

**PLANNING & ZONING COMMISSION
Special Meeting
Wednesday, February 1, 2017
6:30 p.m.**

**Planning and
Zoning Commission**

Anthony Spinelli,
Chairman

Commission
Members:
Ryan Kwasneski
David Maher
Jerry McGleam
Jason Sanderson
Matthew Zolecki
Sean Cunningham

- I. CALL TO ORDER**
 - A. Pledge of Allegiance**
 - B. Verify Quorum**
- II. CHAIRMAN'S COMMENTS**
- III. PUBLIC HEARINGS**
 - A. 14-12 Donegal Excavating Final PUD and Preliminary Plat (Continued)**
- IV. ACTION ITEMS**
- V. GENERAL DISCUSSION**
 - A. Update from Village Board**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURNMENT**

**Planning & Economic
Development
Department Staff**

Jeff Stein, Deputy Village
Administrator

Heather Valone, Planner

TO: Planning & Zoning Commission
FROM: Heather Valone, Village Planner
THRU: Jeffery Stein, Deputy Village Administrator
SUBJECT: Case 14-12 Donegal Excavating PUD
DATE: January 4, 2017

SUMMARY

Alan L. Stefaniak, representing Route 83 Properties LLC and Route 83 Properties II LLC, contract purchaser and lessee of the subject property has filed an application for a Final Planned Unit Development (PUD) and preliminary plat of subdivision approval for an industrial development including concrete crushing/recycling, contractors' office, truck parking, concrete batching plant, construction demolition debris recycling, and other related uses. Staff recommends approval with numerous conditions.



PROPOSAL INFORMATION

Case No. 14-12
Project Name Donegal Excavating

General Information	
Applicant	Alan L. Stefaniak, on behalf Route 83 Properties LLC and Route 83 Properties II LLC
Status of Applicant	Contract purchaser and lessee of the subject property
Requested Actions:	Final PUD and preliminary plat
Purpose of Request	An industrial PUD including concrete crushing/recycling, contractors' office, truck parking, concrete batching plant, construction demolition debris recycling, and other related uses.
Site Location	13011 Grant Road (multiple PINs)
Existing Zoning	M-3 (PINs 22-14-200-012, 22-14-200-006, 22-14-200-022, part of 22-14-500-005, 22-14-200-024, 22-14-201-002, 22-14-201-037, 22-14-201-038, 22-11-500-003, 22-11-500-004, 22-14-200-011, 22-14-200-023, parts of 22-11-100-012 and 22-14-200-21, 22-14-200-020, 22-11-100-006, 22-14-201-039, 22-14-201-045, 22-14-201-023, 22-14-201-043, 22-11-100-013, and part of 22-14-201-024)
Size	20.91 acres
Existing Land Use	Home/office, truck parking, billboards, and equipment parking.
Surrounding Land Use/Zoning	North: Holcim US, industrial land use; Intensive Industrial zoning district, unincorporated Cook County. East: Forest Preserve District; public land zoning

	district, unincorporated Cook County.
	South: Forest Preserve District and Cal-Sag channel; Public Land zoning district, unincorporated Cook County.
	West: Hannah Marine, industrial land use; Intensive Industrial zoning district, unincorporated Cook County.
Lemont 2030 Comprehensive Plan	The Comprehensive Plan calls for this site to be Industrial.
Zoning History	Annexed on January 12, 2009, Rezoned to M-3 2014

Special Information	
Public Utilities	The site is not serviced by Lemont utilities. Utilities are located at the intersection of Route 83 and Main Street. There is a private well on the property providing non-potable water.

BACKGROUND

Zoning History and Subsequent Litigation. The Subject Property has been the subject of two separate law suits. The first lawsuit was filed against the Village by the then property owners seeking to invalidate the annexation of the property. That matter has been resolved and as part of the resolution, the property was rezoned to an M-3 zoning district, which is its current designation. The subsequent lawsuit was filed by neighboring municipality, Willow Springs. That lawsuit contested the rezoning of the property, as well as the proposed PUD. The trial court dismissed that lawsuit with prejudice. That dismissal was upheld by the Illinois Appellate Court. It is unknown, at the time of this report if that matter will be addressed by the Illinois Supreme Court. As such, a condition for any zoning relief granted should contain a requirement that the applicant indemnify, hold harmless and defend the lawsuit. This language will be provided by the Village’s Corporation Counsel prior to the execution of any ordinance.

Technical Review Committee. The applicant submitted to the Technical Review Committee (TRC). On October 26, 2016, the TRC raised concerns over the proposed land uses, lot coverage, traffic, site access, parking landscaping, lighting, architecture, signage,

and utilities. Staff recommended that the applicant submit additional information to clarify the deviations sought from the Lemont Unified Development Ordinance (UDO).

Application. Following the TRC, the applicant redesigned the employee parking areas and landscaping. The applicant also included the following:

- lot coverage calculations
- land uses request by lot
- a photometric plan
- traffic study
- revised all site and engineering plan
- information about the MWRD conservation easement.

Summary of Current Request. The current PUD application includes several different uses on various lots. Lot 1 is currently improved with a truck wash and repair building and is proposed to remain as-is for now. Lot 2 is improved with a home/office (Figure 1). The applicant intends to renovate and expand the building on Lot 2 to serve as his office, a truck maintenance facility, and to add parking for his employees/visitors, as well as parking for his large vehicles/equipment. Lots 7 & 8, which are separated by the railroad right-of-way (ROW), are proposed to be “small contractor’s storage yards”. Lot 6, located on the east side of Route 83 and north of the ROW, is proposed to continue to be semi-truck parking and future parking area of the contractors’ trucks and equipment.

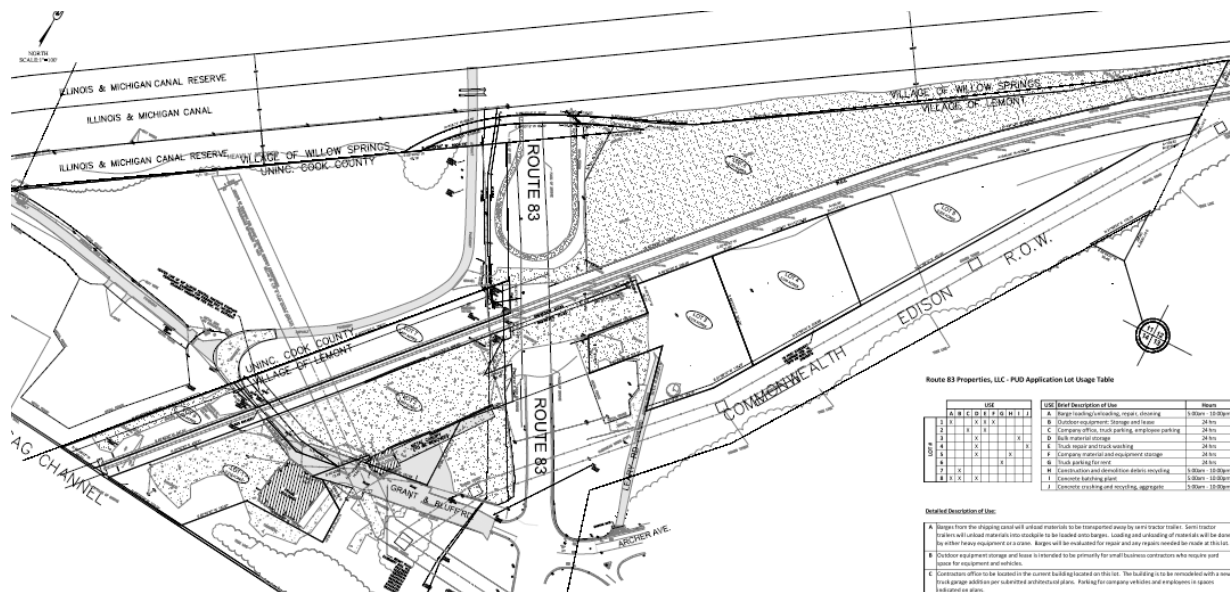


Figure 1 All lots that combined make up the subject property.

East of Route 83, south of the ROW, Lot 3 is proposed for a concrete batching plant. Lot 4 is proposed for a concrete crushing and screening plant. Lot 5 is proposed for a construction and demolition debris recycling (C&DD) facility. The easternmost part of Lot 5 is designated as the area for a stormwater detention facility. In addition to the uses detailed on the PUD site plan, the applicant has requested a list other variations from the UDO.

DEPARTURES FROM ZONING STANDARDS

Section 17.08.010 of the UDO describes the purpose of PUDs: “Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district’s standards.” The table below illustrates how the application deviates from the current standards of the UDO. Below is a summary of current UDO standards, how the proposed PUD differs from those standards, and staff’s recommendations related to those deviations.

UDO Section	UDO Standard	Proposed PUD	Staff Comments
17.07.010 (Table 17.07.01)	Minimum lot width 90 ft.	90 ft.	Lots range in size and are irregularly shaped. Due to the constraints of the property (proximity to the waterways, Rout 83, railroad tracks, etc.) staff finds this deviation acceptable.
	Minimum front yard setback 40 ft.	0 ft.	The applicant is proposing the convert the existing residence on the property to an office and truck maintenance facility. The existing building sits partially on the subject property and partially on another property. The applicant is proposing to demolish the portion of the building that is not on the subject property and build a significant addition to the building. Staff finds the deviation unacceptable due to the size of the building and the proximity to Grant Rd. Additionally, the placement of the building obstructs the sightlines for vehicles turning out of the equipment parking area onto Grant Rd. Due to the uniqueness of the site, staff would recommend a reduced setback of 15 ft.
	Maximum lot coverage 70%	9.7%	The plans provide a table of the proposed impervious surfaces indicating a total impervious lot coverage of 9.7%; however, these calculations do not match the impervious areas on the plan. The plan shows almost 100% lot coverage of the majority of the parcels that make up the subject area. Staff is recommending that the applicant

			revise this table and indicate the actual proposed lot coverage. The site plans must be revised to demonstrate compliance with UDO lot coverage maximums for the M-3 zoning district.
17.20.016 (Landscaping)	<p>Landscaping standards for lots zoned M abutting a public street:</p> <p>1. At least 2.0 plant units per 100 linear feet shall be installed and maintained; or</p> <p>2. A wood fence with a minimum of 95% opacity and with a minimum height of six (6) feet plus at least one plant unit per 100 lineal feet shall be installed and maintained.</p>	The subject property abuts two public streets Grant and Leary Rd. The applicant is proposing a fraction of one plant unit along both roads.	<p>Staff finds the deviation unacceptable. The applicant is proposing landscaping for parking near Leary Rd. that could accommodate both a fence and additional landscaping to achieve UDO requirements. Staff is recommending that the applicant revised the landscaping to meet UDO standards.</p> <p>The applicant is constrained along Grant Rd. due to the placement of the existing home. Staff is recommending the proposed office and truck maintenance building have a front yard setback of 15 ft. This would allow for additional landscaping. Staff is recommending a reduced requirement of only one plant unit to allow for pedestrian access to the building.</p>
17.20.070 .B. (Exterior Parking Lot Landscaping)	The exterior of parking lots shall be landscaped with at least three plant units per 100 feet of linear distance surrounding the parking area.	<p>The applicant is proposing landscaping for two employee parking areas. The area near Grant Rd. provides a fraction of a plant unit along one parking area south of the office building and no landscaping north of the proposed building.</p> <p>Only fencing is provided along the truck parking areas.</p>	<p>Staff finds this deviation unacceptable. There is ample room along the both parking areas near the office and truck maintenance building. It is likely that the landscaping will still be deficient from the UDO standards; however, it would make the development more visually appealing from the Rout 83. Staff recommends that the applicant revise the landscape plans to incorporate additional landscaping.</p> <p>The truck, equipment, and contractor vehicle and equipment parking areas on the site have no proposed exterior landscaping. Staff finds this deviation acceptable if the applicant places a fence along the ROW to screen these areas. Staff is recommending that the applicant place a fence along the railroad ROW along the southern property line of Lot 6 and northeastern portion of Lot 5.</p>
17.20.070 C. (Interior parking)	Landscaped areas totaling at least 35 square feet per parking stall shall	The applicant is proposing no landscaped islands in the employee parking	Staff finds this deviation unacceptable. Staff is recommending that the applicant should incorporate 595 sf. of landscaped islands between the employee parking area and the

<p>lot landscaping)</p>	<p>be provided on the interior of the parking lot. Each landscaped island shall be a minimum of 9 x 9 feet in size, as measured from back of curb to back of curb.</p> <p>At least one canopy tree shall be installed in each required landscaped island.</p>	<p>area north of the office and truck maintenance building.</p>	<p>truck/equipment parking area. In the event that there is not an opportunity to screen the area from the Route 83.</p>
<p>17.14.010 (Table 17.14.01)</p>	<p>Maximum permissible sound levels for M districts 70 decibels</p>	<p>The applicant did not provide information the proposed sound levels for the concrete recycling, C&DD, and concrete batching uses.</p>	<p>Staff recommends that the applicant provide the information on the proposed sound levels to determine if it meets UDO standards.</p>
<p>17.14.020 (table 17.14.02)</p>	<p>Maximum footcandles at the property line for M Districts five (5).</p>	<p>The applicant is proposing to exceed the UDO maximum.</p>	<p>Staff finds this deviation unacceptable. Staff recommends that the applicant revise the photometric plan to meet the five (5) footcandle requirement at the property lines, extend all footcandle calculations past the property lines, and remove the lighting that is proposed outside of the subject property.</p>
<p>17.11.170 .B (Signs)</p>	<p>One wall sign is allowed per establishment. Establishments on corner lots may have a wall sign along both street frontages. Each wall sign shall have a maximum sign area of one square foot per each lineal foot of building frontage or 100 square feet, whichever is less. A maximum of 20 square feet of sign area per tenant is allowed.</p>	<p>Per the UDO 86.65 sf. of signage is permitted along the southeast side of the office and truck maintenance building. The applicant is proposing 115 sf.</p> <p>Per the UDO 15.42 sf. of signage is permitted along the east side of the office and truck maintenance building. The applicant is proposing 32.25 sf. The applicant is also proposing signage on the north and south side of the office building which is not permitted.</p>	<p>Staff finds these deviations unacceptable. Staff recommends that the applicant revise the architectural plans to comply with the UDO. In the event that there is not an opportunity to screen the area from the Route 83.</p>

GENERAL ANALYSIS

Consistency with Lemont 2030 Comprehensive Plan (Lemont 2030 Plan). The Lemont 2030 Plan map designates this area as Industrial (IND) land use. Per Lemont 2030 Plan, the IND is:

“Characterized by well-designed sites that include suitable buildings with functional features, screening for outdoor storage and equipment, and landscaping to create street-side ‘curb appeal.’ Since industrial and manufacturing uses are often local employment centers new development in this district will provide non-motorized access for local employees.”

The applicant’s proposed office and truck maintenance facility building meets the goals of the Lemont 2030, however the truck washing facility west of the proposed office and truck maintenance facility building does not. The building is a visual nuisance, thus staff is recommending that the south and southeast façade of the building be improved to have more curb appeal when viewed from Grant Rd.

There are no opportunities for the subject property to incorporate non-motorized access as it is constrained by Route 83, the railroad, etc. Thus, staff is recommending more emphasis be placed on the buildings and material storage on the site having curb appeal. The proposed outdoor storage area is comprised of cement block bins with a fence on the top of the blocks. The proposed stockpiles areas are highly visible from the train tracks and Route 83. The proposed fence and bins provide screening from the train; however, it does not screen from Route 83. Thus staff is recommending that the applicant utilize tent membranes to conceal the stockpiling from Route 83. Additionally, the applicant was requested to contact IDOT to determine if it would be possible to construct a barrier on Route 83 to screen the concrete crushing and recycling facility. Per the documentation submitted by the applicant IDOT is open to the possibility of screening. Staff is recommending prior to final approvals that the applicant further explore screen from Route 83 and that such screening be made a condition of the approval – if IDOT is amenable to the screening. Compliance with staff’s requirements will achieve curb appeal and in general make the PUD more consistent with the Lemont 2030 Plan.

Consistency with PUD Objectives. UDO Section 17.08.010.C lists 11 different objectives to be achieved through planned unit developments; however, only four (4) are applicable to this proposed PUD. Staff finds the following:

- The proposed PUD supports objective #1 ensuring that the future growth and development occurs in accordance with the policies and goals of the Village; the proposed PUD will take an existing industrial property that does not achieve the goals of the Lemont 2030 Plan and improve its curb appeal.
- The proposed PUD supports objective # 3 to stimulate creative approaches to the residential development of land; the proposed PUD take an extremely challenging property and converts it into a usable industrial operation.
- The proposed PUD supports objective #4, to encourage and stimulate economic development within the Village; the PUD will improve the subject property with more space for more commercial operations to take place in the Village.
- The proposed PUD supports objective #10 to encourage introduction of related and complementary lands uses; the industrial PUD is compatible with the surrounding existing heavy industrial operations.

Compatibility with Existing Land Uses. The subject site is neighbored by either recreational land uses (forest preserve) or other industrial uses. Generally, continued industrial use of the site is compatible with surrounding land uses. Prior to this proposed use, the site was a junkyard that was in complete disarray. While the site is also highly visible from passerby and users of nearby recreational facilities and the proposed use is not one that is thought of as visually appealing, it is better than what was there. Furthermore, now that the opportunity is presented to reset the site, a good site design and mitigation of the most unattractive aspects of the proposed operation are of high importance and can be accomplished.

Traffic & Site Access. The applicant submitted a traffic study indicating that the proposed PUD will have limited impacts on the surrounding roads. The PUD is projected to generate 319 vehicle/ truck trips per day which is a 75% increase in traffic. The traffic study indicates that Route 83 currently operates a level of service (LOS) E during the morning peak hours and a LOS F during the evening peak hours. The LOS for Route 83 is predicted to continue operating at the current LOS with the PUD traffic. Archer Ave. and 107th St are projected to continue to operating at an LOS F with the PUD traffic with a 14 second delay for 107th St. and 33 seconds for Archer Ave. Grant Rd. currently operates at a LOS E which is project to continue operating at a LOS E with 17 second delay. Overall, the adjacent roadways already have high traffic counts and the proposed PUD will have a less than 1% increase on the traffic.

The traffic study indicates that the hours of operations for the facility are 5:00 am to 8:00 pm; however, the engineering plans indicate that the hours of operations for the C&DD,

concrete recycling, etc. will be from 5:00 am to 10:00 pm. The staff is recommending operation hours of 7:00 am to 8:00 pm and update the submittals accordingly.

The traffic study does not explore the capabilities of the internal private road system for the proposed uses. Staff's main concern is how the trucks/equipment access the truck/equipment parking areas from Grant Rd. The subject property appears to have an easement from property to the north to use a driveway on the neighboring property to access these parking areas. To access the neighboring driveway vehicles and semi-truck must traverse a culvert underneath the railroad tracks. The culvert is potentially too small for semi-trucks and is sized for one-way traffic. Neither the safety of this access nor analysis of restriction for the culvert's size was included in the traffic analysis. Staff is recommending that the traffic study be updated to include an analysis of this access and any traffic controls that should be installed to improve safety. Additionally, the traffic study does not examine the queuing capability of Grant Rd., which could interfere with the traffic patterns of Route 83 and the surrounding road system. Staff is recommending the traffic study be updated to include this analysis.

Screening and Landscaping. The proposed PUD is for heavy industrial uses that require significant outdoor operations. The subject site is located with high visibility from Route 83, a high volume roadway with over 30,000 average daily traffic.¹ Therefore, ensuring proper landscaping and aesthetic controls are critically important and a main concern of staff. The applicant did provide a site line analysis to demonstrate the views of the C&DD, cement recycling, etc. operations from Route 83 will be mitigated by a landscaped berm. The analysis also indicates that the concrete silos will still be visible from Route 83. Per staff's recommendation in the Lemont 2030 Plan section above, the applicant should pursue a barrier from Route 83 with IDOT.

The proposed PUD includes stockpiles of various materials. The applicant does provide adequate fencing to screen the train from the stockpiles. Route 83 is at a much higher elevation than the stockpiles; therefore, fencing will not adequately screen the development from passersby on Route 83. As stated above, tent membranes should be used for the stockpiles that are not screened by the proposed landscaped berm.

The landscaping plan and the engineering plans depict different amounts of landscaping along the private road through the box culvert. These plans must be revised to be consistent with one another and not contradictory to each other.

¹ IDOT 2013 traffic count, <http://www.gettingaroundillinois.com>

The Village Arborist reviewed the application and noted that the proposed plants are suitable for the industrial sight. There are deficiencies in the employees' parking lot landscaping which should be revised. The Village Arborist had no concerns with the use of fencing along the railroad tracks being used in lieu of landscaping along the parcels north of the tracks. Information on the existing trees is missing and requested by the Village Arborist to be included on the landscape plans.

Site Design. The plans generally depict how the applicant will utilize the subject property for a multitude of uses. The subject property is challenging with non-traditional land configurations, railroad ROW, and the bisecting of the property by Route 83. The applicant is proposing to screen the proposed land uses from the railroad tracks through the use of cement blocks and fencing. However, fencing is shown along Lot 1's access to Grant Rd. It is not clear how vehicles are proposed to access this area with a wood fence with no gate depicted. Staff is recommending that the applicant clarify this portion of the fence. Additionally, staff is recommending that the applicant show fencing for the portable toilets near the cement recycling area to screen them from Leary Rd.

Lots 3, 4, and 5 are the proposed concrete recycling and batching and C&DD uses. The applicant is proposing a landscaped berm to screen the C&DD facility; however the concrete batching plant is not being screened. The batching plant is comprised of tall silos that are highly visible from Route 83. The applicant should shift the berm west and shift the batching plant east to be behind the berm. The berm will not block the entirety of the batching plant, but it will provide a minimal screening for a portion of the equipment.

The plans also propose equipment will be stored in the front yard of the existing truck washing and repair building. That equipment is believed to be cranes, but will need to be clarified by the applicant. The storage of this equipment should be moved northwest behind the building on lot 1. Storage of materials and equipment/trucks should not be placed in the front yard of the subject property.

Lot 6 is shown as truck parking. The farthest east portion of the site is not indicated for truck parking just as a gravel area. Staff is recommending that if the applicant is not utilizing the area it should be converted into grass space to prevent trucks parking on the area. The preliminary plat of survey also indicates a 10 ft. utility easement around the lot. As such the truck parking spaces should not be shown in these easements, staff is recommending that the applicant revise the engineering plans accordingly.

The employees' parking area north of the office and truck maintenance building shows a handicapped space, but the closet entrance to the building is cement stairs. The applicant

should revise the plans to place both handicapped spaces in the employee parking area that is southeast of the proposed office and truck maintenance building.

The triangular lot south of lot 5 is not labeled or indicated for use. However the applicant must indicate how this lot will be maintained per the Municipal Code.

Building Design. The applicant is proposing two buildings and one structure on the property. The applicant is proposing the office and truck maintenance building on Lot 2, on an existing truck wash and repair building on Lot 1, and a proposed equipment storage structure is shown on Lot 1. The proposed office and truck maintenance building generally meets the UDO and the Lemont 2030 Plan standards. However, EFIS is proposed on the truck maintenance portion of the building. EFIS is generally seen as a low quality building material. Staff is recommending that the applicant utilize the fiber cement board that is indicated for the office portion of the building rather than the EFIS. The UDO prevents metal paneling to be used in M-districts. The applicant is proposing a limited amount of metal paneling that attaches the metal canopy for the entrance of the office portion of the building. Staff finds this limited use acceptable as the majority of the metal is for the canopy and not the primary building.

An equipment storage building is indicated on lot 1 west of the existing truck wash and repair building. No information on what will be stored in the building or the appearance of the building has been provided. Staff is recommending that this information be provided to and approved by staff prior to final approvals. The applicant must also provide information that the existing truck wash and repair building is completely located on the subject property. It appears on the landscaping plans and some of the engineering plans, to not be wholly on the subject property.

Detailed information regarding the concrete batching equipment was not provided . Photos indicating the appearance are included in the submittals, but height, size, etc. cannot be determined from the photos. Clear specifications regarding the dimensions of all the structures to be located on the subject property must be provided to staff. The C&DD and recycling structures are shown in the applicant's submitted photos in a range of colors and designs. Staff is requesting that the applicant provide the details regarding the painting of the structures on the property. Staff recommends that the color schemes be neutral and blend in with the landscape.

Engineering Comments & Stormwater Management. The Village Engineer's comments are attached. As he notes, there is no sewer or potable water in the area. Cook County will allow the construction of a well for non-potable water. It is unknown whether a

septic system exists at the single family residence, which the applicant intends to remodel for his office use. Staff has consulted with the Plumbing Inspector and he indicated that if the existing building is to be used for employees, then toilet facilities must be provided within the building per the Illinois Plumbing Code.

The PUD plans provide a copy of the approved MWRD WMO permit for Lots 1, 2, 3a, and 4. A separate MWRD WMO permit will be needed when proposed Lots 1 and 2 are developed and potentially for Lot 6-8. The applicant will need to obtain the right to install the private 30 ft. road as depicted on the plans from the appropriate owners. The proposed lighting does not comply with the UDO. The lighting should be revised to remove the flood lights, include a horizontal mount for the LED lights, and the maximum mounting height should not exceed 25 ft. The Village Engineer also commented that a vertical clearance sign should be installed on the culvert and signs indicating that northbound traffic must yield to southbound traffic.

Fire District Comments. The Fire Marshal's comments are attached; the majority of the Fire Marshal's comments are items that are addressed during Site Development permitting. However, the buildings will require sprinkler systems. Due to the subject property's non-potable well the applicant will need to demonstrate the ability to provide water for sprinklers. The applicant's submittals do not include that information. Thus, staff is recommending that the applicant provide information on a suitable water supply for the system for the Fire Marshal's review.

Public Safety Comments. The Lemont Police Department (PD) reviewed the PUD application. The PD's comments are attached. The culvert access under the ROW is a safety concern. The PD indicates that the existing gate to the truck parking area (at the entrance to Lot 6) on the IDOT ROW must be removed as the gate currently prevents emergency vehicles from responding.

CONCLUSIONS & RECOMMENDATIONS

Staff recommends approval of the proposed rezoning, PUD, and preliminary plat of subdivision, with the following conditions:

1. Revise the engineering plans and architectural plans to observe a 15 ft. front yard setback for the proposed office and truck maintenance building on Lot 2.
2. Update the impervious lot coverage table to indicate the actual proposed lot coverage. The PUD site plan must be revised to demonstrate compliance with UDO lot coverage maximums for the M-3 zoning district.

3. Revise the landscaping plan to include at least one (1) plant unit per 100 ft. of frontage along Grant Rd. and Leary Rd.
4. The landscape plans must also be updated to increase the landscaping around the exterior of the employee parking area.
5. Incorporate 595 sf. of landscaped islands between the employee parking area and the truck/equipment parking area on Lot 2.
6. Update the engineering plans and the landscape plans to show the same landscaping and fencing information and show a fence along the railroad ROW on Lot 6.
7. Provide information on the proposed sound levels to determine if it meets UDO standards.
8. Revise the photometric plan to not exceed five (5) footcandles at the property lines, extend all footcandle calculations just past the property lines, and remove the lighting that is proposed outside of the subject property.
9. Update the architectural plans to include improvements to south and southeast façade the existing truck wash and repair building on Lot 1.
10. Revised the site plans to show the use of tent membranes to conceal the stockpiling from Route 83.
11. Screen the subject property from Route 83 per IDOT's allowance and in a manner acceptable to the Village.
12. Provide approvals from IDOT for the construction of the proposed 30 ft. private road under the Rout 83 Bridge.
13. Revise the plans to limit hours of operation for the C&DD and any other noise generating machinery to 7:00 am to 8:00 pm.

14. Update the traffic study to include an analysis of the culvert access and safety under the rail road tracks. Additionally include an analysis of the queuing capability of Grant Rd.
15. Correct the engineering plans to show the fencing Lot 1 that does not impede access.
16. Update the engineering and landscape plans to show fencing for the portable toilets near the C&DD and Leary Rd.
17. Revise the site plans to remove the storage of materials and equipment/trucks from the front yard of Lot 1.
18. Revise the landscaping and site plans to show the non-truck parking area (far east portion) of Lot 6 as a landscaped area.
19. Update the engineering plans to remove truck parking from the 10 ft. utility easement as indicated on the preliminary plat.
20. Revised architectural plans to show no EFIS material on the proposed office and truck maintenance building.
21. Provide information that the existing truck wash and repair building is completely located upon the subject property and to provide assurances that the landscaping plans and some of the engineering plans do not spill over to the property adjacent to the subject property.
22. Provide detailed information regarding the concrete batching equipment which shall include equipment height. Such information shall be provided prior to PUD approval or a height cap of 35 ft. shall be given. Additionally, the concrete silos and other accessory structures related to the C&DD must be painted with a neutral color to blend with the landscape.
23. The applicant must provide information on a suitable water supply for the sprinkler system for the Fire Marshal and staff's review.
24. The billboard signs on the property must be removed within one (1) month after the expiration of the lease of the billboard, but in no case longer than one (1) year of the approval of the PUD.

25. Remove signage at the intersection of Grant Rd. and Route 83 within one (1) month of the approval of the PUD
26. Provide detailed information regarding the types and quantities of vehicles and equipment proposed to be parked or stored on the site.
27. Provide approvals from IDOT for the use and construction of a 30 ft. private road that transects IDOT property.
28. Remove all existing encroachments onto the adjacent properties prior to any submittal for an application for site development permit.
29. Provide approvals from IDOT to remove gate at the entrance to the truck parking area (Lot 6).
30. Address all comments from the Village Engineer, Fire Marshal, and Village Ecologist, and Police Department.
31. Revise plans to indicate Final Plat, rather than Preliminary Plat, to resubdivide and consolidate all Property Information Numbers.

ATTACHMENTS

1. Site Photographs
2. Village Engineer comments
3. Village Arborist comments
4. Fire Marshal comments
5. Police Department comments
6. Application package

Attachment 1



Figure 1 The existing single-family residence off Grant Rd.



Figure 2 Donegal equipment and truck parking northeast of Grant Rd.



Figure 3 The semi-truck parking on Lot 6 as viewed from Lot 5.



Figure 4 The gate to Lot 6 located on IDOT's ROW.

Attachment 2

January 11, 2017

Ms. Heather Valone, Planner
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **Donegal Excavating PUD**

Dear Heather:

I have reviewed the PUD Plan for Donegal Excavating consisting of fourteen (14) sheets, dated September 9, 2016, and have the following comments:

1. There is no sanitary sewer in the area. A portable wastewater plant is proposed, which must meet Cook County Health Department and the Illinois Plumbing Code Standards.
2. There is no public water supply available. Potable water is unlikely to exist in this area. Wells will need to be constructed to provide construction process water and for fire suppression tank usage. Potable water will likely need to be purchased offsite. The plan indicates a new well will be dug for Lot 1 (the building renovation) and a shared well for Lots 3, 4, & 5, for process and dust control water
3. The MWRD has approved the WMO application on September 9, 2016, which confirms that there is no flood plain or wetlands on, or adjacent to, the east portion of the site. The approved WMO covers the development of Parcels 1, 2, 3a, and 4 (proposed Lots 3, 4, and 5), which are east of IL Route 83. A separate WMO permit will be needed when proposed Lots 1 & 2 are developed, and possibly for Lots 6, 7, and 8, if the MWRDGC WMO development thresholds are met.
4. Site access is provided via Grant Street, from IL Route 83. A 30-foot on-site roadway is proposed as required by Staff. The access road crosses under IL Route 83 right-of-way, and also crosses two (2) other small parcels of unknown ownership.
5. The street lighting plan needs to be revised to comply with Village Standards.
 - No flood lights are allowed.
 - Luminaire must be horizontal mount, and because they are LED, have glare shields.
 - 25-foot maximum mounting height is needed.

Ms. Heather Valone
Village of Lemont
January 11, 2017
Page Two

6. Plat of Subdivision - Please revise as follows:
- a. Provide a certificate for the "Access Road Easement" to better explain it.
 - b. The locations of the proposed PU & DE Easements need to be thought out in more detail with the utility companies, so that they are located where needed.
 - c. Eliminate the water main easement certificate.
 - d. The dates of signature on the Plat need to be updated, as well as the PLS seal.
 - e. The Drainage and Stormwater Detention Certificate is not needed. The maintenance obligation for the detention basin will be covered by a recorded WMO Schedule R.
 - f. On Page 1 of the Plat, it should say "Donegal Subdivision" of a portion of the _____ quarter of Section _____ etc....". (A brief legal description of the rough location.)
 - g. Provide a bar scale on the Plat.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

NOVOTNY ENGINEERING

James L. Cainkar, P.E., P.L.S.

JLC/dan

cc: Mr. George Schafer, Village Administrator
Mr. Jeffrey Stein, Deputy Village Administrator
Mr. Ralph Pukula, Director of Public Works
Mr. Mark LaChappell, Building Commissioner
File No. 14470

Attachment 3



Urban Forest Management, Inc.

January 7, 2017

MS. Heather Valone
Village Planner
Village of Lemont
418 Main Street
Lemont, IL 60439

Re: Donegal Excavating
Case #2014-12
Plan Review #1

Dear Heather;

As requested, I reviewed the application. The following comments summarize this review:

1. The landscape plan notes indicate that all existing trees will be retained. There are three tree symbols on the existing conditions plan, but there was no information as to the species size and condition of the trees. The landscape plan shows one 36" D.B.H. tree to remain. The species and condition of the tree were not provided.
2. The landscaping opportunities for this site are limited. The landscape plan is generally suitable to the site. The proposed landscaping for the storm water detention area is not consistent with landscape standards in Section 17.20.080 of the Village Ordinance.
3. The use of fencing along the north side of the railroad ROW instead of landscaping for the truck and equipment parking is acceptable. The landscaping in the normal employee parking lots must be revised to increase the landscaping and landscaped islands.
4. The landscape maintenance plan is generally suitable to the site.
 - a. The plan should include a statement indicating the dead, dying, diseased, or not acceptable trees and shrubs shall be replaced in a timely manner.
 - b. The landscape maintenance plan should also include MWRD Exhibit R.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

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

Charles A. Stewart
Vice-President

Attachment 4



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

15900 New Avenue
Lemont, IL 60439
Business: (630) 257-0191
Fax: (630) 257-5318
fpb@lemontfire.com
lemontfire.com

January 3, 2017

Building Department
Village of Lemont
418 Main Street
Lemont, IL. 60439

Re: Land Use Application – Donegal Excavating
Lemont, IL, 60439

Dear Building Department;

This Department is in receipt of the site plans for the above mentioned project. The 2015 edition of the International Fire Code along with local amendments were used for this review. These plans are APPROVED AS NOTED subject to the following comments:

1. An approved automatic sprinkler system shall be installed throughout the proposed building. This system shall be designed and installed in accordance with N.F.P.A. Standard #13, 2013 Edition. A complete set of sprinkler shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation in accordance with Lemont Fire Protection District Ordinance #16-01 (Section 903), and International Fire Code, 2015 Edition (Section 903).
2. Sprinkler Technical Submission shall be submitted for the building upon the submittal of the building permits. Approval of the building permits shall not be given without this documentation.
3. An approved fire alarm system shall be installed throughout the proposed building. The fire alarm system shall be designed and installed in accordance with N.F.P.A. Standard #72, 2013 Edition and Lemont Fire Protection District Ordinance #16-01 (Section 907). A complete set of fire alarm shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation and in accordance with the Lemont Fire Protection District Ordinance #16-01 (Section 907), and International Fire Code, 2015 Edition, (Section 907.1.1).

4. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort in accordance with Lemont Fire Protection District Ordinance #16-01. (Section 1008.3.1).

Exceptions:

- a. Places of detention or restraint.
 - b. Where approved by the code official, a readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. This sign shall be in letters 1 inch (25 mm) high on a contrasting background.
 - c. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware. The unlatching of any leaf shall not require more than one operation.
 - d. Doors from individual dwelling units and guestrooms of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.
5. Portable Fire Extinguishers shall be installed in all occupancy groups and have a minimum of one fire extinguisher located within 5 feet of each exterior door. All other areas shall have extinguishers installed in accordance with this section, NFPA 10, or where required by the code official. The minimum size fire extinguisher for use in all occupancy groups shall be 4A60BC. All other applications shall be accordance with the provisions of NFPA 10. (Lemont Fire Protection District, Ordinance #16-01. Section 906).
 6. All newly constructed buildings or tenant spaces are required to install an approved key box in an accessible location approved by the code official in accordance with the International Fire Code 2015 Edition (Section 506.1)
 - a. The type of key box approved for use by the Lemont Fire Protection District is the Knox box brand key vault/rapid entry system. The Lemont Fire Protection District shall be in complete control of key box and rapid entry system authorization and operation. The Lemont Fire Protection District shall not be required to purchase or sell any key box or rapid entry system.
 - b. The location of the Knox box shall be approved by the code official. The Knox box shall be mounted at a maximum height of six (6) feet above grade in which a person can stand on without any assistance. The total number of Knox boxes required shall be determined by the code official in accordance with the International Fire Code 2015 Edition (Section 506.1)
 - c. Key boxes shall contain such keys and other items necessary to provide to the fire district access to the building at locked points of ingress and egress whether on the interior or exterior of such building, to building systems, controls and devices, such as but not limited to: Fire alarm systems, automatic sprinkler systems, elevator controls, electrical rooms and mechanical rooms and other areas designated by the Code Official.

- d. Each key shall be identified in an approved manner for quick use in case of an emergency. Where possible, a single master key shall be provided in accordance with the International Fire Code 2015 Edition (Section 506.1).
7. Approved exit signs shall be installed in all means of egress in accordance with International Fire Code, 2015 Edition (Section 1031.4) and N.F.P.A. #101 Life Safety Code, 2015 Edition (Section 7.5-7.10)
8. Approved emergency lighting shall be installed in all means of egress in accordance with International Fire Code, 2015 Edition (Section 1008) and N.F.P.A. #101 Life Safety Code, 2015 Edition (Section 7.5-7.10)
9. Fire Department Connections:
 - a. The exterior mounted Fire Department Connection to the automatic sprinkler system will be equipped with a five (5) inch “storz” fitting with a hose locking mechanism. The center cap shall be connected to the connection with a 0.125” vinyl coated aircraft cable. The fire code official will determine the type of connection, a straight fitting or an elbow type fitting, to be used. Lemont Fire Protection District Ordinance #16-01 (Section 507.5.1.1)

The review of these drawings does not relieve the contractor or building owner from designing and installing and completing this project per all code and standard requirements. Fire code and standard requirements not necessarily noted on these plans, in the plan review letter, or noted during inspections are still required to be provided and installed in full compliance with all adopted codes standards and ordinances. I will recommend approval of these plans with the stipulation that the above items are addressed and complied with. This APPROVAL with noted requirements of the Codes and Standards for the submitted project is not to be construed as final approval. This can only be granted after construction and occupancy inspections. If you should have any further questions please don't hesitate to contact me.

Sincerely,



Benjamin DeAnda, MS, MA, FM, CFO
Fire Marshal

cc: Village of Lemont Building Department

Attachment 5

From: [Dan Tully](#)
To: [Heather Valone](#); [Marc Maton](#)
Cc: [Greg Smith](#)
Subject: RE: Donegal Excuvating
Date: Monday, January 9, 2017 4:38:49 PM
Attachments: [image001.png](#)

Heather,

The Chief and I had a chance to survey the Donegal Property at Rt. 83 and Grant Road and found a couple of public safety concerns.

We would recommend that the viaduct entering the property have signals on both sides to restrict the flow of traffic on the one lane roadway. This is consistent with the viaduct entering into IMTT in another part of the Village. By signaling the viaduct, the flow of traffic would be in a single vehicle configuration and reduce the chance of two vehicles becoming in a head on traffic crash. With the large amount of vehicular traffic, both motor and second division vehicles, safety becomes paramount. We would also suggest some speed limits being posted on the roadways consistent with engineering recommendations for the type of road as well as the hazards present.

Another issue observed is the gate to "Lot A" which restricts the movement of emergency vehicles who may be responding to someone in need. From the current maps, it appears the gate is located on the IDOT Right-of-Way. We would request the gate to be removed to allow us unfettered access to the property in the future.

Thank you for the opportunity to give our opinion of the public safety issues regarding this property.

Daniel M. Tully

Administrative Commander



Lemont Police Department | 14600 127th Street | Lemont, IL 60439
p 630.257.2229 | f 630.257.5087
dtully@lemont.il.us | www.lemont.il.us

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Attachment 6

EUGENE A. DI MONTE
CHESTER A. LIZAK
ALAN L. STEFANIAK
RICCARDO A. DI MONTE
DAVID T. ARENA
PATRICK D. OWENS
ABRAHAM E. BRUSTEIN
DENNIS S. NUDDO
LEE T. POTERACKI
JOHN E. OWENS
DENIS J. OWENS
JAMES J. RIEBANDT
MARGHERITA M. ALBARELLO

ROBERT S. CLEMENTI
1926 - 2004
LINSCOTT R. HANSON
1937 - 2013

DI MONTE & LIZAK, LLC
ATTORNEYS AT LAW
216 West Higgins Road
Park Ridge, Illinois 60068-5736
(847) 698-9600
FAX (847) 698-9624
astefaniak@dimontelaw.com

RICHARD W. LAUBENSTEIN
JEFFREY S. MC DONALD
PAUL A. GRECO
JULIA JENSEN SMOLKA
IRA P. GOLDBERG
DEREK D. SAMZ
ADAM J. POTERACKI*
RYAN R. VAN OSDOL
JORDAN A. FINFER
PETER M. FOLLENWEIDER
THOMAS M. LOMBARDO
JEFFERY RAMIREZ
MARIA M. L. SCHWARTZ
ANTHONY B. FERRARO

* ALSO LICENSED IN WI
WRITER'S EXT. 211

December 22, 2016

HAND DELIVERED

Heather Valone
Village Planner
Village of Lemont
418 Main Street
Lemont, IL 60439

Re: Route 83 Properties LLC and Route 83 Properties II LLC
Application for Final PUD Approval - 13011 Grant Road, Lemont, IL

Dear Ms. Valone:

As you know the undersigned and my law firm represent Route 83 Properties LLC and Route 83 Properties II LLC. Our client would like to proceed with petitioning for a Final Planned Unit Development for an M3 PUD for the property commonly referred to as 13011 Grant Road, Lemont, Illinois. In accordance with the requirements of the Village of Lemont, our client is delivering to you as of the above date the following:

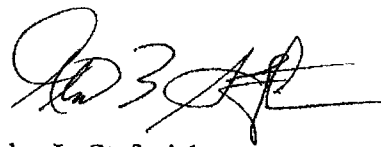
1. Application for Final PUD Approval with supplement attached. A check for the required filing fee.
2. Proof of Ownership via executed real estate contracts.
3. Final Engineering Plans prepared by Hofferle-Butler Engineering
4. Alta Surveys. and Title Policies
5. Plat of Subdivision prepared by Hofferle-Butler Engineering.
6. Landscape Plan prepared by Hey and Associates.
7. Photometric Plan prepared by Enercentric Engineering Solutions, LLC.

Heather Valone
Village Planner
Village of Lemont
December 22, 2016
Page 2

8. Copy of MWRD Permit.
9. Photos depicting examples of Proposed Uses.
10. Architectural Plans for new office and shop building prepare by Universal Manhattan Architects.
11. Traffic Study prepared by KLOA. (If not submitted with this letter then per authorization of Jeff Stein the traffic study will be submitted on or before December 29, 2016.
12. Self contained septic system design and Cook County approval for this type of septic system.
13. Status Report/meeting Minutes regarding IDOT position for screening of Route 83 Bridge.

As required, nine copies of each of the above is being provided to you. It is my understanding that upon your review of the above submittals and confirmation that all is in order, you will proceed to schedule our client's petition for Final PUD Approval for the Plan Commission Meeting on January 18, 2017 commencing at 6:30 p.m. Upon your receipt of this letter and the submittals, should there be questions for the undersigned, please do not hesitate to contact me. Thank you for your cooperation.

Sincerely yours,



Alan L. Stefaniak

ALS:mm
Enclosures

cc.: Kevin Egan, Donegal Excavating Inc., w/o encl.
Paul Greco, Esq., w/o encl.

PUD Final Plan/Plat Application Form

APPLICANT INFORMATION

Route 83 Properties LLC and Route 83 Properties II LLC

Applicant Name

c/o Alan L. Stefaniak, Di Monte & Lizak, LLC

Company/Organization

216 W. Higgins Road, Park Ridge, Illinois 60068

Applicant Address

847-698-9600 F: 847-698-9624

Telephone & Fax

astefaniak@dimontelaw.com

E-mail

CHECK ONE OF THE FOLLOWING:

Applicant is the owner of the subject property and is the signer of this application.

Applicant is the contract purchaser of the subject property.

Applicant is acting on behalf of the beneficiary of a trust.

Applicant is acting on behalf of the owner.

THIS APPLICATION IS EXPRESSLY SUBJECT TO THE SUPPLEMENT THAT IS ATTACHED.

PROPERTY INFORMATION

13011 Grant Road

Address of Subject Property/Properties

See Attached Supplement

Approximately 20.91 acres

Parcel Identification Number of Subject Property/Properties

Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 508-A, PUD Final Plan/Plat Application Checklist of Required Materials, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

PUD Final Plan/Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (only required if the PUD includes a final plat of subdivision):

< 3 acres = \$300, plus \$25 per existing and/or proposed dwelling unit

3 to <5 acres = \$600, plus \$25 per existing and/or proposed dwelling unit

5 to <10 acres = \$1000, plus \$25 per existing and/or proposed dwelling unit

10 acres or more = \$1200, plus \$25 per existing and/or proposed dwelling unit

Fee is non-refundable.

Required Escrow = \$2,000

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the PUD final plan/plat application. After completion of the review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request.

Signature of Applicant

Illinois

State

Date

Lake

County

12/14/16

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Simon Bradley is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Notary Signature

Michele M. Smith

MICHELE M SMITH
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 13, 2020

Given under my hand and notary seal this 14th day of December A.D. 20 16.

My commission expires this 13th day of April A.D. 20 2020.

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

BEFORE THE CORPORATE AUTHORITIES OF THE
VILLAGE OF LEMONT, ILLINOIS

IN THE MATTER OF THE APPLICATION OF)
ROUTE 83 PROPERTIES LLC AND ROUTE 83)
PROPERTIES II LLC)

**SUPPLEMENT TO APPLICATION FOR APPROVAL OF M-3 FINAL PLANNED UNIT
DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION**

TO: The Members of the Planning and Zoning Commission of the
Village of Lemont, a municipal corporation, Cook County, Illinois

NOW COME the undersigned Petitioners, Route 83 Properties LLC and Route 83 Properties II LLC (hereinafter referred to collectively as "Petitioners") and respectfully petition the members of the Planning and Zoning Commission of the Village of Lemont for approval of an M-3 Final Planned Unit Development and Preliminary Plat of Subdivision for the property described in Exhibit "A" attached hereto. In support of this Petition, Petitioners state as follows:

1. The property described in Exhibit "A" attached hereto (hereinafter referred to as the "Subject Property") is within the corporate limits of the Village of Lemont and is presently zoned M-3, pursuant to the Village of Lemont Zoning Ordinance.

2. Petitioners are the Contract Purchaser and Lessee of the Subject Property.

3. Petitioners desire and request that the following zoning relief be granted for the Subject Property:

a) Approve a Special Use for a M-3 Planned Unit Development in accordance with the final PUD Plan submitted herewith prepared by Hoefflerle-Butler Engineering, Inc.

b) In addition to all uses permitted as of right in the Village of Lemont M-3 Zoning

District, the following uses be allowed in the areas shown on the final PUD plan:

- 1) Barges: Load and unload, repair and cleaning.
 - 2) Outdoor Equipment: Storage and lease.
 - 3) Company office, truck parking and employee parking.
 - 4) Bulk material storage.
 - 5) Truck repair and truck washing.
 - 6) Company material and equipment storage.
 - 7) Truck parking for rent.
 - 8) Construction and demolition debris recycling.
 - 9) Concrete batching plant.
 - 10) Concrete crushing/recycling.
- c) Approval of Preliminary Plat of Subdivision.
- d) Approval of all necessary variations from the Village of Lemont Zoning Ordinance and Subdivision Regulations as may be necessary to implement the proposed M-3 Planned Unit Development and Subdivision of the Subject Property.
- e) Company office building to be in existing building. Building to be remodeled, including removing existing portion of building extending over property line and adding new shop.

Respectfully submitted,

Route 83 Properties LLC and Route
83 Properties II LLC

By: 

Simon Bradley, Member/Manager

ALTA / ACSM LAND TITLE SURVEY

NORTH
SCALE: 1"=XX'
THE BASIS OF BEARINGS FOR
THIS SURVEY IS ASSUMED

PARCEL 1
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 14, WHICH IS 96.45 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A" FORMING AN ANGLE OF 56 DEGREES 47 MINUTES 10 SECONDS AS MEASURED COUNTERCLOCKWISE FROM WEST TO SOUTHWEST FROM THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1045.66 FEET TO AN IRON PIPE; THENCE SOUTHWESTERLY ALONG A LINE HEREINAFTER REFERRED TO AS LINE "B" DEFLECTING 10 DEGREES 19 MINUTES 00 SECONDS WESTWARDLY FROM A SOUTHWESTERLY PROLONGATION OF THE LAST ABOVE DESCRIBED COURSE, 295.24 FEET TO THE WEST LINE OF THE PROPERTY CONVEYED BY EDWARD P. SUMMERS AND OTHERS, TO THE CHICAGO TRUST COMPANY BY DEED DATED MARCH 1, 1926 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MARCH 6, 1926 AS DOCUMENT NUMBER 9199442; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PROPERTY SO CONVEYED, BY EDWARD P. SUMMERS, AND OTHERS, TO CHICAGO TRUST COMPANY, A DISTANCE OF 179.32 FEET TO THE INTERSECTION WITH A LINE DRAWN 150 FEET PERPENDICULARLY DISTANT NORTHWESTERLY OF AND PARALLEL WITH THE ABOVE DESCRIBED LINE "B" FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WESTERLY LINE OF PROPERTY CONVEYED BY DOCUMENT NUMBER 9199442, A DISTANCE OF 173.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND JOLIET ELECTRIC RAILWAY COMPANY; THENCE NORTHEASTERLY ALONG SAID SOUTH RAILROAD RIGHT OF WAY LINE FORMING AN ANGLE OF 55 DEGREES 05 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 604.16 FEET TO A POINT OF CURVE IN SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE, THENCE NORTHEASTERLY ALONG SAID CURVED RAILROAD RIGHT OF WAY LINE, BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 691.77 FEET, AN ARC DISTANCE OF 220.50 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 150 FEET PERPENDICULARLY DISTANT NORTHWESTERLY AND PARALLEL WITH THE ABOVE DESCRIBED LINE "A" SAID POINT BEING 188.53 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID PARALLEL LINE) OF THE NORTH LINE OF SAID SECTION 14; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 745.39 FEET TO INTERSECTION WITH A LINE DRAWN 150 FEET PERPENDICULARLY DISTANT NORTHWESTERLY AND PARALLEL WITH THE ABOVE DESCRIBED LINE "B"; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 183.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN No. 22-14-201-045-0000 AREA=1.944 ACRES

PARCEL 2
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, 275.74 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 14, THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 130.42 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALTON RAILROAD COMPANY, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 852.02 FEET TO THE CENTER LINE OF LEARY ROAD (SAID ROAD BEING 40 FEET WIDE), THENCE SOUTHERLY ALONG CENTER LINE OF SAID ROAD TO A POINT 92.64 FEET SOUTHEASTERLY OF AND MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALTON RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH AND 92.64 FEET (MEASURED AT RIGHT ANGLE), SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 604.16 FEET TO A POINT OF TANGENCY; SAID POINT OF TANGENCY BEING 1161 FEET (AS MEASURED ALONG SAID PARALLEL LINE) NORTHEASTERLY OF WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 700 FEET A DISTANCE OF 221.22 FEET TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 188.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN No. 22-14-201-023-0000 AREA=2.127 ACRES

PARCEL 3-A
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, 275.74 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 14, THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 130.42 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALTON RAILROAD COMPANY, NOW THE GULF, MOBILE AND OHIO RAILROAD (AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY), SAID STRIP EXTENDING NORTH EASTERLY FROM THE NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 83 TO THE CENTER LINE OF LEARY ROAD, IN COOK COUNTY, ILLINOIS.

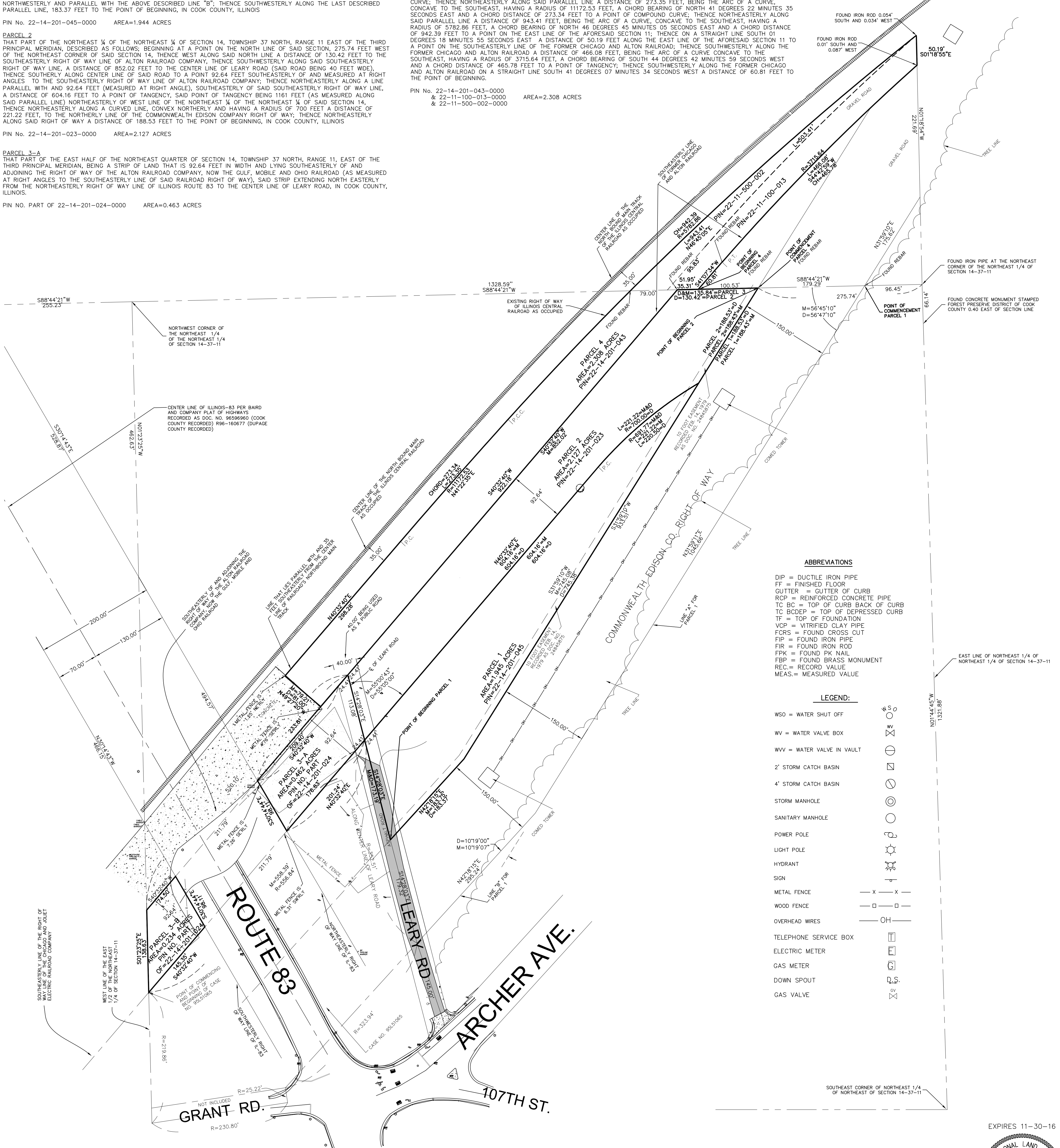
PIN NO. PART OF 22-14-201-024-0000 AREA=0.463 ACRES

PARCEL 3-B
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A STRIP OF LAND THAT IS 92.64 FEET IN WIDTH AND LYING SOUTHEASTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE ALTON RAILROAD COMPANY, NOW THE GULF, MOBILE AND OHIO RAILROAD (AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY), SAID STRIP EXTENDING SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 83 TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14, IN COOK COUNTY, ILLINOIS.

PIN No. PART OF 22-14-201-024-0000 AREA=0.234 ACRES

PARCEL 4
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN NEAR LEMONT, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 11, WHICH IS 275.74 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE ON A STRAIGHT LINE OF SOUTH 88 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF THE AFORESAID SECTION 11 A DISTANCE OF 100.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF THE AFORESAID SECTION 11 A DISTANCE OF 35.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE FORMER CHICAGO AND ALTON RAILROAD; THENCE ON A STRAIGHT LINE OF SOUTH 40 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 922.18 FEET ALONG THE SOUTHEASTERLY LINE OF THE FORMER CHICAGO AND ALTON RAILROAD TO A POINT; THENCE NORTHWESTERLY AT A RIGHT ANGLE TO SAID LINE 81.00 FEET TO A POINT IN A LINE THAT LIES PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY FROM THE CENTER LINE OF RAILROAD'S NORTH BOUND MAIN TRACK; THENCE ON A STRAIGHT LINE NORTH 40 DEGREES 40 MINUTES 32 SECONDS EAST A DISTANCE OF 298.28 FEET ALONG SAID PARALLEL LINE TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 273.35 FEET, BEING THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5782.86 FEET, A CHORD BEARING OF NORTH 46 DEGREES 45 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 942.39 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 11; THENCE ON A STRAIGHT LINE SOUTH 01 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 50.19 FEET ALONG THE EAST LINE OF THE AFORESAID SECTION 11 TO A POINT ON THE SOUTHEASTERLY LINE OF THE FORMER CHICAGO AND ALTON RAILROAD; THENCE SOUTHWESTERLY ALONG THE FORMER CHICAGO AND ALTON RAILROAD A DISTANCE OF 466.08 FEET, BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3715.64 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 42 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 465.78 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE FORMER CHICAGO AND ALTON RAILROAD ON A STRAIGHT LINE SOUTH 41 DEGREES 07 MINUTES 34 SECONDS WEST A DISTANCE OF 60.81 FEET TO THE POINT OF BEGINNING.

PIN No. 22-14-201-043-0000 & 22-11-100-013-0000 & 22-11-500-002-0000 AREA=2.308 ACRES



- ABBREVIATIONS**
- DIP = DUCTILE IRON PIPE
 - FF = FINISHED FLOOR
 - GUTTER = GUTTER OF CURB
 - RCP = REINFORCED CONCRETE PIPE
 - TC BC = TOP OF CURB BACK OF CURB
 - TC BODEP = TOP OF DEPRESSED CURB
 - TF = TOP OF FOUNDATION
 - VCP = VITRIFIED CLAY PIPE
 - FCS = FOUND CROSS CUT
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FPK = FOUND PK NAIL
 - FBP = FOUND BRASS MONUMENT
 - REC. = RECORD VALUE
 - MEAS. = MEASURED VALUE

- LEGEND:**
- WSO = WATER SHUT OFF
 - WV = WATER VALVE BOX
 - WVV = WATER VALVE IN VAULT
 - 2' STORM CATCH BASIN
 - 4' STORM CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - POWER POLE
 - LIGHT POLE
 - HYDRANT
 - SIGN
 - METAL FENCE
 - WOOD FENCE
 - OVERHEAD WIRES
 - TELEPHONE SERVICE BOX
 - ELECTRIC METER
 - GAS METER
 - DOWN SPOUT
 - GAS VALVE

ALTA NOTES

THIS LAND TITLE SURVEY WAS PREPARED WITH THE USE OF FREEDOM TITLE CORPORATION'S COMMITMENT FOR TITLE INSURANCE NUMBER 6715060, EFFECTIVE DATE JULY 15, 2014.

SCHEDULE B EXCEPTION NOTES

- ITEM 6, 7 & 8 REFER TO TAXES AND ARE NOT SURVEY ITEMS.
- ITEM 9 REFERS TO THE RIGHTS OF THE PUBLIC. THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR ROADWAY PURPOSES. ADJACENT ROADWAYS ARE SHOWN HEREON.
- ITEM 10 REFERS TO RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES AND FEEDERS. NONE VISIBLE ITEMS WERE OBSERVED ON THE PROPERTY INCLUDED IN THIS LAND TITLE SURVEY.
- ITEM 11 REFERS TO A PLAT ACT AFFIDAVIT AND IS NOT A SURVEY ITEM.
- ITEM 12 REFERS TO RIGHTS OF WAY FOR RAILROAD, SWITCHES, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS ON THE LAND. ALL VISIBLY OBSERVABLE TRACKS AND RELATED ITEMS ARE SHOWN HEREON, AND ONLY EASEMENTS LISTED IN THE SCHEDULE B EXCEPTIONS ARE PLOTTED HEREON.
- ITEM 13 REFERS TO EASEMENT IN FAVOR OF BADGER PIPELINE COMPANY PER DOCUMENTS 16110300. SAID EASEMENT LIES WITHIN THE ROUTE 83 RIGHT-OF-WAY.

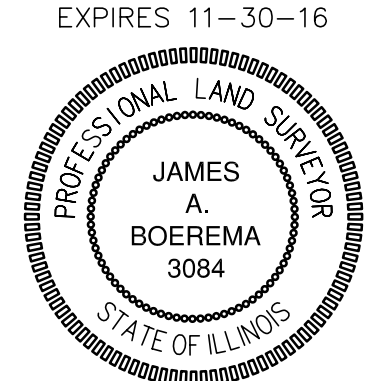
- ITEM 13 ALSO REFERS TO THE DEED RECORDED AS DOCUMENT NUMBER 24845875. THERE IS AN EASEMENT RESERVED IN SAID DEED FOR COMMONWEALTH EDISON COMPANY WHICH IS PLOTTED HEREON (IN PARCEL 1).
- ITEM 13, DOCUMENTS 775879 & 9885964 HAVE NOT BEEN RECEIVED FOR REVIEW AS YET. THIS LAND TITLE SURVEY WILL BE UPDATED UPON THEIR RECEIPT.
- ITEM 14 PERTAINS TO COVENANTS CONTAINED IN THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 23874663. THESE COVENANTS ARE NOT PLOTTABLE.
- ITEM 15 REFERS TO THE RIGHTS OF THE ADJOINING OWNERS TO HAVE MAINTAINED THE FREE AND UNINTERRUPTED FLOW OF WATERS OF ANY CANAL WHICH MAY FLOW ALONG OR THROUGH THE LAND INCLUDED IN THIS LAND TITLE SURVEY. THESE RIGHTS ARE NOT SURVEY ITEMS AND ARE NOT PLOTTED HEREON.
- ITEM 16 REFERS TO THE RIGHTS, IF ANY, OF THE ADJOINING OWNERS IN AND TO THE INTERIOR ROADWAYS THAT RUN THROUGH THE LAND. THESE POSSIBLE RIGHTS ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED HEREON.
- ITEM 17 REFERS TO ENCROACHMENTS AS DISCLOSED BY OUR PRIOR SURVEY. ALL OBSERVABLE FEATURES THAT MY ENCROACH ARE SHOWN HEREON.
- ITEMS 18, 19 AND 20 ARE NOT SURVEY ITEMS AND ARE NOT PLOTTED HEREON.

TO: ROUTE 83 PROPERTIES, LLC
FREEDOM TITLE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 7(a), 11(a) AND 14 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 20, 2014.

DATE OF MAP OR PLAT: NOVEMBER 21, 2014.

James A. Boerema
JAMES A. BOEREMA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3084



PROJECT NO: 14-086
DRAWING FILE: 07_14_AltA2014.DWG
1 OF 1

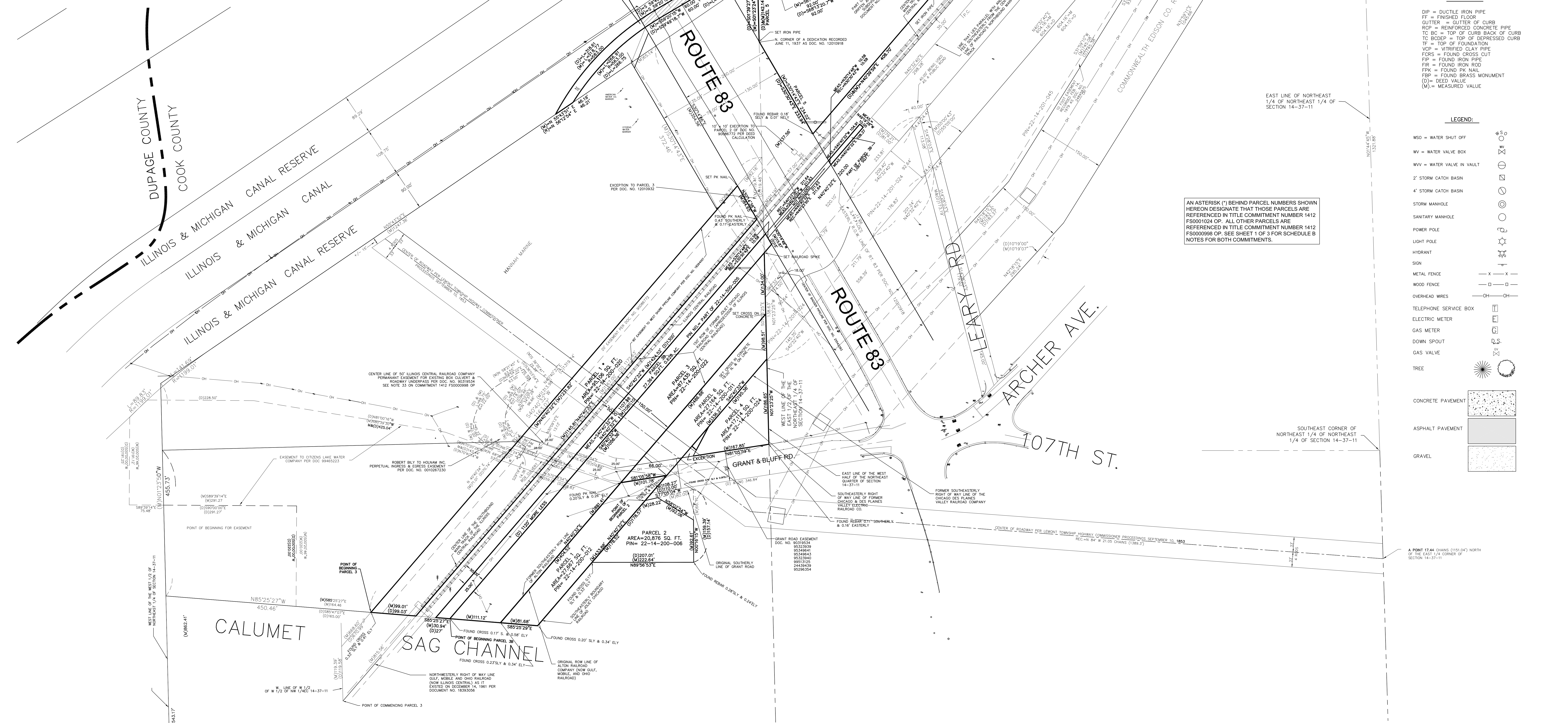
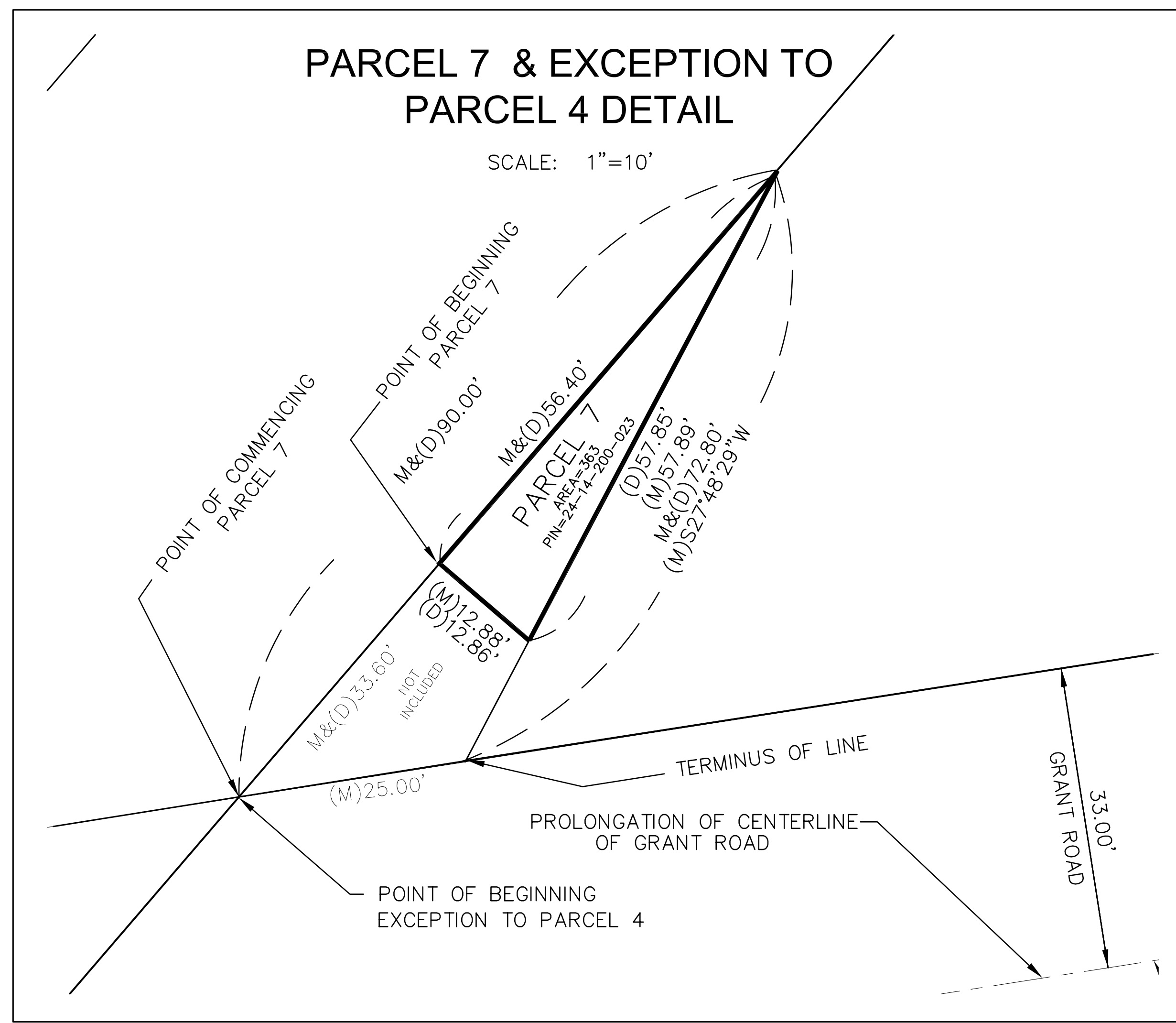
ALTA SURVEY
107TH STREET & ROUTE 83

PREPARED FOR: Route 83 Properties, LLC

PREPARED BY: **hbe Hoeffler-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819
8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
(708) 599-8980 FAX(708) 599-8790

DRAWN BY: ECC	6		
CHECKED BY: JUB	5		
APPROVED BY: JAB	4		
DATE: 11.21.14	3		
SCALE: 1"=80'	2		
	1	PARCEL GEOMETRY	JAB 12.18.14
	NO	DESCRIPTION	BY DATE
REVISIONS			

ALTA / ACSM LAND TITLE SURVEY



AN ASTERISK (*) BEHIND PARCEL NUMBERS SHOWS HEREON DESIGNATE THAT THOSE PARCELS ARE REFERENCED IN TITLE COMMITMENT NUMBER 1412 F50001024 OP. ALL OTHER PARCELS ARE REFERENCED IN TITLE COMMITMENT NUMBER 1412 F50000998 OP. SEE SHEET 1 OF 3 FOR SCHEDULE B NOTES FOR BOTH COMMITMENTS.

- ABBREVIATIONS**
- DIP = DUCTILE IRON PIPE
 - FF = FINISHED FLOOR
 - GUTTER = GUTTER OF CURB
 - RCP = REINFORCED CONCRETE PIPE
 - TO BC = TOP OF CURB BACK OF CURB
 - TC BCDEP = TOP OF DEPRESSED CURB
 - TF = TOP OF FOUNDATION
 - VCP = VITRIFIED CLAY PIPE
 - FORS = FOUND CROSS CUT
 - FIP = FOUND IRON PIPE
 - FR = FOUND IRON ROD
 - FFW = FOUND F.W. NAIL
 - FBS = FOUND BRASS SIGN
 - (D) = DEED VALUE
 - (M) = MEASURED VALUE
- LEGEND:**
- WSD = WATER SHUT OFF
 - WV = WATER VALVE BOX
 - WVV = WATER VALVE IN VAULT
 - 2' STORM CATCH BASIN
 - 4' STORM CATCH BASIN
 - STORM MANHOLE
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 - OVERHEAD WIRES
 - TELEPHONE SERVICE BOX
 - ELECTRIC METER
 - GAS METER
 - DOWN SPOUT
 - GAS VALVE
 - TREE
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - GRAVEL

ECC 15	JAB 4	JAB 3	JAB 2	JAB 1	JAB 0
CHECKED BY:	APPROVED BY:	DATE:	SCALE:	BY:	DATE:
		8-28-07	1"=80'		

PREPARED BY:
hbe
Hoeferle-Butler Engineering, Inc.
Consulting Engineers - Land Surveyors
874 S. ROBERTS ROAD, HICKORY HILLS, ILLINOIS 60467
(708) 599-8980
FAX (708) 599-8790

PREPARED FOR:
ROBERT BILY
13011 GRANT ROAD
LEMONT, ILLINOIS

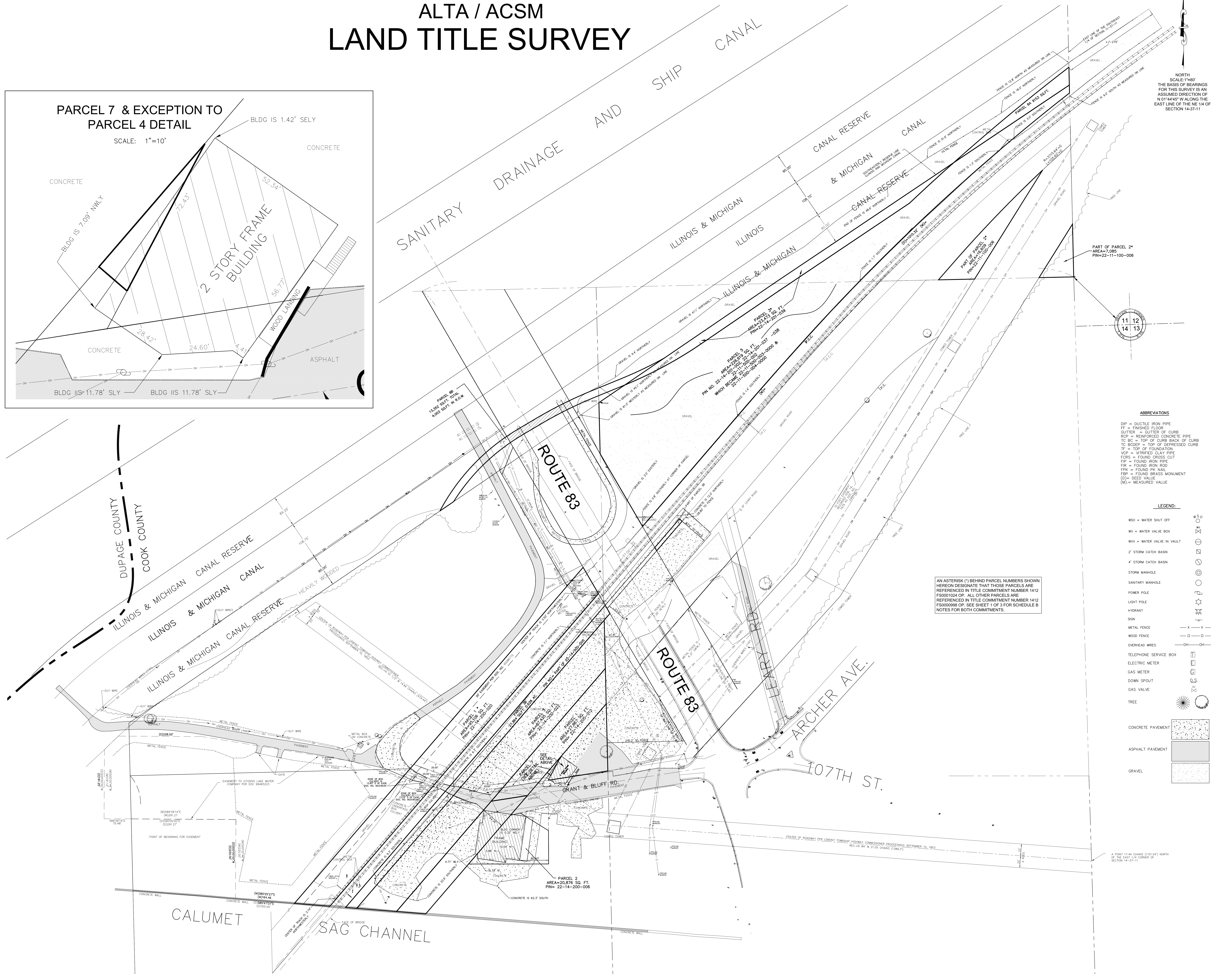
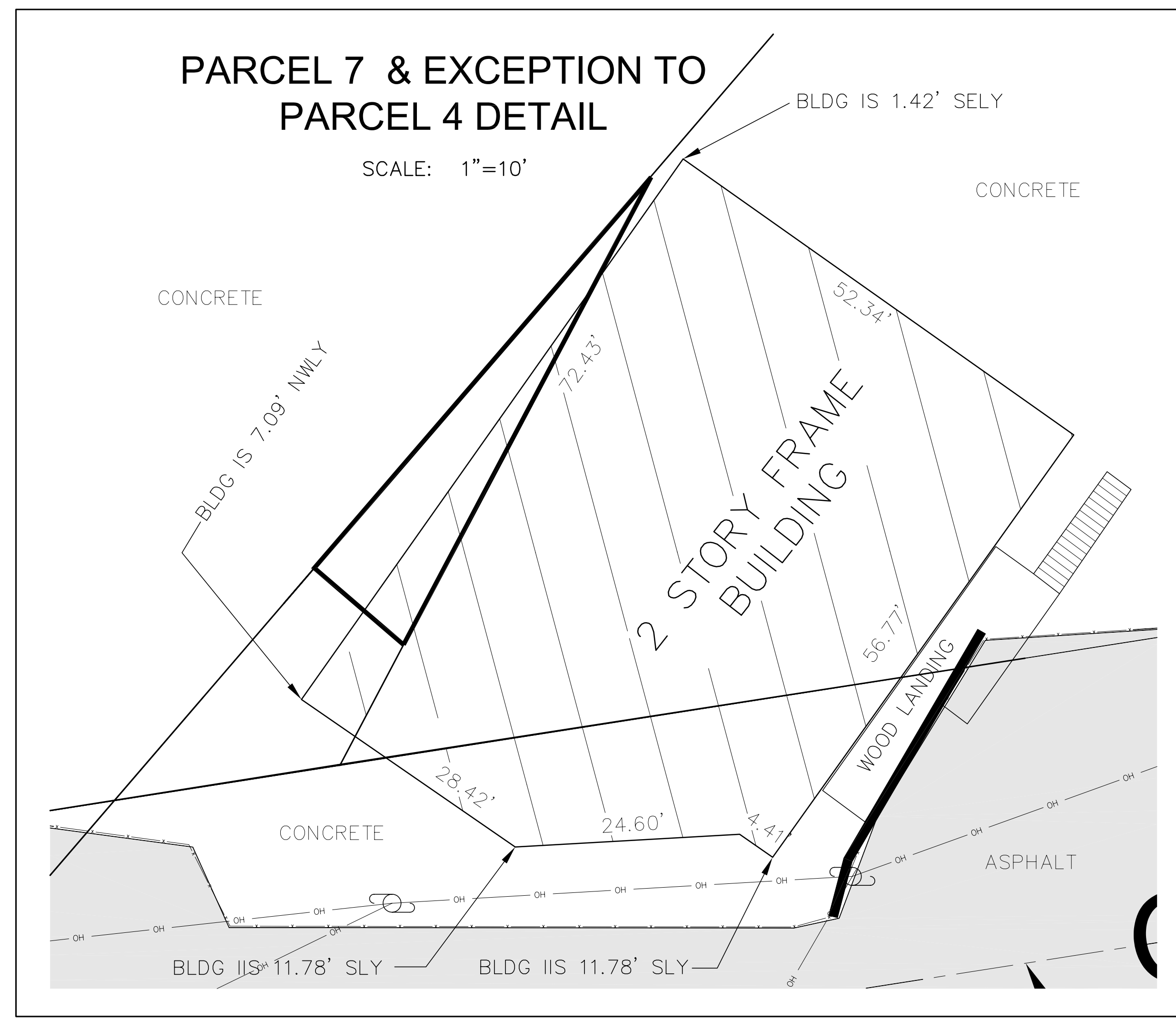
ALTA / ACSM LAND TITLE SURVEY
PARCEL BOUNDARY LINES
AND DIMENSIONS

PROJECT NO:
07-182

DRAWING FILE:
ALTA 2014 R2.DWG

2 OF 3

ALTA / ACSM LAND TITLE SURVEY



- ABBREVIATIONS**
- DIP = DUCTILE IRON PIPE
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 - GUTTER = GUTTER OF CURB
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 - TREE
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - GRAVEL

AN ASTERISK (*) BEHIND PARCEL NUMBERS SHOWN
HEREON DESIGNATE THAT THOSE PARCELS ARE
REFERENCED IN TITLE COMMITMENT NUMBER 1412
FS0001024 OP. ALL OTHER PARCELS ARE
REFERENCED IN TITLE COMMITMENT NUMBER 1412
FS0000998 OP. SEE SHEET 1 OF 3 FOR SCHEDULE B
NOTES FOR BOTH COMMITMENTS.

NO.	DATE	DESCRIPTION	BY
1	JAN 1, 2015	REVISED COMMENTS	JAB
2	JAN 1, 2015	SET MONUMENTS	JAB
3	JAN 1, 2015	SET MONUMENTS	JAB
4	JAN 1, 2015	SET MONUMENTS	JAB

BRANN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
DATE: 8.28.14
SCALE: 1" = 80'

PREPARED BY: **hbe**
Hoeffler-Butler Engineering, Inc.
Consulting Civil Engineers & Land Surveyors
PROFESSIONAL DESIGN FIRM LICENSE NO. 06160007
8714 S. WOODSTOCK ROAD, ROCKFORD, ILLINOIS 61107
(815) 399-6988 FAX(815) 399-6978

PREPARED FOR:
ROBERT BILY
13011 GRANT ROAD
LEMONT, ILLINOIS

ALTA / ACSM LAND TITLE SURVEY
EXISTING CONDITIONS

DEVELOPMENT PLAN FOR ROUTE 83 PROPERTIES

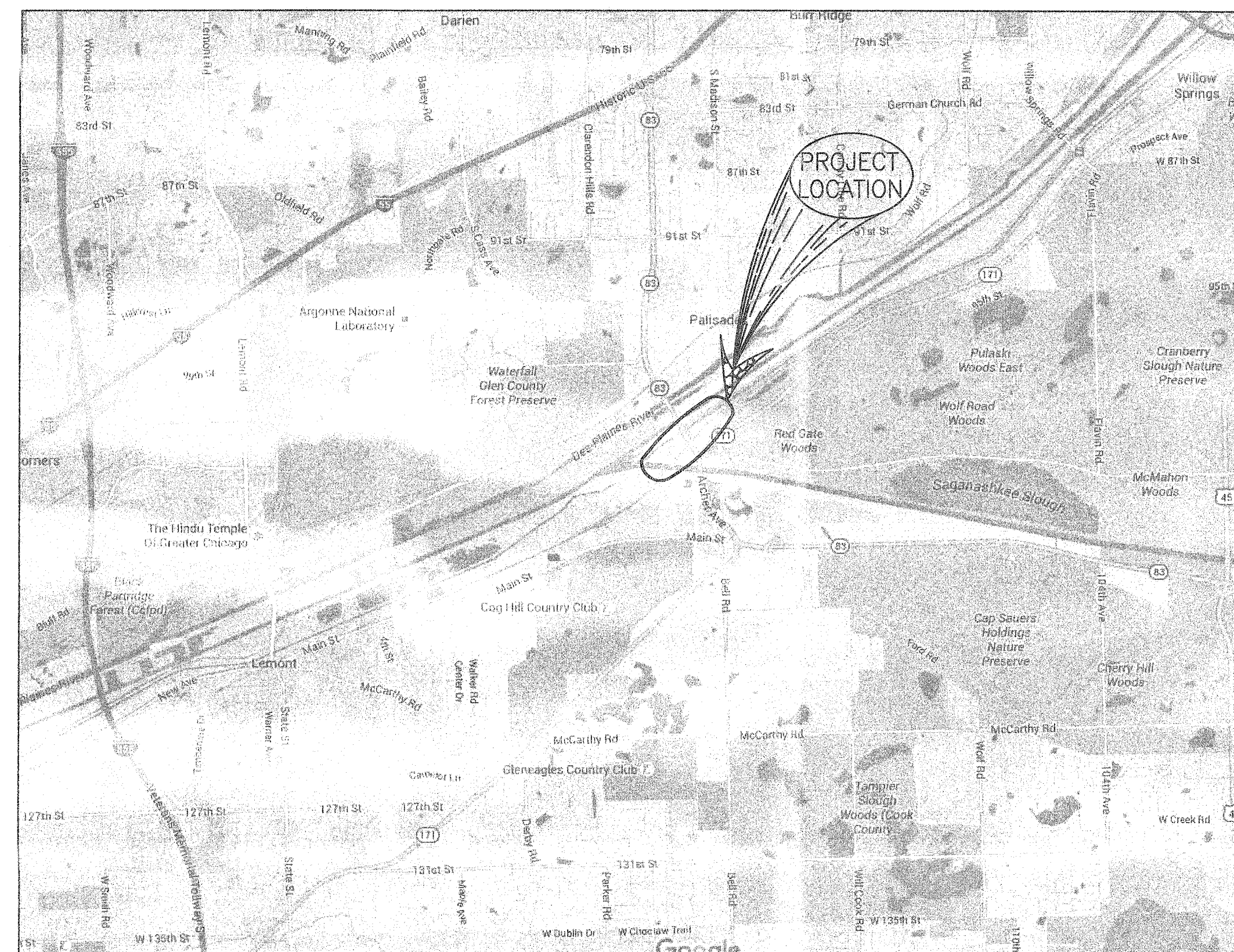
IL ROUTE 83 AND ARCHER AVENUE DEVELOPMENT

ABBREVIATIONS

BBOX	BUFFALO BOX (WATER SHUT OFF)	PCC	POINT OF COMPOUND CURVATURE
B-B	BACK TO BACK OF CURB	P.C.C.	PORTLAND CEMENT CONCRETE
BM	BENCH MARK	P.I.	POINT OF INTERSECTION
C&G	CURB AND GUTTER	P.R.C.	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	P.T.	POINT OF TANGENCY
DWG	DRAWING	PL	PROPERTY LINE
DIP	DUCTILE IRON PIPE	P.C.	POINT OF CURVATURE
DIA	DIAMETER	PM	POINT OF VERTICAL INTERSECTION
ELEV. OR EL.	ELEVATION	PP	POWER POLE
EOB	EDGE OF BRICK	R	RADIUS
EOC	EDGE OF CONCRETE	R.O.W.	RIGHT OF WAY
EOG	EDGE OF GRAVEL	STA	STATION
EOP	EDGE OF PAVEMENT	SAN	SANITARY
FG	FINISHED GRADE	SANMH	SANITARY MANHOLE
F-F	FACE TO FACE OF CURB	TF	TOP OF FOUNDATION ELEVATION
FF	FINISHED FLOOR ELEVATION	TC/BC	TOP OF CURB/BACK OF CURB
FL	FLOW LINE	TW	TOP OF WALK
F.H.	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
FES	FLARED END SECTION	TYP	TYPICAL
G	GAS	V.C.	VERTICAL CURVE
HDW	HEADWALL	VCP	VITRIFIED CLAY PIPE
HOR	HORIZONTAL	W	WATER
H.P.	HIGH POINT	WDF	WOOD FENCE
H.W.L.	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT ELEVATION	WSO	WATER SHUT OFF
IP	IRON PIPE	WV	WATER VALVE
IN	INLET	WVV	WATER VALVE VAULT
MFP	METAL FENCE POST	XBRICK	CORNER OF BRICK BUILDING
MH	MANHOLE	XFRAME	CORNER OF FRAME BUILDING
P	TOP OF PAVEMENT GRADE	XSTONE	CORNER OF STONE BUILDING

INDEX TO SHEETS

1. TITLE, LEGEND, STANDARD ABBREVIATIONS
- 2-3. EXISTING SITE CONDITIONS
- 4-5. EXISTING TOPOGRAPHY
6. LOT NUMBERS & USAGE PLAN
- 7-8. SITE DEVELOPMENT PLAN
- 9-10. PROPOSED GRADING PLAN
11. AUTOTURN - LEMONT FIRE DEPARTMENT
12. ROUTE 83 SIGHT LINE EXHIBIT
13. TRAIN SIGHT LINE EXHIBIT
14. MWRD EXHIBIT R



PLANS PREPARED BY:

Hoefflerle-Butler Engineering, Inc.

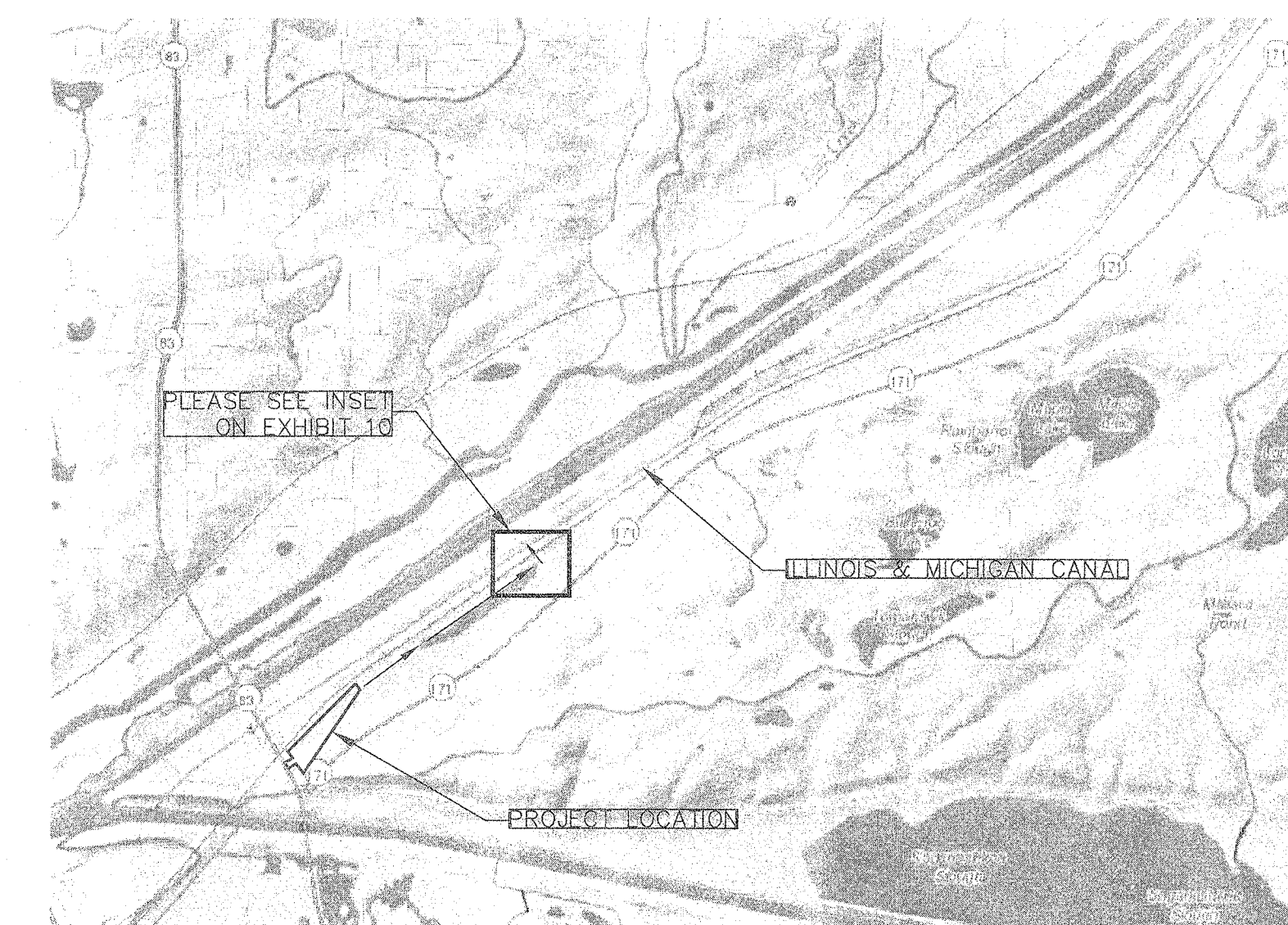
Consulting Civil Engineers · Land Surveyors

PROJECT BENCHMARK

CHISELED SQUARE, APPROXIMATELY 2 FEET ABOVE ROAD, APPROXIMATELY 0.1 MILE WEST OF NORTH 1/4 SECTION CORNER OF SECTION 24, T31N R11E, ON ILLINOIS STATE HIGHWAY 83, APPROXIMATELY 0.2 MILE EAST OF ILLINOIS STATE HIGHWAY 171, AT LIMESTONE BRIDGE, ON WEST END OF SOUTH HEADWALL.
ELEVATION: 648.49

LEGEND

PROPOSED 4' DIA. STORM M.H.		EXISTING 4' DIA. STORM M.H.	
PROPOSED 4' DIA. CATCH BASIN		EXISTING 4' DIA. CATCH BASIN	
PROPOSED 2' DIA. STORM INLET		EXISTING 2' DIA. STORM INLET	
PROPOSED STORM CURB INLET		EXISTING STORM CURB INLET	
PROPOSED 2' DIA. CATCH BASIN		EXISTING 2' DIA. CATCH BASIN	
PROPOSED SANITARY MANHOLE		EXISTING BEEHIVE	
PROPOSED STREET LIGHT		EXISTING SANITARY MANHOLE	
PROPOSED POWER POLE		EXISTING STREET LIGHT	
PROPOSED FIRE HYDRANT		EXISTING POWER POLE	
PROPOSED WATER VALVE IN VAULT		EXISTING FIRE HYDRANT	
PROPOSED WATER VALVE IN BOX		EXISTING WATER VALVE IN VAULT	
PROPOSED B-BOX		EXISTING WATER VALVE IN BOX	
PROPOSED COMBINED SEWER		EXISTING B-BOX	
PROPOSED STORM SEWER		EXISTING GAS VALVE	
PROPOSED SANITARY SEWER		EXISTING COMBINED SEWER	
PROPOSED WATERMAIN		EXISTING STORM SEWER	
PROPOSED GROUND ELEVATION		EXISTING SANITARY SEWER	
PROPOSED PAVEMENT ELEVATION		EXISTING WATERMAIN	
PROPOSED GROUND CONTOUR		EXISTING GROUND ELEVATION	
PROPOSED TRENCH BACKFILL		EXISTING GROUND CONTOUR	
PROPOSED PAVEMENT		EXISTING FENCE	
PROPOSED CONCRETE		EXISTING GAS MAIN	
EROSION CONTROL SILT FENCE		EXISTING TELEPHONE LINE	
PROPOSED FLOW/SLOPE DIRECTION		EXISTING ELECTRIC LINE	



DRAINAGE ROUTING MAP

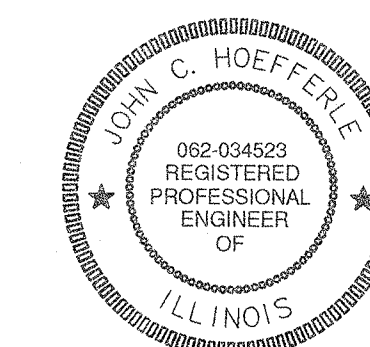


PUBLIC UTILITY NOTE:

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUITS, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING & CROSSING PROPOSED CONSTRUCTION.

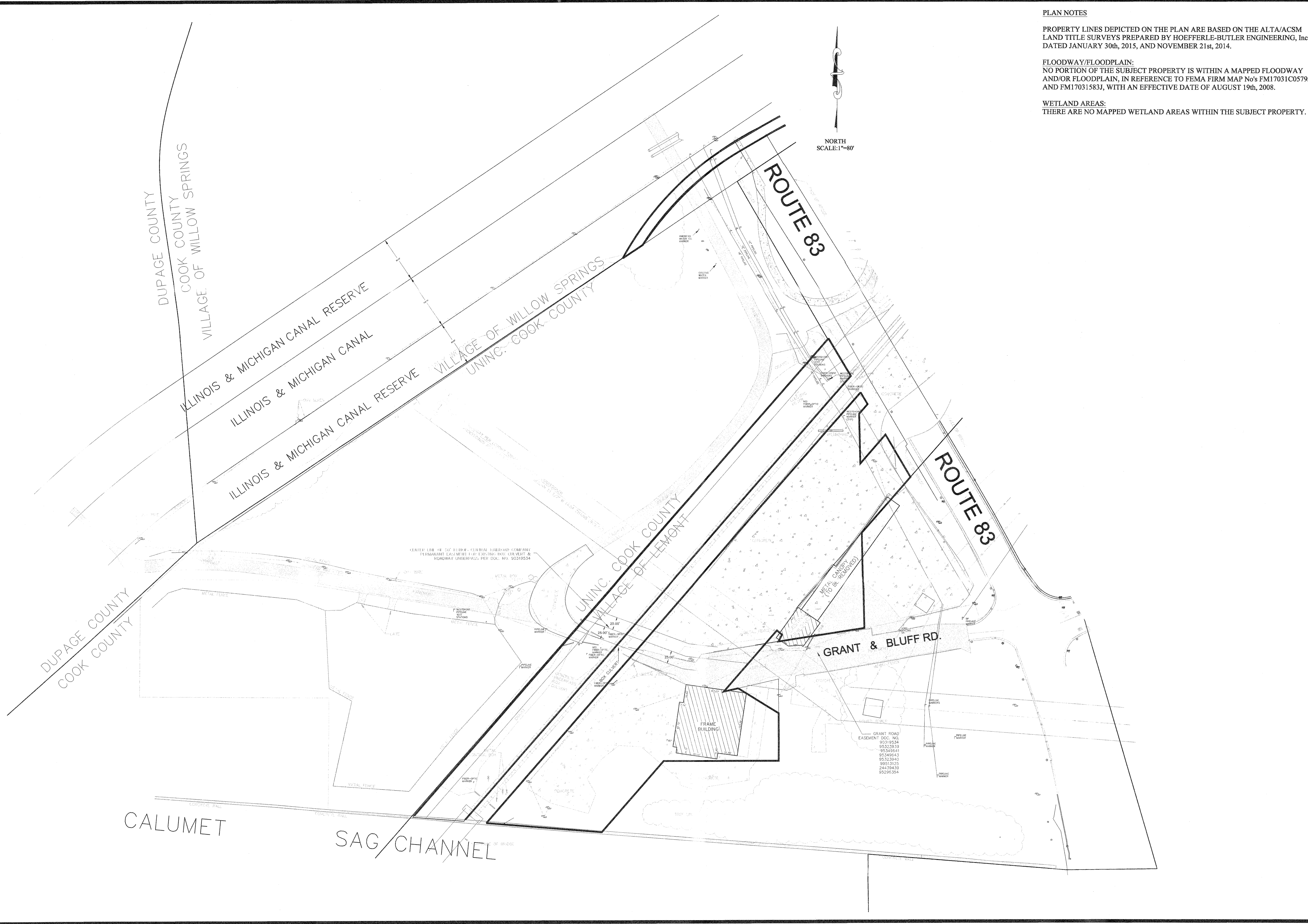
EXPIRES 11-30-17



SIGNATURE
 DATE

ONLY PLANS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. THIS PLAN IS NOT TRANSFERABLE.

<p>DRAWN BY: JMH/16</p> <p>CHECKED BY: ALS/5</p> <p>APPROVED BY: JCH/3</p> <p>DATE: 12.1.16</p>	<p style="text-align: center;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 40%;">DATE</th> </tr> <tr> <td>1</td> <td>MWRD APPROVAL</td> <td>ALS</td> <td>9.9.16</td> </tr> </table>	NO.	DESCRIPTION	BY	DATE	1	MWRD APPROVAL	ALS	9.9.16
NO.	DESCRIPTION	BY	DATE						
1	MWRD APPROVAL	ALS	9.9.16						
<p>Hoefflerle-Butler Engineering, Inc.</p> <p>Consulting Civil Engineers · Land Surveyors</p> <p>PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000619</p> <p>8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457</p> <p>(708) 599-8980 FAX (708) 599-8790</p>									
<p>DEVELOPMENT PLANS</p> <p>ROUTE 83 PROPERTIES</p>									
<p>PREPARED FOR: ROUTE 83 PROPERTIES</p>									
<p>PROJECT NO: 14-076</p>									
<p>DRAWING FILE: SDP.DWG</p>									
<p>1 OF 14</p>									



PLAN NOTES

PROPERTY LINES DEPICTED ON THE PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOEFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

FLOODWAY/FLOODPLAIN:
 NO PORTION OF THE SUBJECT PROPERTY IS WITHIN A MAPPED FLOODWAY AND/OR FLOODPLAIN, IN REFERENCE TO FEMA FIRM MAP No's FM17031C0579J AND FM17031583J, WITH AN EFFECTIVE DATE OF AUGUST 19th, 2008.

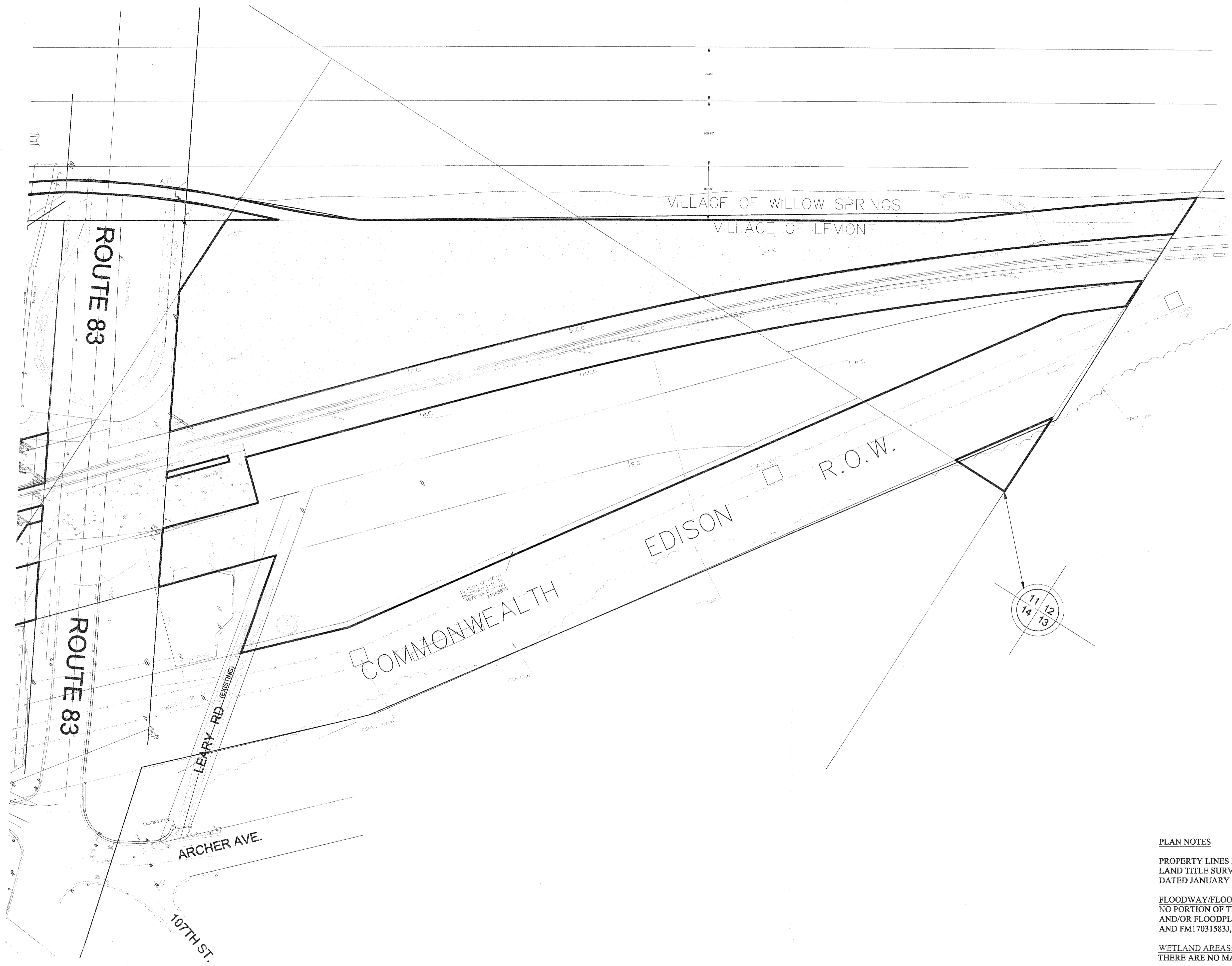
WETLAND AREAS:
 THERE ARE NO MAPPED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.

REVISIONS	
NO	DATE
1	9.9.16
2	
3	
4	
5	
6	

DRAWN BY: JMH/6
 CHECKED BY: ALS/4
 APPROVED BY: JCH/3
 DATE: 12.1.16
 SCALE: 1"=80'
hbe **Hoeflerle-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 004-000819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 599-8980 FAX(708) 599-8790

EXISTING CONDITIONS
ROUTE 83 PROPERTIES
 PREPARED FOR: ROUTE 83 PROPERTIES

PROJECT NO:
 14-076
 DRAWING FILE:
 SDP.DWG
 2 OF 14



NORTH
SCALE: 1"=80'

PLAN NOTES

PROPERTY LINES DEPICTED ON THE PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

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WETLAND AREAS:
THERE ARE NO MAPPED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.

**EXISTING CONDITIONS
ROUTE 83 PROPERTIES**

PROJECT NO:
14-076

DRAWING FILE:
SDP.DWG

3 OF 14

PREPARED BY:
hbe

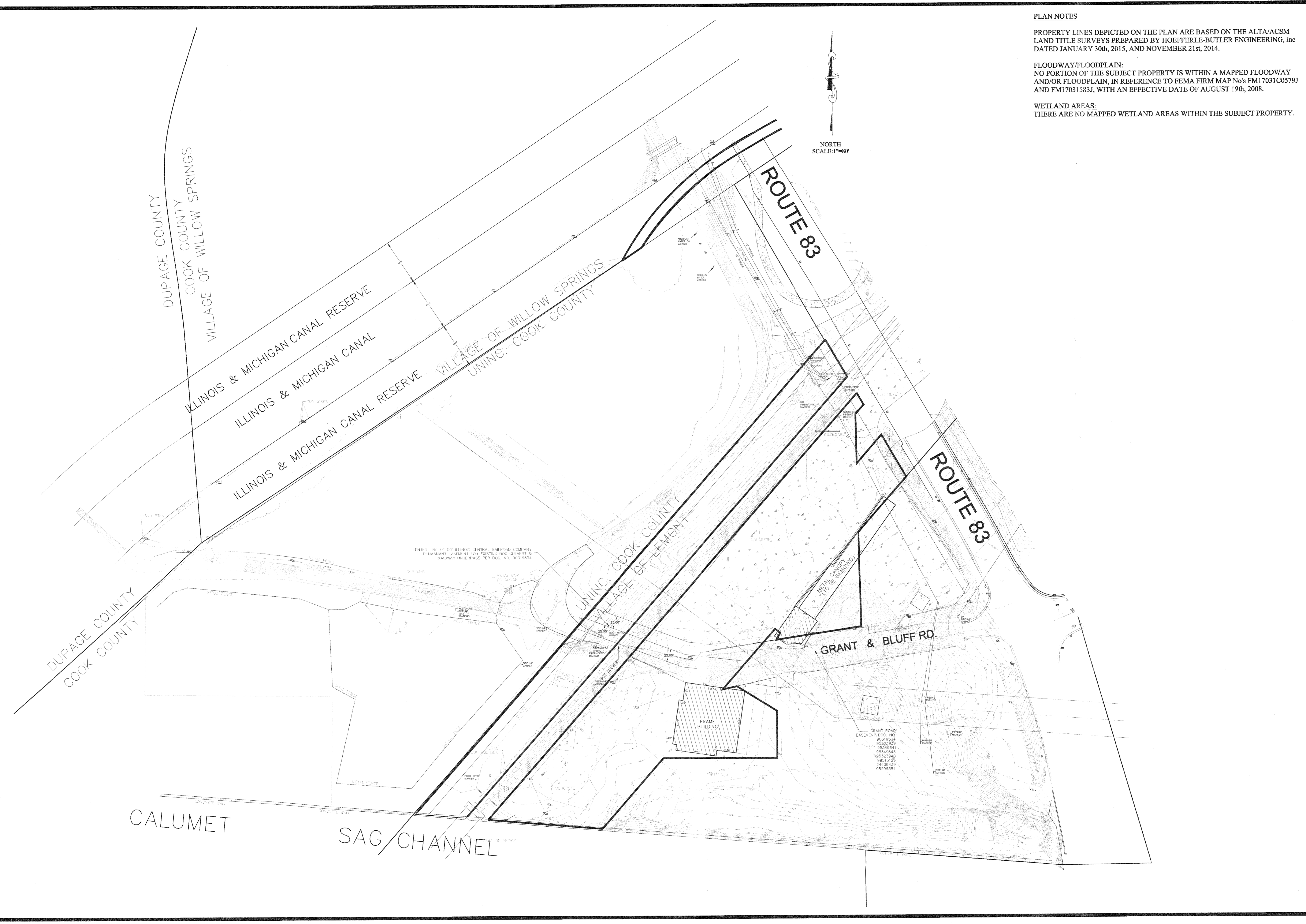
Hoeflerle-Butler Engineering, Inc.

Consulting Civil Engineers - Land Surveyors
PROFESSIONAL DESIGN FIRM LICENSE NO. J84-000819
8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
(708) 599-8980 FAX: 708 599-8790

DRAWN BY: JMH 6
CHECKED BY: ALS 5
APPROVED BY: JCH 3
DATE: 12.1.16 2
SCALE: 1"=80' 1
MWRD APPROVAL DESCRIPTION BY DATE
ND 1 9.9.16

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

PREPARED FOR:
SHAWN BRAUNLEY
DEVELOPMENT ENGINEER
4240 LANCE ROAD, DEWITT GROVE, IL



PLAN NOTES

PROPERTY LINES DEPICTED ON THE PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

FLOODWAY/FLOODPLAIN:
NO PORTION OF THE SUBJECT PROPERTY IS WITHIN A MAPPED FLOODWAY AND/OR FLOODPLAIN, IN REFERENCE TO FEMA FIRM MAP No's FM17031C0579J AND FM17031583J, WITH AN EFFECTIVE DATE OF AUGUST 19th, 2008.

WETLAND AREAS:
THERE ARE NO MAPPED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.

NORTH
SCALE: 1"=80'

REVISIONS	
NO.	DESCRIPTION
1	MURD APPROVAL
2	DATE: 12.1.16
3	APPROVED BY: JCH
4	CHECKED BY: ALS
5	ALS
6	JMH

PREPARED BY: **hbe** **Hoefflerle-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 599-8980 FAX(708) 599-8790

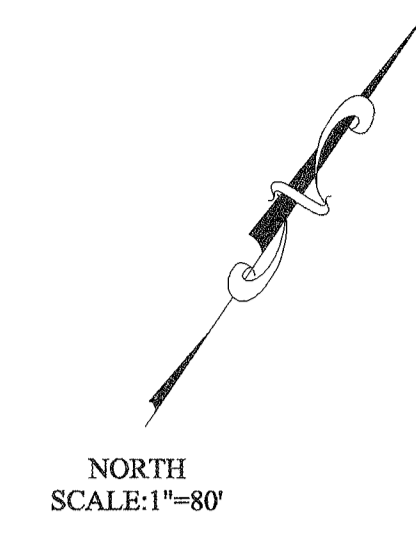
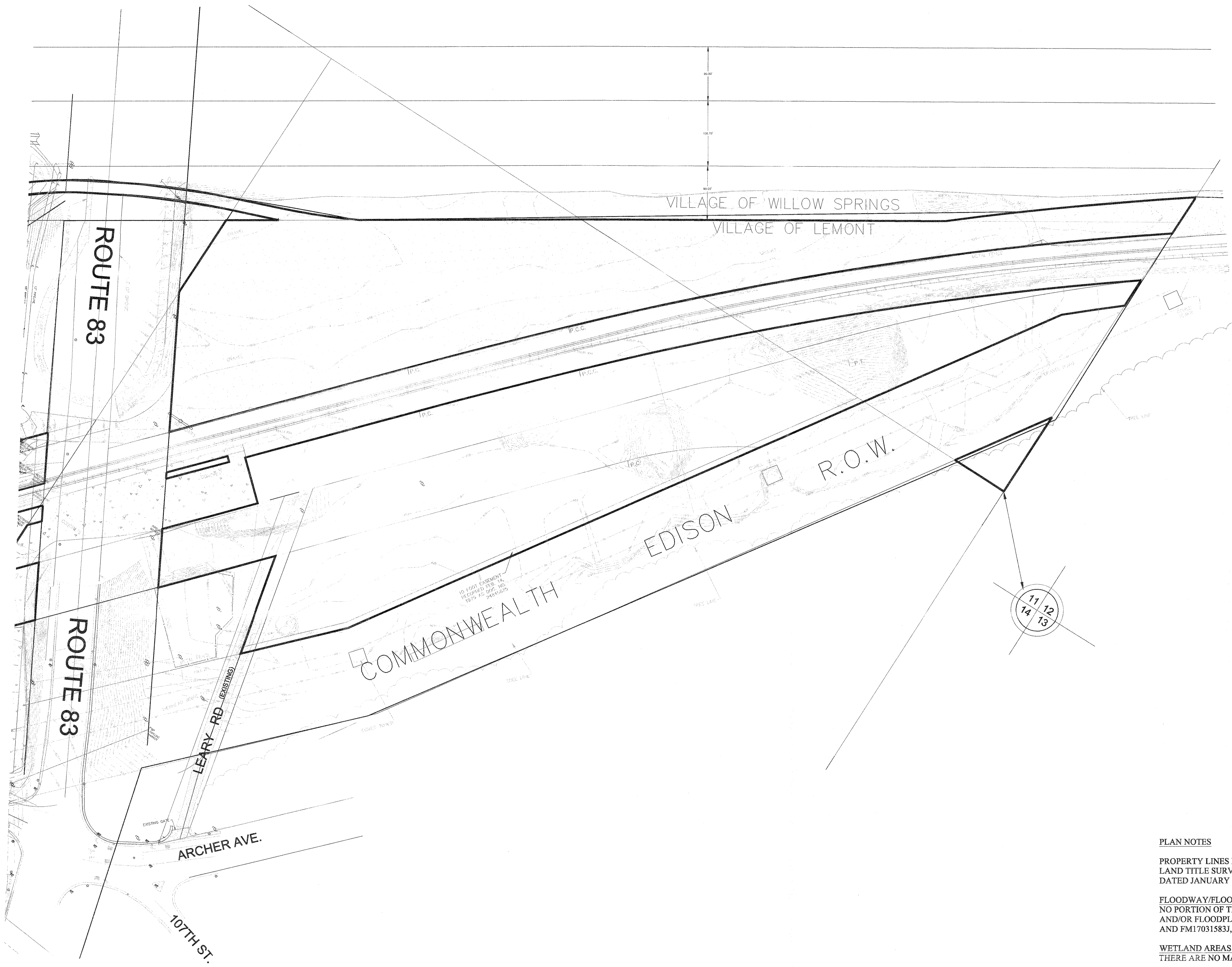
EXISTING TOPOGRAPHY
ROUTE 83 PROPERTIES

PREPARED FOR: _____

PROJECT NO:
14-076

DRAWING FILE:
SDP.DWG

4 OF 14



PLAN NOTES

PROPERTY LINES DEPICTED ON THE PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

FLOODWAY/FLOODPLAIN:
NO PORTION OF THE SUBJECT PROPERTY IS WITHIN A MAPPED FLOODWAY AND/OR FLOODPLAIN, IN REFERENCE TO FEMA FIRM MAP No's FM17031C0579J AND FM17031583J, WITH AN EFFECTIVE DATE OF AUGUST 19th, 2008.

WETLAND AREAS:
THERE ARE NO MAPPED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.

NO	DESCRIPTION	DATE
1	MWRD APPROVAL	9.9.16
2	SCALE: 1"=80'	
3	APPROVED BY: JCH	12.1.16
4	CHECKED BY: ALS	
5	ALS	
6	JMH	

PREPARED BY: **hbe** **Hoefflerle-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 599-8980 FAX(708) 599-8790

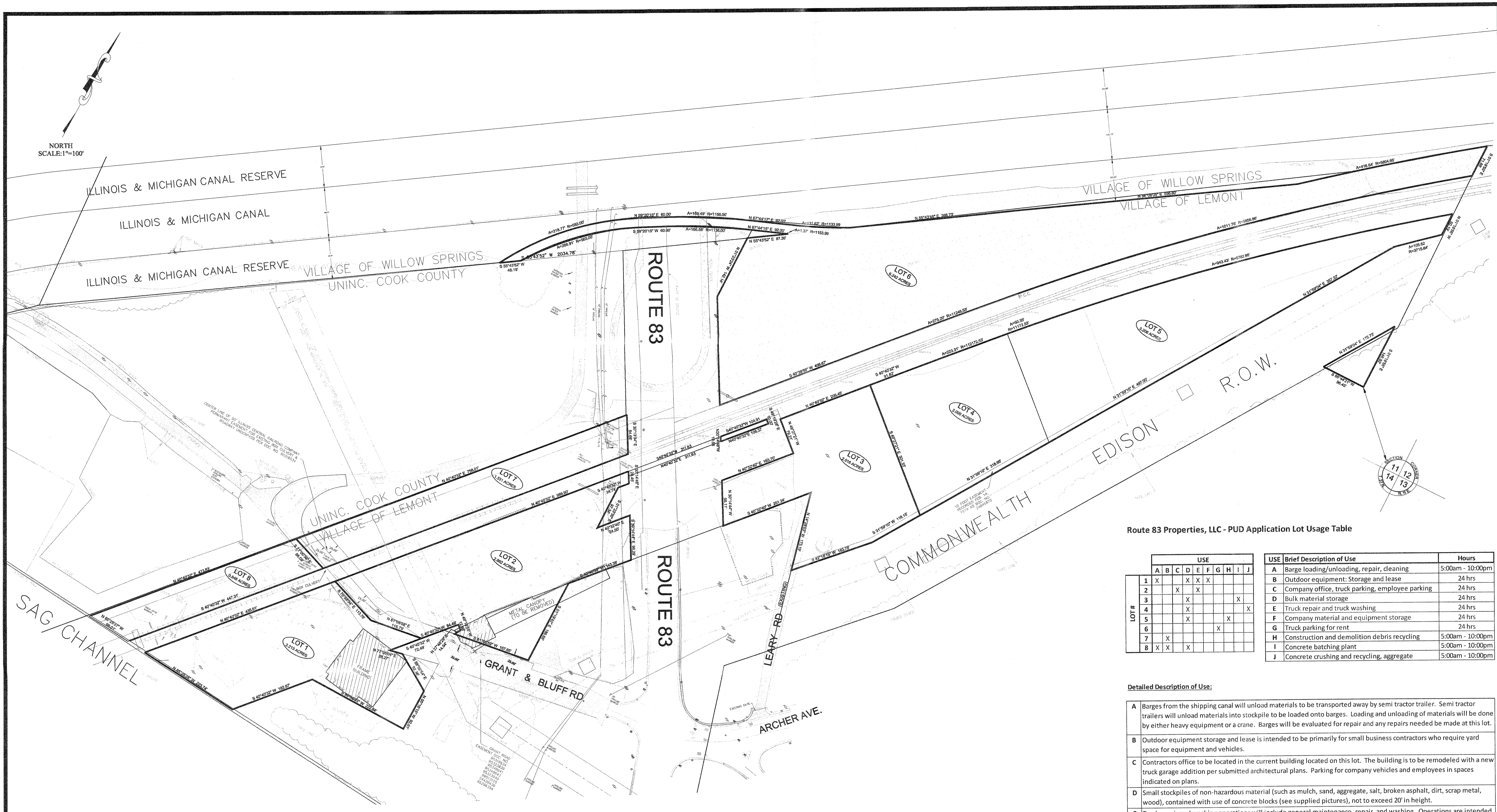
EXISTING TOPOGRAPHY
ROUTE 83 PROPERTIES
 SHUNT BRADLEY
 CIVIL ENGINEERING
 4240 LAUREL ROAD, DEWITT GROVE, IL

PROJECT NO:
14-076

DRAWING FILE:
SDP.DWG

5 OF 14

NORTH
SCALE: 1"=100'



Route 83 Properties, LLC - PUD Application Lot Usage Table

LOT #	USE										
	A	B	C	D	E	F	G	H	I	J	
1	X										
2		X	X	X							
3				X							
4				X					X		
5				X					X		
6							X				
7	X	X	X								
8	X	X	X								

USE	Brief Description of Use	Hours
A	Barge loading/unloading, repair, cleaning	5:00am - 10:00pm
B	Outdoor equipment: Storage and lease	24 hrs
C	Company office, truck parking, employee parking	24 hrs
D	Bulk material storage	24 hrs
E	Truck repair and truck washing	24 hrs
F	Company material and equipment storage	24 hrs
G	Truck parking for rent	24 hrs
H	Construction and demolition debris recycling	5:00am - 10:00pm
I	Concrete batching plant	5:00am - 10:00pm
J	Concrete crushing and recycling, aggregate	5:00am - 10:00pm

Detailed Description of Use:

- A** Barges from the shipping canal will unload materials to be transported away by semi tractor trailer. Semi tractor trailers will unload materials into stockpile to be loaded onto barges. Loading and unloading of materials will be done by either heavy equipment or a crane. Barges will be evaluated for repair and any repairs needed be made at this lot.
- B** Outdoor equipment storage and lease is intended to be primarily for small business contractors who require yard space for equipment and vehicles.
- C** Contractors office to be located in the current building located on this lot. The building is to be remodeled with a new truck garage addition per submitted architectural plans. Parking for company vehicles and employees in spaces indicated on plans.
- D** Small stockpiles of non-hazardous material (such as mulch, sand, aggregate, salt, broken asphalt, dirt, scrap metal, wood), contained with use of concrete blocks (see supplied pictures), not to exceed 20' in height.
- E** Truck repair and washing operations will include general maintenance, repair, and washing. Operations are intended to be conducted primarily on company trucks. Operations for this use will be in fully enclosed buildings. Semi trucks will enter the facility where maintenance, repairs, and washing will be conducted, and they will leave once completed.
- F** Storage of standard company materials and equipment. All materials are to be non-hazardous, non-bulk materials. Equipment will all be operational and move about the lot used for operations or to be taken off-site.
- G** Truck parking for rent will include dedicated spaces per the layout submitted in the PUD site plan. Controlled access will be utilized to ensure secure access to rented spaces. Parking will be both for semi tractor trailers and smaller trucks, vehicles, rv's, boats, etc.
- H** Construction and demolition debris recycling operations are to consist of semi trucks and roll-off trucks bringing in debris and unloading into a dedicated stockpile location. The stockpile is intended to be visually screened from Route 83 with the use of a berm and approved plantings. From the stockpile heavy equipment will load debris into the machinery where it will be separated (see supplied pictures/plans of C&D machinery). Machinery is intended to be open air and not fully enclosed. Once separated, debris will be loaded into semi trucks or bins and removed from the site by semis at regular intervals.
- I** Concrete batching operations are to consist of raw material deliveries by semi trucks that will be stored in both fully enclosed equipment and also open air stockpile bins. Concrete mixing trucks will enter the site, be loaded with the appropriate mix of materials and leave the site immediately. Mixing trucks to park on site when not in use.
- J** Concrete crushing and screening operations are to consist of semi trucks bringing full loads of materials into this lot and unloading into stockpiles. Heavy equipment will take material and load them into the crushing and screening equipment where they will be crushed and placed into stockpiles (see supplied pictures/plans of machinery). All crushing and screening equipment is to be open air. Heavy equipment will load newly crushed materials into semi trucks to be taking off the site.

Lot Pervious Table (Acres)

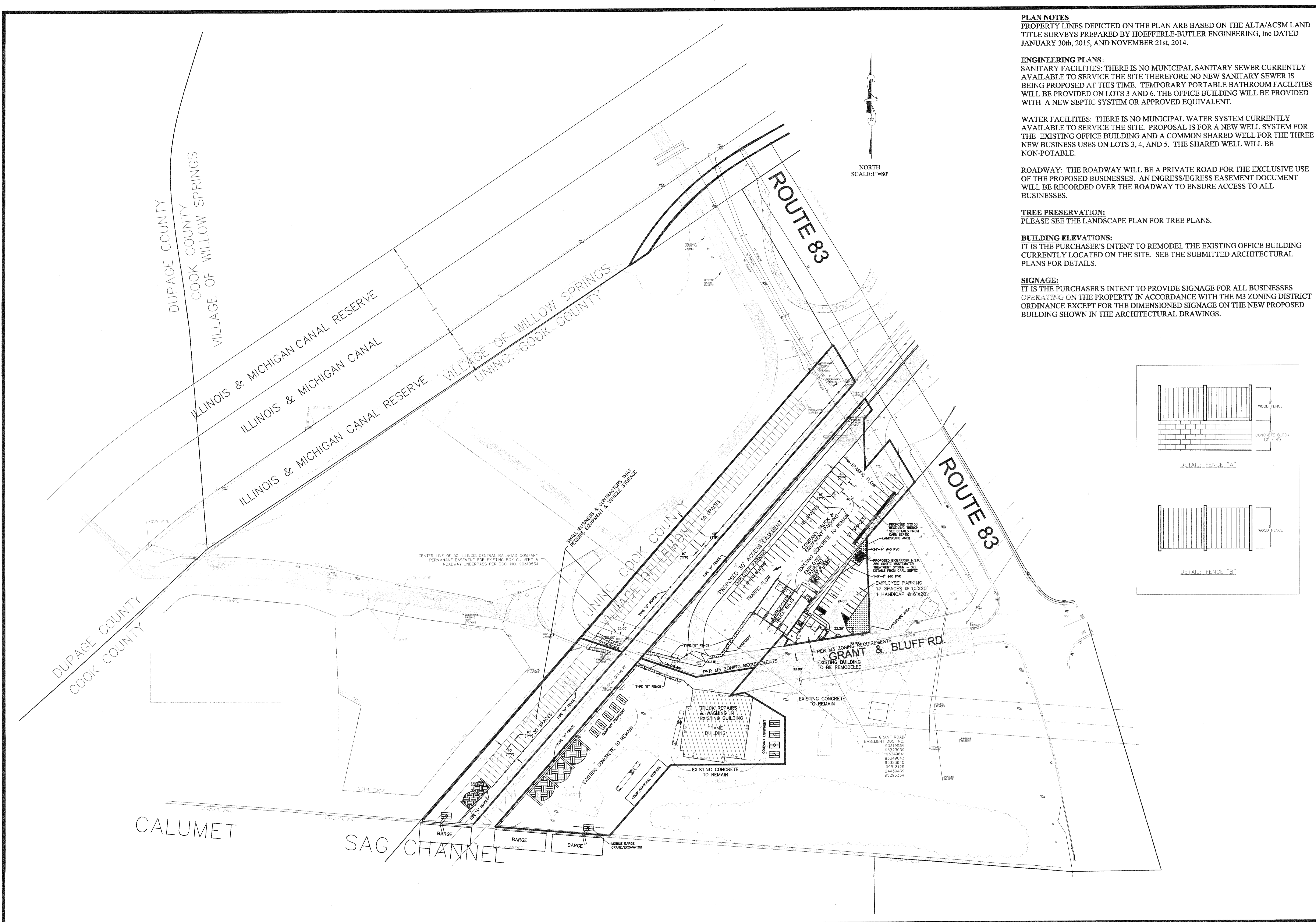
Lot	Total Area	Existing Impervious	Existing Pervious	Proposed Impervious	Proposed Pervious
Lot 1	2.213	2.213	0.000	0.009	2.204
Lot 2	2.862	2.862	0.000	0.092	2.770
Lot 3	2.016	2.016	0.000	0.181	1.835
Lot 4	2.000	2.000	0.000	0.000	2.000
Lot 5	3.206	3.206	0.000	0.000	3.206
Lot 6	6.242	6.119	0.123	1.685	4.557
Lot 7	1.331	1.331	0.000	0.000	1.331
Lot 8	0.846	0.846	0.000	0.000	0.846

NO.	DATE	BY	DESCRIPTION
1	12.1.16	JCH	1"=100'
2			
3			
4			
5			
6			

PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
Consulting Civil Engineers • Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 599-8980 FAX(708) 599-8790

LOT NUMBERS & USAGE PLAN
ROUTE 83 PROPERTIES

PROJECT NO: 14-076
 DRAWING FILE: SDP.DWG
 6 OF 14



PLAN NOTES
 PROPERTY LINES DEPICTED ON THE PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOEFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

ENGINEERING PLANS:
SANITARY FACILITIES: THERE IS NO MUNICIPAL SANITARY SEWER CURRENTLY AVAILABLE TO SERVICE THE SITE. THEREFORE NO NEW SANITARY SEWER IS BEING PROPOSED AT THIS TIME. TEMPORARY PORTABLE BATHROOM FACILITIES WILL BE PROVIDED ON LOTS 3 AND 6. THE OFFICE BUILDING WILL BE PROVIDED WITH A NEW SEPTIC SYSTEM OR APPROVED EQUIVALENT.

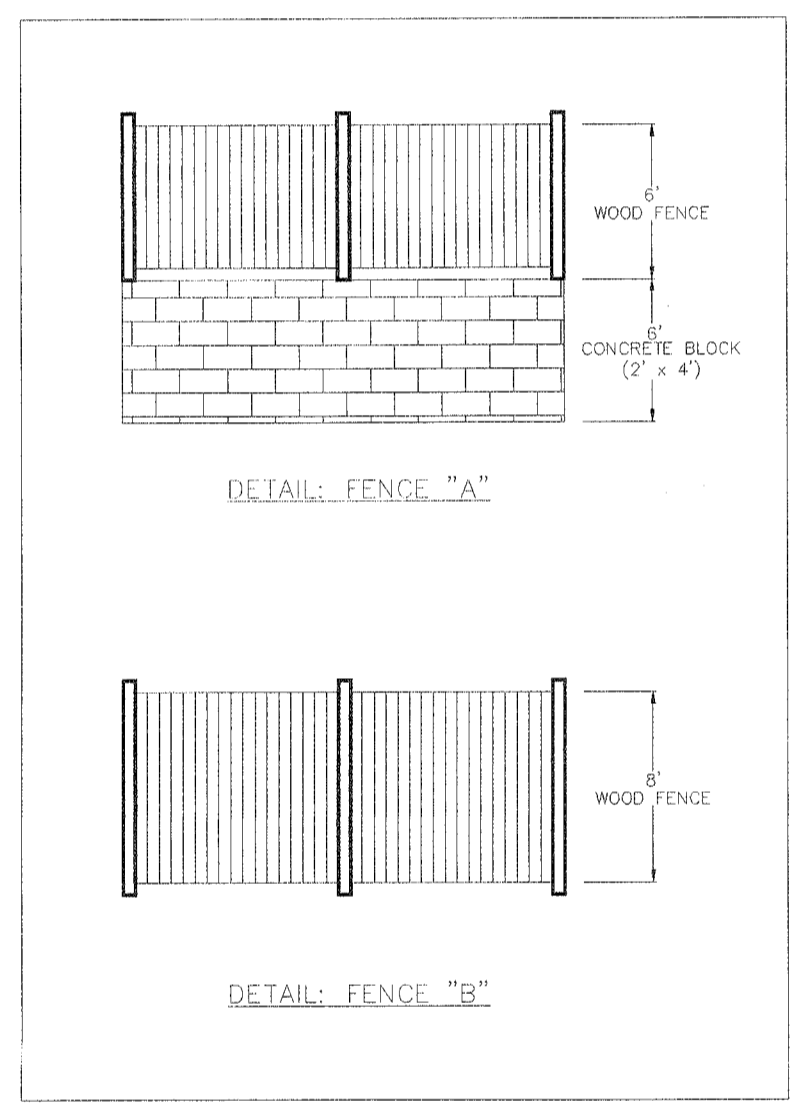
WATER FACILITIES: THERE IS NO MUNICIPAL WATER SYSTEM CURRENTLY AVAILABLE TO SERVICE THE SITE. PROPOSAL IS FOR A NEW WELL SYSTEM FOR THE EXISTING OFFICE BUILDING AND A COMMON SHARED WELL FOR THE THREE NEW BUSINESS USES ON LOTS 3, 4, AND 5. THE SHARED WELL WILL BE NON-POTABLE.

ROADWAY: THE ROADWAY WILL BE A PRIVATE ROAD FOR THE EXCLUSIVE USE OF THE PROPOSED BUSINESSES. AN INGRESS/EGRESS EASEMENT DOCUMENT WILL BE RECORDED OVER THE ROADWAY TO ENSURE ACCESS TO ALL BUSINESSES.

TREE PRESERVATION:
 PLEASE SEE THE LANDSCAPE PLAN FOR TREE PLANS.

BUILDING ELEVATIONS:
 IT IS THE PURCHASER'S INTENT TO REMODEL THE EXISTING OFFICE BUILDING CURRENTLY LOCATED ON THE SITE. SEE THE SUBMITTED ARCHITECTURAL PLANS FOR DETAILS.

SIGNAGE:
 IT IS THE PURCHASER'S INTENT TO PROVIDE SIGNAGE FOR ALL BUSINESSES OPERATING ON THE PROPERTY IN ACCORDANCE WITH THE M3 ZONING DISTRICT ORDINANCE EXCEPT FOR THE DIMENSIONED SIGNAGE ON THE NEW PROPOSED BUILDING SHOWN IN THE ARCHITECTURAL DRAWINGS.



NO.	DATE	DESCRIPTION	BY
1	12.1.16	MURD APPROVAL	ALS
2	12.1.16	SCALE: 1"=80'	ALS
3		APPROVED BY: JCH	ALS
4		CHECKED BY: ALS	ALS
5			ALS
6			JMH

PREPARED BY: **hbe** **Hoefflerle-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
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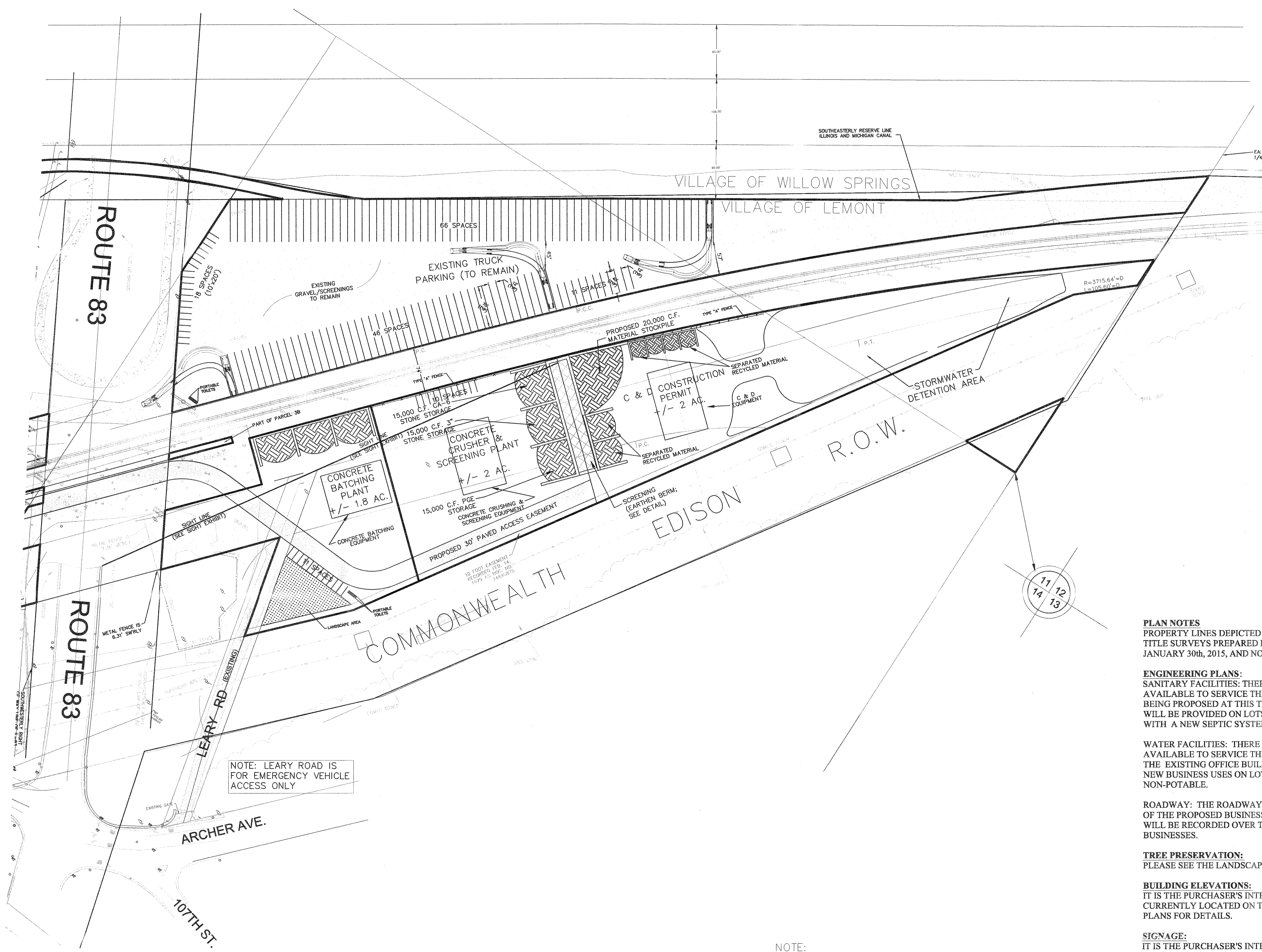
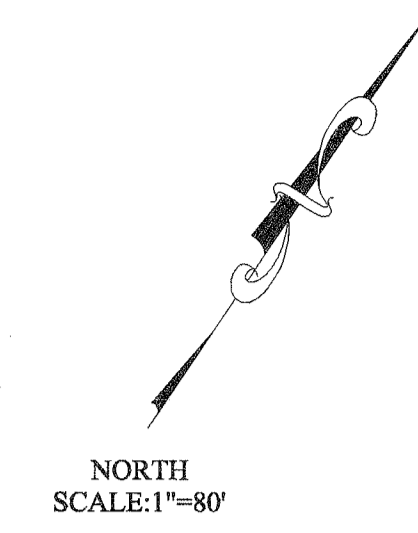
SITE DEVELOPMENT PLAN
ROUTE 83 PROPERTIES

ROUTE 83 PROPERTIES

PROJECT NO:
 14-076

DRAWING FILE:
 SDP.DWG

7 OF 14



NOTE: LEARY ROAD IS FOR EMERGENCY VEHICLE ACCESS ONLY

NOTE:
THE MAXIMUM HEIGHT OF STOCKPILES ON ANY LOT OF THE PROPERTY IS NOT TO EXCEED 20 FEET.

PLAN NOTES
PROPERTY LINES DEPICTED ON THE PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

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TREE PRESERVATION:
PLEASE SEE THE LANDSCAPE PLAN FOR TREE PLANS.

BUILDING ELEVATIONS:
IT IS THE PURCHASER'S INTENT TO REMODEL THE EXISTING OFFICE BUILDING CURRENTLY LOCATED ON THE SITE. SEE THE SUBMITTED ARCHITECTURAL PLANS FOR DETAILS.

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IT IS THE PURCHASER'S INTENT TO PROVIDE SIGNAGE FOR ALL BUSINESSES OPERATING ON THE PROPERTY IN ACCORDANCE WITH THE M3 ZONING DISTRICT ORDINANCE EXCEPT FOR THE DIMENSIONED SIGNAGE ON THE NEW PROPOSED BUILDING SHOWN IN THE ARCHITECTURAL DRAWINGS.

16	JMH	DRAWN BY:
15	ALS	CHECKED BY:
14	ALS	APPROVED BY: JCH
13	ALS	DATE: 12.1.16
12	ALS	SCALE: 1"=80'
11	ALS	MWRD APPROVAL
10	ALS	DESCRIPTION
9	ALS	BY
8	ALS	DATE
7	ALS	DATE
6	ALS	DATE
5	ALS	DATE
4	ALS	DATE
3	ALS	DATE
2	ALS	DATE
1	ALS	DATE
0	ALS	DATE

PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60657
 (708) 595-8980 FAX: (708) 599-8790

SITE DEVELOPMENT PLAN
PROPOSED CONDITIONS
ROUTE 83 PROPERTIES

ROUTE 83 PROPERTIES

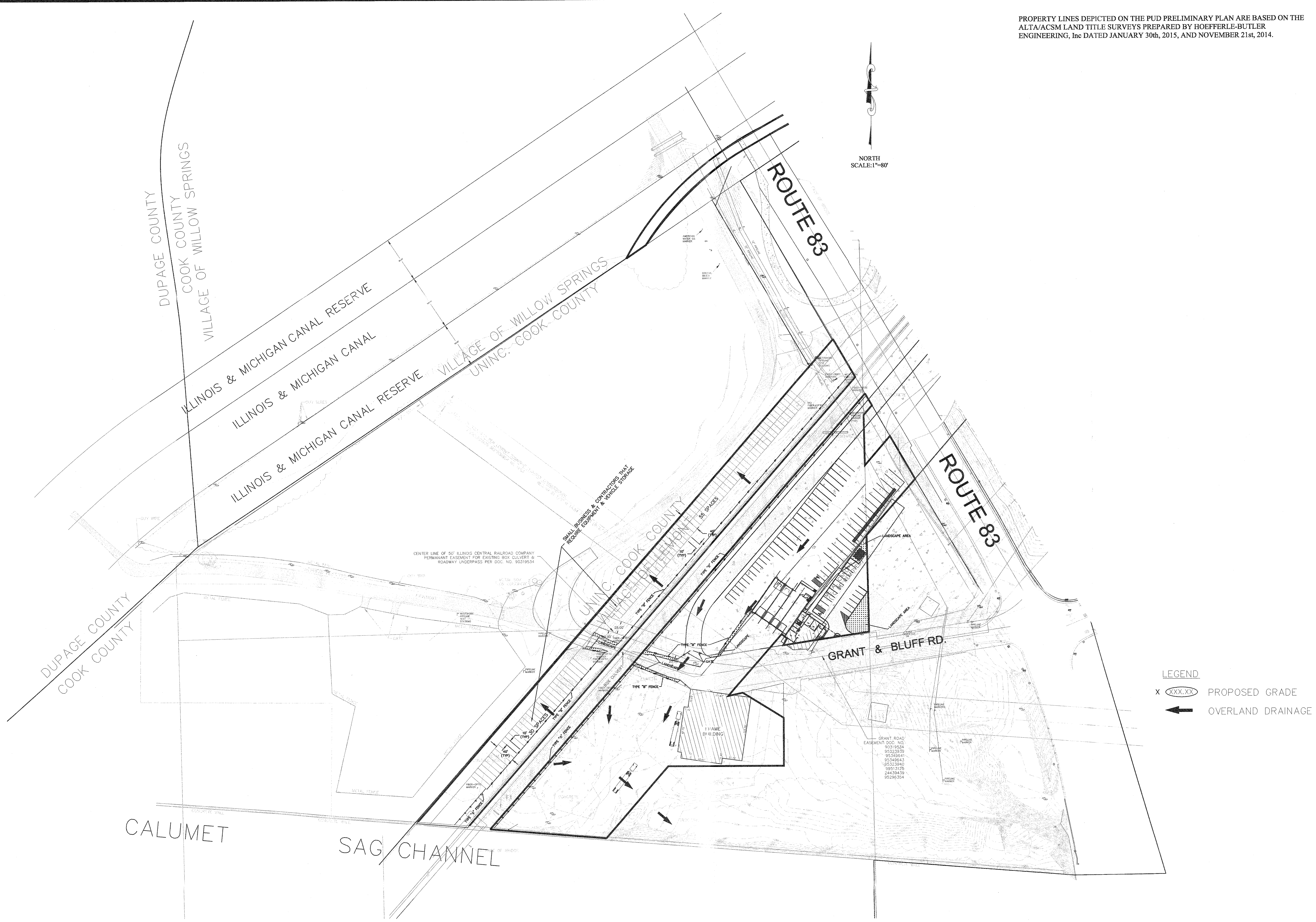
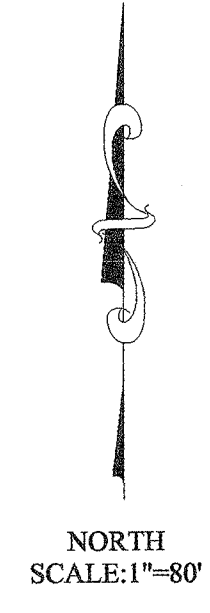
PREPARED FOR:

PROJECT NO:
14-076

DRAWING FILE:
SDP.DWG

8 OF 14

PROPERTY LINES DEPICTED ON THE PUD PRELIMINARY PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.



NO.	DATE	DESCRIPTION	BY
6	JWH		
5	ALS		
4	ALS		
3	JCH		
2	12.1.16		
1	1\"/>		

PREPARED BY: **hbe** **Hoefflerle-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 599-8980 FAX(708) 599-8790

PROPOSED GRADING PLAN
ROUTE 83 PROPERTIES

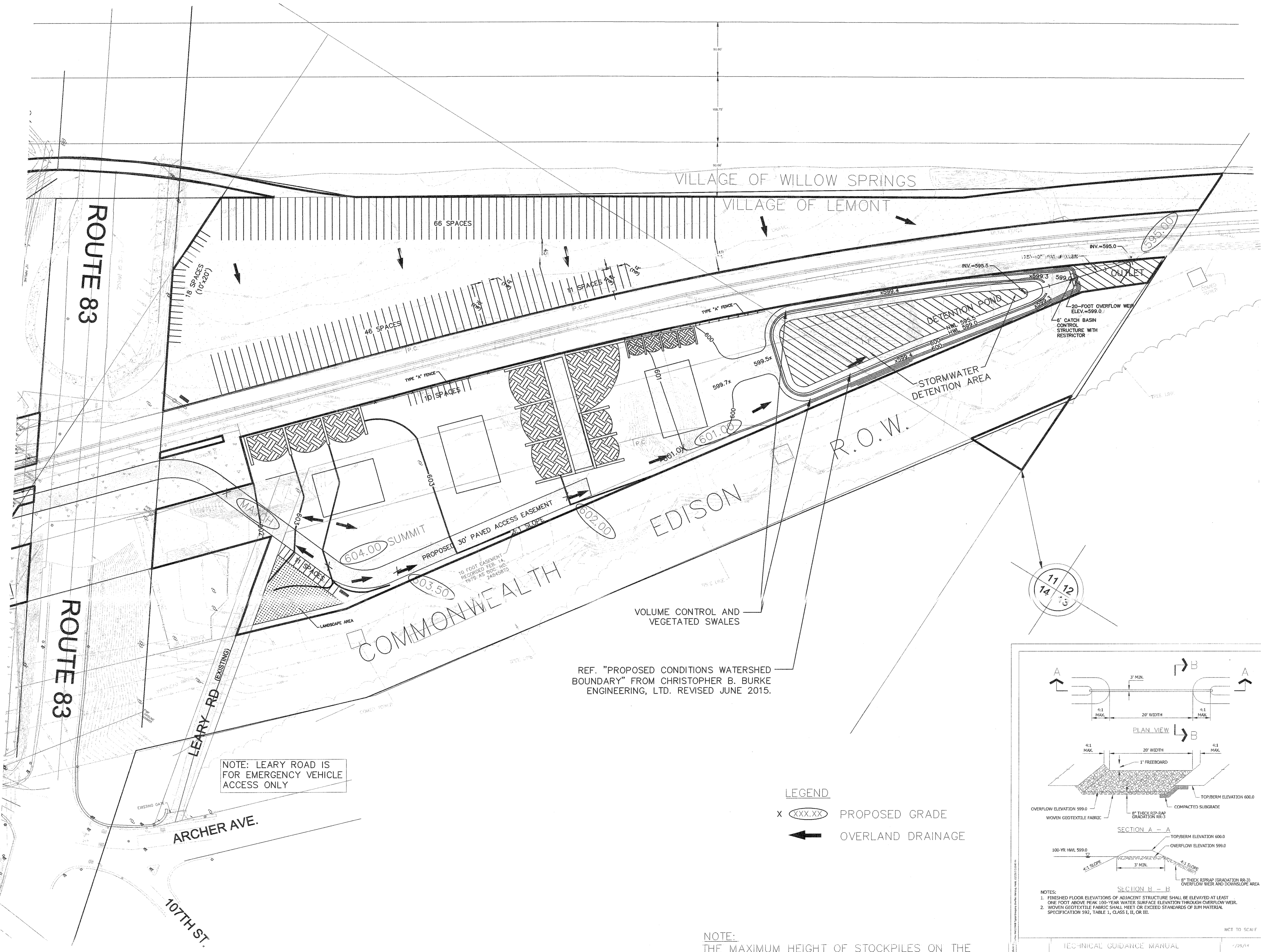
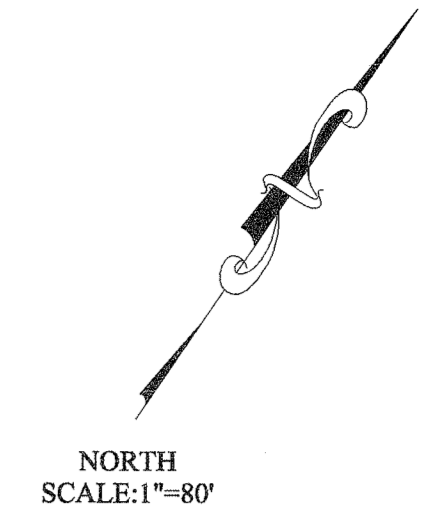
PREPARED FOR: _____

PROJECT NO:
14-076

DRAWING FILE:
SDP.DWG

9 OF 14

PROPERTY LINES DEPICTED ON THE PUD PRELIMINARY PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

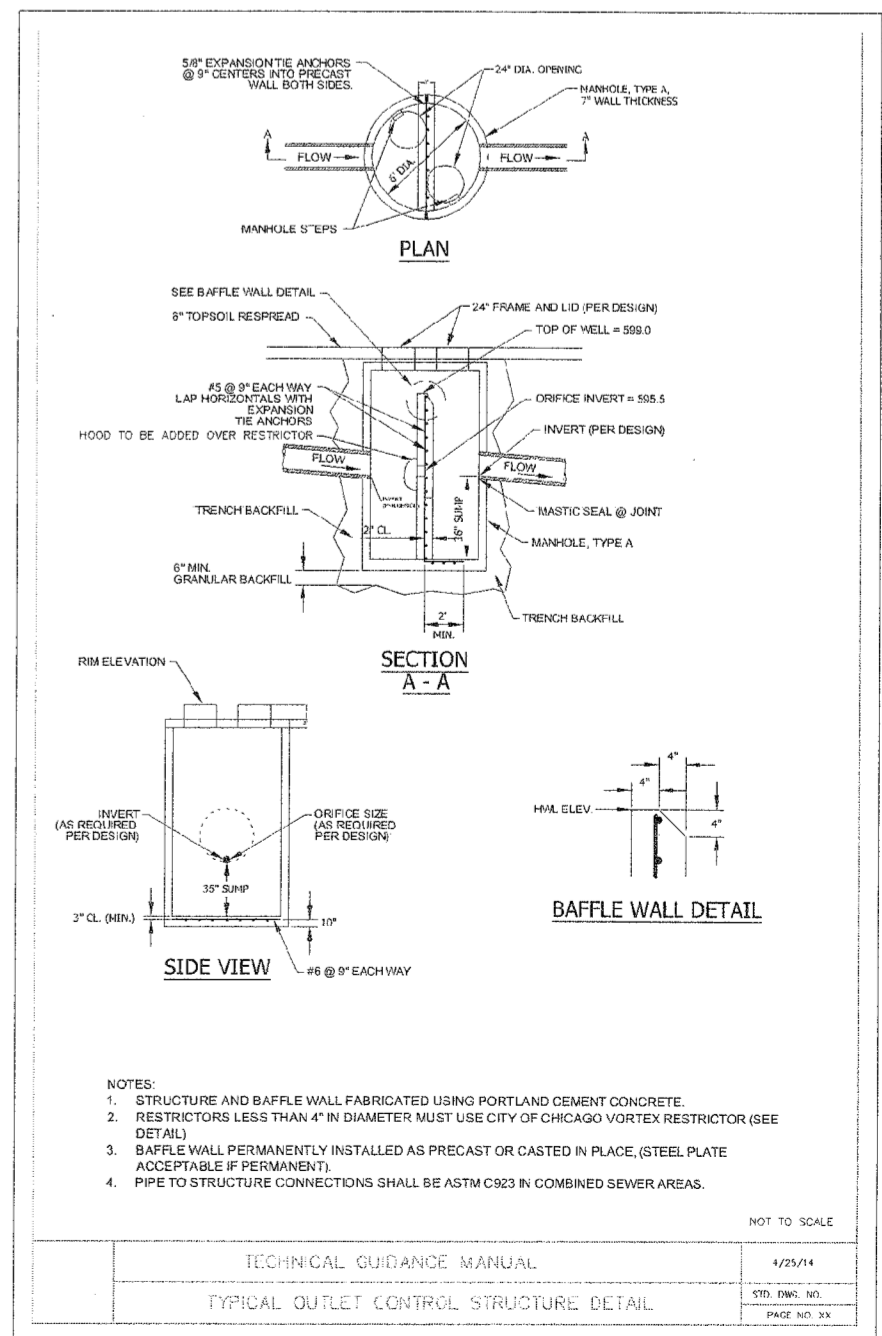
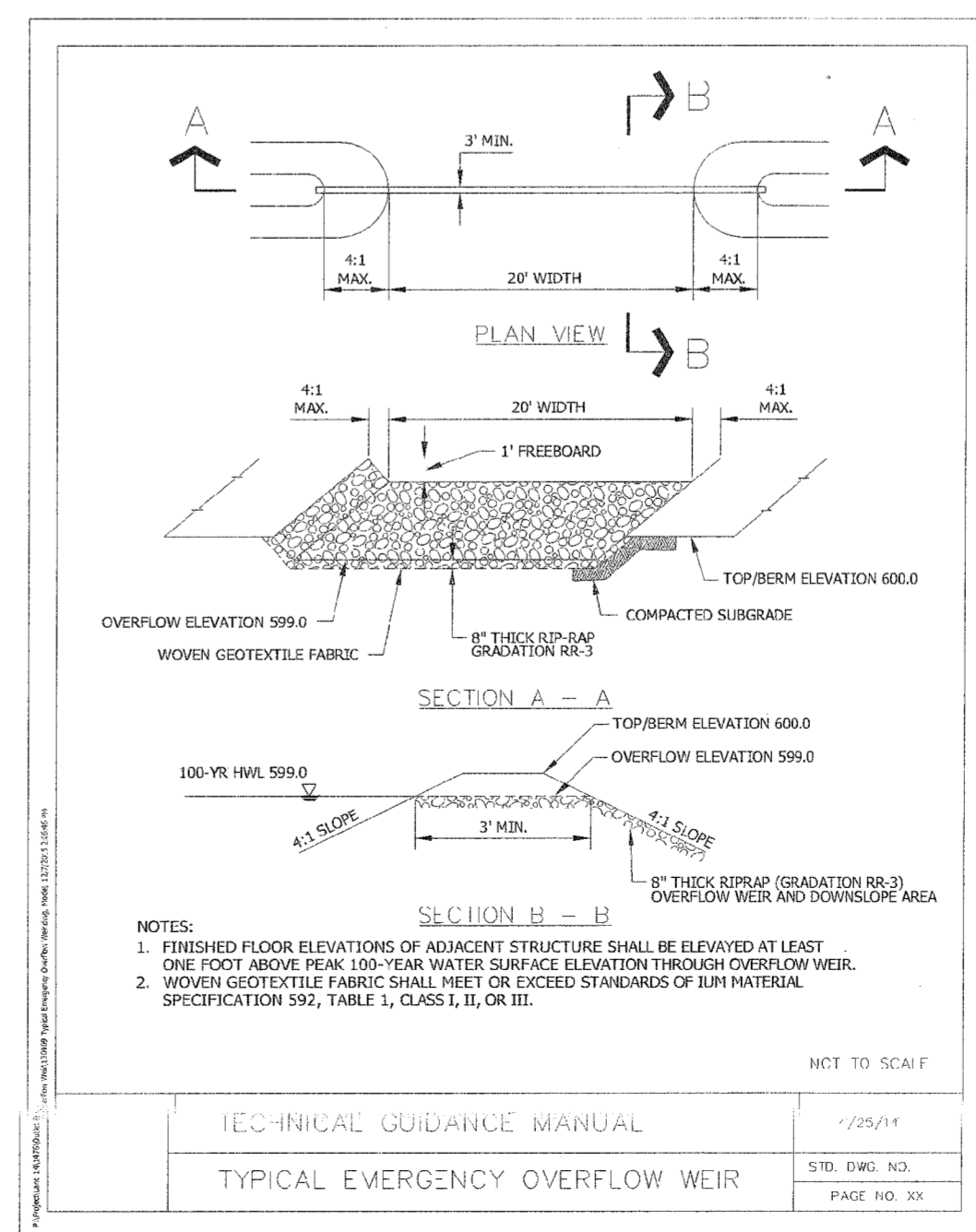


REF. "PROPOSED CONDITIONS WATERSHED BOUNDARY" FROM CHRISTOPHER B. BURKE ENGINEERING, LTD. REVISED JUNE 2015.

NOTE: LEARY ROAD IS FOR EMERGENCY VEHICLE ACCESS ONLY

NOTE: THE MAXIMUM HEIGHT OF STOCKPILES ON THE PROPERTY IS NOT TO EXCEED 20 FEET.

LEGEND
 X (XXX.XX) PROPOSED GRADE
 ← OVERLAND DRAINAGE



TECHNICAL GUIDANCE MANUAL
 BIRMINGHAM DETAIL SHEET 1 OF 2

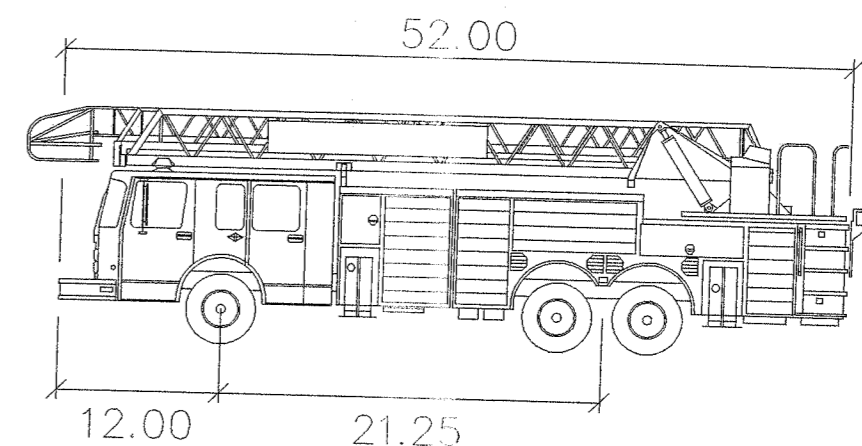
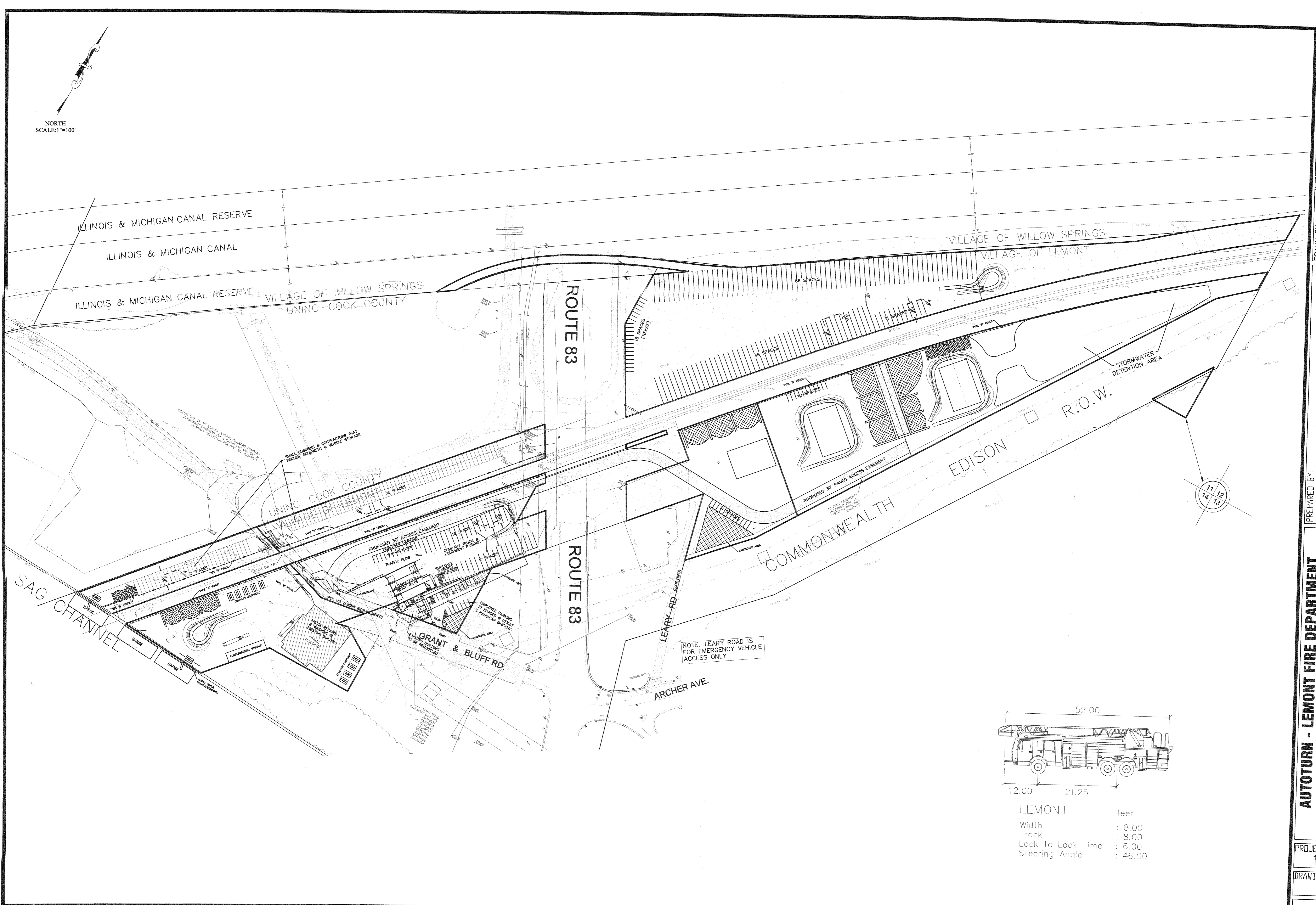
DATE	9.9.16
BY	ALS
DESCRIPTION	REVISIONS
1	NO
2	1
3	1
4	3
5	4
6	6

PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
 Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 084-000919 60457
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS
 (708) 599-8980 FAX (708) 599-8790

PROPOSED GRADING PLAN
ROUTE 83 PROPERTIES
 PREPARED FOR: ROUTE 83 PROPERTIES

PROJECT NO: 14-076
 DRAWING FILE: SDP.DWG
 10 OF 14

NORTH
SCALE: 1"=100'

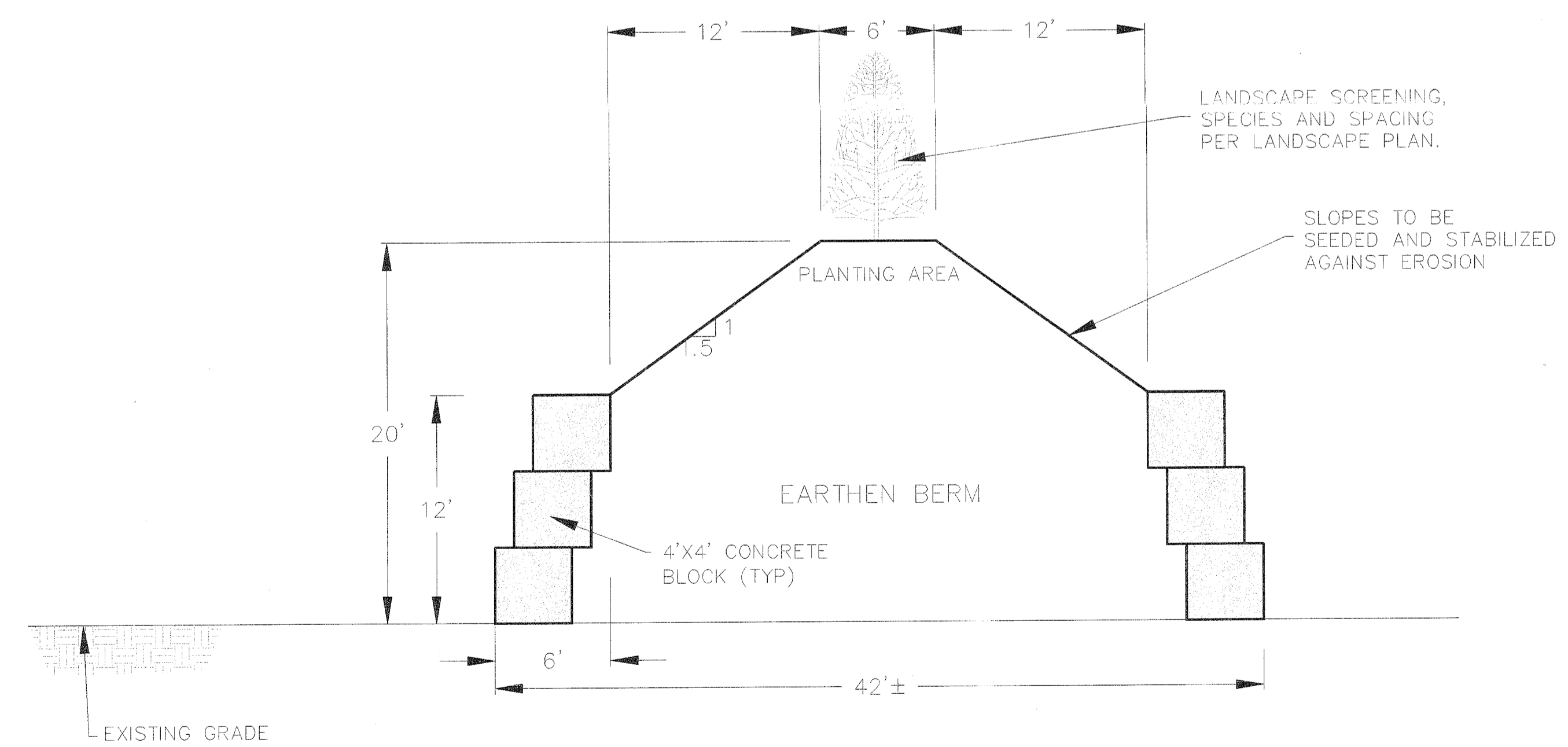
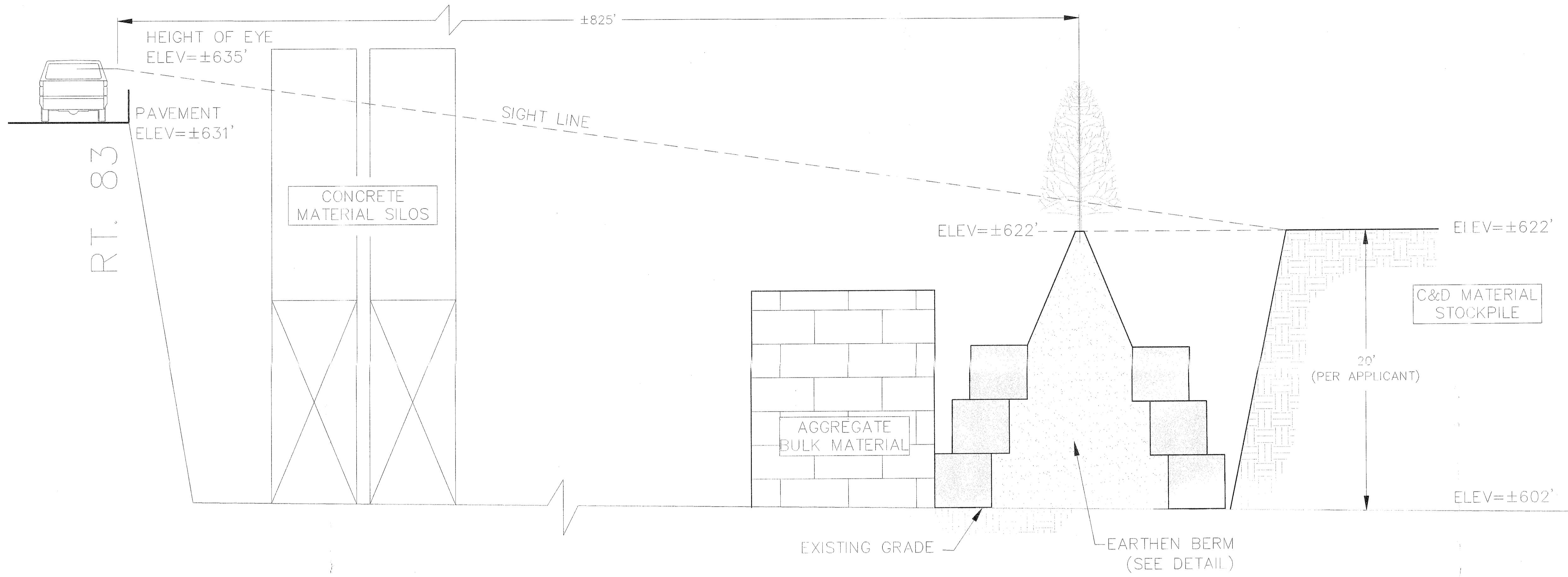


LEMONT feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.00
 Steering Angle : 46.00

REVISIONS	
NO	DESCRIPTION
1	MURD APPROVAL
2	
3	
4	
5	
6	

PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
 Consulting Civil Engineers • Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 599-8980 FAX(708) 599-8790

PROJECT NO: 14-076
 DRAWING FILE: SDP.DWG
 PREPARED FOR: ROUTE 83 PROPERTIES



EARTHEN BERM DETAIL
(NOT TO SCALE)

NO.	DATE	BY	REVISIONS
1	12.1.16	N. T. S.	SCALE
2	12.1.16	JCH	APPROVED BY
3		ALS	CHECKED BY
4		ALS	DRAWN BY
5		ALS	
6		JMH	

PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
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 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS
 (708) 599-8980 FAX(708) 599-8790

**ROUTE 83 SIGHT LINE EXHIBIT
& EARTHEN BERM DETAIL
ROUTE 83 PROPERTIES**

ROUTE 83 PROPERTIES

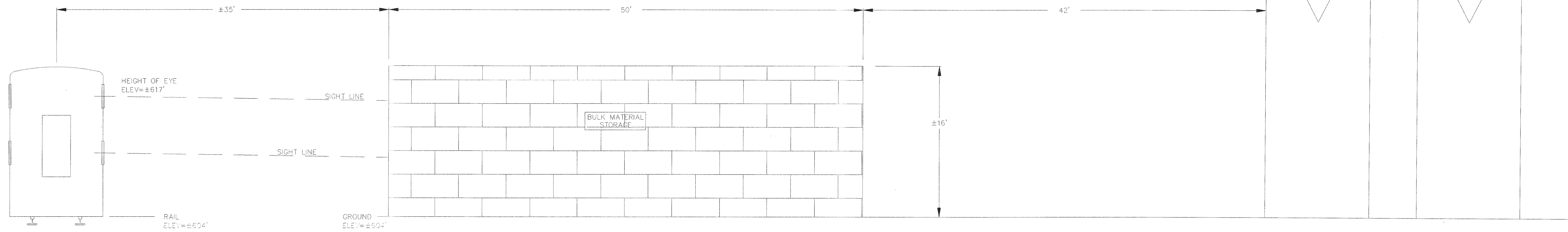
PREPARED FOR:

PROJECT NO:
14-076

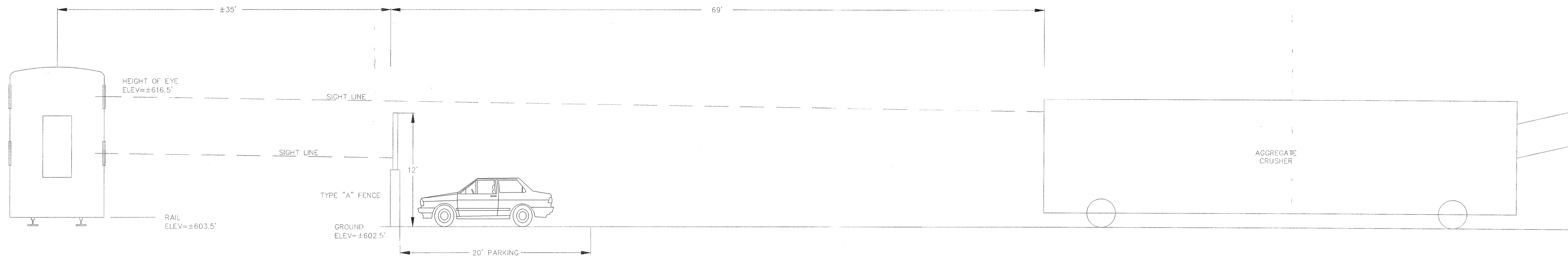
DRAWING FILE:
SDP.DWG

12 OF 14

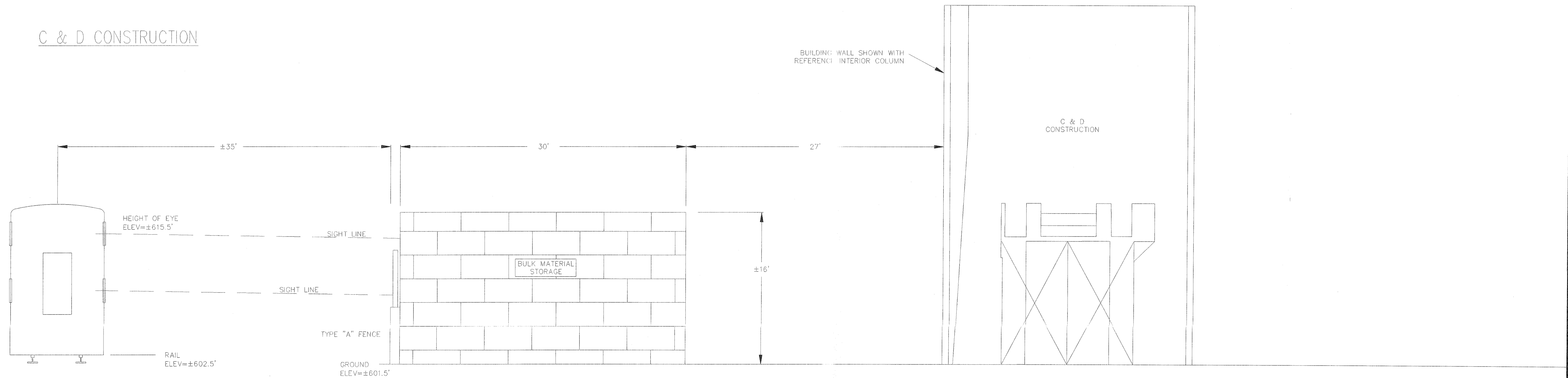
CONCRETE BATCHING



AGGREGATE



C & D CONSTRUCTION



NO	DATE	BY
1	9.9.16	ALS
2	12.1.16	JCH
3		ALS
4		ALS
5		ALS
6		JMH

DRAWN BY: JMH
 CHECKED BY: ALS
 APPROVED BY: JCH
 DATE: 12.1.16
 SCALE: N.T.S.
 MURD APPROVAL: ALS

PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
 Consulting Civil Engineers • Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000819 60457
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS
 (708) 599-8980 FAX(708) 599-8790

TRAIN SIGHT EXHIBIT
 ROUTE 83 PROPERTIES
 ROUTE 83 PROPERTIES
 PREPARED FOR:

PROJECT NO: 14-076
 DRAWING FILE: SDP.DWG
 13 OF 14

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 14, TOWNSHIP 37N, RANGE 11E;
AND SECTION 11, TOWNSHIP 37N, RANGE 11E

PROPERTY ADDRESS: ILLINOIS ROUTE 83 & ARCHER AVENUE

PROPERTY INDEX NUMBER(S):

- 22-14-201-045-0000
- 22-14-201-023-0000
- 22-14-201-024-0000
- 22-14-201-024-0000
- 22-14-201-043-0000
- 22-11-100-013-0000
- 22-11-500-002-0000
- 22-11-100-006-0000

TOTAL CONTIGUOUS OWNERSHIP: 20.91 ACRES

PROJECT AREA: 7.22 ACRE

CONSERVATION AREA/DEED RESTRICTED AREA: 2.01 ACRES

STORMWATER SUMMARY

VOLUME CONTROL: REQUIRED = 0.072 AC-FT; PROVIDED = 0.075 AC-FT
DETENTION VOLUME: REQUIRED = 2.52 AC-FT; PROVIDED = 2.58 AC-FT

The Owner of the Donegal Excavating development, with facilities shown on this exhibit (Exhibit R) shall assume responsibility for the following perpetual maintenance activities:

1. General

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:

- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities

All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows into the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November.

Slide slopes/Embankments/Emergency Overflow Structure

- Inspect embankments for settlement and erosion
- Remove woody growth from the embankment
- Any breaks, hire Registered Professional Engineer for design remediation
- Seed and Sod any eroded areas
- Stabilize emergency overflow structure if erosion is observed
- Remove obstructions blocking emergency overflow spillway

Vegetation Areas

- Regular mowing to control vegetation, no cutting of natural vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative grass species if original grass cover has not successfully established.
- Evidence of damage from motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

Outlet Control Structure

- Inspect restrictor and remove debris and if clogged, dislodge
- Remove accumulated sediment at outlet
- If scour and erosion at outlet, repair and reseed
- Any ice damage to outlet pipe, repair as necessary
- Check for condition of trash racks, remove debris
- Check outlet channel condition downstream

Access for Maintenance Equipment

- Remove any obstructions placed on maintenance access routes

Safety Features

- Check access controls to hazardous areas
- Fences
- Loose or damaged posts
- Loose or broken wires
- Condition of gates
- Signs

Detention Volume

- Inspect all stormwater detention facilities to assure that the constructed volume for detention is maintained. No significant filling or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accommodate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as needed basis. Specific items of concern are:

- Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly
- Appropriate signage shall be required if cleaning

4. Stormwater Collection System

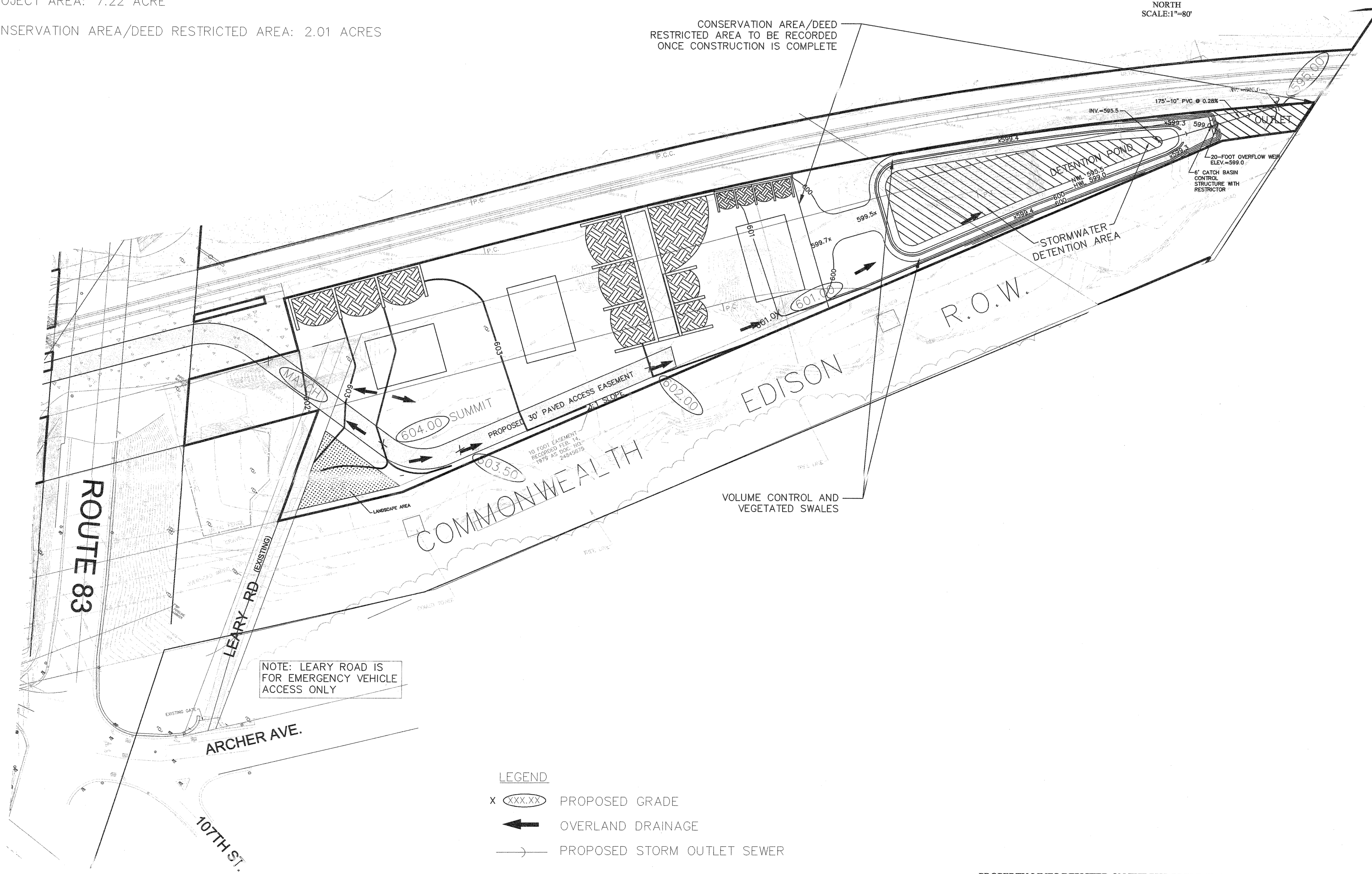
The Owner shall perform monthly inspections of all of the stormwater collection systems. The components of the stormwater collection system shall be checked monthly between March and November and maintained as necessary to ensure proper performance, and shall include the following:

Overland Flow Routes

- Annual visual inspections shall be performed to assure the design capacity of the overland flow routes is maintained. The design and cross sectional area of the ditch/swale shall be verified during this inspection
- Remove any obstructions that have been placed in the drainage path
- Seed and sod any eroded areas
- Restore riprap as necessary
- Regrade as necessary to provide positive drainage
- Regular mowing to control vegetation

5. Vegetated Areas

- Check need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternate native grass species if original grass cover has not successfully established.
- Evidence of damage from motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- Regular mowing to control vegetation. It is recommended that native vegetation remain uncut
- Dead or damaged non-native grassy areas, repair with seed, fertilizer and mulch
- Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan



LEGEND

- x (xxx.xx) PROPOSED GRADE
- ← OVERLAND DRAINAGE
- PROPOSED STORM OUTLET SEWER

PROPERTY LINES DEPICTED ON THE PUD PRELIMINARY PLAN ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY HOFFERLE-BUTLER ENGINEERING, Inc DATED JANUARY 30th, 2015, AND NOVEMBER 21st, 2014.

NO.	DATE	BY	DESCRIPTION
1	12.1.16	ALS	MWRD APPROVAL
2	12.1.16	JCH	1'-80'
3		ALS	
4		ALS	
5		ALS	
6		JMH	

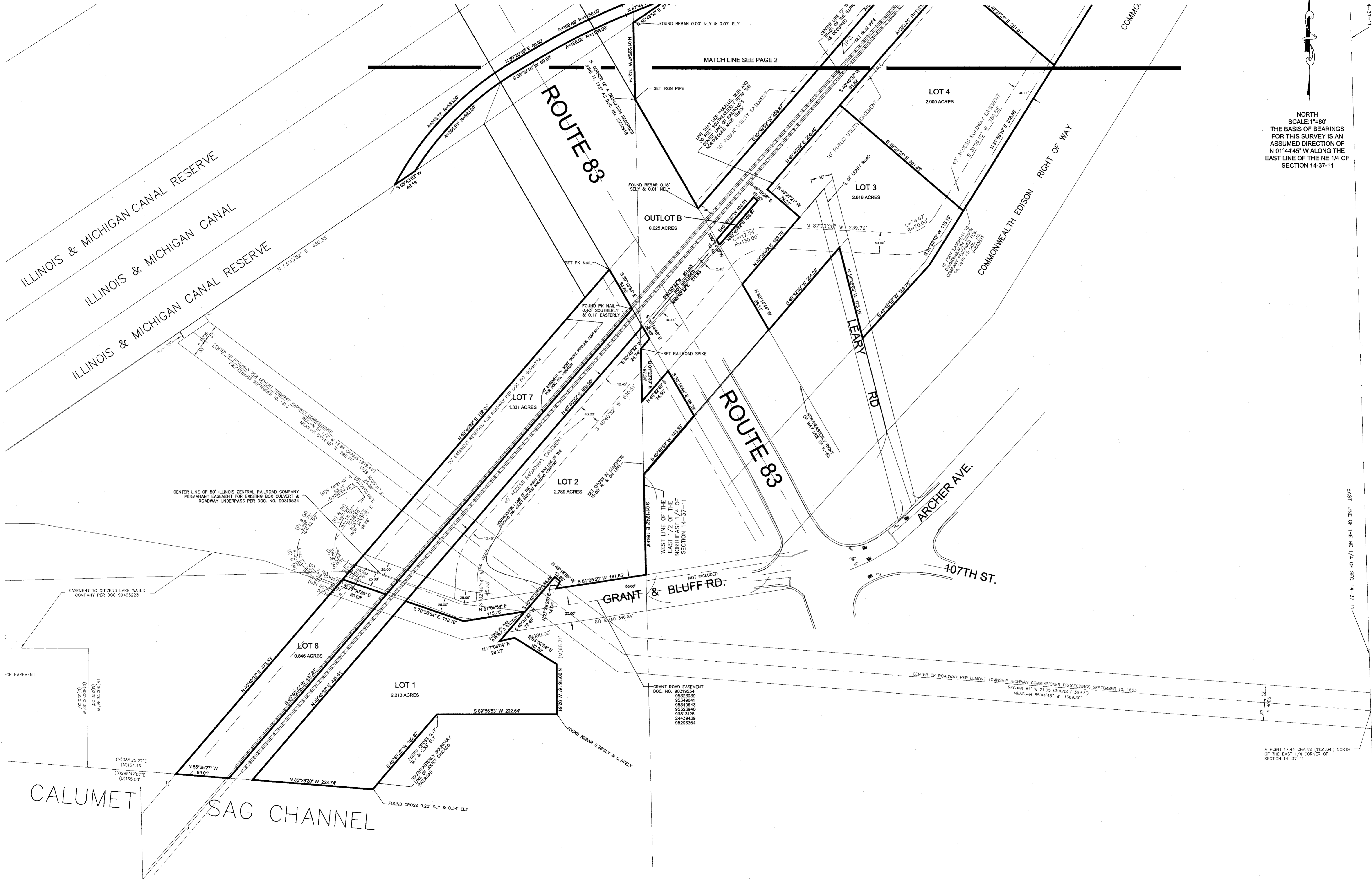
PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008819
 8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 599-8980 FAX(708) 599-8790

MWRD EXHIBIT R
ROUTE 83 PROPERTIES

PROJECT NO: 14-076
 DRAWING FILE: SDP.DWG
 PREPARED FOR: ROUTE 83 PROPERTIES

14 OF 14

DONEGAL SUBDIVISION



NORTH
SCALE: 1"=80'
THE BASIS OF BEARINGS
FOR THIS SURVEY IS AN
ASSUMED DIRECTION OF
N 01° 44' 45" W ALONG THE
EAST LINE OF THE NE 1/4 OF
SECTION 14-37-11

NO.	DATE	BY	DESCRIPTION
1	11.28.14	JAB	MISC. GEOMETRY
2	11.28.14	JAB	PARCEL 3B
3	11.28.14	JCH	CHECKED BY
4	11.28.14	JAB	DRAWN BY

PREPARED BY: **hbe** **Hoeffler-Butler Engineering, Inc.**
Consulting Civil Engineers - Land Surveyors
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008819
 6714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
 (708) 595-8980 FAX (708) 595-8790

PRELIMINARY PLAT OF
DONEGAL SUBDIVISION
LEMONT, ILLINOIS
 DONEGAL EXCAVATING
 4240 LACEY ROAD, DOWNERS GROVE, IL

PROJECT NO:
14-076
 DRAWING FILE:
DONEGAL SUB R2.DWG
 1 OF 6

DONEGAL SUBDIVISION

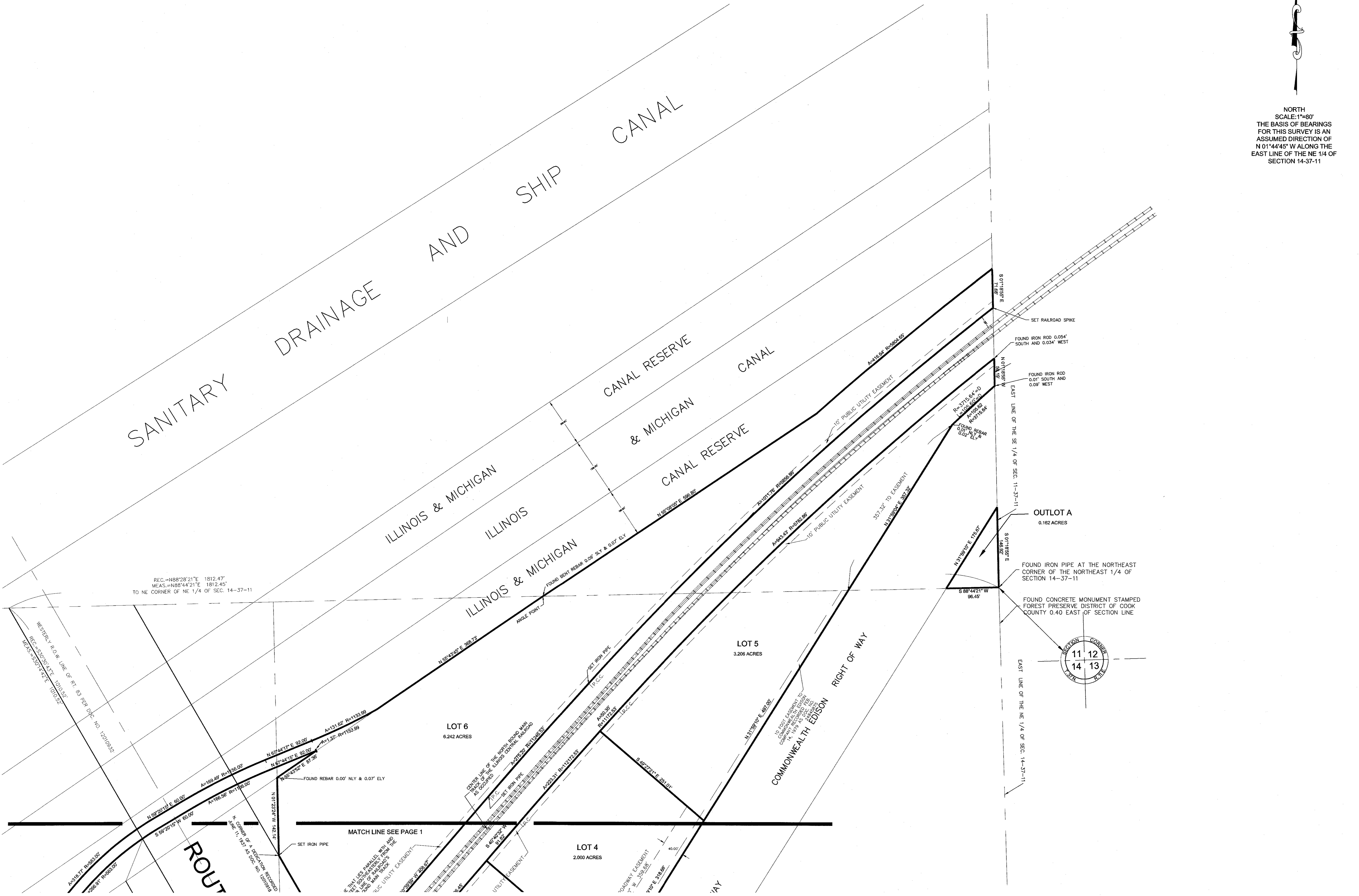
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SCALE: 1"=80'
THE BASIS OF BEARINGS
FOR THIS SURVEY IS AN
ASSUMED DIRECTION OF
N 01°44'45" W ALONG THE
EAST LINE OF THE NE 1/4 OF
SECTION 14-37-11

REVISIONS			
NO.	DESCRIPTION	BY	DATE
6	ECC	JAB	
5	JAB	JCH	
4	JAB	JAB	
3	JAB	JAB	
2	PARCEL 3B	JAB	2.3.15
1	MISC. GEOMETRY	JAB	12.18.14
ND	DESCRIPTION	JAB	

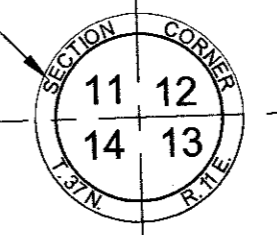
PREPARED BY:
hbe **Hoeffler-Butler Engineering, Inc.**
Consulting Civil Engineers • Land Surveyors
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008819
8714 S. ROBERTS ROAD HICKORY HILLS, ILLINOIS 60457
(708) 599-8980 FAX(708) 599-8790

PREPARED FOR:
DONEGAL EXCAVATING
4240 LACEY ROAD, DOWNERS GROVE, IL

PROJECT NO:
14-076
DRAWING FILE:
DONEGAL SUB R2.DWG
2 OF 6



REC.=N88°28'21"E 1812.47'
MEAS.=N88°44'21"E 1812.45'
TO NE CORNER OF NE 1/4 OF SEC. 14-37-11



ROUTE

MATCH LINE SEE PAGE 1

LOT 4
2.000 ACRES

LOT 5
3.206 ACRES

LOT 6
6.242 ACRES

OUTLOT A
0.162 ACRES

COMMONWEALTH EDISON
RIGHT OF WAY

ILLINOIS & MICHIGAN
CANAL RESERVE

ILLINOIS & MICHIGAN
CANAL RESERVE

SANITARY DRAINAGE AND SHIP CANAL

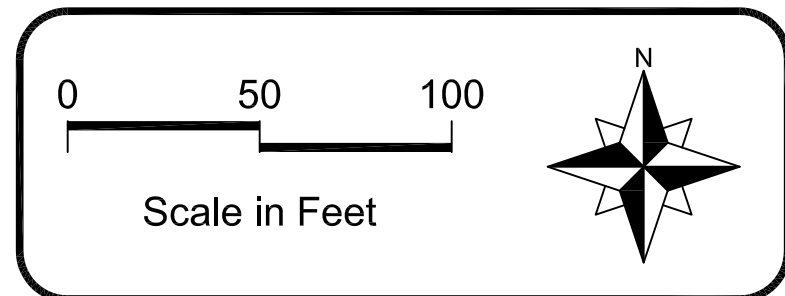
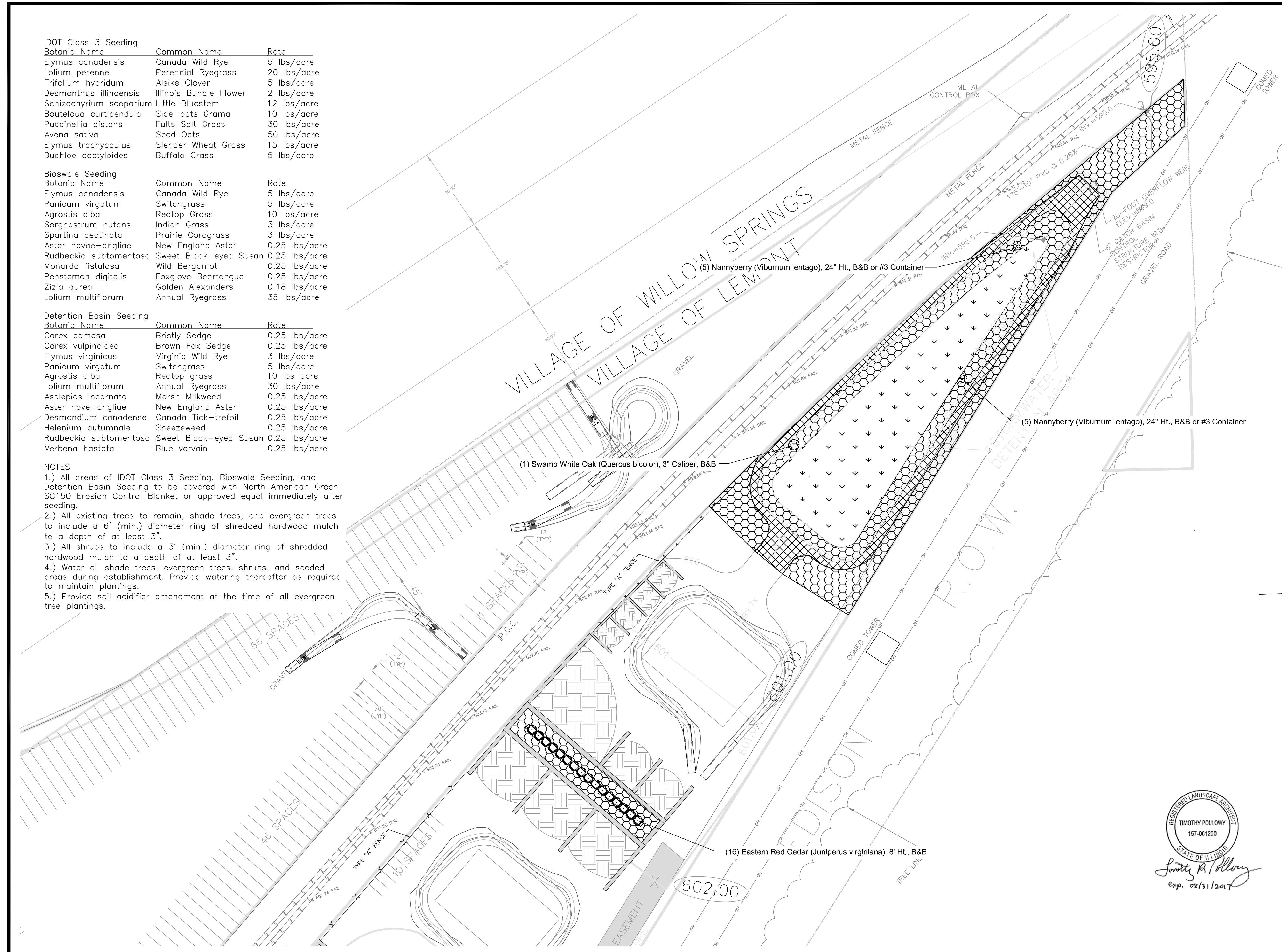
CANAL RESERVE CANAL

IDOT Class 3 Seeding		
Botanic Name	Common Name	Rate
<i>Elymus canadensis</i>	Canada Wild Rye	5 lbs/acre
<i>Lolium perenne</i>	Perennial Ryegrass	20 lbs/acre
<i>Trifolium hybridum</i>	Alsike Clover	5 lbs/acre
<i>Desmanthus illinoensis</i>	Illinois Bundle Flower	2 lbs/acre
<i>Schizachyrium scoparium</i>	Little Bluestem	12 lbs/acre
<i>Bouteloua curtipendula</i>	Side-oats Grama	10 lbs/acre
<i>Puccinellia distans</i>	Fults Salt Grass	30 lbs/acre
<i>Avena sativa</i>	Seed Oats	50 lbs/acre
<i>Elymus trachycaulus</i>	Slender Wheat Grass	15 lbs/acre
<i>Buchloe dactyloides</i>	Buffalo Grass	5 lbs/acre

Bioswale Seeding		
Botanic Name	Common Name	Rate
<i>Elymus canadensis</i>	Canada Wild Rye	5 lbs/acre
<i>Panicum virgatum</i>	Switchgrass	5 lbs/acre
<i>Agrostis alba</i>	Redtop Grass	10 lbs/acre
<i>Sorghastrum nutans</i>	Indian Grass	3 lbs/acre
<i>Spartina pectinata</i>	Prairie Cordgrass	3 lbs/acre
<i>Aster novae-angliae</i>	New England Aster	0.25 lbs/acre
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	0.25 lbs/acre
<i>Monarda fistulosa</i>	Wild Bergamot	0.25 lbs/acre
<i>Penstemon digitalis</i>	Foxglove Bear-tongue	0.25 lbs/acre
<i>Zizia aurea</i>	Golden Alexanders	0.18 lbs/acre
<i>Lolium multiflorum</i>	Annual Ryegrass	35 lbs/acre

Detention Basin Seeding		
Botanic Name	Common Name	Rate
<i>Carex comosa</i>	Bristly Sedge	0.25 lbs/acre
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.25 lbs/acre
<i>Elymus virginicus</i>	Virginia Wild Rye	3 lbs/acre
<i>Panicum virgatum</i>	Switchgrass	5 lbs/acre
<i>Agrostis alba</i>	Redtop grass	10 lbs/acre
<i>Lolium multiflorum</i>	Annual Ryegrass	30 lbs/acre
<i>Asclepias incarnata</i>	Marsh Milkweed	0.25 lbs/acre
<i>Aster nove-angliae</i>	New England Aster	0.25 lbs/acre
<i>Desmodium canadense</i>	Canada Tick-trefoil	0.25 lbs/acre
<i>Helenium autumnale</i>	Sneezeweed	0.25 lbs/acre
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	0.25 lbs/acre
<i>Verbena hastata</i>	Blue vervain	0.25 lbs/acre

- NOTES**
- 1.) All areas of IDOT Class 3 Seeding, Bioswale Seeding, and Detention Basin Seeding to be covered with North American Green SC150 Erosion Control Blanket or approved equal immediately after seeding.
 - 2.) All existing trees to remain, shade trees, and evergreen trees to include a 6' (min.) diameter ring of shredded hardwood mulch to a depth of at least 3".
 - 3.) All shrubs to include a 3' (min.) diameter ring of shredded hardwood mulch to a depth of at least 3".
 - 4.) Water all shade trees, evergreen trees, shrubs, and seeded areas during establishment. Provide watering thereafter as required to maintain plantings.
 - 5.) Provide soil acidifier amendment at the time of all evergreen tree plantings.



LEGEND

- IDOT Class 3 Seeding and Erosion Control Blanket
- Bioswale Seeding and Erosion Control Blanket
- Detention Basin Seeding and Erosion Control Blanket

1	Client Revisions	12/16/16
No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 8755 W. HIGGINS ROAD, SUITE 835
 CHICAGO, ILLINOIS 60631
 OFFICE (773) 693-9200
 FAX (773) 693-9202
 CHICAGO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE N.O. 184.002429

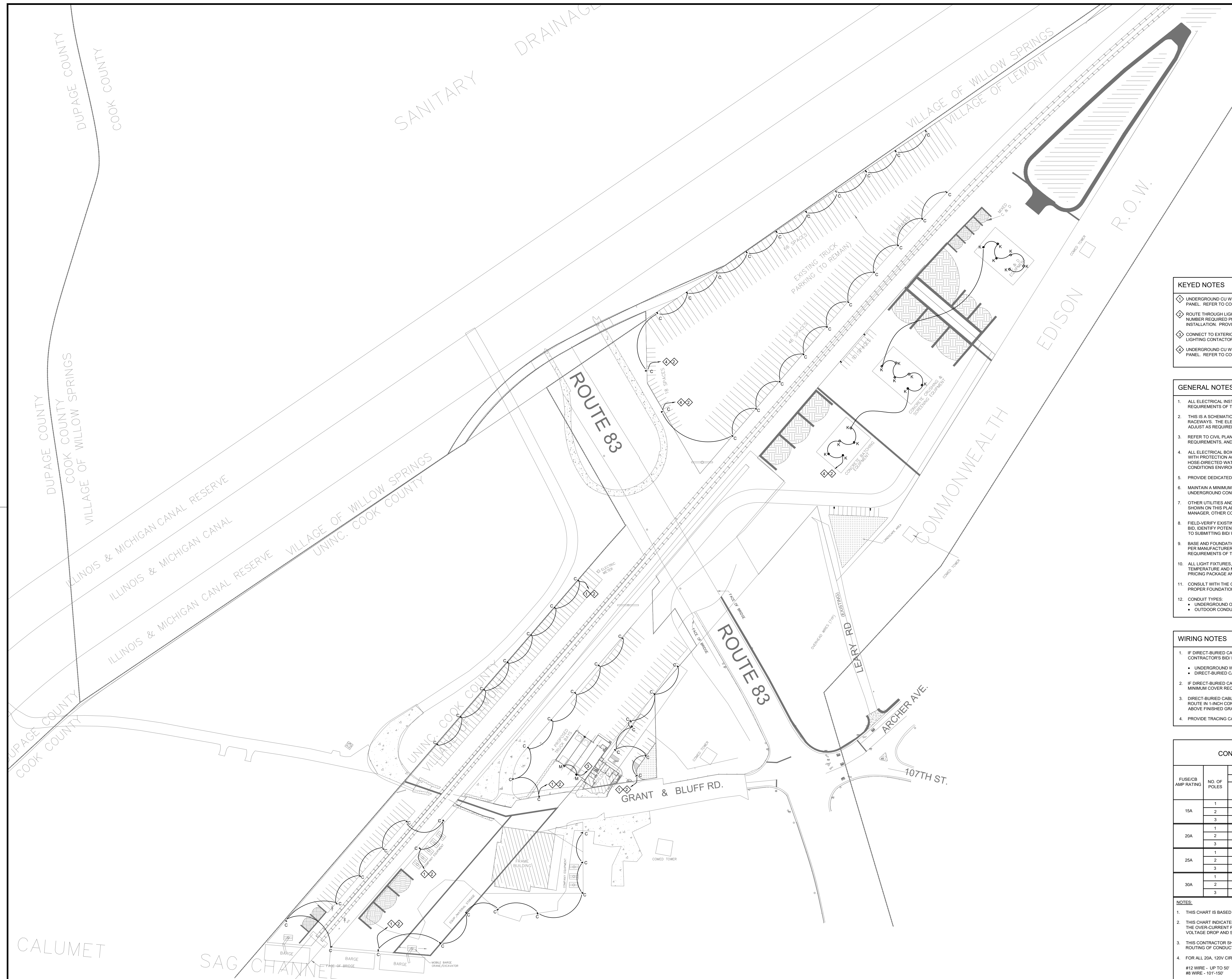
Donegal Excavating
 Lemont, Illinois

Landscape Plan -
 Berm and Detention Area

PROJECT NO:	16-0366	DRAWING NO:	
DESIGNED BY:	TRP	1	SHEET NO:
DRAWN BY:	TRP		
CHECKED BY:		1	OF 2
APPROVED BY:			
ISSUE DATE:	09/26/2016		

For Review

REGISTERED LANDSCAPE ARCHITECT
 TIMOTHY POLLOWAY
 157-001200
 STATE OF ILLINOIS
 Timothy Polloway
 exp. 08/31/2017



- KEYED NOTES**
- ◆ UNDERGROUND CU WIRING TO A 20A, 1P DEDICATED CIRCUIT IN THE 480/277V SITE LIGHTING PANEL. REFER TO CONDUCTOR SCHEDULE FOR UPSIZING DUE TO VOLTAGE DROP.
 - ◆ ROUTE THROUGH LIGHTING CONTACTOR(S), TIME CLOCK(S) AND PHOTOCELL(S). VERIFY NUMBER REQUIRED PRIOR TO BID/PRICING AND COORDINATE WITH OWNER PRIOR TO INSTALLATION. PROVIDE MANUAL OVERRIDE SWITCH FOR ALL TIMER-CONTROLLED LIGHTS.
 - ◆ CONNECT TO EXTERIOR BUILDING LIGHTS CIRCUIT SERVING THIS BUILDING. ROUTE THROUGH LIGHTING CONTACTOR, TIME CLOCK AND PHOTOCELL.
 - ◆ UNDERGROUND CU WIRING TO A 30A, 1P DEDICATED CIRCUIT IN THE 480/277V SITE LIGHTING PANEL. REFER TO CONDUCTOR SCHEDULE FOR UPSIZING DUE TO VOLTAGE DROP.

- GENERAL NOTES**
1. ALL ELECTRICAL INSTALLATIONS SHALL BE GROUNDED PER THE APPLICABLE CODES AND REQUIREMENTS OF THE AHJ.
 2. THIS IS A SCHEMATIC DESIGN WITH PROPOSED ROUTING OF UNDERGROUND WIRING AND/OR RACEWAYS. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY SITE REQUIREMENTS AND ADJUST AS REQUIRED AT NO ADDITIONAL COST TO OWNER. VERIFY PRIOR TO BID/PRICING.
 3. REFER TO CIVIL PLANS FOR ADDITIONAL ELECTRICAL AND TELECOMMUNICATION REQUIREMENTS, AND PROVIDE AS REQUIRED.
 4. ALL ELECTRICAL BOXES AND ENCLOSURES SHALL BE RATED FOR EXTERIOR APPLICATIONS WITH PROTECTION AGAINST SPLASHING WATER, CORROSION, WINDBLOWN DUST AND RAIN, HOSE-DIRECTED WATER, DAMAGE FROM EXTERNAL ICE FORMATION AND OTHER EXTERNAL CONDITIONS ENVIRONMENTAL CONDITIONS.
 5. PROVIDE DEDICATED NEUTRAL FOR EACH 120V/277V CIRCUIT.
 6. MAINTAIN A MINIMUM 1'-0" SEPARATION BETWEEN ELECTRICAL AND WATER PIPES. UNDERGROUND CONDUIT SHALL BE ROUTED AT MIN 24" DEEP.
 7. OTHER UTILITIES AND ASSOCIATED ABOVE GROUND AND UNDERGROUND PIPING ARE NOT ALL SHOWN ON THIS PLAN. COORDINATE ELECTRICAL WORK WITH THE OWNER'S PROJECT MANAGER, OTHER CONTRACTORS, UTILITIES AND CONSULTANTS.
 8. FIELD-VERIFY EXISTING ABOVE-GROUND AND UNDERGROUND SITE CONDITIONS PRIOR TO BID, IDENTIFY POTENTIAL PROBLEMS AND DISCREPANCIES AND DISCUSS WITH OWNER PRIOR TO SUBMITTING BID/PRICING PACKAGE.
 9. BASE AND FOUNDATION FOR POLE LIGHTS, BOLLARDS AND POST-TOP FIXTURES SHALL BE PER MANUFACTURER RECOMMENDATIONS. WIND RATING SHALL MEET THE MINIMUM REQUIREMENTS OF THE AHJ IN THIS GEOGRAPHICAL AREA.
 10. ALL LIGHT FIXTURES, POLES, FOUNDATION DIAGRAMS, SUPPORTS, FINISHES, COLOR TEMPERATURE AND MATERIAL SHALL BE SUBMITTED TO OWNER AS PART OF THE BID/PRICING PACKAGE AND SHALL BE PRE-APPROVED BY OWNER PRIOR TO ORDER.
 11. CONSULT WITH THE OWNER'S STRUCTURAL ENGINEER PRIOR TO BID/PRICING TO ENSURE PROPER FOUNDATION AND POLE SELECTION.
 12. CONDUIT TYPES:
 - UNDERGROUND OR BELOW INTERIOR SLABS - IMC OR GRMC.
 - OUTDOOR CONDUIT AND CONDUIT EXPOSED ON BUILDING EXTERIOR - GRS.

- WIRING NOTES**
1. IF DIRECT-BURIED CABLES ARE PERMITTED BY THE AHJ FOR SITE LIGHTING, THIS CONTRACTOR'S BID/PRICING PACKAGE SHALL INCLUDE PRICING FOR:
 - UNDERGROUND WIRING AND CONDUIT
 - DIRECT-BURIED CABLES
 2. IF DIRECT-BURIED CABLE IS SELECTED BY OWNER, IT SHALL BE INSTALLED TO MEET THE MINIMUM COVER REQUIREMENTS OF TABLE 300.5 IN THE NATIONAL ELECTRICAL CODE.
 3. DIRECT-BURIED CABLES EMERGING FROM BELOW GRADE: ROUTE IN 1-INCH CONDUIT, 18-INCH BELOW FINISHED GRADE, TO A POINT AT LEAST 8- FEET ABOVE FINISHED GRADE.
 4. PROVIDE TRACING CABLE, 4-6 INCHES ABOVE THE DIRECT-BURIED CABLES.

**BRANCH CIRCUIT
CONDUCTOR & CONDUIT SCHEDULE**
(UNLESS OTHERWISE NOTED ON THE PLAN)

FUSE/CB AMP RATING	NO. OF POLES	CONDUCTOR AND CONDUIT SIZE					
		HOT		NEUTRAL		GROUND	
		NO.	SIZE (AWG/ KCMIL)	NO.	SIZE (AWG/ KCMIL)	NO.	SIZE (AWG/ KCMIL)
15A	1	1	12	1	12	12	3/4"
	2	2	12	-	-	12	3/4"
	3	3	12	1	12	12	3/4"
20A	1	1	12	1	12	12	3/4"
	2	2	12	-	-	12	3/4"
	3	3	12	1	12	12	3/4"
25A	1	1	12	1	12	12	3/4"
	2	2	12	-	-	12	3/4"
	3	3	12	1	12	12	3/4"
30A	1	1	10	1	10	10	3/4"
	2	2	10	-	-	10	3/4"
	3	3	10	1	10	10	3/4"

- NOTES:**
1. THIS CHART IS BASED ON COPPER 75-DEGREE CONDUCTORS AND TERMINALS.
 2. THIS CHART INDICATES THE MINIMUM ACCEPTED CONDUCTOR AND CONDUIT SIZES BASED ON THE OVER-CURRENT PROTECTION DEVICE RATING BASED ON A MAXIMUM 3% BRANCH CIRCUIT VOLTAGE DROP AND 3% TOTAL FOR FEEDERS AND BRANCH CIRCUIT.
 3. THIS CONTRACTOR SHALL FIELD-VERIFY VOLTAGE DROP BASED ON TOTAL LENGTH AND ROUTING OF CONDUCTORS AND UPSIZE CONDUCTORS AND CONDUIT AS REQUIRED.
 4. FOR ALL 20A, 120V CIRCUITS, CONDUCTOR SIZE AND LENGTH SHALL BE PER THE FOLLOWING:
 #12 WIRE - UP TO 50'
 #8 WIRE - 101'-150'
 #10 WIRE - 51'-100'
 #6 WIRE - 151' AND UP
 5. INCREASE EQUIPMENT GROUND AND CONDUIT SIZE PER NEC FOR THE UPSIZED CONDUCTORS.



ENERCENTRIC ENGINEERING SOLUTIONS, LLC.
7667 WEST 95TH STREET - HICKORY HILLS, IL 60457
Ph: 708-529-0337
E: info@ecesolutions.com

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DONEGAL EXCAVATING
LEMONT, IL



RECORD

NO.	DATE	DESCRIPTION

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 Checked By: MS
 Scale: As Noted

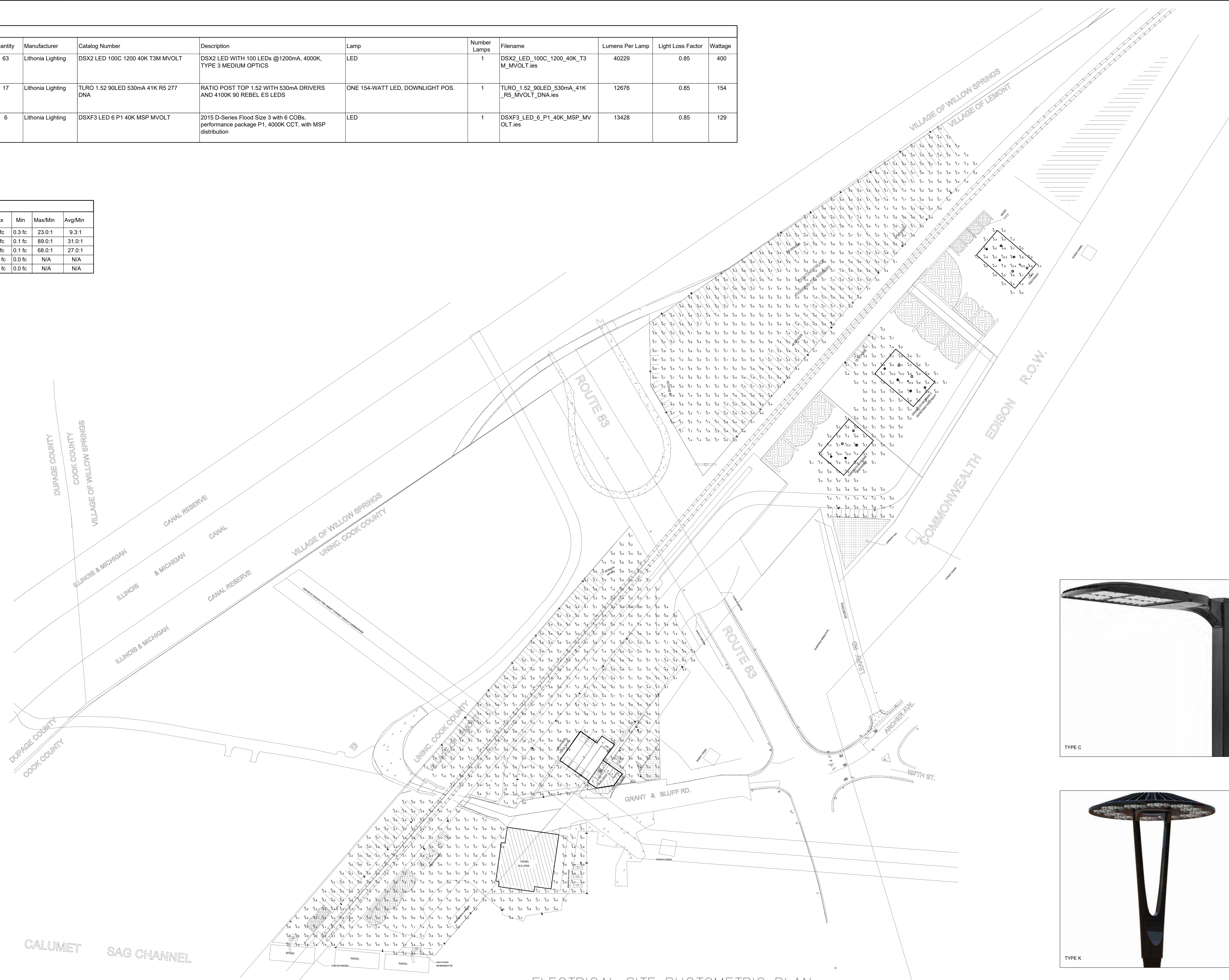
**ELECTRICAL
SITE LIGHTING
PLAN**

Sheet Number:
E-1

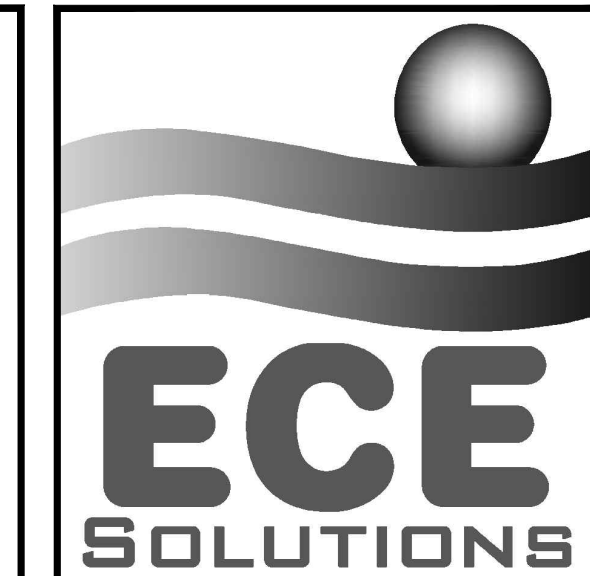
ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 100'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
△	C	63	Lithonia Lighting	DSX2 LED 100C 1200 40K T3M MVOLT	DSX2 LED WITH 100 LEDs @1200mA, 4000K, TYPE 3 MEDIUM OPTICS	LED	1	DSX2_LED_100C_1200_40K_T3_M_MVOLT.ies	40229	0.85	400
⊙	K	17	Lithonia Lighting	TLRO 1.52 90LED 530mA 41K R5 277 DNA	RATIO POST TOP 1.52 WITH 530mA DRIVERS AND 4100K 90 REBEL ES LEDS	ONE 154-WATT LED, DOWNLIGHT POS.	1	TLRO_1.52_90LED_530mA_41K_R5_MVOLT_DNA.ies	12676	0.85	154
⌒	M	6	Lithonia Lighting	DSXF3 LED 6 P1 40K MSP MVOLT	2015 D-Series Flood Size 3 with 6 COBs, performance package P1, 4000K CCT, with MSP distribution	LED	1	DSXF3_LED_6_P1_40K_MSP_MVOLT.ies	13428	0.85	129

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.8 fc	6.9 fc	0.3 fc	23.0:1	9.3:1
Calc Zone #2	+	3.1 fc	8.9 fc	0.1 fc	89.0:1	31.0:1
Calc Zone #3	+	2.7 fc	6.6 fc	0.1 fc	68.0:1	27.0:1
Calc Zone #5	+	2.8 fc	10.9 fc	0.0 fc	N/A	N/A
Calc Zone #6	+	4.5 fc	10.6 fc	0.0 fc	N/A	N/A



ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 100'-0"



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7667 WEST 95TH STREET - HICKORY HILLS, IL 60457
Ph: 708-529-0337
E: info@ecesolutions.com

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DONEGAL EXCAVATING
LEMONT, IL



RECORD	
NO.	DESCRIPTION

ECE PROJECT NUMBER: 16019.1

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Checked By: MS
Scale: As Noted

ELECTRICAL SITE
PHOTOMETRIC
PLAN

Sheet Number:
E-2

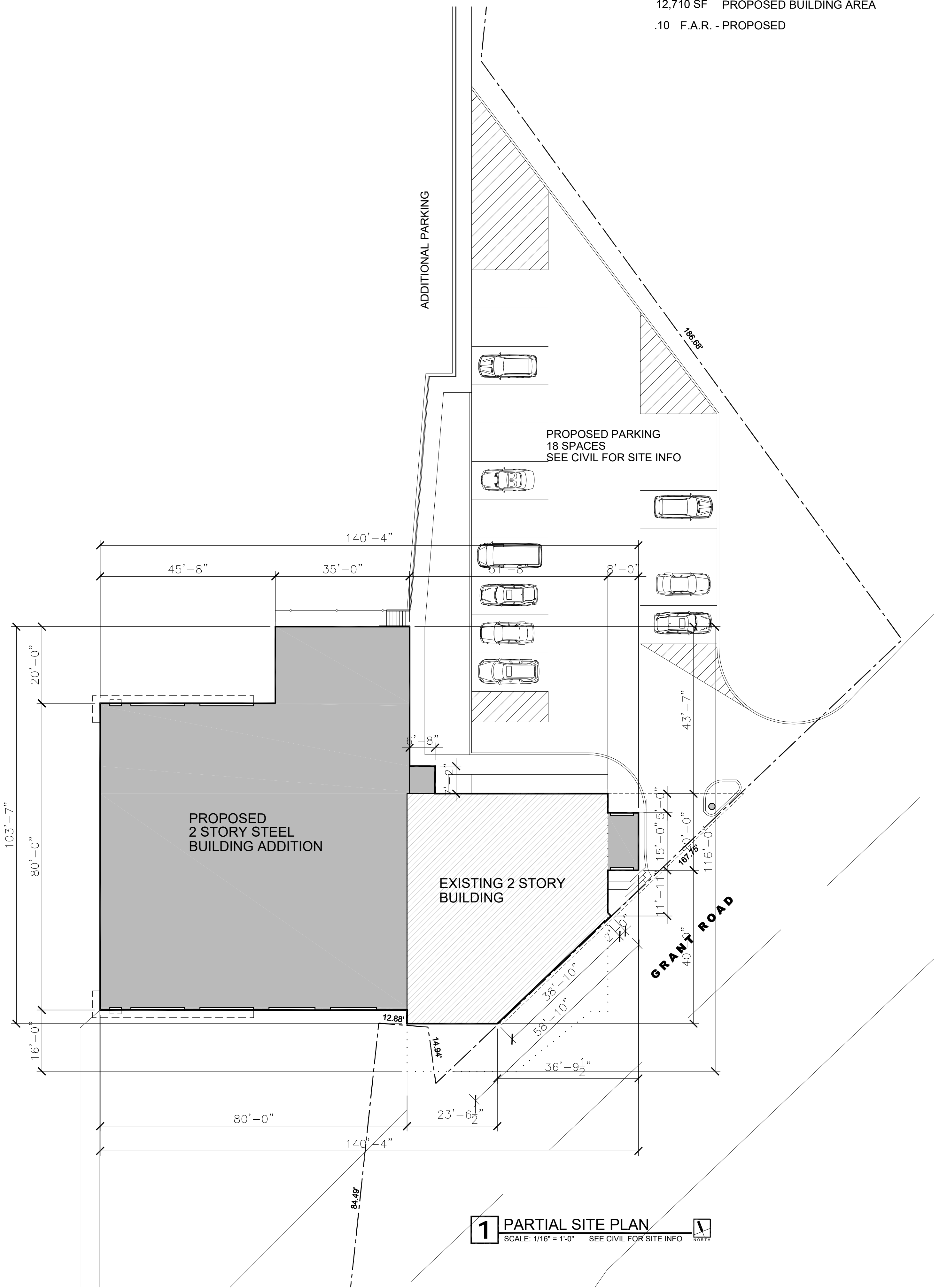
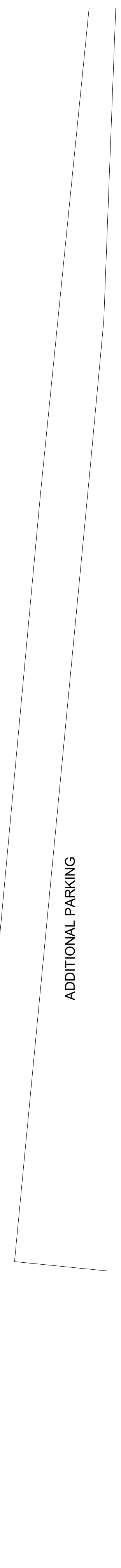
01-1518A_172.dwg Tuesday December 20, 2016, 4:46:04pm Copyright 2016, UNIVERSAL MANHATTAN

LOT 2
 2.789 acres TOTAL LOT AREA 121,488.84 S.F.
 12,710 SF PROPOSED BUILDING AREA
 .10 F.A.R. - PROPOSED



2 LOT 2 SITE PLAN
 SCALE: 1/32" = 1'-0"
 SEE CIVIL FOR SITE INFO

NEW FIRE PROTECTION SYSTEM TO BE PROVIDED PROPOSED
 NEW CONSTRUCTION AND REMODELED EXISTING CONSTRUCTION WILL BE FULLY SPRINKLED



1 PARTIAL SITE PLAN
 SCALE: 1/16" = 1'-0"
 SEE CIVIL FOR SITE INFO

Rev.	Description
1	ISSUED FOR PRELIMINARY REVIEW
2	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
4	ISSUED FOR REVIEW
5	ISSUED FOR ZONING APPEARANCE REVIEW

Date: 04/17/15
 05/04/15
 11/11/15
 12/01/16
 12/16/16

By: P.P.
 P.P.
 P.P.
 P.P.
 P.P.

Date: 04/17/15
 05/04/15
 11/11/15
 12/01/16
 12/16/16

By: P.P.
 P.P.
 P.P.
 P.P.
 P.P.

Date: 04/17/15
 05/04/15
 11/11/15
 12/01/16
 12/16/16

By: P.P.
 P.P.
 P.P.
 P.P.
 P.P.

Date: 04/17/15
 05/04/15
 11/11/15
 12/01/16
 12/16/16

By: P.P.
 P.P.
 P.P.
 P.P.
 P.P.

Drawing Date: 12.16.2016

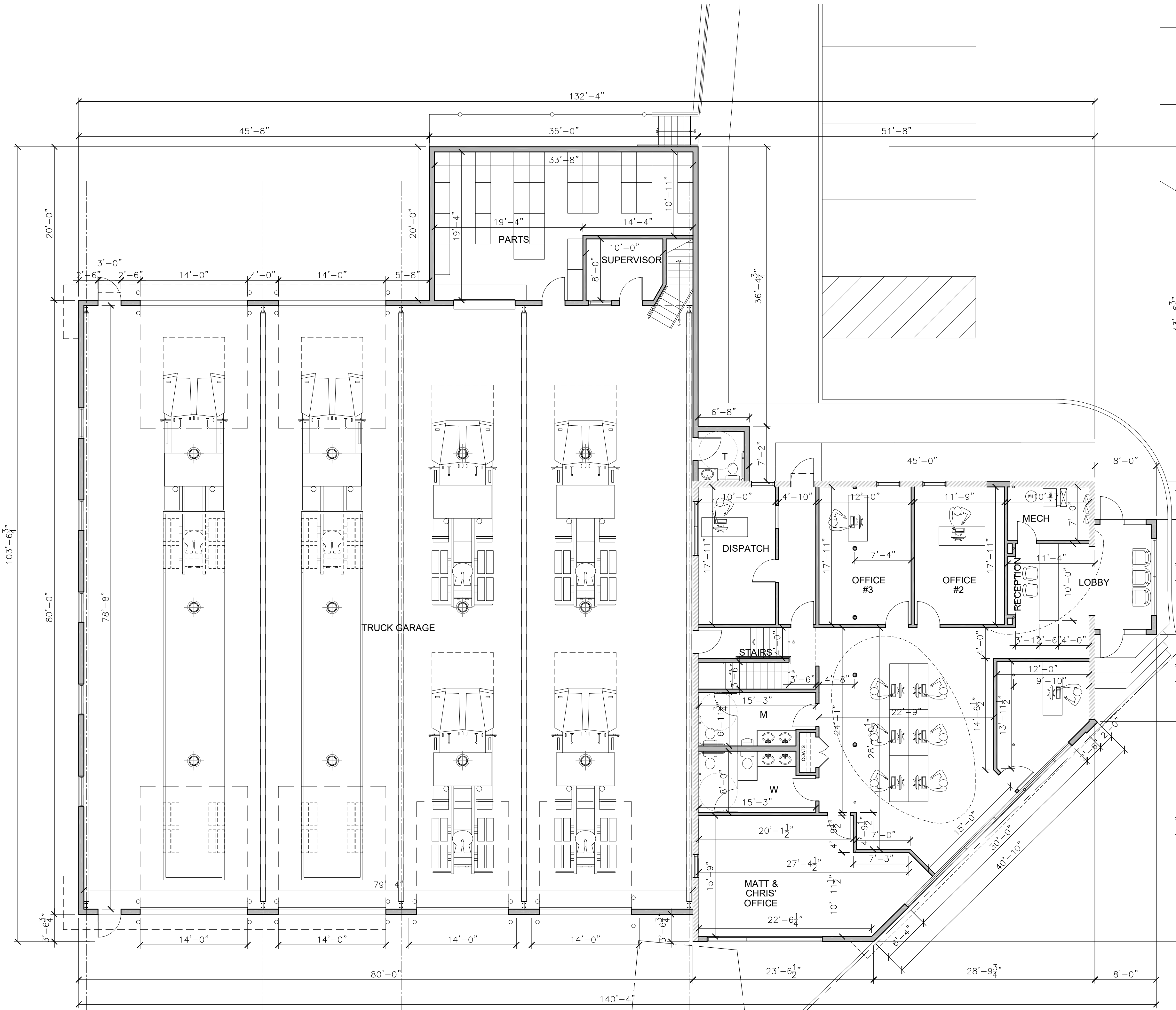
Drawn By: P.P.

Checked By: G.S.

UNIVERSAL MANHATTAN
 Architecture, Design/Build,
 Residential, Commercial & Corporate
 3704 West Peterson Ave., Chicago, IL 60659
 Tel: 847.238.4949
 Fax: 312.725.4950
 www.UNIVERSALMANHATTAN.com

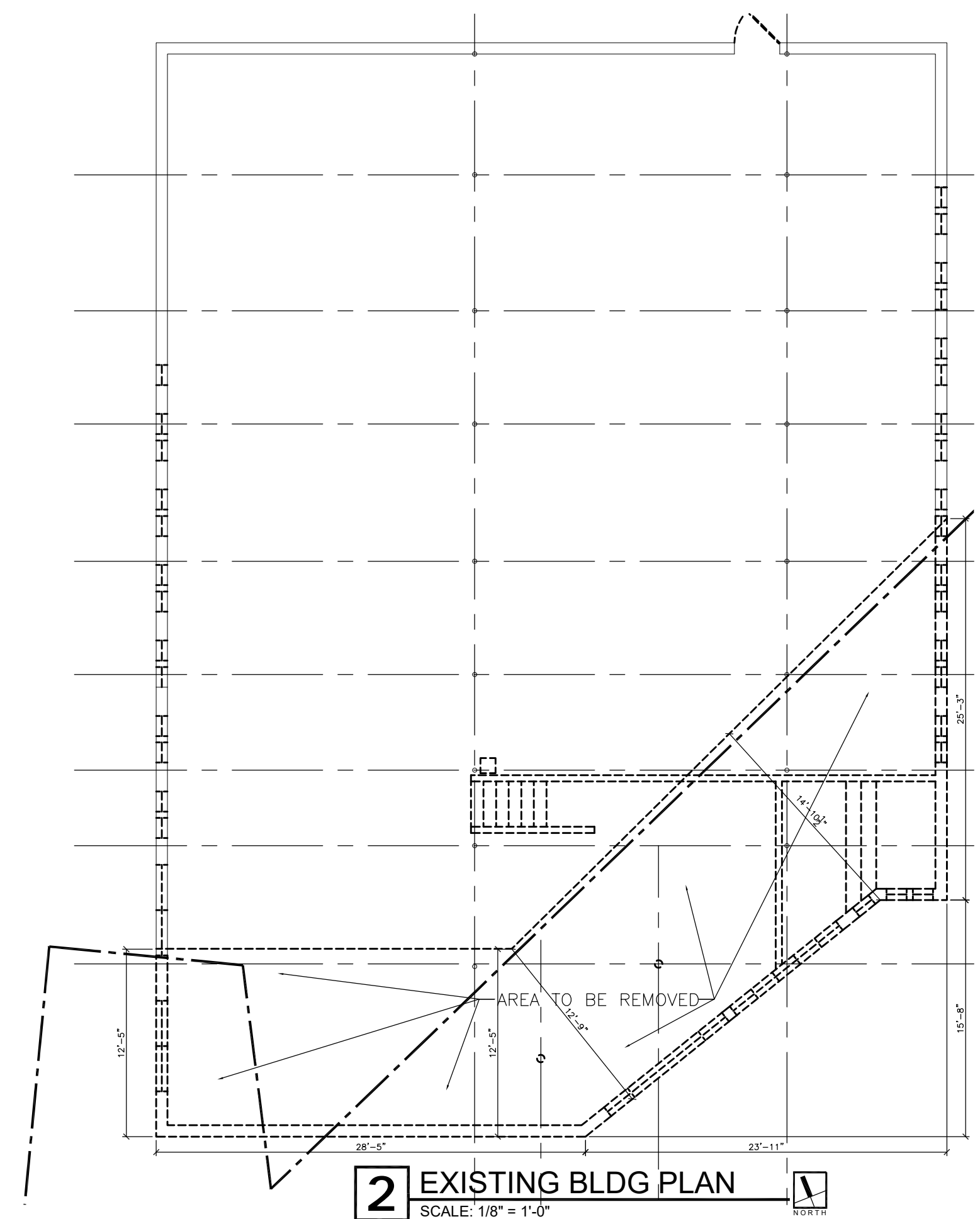
**DONEGAL EXCAVATING
 ADDITION & REMODELING**
 13011 GRANT ROAD
 LEMONT, ILLINOIS

Sheet Number
T1



2.789 acres	TOTAL LOT AREA	121,488.84 S.F.
.10	F.A.R. - PROPOSED	
2,865 SF	1ST FLOOR OFFICES	
7,105 SF	SHOP (ADDITION)	
9,960 SF	TOTAL 1ST FLOOR	
2,750 SF	2ND FLOOR OFFICES	
12,710 SF	TOTAL BUILDING AREA	
5,615 SF	TOTAL AREA W/OUT SHOP	

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
10,181 SF



2 EXISTING BLDG PLAN
SCALE: 1/8" = 1'-0"

NEW FIRE PROTECTION SYSTEM TO BE PROVIDED PROPOSED
NEW CONSTRUCTION AND REMODELED EXISTING CONSTRUCTION WILL BE FULLY SPRINKLED

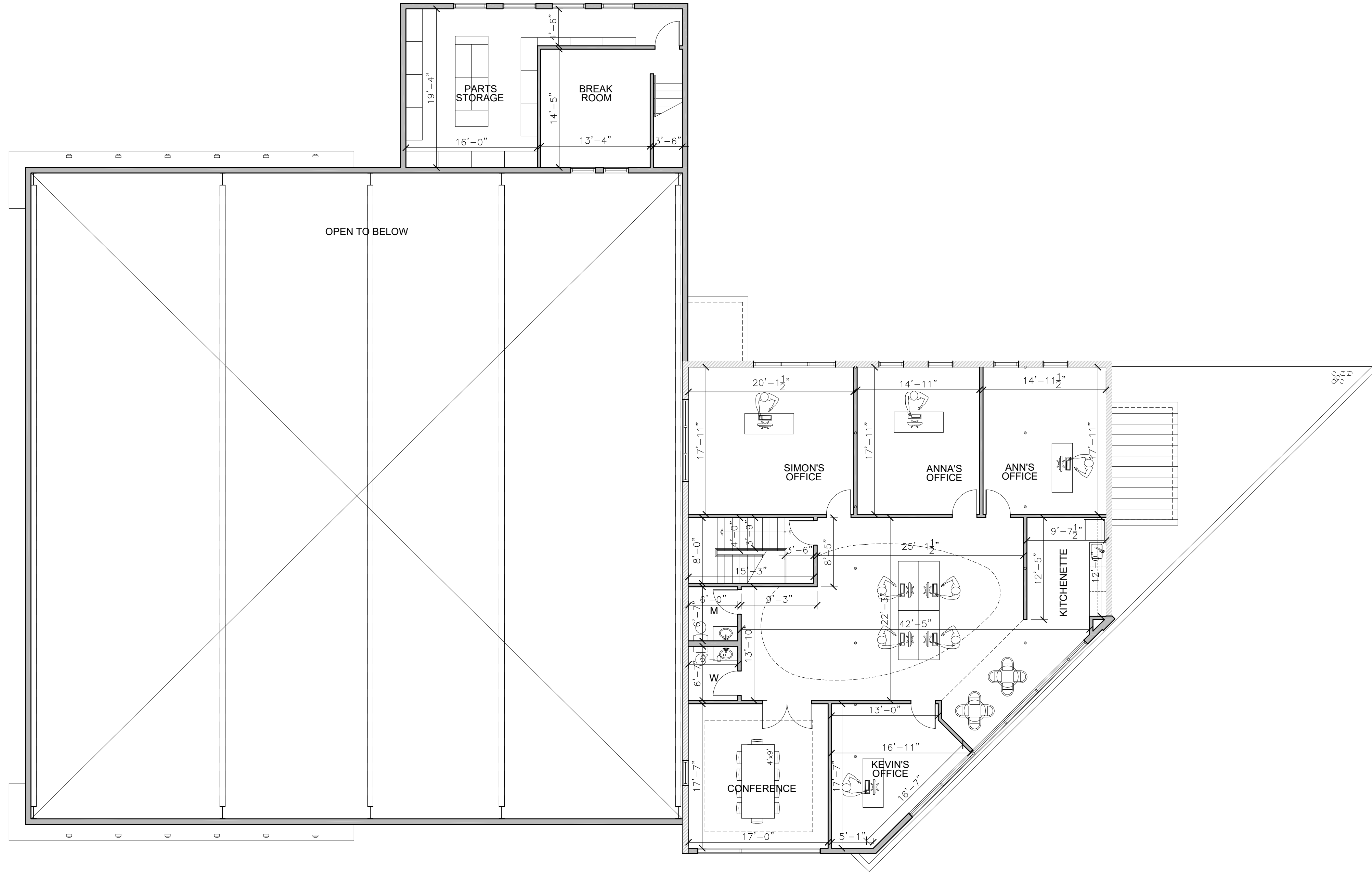
Rev.	Description
1	ISSUED FOR PRELIMINARY REVIEW
2	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
4	ISSUED FOR REVIEW
5	ISSUED FOR ZONING APPEARANCE REVIEW

Drawing Date: 12.16.2016
Drawn By: P.P.
Checked By: G.S.

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**DONEGAL EXCAVATING
ADDITION & REMODELING**
13011 GRANT ROAD
LEMONT, ILLINOIS

Sheet Number
A1



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 2,961 SF

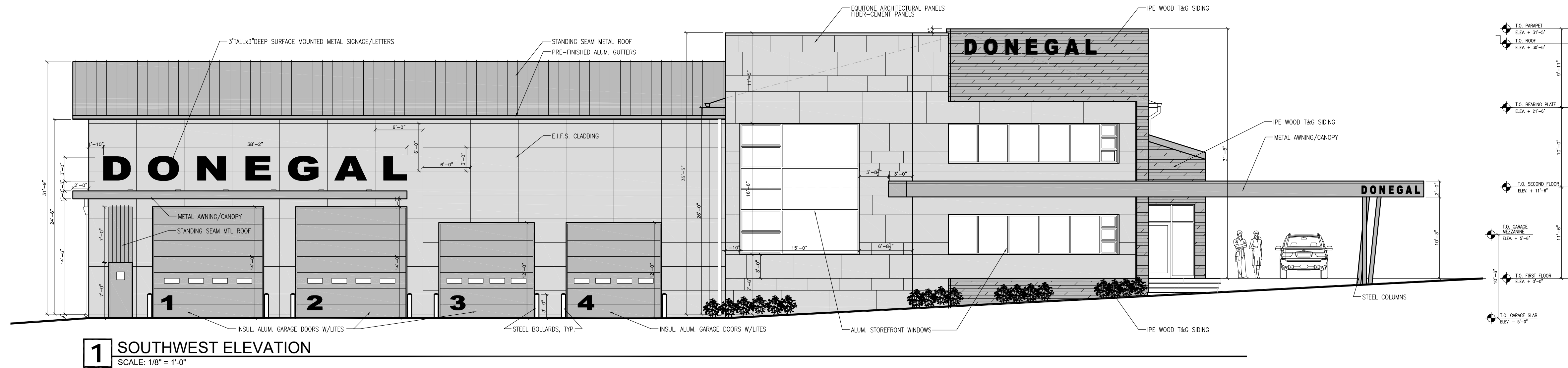
Date	By	Rev.	Description
04/17/15	P.P.	-	ISSUED FOR PRELIMINARY REVIEW
05/04/15	P.P.	1	ISSUED FOR REVIEW
11/11/15	P.P.	1	ISSUED FOR REVIEW
12/01/16	P.P.	1	ISSUED FOR REVIEW
12/16/16	P.P.	1	ISSUED FOR ZONING APPEARANCE REVIEW

Drawing Date: 12.16.2016
 Drawn By: P.P.
 Checked By: G.S.

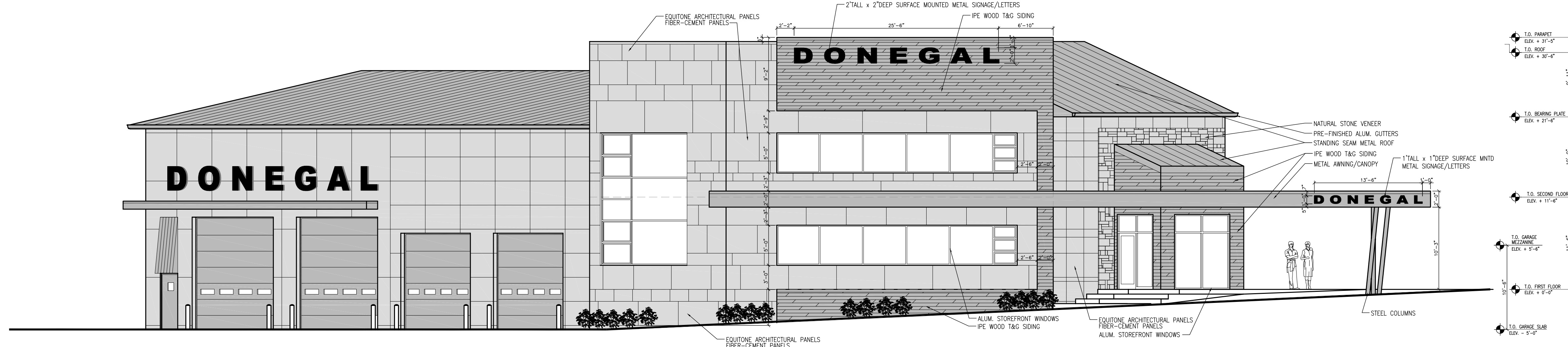


**DONEGAL EXCAVATING
 ADDITION & REMODELING**
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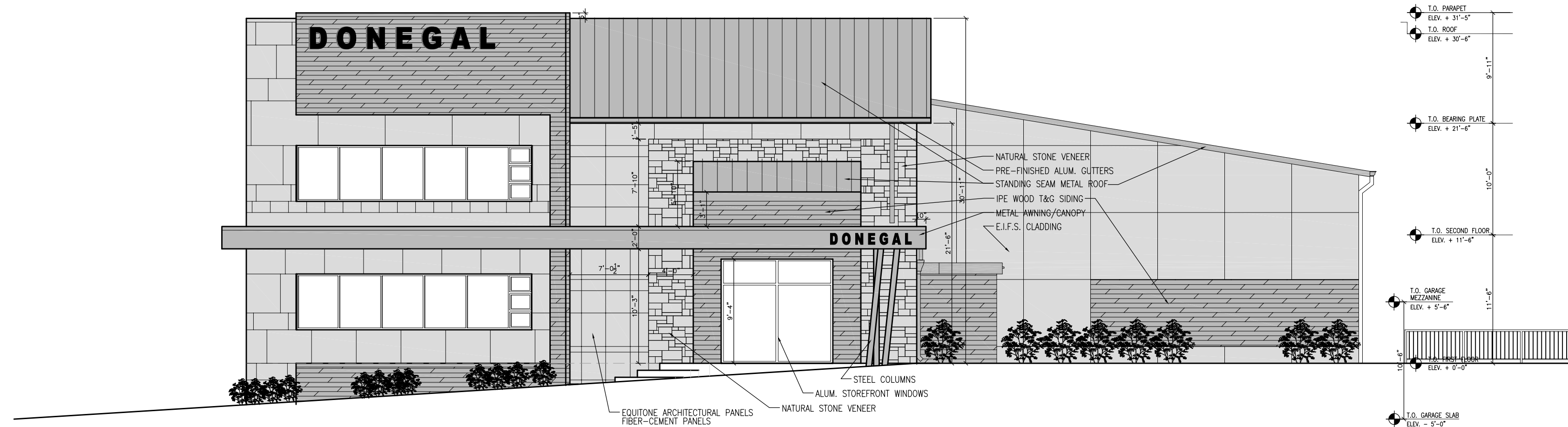
Sheet Number
A2



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



2 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



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

Rev.	Description
1	ISSUED FOR PRELIMINARY REVIEW
2	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
4	ISSUED FOR REVIEW
5	ISSUED FOR ZONING APPEARANCE REVIEW

Date: 04/17/15
 Date: 05/04/15
 Date: 11/11/15
 Date: 12/01/16
 Date: 12/16/16

By: P.P.
 By: P.P.
 By: P.P.
 By: P.P.
 By: P.P.

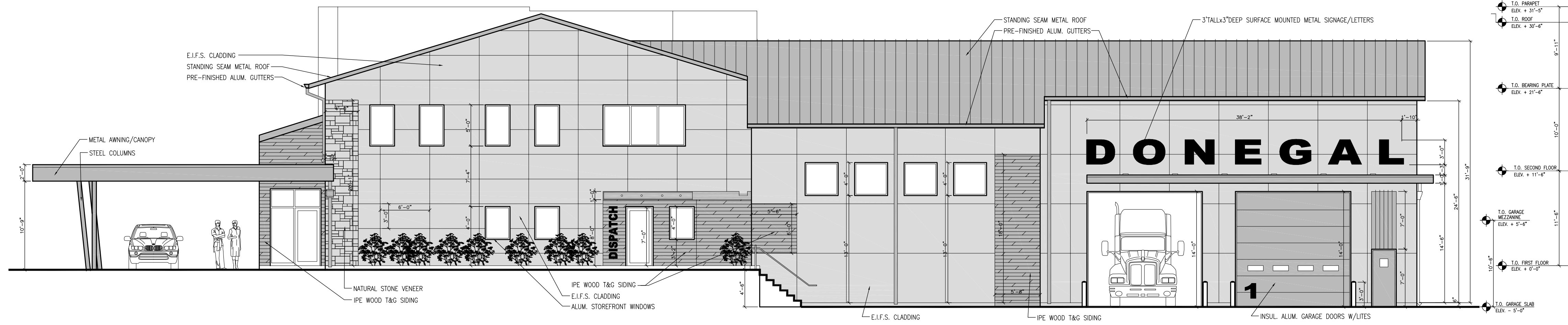
Checked By: G.S.

Drawing Date: 12.16.2016

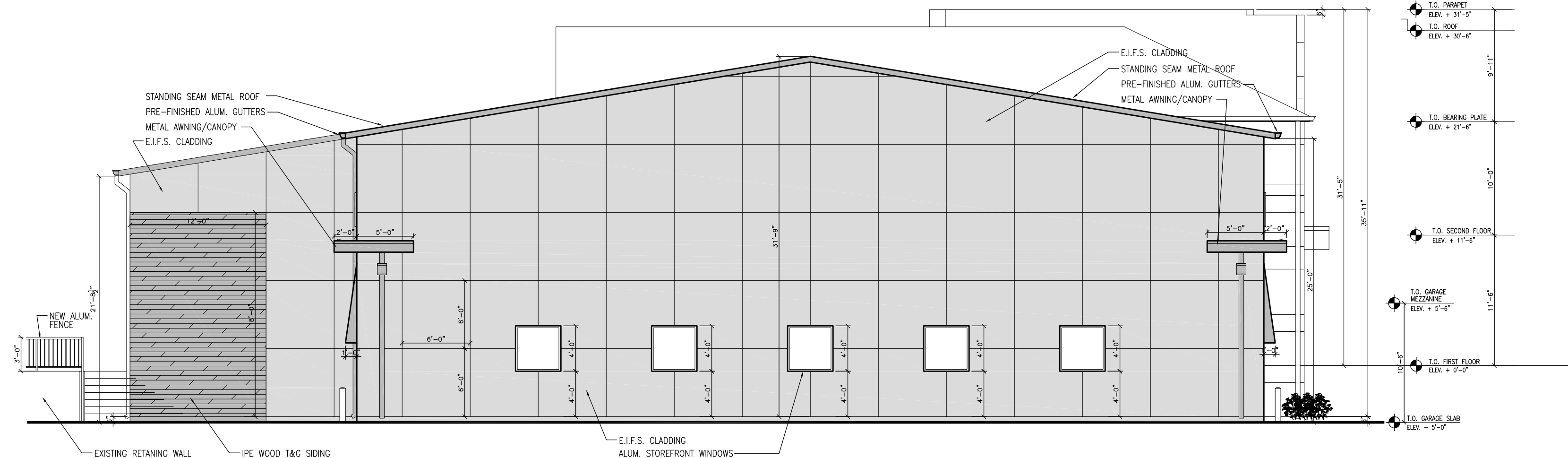
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 3704 West Peterson Ave., Chicago, IL 60659
 Tel: 847.238.Arch (2724)
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**DONEGAL EXCAVATING
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 13011 GRANT ROAD
 LEMONT, ILLINOIS

Sheet Number
A4



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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1	ISSUED FOR PRELIMINARY REVIEW
2	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
4	ISSUED FOR REVIEW
5	ISSUED FOR ZONING APPEARANCE REVIEW

Drawing Date: 12.16.2016
 Drawn By: P.P.
 Checked By: G.S.

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**DONEGAL EXCAVATING
ADDITION & REMODELING**
 13011 GRANT ROAD
 LEMONT, ILLINOIS

Sheet Number
A5

From: Al-Gholeh, Hasan M. <Hasan.AI-Gholeh@illinois.gov>
Sent: Tuesday, December 20, 2016 7:00 AM
To: Kevin Egan
Subject: RE: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.

Flag Status: Flagged

Hello Kevin

Screening is not an IDOT requirement. John (your engineer) had mentioned it when I met with him.

From: Kevin Egan [mailto:kevin@donegalexavating.com]
Sent: Monday, December 19, 2016 1:31 PM
To: Al-Gholeh, Hasan M.
Subject: Re: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.

Does IDOT require the screening on the bridge? It is our preference not to do it.

Thanks,

Kevin Egan, LEED AP
Director of Operations
Route 83 Properties / Donegal Services / Crana Concrete
PO BOX 699
Lemont, IL 60439
O – 630.321.8200
C – 630.362.7995

From: Al-Gholeh, Hasan M. <hasan.al-gholeh@illinois.gov>
Sent: Monday, December 19, 2016 2:09 PM
Subject: RE: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.
To: Kevin Egan <kevin@donegalexavating.com>

Hello Kevin

I met with John and Alyssa from Hoefflerle-Butler Engineering, Inc. From what I seen you do need an IDOT permit. You need to submit a site distance study and a traffic impact study which includes all parties involved traffic in the both studies. You also need to submit drawing for the proposed screening on the top of the bridge with all the proper dimensions, distances, kind of material, and the structural plans, details and the calcs for the anchoring support.

Please resubmit new two sets of complete plans and also submit both site distance study and the traffic impact study in addition to the transmittal letter and a recorded copy of survey as instructed in the attached forms.

From: Kevin Egan [mailto:kevin@donegalexavating.com]
Sent: Thursday, December 15, 2016 10:54 AM
To: Al-Gholeh, Hasan M.
Cc: 'John C. Hoefflerle'
Subject: Re: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.

Hasan,

Thanks for making yourself available. I have arranged for my associate Simon and the project engineer John Hoeffler to meet you on site tomorrow at 1:00. I would attend but I'm out of town. They are both aware of the village request and proposed scope of work. Please meet them at the old white building on Grant Road. 13011 Grant Road. John's cell phone is (708) 514-1777.

Thanks,

Kevin Egan, LEED AP
Director of Operations
Route 83 Properties / Donegal Services / Crana Concrete
PO BOX 699
Lemont, IL 60439
O – 630.321.8200
C – 630.362.7995

From: Al-Gholeh, Hasan M. <hasan.al-gholeh@illinois.gov>
Sent: Thursday, December 15, 2016 11:13 AM
Subject: RE: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.
To: Kevin Egan <kevin@donegalexavating.com>

Today I am busy all day in the office, Tomorrow I am available around 9 am or around 1;00pm

From: Kevin Egan [<mailto:kevin@donegalexavating.com>]
Sent: Thursday, December 15, 2016 9:54 AM
To: Al-Gholeh, Hasan M.
Subject: Re: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.

What is your availability today tomorrow or Monday?

Thanks,

Kevin Egan, LEED AP
Director of Operations
Route 83 Properties / Donegal Services / Crana Concrete
PO BOX 699
Lemont, IL 60439
O – 630.321.8200
C – 630.362.7995

On Thu, Dec 15, 2016 at 10:52 AM -0500, "Al-Gholeh, Hasan M." <Hasan.Al-Gholeh@illinois.gov> wrote:

Hello Kevin ,

We need to meet at site and go over the plans and what exactly are you guys doing. IDOT can be impacted in many different ways.

Thanks

Hasan

From: kevin@donegalexavating.com [<mailto:kevin@donegalexavating.com>]
Sent: Wednesday, December 14, 2016 3:06 PM
To: Al-Gholeh, Hasan M.
Subject: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.

Hasan,

I don't need to get an IDOT permit for our work. Lemont simply wanted IDOT's input about the possibility of providing some sort of visual screening on the bridge that is over our property. If this isn't something that IDOT cares about or wants, please just reply and say so.

Thanks,

Kevin Egan, LEED AP
Director of Operations
Route 83 Properties / Donegal Services / Crana Concrete
PO BOX 699
Lemont, IL 60439
O – 630.321.8200
C – 630.362.7995

From: Al-Gholeh, Hasan M. [<mailto:Hasan.Al-Gholeh@illinois.gov>]
Sent: Wednesday, November 16, 2016 10:28 AM
To: kevin@donegalexavating.com
Subject: RE: 3011 Grant Rd/ 83rd and Archer Ave.

Hello Kevin'

You need to apply need to comply with the attached for a permit submittal. Please make sure to show proposed and existing clearly, show and mark all the IDOT ROW. Show all your draining systems sizes, slops and dimension and where is it draining to etc.

Thank You
Hasan Al-Gholeh
Area permits engineer/South Cook
1-847-705-4147

From: kevin@donegalexavating.com [<mailto:kevin@donegalexavating.com>]
Sent: Monday, November 14, 2016 4:22 PM
To: Al-Gholeh, Hasan M.
Subject: [External] RE: 3011 Grant Rd/ 83rd and Archer Ave.

Hasan,

Thank you for the follow up call this morning. Attached are the most recent plans for work near Rte. 83 and Grant Rd. Our new proposed work doesn't require any work on the IDOT ROW. Please call me to discuss.

Thanks,

Kevin Egan, LEED AP
Director of Operations
Route 83 Properties / Donegal Services / Crana Concrete
PO BOX 699
Lemont, IL 60439
O – 630.321.8200
C – 630.362.7995

Please make note of my new email address 'kevin@donegalexavating.com'

From: Al-Gholeh, Hasan M. [<mailto:Hasan.Al-Gholeh@illinois.gov>]
Sent: Wednesday, November 9, 2016 11:34 AM
To: kevin@donegalexavating.com
Subject: 3011 Grant Rd/ 83rd and Archer Ave.

Hello Kevin

Attached are our requirements to obtain a permit from IDOT.

Hasan Al-Gholeh, P.E.

Illinois Department of Transportation
Bureau of Traffic, Permits Section South Cook
201 West Center Court
Schaumburg, IL. 60196-1096
1-847-705-4147 Direct

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