



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

June 4, 2025	Council Chambers	6:30 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning & Zoning Commission 05-07-2025
3. **CHAIRPERSON'S REPORT**
4. **NEW BUSINESS**
 - A. Public Hearings
 1. Special Use to DCCW Hoffman Estates LLC for a car wash and Master Sign Plan Amendment for the property at 105 E. Golf Road
 2. Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane
 - B. Public Meetings
 1. Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard
5. **STAFF DISCUSSION**
6. **PUBLIC COMMENT**
7. **ADJOURNMENT**

The next regular Planning & Zoning Commission meeting is scheduled for **Wednesday, June 18, 2025 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

May 7, 2025	Council Chambers	6:30 PM
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1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Eva Combs, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb

Commissioners Absent: Excused: Daniel Lee, Denise Wilson, John Wise

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Associate Planner

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 03-19-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the March 19, 2025, regular meeting minutes. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: Minerva Milford). Motion Passed.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the special use to Kaizen Jiu Jitsu to permit a martial arts studio at 1762 W. Algonquin Road was approved by the Village Trustees.

4. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard

setback for a storage shed to be 4 feet instead of the minimum permitted 15 feet for the property located at 760 Orange Lane

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open Public Hearing. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioner.

Ewelina Chmielewski (760 Orange Lane)

Mrs. Chmielewski presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Chhatwani asked if the play area for the children would be reduced if the shed were to meet the allowable Code requirements. Mrs. Chmielewski stated there is an easement on the other side, so the proposed location is the only one that would allow a shed and an area for her children to play.

Commissioner Harner asked why the petitioner would be unable to place the shed to meet the Code requirements. Mrs. Chmielewski stated there are limited areas that are not already encumbered by trees, an easement and other play items. Mrs. Chmielewski stated the allowable location would place the shed in the middle of the backyard. Commissioner Harner asked to clarify which area on the lot the resident considers to be the backyard. Mr. Anderson stated that by the Zoning Code, the north lot line is the rear yard.

Commissioner Trieb noted that there were concerns from the neighbors regarding visibility; could the shed be moved closer to the house? Mrs. Chmielewski stated this was not what they wanted. Commissioner Trieb asked if a fence would create visibility issues. Mr. Anderson answered no.

Commissioner Henderson asked how tall the shed would be. Mrs. Chmielewski answered it would be twelve (12) feet tall. Commissioner Henderson asked if the shed did not block sight from the property. Mrs. Chmielewski stated yes.

Commissioner Milford asked staff why the Village received the notes of complaint. Mr. Anderson answered that public notification was provided to all properties within 150 feet of the subject property, and the Village was in receipt of two notices of awareness from adjacent neighbors. Mr. Anderson is unable to speculate about the neighbors' concerns. Commissioner Milford posed the same question to the petitioner. Mrs. Chmielewski stated the neighbor to the east has ongoing concerns about an existing non-conforming shed, so they were aware of the application.

Vice Chairperson Bauske acknowledged that several of the concerns relate to the fence, but clarified that the Commission is only reviewing the shed, not the fence. He asked if the petitioner were to apply for a fence permit, would it be allowed. Mrs. Chmielewski stated yes. Vice Chairperson Bauske asked if the shed would be used for normal storage items. Mrs. Chmielewski stated they did not have an attic or basement on the property, so the shed would be used for bicycles and seasonal storage. Vice Chairperson Bauske asked staff about the easement area on this property, particularly why it is unusually shaped. Mr.

Anderson stated this is typical of properties that were platted in the 1950s. Vice Chairperson Bauske stated there is an ability to place the shed in the side yard and still meet the Code; is this acceptable to the applicant? Mrs. Chmielewski answered no, the space would be better used by placing the shed in the corner.

Chairperson Combs asked if the petitioner would consider an eight (8) foot-tall shed instead of the proposed twelve (12) foot height. Mrs. Chmielewski stated they could choose a shed that is ten (10) feet tall, but they would prefer the largest size allowed. Chairperson Combs asked if the shorter shed would satisfy the neighbors' concerns. Mrs. Chmielewski answered that if that is what they would need to do in order to make the neighbors happy, they would do it.

Chairperson Combs asked if there were any members of the audience that would like to comment on the request.

Chairperson Combs swore in the first petitioner.

Jennifer Clarke (730 Orange Lane)

Mrs. Clarke stated there is no stop sign at the intersection and the shed would result in lack of visibility. Parents make school pickups on Westview Street. Mrs. Clarke stated her yard is the same shape as the petitioner's yard and her own shed meets the Code, so why can't theirs? A code-compliant shed would eliminate this concern.

Chairperson Combs swore in the next petitioner.

Rob Malek (325 Westview Street)

Mr. Malek read his objection letter into the record.

Mr. Anderson stated for the record one additional objection letter was received from the property owner at 360 Westview Street; however, her concern was primarily related to the fence, which is a compliant fence.

Chairperson Combs stated that Commissioner Henderson had to leave due to an emergency.

Petitioner Clarke asked questions about how to challenge the compliance of the fence due to her concerns relating to rights-of-way codes. Mr. Anderson and Chairperson Combs provided clarification about right-of-way versus private property.

Petitioner Chmielewski readdressed the Commission regarding concerns being raised by the neighbors. She feels she followed the process and recommendations of Village staff as to the available options to request the placement of the shed on the property in its proposed location. She also stated she too has children who will attend the school and does not believe that the shed will cause any safety concerns.

Vice Chairperson Bauske asked the petitioner if she agreed with the conditions of approval in the staff report. Mrs. Chmielewski stated yes.

Petitioner Malek asked a question about how Section 9-3-3-B-4 was analyzed when determining this fence was safe for the community, as he feels it does violate the line of sight, creating unsafe conditions. Mr. Anderson stated the 15x15-foot line-of-sight triangle would apply from your driveway, and the fifteen (15) feet would be measured south from your driveway, and measured northeast to a point fifteen (15) feet between your driveway and your residence, which would create your line-of-sight triangle; this is all that is required by Code.

Motion by Commissioner Harner, seconded by Commissioner Trieb, to close Public Hearing. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Trieb, to adopt the Findings of Fact for a Variation as presented in the May 07, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Minerva Milford, Nancy Trieb, Rajkumari Chhatwani

Nay: None

Absent: Lenard Henderson, Daniel Lee, Denise Wilson, John Wise,
Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of a Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard setback for a storage shed to be 4 feet instead of the minimum permitted 15 feet for the property located at 760 Orange Lane, subject to the conditions as of the May 07, 2025, Staff Report.

Roll call vote:

Aye: None

Nay: Eva Combs, Adam Bauske, Lon Harner, Minerva Milford, Nancy Trieb, Rajkumari Chhatwani

Absent: Lenard Henderson, Daniel Lee, Denise Wilson, John Wise,
Motion Failed.

Chairperson Combs stated that this recommendation would be presented to the Village Board at their next regular meeting on May 19, 2025, at 7:00 p.m.

5. STAFF DISCUSSION

Mr. Anderson stated the next regular meeting is scheduled for June 4, 2025.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURNMENT

Motion by Commissioner Milford, seconded by Commissioner Chhatwani, to adjourn at 07:24 PM. Voice vote taken. Ayes - 6 | 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: 6/4/2025

From: Kevin Anderson, Planner II

PLN25-0017

Public Hearing

Special Use to DCCW Hoffman Estates LLC for a car wash and Master Sign Plan Amendment for the property located at 105 E. Golf Road

REQUEST SUMMARY

Ownership of Dream Clean Car Wash located at 105 E. Golf Road has transferred, and the new owner is seeking Special Use approval to allow the continued operation of the car wash. The applicant is also seeking an amendment to the previously approved Master Sign Plan to allow an increase in the electronic message center component of the sign from 9 to 18 square feet.

Location:	105 E. Golf Rd.
Property Owner / Applicant:	DCCW Hoffman Estates LLC
Property Size:	~19,000 sf.
Zoning / Land Use:	B-2 Community Business / existing car wash
Adjacent Properties:	East: R-2 One Family Residential West: B-2 Community Business South: B-2 Community Business North: Village of Schaumburg, commercial uses

BACKGROUND / ANALYSIS

The subject property has been continuously operating as a car wash since 1964. The previous owner of Dream Clean Car Wash has brought on new investors and is creating a new LLC to own and operate the business. The car wash is currently operating under Special Use Ordinance 5011-2023, which specifically permits Dream Clean Operating Company LLC to operate. Therefore, to allow the continued operation of the business, the new ownership group is requesting a new Special Use. There are no changes planned to the site operations or hours of operation.

There is an existing Master Sign Plan (MSP) for this property approved in 2016 by Ordinance 4608. As part of the new ownership's updates to the property, a new sign package is proposed. Most of the new signs comply with the restrictions of the original Master Sign Plan. However, the plans propose a slightly larger electronic message center (EMC) than is currently allowed. The current MSP allows an EMC sign to be 6' x 1.5' (9 sf.). The proposal would increase the EMC component of the sign to 6' x 3' (18 sf.). The overall height and square footage of the freestanding sign would still comply with the previously approved MSP restrictions. The design and color scheme of the new monument sign would be consistent with the new sign package proposed for the

remainder of the site.

The current EMC has been in operation since 2017 with no complaints or violations.

Notification

A notification sign is posted and letters were mailed to all properties within 300' of the subject property. No objections have been received.

MOTIONS

The Planning & Zoning Commission shall make the following motions (a total of 4 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in the attached document.
2. Adopt the Findings of Fact for a Master Sign Plan Amendment as outlined in the attached document.
3. Recommend to the Village Board approval of a Special Use to DCCW Hoffman Estates LLC for a car wash, subject to the following condition:
 - a. The approval of the Special Use shall be based upon the application materials submitted by the applicant and made part of this petition.
4. Recommend to the Village Board approval of a Master Sign Plan Amendment, subject to the following conditions:
 - a. The sign design shall substantially conform to the Master Sign Plan Amendment dated June 4, 2025.
 - b. A sign permit shall be required for all new signs.

ATTACHMENTS

1. Draft Findings and Recommendations Summary - 105 E Golf Rd
2. Location Map - 105 E Golf Rd
3. Supporting Documents - 105 E Golf Rd



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

Meeting Date: 6/4/2025

Prepared By: Kevin Anderson, Planner II

PLN25-0017

Special Use and Master Sign Plan Amendment to DCCW Hoffman Estates LLC for a car wash and new signage for the property at 105 E. Golf Road.

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

Sec 9-1-18-I Standards for a Special Use. 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 proposal will not alter the operations of the existing car wash and will not be detrimental to the public health, safety, morals, comfort or general 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 continued operation of a car wash will not be injurious to surrounding 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 continuation of the use will not impede normal and orderly development of surrounding properties.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
FINDING: The property is already served by adequate utilities, access, and drainage.
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: There would be no change in the existing curb cuts or access to public roads.
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; and
FINDING: The car wash is expected to conform to all applicable regulations of the Village Code.
7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.
FINDING: The continuation of an existing business is in line with the Business Retention and Expansion (BRE) goals of the Village's Economic Development Strategic Plan.

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

Sec. 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Master Sign Plan.

1. The Master Sign Plan shall result in architecture and graphics of a scale appropriate for the subject development and the surrounding area.

FINDING: The signs proposed are appropriate in design and scale to the subject development. All signs would meet the same size restrictions as current MSP.

2. The Master Sign Plan shall provide signage consistent with the site plan and architecture of the project.

FINDING: The proposal includes a consistent design theme for all signs.

3. The Master Sign Plan will avoid visual clutter.

FINDING: The sign provides an appropriate setback from the lot lines and do not visually block any structures or sight lines.

4. The Master Sign Plan shall allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobstructed architecture and commercial graphics.

FINDING: The primary function of the freestanding sign is for business identification. The EMC will allow the owner to identify special pricing or products.

5. The Master Sign Plan shall result in a unified theme of signage for this project.

FINDING: All proposed signs share a unifying design element and color scheme.

Draft Recommendations

The Planning & Zoning Commission shall make the following motions (a total of 4 motions are required):

1. Adopt the Findings of Fact for a Special Use.

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

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2. Adopt the Findings of Fact for a Master Sign Plan Amendment.

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

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

3. Recommend to the Village Board of Trustees approval of a Special Use to DCCW Hoffman Estates LLC to operate a car wash subject to the following conditions:
 - a. The approval of the Special Use shall be based upon the application materials submitted by the applicant and made part of this petition.

Motion by _____, seconded by _____, recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

4. Recommend to the Village Board of Trustees approval of a Master Sign Plan Amendment subject to the following conditions.
 - a. The sign design shall substantially conform to the sign plans submitted as part of this application. All other conditions and restrictions of the 2016 Master Sign Plan shall remain in effect.
 - b. A sign permit shall be required for all new signs.

Motion by _____, seconded by _____, recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

105 E. GOLF RD
PIN: 07-15-200-046-0000

N



VILLAGE OF SCHAUMBURG

GOLF RD

105

APPLE ST

Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0017
Project Name:	Special Use Permit and a Master Sign Plan Amendment
Project Application Date:	5/8/2025
Project Manager:	Kevin Anderson

PROJECT TYPE

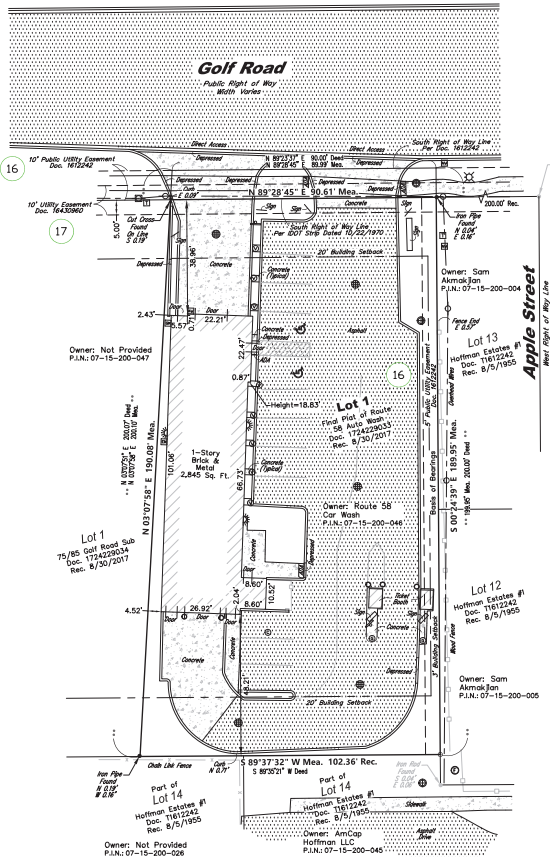
Master Sign Plan - Amendment; Special Use;

SITE INFORMATION

Property Address:	105 E GOLF RD
All Included PINs:	07-15-200-046-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	DCCW Hoffman Estates, LLC	105 E GOLF RD HOFFMAN ESTATES, IL 601690904	8478854616	mzaveduk@dreamcleancw.com
AUTHORIZED AGENT	Mitchell Zaveduk	2844 Floral Drive Northbrook, IL 60062	8479899287	mzaveduk@dreamcleancw.com
OWNER	DCCW Hoffman Estates, LLC	105 E GOLF RD HOFFMAN ESTATES, IL 601690904	8478854616	mzaveduk@dreamcleancw.com



SIGNIFICANT OBSERVATIONS

NONE AT TIME OF FIELDWORK

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 17043, Map No. 1703C(087) which bears an effective date of 08-19-2008 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/2/08	NETWORK COMMENTS	12/2/08	CLIENT COMMENTS
12/2/08	NETWORK COMMENTS	1/30/23	CLIENT COMMENTS
12/2/08	ADDED ZONING INFORMATION	2/2/23	CLIENT COMMENTS
12/13/23	UPDATED EAST BUILDING LINE	3/20/23	TITLE REVIEW
FIELD WORK: KJ & LR		DRAFTED BY: GJK	
		FB & PG	

BASIS OF BEARINGS

The bearing S 00° 24' 39" E, being the easterly line of Lot 1 in Final Plat of Route 58 Auto Wash, recorded as Cook County, State of Illinois, was used as the basis of bearings for this survey. Said easterly line of Lot 1 in Final Plat of Route 58 Auto Wash, being shown on said map as S 00° 24' 39" E - 189' 0".

ITEMS CORRESPONDING TO SCHEDULE B-11

These schedule B items are the same as that shown on a title commitment prepared by Chicago Title Insurance Company Commitment No. 225702137N, dated March 10, 2023.

1. TAXES FOR THE YEARS 2020, 2021 AND 2022
2020 TAXES ARE NOT YET DUE OR PAYABLE.
2021 TAXES ARE NOT YET DUE OR PAYABLE.
2022 TAXES ARE NOT YET DUE OR PAYABLE.
NOTE: 2021 FIRST INSTALLMENT WAS DUE MARCH 1, 2022
NOTE: 2022 FIRST INSTALLMENT WAS DUE MARCH 1, 2023
NOTE: 2023 FIRST INSTALLMENT WAS DUE MARCH 1, 2024
PERM TAXES
17-15-200-046-0000 4 OF 5 2023 \$25,000.00 PAID
(AFFECTS PROPERTY, NOT PLOTTABLE)
2. A MORTGAGE TO SECURE AN INDEBTEDNESS AS SHOWN HEREIN, IN THE AMOUNT \$1,400,000.00, DATED JULY 15, 2019, BY GOLF ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, MORTGAGEE, PALMA M OFER, RECORDOR ON AUGUST 1, 2019, AS 190344005
(AFFECTS PROPERTY, NOT PLOTTABLE)
3. ASSIGNMENT OF INTEREST RECORDED AUGUST 1, 2019, AS DOCUMENT NO. 190344006, MADE BY 105 E. GOLF ROAD, LLC TO CRYSTAL LAKE BANK & TRUST COMPANY NA
(AFFECTS PROPERTY, NOT PLOTTABLE)
4. A MORTGAGE TO SECURE AN INDEBTEDNESS AS SHOWN HEREIN, IN THE AMOUNT \$400,000.00, DATED NOVEMBER 27, 2017, BY GOLF ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, MORTGAGEE, PALMA M OFER, RECORDOR ON DECEMBER 5, 2017, AS 173939222
(AFFECTS PROPERTY, NOT PLOTTABLE)
5. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR EXCHANGE FROM THE ENTITY NAMED BELOW:
A. A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
B. IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMP.
C. IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
D. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED.
E. IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
(AFFECTS PROPERTY, NOT PLOTTABLE)
6. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
(AFFECTS PROPERTY, NOT PLOTTABLE)
7. THE COMPANY SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LCH WAIVER FROM ANY SUCH PROPERTY MANAGER.
8. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, MARITAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT OR RESTRICTION UNDER CHARTERED OR STATUTORY LAW, THE UNITED STATES CONSTITUTION OR FEDERAL, STATE OR LOCAL LAWS, DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN DOCUMENT NO. 18-047559 RELATING TO USE OF THE LAND, BUILDING TYPE AND AREA.
(BLANKET IN NATURE)
9. EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT OF HOFFMAN ESTATES 1 FILED AUGUST 5, 1955 AS DOCUMENT NO. 18161242, AS FOLLOWS:
5 FEET ALONG THE EAST LINE OF LOT 1
(AS SHOWN ON SURVEY)
10. UTILITY EASEMENT AS SHOWN IN DOCUMENT RECORDED AS 16430960 OVER THE NORTH 10 FEET OF LOT 1
(AS SHOWN ON SURVEY)
11. INTENTIONALLY DELETED
(NOT PLOTTABLE)
12. INTENTIONALLY DELETED
(NOT PLOTTABLE)
13. INTENTIONALLY DELETED
(NOT PLOTTABLE)
14. INTENTIONALLY DELETED
(NOT PLOTTABLE)
15. NOTE ON PLAT OF SUBDIVISION - VEHICULAR ACCESS NOTES:
THERE SHALL BE A VEHICULAR ACCESS POINT TO IL ROUTE 58 GOLF ROAD FROM LOT 1 AS SHOWN HEREON. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.
(BLANKET IN NATURE)
16. INTENTIONALLY DELETED
(NOT PLOTTABLE)

MISCELLANEOUS NOTES

SURVEY PREPARED BY LAND SURVEYING SERVICES
1055 WEATHER DRIVE,
LAKE ZURICH, IL 60047
847-847-1079

Surveyor Notes:

1. Site Address: 105 East Golf Road, Hoffman Estates, IL 60059
2. Pin No: 07-15-200-046
3. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
4. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
5. Auto Cad Files will not be released under this contract.
6. The utilities as shown on this drawing were developed from the information available. This is not intended nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
7. All building dimensions and line are to the current siding material and not to the foundation.
8. Land area = 18.336 square feet (0.42 acres)
9. Parking Information:
Standard Spaces: 10
Handicap Spaces: 2
Total Spaces: 12
10. There are no division or party walls with the adjoining properties.
11. The distance to the nearest intersecting street, Apple Street, is 500.00 feet and is shown on survey map as the intersecting street.
12. There was no evidence of recent street or sidewalk construction or repairs observed at the time of fieldwork.
13. There was no evidence of recent street or sidewalk construction or repairs observed at the time of fieldwork.
14. This survey and legal description are the same as that shown on a title commitment prepared by Chicago Title Insurance Company Commitment No. 225702137N, dated January 9, 2023.
15. All substantial features observed in the process of conducting the fieldwork are shown hereon.
16. Subject property has direct access to and from Golf Road, being a public right of way.
17. There are no gaps or gaps between the public right of way of Golf Road and the adjacent border lines of the property.

ZONING INFORMATION

The property is zoned B-2 Community Business

Setbacks:

Front - 20 Feet

Side - 20 Feet

Street 20 Minimum

Building residue set back as residential district

Per Ordinance 4028-2017 Kiosk is approximately 3

feet from the Eastern property line

Rear - 20 Feet

Height - 45 Feet

Minimum Lot Area - 10,000 Square Feet

Minimum Lot Width - 70 Feet

Minimum Lot Depth - No requirement noted

Maximum lot coverage - No requirement noted

Maximum floor area ratio - 0.45

Parking - Retail Establishments (unless specified elsewhere, and including shopping centers) 0-999,999 sq. ft. - 4 spaces/1,000 sq. ft. (0.4)

10-49,999 sq. ft. - 5 spaces/1,000 sq. ft. (0.5)

50-99,999 sq. ft. - 6 spaces/1,000 sq. ft. (0.6)

100-499,999 sq. ft. - 8 spaces/1,000 sq. ft. (0.8)

500-999,999 sq. ft. - 10 spaces/1,000 sq. ft. (1.0)

1,000-4,999 sq. ft. - 12 spaces/1,000 sq. ft. (1.2)

5,000-9,999 sq. ft. - 14 spaces/1,000 sq. ft. (1.4)

10,000-49,999 sq. ft. - 16 spaces/1,000 sq. ft. (1.6)

50,000-99,999 sq. ft. - 18 spaces/1,000 sq. ft. (1.8)

100,000-499,999 sq. ft. - 20 spaces/1,000 sq. ft. (2.0)

500,000-999,999 sq. ft. - 22 spaces/1,000 sq. ft. (2.2)

1,000,000-4,999,999 sq. ft. - 24 spaces/1,000 sq. ft. (2.4)

5,000,000-9,999,999 sq. ft. - 26 spaces/1,000 sq. ft. (2.6)

10,000,000-49,999,999 sq. ft. - 28 spaces/1,000 sq. ft. (2.8)

50,000,000-99,999,999 sq. ft. - 30 spaces/1,000 sq. ft. (3.0)

100,000,000-499,999,999 sq. ft. - 32 spaces/1,000 sq. ft. (3.2)

500,000,000-999,999,999 sq. ft. - 34 spaces/1,000 sq. ft. (3.4)

1,000,000,000-4,999,999,999 sq. ft. - 36 spaces/1,000 sq. ft. (3.6)

5,000,000,000-9,999,999,999 sq. ft. - 38 spaces/1,000 sq. ft. (3.8)

10,000,000,000-49,999,999,999 sq. ft. - 40 spaces/1,000 sq. ft. (4.0)

50,000,000,000-99,999,999,999 sq. ft. - 42 spaces/1,000 sq. ft. (4.2)

100,000,000,000-499,999,999,999 sq. ft. - 44 spaces/1,000 sq. ft. (4.4)

500,000,000,000-999,999,999,999 sq. ft. - 46 spaces/1,000 sq. ft. (4.6)

1,000,000,000,000-4,999,999,999,999 sq. ft. - 48 spaces/1,000 sq. ft. (4.8)

5,000,000,000,000-9,999,999,999,999 sq. ft. - 50 spaces/1,000 sq. ft. (5.0)

10,000,000,000,000-49,999,999,999,999 sq. ft. - 52 spaces/1,000 sq. ft. (5.2)

50,000,000,000,000-99,999,999,999,999 sq. ft. - 54 spaces/1,000 sq. ft. (5.4)

100,000,000,000,000-499,999,999,999,999 sq. ft. - 56 spaces/1,000 sq. ft. (5.6)

500,000,000,000,000-999,999,999,999,999 sq. ft. - 58 spaces/1,000 sq. ft. (5.8)

1,000,000,000,000,000-4,999,999,999,999,999 sq. ft. - 60 spaces/1,000 sq. ft. (6.0)

5,000,000,000,000,000-9,999,999,999,999,999 sq. ft. - 62 spaces/1,000 sq. ft. (6.2)

10,000,000,000,000,000-49,999,999,999,999,999 sq. ft. - 64 spaces/1,000 sq. ft. (6.4)

50,000,000,000,000,000-99,999,999,999,999,999 sq. ft. - 66 spaces/1,000 sq. ft. (6.6)

100,000,000,000,000,000-499,999,999,999,999,999 sq. ft. - 68 spaces/1,000 sq. ft. (6.8)

500,000,000,000,000,000-999,999,999,999,999,999 sq. ft. - 70 spaces/1,000 sq. ft. (7.0)

1,000,000,000,000,000,000-4,999,999,999,999,999,999 sq. ft. - 72 spaces/1,000 sq. ft. (7.2)

5,000,000,000,000,000,000-9,999,999,999,999,999,999 sq. ft. - 74 spaces/1,000 sq. ft. (7.4)

10,000,000,000,000,000,000-49,999,999,999,999,999,999 sq. ft. - 76 spaces/1,000 sq. ft. (7.6)

50,000,000,000,000,000,000-99,999,999,999,999,999,999 sq. ft. - 78 spaces/1,000 sq. ft. (7.8)

100,000,000,000,000,000,000-499,999,999,999,999,999,999 sq. ft. - 80 spaces/1,000 sq. ft. (8.0)

500,000,000,000,000,000,000-999,999,999,999,999,999,999 sq. ft. - 82 spaces/1,000 sq. ft. (8.2)

1,000,000,000,000,000,000,000-4,999,999,999,999,999,999,999 sq. ft. - 84 spaces/1,000 sq. ft. (8.4)

5,000,000,000,000,000,000,000-9,999,999,999,999,999,999,999 sq. ft. - 86 spaces/1,000 sq. ft. (8.6)

10,000,000,000,000,000,000,000-49,999,999,999,999,999,999,999 sq. ft. - 88 spaces/1,000 sq. ft. (8.8)

50,000,000,000,000,000,000,000-99,999,999,999,999,999,999,999 sq. ft. - 90 spaces/1,000 sq. ft. (9.0)

100,000,000,000,000,000,000,000-499,999,999,999,999,999,999,999 sq. ft. - 92 spaces/1,000 sq. ft. (9.2)

500,000,000,000,000,000,000,000-999,999,999,999,999,999,999,999 sq. ft. - 94 spaces/1,000 sq. ft. (9.4)

1,000,000,000,000,000,000,000,000-4,999,999,999,999,999,999,999,999 sq. ft. - 96 spaces/1,000 sq. ft. (9.6)

5,000,000,000,000,000,000,000,000-9,999,999,999,999,999,999,999,999 sq. ft. - 98 spaces/1,000 sq. ft. (9.8)

10,000,000,000,000,000,000,000,000-49,999,999,999,999,999,999,999,999 sq. ft. - 100 spaces/1,000 sq. ft. (10.0)

50,000,000,000,000,000,000,000,000-99,999,999,999,999,999,999,999,999 sq. ft. - 102 spaces/1,000 sq. ft. (10.2)

100,000,000,000,000,000,000,000,000-499,999,999,999,999,999,999,999,999 sq. ft. - 104 spaces/1,000 sq. ft. (10.4)

500,000,000,000,000,000,000,000,000-999,999,999,999,999,999,999,999,999 sq. ft. - 106 spaces/1,000 sq. ft. (10.6)

1,000,000,000,000,000,000,000,000,000-4,999,999,999,999,999,999,999,999,999 sq. ft. - 108 spaces/1,000 sq. ft. (10.8)

5,000,000,000,000,000,000,000,000,000-9,999,999,999,999,999,999,999,999,999 sq. ft. - 110 spaces/1,000 sq. ft. (11.0)

10,000,000,000,000,000,000,000,000,000-49,999,999,999,999,999,999,999,999,999 sq. ft. - 112 spaces/1,000 sq. ft. (11.2)

50,000,000,000,000,000,000,000,000,000-99,999,999,999,999,999,999,999,999,999 sq. ft. - 114 spaces/1,000 sq. ft. (11.4)

100,000,000,000,000,000,000,000,000,000-499,999,999,999,999,999,999,999,999,999 sq. ft. - 116 spaces/1,000 sq. ft. (11.6)

500,000,000,000,000,000,000,000,000,000-999,999,999,999,999,999,999,999,999,999 sq. ft. - 118 spaces/1,000 sq. ft. (11.8)

1,000,000,000,000,000,000,000,000,000,000-4,999,999,999,999,999,999,999,999,999,999 sq. ft. - 120 spaces/1,000 sq. ft. (12.0)

5,000,000,000,000,000,000,000,000,000,000-9,999,999,999,999,999,999,999,999,999,999 sq. ft. - 122 spaces/1,000 sq. ft. (12.2)

10,000,000,000,000,000,000,000,000,000,000-49,999,999,999,999,999,999,999,999,999,999 sq. ft. - 124 spaces/1,000 sq. ft. (12.4)

50,000,000,000,000,000,000,000,000,000,000-99,999,999,999,999,999,999,999,999,999,999 sq. ft. - 126 spaces/1,000 sq. ft. (12.6)

100,000,000,000,000,000,000,000,000,000,000-499,999,999,999,999,999,999,999,999,999,999 sq. ft. - 128 spaces/1,000 sq. ft. (12.8)

500,000,000,000,000,000,000,000,000,000,000-999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 130 spaces/1,000 sq. ft. (13.0)

1,000,000,000,000,000,000,000,000,000,000,000-4,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 132 spaces/1,000 sq. ft. (13.2)

5,000,000,000,000,000,000,000,000,000,000,000-9,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 134 spaces/1,000 sq. ft. (13.4)

10,000,000,000,000,000,000,000,000,000,000,000-49,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 136 spaces/1,000 sq. ft. (13.6)

50,000,000,000,000,000,000,000,000,000,000,000-99,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 138 spaces/1,000 sq. ft. (13.8)

100,000,000,000,000,000,000,000,000,000,000,000-499,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 140 spaces/1,000 sq. ft. (14.0)

500,000,000,000,000,000,000,000,000,000,000,000-999,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 142 spaces/1,000 sq. ft. (14.2)

1,000,000,000,000,000,000,000,000,000,000,000,000-4,999,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 144 spaces/1,000 sq. ft. (14.4)

5,000,000,000,000,000,000,000,000,000,000,000,000-9,999,999,999,999,999,999,999,999,999,999,999,999 sq. ft. - 146 spaces/1,000 sq. ft. (14.6)

DCCW Hoffman Estates, LLC, a Delaware limited liability company, is applying for a Special Use designation for the property located at 105 E. Golf Rd. Hoffman Estates, IL for the continued operation of a Car Wash as provided for pursuant to Hoffman Estates Zoning Code

This property was last submitted for and received Special Use approval in February 2023 when the prior car wash was purchased by Dream Clean Car Wash (Daniel Raleigh). This car wash, along with six (6) others owned by Mr. Raleigh are part of a realignment of ownership with a new investment partner and as such a new entity (*still controlled by Mr. Raleigh*) is now the title holder of the underlying property, which calls for re-application for this special Use.

The property shall continue to operate as an express wash.

The current plan is same as with prior plan as submitted in 2023 with following details:

- Hours of operation 8 a.m. to 8 p.m., 2-3 employees each day
- Eight vacuum stations to remain in place
- Deliveries once a month or so, as have been operating all along.
- No changes to configuration/stacking, etc. as currently in operation, all which have functioned well to date.
- Upgraded Master Sign Package as being requested as part of Special Use.
- We are planning upgrades to the tunnel mechanisms in June to improve quality and lower water usage. We will seek permits once plans are finalized.

Looking forward to continued operations and upgrades as noted above.

DCCW Hoffman Estates LLC d/b/a Dream Clean Car Wash

By: _____
Daniel Raleigh



PROJECT NAME: Dream Clean Car Wash

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

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. Please explain how and why you meet this standard.

The existing car wash will continue to operate in the same manner as was recently approved by the Village.

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.

The existing car wash is located in the commercial district and will continue to operate in the same manner as was approved by the Village.

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.

The existing car wash has its own access and will continue to operate in the same manner.

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.

All utilities, drainage, and IDOT approval was completed in 2017, and will continue in the same manner.

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.

IDOT access was permitted and all work was completed in 2018, the operation of the existing car will remain the same.

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.

The request is for a transfer of the existing Special use to complete the sale of the car wash, the daily operation will remain the same as previously approved by the Village in 2017.

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.

The existing car wash is located in the commercial district and will continue to support the growth of the area.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING MASTER SIGN PLAN ADDENDUM

REQUIRED SUBMITTALS

✓	General Application
	Hearing Fee (<i>\$500 base fee plus \$250 per sign type</i>)
	Legal Description typically found on the tax bill, deed, or plat of survey.
	Current Plat of Survey drawn to scale showing all signs proposed and existing on the property. All existing improvements must be shown and setback dimensions from all adjacent property lines and interior roadway and paths must be shown.
	A scaled drawing of each sign. Drawings must include all foundation drawings of ground signs, renderings of all signs in existing landscapes or on building façade. All wall sign renderings must show the height of the sign from grade to the top of the sign and distance from building edges.
	A project narrative detailing the request. Narrative must include the number, location, type and placement of signs on the property, sign materials and methods of illumination and NIT measurements (daytime and nighttime).

STANDARDS OF A MASTER SIGN PLAN

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Master Sign Plan. All standards must be answered in full.

1. The Master Sign Plan shall result in architecture and graphics of a scale appropriate for the subject development and the surrounding area. Please provide an explanation.

The existing car wash is located in the commercial district and will continue to support the growth of the area.

2. The Master Sign Plan shall provide signage consistent with the site plan and architecture of the project. Please provide an explanation.

Our other signage on Site plan proofs that are internally approved within your village are all items that are part of our corporate sign packages.

3. The Master Sign Plan will avoid visual clutter. Please provide an explanation.

Correct, Our Signs are designed as Clean finish and easy to read appearance

4. The Master Sign Plan shall allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobstructed architecture and commercial graphics. Please provide an explanation.

Correct, all signage outlined on our plans are needed items for our customers within the facility and new coming coming into it, for Directional and traffic movement to keep a safe and flowing movement.

5. The Master Sign Plan shall result in a unified theme of signage for this project. Please provide an explanation.

Yes, again, These are our corporate new standards. Following our branding guidelines through all of our locations that we are rebranding or building new.

105 E. Golf Rd
Amended Master Sign Plan
Dream Clean Car Wash
DCCW Hoffman Estates LLC

Dream Clean Carwash (DCCW)
Amended Master Sign Plan
June 4, 2025

Introduction

This Master Sign Plan applies to the existing carwash 105 E. Golf Road. The Master Sign Plan approved June 7, 2017, by Ordinance 4608 shall remain in effect with the exception of a new sign package allowing an electronic message center of 18 square feet in lieu of the previously approved 9 sf.

The Master Sign Plan requirements have been developed based on the signage that is unique to the Dream Clean Carwash. The Dream Clean Carwash lot is approximately .42 acres with an existing building. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to 105 E. Golf Road

B. General Provisions

1. Definition. For the purposes of this Master Sign Plan, "Property" shall mean 105 E. Golf Road.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of the ground sign, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.
6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.
7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.

Dream Clean Carwash (DCCW)

Amended Master Sign Plan

June 4, 2025

8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Master Sign Plan. This document and the attached exhibit represent the entire Master Sign Plan.

C. Ground Sign

1. Ground Sign
 - a. Type. The design of a sign shall be limited to a ground, monument style or pylon sign and shall not have exposed sign supports.
 - b. Number and Size. One ground sign shall be permitted on the property. The sign shall be a maximum of 16 feet in height. The sign shall be a maximum of 150 square feet per side.
 - c. Location. The ground sign shall be located on the northeast corner of the lot and shall be a minimum of 5 feet from any property line and a minimum 5 feet from any pavement or curb.
 - d. Sign Design. The sign shall be designed in accordance with Exhibit A (Sheet # Sign-1)

D. Wall Signs

1. All Wall Signs shall be in accordance with the following:
 - a. Type. Wall signs shall be internally lit channel letters or logos individually set on a sign board. The sign board shall be mounted directly to the building wall surface. Wall signs and sign board are not to extend more than 12" from the wall on which it is mounted.
 - b. Number and Size.

Primary Wall Signs – Two primary wall signs shall be permitted on the north and east elevation. Both shall be allowed a maximum square footage of 55 square feet.

Secondary Wall Sign – Two secondary signs shall be permitted on the north and south elevations denoting "Wash Entry" and "Wash Exit". Each sign shall have a maximum size of 5 square feet.

Dream Clean Carwash (DCCW)

Amended Master Sign Plan

June 4, 2025

E. Menu Order Boards

1. Type. Car wash menu board signs shall be internally lit.
2. Number and Size. Four total signs shall be permitted. Two (2) “post-kiosk” menu boards having a maximum height of 8’ and a maximum size of 25 square feet and two (2) “pre-kiosk” menu board signs having a maximum height of 8’ and a maximum size of 55 square feet
3. Location. Signs shall be located at the sale kiosks and shall not block driver visibility or vehicular movement.

F. Miscellaneous Signs

1. Directional Signs. Directional signs shall meet the requirements of Section 9-3-8-B-8. All signs shall be of a consistent design and shall be separate from traffic control signs.

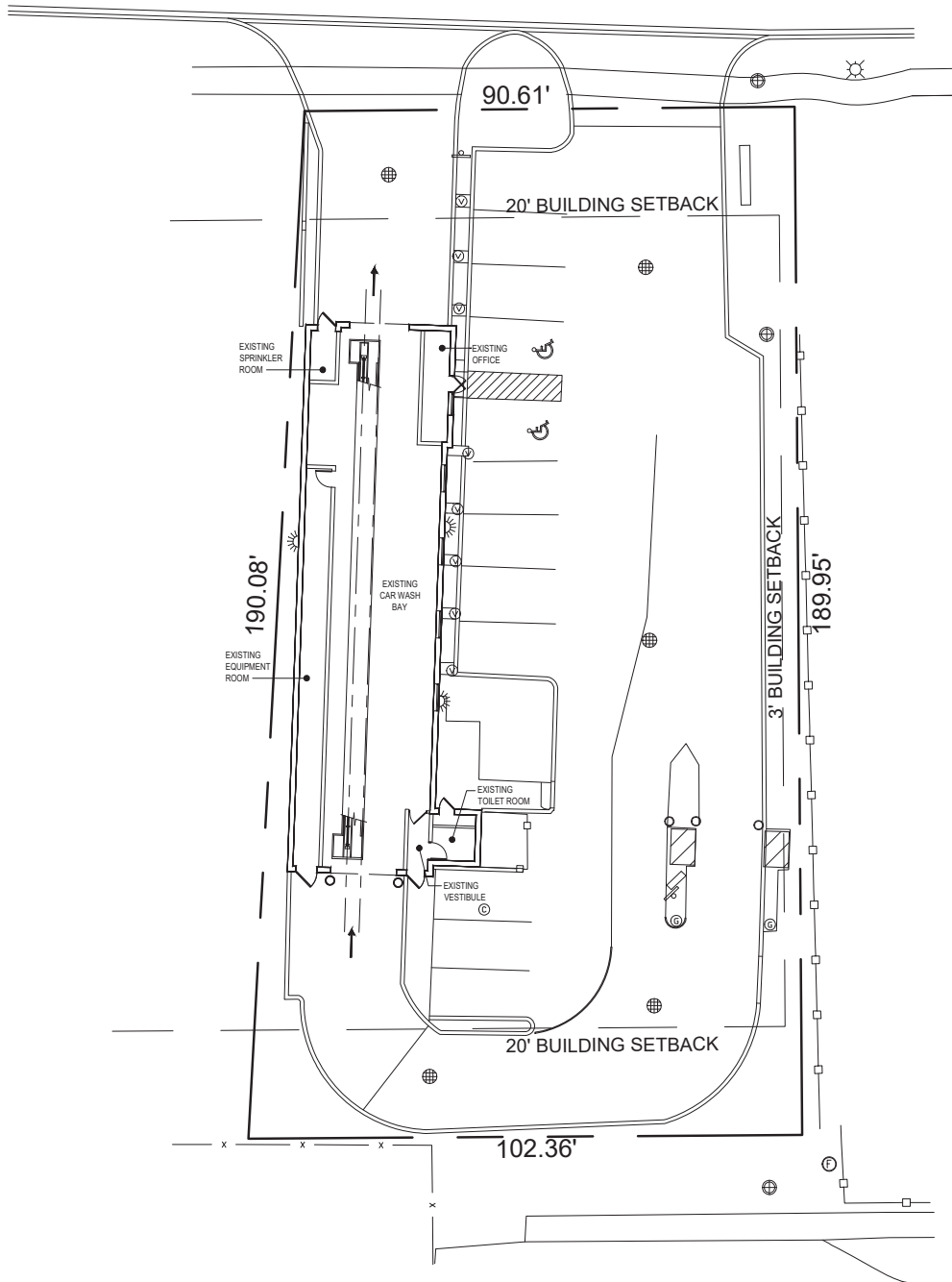
G. Temporary Signs

1. Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

H. Amendments

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.
2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Planning & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.

GOLF ROAD



APPLE STREET

CAR WASH RENOVATION FOR
Dream Clean
 HOFFMAN ESTATES

APRIL 14, 2025
 ArchAmerica Job No. 24010

ARCHAMERICA

34121 N. US 45, Suite 213
 Grayslake, Illinois 60030

Phone 847-336-6600
 Fax 847-336-6601

Client Signature

Client Print Name

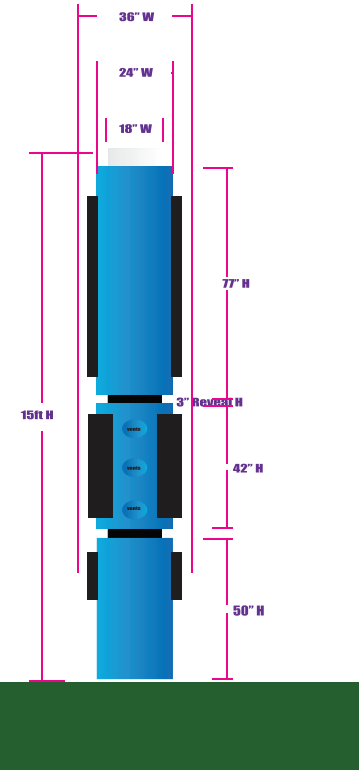
Date

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order


67.5 Sq ft Per Side = 135 sq ft total



Re-use existing foundation & steel Support from previous sign

Dream Clean Car Wash Branding Guidelines & Paint Colors



Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.

"Your Eye For Creative Sign Solutions"

IMPORTANT! PLEASE READ: OUR PROOF & PRODUCTION POLICY

At iC Signs, we take pride in precision - but the final examination for accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy of information presented, including spelling, punctuation, numbers, graphics, colors, sizes and general layout. Our normal production cycle will begin from the date approval is received.

We cannot accept changes or approvals verbally.

IF YOUR JOB IS A RUSH TURNAROUND, OR NEEDS ON A SPECIFIC DATE OR TIME, THIS CLIENT'S RESPONSIBILITY TO LET OUR STAFF KNOW PRIOR TO ORDER APPROVAL OF YOUR ORDER. RUSH FEES WILL APPLY FOR LESS THAN 72 HR TURNAROUND TIME, NOT ALL JOBS CAN BE RUSHED.

COLORS DERIVED ON THIS PROOF ARE PRINTED SIMULATIONS TO ASSIST IN VISUALIZING THE DESIGN. THEY MAY NOT ACCURATELY REFLECT THE ACTUAL COLOR SPECIFIED. ALL SCREENS SHOW COLORS IN VARIOUS WAYS. OURS ARE COLOR CALIBRATED FOR DESIGN PROCESSES.

This design is the exclusive property of iC Signs & Graphics Inc. The result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, product, or sign-manufactured to this design from iC Signs & Graphics Inc. Distribution, use of, or exhibition of this drawing to anyone outside of the customer's organization, in order to secure a quotation, design work, or purchase of a sign other than this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, iC Signs & Graphics Inc. will enforce to be compensated \$500 for our time, effort and creative services entailed in creating these plans, as well as any and all legal fees & expenses to enforce its rights.

Job Name:	Monument	Contact:	Tim
Location:	105 E Golf Rd Hoffman Estates IL		
Design By:	CH	Survey By:	CLH
Date:	3-22-25	Manufacturer:	IC Signs & Graphics Inc.
		Underwriters Laboratories	
		Drawing #:	PERMIT

417 Sheridan Rd. Highwood, IL 60040

P: 708.669.7177

E: Cory@icsignsinc.com

W: icsignsinc.com

Page 25 of 93

Client Signature _____

Client Print Name _____

Date _____

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order



East Face

SIDE:

180"W x 48"H Shoebox Backer Painted



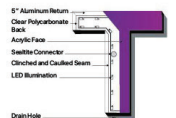
UL toggle

Safety Switch 

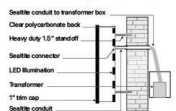


**FRONT/BACK LIT
CHANNELLETTERS**

FRONT VIEW



SIDE VIEW



North Face

FRONT SIDE:

180"W x 48"H Shoebox Backer Painted



UL toggle

Safety Switch 

Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.



IMPORTANT! PLEASE READ: OUR PROOF & PRODUCTION POLICY

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IF YOUR JOB IS A RUSH-TURNAROUND OR NEEDS A SPECIFIC DATE OR TIME, THIS CLIENT'S RESPONSIBILITY TO LET OUR STAFF KNOW PRIOR TO ORDER APPROVAL OF YOUR ORDER, RUSH FEES WILL APPLY FOR LESS THAN 72 HR TURNAROUND TIME, NOT ALL JOBS CAN BE RUSHED.

COLORS DERIVED ON THIS PROOF ARE PRINTED SIMULATIONS TO ASSIST IN VISUALIZING THE DESIGN. THEY MAY NOT ACCURATELY REFLECT THE ACTUAL COLOR SPECIFIED. ALL SCREENS SHOW COLORS IN VARIOUS WAYS. OURS SCREENS ARE COLOR CALIBRATED FOR DESIGN PROCESSES.

This design is the exclusive property of IC Signs & Graphics Inc. The result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, product, or sign-manufactured to this design from IC Signs & Graphics Inc. Distribution, use of, or exhibition of this drawing to anyone outside of the customers organization, in order to secure a quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, IC Signs & Graphics Inc. will enforce to be compensated \$500 for our time, effort and creative services entailed in creating these plans, as well as any and all legal fees & expenses to enforce its rights.

Job Name:	Building Signs	Contact:	Tim
Location:	105 E Golf Rd Hoffman Estates IL		
Design By:	CH	Survey By:	CLH
Date:	1-22-25	Manufacturer:	IC Signs & Graphics Inc. 
		Underwriters Laboratories	
Sales Person:	CLH	Drawing #:	PERMIT

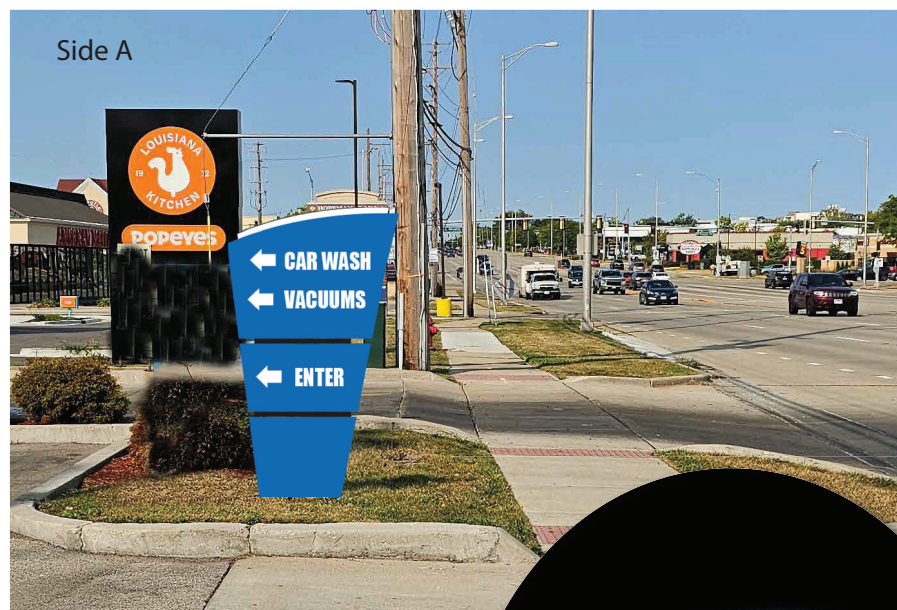
Client Signature

Client Print Name

Date

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order


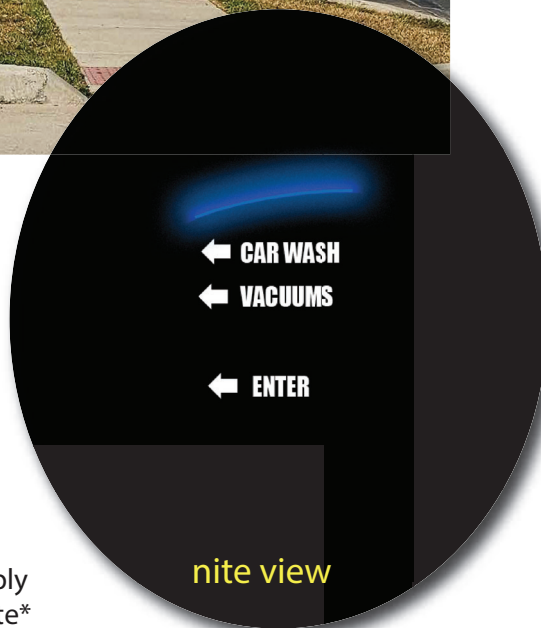
<-- Style Example:
Routed CNC Faces w/ Flush Back
white lexan - LED Lit white

LED Lit

Header LED Faux Blue Glow
30"W x 2" White Spine Inset



LED Lit -
*client to supply
electrical to site*



nite view

35"x25" H
section

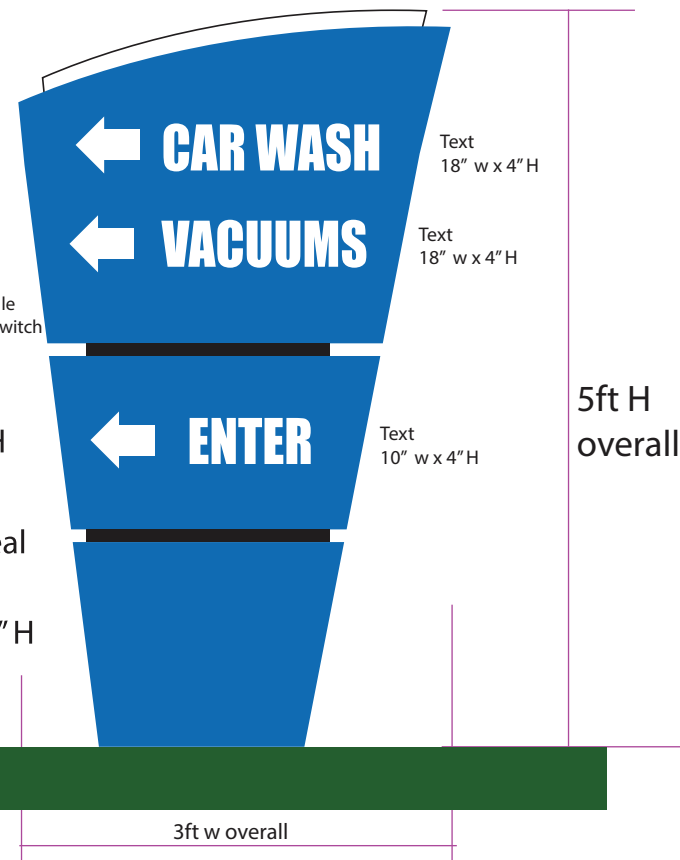
UL Toggle
Safety Switch

1" H reveal

27"x14" H
section

1" H reveal

22"x16" H
section



Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.



IMPORTANT! PLEASE READ: OUR PROOF & PRODUCTION POLICY

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IF YOUR JOB IS A RUSH TURNAROUND OR NEEDED ON A SPECIFIC DATE OR TIME, THIS CLIENT'S RESPONSIBILITY TO LET OUR STAFF KNOW PRIOR TO ORDER APPROVAL OF YOUR ORDER. RUSH FEES WILL APPLY FOR LESS THAN 72 HR TURNAROUND TIME. NOT ALL JOBS CAN BE RUSHED.

COLORS DERIVED ON THIS PROOF ARE PRINTED SIMULATIONS TO ASSIST IN VISUALIZING THE DESIGN. THEY MAY NOT ACCURATELY REFLECT THE ACTUAL COLOR SPECIFIED. ALL SCREENS SHOW COLORS IN VARIOUS WAYS. OURS SCREENS ARE COLOR CALIBRATED FOR DESIGN PROCESSES.

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Job Name:	Directionals	Contact:	Tim
Location:	105 E Golf Rd Hoffman Estates IL		
Design By:	CH	Survey By:	CLH
Date:	1-22-25	Manufacturer:	IC Signs & Graphics Inc. 
		Underwriters Laboratories	Drawing #:
			PERMIT

Client Signature

Client Print Name

Date

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order



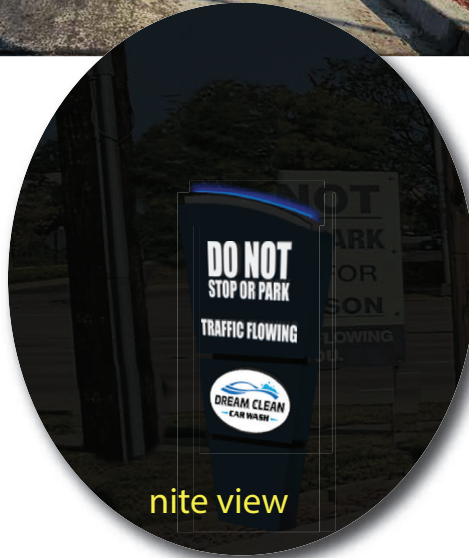
Faces Customers Exiting The Carwash Tunnel

Side A

5ft H
overall



Double Sided
Single Saddle Mt



nite view



<-- Style Exampe:
Routed CNC Faces w/ Flush Back
white lexan - LED Lit white

LED Lit

Header LED Faux Blue Glow
30"W x 2" White Spine Inset

35"x25" H
section

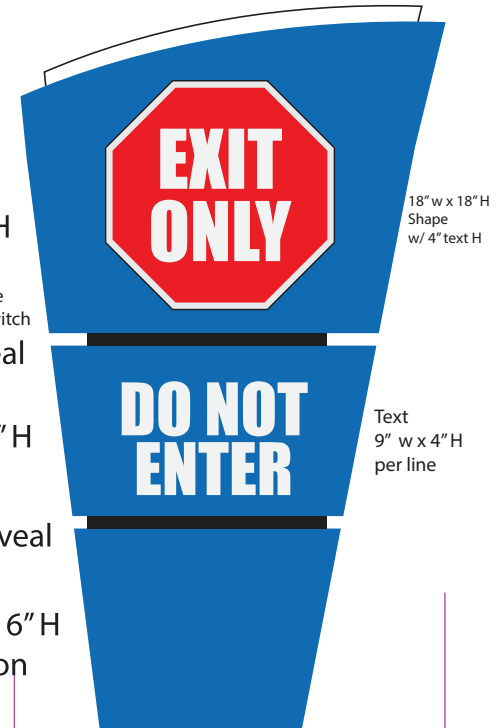
UL Toggle
Safety Switch

1" H reveal

27"x14" H
section

1" H reveal

22"x16" H
section



18" w x 18" H
Shape
w/ 4" text H

Text
9" w x 4" H
per line

5ft H
overall

3ft w overall

Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.



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Job Name: Tunnel Exit Sign		Contact: Tim	
Location: 105 E Golf Rd Hoffman Estates IL			
Design By: CH	Survey By: CLH	Sales Person: CLH	
Date: 1-22-25	Manufacturer: IC Signs & Graphics Inc. 	Drawing #: PERMIT	
	Underwriters Laboratories		

417 Sheridan Rd. Highwood, IL 60040

P: 708.669.7177

E: Cory@icsignsinc.com

W: icsignsinc.com



Page 28 of 93



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 6/4/2025

From: Kevin Anderson, Planner II

PLN 25-0010

Public Hearing

Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane

REQUEST SUMMARY

The applicant has constructed an accessory structure in the interior side yard of the property without a building permit. The structure was built within the required side yard setback and within an existing utility easement. Rather than remove the structure, the applicant has applied for a building permit and seeking a variation to allow it to remain as constructed.

Location:	510 Glendale Lane
Property Owner / Applicant:	Mariusz Poplawski
Property Size:	~15,000 sf.
Zoning / Land Use:	R-3 One-Family Residential
Adjacent Properties:	All surrounding conditions: R-3 One Family Residential

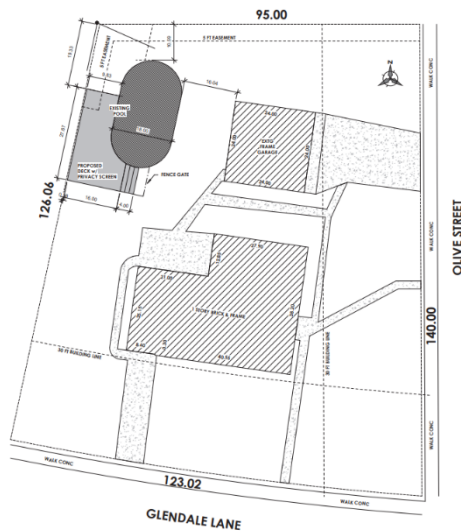
BACKGROUND / ANALYSIS

The subject property is currently improved with a single-family home, a detached garage, 2 storage sheds, an above-ground pool, and an accessory structure. The accessory structure consists of an above-grade deck with a privacy wall on top. On a scheduled inspection of a neighboring property, a code enforcement officer noticed the structure and verified it was built without a permit. The owner was advised to get a permit and upon review of the plans, it was determined the structure does not meet the Zoning Code. Therefore, the applicant has filed for a Variation to allow the structure to remain as constructed.

The accessory structure includes a deck approximately 275 square feet in area and approximately 4.5' above grade as well as a 6' tall fence / privacy wall on top of the deck. The result is an accessory structure approximately 10.5' tall. The deck is designed to provide access to an existing above-ground pool.



The structure is setback 0.3' from the side lot line. The minimum required setback for an accessory structure in the side yard would be 3' per §9-3-6-D of the Municipal Code. The purpose of the setback requirement is to allow access around the entire structure for maintenance of the structure and the property. As designed, the property owner cannot access the west side of the deck without encroaching on the neighbor's property. Likewise, the applicant cannot access this part of the property to control weeds or remove litter and debris.



The structure was built within an existing utility easement. The applicant has received letters of consent to allow the encroachment from all affected utility companies and the Village's Public Works Department.

Notification

Notification letters were sent via standard mail to all surrounding properties within 150'. No objections have been received.

MOTIONS

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

1. Adopt the Findings of Fact for a Variation as outlined in the attached document.
2. Recommend to the Village Board approval of Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane, subject to the following condition:
 - a. A building permit shall be obtained within 30 days of final Village Board approval of this Variation request.

ATTACHMENTS

1. PZC Findings and Recommendations Summary - 510 Glendale Ln
2. Location Map - 510 Glendale Ln
3. Supporting Documents - 510 Glendale Ln



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

Meeting Date: June 4, 2025

Prepared By: Kevin Anderson, Planner II

Project #: PLN25-0010

Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane

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

Sec. 9-1-15-C: Standards for Variations.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: No evidence has been submitted to support this standard.
 - b. The plight of the owner is due to unique circumstances;
FINDING: No evidence has been submitted to support this standard.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: This would be the only structure in the immediate neighborhood with a 0 foot setback.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: No evidence has been submitted to support this standard.
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
FINDING: No evidence has been submitted to support this standard.
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
FINDING: The deck was installed to provide access and recreation adjacent to an above ground swimming pool and not exclusively to increase the value of the property.

- d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;

FINDING: The current owner built this structure without a permit.

- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

FINDING: No evidence has been submitted to support this standard.

- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

FINDING: No evidence has been submitted to support this standard.

Recommendations

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

1. Adopt the Findings of Fact for a Variation.

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 Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane, subject to the following condition:

- a. A building permit shall be obtained within 30 days of final Village Board approval of this variation request.

Motion by _____, seconded by _____, recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

510 GLENDALE LN
PIN: 07-16-407-023-0000



Legend

-  Subject Property
-  Parcel



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0010
Project Name:	Accessory Structure setback reduction
Project Application Date:	2/13/2025
Project Manager:	Kevin Anderson

PROJECT TYPE

--

SITE INFORMATION

Property Address:	510 GLENDALE LN
All Included PINs:	07-16-407-023-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Mariusz Poplawski	510 glendale ln Hoffman estates, IL 60169		
OWNER	MALGORZATA POPLAWSKI	510 GLENDALE LN HOFFMAN ESTATES, IL 60169		



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING VARIATION ADDENDUM

REQUIRED SUBMITTALS

	General Application
	Variation Hearing Fee <i>Commercial: \$500 per variation</i> <i>Residential: \$175</i> <i>Sign: \$500 per sign</i>
	Legal Description typically found on the tax bill, deed, or plat of survey.
	Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.
	A scale drawing of the floor plan and elevations, including windows and door locations.
	A project narrative detailing the request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees or utilities will be required and the estimated total project cost. Include any relevant plans, documents, and photos to support the request.
	If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required.
	A Statement of Awareness from directly impacted neighbors acknowledging their awareness of your proposal (residential variations only) .

STANDARDS OF VARIATION

Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence presented. All standards must be answered in full. A separate piece of paper may be used if more room is required.

1. The particular physical surroundings and shape of topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out. Please provide an explanation.

The particular physical surroundings and topographical conditions of the property do result in a **particular hardship** to the owner, beyond mere inconvenience. The shape and layout of the lot—such as an irregular configuration, limited buildable area, or restricted access—create practical challenges in complying with current zoning regulations.

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification. Please provide an explanation.

The conditions upon which the petition for a variation is based are **not generally applicable** to other properties within the same zoning classification. The circumstances affecting the subject property are **unique and specific**, such as unusual lot shape and the size, or topography, which do not commonly occur elsewhere in the zoning district.

3. The purpose of the Variation is not based exclusively upon a desire to increase the value of the property. Please provide an explanation.

The purpose of the variation is **not based exclusively on a desire to increase the value of the property**, but rather on achieving a **more practical and functional use of the backyard**. The proposed changes aim to improve everyday usability—such as accessibility, outdoor space efficiency, or accommodating typical activities—not to maximize property value for resale or investment purposes.

4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Please provide an explanation.

The alleged difficulty or hardship has **not been created by any person presently having an interest in the property**. The conditions causing the hardship—such as the lot's shape, size, or topography—existed prior to the current ownership and were not the result of any deliberate actions

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Please provide an explanation.

The granting of the variation will **not be detrimental to the public welfare nor injurious to other property or improvements** in the neighborhood. The proposed changes are designed to be consistent with the character of the area and will not negatively impact neighbors' use or enjoyment of their properties.

The variation addresses a specific hardship unique to the property and does not alter the overall zoning intent or create any adverse effects such as increased traffic, noise, or obstruction of views. Therefore, the public interest and the integrity of the neighborhood will be maintained.

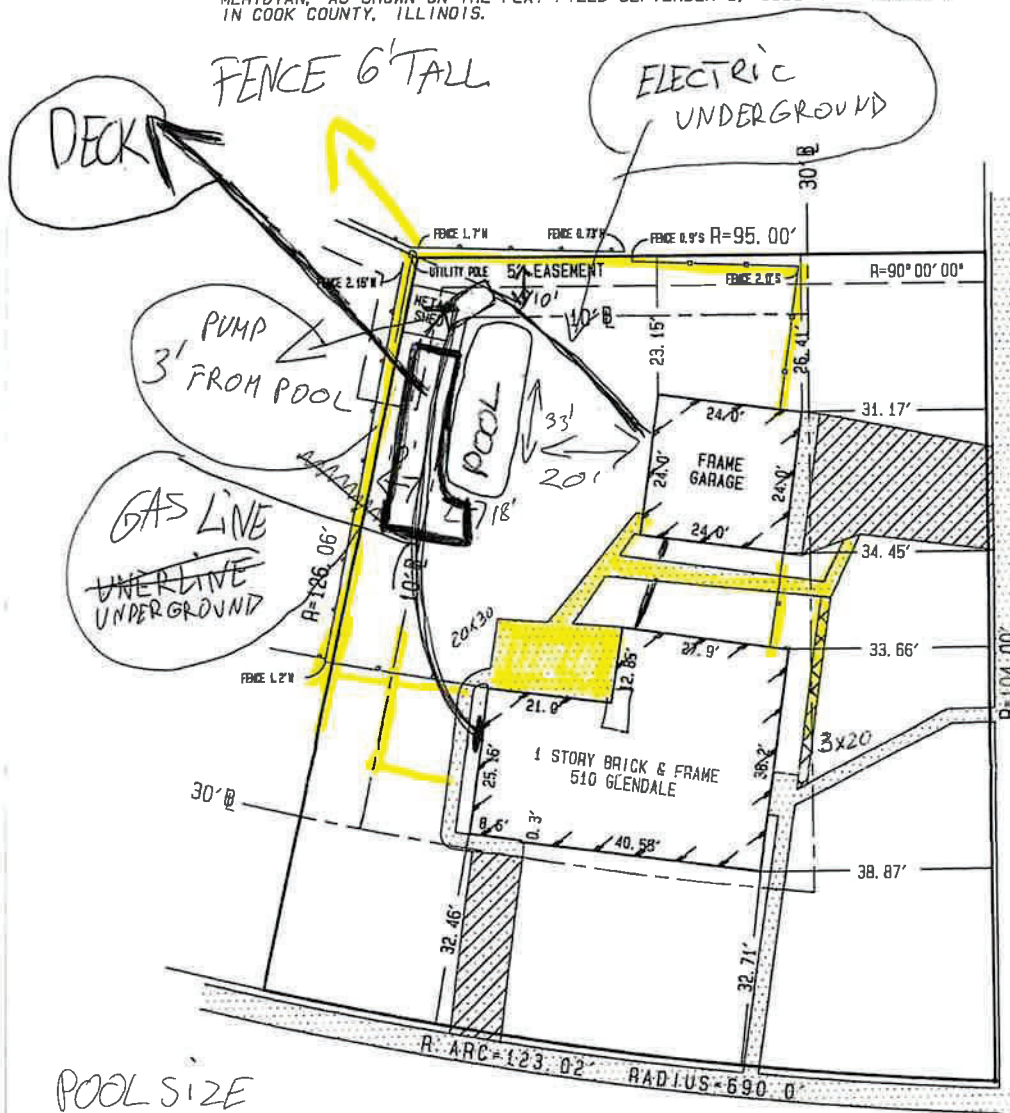
6. The proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood. Please provide an explanation.

The proposed variation for the deck will **not impair an adequate supply of light and air** to adjacent properties because it is designed with appropriate setbacks and does not exceed height limits that would block sunlight or airflow. It will **not substantially increase congestion** in public streets, as the use of the deck is residential and does not generate additional traffic beyond normal household activity. The design and materials comply with all fire safety codes, so it will **not increase the danger of fires** or **endanger public safety**. Lastly, the variation will **not substantially diminish or impair property values** in the neighborhood, as it enhances the usability and enjoyment of the property without negatively impacting the appearance or function of neighboring lots. Overall, the proposed deck respects the safety, comfort, and property values of the community.

PLAT OF SURVEY

Order No. 1713636.

LOT 1 IN BLOCK 96 IN HOFFMAN ESTATES VII, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT FILED SEPTEMBER 5, 1958 AS DOCUMENT NP.LR1816080, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'

OLIVE ST.

LEGEND
LIMITS OF BUILDINGS -
R - RECORD
M - MEASURED
D - DEED
● - FOUND IRON PIPE
○ - SET IRON PIPE
⊕ - HYDRANT
★ - LIGHT

CONCRETE -
PAVERS -
ASPHALT -

LDI

LAND DIVISIONS, Inc.

Professional Surveying Services
P.O. Box 836
West Dundee, Illinois 60118
(847) 841-8305 (847) 951-9171
fax (847) 651-9193

STATE OF ILLINOIS S.S.
COUNTY OF KANE

WE, LAND DIVISIONS, INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: APRIL 20, 2017.

Signature

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2018.

THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR LINDLEY AND POPLANSKI.

2 SITE PLAN
3/32" = 1'-0"



ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS
(x) FULLY COMPLY () NEED NOT COMPLY

SIGNED: 

(Arch. S.E. or P.E.) Illinois License Number: 001-023574



CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO
THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION
OF THE BUILDING AND ZONING CODE.

SIGNED: 

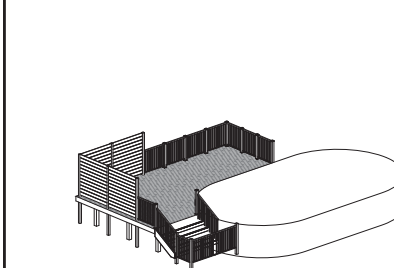
Illinois License Number: 001-023574 Exp: 11/2026
FIRM LICENSE NUMBER: 184-007502



ZONING DATA

Type	Area Proposed
LOT AREA	14,548 SQ FT
BUILDING FOOTPRINT	1,607 SQ FT
CONC WALKS/PATIO	1,087 SQ FT
DETACHED GARAGE	576 SQ FT
DRIVEWAY	639 SQ FT
POOL	570 SQ FT
PROPOSED DECK	(371) SQ FT
TOTAL BUILDING AREA COVERAGE	4,479 SQ FT
	-30.8%

FLOOR	= 40P LL 10P DL TYPICAL ALL AREAS
WALL	= 40P P2 OR ACTUAL LOAD
CEILING	= 20P LL 10P DL ROOF SLOPES OVER 3 IN 12
ROOF	= 30P LL 10P DL
CATHEDRAL	= 30P LL 15P DL ALL SLOPES
EXTR. DECK	= 40P LL 10P DL
EXTR. BALCONY	= 100P LL 10P DL EXTERIOR
STRUCTURAL FRAMING LUMBER	
FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS	
IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)	
GRADE #2 SPECIES SPF CANADIAN	BASE PD = 875
GRADE #2 SPECIES SYP DOMESTIC	BASE PD = 875 (W.O.M.)
GRADE #1 SPECIES HEM-FIR	BASE PD = 1050
MANUFACTURER TRUSS JOIST MCWILLIAM	BASE PD = 1050
PRODUCT: MICRO-LAM LVL	
SIZE: 1 3/4" x (SEE PLAN) PD = 2,400 PSI E = 2.0	



3 3D - VIEW

GENERAL NOTES

- NOTICE TO CONTRACTOR:
- THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
 - ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
 - THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT, THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
 - CONTRACTOR TO SITE VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON EXCAVATION AND DETERMINE STRUCTURAL STABILITY OF ASSUMED CONDITIONS. IF ISSUES ARISE, CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
 - DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
 - THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
 - THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
 - NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
 - ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
 - ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKE & CO DEFECTORS, AIR CONDITIONER, WATER HEATERS, AND FURNACES(S), SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

APPLICABLE CODES

- 2012 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- 2012 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE W/ AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ ILLINOIS AMENDMENTS
- 2012 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
- 2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE W/ AMENDMENTS

DESIGN CRITERIA

FLOOR	= 40P LL 10P DL TYPICAL ALL AREAS
WALL	= 40P P2 OR ACTUAL LOAD
CEILING	= 20P LL 10P DL ROOF SLOPES OVER 3 IN 12
ROOF	= 30P LL 10P DL
CATHEDRAL	= 30P LL 15P DL ALL SLOPES
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FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS	
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MANUFACTURER TRUSS JOIST MCWILLIAM	BASE PD = 1050
PRODUCT: MICRO-LAM LVL	
SIZE: 1 3/4" x (SEE PLAN) PD = 2,400 PSI E = 2.0	

PROJECT DESCRIPTION

LEGALIZE DECK w/ PRIVACY FENCE

DRAWINGS LIST

DRAWING INDEX		DATE:
Sheet Number	Sheet Name	04/04/2025
A101	COVER	PROJECT: 25-126
A102	PROPOSED PLANS	DRAWN BY: CHECKED BY: DB DB
A103	DECK SUBURBS	
		COVER
		SHEET NO. A101

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: arcub2@gmail.com

BAU
Design & Development

ILLINOIS
DAMARIS A. SABICZ
001-023574
FIRM LICENSE NUMBER: 184-007502

LEGALIZE DECK w/ PRIVACY FENCE
510 Glendale Ln
Hoffman Estates, IL 60169

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Decks

Village of Hoffman Estates
 Code Enforcement
 1900 Hassell Road
 Hoffman Estates, IL 60169
 (847) 781-2631
www.hoffmanestates.org/permits

- Submission Requirements:**

 - A plot of survey must be submitted with the deck location and scaled dimensions. Setbacks from the property lines, principal structure, and other structures should also be indicated.
 - A scope of work or contract must be submitted.
 - A framing plan must be submitted.
 - If attached to a house, indicate exterior finish of home (brick, siding, etc.) and method of attaching the deck to the house.
 - Specify overall dimensions of the deck, including post-and-beam locations with dimensions indicating beam spans between posts and clear span of joists. Also, specify the type and direction of decking as well as the nominal lumber sizes of all joists, beams, and posts.
 - Indicate the location of basement window wells, hose bibbs, electric, and gas.
 - Provide a detail of the stair width, tread depth, riser height, handrail and guardrail details.
 - Computer-generated framing plans from retail outlets that fail to provide the required information will not be accepted.
 - Decks associated with swimming pools have special requirements for maintaining the pool barrier.

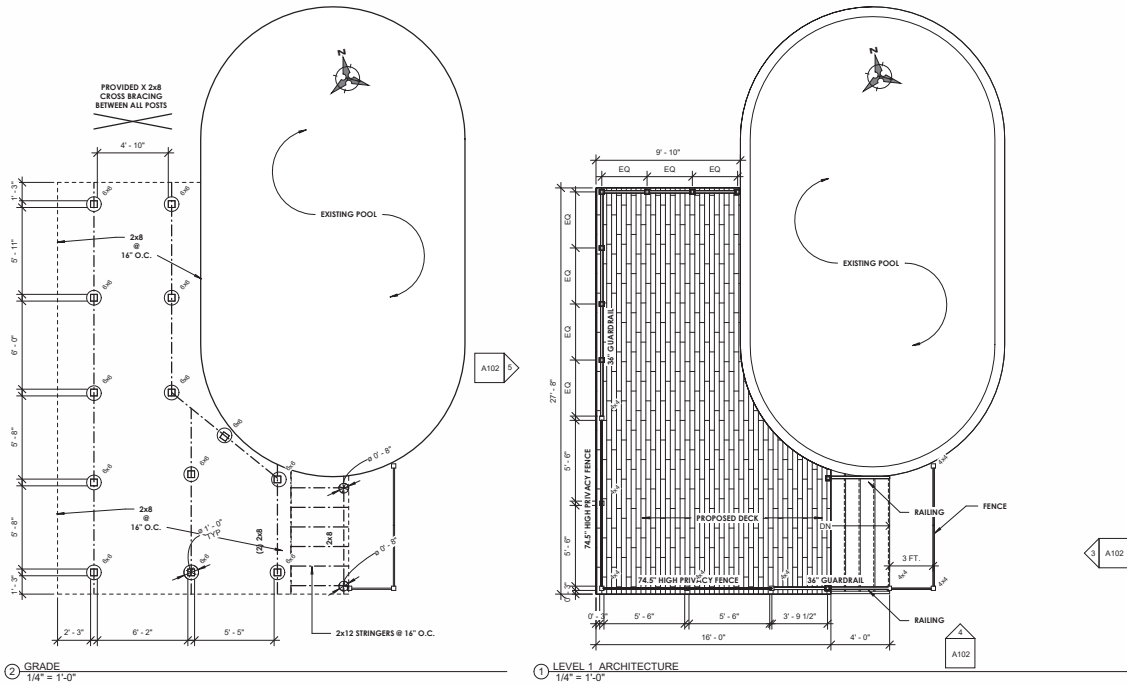
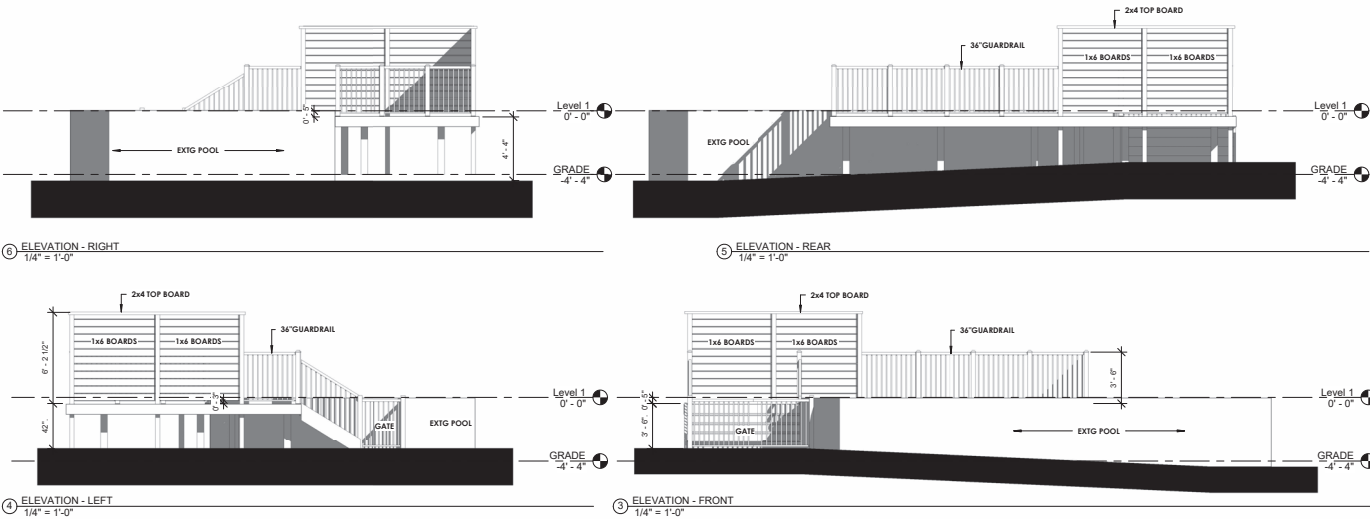
- Code Requirements:**

 - Piers**
 - Minimum depth is 42" below grade.
 - Shall be sized to carry the load imposed (see table 3 for maximum load occupancy).
 - Piers placed in the over dig of the foundation (assumed 5 feet from house wall) must be placed at footing depth.
 - Posts**
 - Shall be water resistant or pressure treated lumber.
 - Shall be secured on top of concrete piers.
 - Are not permitted to be installed below grade.
 - Beams**
 - Splice in beams shall be made over a post or pier and splices in beams mid-span are prohibited.
 - All beams must be fastened together and bear directly on a post.
 - Beams shall be sized per Table 1.
 - Floor Joist**
 - Floor joist must be a maximum of 16" on center spacing when using 5/4 nominal lumber for the decking.
 - Joists may bear directly on beam or joist hangers shall be used to secure joists to beams.
 - Must be rated at 40 PSF live-load using pressure-treated lumber and shall be sized per Table 2.
 - Stairs**
 - 7 1/2" maximum riser height and 10" minimum tread width. All treads must be the same depth.
 - All risers must be the same height.
 - Solid risers are required unless the opening is less than 4".
 - Guardrails are required at all stairs with 4 or more risers and handrails must return (see figure 2).

- Guard rails**
 - Must prevent the passage of a 4" sphere and maximum spacing between balusters and intermediate rails must be less than 4".
 - Must be 36" in height.
 - Ledger board**
 - Shall be the same size lumber as the joist it is supporting.
 - Ledger board shall be installed using a minimum of 1/2" lag screws (washers required) or 1/2" bolts (washers required).
 - Bolts or lag screws with washers shall be placed 2" from the bottom, top, or ends of the deck ledgers.
 - Siding at the ledger board location must be removed prior to the installation of the ledger board.
 - Ledger board shall be at least the same dimension as the joist attached to it (a 2 x 8 joist requires a 2 x 8 ledger board) and shall be attached to the structure with a minimum 1/2" lag screw or bolt (washers required) spaced 10" - 30" on center, depending on the joist spans placed in a staggered pattern.
 - Deck ledgers shall not be supported on stone/masonry veneer or any cantilever of the structure.
 - Other Requirements:**
 - Joist hangers shall be installed by the use of approved nails or screws approved by the hanger manufacturer.
 - Deck must be designed to support a 40 - pound per square foot live load.
 - Guardrails greater than 42" in height are considered privacy screening and are limited to 40 linear feet.
 - The location of the deck on the property must meet all zoning requirements (contact Code Enforcement for details).
 - Structures must be kept out of areas designated as utility, open space, or drainage easement on the Plot of Survey for a property.

- Inspection:**

 - A location/plot inspection is required prior to pouring concrete.
 - A framing inspection after the structure is complete prior to the placing of the decking is required. Stairs do not need to be inspected at the time of inspection.
 - A final inspection is required upon completion of work.
 - Additional inspections may be required.



No.	Description	Date
1	PERMIT	04/04/2025

1302 South 5th Avenue
 Des Plaines, IL 60018
 Phone: (224) 388-8914
 Email: arch@bau.com

BAU
 Design & Development

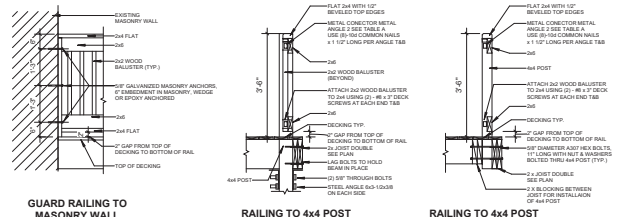
REGISTERED ARCHITECT
 DANIEL K. BASICZ
 001-023574
 STATE OF ILLINOIS
 EXPIRATION NUMBER: 10-07-2025

LEGALIZE DECK w/ PRIVACY FENCE
 510 Glendale Ln
 Hoffman Estates, IL 60169

DATE: 04/04/2025
 PROJECT: 25-126
 DRAWN BY: DB
 CHECKED BY: DB

PROPOSED PLANS

SHEET NO. A102

[illegible]

ALL CONNECTIONS UNLESS NOTED OTHERWISE, MUST BE SIMPLE SHEAR CONNECTIONS UTILIZING HIGH-STRENGTH BOLTS IN BEARING TYPE CONNECTIONS. WITH THESEAS NOTED IN THE SPECIFICATIONS, THE CAPACITIES MUST BE AS SHOWN BELOW. UNLESS NOTED OTHERWISE, MINIMUM NUMBER OF BOLTS PER CONNECTION MUST BE TWO (2) - 5/8" DIAMETER, A307 BOLTS.

ALL SIMPLE SHEAR CONNECTIONS MUST BE CAPABLE OF END ROTATION AS PER THE REQUIREMENTS OF THE AISI SPECIFICATION, SECTION OF UNWEIGHTED MEMBERS.

MINIMUM FIELD WELD SIZE MUST COMPLY WITH THE AISI SPECIFICATION REQUIREMENTS BUT MUST NOT BE LESS THAN 3/16" UNLESS NOTED OTHERWISE.

FASTENERS

ALL FASTENERS USED SHALL BE STAINLESS STEEL, OR SHALL HAVE A HOT-DIPPED GALVANIZED COATING. THE MIXING OF STAINLESS STEEL AND HOT-DIPPED GALVANIZED FASTENERS AND CONNECTIONS SHALL NOT BE ALLOWED. AT THE SAME CONNECTION, ALUMINUM SHOULD NOT BE USED IN CONTACT WITH PRESERVATIVE TREATED WOOD.

NAILS:
STAINLESS STEEL OR HOT-DIPPED GALVANIZED NAILS WILL BE USED FOR ATTACHING JOIST HANGERS, SPIKING WOOD MEMBERS TOGETHER, BRIDGING, AND SECURING OTHER MISCELLANEOUS MEMBERS. NAILS SHALL CONFORM TO ASTM STANDARD F 1667.

DECK SCREWS: DECK SCREWS (#8 SIZE MINIMUM) SHALL BE USED TO ATTACH DECKING MEMBERS. SCREWS SHALL BE DRIVEN FLUSH WITH THE TOP OF THE DECK SURFACE. STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL DECKING SCREWS SHALL BE USED TO FASTEN DECK BOARDS TO THE JOISTS.

LAG BOLTS:
LAG BOLTS WILL BE USED TO CONNECT WOOD MEMBERS TOGETHER WITHOUT PENETRATING COMPLETELY THROUGH THE SECOND CONNECTING WOOD MEMBER. LAG BOLTS SHALL BE SAE GRADE 2.

HEX BOLTS:
HEX BOLTS SHALL BE USED TO CONNECT WOOD MEMBERS TOGETHER BY PENETRATING THROUGH ALL WOOD MEMBERS INVOLVED IN THE CONNECTION. HEX BOLTS MAY BE USED TO MAKE THROUGH-BOLT CONNECTIONS. HEX BOLTS SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL. HEX BOLTS SHALL BE ASTM A307.

CARRIAGE BOLTS:
BOLTS WITH ROUND HEAD, SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL, AND SHALL CONFORM TO ASTM A307 GRADE A.

METAL CONSTRUCTION CONNECTORS
ALL METAL CONSTRUCTION CONNECTORS SHALL BE EITHER "CONTINUOUS" HOT-DIP GALVANIZED WITH A 1.85 OUNCE/SQUARE FOOT OF ZINC COATING PER ASTM A653, OR "BATCH"/"POST" HOT-DIP GALVANIZED WITH ZINC PER ASTM A123 OR A153, OR STAINLESS STEEL. HOT-DIP GALVANIZED AND STAINLESS STEEL FASTENERS AND CONNECTORS MUST NOT BE USED TOGETHER ON THE SAME CONNECTION.

ITEM	SST MODEL	USP MODEL	GAUGE	HARDWARE
Single Joist Hanger	JUS1210Z or SS	JUS1210Z-SS	18	4-10d (joist 12-10d/headers)
Double Joist Hanger	JUS2120Z or SS	JUS2120Z-SS	18	4-16d (joist 18-16d/headers)
Single Joist Hanger 3	JUS382Z	JUS382Z-SS	18	4-10d (joist 18-10d/headers)
Double Joist Hanger 4	JUS482Z	JUS482Z-SS	18	4-16d (joist 18-16d/headers)
Metal Angle 1	L902	AC372		10-10d, 5 each leg
Metal Angle 2	A232	A532		18-18" (joist 12), 4 each leg
Metal Angle 3	SKT	SKT2		5-6" (4" x 12" wood screw)
Column Base, flat post	CSB806	SD806	12	14-14" (4" x 2" wood screw)
Post Base, Railing Post	PS444A HG	WS 444 T2	12	16-16d, 2-12" dia bolts
Post Base Plate	PS444	WS444 T2, SS	12	
	CP5 4	CPB44		4 - 410d

NOTE:
SST - Simpson Strong Tie; USP - United Steel Products
HDG - Hot Dipped Galvanized; SS - Stainless Steel
Z - Z MAX Galvanized (G-185); TZ - Triple Zinc Galvanized (G-185)

MISCELLANEOUS:
ALL EXISTING DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION. ALL SECTIONS, DETAILS AND NOTES ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS, UNLESS NOTED OTHERWISE.

COORDINATION
ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED BY THE GENERAL CONTRACTOR, AND ANY DISCREPANCIES ARE TO BE REPORTED TO

THE INFORMATION CONTAINED IN THE STRUCTURAL DRAWINGS ARE INCOMPLETE AND VOID UNLESS APPLIED IN CONJUNCTION WITH ALL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, TRADE PRACTICES AND APPLICATIONS.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY REPRODUCTION OR DISTRIBUTION IS LIMITED TO SUCH USE. ANY REPRODUCTION, REUSE, IN WHOLE OR IN PART, IS PROHIBITED.

ALLOWABLE SOIL BEARING CAPACITY
DESIGNED FOR 1,500 PSF
NO OTHER DESIGN AMOUNT CONSIDERED

[illegible]

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

BAU
Design & Development

Professional Engineer Seal for Damian A. Basicz, State of Illinois, License Number 001-023574.

[illegible]

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ACRY FEN
6016

PRIVACY
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...ZEE DECK w/
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ALIZ
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ffmLEG
510
Ho

DATE:
04/04/2025

PROJECT:	25-126
DRAWN BY:	CHECKED BY:

DB	DB

DECK
SUBURBS

SHEET NO.
A103

A103

Page 42 of 93







PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 6/4/2025

From: James Donahue, Senior Planner

PLN25-0009

Public Meeting

Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard

REQUEST SUMMARY

Compass Datacenters ORD 1 LLC is seeking site plan approval for a ComEd Substation that will serve the data center campus that is currently under construction on the 193-acre site of the former Sears Holdings Headquarters.

Location:	5700 Trillium Boulevard
Property Owner / Applicant:	Compass Datacenters ORD 1 LLC
Property Size:	10 Acres
Zoning / Land Use:	O-5 Office District / Data Center Campus
Adjacent Properties:	North: Cook County Forest Preserve (Not in the Village) South: O-5 / Various Office Buildings East: O-5 / Various Office Buildings West: Plote gravel pit property (not in the Village)

BACKGROUND / ANALYSIS

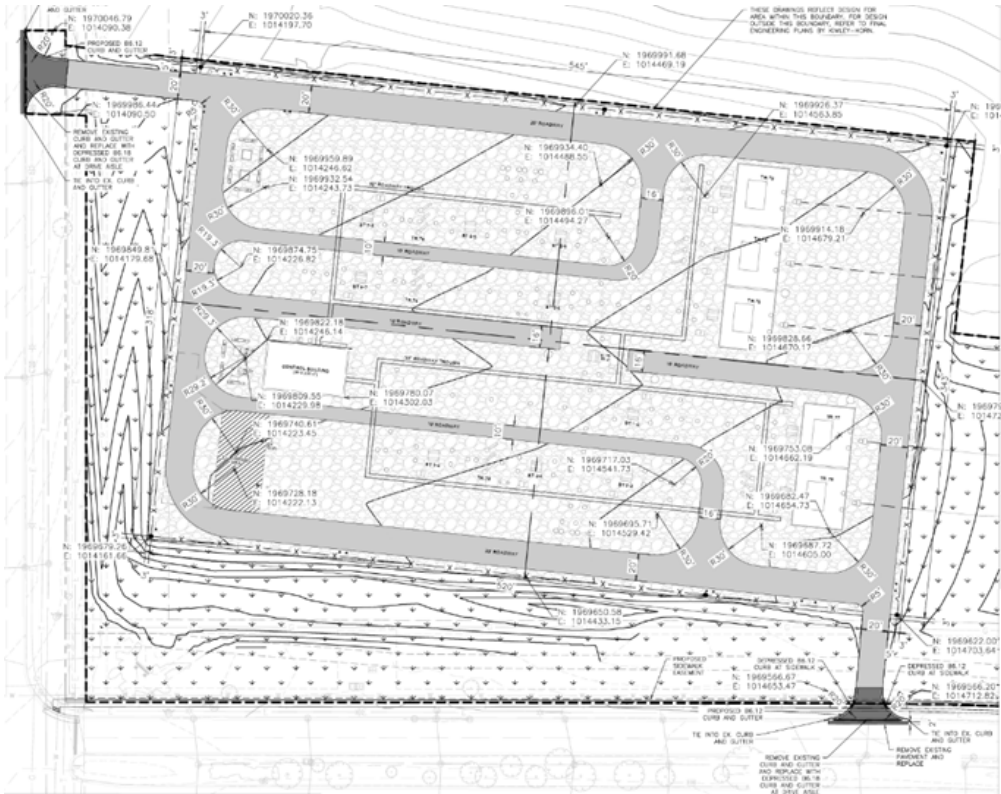
In February 2025, the Village Board approved plans for a 1.25 million-square-foot hyperscale data center campus by Compass Datacenters (Compass) that is currently under construction on the site of the old Sears Holdings Headquarters. Compass is working directly with ComEd to design and install new high-voltage electric transmission lines from an existing ComEd substation south of Interstate 90, west of Beverly Road, to a new substation proposed on the southwest corner of the Compass development. Ownership of the substation parcel will ultimately transfer from Compass to ComEd.

The proposed electrical substation is permitted within the O-5 Office District. The subject property is located close to a mile away from any existing residential uses and is surrounded by commercial and industrial uses all sides.

PRELIMINARY AND FINAL SITE PLAN

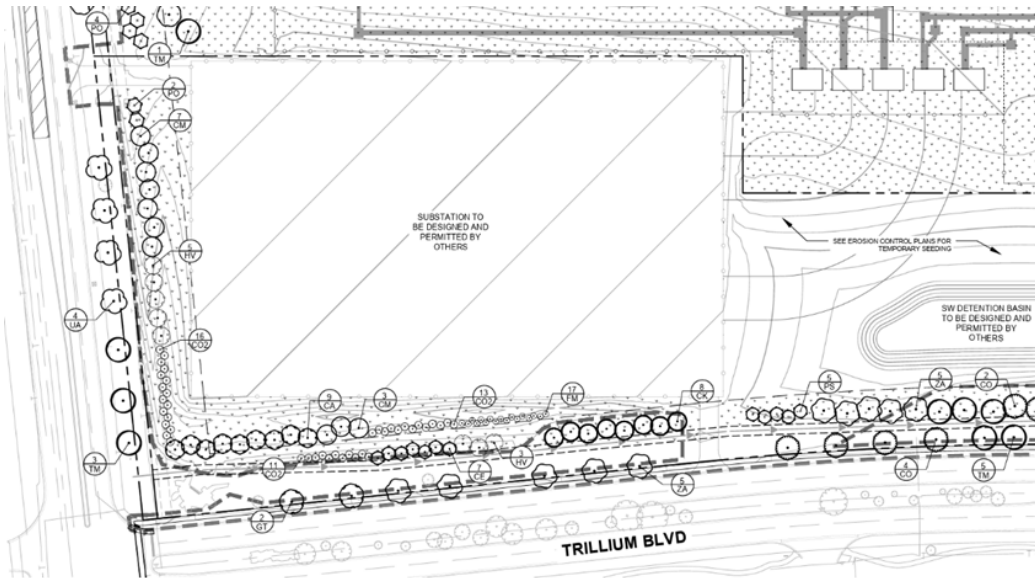
Access and Parking: Access to the site will be via Trillium Boulevard and Beverly Road. Employees who visit the site for maintenance would park within the enclosed site on internal roads. The site will not generate any traffic. As part of the Compass development, a sidewalk is being installed along Trillium Boulevard.

Engineering: The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and found the plans acceptable. Water and sewer connections are not required for the site. Hydrant coverage already exists for the overall site within the rights-of-way on Trillium Boulevard and Beverly Road. Detention for the site will be provided onsite utilizing a newly created basin in the southeast corner of the site which will provide detention and volume control necessary to meet all current stormwater management regulations as required by the Village and Metropolitan Water Reclamation District (MWRD). The applicant must receive MWRD permit approval prior to construction commencement.



Proposed Site Plan

Landscaping: As part of the approved Compass plans, the perimeter of the site will be landscaped with a variety of trees, evergreens, shrubs and perennials in the site design. Conditions of Approval from the original Compass site plan approval have been added as part of this site approval, stating that at the time of acceptance, any dead or dying trees within the landscape screening will be required to be replaced and any gaps in the site perimeter landscape as identified by staff shall be addressed through installing additional landscape prior to final occupancy. The previously approved landscape plan conforms to the Village Code with respect to setbacks and screening. The site will be surrounded by 8' black steel palisade fencing to match the fencing on the Compass site. All landscape will be located between the public right-of-way and the fence.



Approved Compass Landscape Plan

The applicant has provided site renderings that provide an anticipated visual depiction of the development from the surrounding public rights-of-way, accounting for grading, setbacks, and new landscape materials as outlined in the landscape plan.



Site Rendering Looking East from Beverly Road

Building Design: The ComEd Substation will include above-ground and below-grade electrical equipment and transformers, a small metal/CMU control building of approximately 1,650 square feet not exceeding 20 feet in height, a charging area for electric vehicles and other necessary substation and electrical structures (including the standard 86-foot-tall static masts used for safety purposes).

Exterior Lighting and Site Acoustics: Lighting is proposed with LED light fixture heads adjacent to the electrical equipment, transformers and static masts to provide

security lighting on the site. The head design, direction and distance will limit the lighting on adjoining properties. The lighting levels are in compliance with the standards in the Subdivision Code. As required by Village Code, the applicant commissioned a noise study to identify noise impacts from the ComEd substation. The study found that the area surrounding the substation site is already noisy from traffic and commercial activity. After monitoring current noise levels and modeling to predict the future noise output, the study concluded that the proposed substation with five transformers will meet all noise standards of the Village, County and State.

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 as outlined in the attached document.
2. Recommend to the Village Board of Trustees approval of Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard, subject to the following conditions:
 - a. The building permit shall be obtained with twelve (12) months of Village Board action on this request.
 - b. Prior to the issuance of the final certificate of occupancy for the development, the property owner shall commission a review of all preserved and installed trees around the perimeter of the site, perform any maintenance required to ensure tree survivability or, if a tree is dead or dying, remove and replace it with a similar species.
 - c. Prior to the issuance of a final certificate of occupancy for each building, staff shall conduct a review of perimeter screening to ensure adequate screening (grades, setbacks, landscaping) is provided to obscure view of equipment yards from all public rights-of-way. If staff identifies areas lacking screening, owner shall be notified and additional landscaping installed prior to final occupancy inspection.
 - d. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times.
 - e. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to the issuance of the site development permit.
 - f. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
 - g. The following conditions relate to the site construction:
 - i. A preconstruction meeting shall be conducted with Village Staff prior to construction commencing.
 - ii. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - iii. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
 - h. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 - i. Final Civil Engineering Plans dated 3/17/25

- ii. ComEd Renderings received 4/9/25
- iii. Final Stormwater Report dated "Revised March 2025"
- iv. Environmental Noise Study dated 2/26/25
- v. Photometric Plan dated 2/17/25

ATTACHMENTS

- 1. Draft Findings and Recommendations Summary - ComEd Substation
- 2. Location Map - 5700 Trillium Boulevard
- 3. Supporting Documents



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

Meeting Date: 6/4/2025

Prepared By: James Donahue, Senior Planner

PLN25-0009

Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard

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 Site Plan meets the Zoning and Subdivision code requirements and is a necessary use for the previously approved Compass Datacenter which was identified as a good use for the land and meets the Village's economic development goals of diversifying the tax base.

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.
2. Recommend to the Village Board approval of Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard, subject to the following conditions:
 - a. The building permit shall be obtained within twelve (12) months of Village Board action on this request.
 - b. Prior to issuance of the final certificate of occupancy for the development, property owner shall commission a review of all preserved and installed trees around the perimeter of the site, perform any maintenance required to ensure tree survivability or, if a tree is dead or dying, remove and replace with a similar species.
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 - d. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times.
 - e. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
 - f. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
 - g. The following conditions relate to the site construction:
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2. ComEd Renderings received 4/9/25
3. Final Stormwater Report dated "Revised March 2025"
4. Environmental Noise Study dated 2/26/25
5. Photometric Plan dated 2/17/25

5700 TRILLIUM BLVD (Compass Data Center Substation)
 PIN: 01-32-100-005-0000, 01-31-201-003-0000, 01-31-202-000-0000

N



UNINCORPORATED COOK COUNTY

HIGGINS RD

COMPASS DATA CENTER SITE
 5400 - 5650
 TRILLIUM BLVD

PROJECT LOCATION

5700

TRILLIUM BLVD

BEVERLY RD

APPLE ST

I - 90 EXPRESSWAY

Legend

- Subject Property
- Parcel
- VillageBoundary



Department of Development Services
 Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0009
Project Name:	ComEd Substation (Compass Data Center)
Project Application Date:	2/10/2025
Project Manager:	James Donahue

PROJECT TYPE

Site Plan

SITE INFORMATION

Property Address:	5700 TRILLIUM
All Included PINs:	01-31-202-002-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	COMPASS DATACENTERS ORDI LLC	14555 DALLAS PKWY DALLAS, TX 75254	9723220754	
OWNER	COMPASS DATACENTERS ORDI LLC	14555 DALLAS PKWY DALLAS, TX 75254	9723220754	

ComEd Electric Substation - Project Narrative

Compass Datacenters ORD I, LLC (“Compass”) has proposed for the operation (and possible eventual ownership) by Commonwealth Edison Company (“ComEd”) of an electrical substation (the “ComEd Substation”) on a parcel of approximately 10 acres (the “Parcel”) situated within the southwestern portion of the Compass Data Center Campus (“Campus”). The Parcel is already approved by the Village for use as an electrical substation. The ComEd Substation will initially serve only the Compass Data Center Campus but could over time serve additional electrical customers. The ComEd Substation will include above-ground and below-grade electrical equipment and transformers, a small metal equipment enclosure of approximately 1,650 square feet not exceeding 20 feet in height, a charging area for electric vehicles and other necessary substation and electrical structures (including one or more standard 86-foot-tall static masts used for safety purposes).

The Parcel, in its eastern portion, will also hold a stormwater detention facility with a naturalized bottom to provide MWRD- and Village-required detention and water quality volumes. The detention facility to be situated within the Parcel will serve only the Parcel and not other portions of the Campus. The storm sewer and site grading has been designed to convey all of the runoff from the Parcel in a 100-year storm event to this detention basin. The basin, in turn, discharges to the east of the Parcel into the Campus’s storm sewer network. There are no mapped floodplain, floodway or wetlands within the Parcel.

While the ComEd Substation will operate 24 hours a day, 7 days a week, there will be no full-time employees stationed at the substation. Personnel would typically visit only for routine maintenance and more rare emergent operational needs. There are no occupied buildings on the site, only the small unmanned equipment enclosure.

The ComEd Substation will feature an 8-foot-tall palisade fence around the entire exterior perimeter consistent in design with the fencing used for the Campus as a whole. Landscaping will be designed to surround the southern and western perimeter exterior of the ComEd Substation and should enhance the natural beauty of the Campus. The landscaping has been shown on the overall Campus site plan submittal made by Compass.

Sound standards have been taken into account in the design of the ComEd Substation. A study prepared by Mostardi Platt (dated 02/26/25) has been provided as part of the site plan review submittal made by Compass related to the ComEd Substation.

It is anticipated that the work on site will proceed in phases per the currently estimated scheduled start dates below:

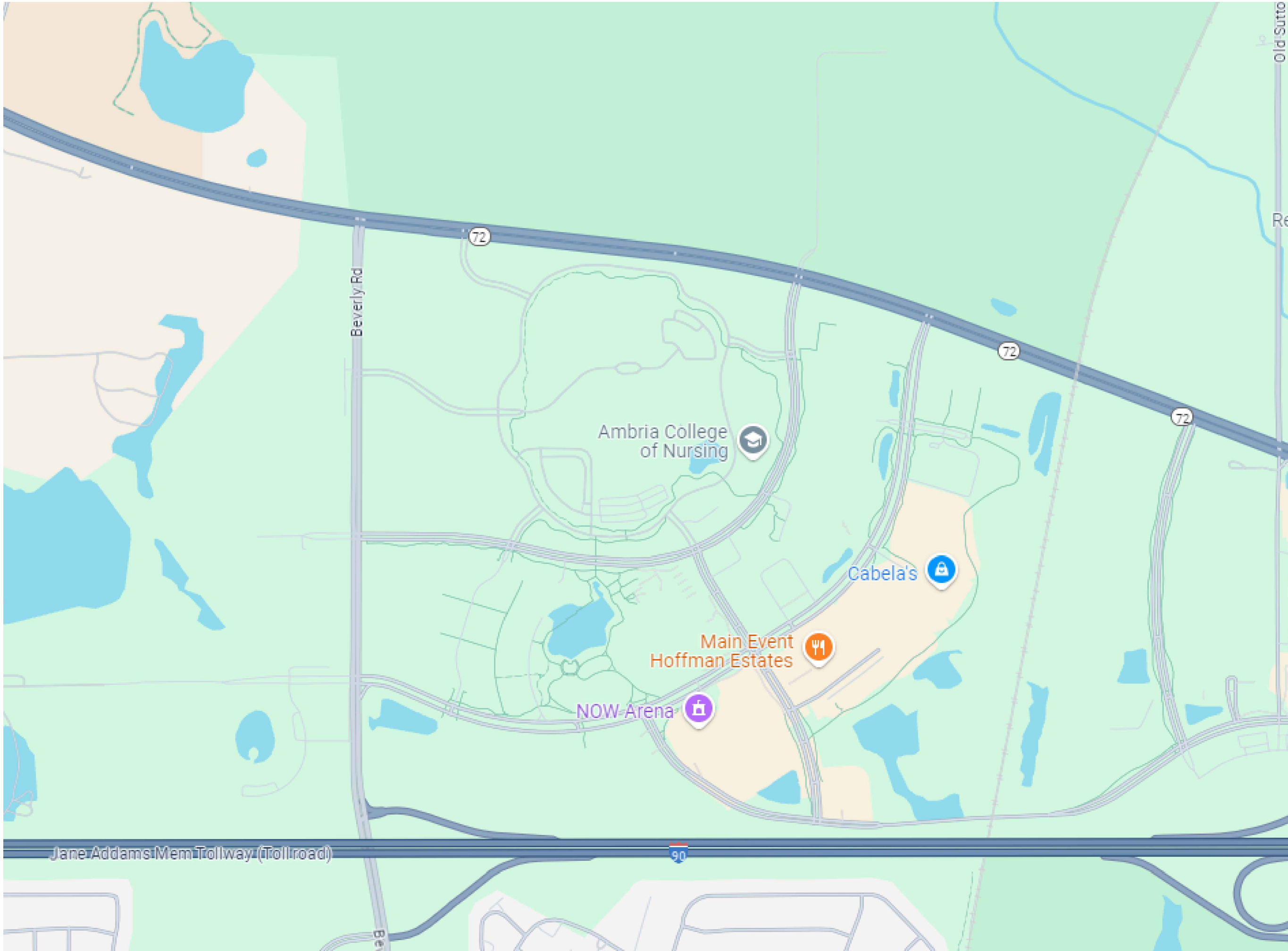
- Construction start: July 2025
 - Contractor mobilization, fine earthwork
- Below Grade construction: July 2025
 - Underground utility work including storm sewer and electrical conduits.
Foundation work throughout the site.
- Above Grade construction: January 2026
 - Electrical equipment, poles, busses, equipment enclosure.
- Construction complete: December 2026



COMMONWEALTH EDISON

TSS 181 COMPASS

11/15/2024



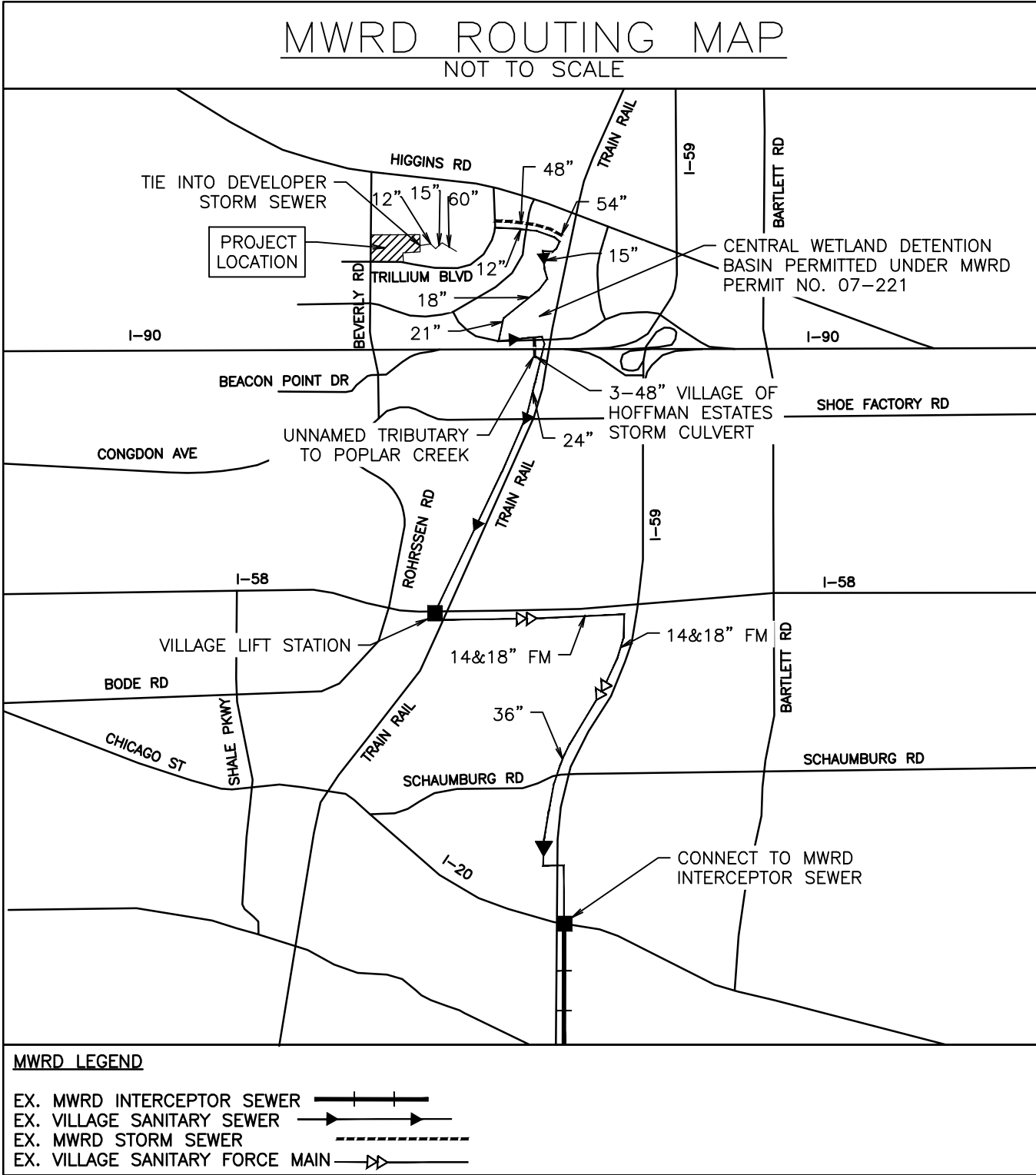
VICINITY MAP

SCALE: N.T.S.

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- PLAN OF SUBSTATION GRADING (EAST)
- 181.1-4
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- 181.1-5
- PLAN OF SUBSTATION DRAINAGE (EAST)
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- GENERAL NOTES
- 181.SK-2
- PLAN OF EROSION AND SEDIMENT CONTROL (EAST)
- 181.SK-3
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- 181.SK-4
- DETAILS OF EROSION AND SEDIMENT CONTROL
- 181.SK-5
- DETAILS OF EROSION CONTROL AND DEWATERING



CONTACT THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO 2 DAYS BEFORE STARTING WORK

P: (708) 588-4055
E: WMOJobStart@MWRD.ORG

PROFESSIONAL ENGINEER'S CERTIFICATION

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, CERTIFY THAT THE PROPOSED DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT ARE

Signature

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, DO NOT ACKNOWLEDGE THE PRESENCE OF ANY FLOOD PROTECTION AREAS WITHIN 100' OF THE PROPOSED SITE

Signature

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF COMMONWEALTH EDISON BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION, THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 17th DAY OF March, A.D., 2024.



ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-063179
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

REV	DATE	DESCRIPTION	TECH.	ENG.
--	03/17/25	ISSUED FOR PERMIT (W.O. #19524428)	SXR	SAV
AIC	01/13/25	ISSUED FOR PERMIT (W.O. #19524428)	SXR	CWH
A1B	12/06/24	ISSUED FOR PERMIT (W.O. #19524428)	SXR	SAV
A1A	11/15/24	ISSUED FOR COMMENT (W.O. #19524428)	SXR	SAV



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Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations



COVER SHEET
TSS 181 COMPASS DATA CENTER
SUBSTATION

TSS 181

COMPASS

DC 00
SC

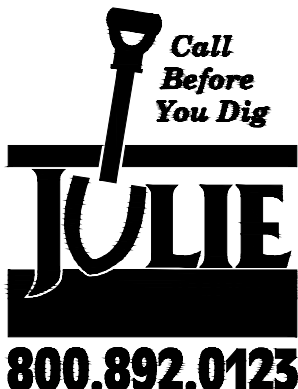
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DRAWN BY V3

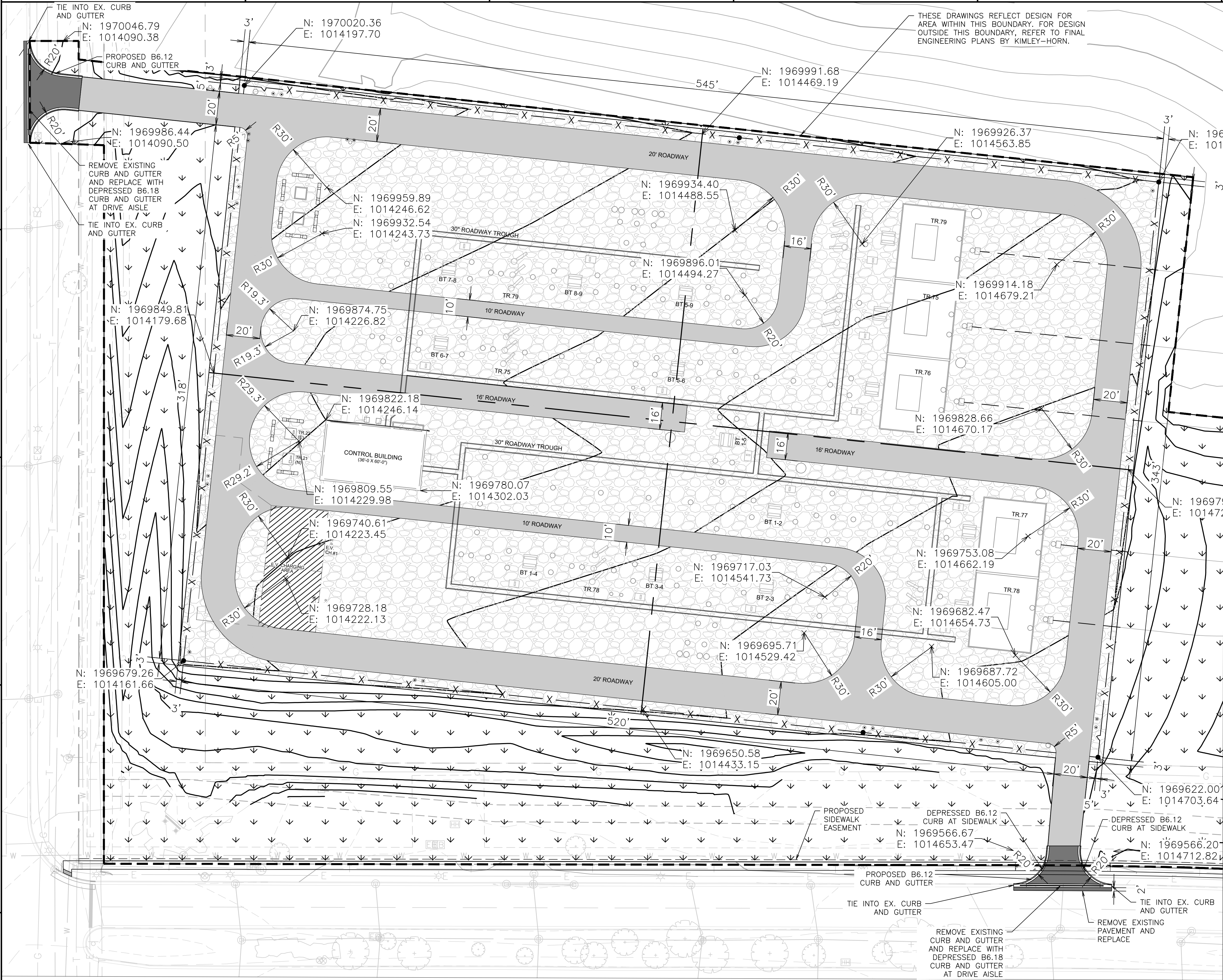
ENG. BY V3

COVER SHEET

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Call 48 hours before you dig



- NOTES:
- ELECTRICAL EQUIPMENT AND FOUNDATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS PREPARED BY SARGENT AND LUNDY.
 - APRONS SHALL ADHERE TO VILLAGE OF HOFFMAN ESTATES STANDARD COMMERCIAL INDUSTRIAL APRON WITH CURB.
 - CURB AND GUTTER WILL NEED TO BE REMOVED AND REPLACED WITH DEPRESSED CURB AND GUTTER IN ACCORDANCE WITH VILLAGE OF HOFFMAN ESTATES STANDARDS.
 - THE ENGINEERING DIVISION MUST INSPECT THE BASE PRIOR TO PAVING. SURFACE SHALL BE IN "READY TO PAVE" CONDITION. COMPACTED SUBBASE MATERIAL SHALL BE PROOF ROLLED WITH A LOADED SIX (6) WHEEL DUMP TRUCK IN THE PRESENCE OF A VILLAGE INSPECTOR, AND APPROVED PRIOR TO PLACING ANY PAVING MATERIAL.
 - UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED "AS-CONSTRUCTED" PLANS IN PDF WITH CAD FILES TO THE HOFFMAN ESTATES VILLAGE COMMUNITY DEVELOPMENT DEPARTMENT.

HEAVY DUTY HMA PAVEMENT

2" HMA SURFACE COURSE, MIX D N50
3" HMA BINDER COURSE, IL19.0, N50
12" AGGREGATE BASE COURSE - CA6

DRIVE AISLE/ROADWAY

SHALL MEET COMED C-SPEC C5499 - SEE DETAIL ON 181.1-8

SUBSTATION YARD

SEE TYPICAL SUBSTATION GRAVEL CROSS SECTION ON 181.1-8

RESTORATION

IDOT TYPE 1 SEED AND EROSION CONTROL BLANKET
TOPSOIL FURNISH AND PLACE, 4"

NATIVE RESTORATION

IDOT CLASS 4 SEED W/EROSION CONTROL BLANKET
(NAG 5150BN OR APPROVED EQUAL)

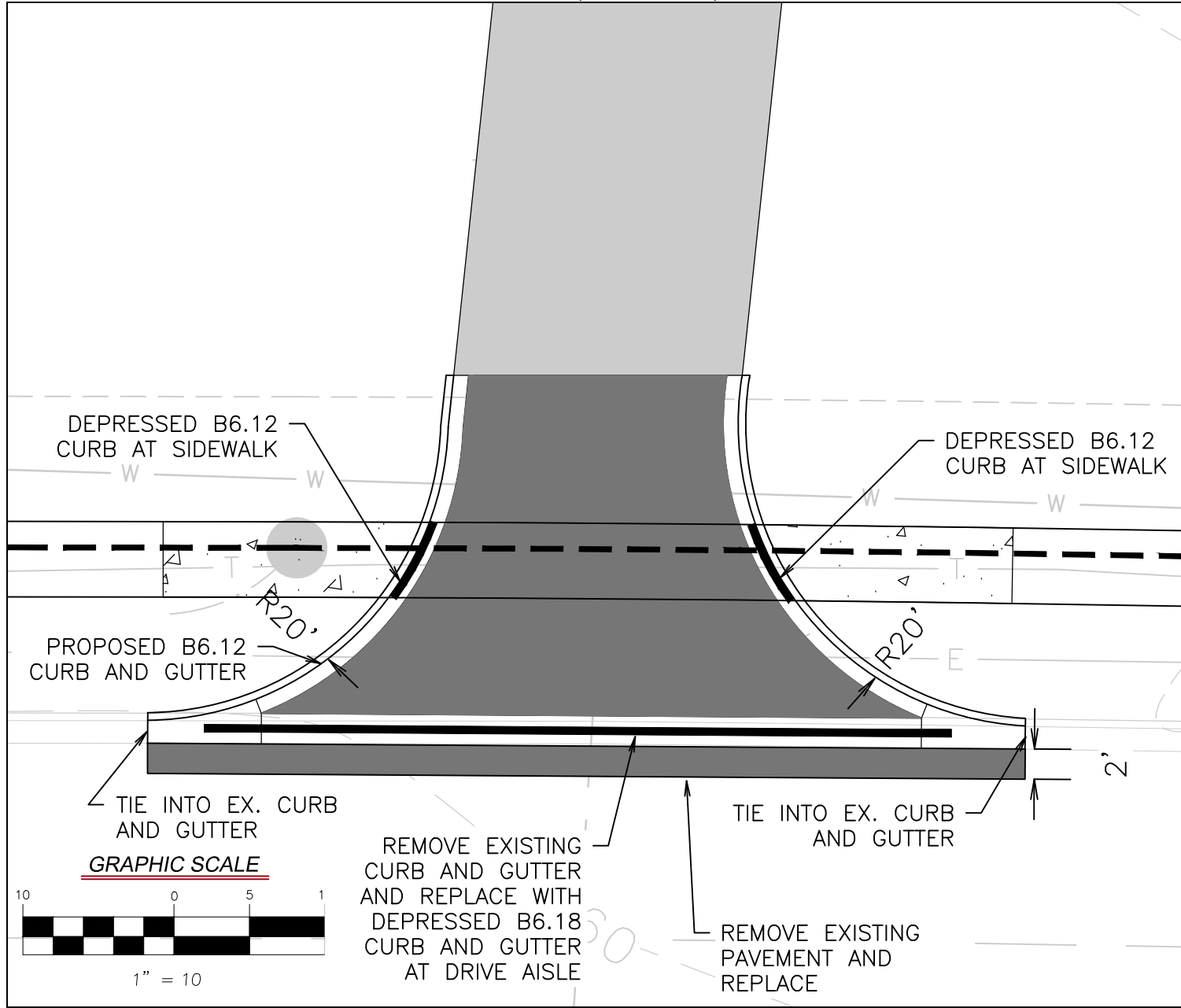
PROPOSED FENCE: PALLISADE FENCE (IMPASSE II TRIDENT)

EDGE OF GRADING

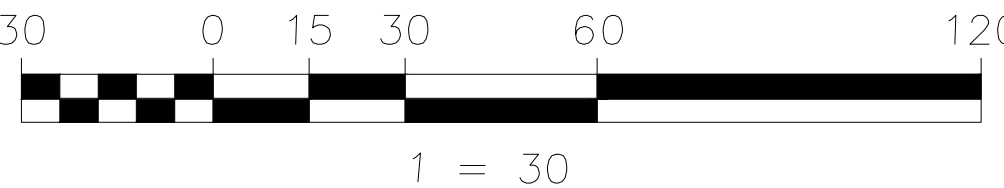
TYPE B6.12 CURB AND GUTTER

TYPE B6.12 CURB AND GUTTER (DEPRESSED)

TYPE B6.18 CURB AND GUTTER (DEPRESSED)



GRAPHIC SCALE



The Illinois Department of Professional Regulation registration number for V3 Companies is License No. 184-000902

REV	DATE	DESCRIPTION	TECH.	ENG.
AIC	01/13/25	ISSUED FOR PERMIT (W.D. #19524428)	SKR	CWH
AIB	12/06/24	ISSUED FOR PERMIT (W.D. #19524428)	SKR	SAV
AIA	11/15/24	ISSUED FOR COMMENT (W.D. #19524428)	SKR	SAV

REV	DATE	DESCRIPTION	TECH.	ENG.
--	01/13/25	ISSUED FOR PERMIT (W.D. #19524428)	SKR	CWH
AIB	12/06/24	ISSUED FOR PERMIT (W.D. #19524428)	SKR	SAV
AIA	11/15/24	ISSUED FOR COMMENT (W.D. #19524428)	SKR	SAV



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PLAN OF
SUBSTATION LAYOUT (WEST)

TSS 181

COMPASS

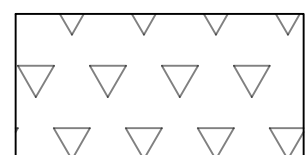
SCALE AS SHOWN DATE 11/15/24
DRAWN BY V3
ENG. BY V3

181.1-1_UNCONTROLLED



— PROPOSED
SIDEWALK BY
OTHERS

- TYPE B6.18 CURB AND GUTTER
(DEPRESSED)

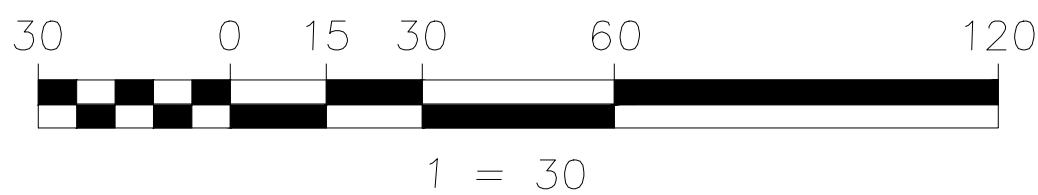

$$1 = 30$$

Commonwealth Edison Co.
Chicago, Illinois

3 AUTHORIZED BY COMED.
181.1-2_UNCONTROLLED

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01-31-202-002

THESE DRAWINGS REFLECT DESIGN FOR AREA WITHIN THIS BOUNDARY. FOR DESIGN OUTSIDE THIS BOUNDARY, REFER TO FINAL ENGINEERING PLANS BY KIMLEY-HORN.

GRADING LIMITS TIE INTO EXISTING GRADE

NATURALIZED STORMWATER BASIN
DETENTION
REQ'D: 3.31 AC-FT
PROV: 3.62 AC-FT
NWL: 853.25
HWL: 857.00
BOTTOM: 852.70

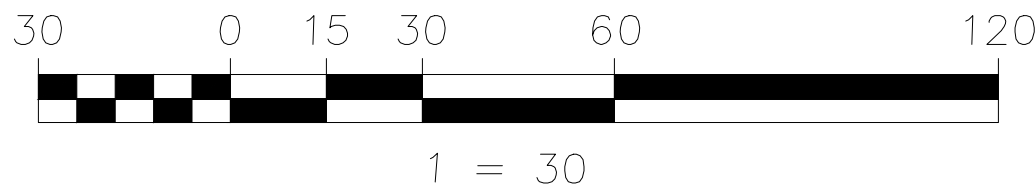
528 LF - 4" PERF. UNDERDRAIN @ 0.00%

40' OVERFLOW LOCATION
I.E: 858.00

I.E. 853.25

FES I.E. 853.00

GRAPHIC SCALE



REV	DATE	DESCRIPTION	TECH.	ENG.

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PLAN OF
SUBSTATION GRADING (EAST)

TSS 181 COMPASS DC 00
SC

SCALE AS SHOWN DATE 11/15/24
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ENG. BY V3
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ISSUED FOR PERMIT (W.D. #19524428)
ISSUED FOR COMMENT (W.D. #19524428)

12/06/24
11/15/24

ALB
AIA
REV

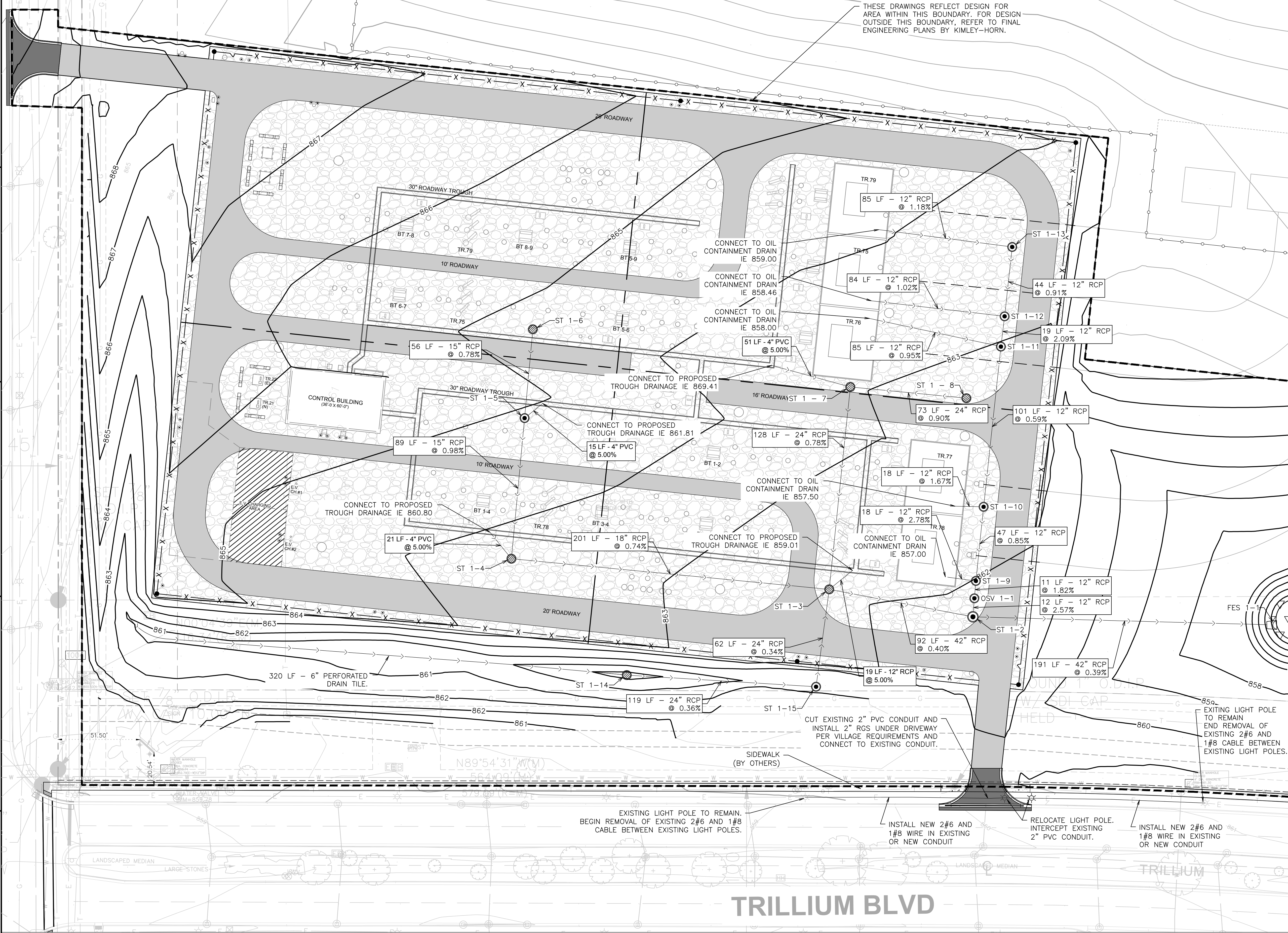
DATE

DESCRIPTION

TECH.

ENG.

SAV
SAV
ENG.

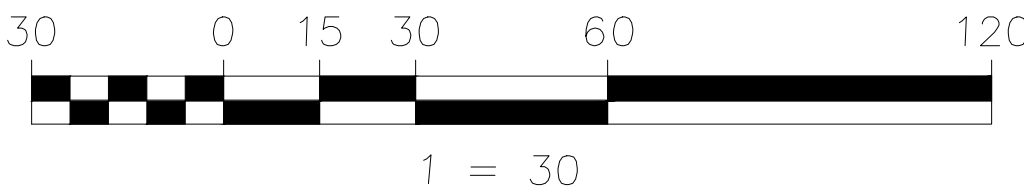


THESE DRAWINGS REFLECT DESIGN FOR AREA WITHIN THIS BOUNDARY. FOR DESIGN OUTSIDE THIS BOUNDARY, REFER TO FINAL ENGINEERING PLANS BY KIMLEY-HORN.

STRUCTURE TABLE		STRUCTURE TABLE	
STRUC.	DATA	STRUC.	DATA
FES 1-1 N: 1969659.58 E: 1014866.00 30" FES	RIM: 856.42 INV (IN): 853.00 (W) INV (OUT): 857.10 (S)	ST 1-11 N: 1969834.74 E: 1014692.57 5' CB W/ F&CL	RIM: 862.92 INV (IN): 857.10 (N) INV (IN): 857.20 (W) INV (OUT): 857.10 (S)
FES 2-1 N: 1969681.74 E: 1015366.08 12" FES	RIM: 854.50 INV (OUT): 853.25 (E)	ST 1-12 N: 1969853.78 E: 1014694.88 5' CB W/ F&CL	RIM: 863.16 INV (IN): 857.60 (W) INV (IN): 857.50 (N) INV (OUT): 857.50 (S)
OSV 1-1 N: 1969676.35 E: 1014675.86 5' CB W/ F&CL	RIM: 861.90 INV (IN): 855.90 (N) INV (OUT): 855.90 (S)	ST 1-13 N: 1969897.42 E: 1014699.67 5' CB W/ F&CL	RIM: 863.43 INV (IN): 858.00 (W) INV (OUT): 857.90 (S)
ST 1-2 N: 1969664.70 E: 1014674.96 6" CB W/ F&CL	RIM: 861.81 INV (IN): 853.74 (W) INV (IN): 855.60 (N) INV (OUT): 853.74 (E)	ST 1-14 N: 1969628.05 E: 1014457.20 5' CB W/ F&CL	RIM: 859.00 INV (IN): 855.25 (W) INV (OUT): 854.75 (E)
ST 1-3 N: 1969681.99 E: 1014584.56 5' CB W/ F&CL	RIM: 862.22 INV (IN): 857.30 (W) INV (IN): 856.10 (N) INV (IN): 854.11 (S) INV (OUT): 854.11 (E)	ST 1-15 N: 1969620.71 E: 1014576.28 5' CB W/ F&CL	RIM: 860.92 INV (IN): 854.32 (W) INV (OUT): 854.32 (N)
ST 1-4 N: 1969701.26 E: 1014384.65 5' CB W/ F&CL	RIM: 863.66 INV (IN): 858.79 (N) INV (IN): 859.73 (NE) INV (OUT): 858.79 (E)	ST 1-7 N: 1969809.35 E: 1014597.84 5' CB W/ F&CL	RIM: 863.10 INV (IN): 857.10 (E) INV (IN): 857.85 (W) INV (OUT): 857.10 (S)
ST 1-5 N: 1969789.75 E: 1014392.94 5' CB W/ F&CL	RIM: 864.90 INV (IN): 859.66 (N) INV (IN): 861.08 (NE) INV (OUT): 859.66 (S)	ST 1-8 N: 1969802.26 E: 1014670.85 5' CB W/ F&CL	RIM: 862.25 INV (OUT): 857.76 (W)
ST 1-6 N: 1969845.63 E: 1014398.15 5' CB W/ F&CL	RIM: 864.61 INV (OUT): 860.10 (S)	ST 2-1 N: 1969683.20 E: 1015381.07 4' CB W/ F&CL RESTRICTOR STRUCTURE	RIM: 856.02 INV (IN): 853.10 (W) INV (OUT): 852.70 (E)
ST 1-9 N: 1969687.29 E: 1014676.82 5' CB W/ F&CL	RIM: 861.98 INV (IN): 856.50 (W) INV (IN): 856.10 (N) INV (OUT): 856.10 (S)		
ST 1-10 N: 1969733.93 E: 1014681.68 5' CB W/ F&CL	RIM: 862.40 INV (IN): 857.20 (W) INV (IN): 856.50 (N) INV (OUT): 856.50 (S)		

- NOTES:
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STUDS FROM TROUGH UNDERDRAIN PRIOR TO ORDERING MATERIALS AND BEGINNING UNDERDRAIN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING REQUIRED FOR INSTALLATION OF THE STORM SEWER AND STRUCTURES.
 - ALL EXCAVATION SHALL BE DONE USING HYDROEXCAVATION UNLESS EXPLICITLY DIRECTED BY COMED TO DO OTHERWISE.
 - UNLESS OTHERWISE NOTED, ALL MANHOLES SHOULD HAVE IDOT TYPE 1 FRAME AND LID (OPEN LID OR CLOSED LID AS DESIGNATED IN STRUCTURE TABLE). FOR OPEN LID STRUCTURE, USE NEENAH R-2504 TY G GRATE OR APPROVED EQUAL.
 - ALL DRAINAGE WORK TO BE DONE IN CONFORMANCE WITH IDOT SPECS, COMED C SPECS, C4378 AND C4379 LATEST REVISIONS AND ALL OTHER GOVERNING SPECIFICATIONS.
 - SEE RESTRICTOR STRUCTURE INFORMATION ON 181.1-7.
 - OPEN CUTTING OF THE ROAD WILL NOT BE PERMITTED. STORM SEWER MUST BE AUGURED BORED.
 - SEE OIL STOP VALVE DETAIL SHEET 181.1-7 AND 181.1-8.
 - UNLESS OTHERWISE NOTED, ALL STORM SEWERS SHALL BE IDOT TY 2.

GRAPHIC SCALE



REV	DATE	DESCRIPTION	TECH.	ENG.

comed Commonwealth Edison Co.
AN EXELON COMPANY Chicago, Illinois

PLAN OF
SUBSTATION DRAINAGE (WEST)

TSS 181 HOFFMAN ESTATES DC 00

SCALE AS SHOWN DATE 11/15/24
DRAWN BY V3
ENG. BY V3

181.1-5_UNCONTROLLED

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Regulation registration number for
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AIC 03/17/25	ISSUED FOR PERMIT (W.D. #19524428)	SKR	SAV
AIB 12/06/24	ISSUED FOR PERMIT (W.D. #19524428)	SKR	SAV
AIA 11/15/24	ISSUED FOR COMMENT (W.D. #19524428)	SKR	SAV
REV	DATE	DESCRIPTION	TECH. ENG.



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E

D

C

B

A

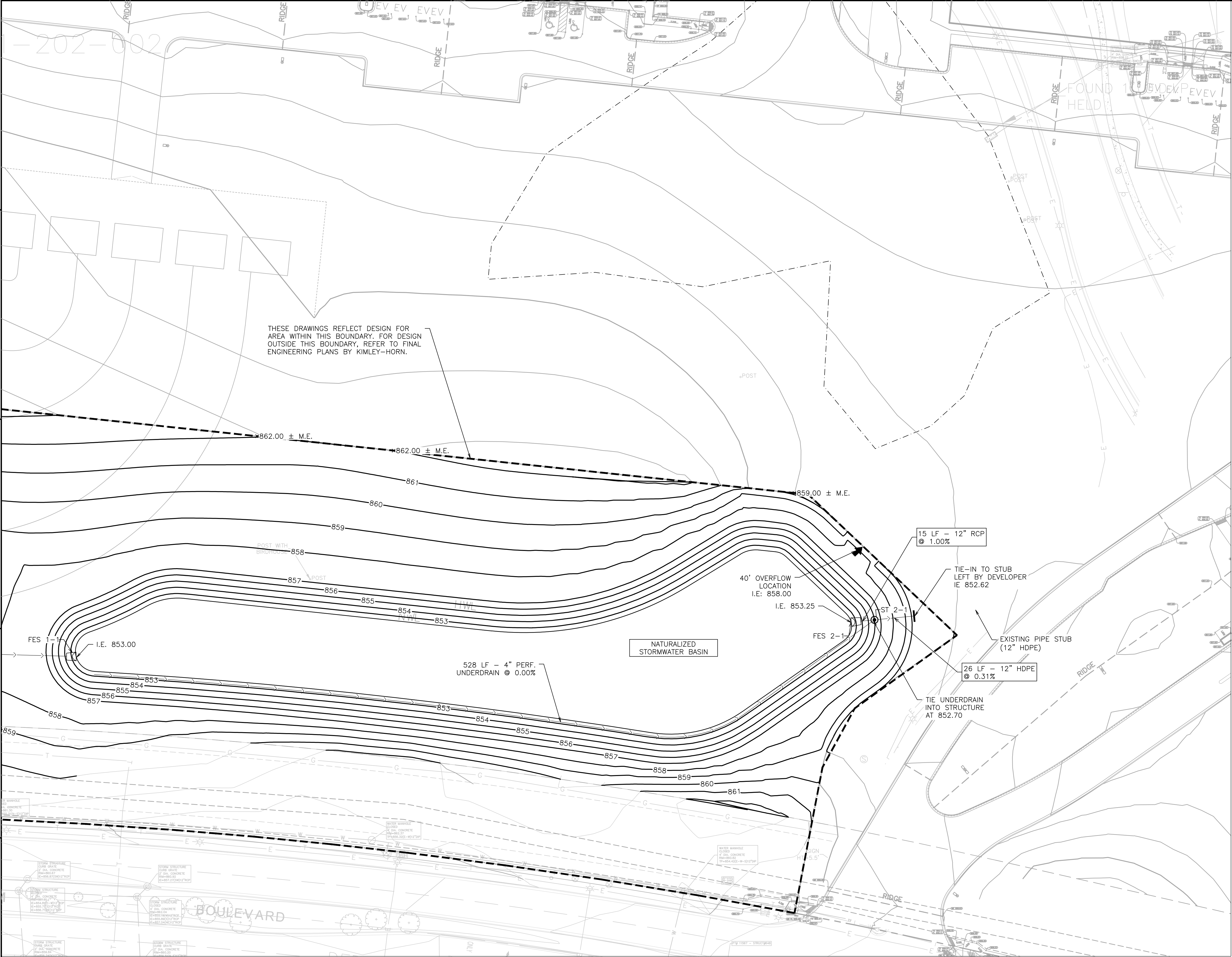
E

D

C

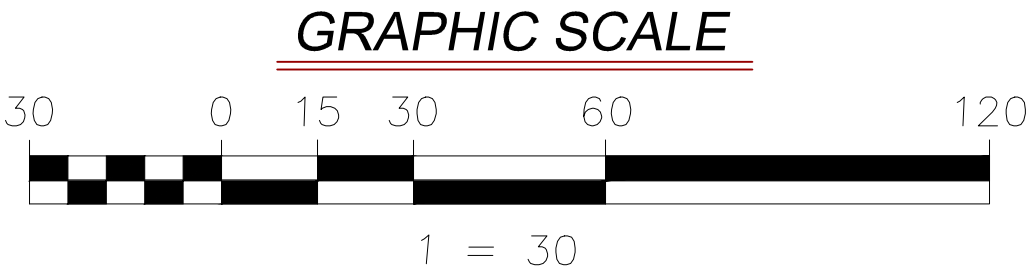
B

A



NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STUBS FROM TROUGH UNDERDRAIN PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING REQUIRED FOR INSTALLATION OF THE STORM SEWER AND STRUCTURES.
3. ALL EXCAVATION SHALL BE DONE USING HYDROEXCAVATION UNLESS EXPLICITLY DIRECTED BY COMED TO DO OTHERWISE.
4. UNLESS OTHERWISE NOTED, ALL MANHOLES SHOULD HAVE IDOT TYPE 1 FRAME AND LID (OPEN LID OR CLOSED LID AS DESIGNATED IN STRUCTURE TABLE). THOSE STRUCTURES WITH DESCRIPTION "S" CB W/ 2 - F&OL", THE STRUCTURE HAS TWO OPEN LIDS ON THE FLAT TOP OF THE STRUCTURE, SEE 181.1-7. FOR OPEN LID STRUCTURE, USE NEENAH R-2504 TY G GRATE OR APPROVED EQUAL.
5. ALL DRAINAGE WORK TO BE DONE IN CONFORMANCE WITH IDOT SPECS, COMED C SPECS, C4378 AND C4379 LATEST REVISIONS AND ALL OTHER GOVERNING SPECIFICATIONS.
6. SEE RESTRICTOR STRUCTURE INFORMATION ON 181.1-7.
7. OPEN CUTTING OF THE ROAD WILL NOT BE PERMITTED. STORM SEWER MUST BE AUGURED BORED.
8. SEE OIL STOP VALVE DETAIL SHEET 181.1-7 AND 181.1-8.
9. REFER TO SHEET 181.1-5 FOR STRUCTURE INFORMATION FOR FES 2-1 AND ST 2-1.
9. UNLESS OTHERWISE NOTED, ALL STORM SEWERS SHALL BE IDOT TY 2.



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ALB	12/06/24	ISSUED FOR PERMIT (W.D. #19524428)	SKR SAV
ALA	11/15/24	ISSUED FOR COMMENT (W.D. #19524428)	SKR SAV
REV	DATE	DESCRIPTION	TECH. ENG.



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Commonwealth Edison Co.
Chicago, Illinois

PLAN OF
SUBSTATION DRAINAGE (EAST)

TSS 181

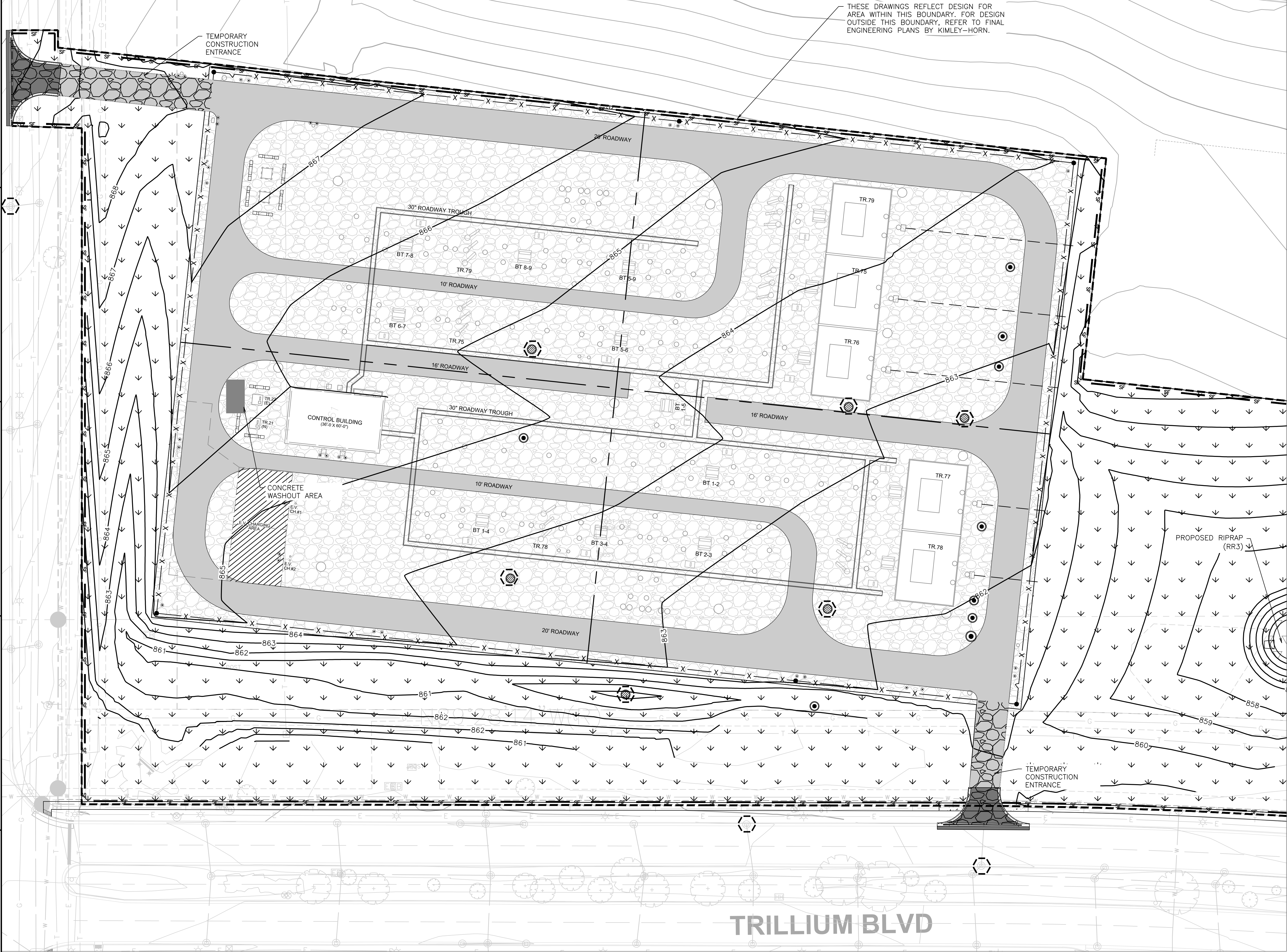
COMPASS

SCALE AS SHOWN DATE 11/15/24
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ENG. BY V3

DC 00
SC
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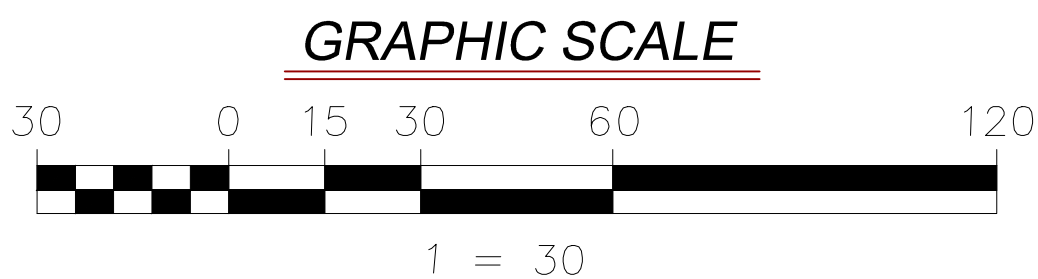


THESE DRAWINGS REFLECT DESIGN FOR AREA WITHIN THIS BOUNDARY. FOR DESIGN OUTSIDE THIS BOUNDARY, REFER TO FINAL ENGINEERING PLANS BY KIMLEY-HORN.

NOTES:

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL PERIMETER EROSION CONTROL PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN AS SHOWN AND INSTALL ADDITIONAL PERIMETER EROSION CONTROL WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR IS TO MAKE SURE ALL STOCKPILED MATERIAL IS PROPERLY STABILIZED AND ENCLOSED WITH SILT FENCE OR EROSION EEL IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE EROSION CONTROL NOTES AND DETAILS IN THIS SET.
6. CONTRACTOR SHALL USE AND MAINTAIN CONCRETE WASHOUT WHENEVER CONCRETE IS POURED ONSITE. HYDRO VAC. SPOILS PIT MAY NOT BE USED AS CONCRETE WASHOUT.
7. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO COMED FOR APPROVAL PRIOR TO BEGINNING DEWATERING ACTIVITIES.
8. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCES AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC RIGHT OF WAY. IF EXISTING ENTRANCE WILL BE USED AS A CONSTRUCTION ENTRANCE, IT SHALL BE MONITORED DAILY TO CONFIRM THERE IS NO TRACKING ON TO THE RIGHT OF WAY. IF ANY TRACKING HAS OCCURED, THE STREET SHALL BE CLEANED IMMEDIATELY AND THE CONTRACTOR SHOULD CONSIDER INSTALLING A PROPOSED CONSTRUCTION ENTRANCE IN THAT LOCATION.

- SF — SILT FENCE
- INLET FILTER BASKET
- ▨ SUBSTATION YARD
SEE TYPICAL SUBSTATION GRAVEL CROSS SECTION ON 96.1-4
- ▤ RESTORATION
SODDING
TOPSOIL FURNISH AND PLACE, 4"
- ▥ NATIVE RESTORATION
IDOT CLASS 4 SEED W/EROSION CONTROL BLANKET (NAG 5150BN OR APPROVED EQUAL)



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AIA	11/15/24	ISSUED FOR COMMENT (W.D. #19524428)	SXR	SAV



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Verify, Validate, Virtually...For Your Client's Protection and Compliance

REV	DATE	DESCRIPTION	TECH.	ENG.

comed Commonwealth Edison Co.
AN EXELON COMPANY Chicago, Illinois

PLAN OF
EROSION AND SEDIMENT CONTROL (WEST)

TSS 181 COMPASS DC 00
SC

SCALE AS SHOWN DATE 11/15/24
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181SK-2_UNCONTROLLED

-202-002

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POST WITH BIRDHOUSE
POST

PROPOSED RIPRAP (RR3)

528 LF - 4" PERF. UNDERDRAIN @ 0.00%

INSTALL PERFORATED RISER

INSTALL PERFORATED RISER IN WEST CULVERT AND TEMPORARILY PLUG EAST CULVERT DURING CONSTRUCTION SO BASIN ACTS AS TEMPORARY SEDIMENT BASIN.

TRASH RACK

4" PERFORATED PVC WITH NON-WOVEN FILTER FABRIC WRAPPED AROUND MESH (CHICKEN WIRE OR HARDWARE CLOTH), STAND PIPE TO BE SAME SIZE AS OUTLET PIPE.

CONCRETE RETAINING WALL

CONNECT TO 15" OUTLET PIPE

FLOW

4" PVC

CONCRETE BLOCK

PERFORATED RISER

NOTES:

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL PERIMETER EROSION CONTROL PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN AS SHOWN AND INSTALL ADDITIONAL PERIMETER EROSION CONTROL WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR IS TO MAKE SURE ALL STOCKPILED MATERIAL IS PROPERLY STABILIZED AND ENCLOSED WITH SILT FENCE OR EROSION EEL IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE EROSION CONTROL NOTES AND DETAILS IN THIS SET.
6. CONTRACTOR SHALL USE AND MAINTAIN CONCRETE WASHOUT WHENEVER CONCRETE IS POURED ONSITE. HYDRO VAC. SPOILS PIT MAY NOT BE USED AS CONCRETE WASHOUT.
7. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO COMED FOR APPROVAL PRIOR TO BEGINNING DEWATERING ACTIVITIES.
8. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCES AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC RIGHT OF WAY. IF EXISTING ENTRANCE WILL BE USED AS A CONSTRUCTION ENTRANCE, IT SHALL BE MONITORED DAILY TO CONFIRM THERE IS NO TRACKING ON TO THE RIGHT OF WAY. IF ANY TRACKING HAS OCCURRED, THE STREET SHALL BE CLEANED IMMEDIATELY AND THE CONTRACTOR SHOULD CONSIDER INSTALLING A PROPOSED CONSTRUCTION ENTRANCE IN THAT LOCATION.

SILT FENCE

INLET FILTER BASKET

SUBSTATION YARD

SEE TYPICAL SUBSTATION GRAVEL CROSS SECTION ON 96.1-4

RESTORATION

SODDING
TOPSOIL FURNISH AND PLACE, 4"

NATIVE RESTORATION

IDOT CLASS 4 SEED W/EROSION CONTROL BLANKET (NAG 5150BN OR APPROVED EQUAL)

GRAPHIC SCALE

30 0 15 30 60 120

1 = 30

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REV	DATE	DESCRIPTION	TECH.	ENG.
A/C	01/23/25	ISSUED FOR PERMIT (W.D. #19524428)	SXR	CWH
A/B	12/06/24	ISSUED FOR PERMIT (W.D. #19524428)	SXR	SAV
A/A	11/15/24	ISSUED FOR COMMENT (W.D. #19524428)	SXR	SAV



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REV	DATE	DESCRIPTION	TECH.	ENG.
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Commonwealth Edison Co.
Chicago, Illinois

PLAN OF
EROSION AND SEDIMENT CONTROL (EAST)

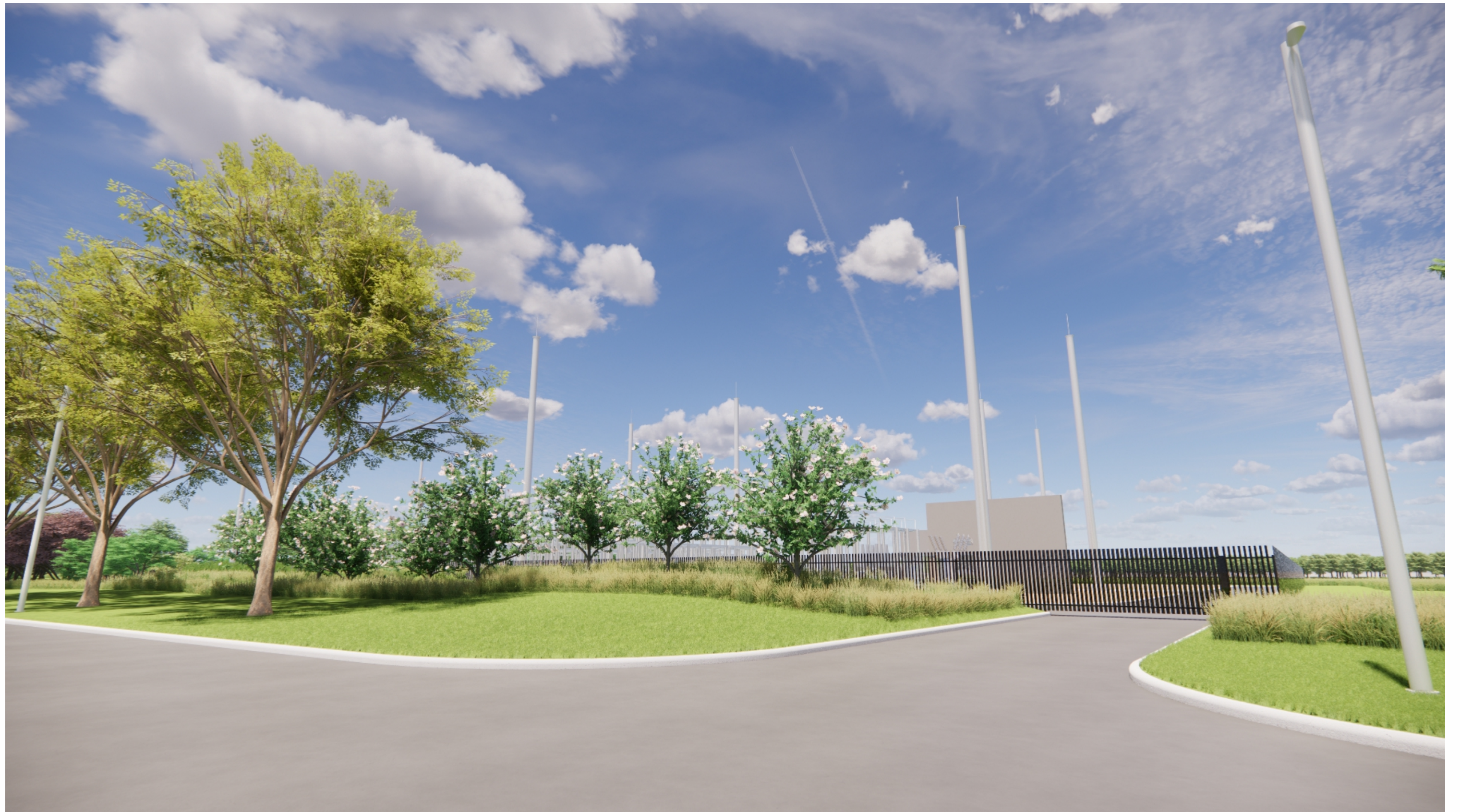
TSS 181

COMPASS

DC 00

SCALE AS SHOWN DATE 11/15/24
DRAWN BY V3
ENG. BY V3
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181SK-3_UNCONTROLLED





Luminaire Locations

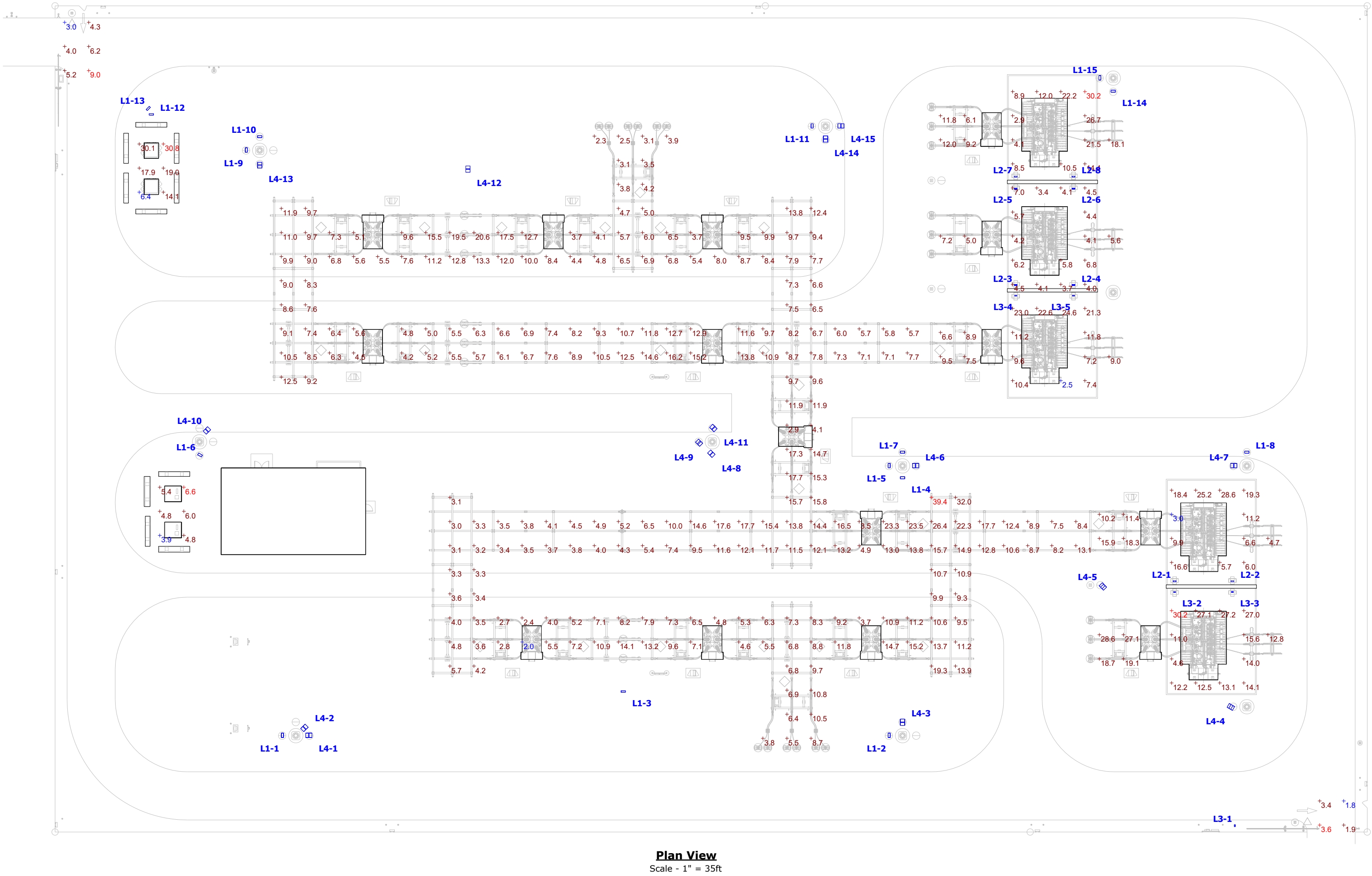
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3	L1	28.00	0.00	30.00
4	L1	30.00	180.00	45.00
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6	L1	50.00	210.00	45.00
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1	L3	28.00	90.00	30.00
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3	L3	20.00	180.00	45.00
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2	L4	30.00	45.00	45.00
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4	L4	50.00	300.00	30.00
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11	L1	30.00	270.00	45.00
12	L1	28.00	180.00	30.00
13	L1	28.00	315.00	30.00
14	L1	30.00	180.00	45.00
15	L1	30.00	270.00	45.00
10	L4	30.00	45.00	45.00
11	L4	50.00	315.00	45.00
12	L4	28.00	180.00	45.00
13	L4	50.00	180.00	60.00
14	L4	50.00	180.00	45.00
15	L4	30.00	90.00	45.00
1	L1	30.00	270.00	45.00

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Filename	LLF	Input Power
	L1	15	Lithonia Lighting	HLF2 LED P2 50K WFL MVOLT	HLF SERIES FLOOD Size 2, P2, 5000K WITH NEMA 7X7 DISTRIBUTION	HLF2_LED_P2_50K_WFL_MVOLT.ies	0.9	487
	L2	8	Lithonia Lighting	TWH LED ALO 50K T3M	TWH LED, ALO PERFORMANCE PACKAGE, 5000K CCT, TYPE 3 MEDIUM	TWH_LED_ALO_50K_T3M.ies	0.9	78
	L3	5	Lithonia Lighting	DSXF3 LED 6 P2 50K 70CRI WFL	D-Series Floodlight Size 3 with 6 COBs P2 Lumen Package 5000K CCT 70CRI Type WFL Distribution	DSXF3_LED_6_P2_50K_70CRI_WFL.ies	0.9	138.31
	L4	15	Lithonia Lighting	HLF2 LED P6 50K WFL	High Lumen Floodlight Size 2 P6 Lumen Package 5000K CCT Type WFL Distribution	HLF2_LED_P6_50K_WFL.ies	0.9	768.6108

Statistics

Description	Symbol	Avg	Max	Min	Max/Min
Main Equipment Area	+	8.9 fc	39.4 fc	2.0 fc	19.7:1
Outdoor Switchgear	+	19.7 fc	30.8 fc	6.4 fc	4.8:1
South Gate	+	2.7 fc	3.6 fc	1.8 fc	2.0:1
TR.75, 76, 79	+	10.1 fc	30.2 fc	2.5 fc	12.1:1
TR.77, 78	+	15.9 fc	30.2 fc	3.0 fc	10.1:1
West Gate	+	5.3 fc	9.0 fc	3.0 fc	3.0:1
Aux Transformers	+	5.3 fc	6.6 fc	3.9 fc	1.7:1



Plan View
Scale - 1" = 35ft

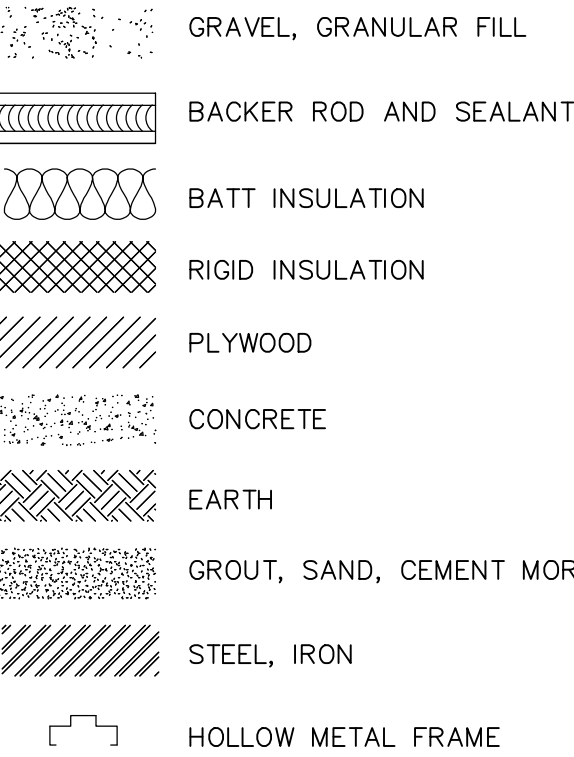


COMED TSS 181 COMPASS SUBSTATION
EXTERIOR LIGHTING CALCULATION

DES/RVW
SRG/BJS
Date
02/17/2025
Scale
As Noted
Drawing No.
15078-039-LTG-1
Revision
0

COMPASS
CONTROL BUILDING
138KV CONTROL BUILDING

MATERIAL SYMBOLS



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURE, ARCHITECT
BM	B
BD	BEAM
BLDG	BOARD
BLKG	BLOCKING
BOT	BOTTOM
CJ	C
CL	CONTROL JOINT,
CLG	CONSTRUCTION JOINT
COL	CENTER LINE
CONC	COLUMN
CONTR	CONCRETE
	CONTRACT,
	CONTRACTOR
DBL	D
DIA	DOUBLE
DIM	DIAMETER
DN	DIMENSION
DR	DOWN
DS	DOOR
DWG	DOWNSPOUT
	DRAWING
EA	E
EEWS	EACH
EF	EMERGENCY EYEWASH & SHOWER
EJ	EXHAUST FAN
EL	EXPANSION JOINT
ELEV	ELEVATION
EQUIP	ELEVATOR
EQ.	EQUIPMENT
ETC	EQUAL
EXIST	AND SO FORTH (ETCETERA)
EXP	EXISTING
EJ	EXPANSION
	EXPANSION JOINT
FD	F
FDN	FLOOR DRAIN
FEB	FOUNDATION
	FIRE EXTINGUISHER & WALL
	BRACKET
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISHED,
	FINISH
FLR	FLOOR
GA	G
GALV	GAUGE
GIB	GALVANIZED
GYP	GAS INSULATED BUS DUCT
GYP BD	GYP SUM BOARD
H	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATION &
	AIR CONDITIONING

I.D.	I
INSUL	INSIDE DIAMETER
INT	INSULATION
	INTERIOR
JT	J
	JOINT
LAV	L
LBL	LAVATORY
	LABEL
M	M
MAINT	MAINTENANCE
MANUF	MANUFACTURER
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	N
NOT IN CONTRACT	NUMBER
NTS	NOT TO SCALE
O	O
ON CENTER	OUTSIDE DIAMETER
O.D.	OPPOSITE
OPP	OPPOSITE HAND
OPP.HD.	OPENING
OPNG	
P	P
PAINT (e.g. P-1)	PANEL
PNL	FAIR
PR	
R	R
REFERENCE	RECEPTACLE
RECP	REGULAR
REG	REINFORCED
REINF	
S	S
SCHEDULE	SECTION
SCHED.	SHEET
SECT	SIMILAR
SHT	SPECIFICATION
SIM	STEEL
SPEC	STRUCTURAL
STL	
STRUC	
T	T
TOP OF	T.O.P.
TOP OF PARAPET	TOP OF STEEL
TOP OF STEEL	TYPICAL
TYPICAL	
U	U
UNLESS OTHERWISE NOTED	
V	V
VENTILATE,	VENTILATOR
VENTILATOR	VERTICAL
VERTICAL	VOLUME
VOL	
W	W
WIDTH	WITH
WT	WEIGHT

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES & STANDARDS AS LISTED OR REFERENCED ON DRAWING 181.4-2.
- REFER TO STRUCTURAL DRAWINGS FOR OPENING LOCATIONS"
- THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AS LISTED OR REFERENCED ON PLANS AND LIFE SAFETY CRITERIA.
- DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS OR PLANS SHALL GOVERN OVER SMALL SCALE DETAILS OR PLANS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS, EMERGENCY LIGHTING SYSTEMS, AND ALARM SYSTEMS AS REQUIRED BY APPLICABLE CODES AND STANDARDS.
- ALL FLOORS SHALL BE INSPECTED FOR DAMAGE, WARPING OR OTHER NOTICEABLE DEVIATIONS AND PATCHED AND LEVELED PRIOR TO COVERING WITH ANY POSSIBLE FLOOR FINISHES OR INSTALLATION OF ANY FLOOR MOUNTED EQUIPMENT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MANUFACTURER'S RECOMMENDED MAINTENANCE PROCEDURES AND SCHEDULES.
- ANY MANUFACTURER'S OR BRAND NAME PRODUCTS INDICATED OR SPECIFIED ARE DONE SO TO ESTABLISH A MINIMUM LEVEL OF QUALITY.
- ALL CONSTRUCTION SHALL MEET OR EXCEED LOCAL INDUSTRY STANDARDS. DETAILS ARE PROVIDED TO INDICATE MINIMUM QUALITY AND TO GIVE STANDARDS OF CONSTRUCTION. IF A CONDITION IS NOT SPECIFICALLY DETAILED, SUBMIT A SIMILAR DETAIL FOR GUIDE AND APPROVAL.
- PROVIDE PRESERVATIVE-TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS IN DIRECT CONTACT WITH CONCRETE OR MASONRY.
- PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD BACKING AT ALL ELECTRICAL, PHONE, AND SECURITY SYSTEM PANELS.
- PROVIDE FIRE-RESISTANT TREATED WOOD BLOCKING FOR SECURE ANCHORAGE OF ALL SHELVES, RUNNING TRIM, RAILINGS, SUSPENDED ITEMS, DOOR-STOPS, GRAB-BARS, AND OTHER SIMILAR WOODWORK, HARDWARE, SPECIAL TIES, ACCESSORIES, FIXTURES, OR EQUIPMENT.
- PAINT OR COAT ALL EXPOSED SURFACES OF CONSTRUCTION UNLESS NOTED OTHERWISE OR IF SURFACES ARE PRE-FINISHED OR GALVANIZED. UNLESS NOTED OTHERWISE, COLOR TO BE WHITE OR OWNER APPROVED EQUAL. INTERIOR FACE OF PRE-CAST CONCRETE WALLS TO BE DYED WHITE BY FABRICATOR WITH DYE APPROPRIATE FOR CONCRETE WALL SYSTEM. REFER TO PROTECTIVE COATINGS SPECIFICATIONS.
- ALL OPENING DIMENSIONS ARE NOMINAL. THE CONTRACTOR SHALL FIELD MEASURE ALL OPENINGS AND COORDINATE WITH THE APPROPRIATE SUPPLIER FOR ALL DOORS.
- ALL CONDUITS, PLUMBING, PIPING, DUCTWORK, AND OTHER EQUIPMENT EXPOSED TO VIEW SHALL BE LOCATED PARALLEL OR PERPENDICULAR TO THE STRUCTURAL FRAMING SYSTEM.
- PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS, WHERE REQUIRED.
- ARCHITECTURAL DETAILS ARE APPLICABLE WHERE INDICATED BY SECTION CUT, BY NOTE, OR BY DETAIL TITLE. PROVIDE SIMILAR DETAILS AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY REQUEST A CLARIFICATION IF REQUIRED, OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
- PROVIDE FIRE-STOPPING SYSTEMS AT TOP OF AND AT ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS.
- SEAL ALL EXTERIOR BUILDING JOINTS AT BOTH THE EXTERIOR AND INTERIOR SURFACES AGAINST MOISTURE AND AIR INFILTRATION.
- SEAL AROUND ALL DOOR FRAMES, WALL-MOUNTED FIXTURES AND EQUIPMENT TO ADJACENT WALL SURFACES.
- THE CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION.
- ALL WORK MUST BE OF GOOD QUALITY, FREE FROM DEFECTS, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (IFC) DOCUMENTS AND CLIENT SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PENETRATIONS IN THE STRUCTURE FOR THE PROPER INSTALLATION OF THE WORK. REFER TO STRUCTURAL DRAWING FOR SECONDARY FRAMING AND OR REINFORCING REQUIRED AT PENETRATIONS IN STEEL, OR CONCRETE.
- BRACE PARTITIONS, SUSPENDED ITEMS, ETC. ONLY TO STRUCTURAL ELEMENTS ABOVE. DO NOT ANCHOR TO PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.
- EXTEND ALL FLOORING COMPLETELY INTO RECESSES AND BEHIND ALL EQUIPMENT.
- ALL BUILDING SYSTEMS AND COMPONENTS SHOULD BE REVIEWED AGAINST LOCAL CLIMATE, LOCAL BUILDING CODE, AND ANY SPECIAL REQUIREMENTS PER SITE SELECTION.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND DISTRIBUTION OF ALL CONSTRUCTION (IFC) DRAWINGS AND SPECIFICATIONS FROM ALL DISCIPLINES TO AND WITH ALL THE NECESSARY SUBCONTRACTORS AND CONSTRUCTION TRADES CONSTRUCTING THE BUILDING.
- THE CONTRACTOR SHALL PROVIDE ACCESS DOORS OR PANELS AS REQUIRED FOR SERVICING OF PIPING, DUCTWORK, CABLE TRAYS, FIRE DAMPERS AND SIMILAR APPLICATIONS. ALL PROPOSED ACCESS DOOR LOCATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

1.1 GENERAL SCOPE OF WORK

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES, OSHA, AND ALL OTHER APPLICABLE CODES, RULES, REGULATIONS AND ORDINANCES AND BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR, AS USED IN THESE DOCUMENTS, REFERS TO: THE GENERAL CONTRACTOR, OR (DEPENDING UPON THE PROJECT DELIVERY APPROACH) THE AT-RISK CONSTRUCTION MANAGER, AND BY INFERENCE, THE SUB-CONTRACTORS, OR SUPPLIERS OF ANY PRODUCT, COMPONENT, DEVICE, EQUIPMENT OR MATERIAL OF ANY KIND REQUIRED TO COMPLETE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS, REGARDLESS OF AFFILIATION OR RELATIONSHIP TO THE GENERAL CONTRACTOR ON THE PROJECT. THE INTENT IS TO ENSURE THAT ALL PARTIES TO THE WORK PROVIDE ALL WORK IN CONFORMANCE WITH ALL PROJECT REQUIREMENTS AND MEET ALL PROJECT SPECIFIC INSURANCE REQUIREMENTS, OWNER'S PROJECT RULES AND REGULATIONS, AND ALL SECURITY PROTOCOLS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY OWNER'S DESIGNEE OF ANY OMISSIONS, DISCREPANCIES AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE DRAWINGS INDICATE SCHEMATICALLY THE EXTENT, GENERAL CHARACTER, AND LOCATION OF THE WORK INCLUDED IN THE SCOPE OF THE PROJECT, BUT DO NOT INCLUDE EVERY COMPONENT (I.E. FASTENERS, ETC.). MINOR DETAILS, COMPONENTS OR REQUIREMENTS THAT MAY HAVE BEEN OMITTED, BUT ARE REQUIRED TO COMPLETE THE WORK IN A PROFESSIONAL AND WORKMANLIKE MANNER, SHALL BE PROVIDED AND INCLUDED AT NO ADDITIONAL COST.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL WORK THAT IS OBVIOUS OR READILY APPARENT AS NECESSARY AND REASONABLY REQUIRED TO COMPLETE THE WORK OF EACH SYSTEM, COMPONENT OR SUB-SYSTEM TO ACHIEVE THE REQUIRED FUNCTIONALITY AND THE DESIGN AND AESTHETIC INTENT OF THE DRAWINGS.
- THE GENERAL SCOPE OF WORK NOTES CONTAINED HEREIN ARE NOT INTENDED TO REPRESENT ALL OF THE CONTRACTOR'S RESPONSIBILITIES AND PROJECT REQUIREMENTS. OWNER MAY HAVE ADDITIONAL PROJECT REQUIREMENTS CONTAINED IN THE AGREEMENT AND OTHER DOCUMENTS OR EXHIBITS TO THE AGREEMENT. ALL AGREEMENTS, INSTRUCTIONS, GENERAL WORK NOTES, PROJECT MANUALS AND THE WORKING DRAWINGS SHALL BE DILIGENTLY EXECUTED TO THE BEST OF CONTRACTOR'S ABILITY SO THAT THE WORK IS COMPLETED IN A PROFESSIONAL AND WORKMANLIKE MANNER CONSISTENT WITH THE INTENT OF ALL THE DOCUMENTS.

1.2 DEFINITIONS

- "BY OTHERS" OR "N.I.C." DENOTES WORK TO BE PROVIDED BY OWNER OR A CONTRACTOR OTHER THAN THE CONTRACTOR(S) ASSIGNED TO THIS PROJECT AND IS NOT TO BE INCLUDED AS PART OF THE CONSTRUCTION AGREEMENT. THE CONTRACTOR(S) FOR THE WORK OF THIS AGREEMENT MUST COORDINATE THE WORK OF OTHERS SO THAT THE PROJECT IS COMPLETED IN A SEAMLESS AND INTEGRATED MANNER.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE DISSIMILAR MATERIALS OR FINISHED FACES IN THE SAME PLANE.
- "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS OR DETAILS UNLESS NOTED OTHERWISE (U.N.O.). DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR OR ARE INITIALLY REFERENCED.

1.3 EXECUTION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS ASSOCIATED WITH THE SCOPE OF THIS PROJECT AND ARRANGING FOR AND COORDINATING ALL REQUIRED INSPECTIONS AND OBTAINING ALL NECESSARY APPROVALS OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES OR OTHER MEANS OF PROTECTION AS REQUIRED FOR THE EFFICIENT, SAFE AND SECURE COMPLETION OF THE WORK.
- THE CONTRACTOR AND ALL ASSOCIATED SUB-CONTRACTORS SHALL EACH INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY INCIDENTALS REQUIRED FOR THE COMPLETION OF THE WORK INDICATED HEREIN, SPECIFIED BY THE DRAWINGS AND NOTES, AND REASONABLY INFERRED AS REQUIRED FOR A COMPLETE AND WORKMANLIKE INSTALLATION. THIS INCLUDES ALL NECESSARY SCAFFOLDS, GUARDRAILS AND PROTECTION REQUIRED TO COMPLY WITH ALL LAWS, REGULATIONS, AND OSHA REQUIREMENTS.
- INSTALL ALL MATERIALS, SYSTEMS, FINISHES, PRODUCTS AND EQUIPMENT IN STRICT ACCORDANCE WITH ALL PRINTED MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS AND IN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS.
- EACH CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER OF ANY PRODUCT, SYSTEM, COMPONENT, MATERIAL OR FINISH IS INDIVIDUALLY RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH THE APPLICABLE CODES AND STANDARDS, THE DRAWINGS, GENERAL NOTES, FIELD CONDITIONS AND PROJECT REQUIREMENTS THAT APPLY TO THEIR WORK AND FOR COMPONENTS THAT ARE ADJACENT TO AND AFFECTED BY THEIR WORK. EACH CONTRACTOR MUST VERIFY ALL FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO THE ORDER OF ANY COMPONENT REQUIRED FOR THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE OWNER OR OWNER'S DESIGNEE BEFORE PROCEEDING WITH ANY WORK IN QUESTION OR ANY RELATED WORK.
- CONTRACTOR SHALL CLEAN UP DEBRIS INSIDE AND OUTSIDE THE WORK SITE WHICH HAS BEEN CAUSED BY THE WORK ON A DAILY BASIS. ACCUMULATED DEBRIS THAT MAY CAUSE A HAZARDOUS CONDITION MAY BE REQUIRED TO BE CLEANED UP MORE FREQUENTLY THAN A DAILY BASIS.
- DO NOT SCALE DRAWINGS. DIMENSIONS ARE FROM FINISHED FACE (NOT INCLUDING APPLIED MATERIALS) UNLESS NOTED OTHERWISE (U.N.O.).
- "CLEAR" OR "HOLD" DIMENSIONS SHALL NOT VARY MORE THAN 1/8" FROM SIDE TO SIDE, FRONT TO BACK, FINISHED SURFACE TO FINISHED SURFACE. A CLEAR OR HOLD DIMENSION SHALL TYPICALLY BE A MINIMUM OF THE CLEAR DIMENSION REQUIRED WITH THE VARIANCE BEING SLIGHTLY LARGER.
- CONTRACTOR MUST PROTECT ANY AND ALL SURFACES, FINISHES, PRODUCTS AND EQUIPMENT THAT ARE INSTALLED PRIOR TO OCCUPANCY AND ARE IN THE ACTIVE WORK AREA AND MAY BE SUBJECT TO ACCIDENTAL DAMAGE OR ABUSE, DIRT, DUST, STAINING, OIL, GREASE OR OTHER FOREIGN MATTER. THIS INCLUDES WITHOUT LIMITATION, OWNER EQUIPMENT, LIGHT FIXTURES, FURNISHINGS, ACCESSORIES, ETC.
- CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST TO OWNER, FINAL TOUCH-UP OF PAINTED SURFACES THAT MAY BE NECESSITATED BY THE WORK OF THE TRADES AND INSTALLATION OF EQUIPMENT BY CONTRACTOR AND/OR OWNER. ODES, RULES, REGULATIONS AND ORDINANCES AND BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- ALL PENETRATIONS THROUGH WALLS, REGARDLESS OF CONSTRUCTION TYPE (CONCRETE, CONCRETE MASONRY, PRECAST, ETC) SHALL BE SEALED WITH APPROVED MATERIALS. ON-RATED WALLS SHALL RECEIVE CAULKING OR SEALANTS WITH MINIMUM SERVICE LIFE OF 30 YEARS. FIRE RATED WALLS OR BARRIERS SHALL RECEIVE, DEPENDING UPON THE SIZE OF THE GAP AT THE PENETRATIONS, APPROVED FIRE CAULK, HIGH DENSITY SILICONE ELASTOMER OR FIRE PILLOWS. ANY MATERIALS USED IN FIRE RATED WALLS OR BARRIERS MUST BE U.L. CERTIFIED, MUST BE INSTALLED IN A MANNER TO ACHIEVE THE REQUIRED FIRE RATING CONSISTENT WITH THE RATED WALL OR BARRIER, AND MUST PROVIDE A MINIMUM SERVICE LIFE OF 30 YEARS. ALL FIRE SEALS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL IN ACCORDANCE WITH ESTABLISHED SHOP DRAWING PROCEDURES.

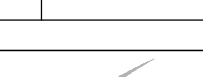
Digitally signed
by Kevin M
Schreiber
Date: 2025.02.24
17:40:35 -0500



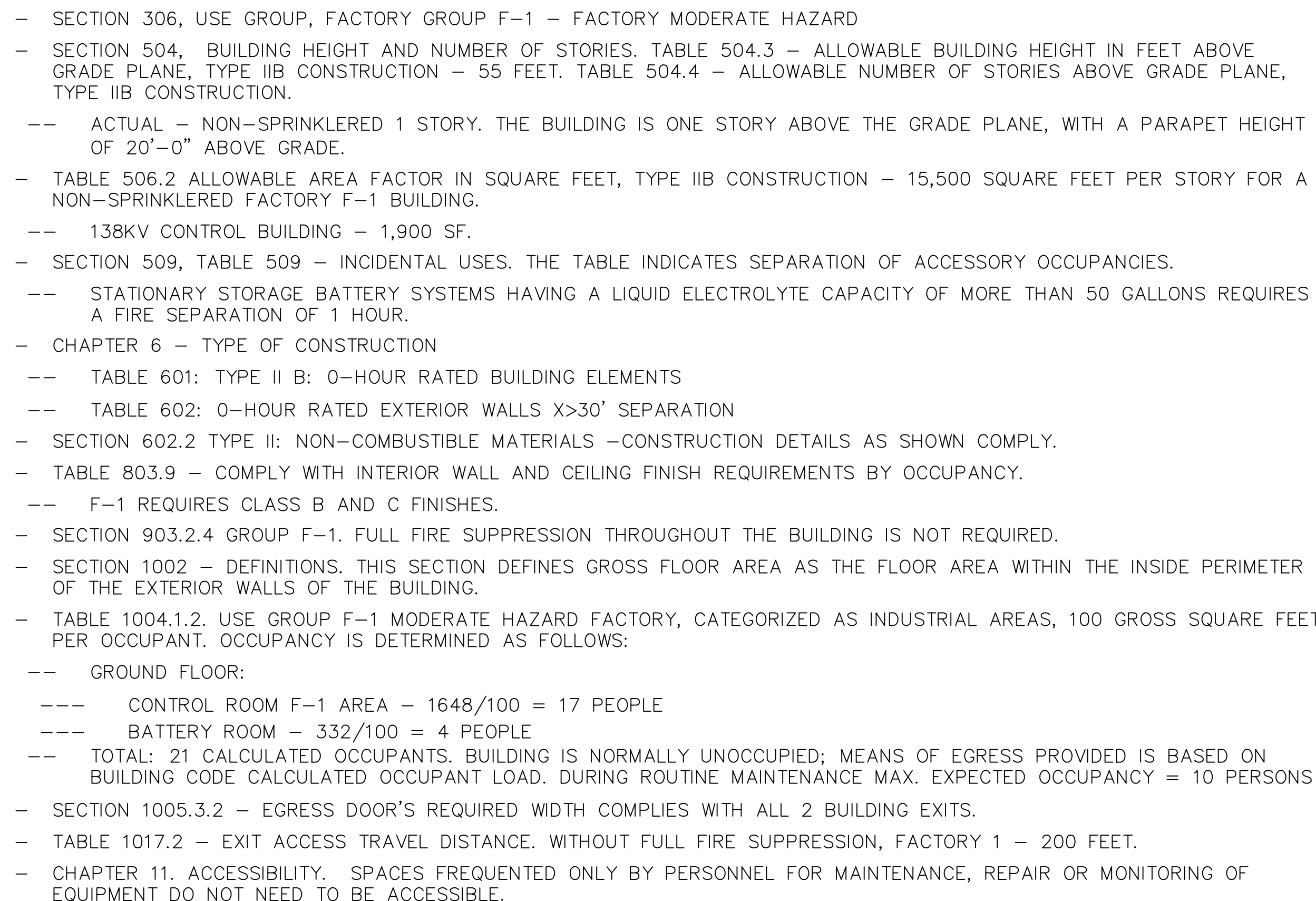
LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department
of Professional Regulation Registration
Number is 184-000106

ARCHITECTURAL DRAWING INDEX	
NUMBER	DRAWING NAME
181.4-1	OVERVIEW OF ARCHITECTURAL GENERAL NOTES AND ABBREVIATIONS, 138KV CONTROL BUILDING
181.4-2	LAYOUT OF 138KV CONTROL BUILDING
181.4-3	PLAN OF 138KV CONTROL BUILDING
181.4-4	PLAN OF 138KV CONTROL BUILDING, ROOF
181.4-5	ELEVATIONS OF 138KV CONTROL BUILDING
181.4-6	SECTIONS OF 138KV CONTROL BUILDING
181.4-7	SECTIONS OF WALL AND DETAILS 1, 138KV CONTROL BUILDING
181.4-8	SECTIONS OF WALL AND DETAILS 2, 138KV CONTROL BUILDING
181.4-9	OVERVIEW OF SCHEDULES AND DETAILS 1, 138KV CONTROL BUILDING

1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
			ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY		
PROJ. No.			15078-039		

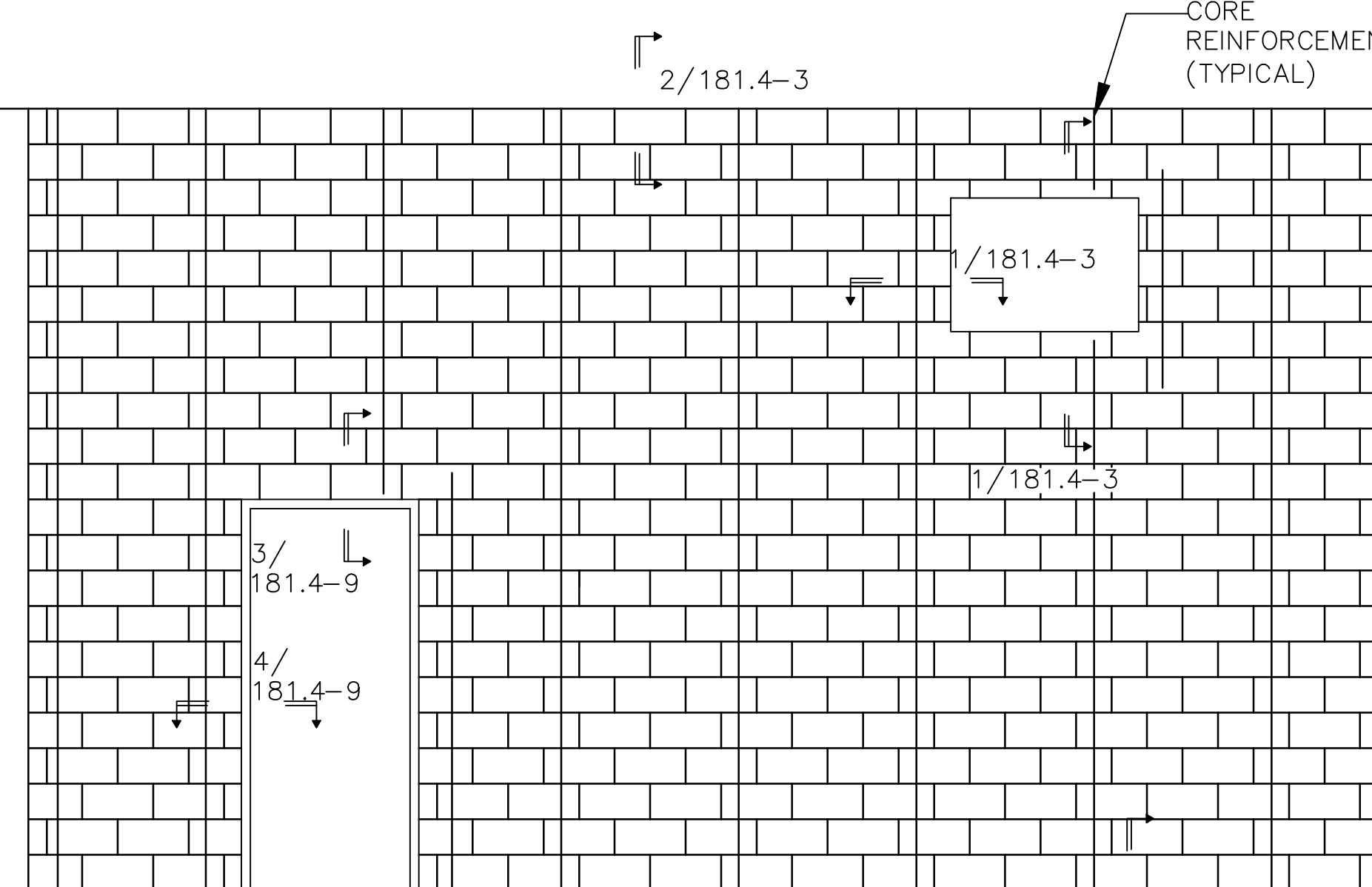
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TSS 181		COMPASS		DC 00 SC
SCALE 1/4" = 1'-0"	DATE 01-24-25	THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.		
DRAWN BY S&L				
ENG. BY S&L				
181.4-2 S2024-0727				

FLOOR PLAN GENERAL NOTES

- SEE DRAWING #181.4-1 FOR SHEET INDEX AND ARCHITECTURAL GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
- D## INDICATES DOOR NUMBER. SEE DOOR SCHEDULE ON DWG #181.4-9
- C# INDICATES WALL TYPE. SEE DWG #181.4-3 FOR WALL DETAILS.
- IF MECHANICAL HVAC UNITS HAVE TO BE RELOCATED FOR ANY UNFORESEEN SITE CIRCUMSTANCES, APPROVAL BY ENGINEER OF RECORD OR OWNER REQUIRED PRIOR TO RELOCATION.
- REFER TO DRAWING 181.4-10 FOR DIRECTION TO STRUCTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION.



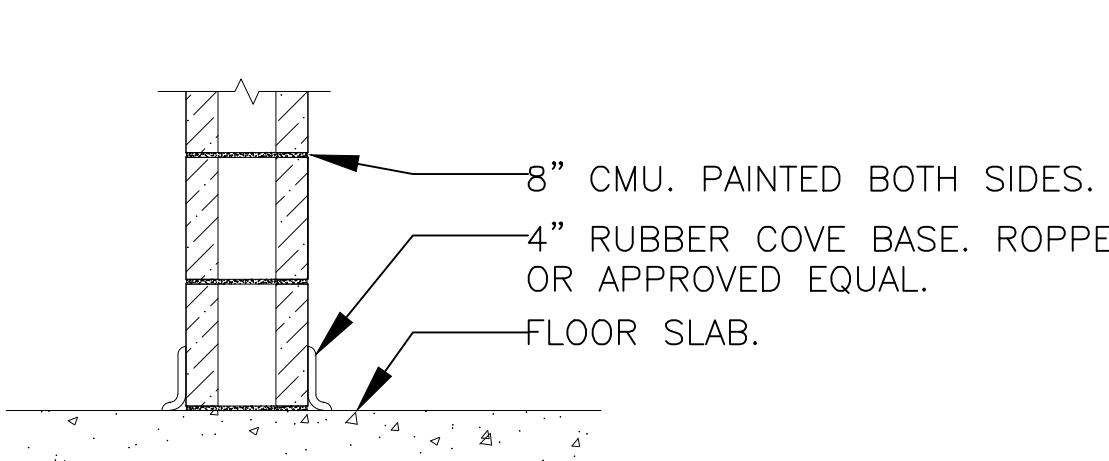
GENERAL CMU WALL ELEVATION FOR DETAIL KEY TAGS
NOT TO SCALE

TYPICAL BOLLARDS, REFER TO
STRUCTURAL

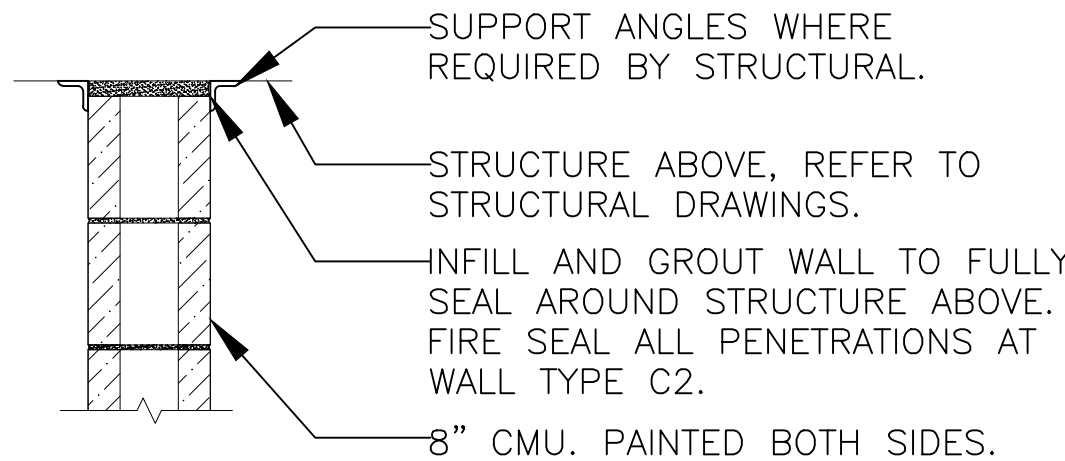
CONCRETE WALK OUT PAD,
TYPICAL AT EXIT DOORS REFER
TO STRUCTURAL

BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

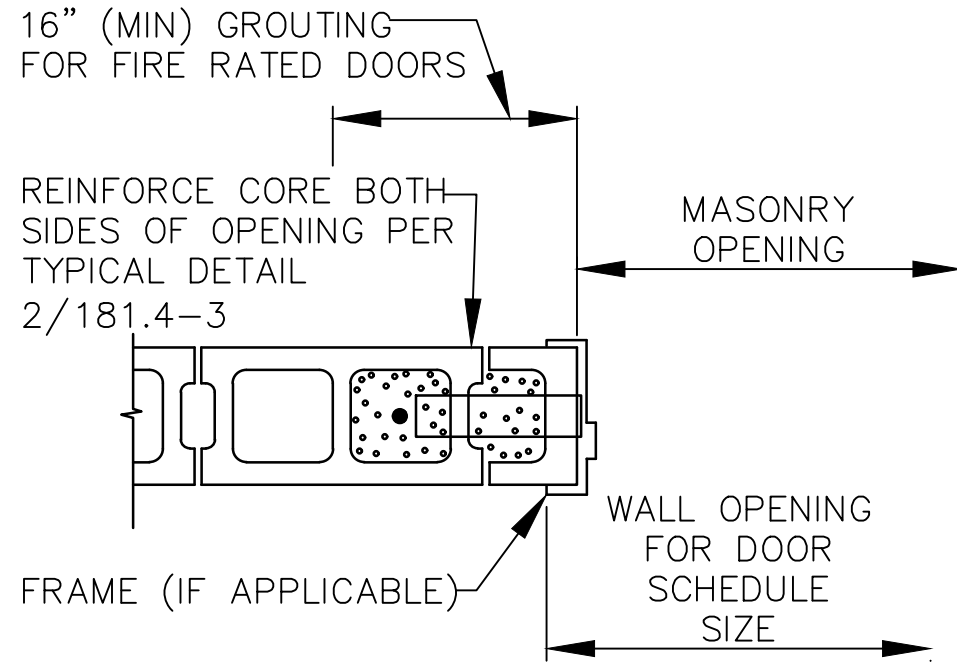
PARTITION TYPE C2					
PLAN		SECTION			
		HEAD	SEE HEAD DETAIL IN SCHEDULE BELOW.		
			8" CONCRETE MASONRY UNIT.		
		BASE	SEE BASE DETAIL IN SCHEDULE BELOW.		
TYPE	FIRE RATING	UL DESIGN NUMBER	HEAD	BASE	TYPE COMMENTS
C2	2-HR	N/A	181.4-3	181.4-3	8" CMU WALLS ARE MIN. 2HR RATING PER IBC 721.1(2).



WALL TYPE C2 BASE DETAIL
NOT TO SCALE



WALL TYPE C2 HEAD DETAIL
NOT TO SCALE



TYPICAL JAMB FOR MASONRY
WALL OPENING



LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department
of Professional Regulation Registration
Number is 184-000106



GRAPHIC SCALE
DRAWING SCALE- ARCH "D" - 1/4" = 1'-0"

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB



ANY MODIFICATION OR ADDITION TO THIS
DRAWING BY ANY ORGANIZATION OTHER
THAN SARGENT & LUNDY IS NOT THE
RESPONSIBILITY OF SARGENT & LUNDY
PROJ. No. 15078-039

REV	DATE	DESCRIPTION	TECH.	ENG.
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

comed[™] Commonwealth Edison Co.
AN EXELON COMPANY Chicago, Illinois

PLAN OF
138KV CONTROL BUILDING

TSS 181

COMPASS

SCALE 1/4" = 1'-0" DATE 01-24-25

DRAWN BY S&L

ENG. BY S&L

181.4-3_S2024-0727

DC 00
SC

THIS MATERIAL IS THE PROPERTY OF COMED
AND CONTAINS CONFIDENTIAL INFORMATION
WHICH MUST NOT BE DUPLICATED, USED OR
DISCLOSED OTHER THAN AS EXPRESSLY
AUTHORIZED BY COMED.

DOOR CANOPY
REFER TO 181.4-5

60 MIL. ROOFING MEMBRANE ON MINIMUM R-30
INSULATION W/VAPOR RETARDER. SYSTEM SHALL
BE A NON-COMBUSTIBLE DESIGN PER UL 790
CLASS A, WITH METAL DECKING CLASS 1 FIRE
CLASSIFIED. SEE ROOFING NOTES THIS DWG.

DOOR CANOPY REFER TO 181.4-5

PRE-FINISHED METAL COPING

WALKWAY PAD, TYP.

TPO COATED SCUPPER
BOX WITH PVC
DOWNSPOUT (TYP.)

ROOFING L.P. @ SCUPPERS
= EL+882'-4 3/4"

SCUPPER AND DOWNSPOUT (TYP.). 3
LOCATIONS TYPICAL. SEE ELEVATIONS.

ROOFING NOTES:

- 1) CLEAN AND PREPARE FOR MEMBRANE ROOFING. INSTALL 4'X4' POLYISO RIGID INSULATION WITH 2 PART POLYURETHANE ADHESIVE. THICKNESS SHALL BE DETERMINED BY EDGE CONDITIONS. RELIEF CUT INSULATION TO LAY FLAT OVER DECK SLOPE. INSTALL TAPERED INSULATION SADDLES AROUND ROOF DRAINS, SCUPPER INLETS AND EXHAUST HOODS. TAPER SHALL BE 1/2" PER FOOT SLOPE FOR SADDLES.
- 2) INSTALL WOOD FIBER TES PANELS TO SUMP INTO ROOF DRAINS & SCUPPERS FOR POSITIVE DOWNWARD SLOPE DRAINAGE.
- 3) INSTALL 1/2" 4'X4' DENS DECK BOARD OVER INSULATION WITH POLYURETHANE ADHESIVE.
- 4) INSTALL RUSS STRIP AT BASE OF PARAPET WALL WITH 1-1/2" TAPCON ANCHORS EVERY 2' ON CENTER.
- 5) FULLY ADHERE 60 MIL CARLISLE TPO FIELD SHEET. HEAT WELD ALL SEAMS. LONG SEAMS IN FIELD SHEETS TO BE COMPLETED UTILIZING MOTORIZED SEAM WELDER.
- 6) PROBE ALL SEAMS AND WELD REPAIR AS REQUIRED.
- 7) FULLY ADHERE WALL FLASHINGS UP OVER WALL AND CAP NAIL TO WOOD NAILERS.
- 8) INSTALL EXPANSION JOINTS PER PLANS. ANCHOR TO WOOD BLOCKING ON SIDES AND STRIP INTO FIELD SHEET.
- 9) FLASH CURBS, DRAINS, AND SCUPPERS PER DRAWING LOCATIONS.
- 10) APPLY CUT EDGE SEALANT TO ALL FIELD CUT SHEET EDGES.

LUMBER:

- 1) USE KILN-DRIED LUMBER FOR ALL LUMBER AND BLOCKING REQUIRED TO PROVIDE A NAILING SURFACE FOR OTHER COVERINGS. LUMBER SHALL BE SECURED TO WALL PANELS USING TAPCON ANCHORS.

METAL:

- 1) ALL NEW SHEET METAL TO BE TPO CLAD STEEL FROM ROOFING MANUFACTURER. SHOP BEND TO FORM ALL SHAPES NEEDED FOR COPING. COPING JOINTS TO BE COVERED WITH 6" TPO STRIPS WELDED TO BOTH COPING PIECES.

PLUMBING:

- 1) SCUPPER BOXES TO HAVE DROP IN BOTTOM TO ACCEPT DOWNSPOUTS WITH SEALED ELBOWS AND FITTINGS TO REACH GRADE. ANCHOR DOWNSPOUTS INTO WALL WITH 3 METAL STRAP ANCHORS PER DOWNSPOUT.

ROOFING PRODUCTS:

CARLISLE (NO SUBSTITUTES PERMITTED):

- 1) 60 MIL. REINFORCED TPO SURE WELD MEMBRANE-WHITE 10' X 100' ROLLS
- 2) SURE WELD ADHESIVE 5 GAL CONTAINERS
- 3) 1".1.5".2" POLYISOCYANURATE INSULATION, 4'X4', 20 PSI,
- 4) TAPERED POLYISO. INSULATION, 4'X4' 20 PSI
- 5) TPO RUSS STRIP, 6" X 100', WHITE, PEEL & STICK
- 6) 18" TES BOARD 0-1.5"
- 7) 60 MIL TPO FLASHING 24"X50' WHITE
- 8) 45 MIL REINFORCED TPO FLASHING 6"X100' WHITE
- 9) TPO MEMBRANE PRIMER
- 10) UNIVERSAL SINGLE PLY SEALANT
- 11) TPO CUT EDGE SEALANT
- 12) WATER CUT OFF MASTIC
- 13) WEATHERED MEMBRANE CLEANER
- 14) TPO T-JOINT CORNER COVER, WHITE
- 15) TPO OUTSIDE CORNER COVER, WHITE
- 16) 1" TERM BAR WITH HOLES
- 17) 2" SEAM FASTENER PLATES
- 18) 1-1/4" HP FASTENERS
- 19) TPO COATED METAL 4'X10'
- 20) FAST ADHESIVE DUAL CARTRIDGE
- 21) LAP SEALANT

GEORGIA PACIFIC:

- 1) DENS DECK ROOF BOARD 1/2", 4'X4'

KARNAK:

- 1) RUBBERIZED ROOFING CEMENT
- 2) PLASTIC ROOFING CEMENT
- 3) POLYESTER REINFORCING MESH, 6", 24"
- 4) 102 CONCRETE DECK PRIMER, 5 GALLON CONTAINERS

BASF:

- 1) SONNEBORN NP-1 ONE PART URETHANE CAULK

GAF:

- 1) RUBEROID TORCH DOWN SMOOTH MODIFIED BITUMEN, 39-5/8" WIDE X 32'-3" LONG X 0.148 (3.8MM) THICK

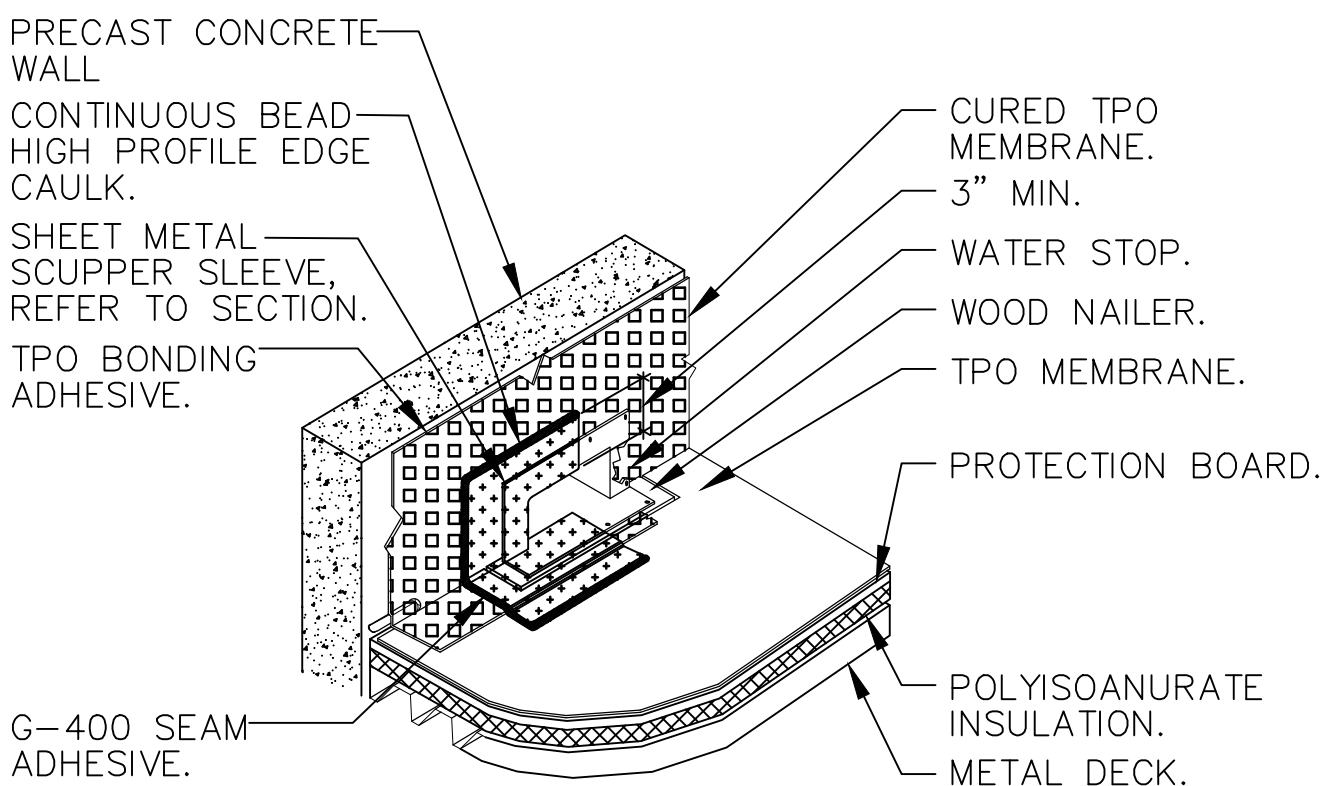
DOW CHEMICAL:

- 1) FIRE-RESISTANT INSULATING FOAM SEALANT (RED CAN)

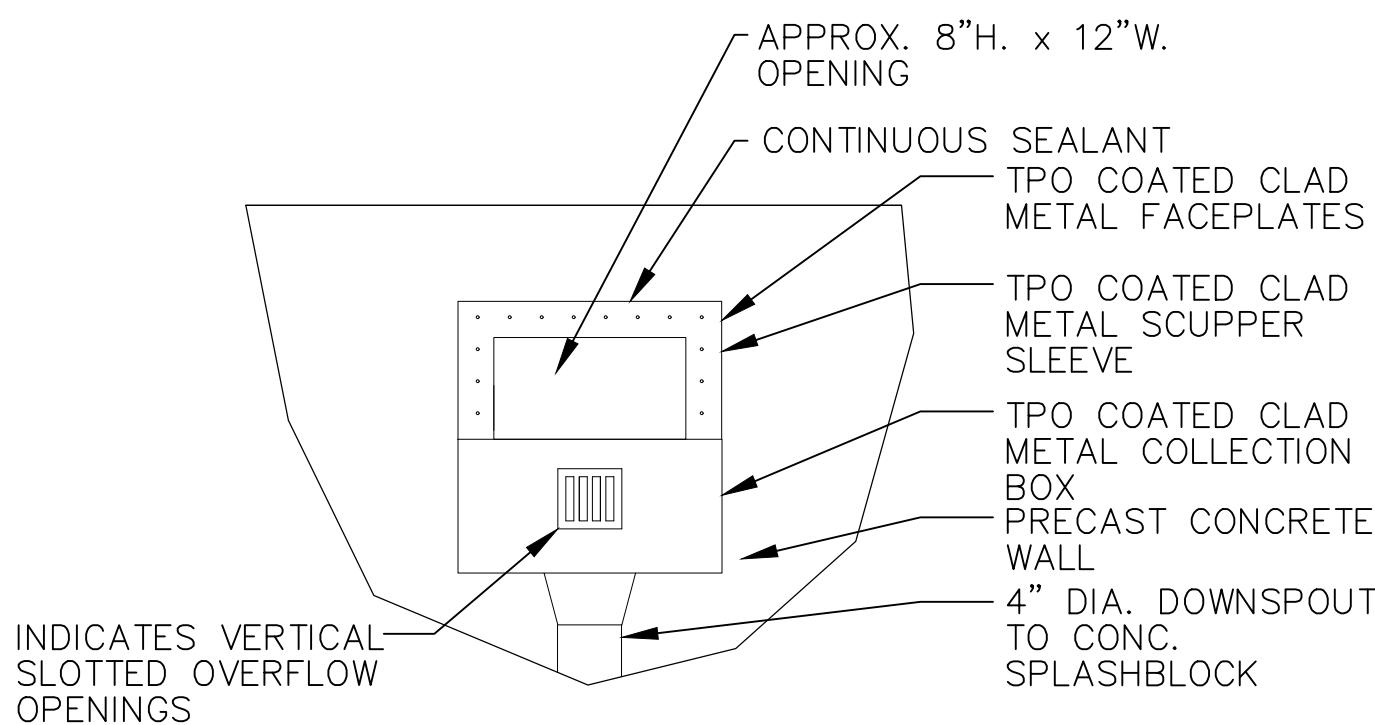
PLAN OF BUILDING - ROOF

SYMBOL LEGEND:

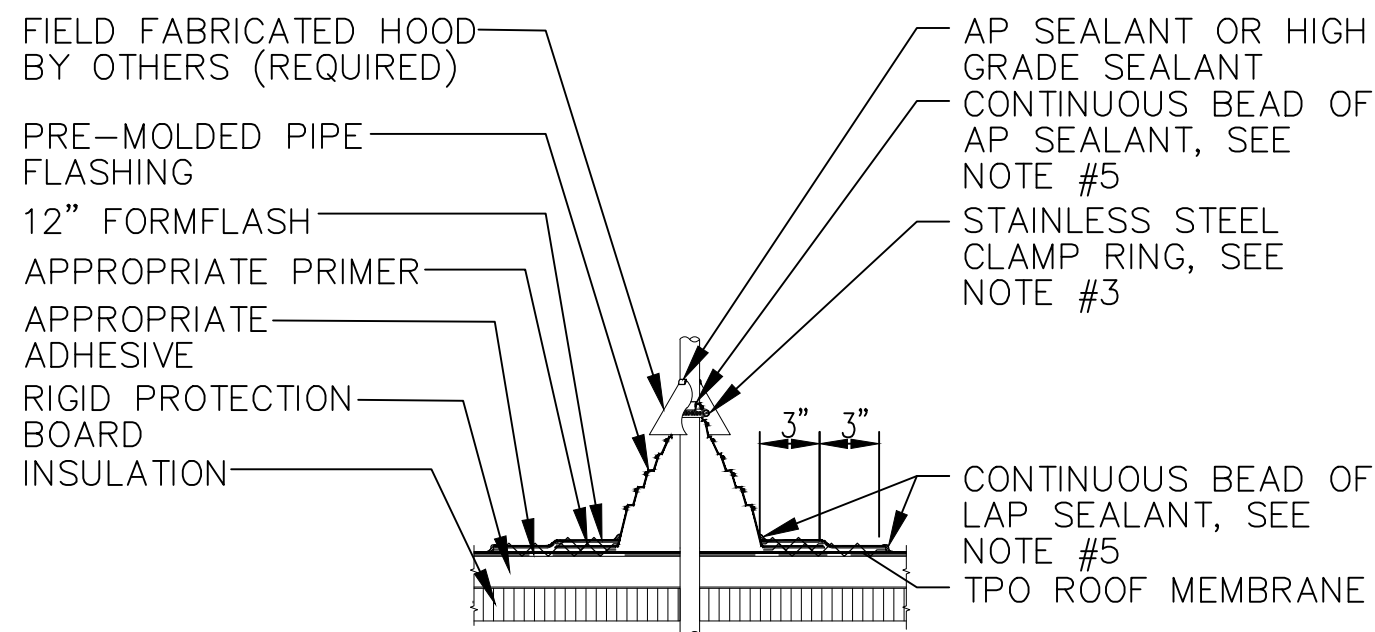
SLOPE
- INDICATES ROOF SLOPE



③ SCUPPER ISOMETRIC DETAIL
(REFER TO ROOF PLAN)



② SCUPPER DETAIL - EXT. ELEV.
SCALE: N.T.S.



GENERAL NOTES:

1. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
2. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
3. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
4. 12" FORMFLASH EXTENDING 1/4" (6 mm) FROM PIPE FLASHING WALL TO 3" (76 mm) BEYOND PIPE FLASHING.
5. APPLY AP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.
6. PRE-MOLDED PIPE FLASHING FITS 1" (25 mm) - 6" (152 mm) PENETRATION SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180°F.
8. FORMFLASH SHOULD BE WARMED TO ENSURE FORMABILITY.

① PIPE PENETRATION @
ROOF MEMBRANE
(REFER TO ROOF PLAN)



LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department
of Professional Regulation Registration
Number is 184-000106

Digitally signed
by Kevin M
Schreiber
Date: 2025.02.24
17:12:10-06'00'

GRAPHIC SCALE
DRAWING SCALE- ARCH "D" - 1/4" = 1'-0"

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB

	ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY
	PROJ. No. 15078-039

REV	DATE	DESCRIPTION	TECH.	ENG.
1				

Commonwealth Edison Co.
AN EXELON COMPANY Chicago, Illinois

PLAN OF
138KV CONTROL BUILDING
ROOF

TSS 181	COMPASS	DC 00
SCALE 1/4" = 1'-0"	DATE 01-24-25	THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.
181.4-4_S2024-0727		

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T/O PARAPET
EL: 886'-9"

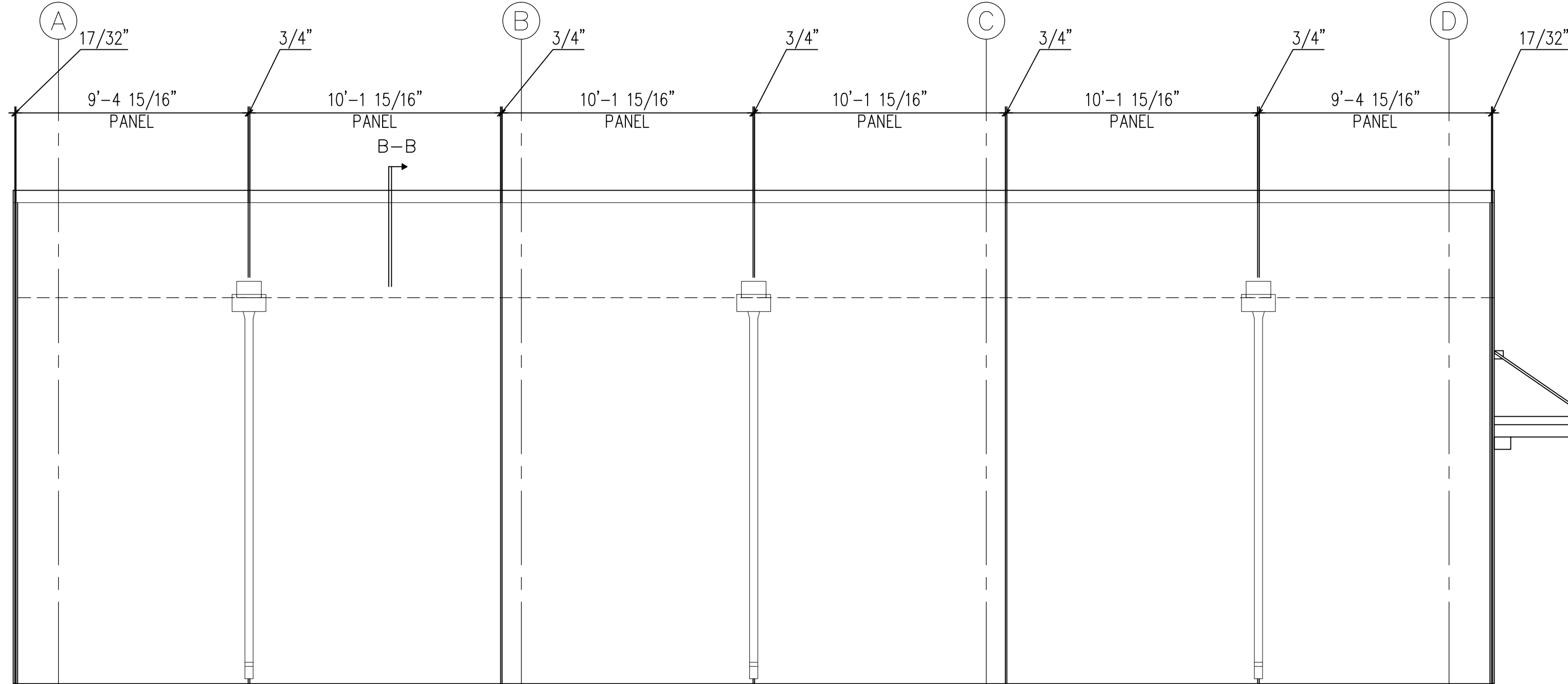
ROOFING LOW POINT
EL: 882'-4 3/4"

T/O SLAB
EL: 866'-9"

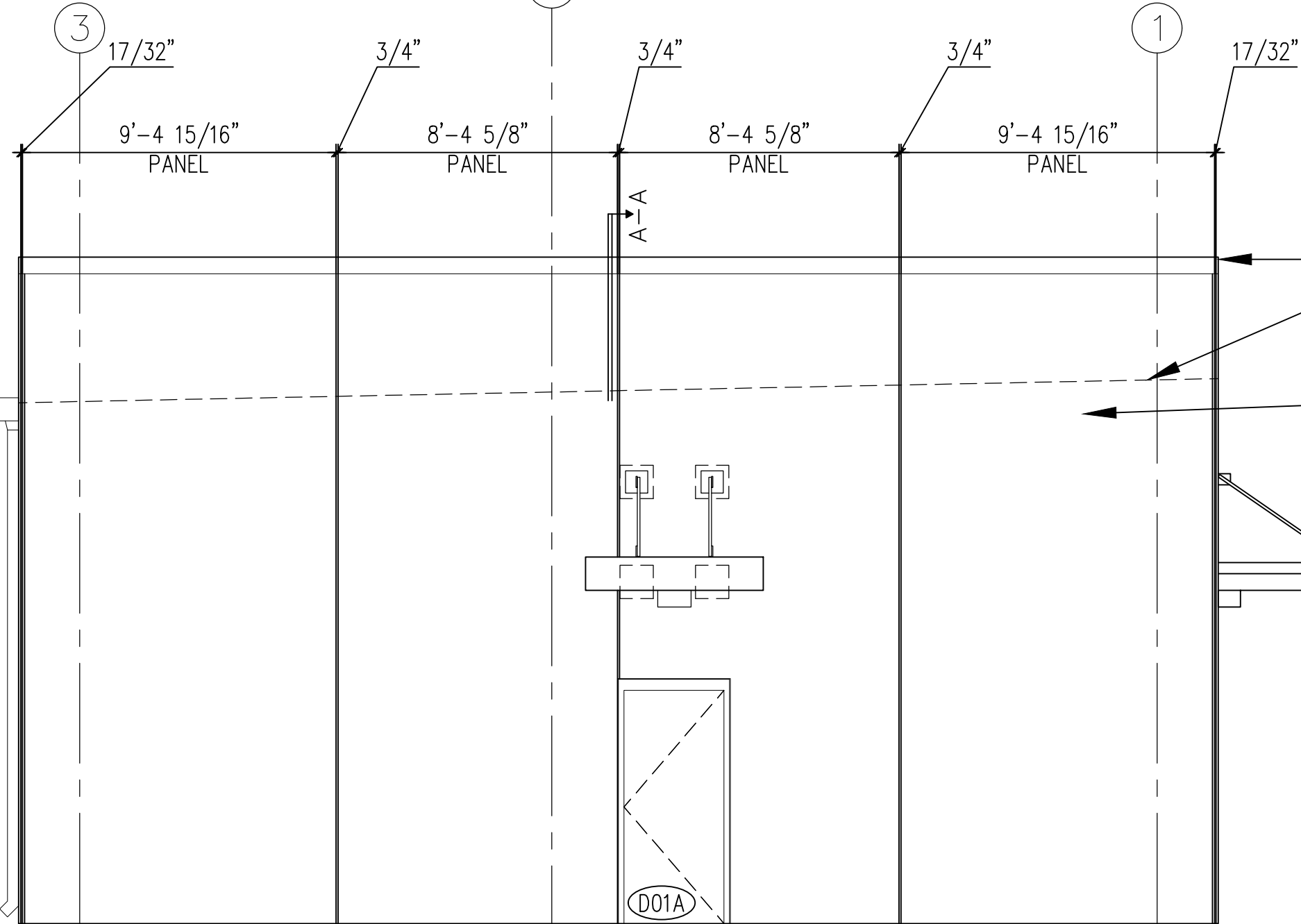
T/O PARAPET
EL: 886'-9"

ROOFING HIGH POINT
EL: 883'-1 1/4"

T/O SLAB
EL: 866'-9"

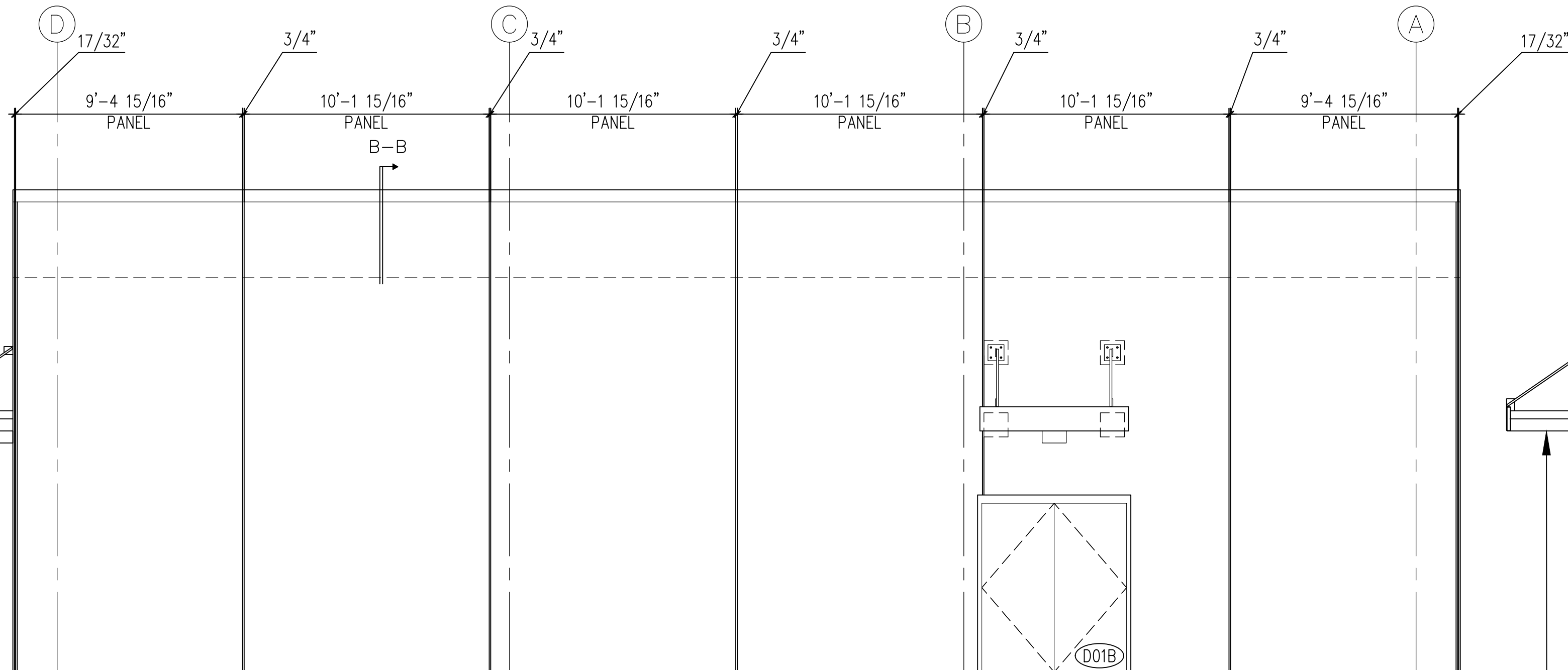


SOUTH BUILDING ELEVATION

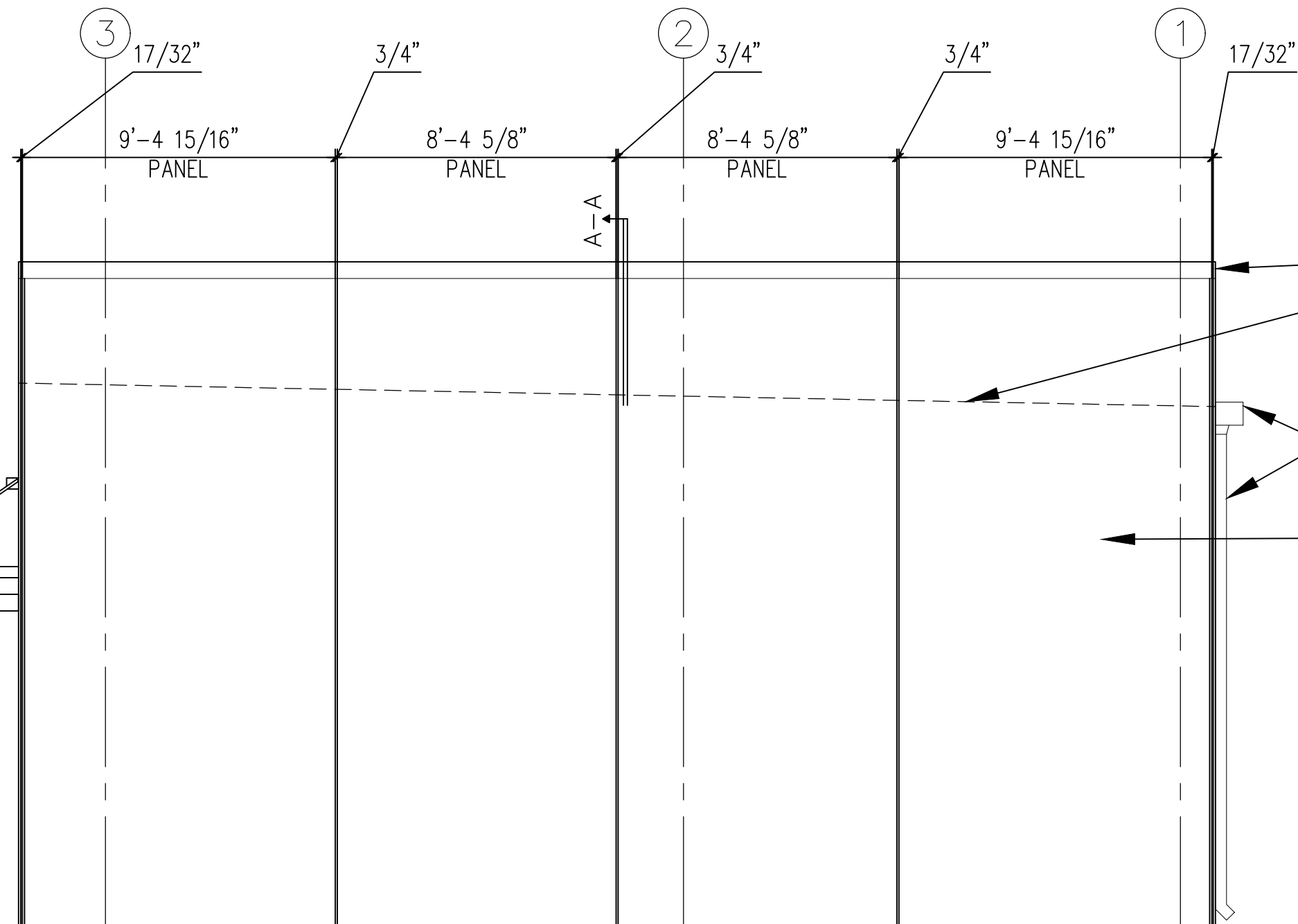


EAST BUILDING ELEVATION

METAL COPING (FINISH B)
DASHED LINE SHOWS APPROXIMATE LOCATION OF ROOF ON OPPOSITE SIDE OF WALL.
EXTERIOR FACE OF PRECAST CONCRETE SHALL BE EITHER FACTORY OR FIELD PAINTED WITH AN ELASTOMERIC COATING SUCH AS SHERWIN WILLIAMS CONFLX SHERLASTIC OR APPROVED EQUAL. MINIMUM TOTAL DRY FILM THICKNESS OF PAINT SYSTEM SHALL BE 12 MILS. COATING SYSTEM SHALL CONSIST OF ONE COAT OF LOXON CONCRETE AND MASONRY PRIMER, PLUS TWO COATS OF CONFLX SHERLASTIC ELASTOMERIC COATING OR APPROVED EQUAL. INTERIOR FACE OF PRECAST SHALL BE FACTORY WHITE OR FIELD PAINTED WHITE WITH 2 COATS SHERWIN WILLIAMS LOXON XP MASONRY COATING OR APPROVED EQUAL. SEE SPECIFICATIONS FOR APPROVED ALTERNATE SYSTEMS AND PRODUCTS (TYP). FINISH A.



NORTH BUILDING ELEVATION



WEST BUILDING ELEVATION

METAL COPING (FINISH B)
DASHED LINE SHOWS APPROXIMATE LOCATION OF ROOF ON OPPOSITE SIDE OF WALL.
SCUPPER AND DOWNSPOUT (TYP)
EXTERIOR FACE OF PRECAST CONCRETE SHALL BE EITHER FACTORY OR FIELD PAINTED WITH AN ELASTOMERIC COATING SUCH AS SHERWIN WILLIAMS CONFLX SHERLASTIC OR APPROVED EQUAL. MINIMUM TOTAL DRY FILM THICKNESS OF PAINT SYSTEM SHALL BE 12 MILS. COATING SYSTEM SHALL CONSIST OF ONE COAT OF LOXON CONCRETE AND MASONRY PRIMER, PLUS TWO COATS OF CONFLX SHERLASTIC ELASTOMERIC COATING OR APPROVED EQUAL. INTERIOR FACE OF PRECAST SHALL BE FACTORY WHITE OR FIELD PAINTED WHITE WITH 2 COATS SHERWIN WILLIAMS LOXON XP MASONRY COATING OR APPROVED EQUAL. SEE SPECIFICATIONS FOR APPROVED ALTERNATE SYSTEMS AND PRODUCTS (TYP). FINISH A.

PROVIDE COMMERCIAL METAL AWNING BY ARCHITECTURAL LOUVERS CO (HARRY LLC), MODEL H8CV, DOUBLE SIDED AWNING WITH 30PSF WIND LOAD RATING, FACTORY FINISHED WITH KYNAR 500 COLOR SELECTED BY OWNER. AWNING AT SIMILAR LOCATIONS WITH SINGLE PERSONNEL DOOR SHALL BE 6'-4" WIDE BY 3'-6" BY 8" FRAME DEPTH. PROVIDE (2) RIGGING SUPPORT. OPTIONAL TIEBACKS PER CANOPY. PROVIDE LED WALL PACK LIGHT FIXTURE AT EA. LOCATION. SEE ELECTRICAL DWGS. FOR REQMTS.

EXTERIOR FINISH SCHEDULE					
TAG	LOCATION	MANUFACTURER	PRODUCT	COLOR	REMARKS
FINISH A	PRECAST CONCRETE STAIN	REFER TO ELEVATION NOTE	REFER TO ELEV.	TO MATCH: RAL 7035, SEMI GLOSS FINISH.	1, 5, 6
FINISH B	EXTERIOR PAINTED METAL	BY FABRICATOR	BY FABRICATOR	BY FABRICATOR TO MATCH FINISH A, RAL 7035	1, 2, 3, 4, 5
SCHEDULE NOTES:					
1. ALL LOUVERS TO BE SHOP FINISHED TO MATCH FINISH B.			4. EXTERIOR DOORS TO BE FINISHED TO MATCH FINISH B.		
2. ALL METAL ELEMENTS NOT INDIVIDUALLY LISTED OTHERWISE TO BE SHOP FINISHED TO MATCH FINISH B.			5. PROVIDE SAMPLES OF ALL FINISHES TO OWNER FOR REVIEW AND APPROVAL.		
3. WINDOWS TO BE FINISHED TO MATCH WINDOW SCHEDULE ON DRAWING #181.4-9.			6. TYPICAL JOINT SEALANTS TO MATCH ADJACENT CONCRETE FINISH, CONTACT SARGENT & LUNDY W/ CONFLICTS OF CLARIFICATION QUESTIONS.		



Sargent & Lundy LLC's Illinois Department of Professional Regulation Registration Number is 184-000106



REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB

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PROJ. No. 15078-039

Commonwealth Edison Co. Chicago, Illinois	
ELEVATIONS OF 138KV CONTROL BUILDING	
TSS 181	COMPASS
SCALE 1/4" = 1'-0"	DATE 01-24-25
DRAWN BY S&L	ENG. BY S&L
181.4-5_S2024-0727	

E

T/O PARAPET
EL: 886'-9"

ROOFING LOW POINT
EL: 882'-4 3/4"

D

T/O SLAB
EL: 866'-9"

T/O GRADE @ BLDG
EL: 865'-9"

C

B

T/O PARAPET
EL: 886'-9"

ROOFING HIGH POINT
EL: 883'-1 1/4"

ROOFING LOW POINT
EL: 882'-4 3/4"

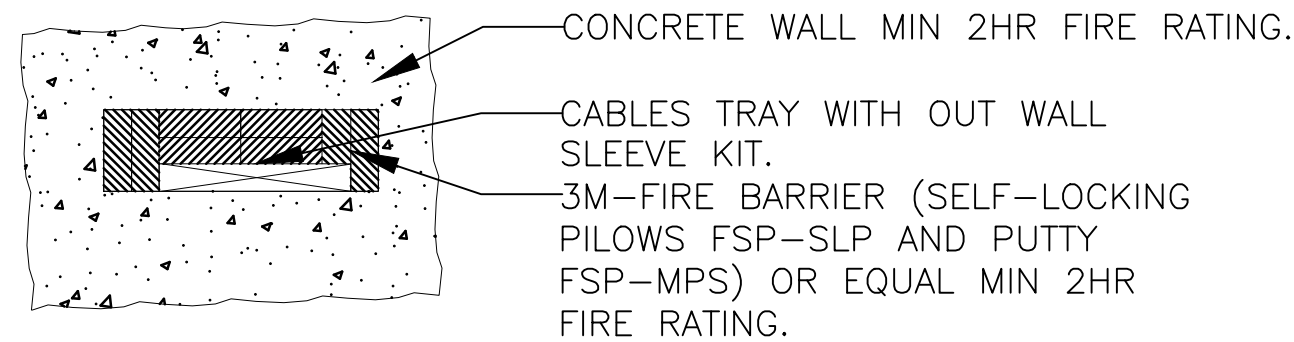
T/O SLAB
EL: 866'-9"

T/O GRADE @ BLDG
EL: 865'-9"

A

BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

PROVIDE CONTINUOUS 40 MIL
VAPOR BARRIER BELOW SLAB.

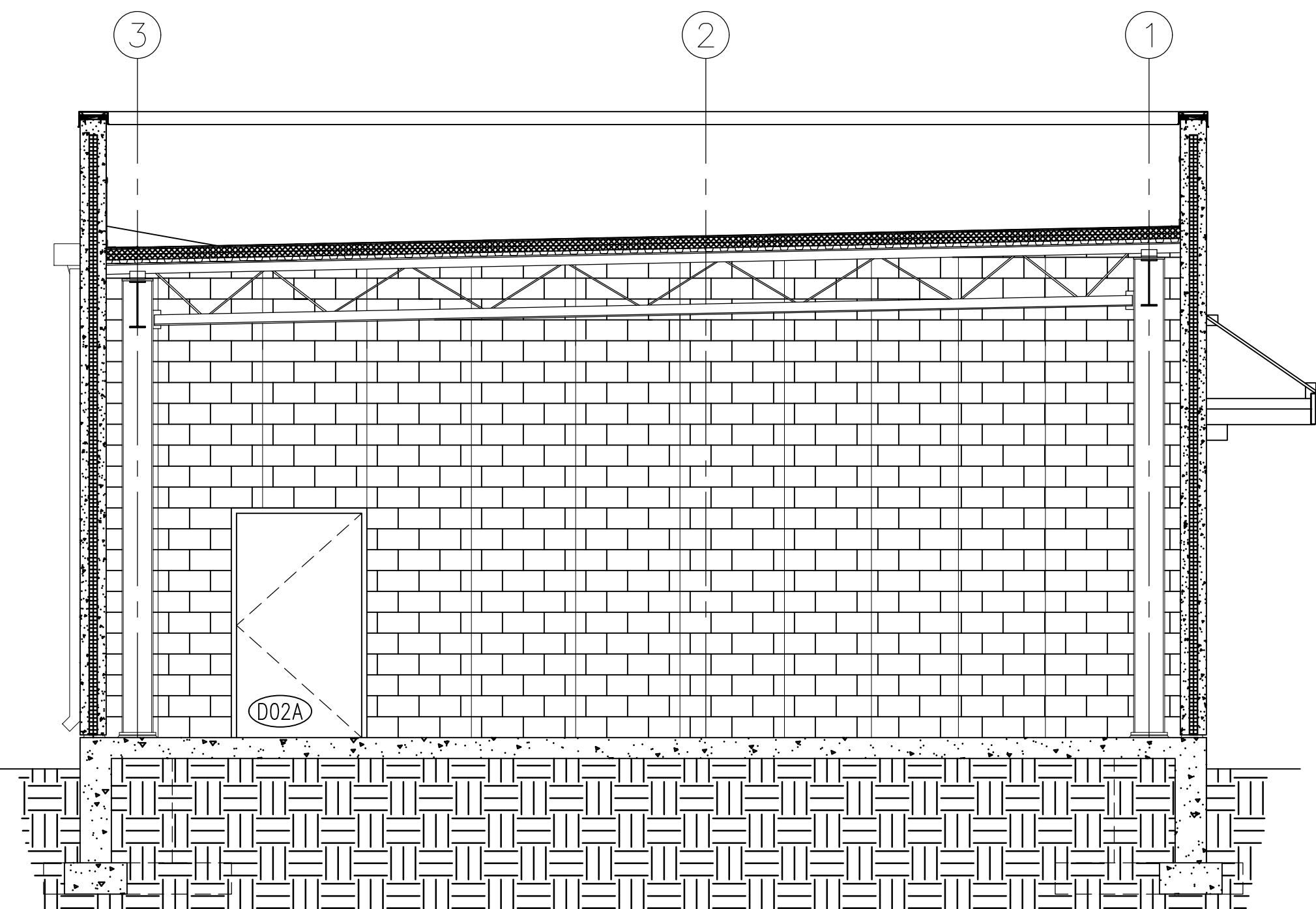


TYPICAL CABLE TRAY PENETRATION

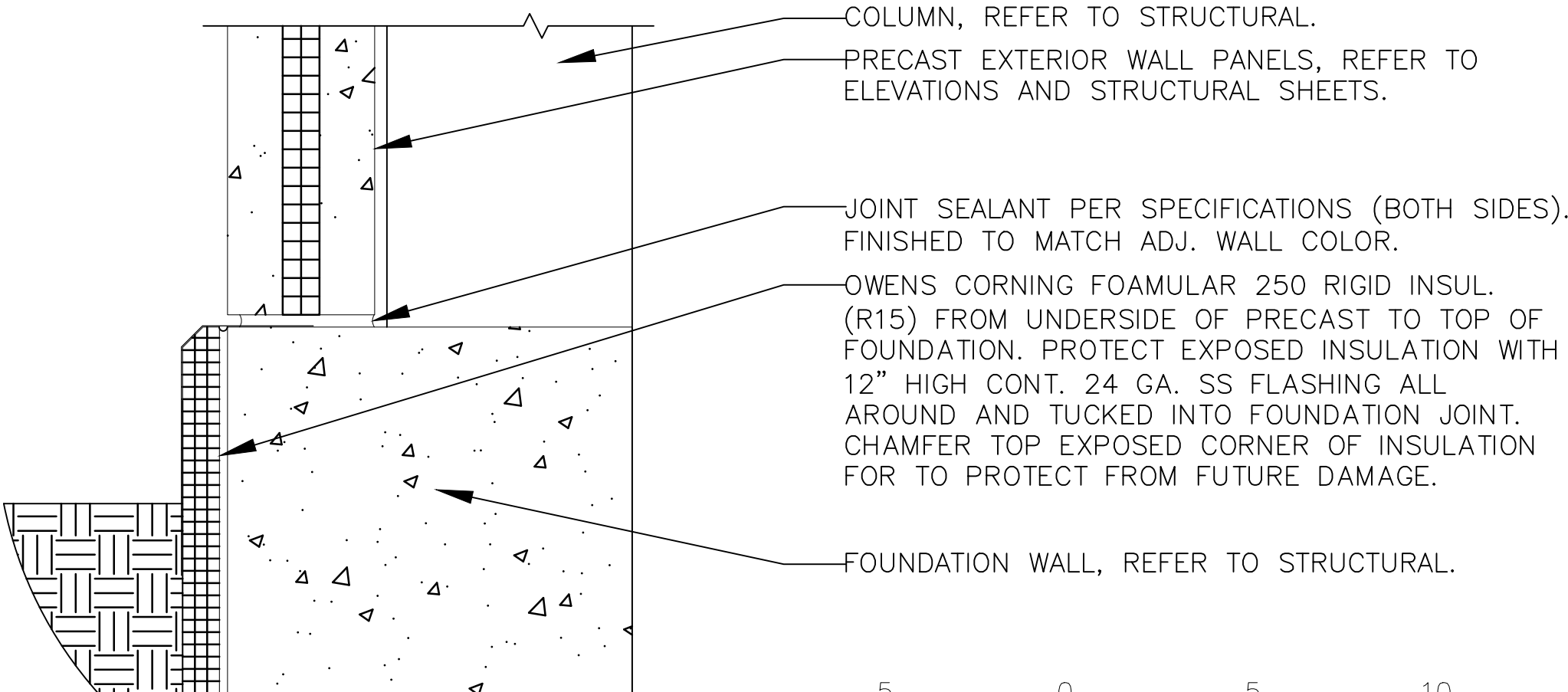
TYPICAL WALL SECTION:
- 10" TOTAL ASSEMBLY THICKNESS.
- EQUAL WIDTHS PRECAST CONCRETE,
EXTERIOR FINISHED PER ELEVATIONS,
INTERIOR FINISHED WHITE.
- 3" INSULATED CORE.
- ASSEMBLY R VALUE R-15 MINIMUM.
- ASSEMBLY FIRE RATING INHERENTLY 2
HOUR WITH CONCRETE THICKNESS.

TYPICAL DETAIL 2 ON
DRAWING #W-181.4-7

10'-8"



BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"



DETAIL 1 - EXTERIOR WALL SECTION
SCALE: NOT TO SCALE



GRAPHIC SCALE
DRAWING SCALE- ARCH "D" - 1/4" = 1'-0"

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB

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	PROJ. No. 15078-039

TYPICAL DETAIL 1 THIS
SHEET.

TYPICAL WALL SECTION
SCALE: NOT TO SCALE

REV	DATE	DESCRIPTION	TECH.	ENG.
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Commonwealth Edison Co.
AN EXELON COMPANY
Chicago, Illinois

SECTIONS OF
138KV CONTROL BUILDING

TSS 181	COMPASS	DC 00
SCALE 1/4" = 1'-0"	DATE 01-24-25	THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.
ENG. BY S&L		
181.4-6_S2024-0727		

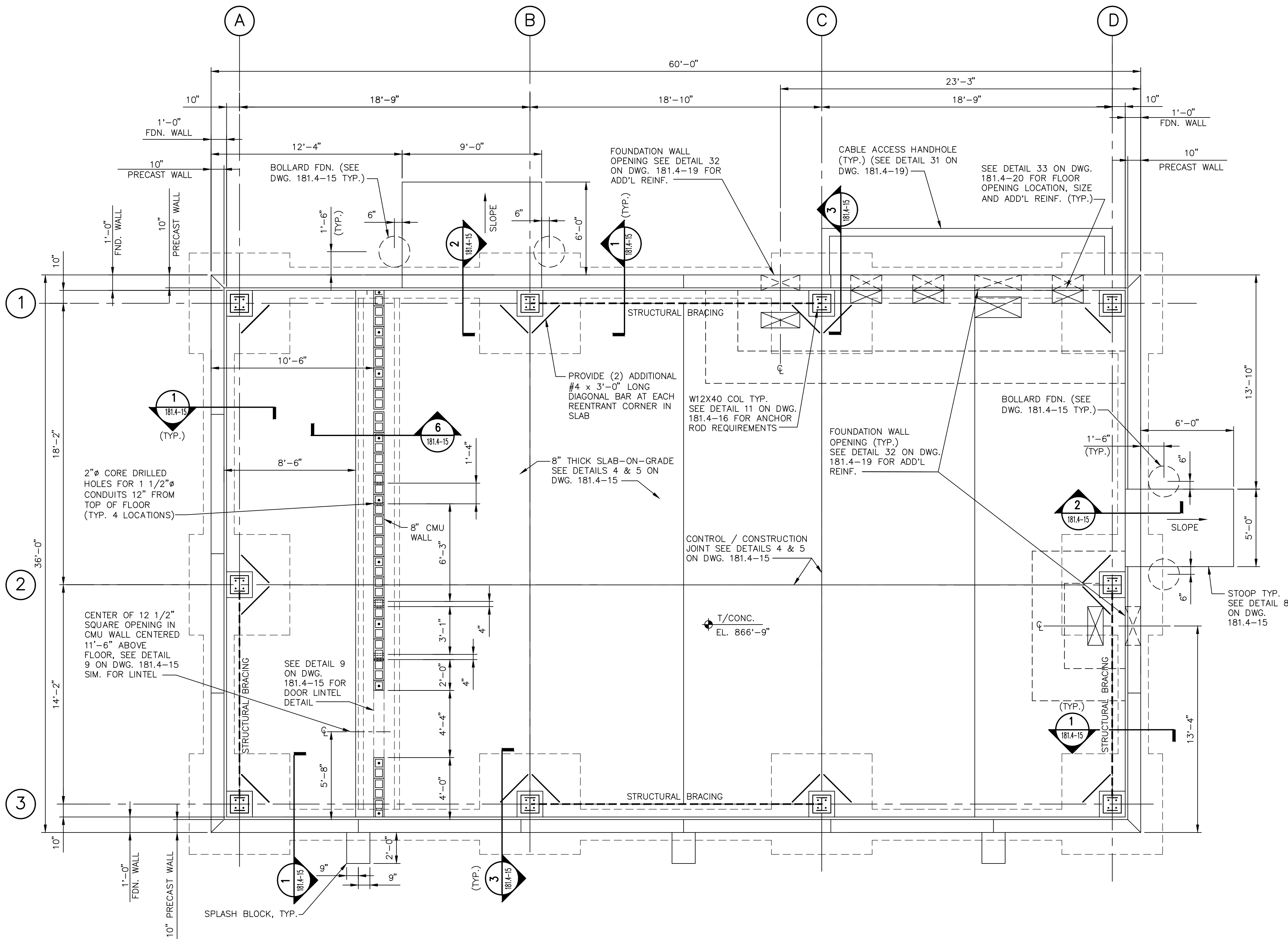


LICENSE EXPIRES: 11/30/26

Digitally signed by
Kevin M. Schreiber
DN: cn=Kevin M. Schreiber,
email=kschreiber@sl.com,
c=US, o=Sargent & Lundy, ou=Engineering,
serial=1712510600

Sargent & Lundy LLC's Illinois Department
of Professional Regulation Registration
Number is 184-000106

- NOTES:
1. FOR GENERAL NOTES SEE DRAWINGS 181.4-10 AND 181.4-11.
 2. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 3. FOR STRUCTURAL DETAILS SEE DRAWINGS 181.4-15 THRU 181.4-20.



FOUNDATION PLAN

- NOTES:
1. B/FOOTING EL. 860'-6"
 2. T/FDN. WALL AND PIER EL. 866'-9"
 3. T/SLAB EL. 866'-9"
 4. SEE DRAWING 181.4-14 FOR STRUCTURAL BRACING ELEVATIONS AND DETAILS
 5. SEE DRAWING 181.4-15 FOR TYPICAL CONCRETE DETAILS

REFERENCE DRAWINGS:

PLAN OF ROOF FRAMING 138KV CONTROL BUILDING 181.4-13

SECTIONS OF 138KV CONTROL BUILDING EXTERIOR WALL ELEVATIONS 181.4-14

SECTIONS OF STRUCTURAL DETAILS 1-33 138KV CONTROL BUILDING 181.4-15 THRU 181.4-20



LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department of Professional Regulation Registration Number is 184-000106

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR PERMIT W.O. #18270306	MDDR	KMS	KMS
1A	01-24-25	ISSUED FOR COMMENTS W.O. #18270306	MDDR	KMS	



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PROJ. No. 15078-039

1		DATE		DESCRIPTION		TECH.		ENG.	
comed		Commonwealth Edison Co. Chicago, Illinois							
AN EXELON COMPANY		PLAN OF FOUNDATION 138KV CONTROL BUILDING							
TSS 181		COMPASS		DC 00		SC			
SCALE 1/4"=1'-0"		DATE 12-19-24		THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.					
DRAWN BY S&L		ENG. BY S&L		181.4-12_S2024-0727					

Sound Level Study for COMPASS Substation Hoffman Estates, Illinois

Prepared For:

Mr. Kevin Batke
Senior Manager – EGIS
Sargent & Lundy
55 E. Monroe Street
Chicago, IL 60603

Project No. M240110

February 6, 2024 – Original Report
February 26, 2025 – Rev 1





**Sound Level Impact Evaluation for
Compass Substation
Hoffman Estates, Illinois**

Prepared For:
Sargent & Lundy

**February 6, 2024 – Original Report
February 26, 2025 – Rev 1**

Prepared By:
Mostardi Platt

Project No. M240110

CERTIFICATION STATEMENT

I certify that, based on information and belief formed after reasonable inquiry, the statements and information in the document are true, accurate and complete.

MOSTARDI PLATT

A handwritten signature in black ink, appearing to read 'J. Macak III', with a long horizontal flourish extending to the right.

Joseph J. Macak III
Principal Consultant
jmacak@mp-mail.com
Phone: 630-993-2127

February 26, 2025 (Rev 1)

Sound Level Impact Evaluation for Compass Substation

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APPENDIX

Appendix A	Design Information
Appendix B	Sound Level Readings and plus Meteorological Data During Background Testing

1.0 EXECUTIVE SUMMARY

Mostardi Platt was retained by Sargent & Lundy to perform a sound level evaluation for the Compass Substation located near 3333 Sears Parkway in Hoffman Estates, IL, and to collect 120-hour background ambient noise data. The new substation will consist of five (5) new 100 MVA standard noise transformers that will support a new data center.

The ambient study was performed to document existing daytime and nighttime sound levels with a Type I certified sound level meter for comparison with Illinois regulations.

The objective of the study was to determine if the noise levels for the substation would comply with applicable regulations and not cause an unacceptable increase in the background sound levels at the substation in Hoffman Estates, Illinois. Commercial properties west and south of the site could be impacted by the new transformers, and noise modeling demonstrates the extent of noise impacts.

The results demonstrate that the operation of the new substation with standard noise transformers will result in compliance with the applicable Illinois noise standards.

2.0 PROJECT SCOPE

This report presents the results of the background sound level study and evaluation of the proposed Compass Substation construction and operation in Hoffman Estates, Illinois. The project evaluated the construction of five (5) 100 MVA standard noise transformers that will support the power demand for the new data center to be built at the site of the former Sears Campus in Hoffman Estates.

The objectives of the study were to determine the current sound pressure levels at the site and surrounding community, to determine how the existing area compares with the Illinois noise standards, and to model the impact of the substation upgrade on the five nearest residences. The project required the following steps:

1. Conducting an ambient background sound level study (daytime and nighttime) to characterize the existing sound pressure levels surrounding the Compass substation.
2. Tabulating the sound pressure level data and calculating the sound power levels.
3. Organizing acoustical modeling and evaluation to determine the modeled impacts of the new transformer on the nearest residences. Preparing a report.

2.1 Mostardi Platt Project Team

Joseph J. Macak III – Principal Consultant
Dominique Barnes – Project Engineer
Mark Chamberlin – Senior Consultant

3.0 DEFINITIONS

Ambient Noise (Background Noise): Shall mean all of the encompassing noise associated with a given environment, usually being a composite of sounds from many sources near and far.

Amplitude: Shall mean the absolute value of the maximum displacement from zero value during one period of oscillation.

A-Weighted Sound Level: In decibels (dB(A)), a frequency weighted sound level, determined by the use of the metering characteristics and A-weighted network specified in ANSI S1. 4-1983 (R2006) "Specification for Sound Level Meters" and latest revisions thereof.

Class A Property: A residential property.

Class B Property: A business/commercial property.

Class C Property: Industrial property including electrical substations.

Daytime Hours: 7:00 am to 10:00 pm, local time.

Decibel (dB): Shall mean a standard unit of acoustic pressure measurement having a zero reference of 0.0002 microbar.

L_{feq}: The sound level, in decibels, equivalent to the total sound energy measured over a defined period of time. It is used as the average for the time period; however, it is not a simple arithmetic average because the meter measures decibel values logarithmically. The "f" in the acronym applies to the "frequency" setting of the analyzer.

L_fF₉₀: The 10th percentile sound pressure level (90% of the values are above this level), fast meter setting (F), measuring multiple octave band levels concurrently.

Nighttime Hours: 10:00 pm to 7:00 am, local time.

Octave Band Sound Pressure Level: The sound pressure level for the sound being maintained within the specified octave band. The octave band measurement frequencies in Hertz (cycles per second) are 31.5, 63, 125, 250, 500, 1000, 2000, 4000, and 8000.

Sound Power Level (PWL): A measure of the total airborne acoustic power generated by a noise source, expressed on a decibel scale referenced to some standard (typically picowatts, 10⁻¹² watts).

Sound Pressure Level (SPL): In decibels (dB), 20 times the logarithm to the base 10 of the ratio of the magnitude of a particular sound pressure to the standard reference pressure of 20 micro-Pascals.

4.0 APPLICABLE REQUIREMENTS

4.1 Site View

The Compass substation is located in a Hoffman Estates office district. It is bordered by Hoffman Estates office and manufacturing districts to the east, south, and southwest, as well as unincorporated Cook County public land districts to the north, residential district to the west, and commercial district to the northwest. Figure 1 shows the aerial view of the existing site, and Figure 2 shows a graphic of the site after building.

4.2 Hoffman Estates Municipal Code

4.2.1 Noise Limitations

The Village of Hoffman Estates has established limitations on noise from specific sources within the Hoffman Estates Code of Ordinances. The specific noise limitations applicable to the COMPASS substation are located in The Village of Hoffman Estates, IL Code of Ordinances, Chapter 7 – Offenses and Punishment, Article 8. – Public Nuisances, Sec. 7-8-3; and Chapter 9 - Zoning Code, Article 3. – General Requirements and Procedures Applicable Within Various Districts, Sec. 9-3-11.

Specifically, Section 7-8-3.C. Noise Pollution Standards, states ...

1. Any property use established in a Zoning District as defined and designated under [Chapter 9](#) of this Code shall be so operated as to comply with the performance standards governing noise set forth in the Cook County Noise and Vibration Control Regulations adopted November, 1973, with amendments.
2. Any emission of noise or earth-shaking vibration from any source in excess of the limitations established in or pursuant to this Code shall be deemed and is hereby declared to be a public nuisance, and may be subject to summary abatement procedures.
3. It shall be unlawful for anyone to cause excessive noises which may be detrimental to the health and well-being of an individual.

Section Sec. 9-3-11.B.1 of the - General requirements and performance standards states ...

1. Noise. No person, use or activity shall cause or allow the emission of sound beyond the boundaries of their property so as to violate any provision of [Chapter 8](#): Noise Regulations, Illinois Pollution Control Board Rules and Regulations, or the Illinois Environmental Protection Act.

In short, Hoffman Estates requires compliance with the Cook County Noise Ordinance and the requirements in the state of Illinois. The Illinois Pollution Control Board's noise regulations, originally established in 1973 under Chapter 8, have been updated and are now codified under Title 35: Environmental Protection, Subtitle H: Noise.

These regulations are designed to control noise pollution and set forth standards and limitations for various noise sources.

The key components of the regulations are:

1. General Provisions (Part 900):
 - a. Definitions: Clarifies terms used within the regulations, ensuring consistent interpretation.

- b. Prohibition of Noise Pollution: Prohibits the emission of sound beyond one's property boundaries that causes noise pollution or violates any provision of the regulations.
 - c. Measurement Procedures: Outlines standardized methods for measuring sound to ensure compliance.
2. Sound Emission Standards and Limitations for Property-Line-Noise-Sources (Part 901):
 - a. Land Classification: Categorizes land based on use (e.g., residential, commercial) to apply appropriate noise standards.
 - b. Permissible Sound Levels: Specifies maximum allowable sound levels that can be emitted to different classes of land, with distinctions made for daytime and nighttime hours.
 - c. Specific Noise Characteristics: Addresses unique noise types, such as highly impulsive sounds and prominent discrete tones, setting specific limits and considerations for each.

For detailed information and to access the full text of these regulations, you can refer to the Illinois Pollution Control Board's official documentation:

- General Provisions (Part 900):
<https://www.ilga.gov/Commission/jcar/admincode/JCARTitlePart.asp?Title=035&Part=0900>
- Sound Emission Standards (Part 901) applicable to the Hoffman Estates site:
<https://www.ilga.gov/commission/jcar/admincode/035/035009010001030R.html>

These documents provide comprehensive guidelines and standards to manage and control noise pollution across Illinois.

4.3 Cook County Noise Ordinance

Cook County has established limitations on noise from specific sources within the Cook County, IL Code of Ordinances. Chapter 30: Environment, Article IV restricts noise from new motor vehicles (Sec. 30-451) and new motor-powered equipment (Sec. 30-452). As these are the only restrictions in this Article, no part of Article IV applies to COMPASS Substation.

Appendix A: Zoning restricts noise in industrial districts only (Article 6: Industrial Districts). As COMPASS is located in an office district, the regulations therein do not apply.

4.4 Illinois Noise Standards for Class B Sales or Service Property

The applicable Illinois noise standard for Class C to Class B impacts, as defined by 35 IAC 901.103, is given in Table 1. These standards always apply, and there are no separate daytime and nighttime standards for commercial property impacts. There are no residential properties within the region of influence of the data center and substation.

Table 1. Illinois Class C to Class B Noise Standards.

State of Illinois Noise Ordinance Limits		Octave Band Center Frequency, Hertz								
Class C Impact to Class B Commercial	dB(A) *	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Class B Impact Limit (All hours)	65.7*	80	79	74	69	63	57	52	48	45



Figure 1. COMPASS Substation Site Location at 3333 Sears Parkway in Hoffman Estates. Arrow Points to the Future Substation Location.



Figure 2. Compass Substation and Data Center Layout.

5.0 FACILITY LOCATION

The new site arrangement is shown in Figure 3. A full drawing is given in Appendix A.

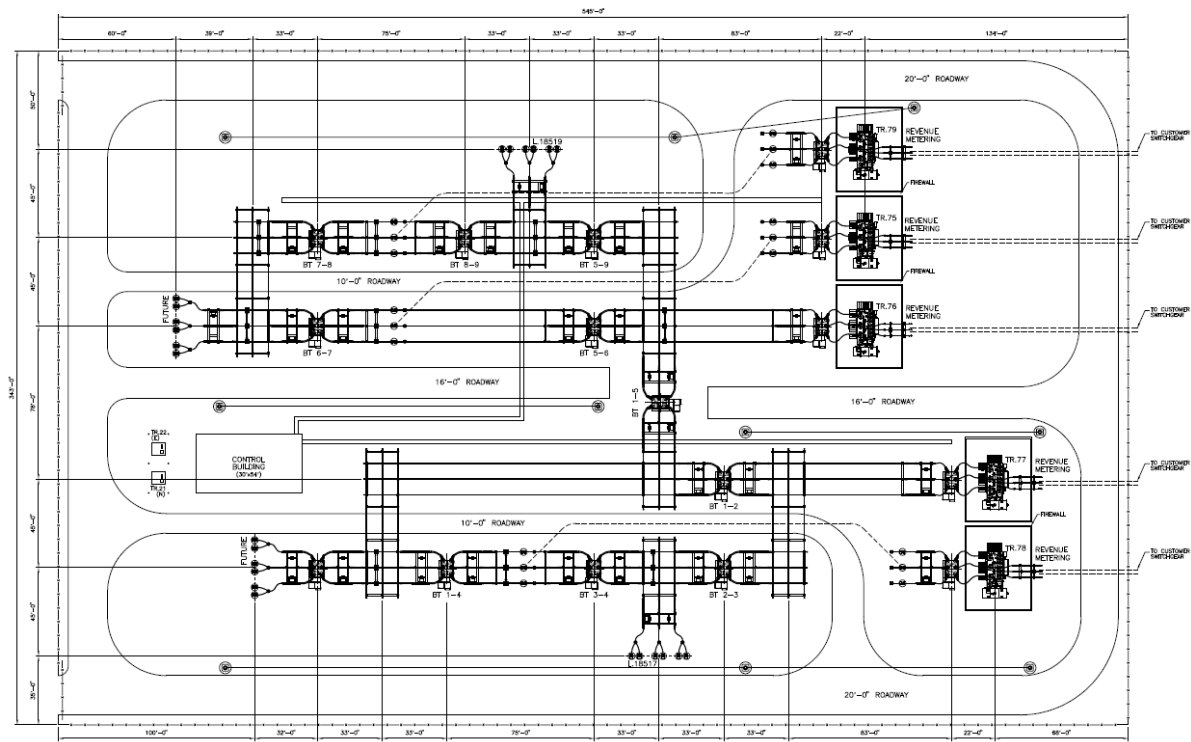


Figure 3. New COMPASS Hoffman Estates Site Arrangement.

6.0 DESIGN INFORMATION

The design drawings and layout information are included in Appendix A. The new 100 MVA transformers will be standard noise and will comply with NEMA TR-.1

7.0 SOUND LEVEL MEASUREMENTS

A *Norsonic nor140 Sound Analyzer*, equipped with Type 1225 microphone with preamplifier and foam windscreen, was used to collect the data. This instrument meets the Type I precision requirements defined in ANSI S1.4 for acoustical measurement devices.

Sound Analyzer Calibration: The sound level instruments were acoustically calibrated using a sound level calibrator with a known sound pressure level and accuracy of ± 0.5 dB. The calibration frequency was 1,000 Hz producing 114 dB output. A calibration level change exceeding ± 1.0 dB would require that the measurement series be repeated. Note this magnitude of deviation was not experienced during the measurements at the site.

The calibrator is certified per the manufacturer's specification, and the analyzer is calibrated at a minimum of once every other year. Both calibrations are performed to verify compliance with the U.S. National Institute of Standards and Technology specifications.

7.1 Background Measurements

Nighttime and daytime continuous background sound pressure levels for the project site were collected continuously from January 29 through February 5, 2024. The test location was near the south property entrance as shown in Figure 4.

Table 2 is a summary of the daytime and nighttime sound pressure level readings collected over the 7-day period. The Leq and L90 levels are presented for comparison to the applicable Illinois octave bands. All values complied with the octave band sound pressure for Illinois. Appendix B of the report includes all the background data.



Figure 4. Background Sound Level Testing at Compass Site.

Table 2. Background Sound Level Data for COMPASS Hoffman Estates.

State of Illinois Noise Ordinance Limits Class B Business/Commercial Standards		Octave Band Center Frequency, Hertz									
		dB(A) *	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Allowable Sound Pressure Levels to Class B Land From Class C Land		65.7*	80	79	74	69	63	57	52	48	45
* The A-weighted sound level limits were calculated using the octave band sound pressure level limits. The state of Illinois noise ordinance does not list A-weighted sound level limits.											
L_{Aeq} Measurements - Background											
Averaging Period	Measurement Type	dB(A)	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
All Hourly Values (24 hours)	L _{feq}	55.7	77.2	72.2	62.1	56.6	54.7	52.1	41.9	30.5	23.9
Nighttime Hours	L _{feq}	53.25	69.6	63.4	56.2	50.8	51.9	50.0	38.9	25.2	19.3
Daytime Hours	L _{feq}	56.65	78.9	74.0	63.6	58.2	55.7	52.9	43.0	32.0	25.3
L₉₀ Measurements - Background											
Location	Measurement Type	dB(A)	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
All Hourly Values (24 hours)	L _f 90%	51.9	57.8	56.4	50.8	46.7	49.5	49.2	38.4	19.7	14.5
Nighttime Hours	L _f 90%	50.2	55.3	53.8	48.6	45.3	48.2	47.3	36.0	15.0	10.7
Daytime Hours	L _f 90%	52.7	58.8	57.4	51.8	47.4	50.1	50.0	39.4	21.1	15.8

Note: Illinois standards for compliance testing are based on L_{eq} measurements. L₉₀ levels were presented for comparison (90% of the readings were higher than the value presented).

7.2 Nearfield Measurements

Nearfield noise measurements were not required for this project since the substation has not been constructed.

8.0 ACOUSTICAL MODELING OF SITE

8.1 Modeling Description

Methodology for modeling noise levels from equipment is based on **ISO 9613-2 International Standard Acoustics—Attenuation of Sound Propagation Outdoors**, 1996. The Mostardi Platt acoustical model with SoundPlan® utilizes these standards and calculates impacts in a grid system, and develops sound level contours taking into consideration acoustical controls (e.g. barriers, silencers), geometrical divergence, atmospheric absorption, ground effects, reflection from surfaces, and screening by obstacles. SoundPlan outputs on an octave band basis were converted from dB(A) back to dB sound pressure levels for comparison to Illinois Standards.

8.2 Sound Power Levels for Transformers

Based on the nearfield sound pressure level measurements, Mostardi Platt calculated the transformer sound power levels (PWL) for the substation equipment. The levels used in the model are given in Table 3.

Table 3. Sound Power Levels for Transformers in Model, ref. Picowatt.

Industry											
Source name	Reference	Level 24 Hr dB(A)	Frequency spectrum [dB(A)]								
			31 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
TR 79	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 75	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 76	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 77	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 78	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9

Note: A safety margin to address uncertainty was added for modeling purposes. Values reflect with a slight margin.

8.3 Modeling Results – dB(A) Impacts

The A-weighted sound level contours for the of the substation is shown in Figure 5 for operation of all five (5) 100 MVA transformers at maximum rating. None of the noise modeling evaluates sound from the data center operations.

The thicker red line contour line represents 65.7 dB(A), which reflects the Illinois Class B impact standard. The modeling is performed without the addition of background noise to obtain the direct impacts of the new substation. The numbers in the boxes reflect the dB(A) impact at the five nearest commercial property receptors.

Figure 6 shows additional contours to demonstrate how the levels drop with distance.



Figure 5. A Weighted Sound Pressure Level Impacts for COMPASS Hoffman Estates. Red Contour is Extent of 65.7 dB(A) Equivalent Impact for Comparison to Standard.

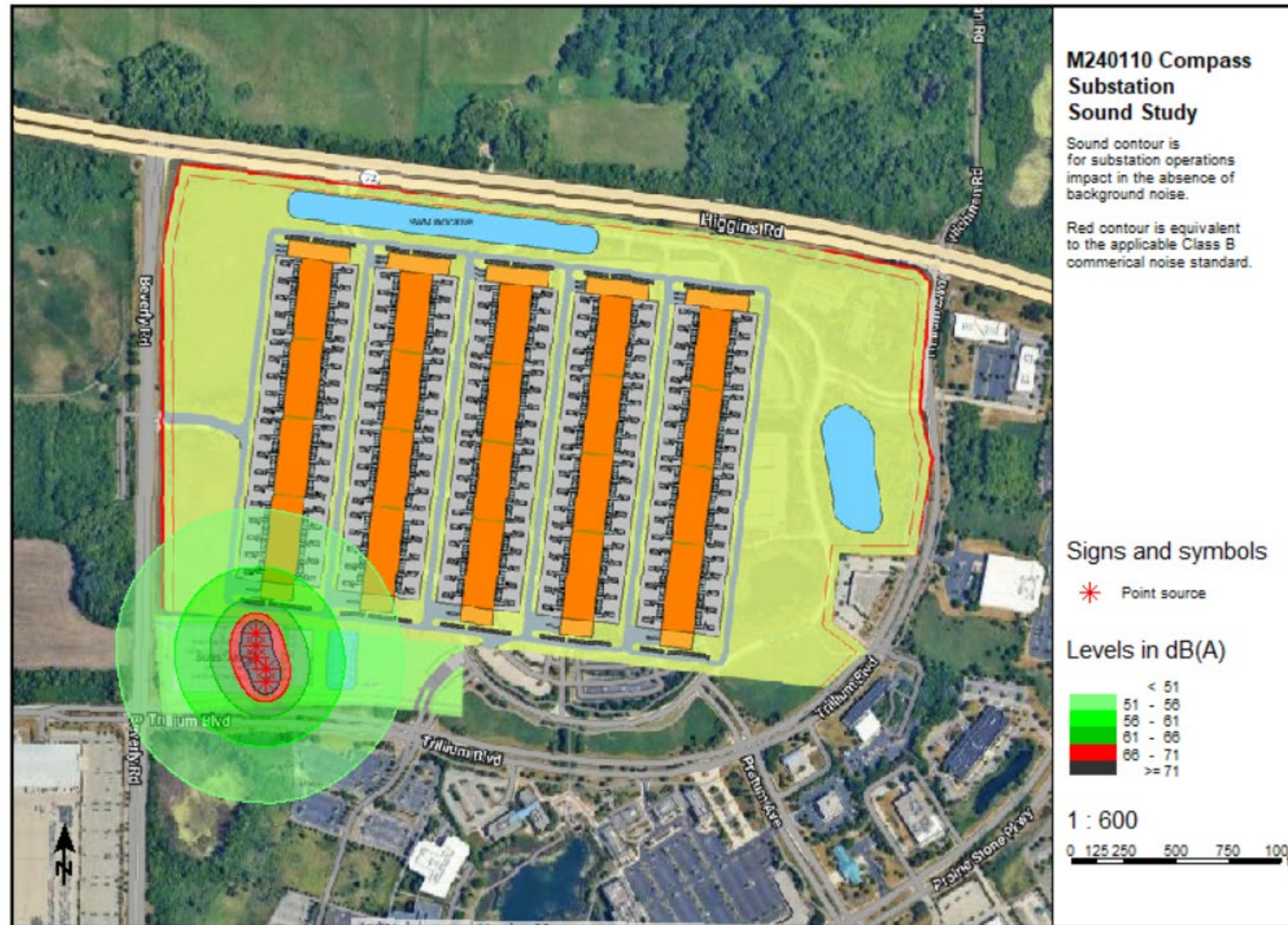


Figure 6. Daytime/Nighttime Sound Pressure Level Contours for COMPASS Hoffman Estates.

8.4 Modeling Results – Octave Band Impacts at Nearest Commercial Properties.

Mostardi Platt computed the octave band sound pressure level impacts at five nearest commercial properties for comparison to the Illinois octave band standards for Class B property.

Table 4 represents the octave band impacts for the five properties shown in Figure 5. All results meet the Illinois standards.

Table 4. Octave Band Impacts (dB) at Five Nearest Commercial Properties.

State of Illinois Noise Ordinance Limits Class C Impact to Class B Commercial		Octave Band Center Frequency, Hertz									
		dB(A) *	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
		Class B Impact Limit (All hours)	65.7*	80	79	74	69	63	57	52	48
No. Name		Predicted Octave Band Impacts, dB									
1	Commercial 1	48.0	18.2	27.3	59.2	46.5	46.2	40.5	35.7	21.7	10.0
2	Commercial 2	46.4	16.7	25.8	57.7	45.0	44.6	38.8	33.7	18.5	10.0
3	Commercial 3	43.7	14.3	23.3	55.2	42.4	41.9	35.9	30.2	12.4	10.0
4	Commercial 4	40.9	11.8	20.8	52.7	39.8	39.2	32.9	26.3	5.2	10.0
5	Commercial 5	37.2	8.6	17.6	49.3	36.3	35.4	28.8	20.5	10.0	10.0

9.0 CONCLUSION

The data presented demonstrate that the surrounding community near the proposed Compass substation is relatively noisy due to the proximity of commercial activity and traffic noise. Pre-construction noise monitoring over a seven-day period demonstrated that Class B octave band noise standards were in compliance with all Illinois octave bands. Background monitoring is used to demonstrate pre-project noise levels should noise levels become an issue in the future.

Acoustical modeling was used to demonstrate equipment impacts at various distances and at various receptors. For modeling at the nearest commercial properties, five receptors were selected and identified as Commercial 1 to Commercial 5.

The noise contour plots demonstrate that the substation will comply with the applicable Illinois Class B standards. Further, as shown in Table 4, the octave band impacts at the five closest Commercial Properties comply with all applicable octave band decibel limits.

The new Compass Substation with five (5) standard noise 100 MVA transformers will comply with all applicable noise standards for the site layout presented in Figure 3 and Appendix A.