

AGENDA
COMMITTEE OF THE WHOLE MEETING
Village Hall – Board Room
Monday, February 25, 2019
Following Regular Village Board Meeting

Reasonable accommodations / auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings of the Board. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need special accommodations to attend. The Committee of the Whole will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Trustees to do so. Citizens wishing to address the Board on agenda items may speak when the agenda item is open, prior to Board discussion.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Acceptance of the February 11, 2019 Committee of the Whole Meeting Minutes

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

- 3.11 Preliminary Evaluation of a Petition for a Preliminary Plat of Subdivision and Major Amendment to Existing Special Use and Planned Unit Development (Special Use Ordinance No. 18-3780-208) for a Large, Full-Service, Recreation, Health, and Fitness Facility in the B2 General Business District (TSJ Lincolnshire Property LLC – 90, 98, & 100 Half Day Road)
- 3.12 Consideration of a Resolution Supporting the Enhancement of Commuter Rail Service in Lake County, IL (Village of Lincolnshire)

3.2 Finance and Administration

3.3 Public Works

- 3.31 Consideration of a Master Pole Attachment Agreement for Small wireless Facilities with Cingular Wireless PCS of Atlanta, GA (Village of Lincolnshire)
- 3.32 Consideration of Awarding Bid for Replacement of East Side Reservoir Roof to DCG Roofing Solutions of Melrose Park, Illinois in an Amount not to Exceed \$75,790.00 (Village of Lincolnshire)
- 3.33 Consideration of Adopting the 2018 Des Plaines River Watershed-Based Plan (Des Plaines Watershed Workgroup)
- 3.34 Consideration of Professional Service Contract with RJN Group, Inc. for Design Engineering Services for the 2019 Sanitary Sewer Rehabilitation Project at a Cost not to Exceed \$99,820.00 (Village of Lincolnshire)

3.4 Public Safety

3.5 Parks and Recreation

3.6 Judiciary and Personnel

- 4.0 **UNFINISHED BUSINESS**
- 5.0 **NEW BUSINESS**
- 6.0 **EXECUTIVE SESSION**
- 7.0 **ADJOURNMENT**



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, February 11, 2019**

Present:

Mayor Brandt	Trustee Harms Muth
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Finance Director/Treasurer Peterson	Public Works Director Woodbury
Chief of Police Leonas	Assistant Village Manager/Community &
Planning & Development Manager Zozulya	Economic Development Director Gilbertson

ROLL CALL

Mayor Brandt called the meeting to order at 7:07 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the January 28, 2019 Committee of the Whole Meeting Minutes

The minutes of the January 28, 2019 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation of a Petition for a New Planned Unit Development in the B2 General Business District to Permit a Vehicle Fueling Station with Convenience Store and Car Wash at the southeast corner of Illinois Route 21 (Milwaukee Avenue) and Illinois Route 22 (Half Day Road) (Gendell Realty Partners, Inc.)

Planning & Development Manager Zozulya provided history & zoning of the site and a summary of the proposed new Planned Unit Development (PUD) in the B2 General Business District to permit a vehicle fueling station with convenience store and car wash proposed for the southeast corner of Illinois Route 21 and Route 22. Planning & Development Manager Zozulya stated the petitioner has contacted Lake County Stormwater Management regarding on-site detention and received preliminary approval. Planning & Development Manager Zozulya noted the Illinois Department of Transportation (IDOT) has also been notified since the site is on Illinois State Routes, and based on preliminary comments from them, right-in/right-out access points to the site are

proposed along Half Day Road and Milwaukee Avenue and right-turn lanes are proposed on Half Day Road and Milwaukee Avenue. A traffic study has been provided by the petitioner, and the developer plans to include a 10' wide bike path along Milwaukee Avenue with connection along Half Day Road. Planning & Development Manager Zozulya noted several areas of the proposal do not meet code and are referred to as exceptions since this is a PUD and will be worked through if the project is referred. The petitioner also requests sales of packaged beer and wine which would require an amendment to the Village liquor code to provide for this class of license. Planning & Development Manager Zozulya provided possible next steps regarding the petitioner to either refer the proposal to the Architectural Review Board for design review with or without specific direction or continue the preliminary evaluation and ask the developer to return to a future Village Board meeting with more information and/or revisions.

Mr. Daniel Wander, Senior Vice President of Terraco, Inc. representing Gendell Realty Partners, Inc. provided an overview of the presentation, introduced the development team, provided background and history for Terraco, Inc., and provided information regarding proposed site development.

Mr. Ryan Howard, Chief Operating Officer for True North Energy provided an introduction and history of True North Energy. Mr. Howard provided a presentation regarding the proposed project which included sharing a rendering video depicting two possible architectural options of the convenience store/car wash for Board consideration.

Mayor Brandt noted a Shell station exists on the corner of Milwaukee Avenue and Aptakasic Road and asked if that station had any relationship to the proposed True North Energy gas station. Mr. Howard stated the Shell in question was purchased by Circle K and has no relationship; it is potentially a competitor.

Mayor Brandt asked with so many other gas stations and car washes in close proximity to the proposed, why True North Energy would want to come into Lincolnshire. Mr. Howard stated typically True North Energy would pick a corner location but chose off-corner on Route 22 because there are no other gas stations facing Route 22 traveling east bound in the area other than the True North Energy station on Rand and 22. Mr. Howard noted there is quite a bit of traffic passing the location, and for this reason, True North Energy believes this will be the perfect location. Mayor Brandt asked what predicted sales would be. Mr. Howard stated True North Energy has estimated the tax revenue to be approximately \$200,000 annually. It was noted a large percent of profit comes from inside the store.

Trustee Leider stated there is a Shell station within 4 blocks, each way of the proposed location and asked why Shell would put another one in

the middle of this concentration of existing businesses. Mr. Howard stated True North Energy had to go to Shell and ask for approval, and since the proposed station is contemplating Route 22 traffic, Shell's corporate offices supported this location.

A brief conversation ensued regarding IDOT required turn lanes if the project is approved. Trustee Hancock asked if the turn lanes were not required, would this project work. Mr. Javier Millan, Senior Traffic Engineer with KLOA, Inc. who is the traffic consultant for the project stated when they met with IDOT, initial feedback was given by IDOT staff. Mr. Millan stated given the amount of anticipated volume the gas station will generate, right-hand turn lanes are required.

Mr. Howard continued the presentation with one of two video renderings.

Mayor Brandt asked if True North Energy is working with anyone on the proposed restaurant site. Mr. Howard stated they are marketing this site and anticipate the restaurant will be a quick serve, similar to Culver's with a drive-thru. He noted there is not enough land to accommodate a larger sit-down restaurant. Mr. Wander stated parking is also not available for a sit-down restaurant. Trustee Hancock asked if they would object to a Starbucks. Mr. Howard said they would not be opposed to a Starbucks.

Mr. Howard continued the presentation with the other, more traditional video rendering. Mayor Brandt asked if there would be additional landscaping. Mr. Howard stated the proposed plan would include full landscaping. He noted the video rendering was intended to highlight the architecture and True North Energy did not want possible landscaping reflected in the video rendering that would not be part of the formal application. The landscape plan will be shared with the Board at the end of the process. Trustee Hancock noted the PowerPoint presentation showed where the gas pumps are with a shingled roof, but the video rendering does not have it. Mr. Howard said this is typically Shell's global image that they protect so it takes special approval for True North Energy to do something other than that. Mr. Howard stated if the Board wanted the shingled roof, True North Energy would do their best to get it approved by Shell.

Trustee Grujanac asked how the Milwaukee Road widening would affect the turn lanes going in and the footprint of the proposed restaurant. Village Attorney Simon noted the site plan includes the proposed widening. Mr. Scott DiGilio, Principal with RTM Engineering, Civil Engineers for the project stated they have already taken into account the additional right-of-way, so the site plan is based on that widening taking place. Mr. DiGilio reviewed through the site plan showing proposed road improvements, path, and signage.

A brief conversation regarding the PUD followed.

Mayor Brandt asked if the DeSantis family will be retaining ownership of the wetland area to the east, or would they be dedicating it to the Village for possible use for a trail. Mr. Howard stated he was not aware of what the DeSantis family would do with the remaining property and highlighted the area of what True North Energy would be purchasing along with a granted easement to use for stormwater management. Mayor Brandt noted a past conversation she had with the DeSantis family regarding the parcel. Trustee Leider agreed a conversation with the DeSantis family should be had regarding the remaining property.

All Trustees noted concern regarding the other Shell gas stations in close proximity.

Trustee Servi stated his preference was to not have another burger restaurant at this location since there are already a few in the nearby area.

Trustee Grujanac noted concern regarding the proposed restaurant and landscaping on the site.

Trustee Leider asked about the cross access in the back (east) side of the site. Mr. Wander said one of the things that could be a possibility is to have cross access to the south that would connect to the back of the Courtyard by Marriott Hotel and continue down to Marriott Drive. Trustee Leider suggested the possibilities be brought forth in the beginning to give the Architectural Review Board the opportunity to review this concept.

Mr. Howard provided a summary of the request to sell beer and wine at the proposed station, which they know is a privilege and not a right. They have strict policies and procedures for carding and train staff above and beyond the required BASSET training.

Trustee Servi was in approval of allowing the sale of packaged beer and wine. Trustee Leider stated he was comfortable with this as well. Village Attorney stated the proposal is for the gas station to be 24-hour and noted there is a curfew for the sale of alcohol and asked how this would be managed. Mr. Howard stated they would lock down the registers and product doors for alcohol sales to manage the curfew. Mr. Howard stated True North Energy will comply with whatever the curfew may be.

Village Manager Burke noted Trustee Servi stated he would support a liquor code change for all the gas stations and asked if the Board would like staff to move forward with this code change. Trustee Leider stated if this starts to materialize, then staff should move forward with the code change. Trustee Hancock suggested staff do some preliminary work on a potential code change.

Mayor Brandt asked staff if True North Energy provided an estimate on tax revenue for the potential restaurant. Village Manager Burke stated it could potentially generate approximately \$30,000 in sales tax and food and beverage tax per year. A conversation regarding potential tax revenue followed.

Trustee Grujanac recommended getting information out to the community on the proposal prior to the Architectural Review Board meeting.

Trustee Hancock asked what the benefit would be beyond tax revenue. Trustee Leider stated a benefit would be to clean up the site.

A conversation regarding the viability of the proposed project followed.

It was the consensus of the Board to refer this to the Architectural Review Board with the recommendation to stay with the traditional building design option presented.

3.12 Consideration of Request for Internal Village Fee Waiver – Parking Lot Expansion (Adlai E. Stevenson High School District 125)

Planning & Development Manager Zozulya provided a summary of a request for internal Village fee waiver for the parking lot expansion at Adlai E. Stevenson High School.

It was the consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.13 Consideration and Discussion Regarding AccessMyGov and Online Credit Card Payments for Various Required Village Permits (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided a summary of AccessMyGov and online credit card payments for various required Village permits. Assistant Village Manager/CED Director Gilbertson noted some of the information the Board had concerns with previously would still be publicly viewable if this Invoice Cloud function is turned on and usable.

Mayor Brandt ask what information would be viewable to the public. Assistant Village Manager/CED Director Gilbertson stated permit value and inspection status would be made viewable if the payment feature was activated. However, the majority of the information the Board had concerns with in the past would not be viewable.

Assistant Village Manager/CED Director provided test pages for the Board.

Trustee Leider asked how Lincolnshire compares to other municipalities in terms of collecting on-line credit card payments. Assistant Village Manager/CED Director Gilbertson stated Lincolnshire is behind the curve compared to other municipalities.

Trustee Hancock asked what the benefit of the system is beyond on-line payments. Village Manager Burke provided information related to the work order management system along with on-line permitting. Trustee Hancock asked how many man-hours would there be to managing the system. Assistant Village Manager/CED Director Gilbertson stated staff is currently managing most of these functions and noted there is already a savings of time for the on-line permit system.

Trustee Hancock asked if you could use it with a mobile device. Assistant Village Manager/CED Director Gilbertson stated he was not aware if a mobile device could be used with the system but would find out.

It was the consensus of the Board to implement AccessMyGov and online credit card payments for various required Village permits.

3.2 Finance and Administration

3.21 PUBLIC HEARING: Regarding an Ordinance Making Appropriations to Defray all Necessary Expenses and Liabilities of the Village of Lincolnshire, Lake County, Illinois for the Fiscal Year 2019 (Village of Lincolnshire)

Mayor Brandt recessed the February 11, 2019 Committee of the Whole meeting and convened the Public Hearing regarding an Ordinance making Appropriations to defray all necessary expenses and liabilities of the Village of Lincolnshire, Lake County, Illinois for the Fiscal Year 2019.

Finance Director/Village Treasurer Peterson provided a summary of the annual ordinance making appropriations to defray all necessary expenses and liabilities of the Village of Lincolnshire, Lake County, Illinois for the Fiscal Year 2019. Finance Director/Village Treasurer Peterson noted the following two exceptions proposed to the spending plan not reflected in the budget: Original budget for Economic Development Incentives was \$934,470 and the 2019 appropriation has been increased an additional \$100,000 to \$1,128,780 to accommodate for additional tax sharing related to Interior Investment sales. A \$20,000 increase to the E911 Professional Services related to the dispatching services transition to Deerfield and possible need to update all in-car laptops.

There were no comments or questions from the Village Board.

There were no comments from the public on the proposed appropriation ordinance.

Mayor Brandt adjourned the Public Hearing and reconvened the Committee of the Whole meeting at 8:59 p.m.

It was the consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.22 Consideration of New Village Policies for Private Sponsorships, Donations & the 4th of July Parade (Village of Lincolnshire)

Planning & Development Manager Zozulya provided a summary of proposed Village policies for private sponsorships donations and the 4th of July parade.

Trustee Hancock asked if there would be a record kept of what sponsorship is being taken in by the Village. Planning & Development Manager Zozulya stated a form will be filled out for a potential sponsor as an official record. All sponsors would be entitled to some recognition to get their name out. A private donation would be handled by the Finance Department and reported to the Village Board.

Finance Director/Village Treasurer Peterson provided additional information regarding how financial donations would be tracked and transmitted to the Board.

Village Attorney Simon noted the Village has adopted the state ethics Ordinance which prohibits gifts from prohibited sources.

In reference to the proposed parade policy, Mayor Brandt noted the desire to keep the 4th of July kid and family-friendly. She noted other communities in the area have seen community parades overtaken by political messages and debate. Village Manager Burke noted the 4th of July parade policy gives the Village the right to allow or not allow applicants to take part in the parade depending upon whether or not the message is appropriate and meets the intent of the policy.

Mayor Brandt noted a volunteer meeting coming up on February 13th at 6:00 p.m. in the Community Room and asked staff to invite the Board.

It was the consensus of the Board to place the proposed policies on the Consent Agenda for approval at the next Regular Village Board Meeting.

- 3.3 Public Works
- 3.4 Public Safety
- 3.5 Parks and Recreation
- 3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Leider seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 9:08 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk

**REQUEST FOR BOARD ACTION
Committee of the Whole
February 25, 2019**

Subject: The St. James Private and Public Recreation Facility -
90, 98, & 100 Half Day Road

Action Requested: Preliminary Evaluation of a Petition for a Preliminary Plat of Subdivision and Major Amendment to Existing Special Use and Planned Unit Development (Special Use Ordinance No. 18-3780-208) for a Large, Full-Service, Recreation, Health, and Fitness Facility in the B2 General Business District

Petitioner: TSJ Lincolnshire Property LLC

Originated By/Contact: Tonya Zozulya, Planning & Development Manager
Department of Community & Economic Development

Referred To: Village Board

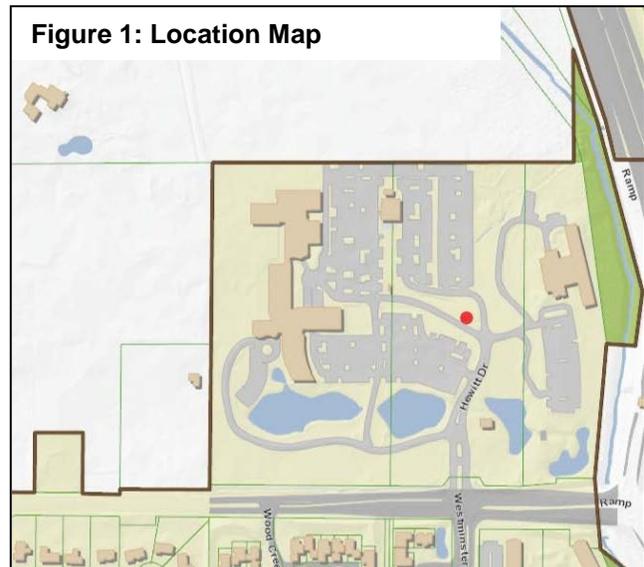
Background:

- TSJ Lincolnshire Property LLC (TSJ), petitioner and property owner, seeks a Major Amendment to the existing Planned Unit Development to approve preliminary development plans for The St. James private and public recreation facility.

- The 41-acre Medline property (90, 98, and 100 Half Day Road) is a gateway site at the intersection of Tri-State Tollway I-94 and Half Day Road, as shown in Figure 1 on the attached location map.

- The subject site is zoned B2 General Business. Adjacent uses are as follows:

- North & West: 111-acre unincorporated Florsheim property (zoned "E" Estate in Lake County)
- East: Tri-State I-94 Tollway
- South: Homewood Suites Hotel (zoned B2 PUD), Wood Creek Courts, and other R3 Single-Family residential developments



- In August 2018, the property was rezoned from Office Campus to B2 General Business and a Special Use Permit for a Planned Unit Development (PUD) was granted by Ordinance #18-3780-208 to allow for a large, full-service, recreation, health, and fitness facility, as well as other recreation, entertainment, and hospitality uses (see Document 3). The ordinance provides for a building height exception for the large, full-service, recreation, health, and fitness facility building from the B2 maximum permitted 42' up to 75' (the height increase is required exclusively for the proposed fieldhouse).

- The property currently consists of three, two- and three-story office buildings (plus a facilities maintenance building) developed on a densely wooded lot with stormwater detention areas. The property was developed and annexed into the Village in phases in the 1970's and 1980's. The two most-western buildings were used by Hewitt & Associates for their corporate headquarters before Hewitt's merger with Aon and subsequent relocation. One of the western buildings currently houses an Aon Hewitt data center which is currently being relocated. The third office building is located adjacent to the Tri-State Tollway. TSJ purchased the property in October 2018 from Medline Industries.
- Staff sent a courtesy email notice for the February 25, 2019 Committee of the Whole meeting to over 130 interested persons in the Village database of interested individuals who wished to be on the notification list regarding this development. Staff will continue this practice for each subsequent meeting. The petitioner will be required to provide a formal notice to the adjacent 250' radius prior to the Public Hearing before the Village Board no less than 15 days prior to the public hearing date. The date of the public hearing is unknown at this time and is dependent upon whether the Village Board refers this project to the Architectural Review Board.

Proposal Summary & Staff Comments:

- Site Layout - The site plan (see Document 2) depicts a 447,526 square-foot, two-story, The St. James facility on an 8-acre lot (to be created with the proposed subdivision) across the northern portion of the site. The site plan also indicates four additional future development pads for a limited service hotel, restaurant, and entertainment uses. The location of each use is not yet known and is not the subject of this preliminary evaluation. The petitioner shows 31 acres available for development (excluding wetlands, floodplain, and detention/compensatory storage areas). The tallest part of the building – the field house – will be 75' in height and located proximal to the Tri-State Tollway. As depicted in the petitioner's presentation packet, the center point of The St. James facility is proposed to be 775' from the Wood Creek Courts subdivision; 2,200' from the Old Mill Woods subdivision; and 2,225' from the Sutton Place subdivision.

During the July 30 and August 6, 2018 public hearings, the petitioner proposed a total of four development pads (including The St. James). However, in an effort to maximize the property's development potential, an additional pad is now proposed.

Compensatory storage is shown in the southeast portion of the property along Half Day Road, and underground detention areas are proposed along the east side of The St. James building. Existing wetlands along Half Day Road are proposed to be preserved. The developer intends to demolish the existing office buildings and fill in the existing retention ponds to create new development pads (see below for further detail – On-Site Detention and Wetlands).

Section 6-6B-4 and 6-6B-5 of the Village code states that the Village Board has the authority to establish appropriate lot area, lot width, and building setback parameters for PUDs (see attached Document 4).

- The St. James Uses - The petitioner's cover letter (see attached Document 2) details information about The St. James. Lincolnshire will be one of The St. James' newest locations nationwide. In September 2018, the first facility opened in Springfield, Virginia outside Washington D.C. Some of the uses housed in the facility include an indoor aquatics center; fields for soccer, football, lacrosse, and other sports; ice rinks; basketball and

volleyball courts; gymnastics and dance facilities; rock climbing walls; a health club, a spa and wellness center; a daycare center; fitness training and equipment sales; and a restaurant.

No outdoor detached structures are contemplated for the site. The petitioner is proposing an attached outdoor seating area along the south building elevation adjacent to the restaurant. The number of seats is yet to be determined (the Virginia TSJ facility has 50 outdoor seats) and is to be open between 6 a.m. and 2 a.m. daily with ambient music. The closing hours of the restaurant/outdoor seating area are to coincide with the end time of the St. James' adult high-demand sports programming (e.g., hockey). No live music is proposed as part of the outdoor seating area operations. The operation of the outdoor seating area may be incorporated into the requirements of the Special Use permit.

The facility will offer both memberships and fee-based admission to the general public. A total of 975 parking spaces is proposed, which exceeds the St. James' parking needs based on their internal operations. The St. James will accommodate up to 1,350 visitors at any given time, with an additional 900 guests at special events such as tournaments and meets. The business projects annual visits of 1.5 million. The St. James will employ up to 350 people, with no more than 170 employees onsite at any given time. The facility will operate 24 hours a day, 7 days a week. Access will be provided via an existing signalized entrance off Half Day Road.

The petitioner has proposed renaming the access drive from "Hewitt Drive" to "St. James Way" as a branding and identity consideration. In 2015, the Village Board approved a resolution, at the request of Medline Industries, the previous property owner, authorizing the renaming of "Hewitt Drive" to "Medline Drive" in anticipation of their development (the street sign was not updated at that time as Medline Industries listed the property for sale shortly after the name change approval).

- Tree Preservation - The developer is providing 50' buffer areas along the north and west property lines (adjacent to the Florsheim property), as required by the PUD Ordinance. The majority of tree removals (approximately 265 trees) will occur to create building footprints and parking lots. Minimal removals are proposed within the buffer areas, tollway easement, and along Half Day Road. Many existing trees planned for removal are either dead or dying. The Village's Tree Amnesty Program, effective through December 31, 2020, exempts commercial properties from meeting the tree replacement requirements for dead/unhealthy trees. The petitioner will work with staff to address healthy tree removals and replacements during the internal Development Review Team process when detailed landscaping plans are developed.
- Architectural Building Plans - Conceptual building elevations are attached for the Board's review. The building design will be further addressed at the internal Development Review Team stage to achieve the desired visual interest through building materials, architectural elements, and landscaping. The Architectural Review Board will also provide input and a recommendation to the Village Board on the proposed building design, site layout, and landscaping. Any feedback on the building design that the Village Board may have at Monday's meeting will be shared with the Architectural Review Board.
- Traffic & On-Site Circulation - The petitioner has previously provided a traffic study for the Half Day Road area which accounts for The St. James facility, the neighboring CDW Center, and other uses. The study found no adverse impacts on the road/intersection capacity,

which was also confirmed by the Village's third-party consultant, Gewalt Hamilton. The developer included the attached exhibit that depicts a drop-off area for the St. James along the south façade as well as an overall circulation plan. Access points to the remaining development pads and the Florsheim property (in anticipation of future sale and development) are also provided.

- On-Site Detention & Wetlands - TSJ has contacted the Lake County Stormwater Management Commission (SMC) regarding on-site detention for this development. SMC has provided preliminary approval. A formal SMC permit will be required prior to final Village Board review. The petitioner has also worked with SMC and Army Corp of Engineers regarding wetland mitigation.
- Preliminary Plat of Subdivision - The preliminary plat depicts six lots created for the entire development (including one common area lot). The lots range in size from 0.7 acres to 8 acres. The Illinois Department of Transportation (IDOT) will be required to approve the final plat.

Review & Approval Process:

1. The Village's internal Development Review Team will review the proposal and generate comments regarding fire access, traffic circulation, site design, building elevations, as well as other items per Section 6-14-6 of the Village code.
2. The Architectural Review Board will review the proposal regarding site layout, parking lot design, lighting, landscape screening, and signage.
3. The Village Board will consider the ARB's recommendation, hold a Public Hearing regarding the Major PUD Amendment (with any zoning exceptions), and make the final determination regarding the request. The Zoning Board will not be involved in the review as the Village Board retains all PUD zoning authority per Village code.

Recommendation:

The Village Board has the authority to provide feedback to staff and the developer and consider one of the following actions:

1. Refer the proposal to the Architectural Review Board for design review with or without specific direction.
2. Continue the preliminary evaluation and ask the developer to return to a future Village Board meeting with more information and/or revisions.
3. Not refer the proposal.

Reports and Documents Attached:

- Document 1: Location map.
- Document 2: Presentation packet, prepared by TSJ, dated February 20, 2019.
- Document 3: PUD Ordinance #18-3780-208.
- Document 4: B1, B2 Business Code.

Meeting History	
Committee of the Whole discussion (current)	February 25, 2019



Map created on February 21, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

THE ST·JAMES

T : 571.316.0597
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6805 Industrial Rd,
Springfield, VA 22151

February 20, 2019

Mayor Elizabeth Brandt and Village Trustees
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: 90, 98 and 100 Half Day Road

Dear Mayor Brandt and Village Trustees:

Thank you for providing TSJ Lincolnshire Property LLC, the Owner of the Property, the opportunity to present our conceptual site plan for The St. James facility to be located on the land at 90, 98, & 100 Half Day Road (the "Property"). We appreciate your input and Staff guidance regarding our plan to create a premier sports, wellness, active entertainment, hospitality, and dining complex at this Property.

During the Zoning Hearing on August 23, 2018, we obtained rezoning of the Property from Office Campus to B2 General Business. Since then, we've purchased the Property and have made great strides in site design, lot layout, and met with governing bodies for conceptual approval of modifying existing conditions to meet the necessities in constructing this site.

The Property as it resides today consists of (3) vacant office buildings with an active data center that is currently in the process of being relocated. The vacant buildings are accompanied by surface level parking, areas of heavily wooded vegetation, and retention ponds and wetlands. The Property at the time of purchase was largely unmaintained and disserted. Concurrent with design of The St. James building, we're developing plans to demolish all the buildings, and fill in the retention ponds to create building pads for all lots to be developed. The wetlands along Half Day Road west of the main entrance to the Property will remain as they are today, however, we do plan to cleanout dead, dying, and diseased trees to help the site aesthetics. The balance of wetland impacts onsite will be mitigated offsite, and we've received jurisdictional confirmation from the Lake County Stormwater Management Commission and Army Corp of Engineers. The current site plan estimates (138) dead/diseased trees to be removed, and approximately (265) healthy trees to be removed. We are planning to replace these trees with approximately (362) caliper inches of new trees.

The St. James facility will reside on approximately 8.1 acres of the development, and will have a maximum height of 75' as requested and approved during the aforementioned zoning hearing. The footprint of The St. James facility will be approximately 349,613 SF, and the second level will be approximately 97,913 SF, with a total building area of approximately 447,526 SF. The St. James facility is projected to employ between (300) to (350) total employees, with approximately (170) employees onsite at any given time. We are planning for outdoor seating at the restaurant, which is located near the main entrance to the building. The restaurant will operate between the hours of 6:00 AM and 2:00 AM, and will have ambient music playing. There is currently no plan for live bands in the current outdoor programming.

In addition to The St. James facility, there's potential for (4) future development sites within the property that we're actively marketing. Lots 3 & 4 are being marketed as both separate and combined lots, and should they be combined, would reduce the overall number of developed lot to (4) including The St. James facility. The uses range from restaurants to hotels to general entertainment uses. Layout of the site was

THE ST·JAMES

driven by many factors, which included function of The St. James facility, site circulation, tollway frontage for both The St. James facility and marketability of the southeast lot for a user that requires such frontage. The entrance boulevard elegantly landscaped creates a welcoming entry into the Property, with The St. James facility the centerpiece upon approach. The southeast corner future development site is perfect for a number of uses that require such frontage from the tollway, and Half Day Road. The smallest of the development sites, which resides to the west of The St. James, would be perfect for a limited service hotel with connectivity to The St. James.

Currently, we have (975) surface level parking stalls included for The St. James facility. Future development pads will park themselves. A ring road surrounds the entire site to allow for full site circulation. The bus parking and loading area of The St. James facility is located in the northwest corner of the building. It should be noted that aside from the 50' landscape buffer included on our conceptual site plan, the building is setback an additional 43' from the north property line, and 276' and 326' from the west property line. With the significant vegetation and tree lined screening in the landscape buffer for both the Property and adjacent properties, structure separation will be upwards of several hundred feet, whereas almost zero connectivity between the Property and adjacent property will exist. We have, however, provided a future street and pedestrian connection to the adjacent property at the north and west property lines.

All stormwater detention will be placed beneath the proposed surface parking lot located east of The St. James facility, and the compensatory storage has been located at the southeast corner of the site, which has been located to provide attractive site lines into the site from the tollway and Half Day Road. Kimley-Horn, our Civil Engineer, has met with SMC and received conceptual approval for the stormwater management plan. There is no current plan to construct or modify anything within the tollway easements aside from tree cleanup where possible.

The St. James Facility will be friendly to both pedestrian and vehicular traffic. The pedestrian flow connects Half Day Road directly to the facility via a sidewalk with a landscaped buffer, while also taking in consideration connectivity to the future parcels on site as well as the neighboring Florsheim parcel. Similarly, vehicular circulation is fairly simple featuring an east west boulevard connected by an access road that surrounds the facility. To avoid traffic conflicts on the east-west roadway, a separate drop off for The St James is provided. Following the preliminary evaluation approval, we will meet with IDOT to review the site plan, and have them signoff on the plat of resubdivision.

We have included the following for your review and consideration:

1. Preliminary Evaluation – Cover Letter (this document)
2. Planning & Zoning Application
3. Site Plan Exhibit
4. Proposed vs. Existing Site
5. Site Circulation Exhibit
6. Tree Survey
7. Preliminary Landscape Plan
8. Preliminary Stormwater Management Report
9. Preliminary Architectural Drawings, which includes:
 - a) Site Plan and Site Diagram
 - b) Floor Plans for Programming
 - c) 3D Perspective Views

THE ST·JAMES

d) Building Elevations

10. The St. James Branding Information

11. Preliminary Plat of Subdivision

12. Parking Evaluation Study

On September 15, 2018, The St. James opened its first facility in Springfield, Virginia, and is now in full operation. Our grand opening party hosted over 7,000 people throughout the course of the day, including a visit by Alex Ovechkin of the Stanley Cup champion Washington Capitals. Overall, these opening months of operation have been a great success. Memberships and sports programming registrations are exceeding projections and feedback from participants has been exceedingly positive. In addition, D.C. United, our local Major League Soccer franchise, used the facility for their first week of preseason training. The St. James will continue to provide updates at each step in the Village approval process.

The St. James is the premier brand in sports, wellness, and active entertainment in the country, featuring large, flagship destinations with the most comprehensive combination of sports and wellness venues and programming, lifestyle amenities, and family-centered active entertainment. Our combination of best-in-class athletic and fitness facilities, coaching and training in nearly 30 sports, sports performance and medicine, destination spa, restaurant, and active entertainment center will create a completely new customer experience and will make The St. James the epicenter of youth and adult development through sports and the most exciting destination for active families in the community. The facility will operate 24 hours a day, 7 days a week and accommodate up to 1,350 visitors at one time, with an additional 900 for special events. Overall, the facility is expected to attract 1.5 million visitors annually at peak operation.

Lastly, to coincide with our motto, we'd like to change the street name from "Hewitt Drive" to "St. James Way".

Again, thank you for your time, consideration, and guidance on development of this Property and The St. James facility.

Yours truly,
TSJ Lincolnshire Property LLC



Michael Kerin

Enclosures

Cc: Brad Burke, Village Manager



One Olde Half Day Road
Lincolnshire, IL 60069
847.883.8600
www.lincolnshireil.gov



PLANNING & ZONING APPLICATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Application Number: _____

PROPERTY ADDRESS: _____

PIN #(s): _____

APPLICANT NAME: _____

APPLICATION REQUEST(S) Please check all that apply

- Amendment**
 - Text*
 - Annexation Agreement
 - Other
- Appeal of Administrative Decision**
- Annexation***
- Rezoning***
- Architectural Review Board (ARB)***
 - New Structure/Development
 - Modification to Structure/Development
 - New Signage
 - Modification to Signage
- Subdivision***
- Variance***
- Special Use***
 - New Special Use/PUD
 - Major Amendment to Special Use/PUD
 - Minor Amendment to Special Use/PUD

* Refer to the applicable **Information Packet** for additional information and required materials.

DESCRIPTION OF REQUEST(S):

Attach additional pages if necessary

REQUIRED MATERIALS

The materials identified below must be included with the Application, *incomplete submittals will not be accepted*. Prior to submitting an Application Packet, a pre-application meeting with the Planning Staff is recommended.

- Letter of Request:** The Applicant must provide a letter to the attention of the Mayor and Village Board of Trustees, with this application, which describes the request(s) and outlines the reason(s) for the request(s).
- Legal Description:** The legal description of all subject properties must be submitted in (1) an accurate and legible 8½" x 11" paper format, and (2) an electronic duplicate in Microsoft Word format.
- Plat of Survey:** An accurate Plat of Survey prepared by a registered land surveyor or professional engineer. The Plat of Survey must include all information required by the Illinois Survey Manual.
- Application Fee(s):** See page 4 of this Application.
- Cash Advance Account Deposit:** See page 4 of this Application
- Accompanying Documents Identified in Information Packet (if necessary)**

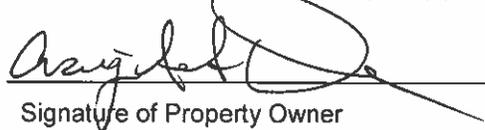
APPLICANT/OWNER ACKNOWLEDGEMENTS

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

1. I (We) have carefully and fully read this application, and all of the statements contained in this Application Packet are true.
2. I (We) fully understand and agree to comply with the terms and provisions outlined in this application and the Lincolnshire Village Code.
3. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).



Signature of Applicant



Signature of Property Owner

2/20/2019

Date

2/20/2019

Date

Medline Campus Development, Lincolnshire, Illinois
(CBBEL Project No. 150489.LINCO)

Notes: Tree Inventory completed on September 21, 24, October 3, 9, 25 and November 2, 2018.
Condition and form ratings are based on general observations and on a scale of 1 (excellent) to 5 (poor).
Heritage Trees have been denoted in bold and shading which are measured at 20" or greater on the
Appendix A list.

Tag #	Species	Size (DBH)	Condition	Form	Latitude	Longitude	Comments
101	<i>Acer rubrum</i>	16	3	2	42.20305423	-87.89253976	
102	<i>Quercus alba</i>	32	2	2	42.20296858	-87.89262564	
103	<i>Quercus alba</i>	13	2	2	42.20291844	-87.89265966	
104	<i>Quercus bicolor</i>	15	3	2	42.20291273	-87.89270857	
105	<i>Quercus bicolor</i>	11	4	3	42.20292298	-87.89272431	
106	<i>Quercus alba</i>	20	3	2	42.20279189	-87.89263726	
107	<i>Morus alba</i>	10, 12	3	3	42.20276023	-87.89263033	double
108	<i>Quercus alba</i>	14	3	2	42.20268235	-87.89269539	
109	<i>Juglans nigra</i>	8	2	3	42.20266762	-87.8927488	
110	<i>Quercus alba</i>	18	2	2	42.20256352	-87.89283509	
111	<i>Quercus bicolor</i>	30	2	2	42.20250638	-87.89262245	
112	<i>Quercus bicolor</i>	6	3	3	42.20251167	-87.89265692	
113	<i>Ulmus americana</i>	8	3	2	42.20244151	-87.89272563	
114	<i>Quercus rubra</i>	7	4	4	42.20235577	-87.8927378	
115	<i>Quercus alba</i>	19	2	2	42.20235993	-87.89260049	
116	<i>Prunus serotina</i>	10	4	3	42.20226971	-87.89258287	
117	<i>Quercus alba</i>	19	2	2	42.20203532	-87.89261566	

118	Quercus alba	21	2	2	42.20220072	-87.89277856	
119	Quercus alba	21	3	2	42.20220709	-87.89278573	
120	<i>Carya ovata</i>	13	2	2	42.20221182	-87.89284372	
121	Quercus alba	23	3	2	42.20216973	-87.8929728	
122	<i>Carya ovata</i>	14	4	2	42.20217431	-87.8931117	
123	Quercus alba	26	4	4	42.20237172	-87.89364399	
124	<i>Quercus rubra</i>	7	3	3	42.20246606	-87.89370682	
125	<i>Ulmus americana</i>	10	3	3	42.20249002	-87.89376644	
126	<i>Quercus alba</i>	17	2	3	42.20247201	-87.89376464	
127	<i>Quercus alba</i>	18	3	4	42.20241119	-87.8938358	
128	<i>Acer saccharum</i>	6	3	2	42.20254089	-87.89383913	
129	Quercus rubra	26	2	2	42.20250955	-87.89388817	
130	<i>Acer saccharum</i>	6	2	2	42.20256813	-87.89395209	
131	<i>Acer saccharum</i>	13	3	3	42.20256751	-87.89394739	
132	<i>Acer saccharum</i>	11	2	3	42.20261905	-87.89391627	
133	<i>Quercus alba</i>	10	2	2	42.20267846	-87.89386523	
134	<i>Quercus alba</i>	14	3	3	42.20269192	-87.8939089	
135	<i>Quercus alba</i>	12	2	3	42.20269871	-87.89394375	
136	<i>Quercus alba</i>	17	3	2	42.20273725	-87.89388568	
137	<i>Carya ovata</i>	18	4	3	42.20275312	-87.8938354	
138	<i>Quercus alba</i>	16	2	2	42.20279876	-87.89393744	
139	<i>Carya ovata</i>	8	4	3	42.2028426	-87.89388178	

140	<i>Acer rubrum</i>	6	4	2	42.20297573	-87.89396784	
141	<i>Quercus alba</i>	24	2	4	42.20296649	-87.89398654	
142	<i>Quercus alba</i>	21	3	4	42.20305021	-87.8939429	
143	<i>Quercus alba</i>	17	2	2	42.20303913	-87.89384497	
144	<i>Quercus alba</i>	12	2	2	42.20298168	-87.89406473	
145	<i>Quercus alba</i>	28	5	4	42.20292348	-87.89412937	
146	<i>Quercus rubra</i>	24	4	3	42.20275301	-87.89405452	
147	<i>Quercus alba</i>	25	2	2	42.20270159	-87.89407543	
148	<i>Acer rubrum</i>	9	3	2	42.20256356	-87.8940665	
149	<i>Quercus bicolor</i>	6	3	2	42.20231403	-87.89385059	
150	<i>Quercus alba</i>	8	3	3	42.20222394	-87.89376819	
151	<i>Quercus macrocarpa</i>	6	2	2	42.20216178	-87.89365336	
152	<i>Quercus bicolor</i>	9	3	2	42.2022008	-87.89362521	
153	<i>Quercus bicolor</i>	7	3	3	42.20221198	-87.89356265	
154	<i>Quercus bicolor</i>	15	4	3	42.20211723	-87.89353236	
155	<i>Quercus velutina</i>	12	2	3	42.20201165	-87.89348941	
155	<i>Quercus alba</i>	22	4	3	42.20202001	-87.89336065	
157	<i>Quercus rubra</i>	27	2	2	42.20199803	-87.89319526	
158	<i>Quercus alba</i>	13	3	3	42.20193939	-87.89297274	
159	<i>Quercus alba</i>	21	3	3	42.20196307	-87.89295949	
160	<i>Quercus velutina</i>	21	4	3	42.20186236	-87.89296798	
161	<i>Tilia americana</i>	10, 6	4	3	42.20282069	-87.89282431	double
165	<i>Quercus alba</i>	12	5	3	42.20289665	-87.89284667	

162	<i>Quercus bicolor</i>	32	3	2	42.20223392	-87.89614746	
163	<i>Quercus bicolor</i>	7	4	4	42.20209091	-87.89596183	
164	<i>Quercus bicolor</i>	12	3	3	42.20208049	-87.8959305	
166	<i>Quercus bicolor</i>	7	2	3	42.20209807	-87.89591914	
167	<i>Quercus bicolor</i>	11	2	2	42.2021021	-87.89591979	
168	<i>Quercus bicolor</i>	6	3	2	42.20210683	-87.89591776	
169	<i>Quercus bicolor</i>	26	2	2	42.20215042	-87.89599781	
170	<i>Quercus bicolor</i>	25	2	2	42.20219035	-87.89591198	
171	<i>Quercus bicolor</i>	24	2	2	42.20223398	-87.89591779	
172	<i>Quercus alba</i>	16	2	2	42.20222065	-87.89579202	
173	<i>Quercus bicolor</i>	13	2	2	42.20221722	-87.89566784	
174	<i>Quercus bicolor</i>	22	2	2	42.20229519	-87.89573575	
175	<i>Quercus bicolor</i>	19	2	2	42.2023379	-87.8957408	
176	<i>Quercus bicolor</i>	13	4	3	42.20234514	-87.89576729	
177	<i>Quercus bicolor</i>	7	4	4	42.20234283	-87.89576431	
178	<i>Quercus alba</i>	12	3	3	42.20236612	-87.89570166	
179	<i>Quercus rubra</i>	22	3	4	42.20234125	-87.8957199	
180	<i>Tilia americana</i>	13, 10	2	2	42.20240819	-87.89574246	double
181	<i>Carya ovata</i>	16	2	2	42.20248963	-87.8957256	
182	<i>Tilia americana</i>	12	2	2	42.20247545	-87.89572861	
183	<i>Carya ovata</i>	17	2	2	42.20264841	-87.8957183	
184	<i>Quercus alba</i>	24	2	2	42.20261887	-87.89570268	

185	<i>Quercus alba</i>	17	2	2	42.20273892	-87.89566319	
186	<i>Quercus alba</i>	21	2	2	42.20281327	-87.8956884	
187	<i>Carya ovata</i>	12	2	2	42.20280401	-87.89569843	
188	<i>Tilia americanae</i>	7	3	4	42.20287895	-87.89575358	
189	<i>Tilia americana</i>	8, 6	3	3	42.20290159	-87.89573912	double
190	<i>Quercus rubra</i>	19	2	3	42.20297594	-87.89575904	
191	<i>Acer saccharum</i>	8	2	2	42.20303016	-87.89581247	
192	<i>Quercus alba</i>	28	2	2	42.20303125	-87.89587375	
193	<i>Quercus alba</i>	13	2	3	42.20299832	-87.89572012	
194	<i>Carya ovata</i>	17	2	2	42.20296478	-87.89568375	
195	<i>Quercus rubra</i>	20	3	3	42.2030062	-87.89564378	
196	<i>Carya ovata</i>	14	3	4	42.20307175	-87.89568392	major vines
197	<i>Quercus rubra</i>	27	2	2	42.20308316	-87.89555645	
198	<i>Tilia americana</i>	7	2	2	42.2030559	-87.89551485	
199	<i>Tilia americana</i>	9	4	4	42.20303863	-87.89550871	
200	<i>Quercus alba</i>	18	3	3	42.20298217	-87.89550821	
201	<i>Quercus rubra</i>	18	2	3	42.20300093	-87.89556491	
202	<i>Tilia americana</i>	7	2	2	42.20293403	-87.89560007	
203	<i>Tilia americana</i>	7	3	4	42.20288924	-87.89561953	
204	<i>Tilia americana</i>	6	3	3	42.20287977	-87.89555971	
205	<i>Tilia americana</i>	7	3	4	42.2028836	-87.8955292	
206	<i>Tilia americana</i>	10	2	2	42.20290605	-87.89555186	
207	<i>Quercus rubra</i>	22	3	3	42.20280497	-87.89549057	

208	<i>Carya ovata</i>	8	3	4	42.20277921	-87.89560312	
209	<i>Quercus rubra</i>	24	2	3	42.20315238	-87.89598455	
210	<i>Tilia americanae</i>	7	2	2	42.20316193	-87.89596562	
211	<i>Quercus alba</i>	23	2	2	42.20319994	-87.89597483	
212	<i>Quercus alba</i>	20	2	3	42.20326084	-87.89596375	
213	<i>Quercus bicolor</i>	12	2	2	42.20328489	-87.89595464	
214	<i>Quercus alba</i>	22	3	3	42.2019068	-87.89225393	
215	<i>Quercus alba</i>	16	2	2	42.20189094	-87.89234387	
216	<i>Quercus alba</i>	8	3	3	42.20189367	-87.89233871	
217	<i>Carya ovata</i>	15	2	2	42.20188238	-87.89236269	
218	<i>Quercus alba</i>	12	2	2	42.20185725	-87.89233345	
219	<i>Quercus alba</i>	12	2	2	42.20185754	-87.89233086	
220	<i>Quercus alba</i>	18	2	3	42.20182433	-87.89235334	
221	<i>Quercus alba</i>	7	3	2	42.20181285	-87.89236934	
222	<i>Quercus alba</i>	23	2	2	42.20181577	-87.89237776	
223	<i>Quercus alba</i>	12	3	3	42.20181556	-87.89241809	vines
224	<i>Quercus alba</i>	14, 10	2	2	42.20185622	-87.89246193	double
225	<i>Quercus alba</i>	18	2	3	42.20187289	-87.89243003	
226	<i>Quercus alba</i>	19	2	2	42.20189602	-87.89242135	
227	<i>Quercus alba</i>	16	2	2	42.20187048	-87.89259726	
228	<i>Quercus alba</i>	16	2	2	42.20185984	-87.89258253	
229	<i>Quercus alba</i>	30	2	3	42.20180393	-87.89256349	
230	<i>Quercus alba</i>	12, 13	2	3	42.20178267	-87.8924604	double

231	<i>Quercus macrocarpa</i>	32	2	2	42.20131709	-87.89211458	
232	<i>Quercus macrocarpa</i>	22	2	2	42.20124604	-87.89209788	
233	<i>Quercus alba</i>	27	2	2	42.20121487	-87.89206013	
234	<i>Quercus macrocarpa</i>	21	2	2	42.20117647	-87.89212167	
235	<i>Quercus macrocarpa</i>	27	2	3	42.20116012	-87.89206454	
236	<i>Quercus macrocarpa</i>	18	3	3	42.20105431	-87.89196183	
237	<i>Quercus macrocarpa</i>	28	3	3	42.2009534	-87.89204502	
238	<i>Crataegus mollis</i>	6, 6	3	3	42.20091866	-87.89208112	double
239	<i>Quercus alba</i>	37	2	2	42.20070532	-87.89239435	
240	<i>Quercus alba</i>	46	4	2	42.20060379	-87.89232263	
241	<i>Quercus alba</i>	9	3	2	42.20056918	-87.89274586	
242	<i>Quercus alba</i>	22	2	2	42.20058728	-87.89277856	
243	<i>Quercus alba</i>	33	2	3	42.20069947	-87.89269298	
244	<i>Quercus alba</i>	26	2	3	42.20070261	-87.8926976	
245	<i>Quercus macrocarpa</i>	30	2	2	42.20107505	-87.89273923	
246	<i>Tilia americana</i>	7	2	2	42.20123264	-87.89285572	
247	<i>Quercus alba</i>	14	2	3	42.20132885	-87.89278647	
248	<i>Quercus alba</i>	22	2	2	42.20141957	-87.89279752	
249	<i>Quercus alba</i>	24	2	2	42.20147546	-87.89278442	

250	<i>Quercus macrocarpa</i>	30	2	2	42.20153894	-87.89274634	
251	<i>Acer saccharum</i>	23	2	2	42.20144493	-87.89257204	
252	<i>Quercus alba</i>	12	2	2	42.20157949	-87.89253079	
253	<i>Quercus alba</i>	9	3	2	42.2016023	-87.89258497	
254	<i>Quercus alba</i>	17	3	2	42.2016082	-87.89258765	
255	<i>Quercus macrocarpa</i>	18	2	2	42.20165297	-87.89256135	
256	<i>Quercus rubra</i>	7	2	2	42.20251934	-87.89585764	
257	<i>Quercus rubra</i>	15	2	2	42.20246591	-87.89581181	
258	<i>Quercus alba</i>	20	3	2	42.20241552	-87.89576822	
259	<i>Quercus alba</i>	14	2	3	42.2024424	-87.89575431	
260	<i>Tilia americana</i>	7	2	3	42.20230447	-87.89586135	
261	<i>Tilia americana</i>	9	3	3	42.20230576	-87.89589554	
262	<i>Quercus rubra</i>	12	2	2	42.20234745	-87.89588633	
263	<i>Tilia americana</i>	7	2	2	42.20233791	-87.89584849	
264	<i>Quercus alba</i>	9	3	3	42.20235142	-87.89589136	
265	<i>Quercus alba</i>	17	3	3	42.20236137	-87.89602596	
266	<i>Quercus bicolor</i>	18	2	2	42.20222239	-87.89608904	
267	<i>Quercus bicolor</i>	13	2	3	42.20222049	-87.8960694	
268	<i>Quercus bicolor</i>	8	3	3	42.20223832	-87.89620405	
269	<i>Quercus bicolor</i>	7	2	3	42.20225339	-87.89623014	
270	<i>Quercus bicolor</i>	7	3	3	42.20223355	-87.89622064	
271	<i>Quercus bicolor</i>	8, 23	5	5	42.20218654	-87.89622266	double, cracked

272	<i>Quercus bicolor</i>	20	2	2	42.20237027	-87.89616474	
273	<i>Quercus alba</i>	26	3	3	42.20239856	-87.89615865	vine
274	<i>Carya ovata</i>	13	2	2	42.2024133	-87.89611766	
275	<i>Quercus alba</i>	13	2	2	42.2023727	-87.89605393	
276	<i>Carya ovata</i>	8	2	2	42.20240184	-87.89590624	
277	<i>Tilia americana</i>	11	4	3	42.20243418	-87.89587856	
278	<i>Carya ovata</i>	8	2	2	42.20241836	-87.89584059	
279	<i>Quercus rubra</i>	8	3	2	42.20253646	-87.89578689	
280	<i>Quercus alba</i>	12	3	2	42.20254767	-87.89579979	
281	<i>Quercus rubra</i>	14	3	3	42.2025389	-87.89589461	
282	<i>Carya ovata</i>	12	2	3	42.20259964	-87.89600361	
283	<i>Carya ovata</i>	15	2	2	42.20259631	-87.89608579	
284	<i>Tilia americana</i>	10	4	4	42.20264229	-87.89611906	
285	<i>Quercus alba</i>	23	2	2	42.20255268	-87.89617095	
286	<i>Tilia americana</i>	9	2	2	42.2025345	-87.89612428	
287	<i>Quercus alba</i>	18	3	3	42.20250795	-87.89608413	
288	<i>Tilia americana</i>	18	2	3	42.20265115	-87.89621962	
289	<i>Quercus rubra</i>	14	3	3	42.20269424	-87.89625245	
290	<i>Tilia americana</i>	6	2	2	42.20271908	-87.89622047	
291	<i>Quercus rubra</i>	14	3	3	42.20276827	-87.89617673	
292	<i>Tilia americana</i>	13	3	4	42.20279532	-87.8962537	
293	<i>Quercus alba</i>	14	3	2	42.20280415	-87.89615085	
294	<i>Quercus velutina</i>	24	2	2	42.20281645	-87.8961503	

295	<i>Quercus alba</i>	21	2	3	42.20281615	-87.89611475	
296	<i>Quercus alba</i>	12	2	3	42.20275678	-87.89607038	
297	<i>Tilia americana</i>	13	3	4	42.20268472	-87.89608958	
298	<i>Quercus macrocarpa</i>	25	2	2	42.20267835	-87.8960851	
299	<i>Quercus velutina</i>	29	3	4	42.20263971	-87.89595667	
300	<i>Quercus alba</i>	19	2	2	42.20267948	-87.8959261	
401	<i>Quercus velutina</i>	6	3	2	42.20187087	-87.89091026	
402	<i>Quercus velutina</i>	6	2	3	42.20183463	-87.89088427	
403	<i>Quercus velutina</i>	7	2	2	42.20182369	-87.89092222	
404	<i>Quercus alba</i>	15	3	2	42.20186562	-87.89101657	
405	<i>Quercus alba</i>	14	3	2	42.20190434	-87.8911096	
406	<i>Quercus alba</i>	14	3	3	42.20192526	-87.891136	vines
407	<i>Quercus alba</i>	21	2	2	42.20201874	-87.89116588	
408	<i>Quercus alba</i>	17	2	3	42.20192123	-87.89103854	
409	<i>Quercus macrocarpa</i>	27	2	2	42.20069362	-87.8911689	
410	<i>Quercus velutina</i>	21	2	2	42.20367501	-87.8914486	
411	<i>Quercus alba</i>	33	2	2	42.20373672	-87.89205049	
412	<i>Tilia americana</i>	21 and 2	2	2	42.20373786	-87.89209359	double
413	<i>Quercus alba</i>	17	2	2	42.20368184	-87.89239118	
414	<i>Tilia americana</i>	11 and 10	3	3	42.20369926	-87.89242019	double
415	<i>Quercus velutina</i>	38	3	5	42.20368276	-87.89264915	
416	<i>Quercus alba</i>	16	2	2	42.20365764	-87.89278799	

417	<i>Tilia americana</i>	11	2	2	42.20367327	-87.89275352	
418	<i>Acer saccharum</i>	8	2	2	42.20369978	-87.89276278	
419	<i>Quercus alba</i>	20	3	2	42.20374746	-87.89390834	
420	<i>Quercus alba</i>	21	2	2	42.20375448	-87.89392997	
421	<i>Quercus velutina</i>	24	2	2	42.20375192	-87.89423175	
422	<i>Quercus rubra</i>	28	3	2	42.20374081	-87.8944189	
423	<i>Quercus rubra</i>	11	2	2	42.20375124	-87.89454122	
424	<i>Quercus alba</i>	23	2	2	42.20374105	-87.89463303	
425	<i>Quercus velutina</i>	17	2	2	42.2037659	-87.89468831	
426	<i>Quercus alba</i>	24	2	2	42.20376012	-87.89469052	
427	<i>Quercus alba</i>	25	2	2	42.20371583	-87.89470193	
428	<i>Quercus alba</i>	22	2	2	42.20370353	-87.89467405	
429	<i>Quercus alba</i>	22	2	2	42.20371663	-87.89491914	
430	<i>Quercus alba</i>	26	2	2	42.20375085	-87.89496893	
431	<i>Quercus alba</i>	20	2	2	42.20371653	-87.89511451	
432	<i>Quercus alba</i>	17	2	3	42.20364693	-87.89515719	vine
433	<i>Quercus alba</i>	13	2	2	42.20369168	-87.89522669	
434	<i>Quercus alba</i>	15	2	2	42.20373897	-87.8951953	
435	<i>Quercus alba</i>	23	2	3	42.20375128	-87.8951788	
436	<i>Quercus alba</i>	30	3	2	42.20375282	-87.89528671	
437	<i>Quercus alba</i>	20	2	3	42.20369014	-87.89534884	
438	<i>Quercus alba</i>	23	2	3	42.20369594	-87.89539411	

439	Quercus alba	24	3	2	42.20369579	-87.89546537	
440	Quercus alba	23	2	3	42.20363417	-87.89552884	
441	Quercus alba	21	2	3	42.20366614	-87.89554896	
442	<i>Quercus alba</i>	15	3	2	42.20365401	-87.89561131	
443	<i>Carya ovata</i>	19 and 12	2	3	42.20372264	-87.89576075	double
444	<i>Quercus alba</i>	16	2	2	42.20375157	-87.89580914	
445	Quercus alba	28	2	2	42.20370848	-87.89578717	
446	<i>Acer saccharum</i>	26 and 11	2	2	42.20366168	-87.89572235	double
447	Quercus bicolor	24	3	2	42.20370279	-87.8959145	vines
448	Quercus macrocarpa	25	2	2	42.20372647	-87.8960805	
449	Quercus macrocarpa	21	2	3	42.20367868	-87.89613423	
450	Quercus macrocarpa	28	3	2	42.20367447	-87.89612482	
451	Quercus alba	29	4	3	42.20365487	-87.8962139	
452	<i>Quercus macrocarpa</i>	19	2	3	42.20357498	-87.89628595	
453	Quercus rubra	22	4	3	42.20353058	-87.89630586	vines
454	Quercus alba	23	2	2	42.20375328	-87.89350735	
455	Quercus velutina	29	2	3	42.20355903	-87.89635793	
456	Quercus alba	20	2	3	42.20359282	-87.89633667	
457	<i>Quercus alba</i>	18	4	4	42.20361413	-87.8963107	
458	Quercus alba	22	3	4	42.20364023	-87.89636568	
459	<i>Quercus alba</i>	17	3	3	42.20370829	-87.89634998	

460	<i>Quercus velutina</i>	27	3	3	42.20371324	-87.8963514	
461	<i>Quercus alba</i>	18	3	4	42.20093502	-87.89654041	
462	<i>Quercus alba</i>	41	2	3	42.20092086	-87.89654269	
463	<i>Quercus alba</i>	27	4	3	42.2007611	-87.89643849	
464	<i>Quercus alba</i>	14	3	3	42.2007254	-87.89640497	
465	<i>Quercus rubra</i>	20	3	2	42.20079012	-87.89624889	
466	<i>Carya ovata</i>	6	2	2	42.20079775	-87.89625995	
467	<i>Quercus alba</i>	17	4	4	42.2008155	-87.89623208	vine
468	<i>Quercus rubra</i>	17	3	2	42.20074129	-87.89612252	
469	<i>Quercus velutina</i>	25	3	3	42.20062987	-87.89612422	
470	<i>Quercus rubra</i>	11	3	3	42.20056466	-87.89621706	
471	<i>Quercus rubra</i>	13	3	2	42.20062348	-87.8962748	
501	<i>Tilia americana</i>	8	3	3	42.20275578	-87.89593778	
502	<i>Tilia americana</i>	7	3	3	42.20275199	-87.89587353	
503	<i>Quercus alba</i>	15	3	2	42.20269929	-87.89577085	
504	<i>Quercus alba</i>	21	3	3	42.20274167	-87.89576933	
505	<i>Quercus velutina</i>	25	3	3	42.20280699	-87.89584299	
506	<i>Quercus velutina</i>	26	3	4	42.20285235	-87.89583149	
507	<i>Tilia americana</i>	9	3	3	42.20287709	-87.89582282	
508	<i>Quercus velutina</i>	14	2	2	42.20284731	-87.8960366	
509	<i>Quercus alba</i>	14	3	3	42.20284312	-87.89617912	
510	<i>Quercus alba</i>	19	2	2	42.20286776	-87.89607345	
511	<i>Quercus alba</i>	25	2	3	42.20290895	-87.89616143	

512	<i>Quercus alba</i>	21	2	2	42.2029491	-87.89617883	
513	<i>Quercus velutina</i>	19	3	3	42.20295419	-87.89608012	
514	<i>Quercus rubra</i>	6	2	2	42.20292458	-87.895989	
515	<i>Quercus alba</i>	13	4	3	42.20297958	-87.89588163	
516	<i>Quercus alba</i>	28	2	2	42.2029942	-87.89599754	
517	<i>Quercus rubra</i>	19	3	3	42.20304474	-87.89601903	
518	<i>Quercus alba</i>	21	3	3	42.20302872	-87.89612279	
519	<i>Quercus velutina</i>	33	2	2	42.20312942	-87.89616979	
520	<i>Quercus alba</i>	21	2	2	42.20319697	-87.89617363	
521	<i>Quercus bicolor</i>	23	3	3	42.20318608	-87.89630105	
522	<i>Quercus velutina</i>	27	2	3	42.20327797	-87.89610368	
523	<i>Quercus macrocarpa</i>	26	4	3	42.20333608	-87.89606087	vines
524	<i>Quercus macrocarpa</i>	23	3	4	42.2034211	-87.89609337	
525	<i>Quercus macrocarpa</i>	34	3	3	42.20344327	-87.8960767	
526	<i>Quercus bicolor</i>	33	3	3	42.20354277	-87.89605696	
527	<i>Quercus bicolor</i>	22	2	2	42.20353643	-87.89593764	
528	<i>Quercus bicolor</i>	28	3	3	42.20356813	-87.89591765	
529	<i>Quercus velutina</i>	29	3	3	42.20354767	-87.8957748	
530	<i>Quercus alba</i>	16	2	3	42.20357811	-87.89577239	
531	<i>Quercus alba</i>	19	3	3	42.20358974	-87.89565918	
532	<i>Quercus alba</i>	7	3	3	42.20353644	-87.895719	
533	<i>Quercus alba</i>	22	3	3	42.20348994	-87.89579131	

534	<i>Tilia americana</i>	7	3	3	42.20346685	-87.89578828	
535	<i>Tilia americana</i>	7	3	3	42.20343989	-87.89578944	
536	Quercus alba	20	3	3	42.20338748	-87.89581663	
537	Quercus alba	22	2	2	42.20338704	-87.8958415	
538	<i>Tilia americana</i>	8	3	3	42.20341175	-87.89576708	
539	<i>Quercus alba</i>	19	3	3	42.20190815	-87.89604051	
540	<i>Quercus alba</i>	7	2	2	42.20190261	-87.89608125	
541	Quercus alba	20	2	3	42.2019444	-87.89612229	
542	<i>Quercus rubra</i>	9	3	2	42.20186206	-87.89611965	
543	<i>Quercus rubra</i>	7	2	2	42.20187584	-87.89613069	
544	<i>Quercus rubra</i>	9	3	2	42.20182534	-87.89616704	
545	<i>Quercus rubra</i>	11	2	2	42.20184061	-87.89607777	
546	<i>Quercus rubra</i>	13	3	3	42.20182998	-87.89619113	
547	<i>Quercus rubra</i>	9,10	2	3	42.20181583	-87.89623007	
548	<i>Quercus rubra</i>	8	4	3	42.20177955	-87.89614606	
549	<i>Quercus alba</i>	14	4	3	42.20174473	-87.89605888	
550	<i>Quercus bicolor</i>	9	2	3	42.20160398	-87.8961282	
551	<i>Quercus rubra</i>	19	3	3	42.2013462	-87.89612077	
552	<i>Quercus alba</i>	12	4	4	42.20150629	-87.89595937	
553	<i>Quercus bicolor</i>	14	3	3	42.20180798	-87.89587747	
554	Quercus alba	22	3	2	42.20353083	-87.89555658	
555	Quercus alba	24	2	2	42.20356907	-87.8954591	
556	Quercus alba	24	3	3	42.20360081	-87.89534633	

557	<i>Quercus alba</i>	18	2	2	42.20368296	-87.89531356	
558	<i>Quercus alba</i>	20	3	2	42.20354882	-87.89518375	
559	<i>Quercus alba</i>	17	3	2	42.20353	-87.8952	
560	<i>Quercus alba</i>	19	3	2	42.20354	-87.8951	
561	<i>Quercus alba</i>	20	2	3	42.20360895	-87.89513037	
562	<i>Quercus alba</i>	16	4	3	42.20351426	-87.89500912	heavy vines
563	<i>Quercus alba</i>	19	3	3	42.2036698	-87.89497709	
564	<i>Quercus alba</i>	33	3	3	42.20372044	-87.8949729	
565	<i>Quercus alba</i>	18	3	3	42.20367261	-87.89495053	
566	<i>Quercus alba</i>	23	3	2	42.2036231	-87.89492992	
567	<i>Quercus alba</i>	26	2	3	42.20326644	-87.89472301	
568	<i>Quercus rubra</i>	8	2	3	42.20308389	-87.89469083	
569	<i>Quercus alba</i>	16	3	3	42.20285911	-87.89492474	
570	<i>Quercus velutina</i>	25	2	3	42.20284023	-87.89500371	
571	<i>Quercus velutina</i>	20	3	3	42.20275298	-87.89497914	
572	<i>Acer saccharum</i>	15	3	2	42.20253	-87.8951	
573	<i>Acer platanoides</i>	16	3	2	42.20237945	-87.89519581	
574	<i>Quercus bicolor</i>	22	2	2	42.20223447	-87.8945772	
575	<i>Quercus bicolor</i>	7	3	2	42.20227298	-87.89450411	
576	<i>Quercus bicolor</i>	9	2	3	42.20226815	-87.89447534	
577	<i>Quercus bicolor</i>	11	4	4	42.20222036	-87.89437517	
578	<i>Quercus bicolor</i>	7	4	4	42.2021041	-87.89439322	
579	<i>Gleditsia triacanthos</i>	21	2	2	42.20176163	-87.89501587	

580	<i>Gleditsia triacanthos</i>	9	3	2	42.20154853	-87.8947123	
581	<i>Quercus alba</i>	19	2	3	42.20262513	-87.89457126	
582	<i>Quercus alba</i>	12	3	2	42.2026008	-87.89452889	
583	<i>Quercus rubra</i>	7	2	2	42.20255666	-87.89367817	
584	<i>Quercus bicolor</i>	10	2	2	42.20251852	-87.89364934	
585	<i>Quercus alba</i>	8	2	2	42.2028767	-87.89362483	
586	<i>Quercus bicolor</i>	6	3	2	42.20294883	-87.89361313	
587	<i>Quercus bicolor</i>	20	2	2	42.20327294	-87.89354196	
588	<i>Quercus alba</i>	12	4	3	42.20325875	-87.89429887	
589	<i>Quercus alba</i>	15	4	3	42.2035751	-87.89394184	vines
590	<i>Quercus alba</i>	13	2	3	42.2035578	-87.89390571	
591	<i>Quercus alba</i>	20	2	2	42.20344973	-87.89383583	
592	<i>Quercus alba</i>	22	2	3	42.20347585	-87.89338418	vines
593	<i>Quercus bicolor</i>	7	3	3	42.20340668	-87.89335043	
594	<i>Quercus rubra</i>	18	4	3	42.20331296	-87.89340509	vines
595	<i>Carya ovata</i>	8	3	2	42.2032112	-87.89338622	
596	<i>Quercus rubra</i>	12	2	2	42.20314771	-87.89334888	
597	<i>Carya ovata</i>	10	2	3	42.20314803	-87.89330523	
598	<i>Quercus alba</i>	17	4	3	42.20308676	-87.89333548	vine
599	<i>Quercus bicolor</i>	7	3	3	42.20285232	-87.89331245	
600	<i>Quercus bicolor</i>	18	2	3	42.20263191	-87.89330509	
801	<i>Carya ovata</i>	7	2	2	42.20255704	-87.89331514	
802	<i>Quercus alba</i>	23	2	2	42.20251457	-87.89334661	

803	<i>Quercus alba</i>	10, 7	3	3	42.20261024	-87.89342633	double
804	<i>Quercus alba</i>	10	2	2	42.2026755	-87.89346246	
805	<i>Carya ovata</i>	9	3	2	42.20267208	-87.89346343	
806	<i>Quercus alba</i>	16	2	2	42.20272201	-87.8934088	
807	<i>Quercus alba</i>	15	4	4	42.20328413	-87.89279425	
808	<i>Quercus alba</i>	15	3	2	42.20321709	-87.8927348	
809	<i>Tilia americana</i>	13, 10	3	3	42.20346984	-87.89268648	double
810	<i>Carya ovata</i>	18	2	3	42.20352815	-87.89271945	
811	<i>Acer saccharum</i>	20	2	2	42.20357791	-87.89268364	
812	<i>Quercus alba</i>	16	3	3	42.20352989	-87.8926204	
813	<i>Quercus bicolor</i>	20	4	3	42.20363043	-87.89253631	
814	<i>Quercus alba</i>	26	2	2	42.20362291	-87.89250231	
815	<i>Quercus bicolor</i>	9	2	3	42.20357377	-87.89235844	
816	<i>Quercus bicolor</i>	13	2	2	42.20354573	-87.89234026	
817	<i>Quercus bicolor</i>	8	3	2	42.20350602	-87.89240751	
818	<i>Quercus bicolor</i>	7	3	2	42.2035067	-87.89242106	
819	<i>Quercus bicolor</i>	9	3	3	42.20345793	-87.89232311	
820	<i>Quercus alba</i>	16	4	3	42.20345791	-87.89224615	
821	<i>Quercus bicolor</i>	11	2	3	42.20349189	-87.89224649	
822	<i>Quercus bicolor</i>	6	2	3	42.20349811	-87.89224566	
823	<i>Quercus bicolor</i>	7	2	3	42.20351551	-87.89226083	
824	<i>Quercus alba</i>	8	2	2	42.20353929	-87.89223504	
825	<i>Quercus alba</i>	8	2	3	42.20357409	-87.89217336	

826	<i>Quercus bicolor</i>	7	2	2	42.20353453	-87.89218534	
827	<i>Quercus bicolor</i>	9	3	3	42.20353515	-87.8921746	
828	<i>Quercus alba</i>	6	3	2	42.20351395	-87.892205	
829	<i>Quercus bicolor</i>	9	2	3	42.20350314	-87.89218729	
830	<i>Quercus bicolor</i>	9	2	3	42.20346695	-87.8921536	
831	<i>Quercus alba</i>	20	3	2	42.2035739	-87.89207536	
832	<i>Quercus bicolor</i>	10	4	3	42.2034829	-87.89210083	
833	<i>Quercus bicolor</i>	9	4	3	42.20349343	-87.8920496	
834	<i>Quercus bicolor</i>	13	3	3	42.20372804	-87.89181145	
835	<i>Quercus alba</i>	25	2	2	42.20363733	-87.8915272	
836	<i>Quercus alba</i>	10	3	3	42.20368535	-87.89149851	barbed wire
837	<i>Acer saccharum</i>	10	3	2	42.20332436	-87.89195108	
838	<i>Quercus bicolor</i>	11	2	3	42.20325096	-87.8919747	
839	<i>Gleditsia triacanthos</i>	22	3	3	42.20281375	-87.89166	vines
840	<i>Gleditsia triacanthos</i>	16	2	3	42.20287804	-87.89188794	
841	<i>Quercus alba</i>	23	3	2	42.20281722	-87.89209899	
842	<i>Quercus alba</i>	23	3	3	42.20286556	-87.89212436	
843	<i>Celtis occidentalis</i>	18	3	2	42.20288205	-87.89203437	
844	<i>Quercus alba</i>	19	2	3	42.20298456	-87.89205226	
845	<i>Carya ovata</i>	12	2	2	42.20298015	-87.89216335	
846	<i>Carya ovata</i>	16	3	2	42.20298571	-87.89219106	
847	<i>Quercus alba</i>	29	4	3	42.20307214	-87.89222591	
848	<i>Quercus alba</i>	16	3	3	42.20304925	-87.89227496	

849	<i>Quercus alba</i>	25	3	2	42.20304255	-87.89226677	
850	<i>Quercus bicolor</i>	17	2	3	42.2029319	-87.89220847	
851	<i>Carya ovata</i>	12	2	3	42.20287376	-87.89224702	
852	<i>Tilia americana</i>	8	3	3	42.2028745	-87.89232914	
853	<i>Tilia americana</i>	8	2	3	42.20287573	-87.89232887	
854	<i>Quercus alba</i>	21	3	3	42.2028419	-87.89235485	
855	<i>Tilia americana</i>	7	2	3	42.20276121	-87.89239331	
856	<i>Quercus velutina</i>	20	2	2	42.20272287	-87.89229054	
857	<i>Quercus alba</i>	18	2	2	42.20279469	-87.8921995	
858	<i>Quercus alba</i>	26	3	3	42.20266606	-87.89226953	
859	<i>Quercus alba</i>	16	4	3	42.20263295	-87.89218278	
860	<i>Tilia americana</i>	6, 12	3	3	42.20261376	-87.89216728	double
861	<i>Quercus alba</i>	21	2	2	42.20272997	-87.8920924	
862	<i>Tilia americana</i>	10	2	3	42.20270924	-87.89209235	
863	<i>Quercus macrocarpa</i>	25	4	3	42.20244578	-87.89215007	
864	<i>Quercus macrocarpa</i>	9	2	3	42.20243621	-87.89215982	
865	<i>Quercus macrocarpa</i>	16	3	2	42.20237844	-87.89216358	
866	<i>Quercus bicolor</i>	8	3	2	42.20234336	-87.89217183	
867	<i>Quercus alba</i>	6	3	3	42.20232089	-87.89215883	
868	<i>Quercus rubra</i>	12	2	2	42.202312	-87.89210711	
869	<i>Quercus velutina</i>	15	2	3	42.20233029	-87.89207341	
870	<i>Quercus alba</i>	6, 3	3	3	42.20232052	-87.89207418	double

871	<i>Quercus alba</i>	13	3	3	42.20237664	-87.892046	
872	<i>Quercus rubra</i>	7	2	2	42.2022951	-87.8921144	
873	<i>Quercus rubra</i>	10	3	3	42.20225391	-87.89210665	
874	<i>Quercus alba</i>	9	2	2	42.20222758	-87.89210686	
875	<i>Acer rubrum</i>	21	4	3	42.20219552	-87.89163842	
876	<i>Acer platanooides</i>	11	3	2	42.2024349	-87.89161615	
877	<i>Tilia americana</i>	13	4	4	42.20199165	-87.89204785	
878	<i>Acer rubrum</i>	17	3	3	42.2018277	-87.89203373	
879	<i>Acer rubrum</i>	18	4	4	42.20113403	-87.89175686	
880	<i>Acer rubrum</i>	12	3	3	42.201191	-87.89180082	
881	<i>Acer rubrum</i>	14	4	4	42.20114941	-87.89170154	
882	<i>Acer rubrum</i>	13	4	4	42.20110886	-87.89172301	
883	<i>Quercus alba</i>	18	3	2	42.20105518	-87.89166885	
884	<i>Quercus alba</i>	19	4	4	42.20106092	-87.89162874	
885	<i>Quercus velutina</i>	31	3	2	42.20105051	-87.8915651	
886	<i>Acer rubrum</i>	17	4	3	42.20116701	-87.89148881	
887	<i>Quercus alba</i>	25	1	1	42.20058616	-87.89188642	
888	<i>Quercus alba</i>	23	2	2	42.20058907	-87.89189302	
889	<i>Quercus velutina</i>	18	3	2	42.20061401	-87.89199958	
890	<i>Carya ovata</i>	12	2	3	42.20060673	-87.89197529	
891	<i>Carya ovata</i>	7	3	3	42.20060776	-87.89197482	
892	<i>Quercus velutina</i>	21	2	2	42.20083857	-87.89184567	
893	<i>Quercus alba</i>	19	2	2	42.20095693	-87.89156679	
894	<i>Quercus alba</i>	18	2	2	42.20095626	-87.89155928	

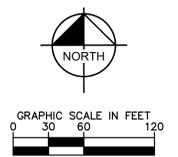
895	<i>Quercus alba</i>	18	2	3	42.20095233	-87.89155472	
896	<i>Quercus rubra</i>	26	3	2	42.20095661	-87.89156481	
897	<i>Carya ovata</i>	15, 7	3	3	42.20112318	-87.89126627	double
898	<i>Quercus alba</i>	19	4	4	42.20111822	-87.89126431	
899	<i>Quercus bicolor</i>	24	3	2	42.20099966	-87.89114052	
900	<i>Quercus alba</i>	21	2	2	42.20118642	-87.89112428	
901	<i>Quercus alba</i>	20	2	2	42.20123473	-87.89108792	
902	<i>Quercus alba</i>	15	4	4	42.20125489	-87.89110017	
903	<i>Quercus macrocarpa</i>	24	2	2	42.20127025	-87.89109237	
904	<i>Quercus alba</i>	20	2	3	42.20125042	-87.89122392	
905	<i>Quercus alba</i>	22	2	3	42.20129138	-87.89127972	
906	<i>Quercus alba</i>	13	2	2	42.20143228	-87.89112664	
907	<i>Quercus macrocarpa</i>	12	2	3	42.20142831	-87.89108372	
908	<i>Quercus rubra</i>	8	2	2	42.20143095	-87.89103181	
909	<i>Quercus alba</i>	18	2	3	42.20145639	-87.89108326	
910	<i>Carya ovata</i>	10	2	2	42.20147689	-87.89109985	
911	<i>Carya ovata</i>	7	3	3	42.20151988	-87.89116007	
912	<i>Quercus alba</i>	22	2	2	42.20162256	-87.8912239	vines
913	<i>Quercus alba</i>	24	4	4	42.20163389	-87.89120488	
914	<i>Quercus macrocarpa</i>	20	3	3	42.20163891	-87.89112448	
915	<i>Carya ovata</i>	11	2	2	42.20164265	-87.89107254	
916	<i>Quercus alba</i>	19	2	2	42.20178104	-87.89104444	

917	Quercus alba	20	2	3	42.201834	-87.89101567	
918	Quercus alba	20	2	2	42.20184915	-87.8910665	
919	<i>Quercus alba</i>	14	3	3	42.20184033	-87.89114703	
920	<i>Carya ovata</i>	8	2	2	42.20179525	-87.89122907	
921	Quercus alba	20	2	2	42.20173069	-87.89132439	
922	<i>Quercus alba</i>	19	3	2	42.20185396	-87.89129755	
923	<i>Quercus alba</i>	14	3	3	42.20187548	-87.891245	
924	<i>Quercus alba</i>	15	2	2	42.20192083	-87.89121936	
925	<i>Quercus alba</i>	16	3	3	42.20196328	-87.89122256	
926	<i>Quercus alba</i>	17	2	3	42.20200486	-87.89125082	
927	Quercus alba	24	2	2	42.20193928	-87.89135973	
928	<i>Quercus alba</i>	15	3	2	42.20199929	-87.89134886	
929	<i>Quercus alba</i>	8	4	4	42.20202335	-87.8913075	
930	<i>Quercus alba</i>	13	2	3	42.2020662	-87.8913905	
931	Quercus alba	21	2	2	42.20206465	-87.89135701	
932	<i>Quercus alba</i>	14	3	3	42.20205291	-87.8913459	
933	<i>Quercus alba</i>	19	2	2	42.20211433	-87.89124436	
934	<i>Carya cordiformis</i>	14	2	2	42.20207283	-87.89121414	
935	<i>Quercus alba</i>	14	2	2	42.20216611	-87.89123754	
936	<i>Quercus alba</i>	15	2	2	42.20244048	-87.89117282	
937	<i>Quercus rubra</i>	11	3	3	42.20145796	-87.89339874	
938	<i>Quercus alba</i>	11	2	3	42.20148103	-87.89380731	
939	<i>Quercus rubra</i>	8	3	3	42.20138976	-87.89314058	

940	<i>Quercus rubra</i>	8	3	3	42.20139017	-87.89314001	
941	<i>Quercus rubra</i>	9	2	2	42.20137007	-87.89316799	
942	<i>Quercus velutina</i>	10	2	2	42.20142429	-87.89322809	
943	<i>Quercus alba</i>	6	2	2	42.20140416	-87.89325876	
944	<i>Quercus velutina</i>	13	2	2	42.20142996	-87.89329244	
945	<i>Quercus rubra</i>	12	2	2	42.20302895	-87.89105608	
946	<i>Quercus alba</i>	10	2	2	42.20290258	-87.89105996	
947	<i>Quercus alba</i>	19	2	3	42.20286425	-87.89122642	
948	<i>Quercus alba</i>	18	3	3	42.20279622	-87.89121919	
949	<i>Quercus velutina</i>	21	2	2	42.20269639	-87.89102237	
950	<i>Celtis occidentalis</i>	17	3	3	42.20268094	-87.89107976	
951	<i>Quercus alba</i>	24	2	2	42.2027038	-87.89110199	
952	<i>Quercus alba</i>	21	3	3	42.20263066	-87.89121969	
953	<i>Quercus velutina</i>	17	2	3	42.20261294	-87.89114751	
954	<i>Quercus rubra</i>	7	2	2	42.20259582	-87.89112751	
955	<i>Quercus alba</i>	14	3	3	42.20257816	-87.89107659	
956	<i>Quercus alba</i>	16	3	2	42.20258576	-87.89102108	with vines
957	<i>Quercus alba</i>	10	2	2	42.2026996	-87.89088734	
958	<i>Quercus velutina</i>	14	2	3	42.20265208	-87.89086396	
959	<i>Quercus alba</i>	39	2	3	42.20247668	-87.89104865	
960	<i>Quercus velutina</i>	15	2	2	42.20254444	-87.89086297	
961	<i>Quercus rubra</i>	8	3	3	42.20257051	-87.89086008	
962	<i>Quercus rubra</i>	9	2	3	42.20256207	-87.89085068	

963	<i>Quercus velutina</i>	9	3	2	42.20255685	-87.89081504	
964	<i>Quercus velutina</i>	6	2	3	42.20247916	-87.89082474	
965	<i>Quercus alba</i>	25	2	2	42.20241652	-87.89111687	
966	<i>Quercus alba</i>	27	2	2	42.20239873	-87.8911075	
967	<i>Carya cordiformis</i>	17	2	3	42.20246455	-87.89085523	
968	<i>Quercus velutina</i>	10	2	3	42.20240833	-87.89083206	
969	<i>Quercus alba</i>	8	2	2	42.20236746	-87.89088308	
970	<i>Quercus macrocarpa</i>	15	3	3	42.2023428	-87.8910526	vines
971	<i>Quercus velutina</i>	8	3	2	42.20232841	-87.89106912	
972	<i>Quercus alba</i>	32	2	2	42.20229258	-87.89111885	
973	<i>Carya ovata</i>	12	3	2	42.20224644	-87.89101755	vine
974	<i>Quercus velutina</i>	29	2	2	42.2022733	-87.89088854	
975	<i>Quercus velutina</i>	7	2	2	42.20229964	-87.89083692	
976	<i>Quercus alba</i>	6	2	2	42.20224242	-87.89081931	
977	<i>Quercus alba</i>	19 and 4	3	3	42.20223285	-87.8908737	double
978	<i>Quercus velutina</i>	7	3	2	42.20220567	-87.89086226	
979	<i>Quercus alba</i>	13	2	3	42.20219296	-87.89100771	
980	<i>Quercus velutina</i>	16	4	3	42.2021763	-87.891013	
981	<i>Carya ovata</i>	7	2	2	42.20219609	-87.89107464	
982	<i>Quercus alba</i>	16	3	3	42.20217779	-87.8911107	vines
983	<i>Quercus alba</i>	16	3	3	42.20216187	-87.8909874	
984	<i>Quercus velutina</i>	9	3	3	42.20211385	-87.89113592	
985	<i>Quercus alba</i>	16	3	3	42.20207831	-87.89113574	vine

986	<i>Quercus velutina</i>	12	2	2	42.20213895	-87.89089505	
987	<i>Quercus velutina</i>	8	3	3	42.2021102	-87.8908609	
988	<i>Quercus velutina</i>	11	2	2	42.20208436	-87.8908617	
989	<i>Quercus velutina</i>	12	2	2	42.20206969	-87.89087733	
990	<i>Quercus velutina</i>	7	3	3	42.20207647	-87.89088979	
991	<i>Quercus velutina</i>	9	2	2	42.20203178	-87.89089829	
992	<i>Quercus velutina</i>	6	3	3	42.20202712	-87.89089655	
993	<i>Quercus velutina</i>	13	2	2	42.20202237	-87.89089944	
994	<i>Quercus velutina</i>	9	3	2	42.20195275	-87.89088921	
995	<i>Quercus velutina</i>	6	3	3	42.20192932	-87.89088294	
996	<i>Quercus velutina</i>	6	2	3	42.20191744	-87.89090194	
997	<i>Quercus velutina</i>	9	3	3	42.20188145	-87.89091362	
998	<i>Quercus alba</i>	9	2	3	42.20190072	-87.89096527	
999	<i>Quercus alba</i>	18	3	3	42.20193873	-87.89097242	
1000	<i>Quercus velutina</i>	31	2	2	42.2019458	-87.89097839	

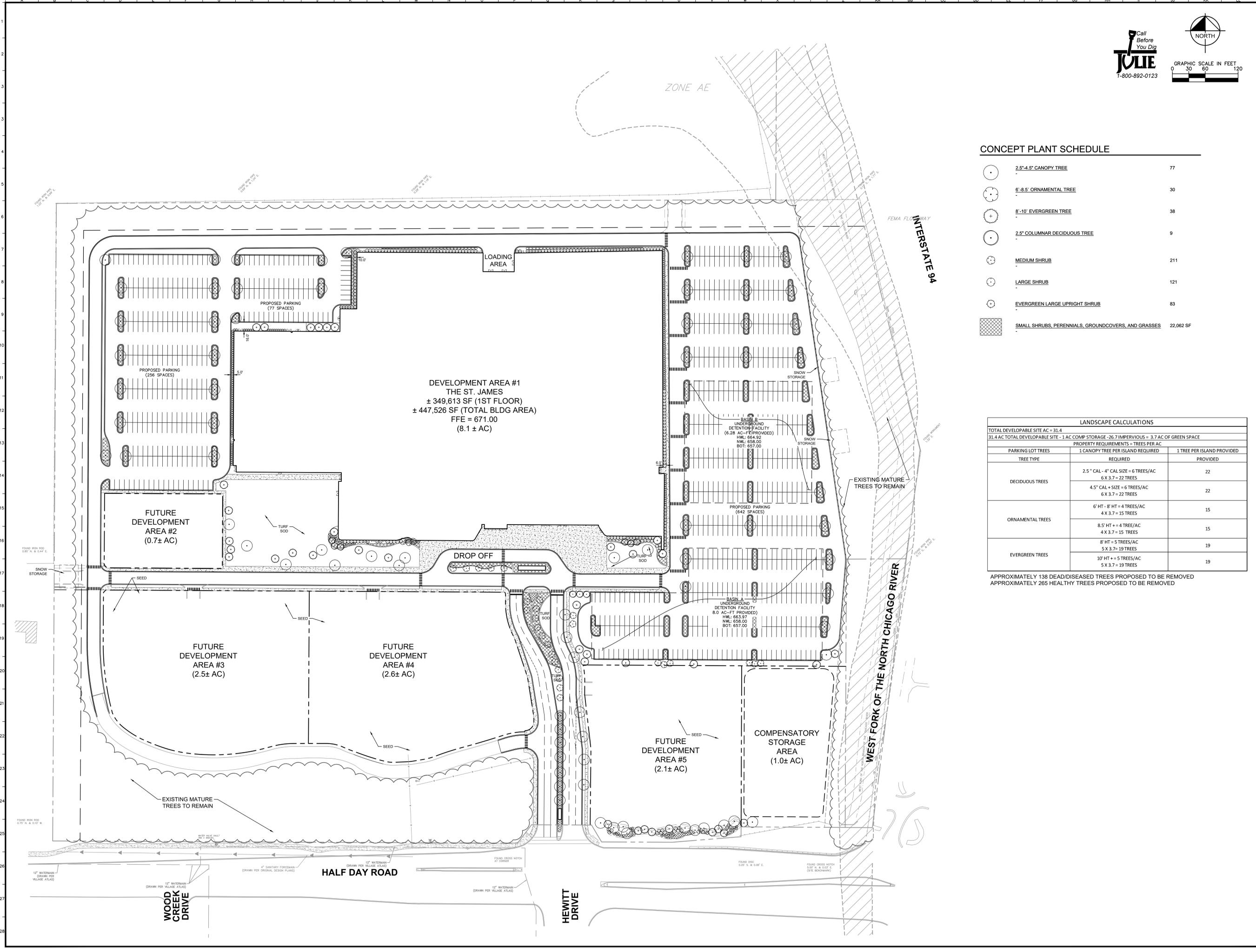


CONCEPT PLANT SCHEDULE

	2.5'-4.5' CANOPY TREE	77
	6'-8.5' ORNAMENTAL TREE	30
	8'-10' EVERGREEN TREE	38
	2.5' COLUMNAR DECIDUOUS TREE	9
	MEDIUM SHRUB	211
	LARGE SHRUB	121
	EVERGREEN LARGE UPRIGHT SHRUB	83
	SMALL SHRUBS, PERENNIALS, GROUNDCOVERS, AND GRASSES	22,062 SF

LANDSCAPE CALCULATIONS		
TOTAL DEVELOPABLE SITE AC = 31.4		
31.4 AC TOTAL DEVELOPABLE SITE - 1 AC COMP STORAGE - 26.7 IMPERVIOUS = 3.7 AC OF GREEN SPACE		
PARKING LOT TREES	PROPERTY REQUIREMENTS - TREES PER AC	
	1 CANOPY TREE PER ISLAND REQUIRED	1 TREE PER ISLAND PROVIDED
DECIDUOUS TREES	2.5" CAL - 4" CAL SIZE = 6 TREES/AC 6 X 3.7 = 22 TREES	22
	4.5" CAL + SIZE = 6 TREES/AC 6 X 3.7 = 22 TREES	22
ORNAMENTAL TREES	6' HT - 8' HT = 4 TREES/AC 4 X 3.7 = 15 TREES	15
	8.5' HT + 4 TREE/AC 4 X 3.7 = 15 TREES	15
EVERGREEN TREES	8' HT = 5 TREES/AC 5 X 3.7 = 19 TREES	19
	10' HT + 5 TREES/AC 5 X 3.7 = 19 TREES	19

APPROXIMATELY 138 DEAD/DISEASED TREES PROPOSED TO BE REMOVED
APPROXIMATELY 265 HEALTHY TREES PROPOSED TO BE REMOVED



Check notes, K:\USP\168701000_05_The St. James Landscape Plan.dwg, 168701000_05_The St. James Landscape Plan.dwg, 168701000_05_The St. James Landscape Plan.dwg, 168701000_05_The St. James Landscape Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared and no other use or reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

<p>Kimley-Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 100 HALF-DAY ROAD LINCOLNSHIRE, IL 60045 PHONE: 630-487-5500 WWW.KIMLEY-HORN.COM</p>	<p>SCALE: AS NOTED DESIGNED BY: JES DRAWN BY: JES CHECKED BY: SMW</p>
<p>STJ</p>	
<p>LANDSCAPE PLAN</p>	
<p>THE ST. JAMES 100 HALF-DAY ROAD LINCOLNSHIRE, IL 60045</p>	
<p>ORIGINAL ISSUE: 01/31/2019 KHA PROJECT NO. 168701000 SHEET NUMBER L2.0</p>	

Preliminary Stormwater Management Report

The St. James

100 Half Day Road
Lincolnshire, IL 60045

Prepared by:
Kimley-Horn and Associates, Inc.
1001 Warrenville Road
Suite 350
Lisle, Illinois 60532

Prepared: January 31, 2019

1. PROJECT DESCRIPTION

Kimley-Horn and Associates, Inc. serves as the engineering consultant for The St. James who is proposing to redevelop approximately 41 acres (gross) of land located at the northeast quadrant of Interstate 94 and Half Day Road in Lincolnshire, IL. The existing use is an office business park previously utilized by Hewitt Associates and later Medline Industries. The proposed development will be constructed in phases. Phase I includes the construction of the St. James building, parking structure, and some additional parking and drives. Two detention basins and floodplain compensatory storage will also be constructed in Phase I. Future phases include the final buildout of the remaining lots. Mass grading and utility stubs for these future lots will be provided in Phase I.

This preliminary drainage report evaluates the pre and post development runoff characteristics of the development and addresses the stormwater requirements of The Village of Lincolnshire and Lake County Watershed Development Ordinance (WDO). The analysis of the proposed stormwater detention basins was completed with the assistance of HydroCAD Version 9.10. All the stormwater detention design in this report accounts for the future full built-out condition.

1.1. Pre Development Conditions

The property was previously developed and consists of existing buildings, parking lots, drive aisles, detention basins, and corresponding utilities. The site is divided into two tributary areas. The south and west sides of the site drain to two existing detention basins located west of Hewitt Drive. These basins outfall to the storm sewer in Half Day Road before draining into the West Fork of the North Branch of the Chicago River. The north and east areas of the site outfall directly to the West Fork of the North Branch of the Chicago River. The southeast corner of the site is routed through an existing detention basin before outfalling east to the river, and the northeast corner of the site is routed directly to the river via storm sewer. Offsite runoff from the north and west is conveyed through the site via storm sewer and sheet flow.

The site is located in the Wheeling Quadrangle, and a USGS Topographic Map has been provided in the attachments of this report. The FEMA FIRM Maps and Flood Insurance Study (FIS) Number 17097CV004C enclosed show areas of the site within Zone AE with a 10-year base flood elevation (BFE) of 666.0 and a 100-year BFE of 667.5. There is mapped floodway for the West Fork of the North Branch of the Chicago River onsite, but no impacts to the floodway are proposed. The remainder of the site is within Zone X. See the Preliminary Engineering Plans for the floodplain impact limits.

There are approximately 3.37 acres of wetlands onsite. Refer to the enclosed Approximate Wetland Delineation Exhibit created by Christopher B. Burke Engineering LTD and the Preliminary Jurisdictional Determination Letter by Lake County SMC. As shown on the Final Engineering Plans, 0.61 acres of wetlands will be impacted by the proposed improvements. These wetlands will be permitted and mitigated through an offsite wetland bank through both Lake County Stormwater Management Commission (LCSMC) and the Army Corps of Engineers, depending on jurisdiction.

Per the NRCS soil map, the majority of the site consists of Montgomery silty clay loam and Nappanee silt loam. An NRCS soil map is included in the attachments of this report.

1.2. Post Development Conditions

The proposed development will consist of multiple buildings with a single access to Half Day Road via Hewitt Drive. To match existing drainage patterns, the site will have two tributary areas with two outfalls that will not exceed the allowable release rate for the total development. Stormwater runoff from the west side of the site will be routed through storm sewer to an underground detention facility (Basin A). Runoff from the east side of the site will be routed through storm sewer to an underground detention facility (Basin B).

A compensatory storage basin will be constructed in the southeast portion of the site due to the impacts to the existing floodplain and will meet the WDO both in volume and elevation. Refer to the Preliminary Engineering Plans for floodplain impact delineations.

Offsite runoff tributary to the site will be conveyed to the ponds via sheet flow and storm sewer. The offsite flow will bypass the proposed detention basins over the emergency overflow weirs in the 100-year storm events which will be included as part of the Final Stormwater Management Report for review and concurrence.

2. DETENTION POND & VOLUME CONTROL DESIGN SUMMARY

The site detention calculations were completed using the SCS Unit Hydrograph method (TR-20) with the HydroCAD software. Rainfall data was obtained from the Illinois State Water Survey's Bulletin 71. A Huff distribution was assumed for the calculations.

The runoff from the site will enter the storm sewer systems and will be routed to one of the two detention basins. Basin A will outfall to the storm sewer in Half Day Road, and Basin B will outfall directly to the West Fork of the North Branch of the Chicago River. Refer to the Preliminary Engineering Plans for a delineation of the tributary areas for each detention basin. Restrictor manholes will be constructed downstream of the detention facilities to ensure the site allowable release rates are not exceeded.

Due to the uncertainty of the future phases, a conservative approach was taken when designing the detention basins. It was assumed that the tributary area to each basin comprised of 85% impervious surfaces which resulted in an assumed site curve number of 95. The current site layout suggests the ultimate build-out of this development will maintain less than 85% impervious surfaces.

Detention basins 'A' and 'B' will be constructed in Phase I of this development and will be underground detention facilities with open (stone) bottoms to promote infiltration. Additional investigation into the groundwater elevation is underway and will be incorporated into the final design of the underground system. See the Detention Basin Summary Table below for details on each basin. All detention calculations are provided in the attachments of this report for reference.

The site is required to provide detention based on a gross release rate of 0.04 cfs/acre for the 2-year, 24-hour event and 0.15 cfs/acre for the 100-year critical storm event. The gross allowable release rate calculation is provided below and excludes the area that is disturbed for the sole purpose of providing floodplain compensatory storage (1.0 acres).

Gross Allowable Release Rate (2 – year, 24 – hour) = $0.04 \text{ cfs/acre} * 31.40 \text{ acres} = 1.26 \text{ cfs}$

Gross Allowable Release Rate (100 – year critical storm) = $0.15 \text{ cfs/acre} * 31.40 \text{ acres} = 4.71 \text{ cfs}$

DETENTION BASIN SUMMARY TABLE

Detention Basin	Tributary Area (ac-ft)	CN	Storage Volume (ac-ft)	NWL	HWL (100-YR)	2YR Critical Storm Release Rate (cfs)	100-YR Critical Storm Release Rate (cfs)
Basin A (Underground)	18.09	95	6.62	658.00	663.97	0.67	2.44
Basin B (Underground)	14.46	95*	5.38	658.00	664.91	0.46	1.96
Total Release Rate Provided:						1.13	4.40
Total Release Rate Allowed:						1.26	4.41

If any of the restrictor manholes become blocked or clogged, the emergency overflow route will pass over broad crested weirs graded into the tops of each detention basin. The weirs have been designed to convey the 100-year inflow rate based on a fully developed condition of all upstream areas.

To meet the Water Quality Treatment requirements of the WDO, the first 0.85-inch of runoff over 85% of the impervious area shall be retained onsite. The west side of the site will drain to drain to the underground Basin A. The underground system will be a corrugated metal pipe system with a leaking joint construction which will allow stormwater to infiltrate into the soil below through the granular base material. The outlet for Basin A will be elevated above the bottom of the basin which will ensure the first 0.85-inch of runoff over 85% of the tributary impervious area will be treated. The east side of the site will drain to the underground Basin B. Similar to Basin A, the primary outlet for Basin B will be elevated to ensure the first 0.85-inch of runoff over 85% of the tributary impervious area will be treated.

WATER QUALITY TREATMENT SUMMARY TABLE

	BASIN A	BASIN B
Impervious Area	15.38	12.29
Volume Control Required	1.09 ac-ft	0.87 ac-ft
Volume Control Provided	1.40 ac-ft	0.90 ac-ft

3. COMPENSATORY STORAGE DESIGN SUMMARY

Compensatory storage will be provided at 1.2 times the volume below the base flood elevation for areas in which fill material is proposed within the floodplain limits. As shown in the attached exhibit, 0.01 ac-ft of 10-year floodplain and 1.12 ac-ft of 100-year floodplain are impacted by the proposed development. Therefore, compensatory storage is being provided in the southeast corner of the site. See the table below for the compensatory storage summary.

COMPENSATORY STORAGE SUMMARY TABLE

	Fill Volume (ac-ft)	Required Volume (ac-ft)	Provided Volume (ac-ft)
0-10 Year BFE	0.01	0.01	0.32
10-100 Year BFE	1.12	1.35	1.37

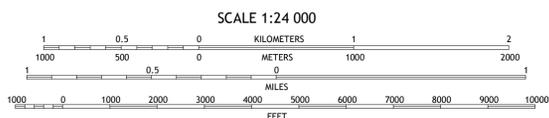
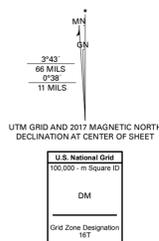
4. ATTACHMENTS

- USGS Topographic Map
- FEMA FIRM Map
- Flood Profile (FIS 17097CV004C)
- Flood Elevation Table (FIS 17097CV001C)
- SMC Preliminary Jurisdictional Determination Letter
- Approximate Wetland Delineation Exhibit
- Soil Map
- HydroCAD Model



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 16T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2015 - October 2015
Roads.....U.S. Census Bureau, 2017
Names.....GNS, 1980 - 2017
Hydrography.....National Hydrography Dataset, 2002 - 2017
Contours.....National Elevation Dataset, 2003 - 2011
Boundaries.....Multiple sources; see metadata file, 2014 - 2016
Public Land Survey System.....BLM, 2017
Wetlands.....FWS National Wetlands Inventory 1980 - 1981



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES



CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

1 Grayslake
2 Libertyville
3 Waukegan
4 Lake Zurich
5 Highland Park
6 Palatine
7 Arlington Heights
8 Park Ridge

WHEELING, IL
2018



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **footprints** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRIM. Users should be aware that BFEs shown on the FIRIM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRIM for purposes of construction and/or flood plain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of the FIS report should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or flood plain management purposes when they are higher than the elevations shown on this FIRIM.

Boundaries of the **footprints** were computed at cross sections and interpolated between cross sections. The footprints were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Footway widths and other pertinent footway data are provided in the Flood Insurance Study report for this jurisdiction.

In the State of Illinois, any portion of a stream or watercourse that lies within the **footway fringe** of a shoal (AE) stream may have a state regulated footway. The FIRIM may not depict these state regulated footways.

Floodways restricted by anthropogenic features such as bridges and culverts are drawn to reflect natural conditions and may not agree with the model computed widths listed in the Floodway Data table in the Flood Insurance Study report.

Multiple **topographic sources** may have been used in the delineation of Special Flood Hazard Areas. See Flood Insurance Study report for details on source resolution and geographic extent.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid projection or UTM zone used in the production of FIRIMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRIM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services, NOAA, NNGS12
National Geodetic Survey SSMC-3, #9202
1215 East-West Highway
Silver Spring, Maryland 20910-3282
202117-3242

To obtain current elevation, description, and/or location for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at 202117-3242, or visit its website at www.ngs.noaa.gov.

Base map information shown on this FIRIM was provided in digital format by the Department of Information and Technology, GIS Division, Lake County, Illinois. Color digital orthophotos with a 1 inch pixel resolution were photogrammetrically compiled from aerial photography obtained during the spring of 2007.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRIM for this jurisdiction. The Special Flood Hazard Areas and floodways that were transferred from the previous FIRIM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

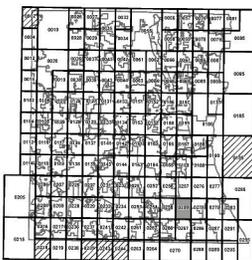
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the location of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

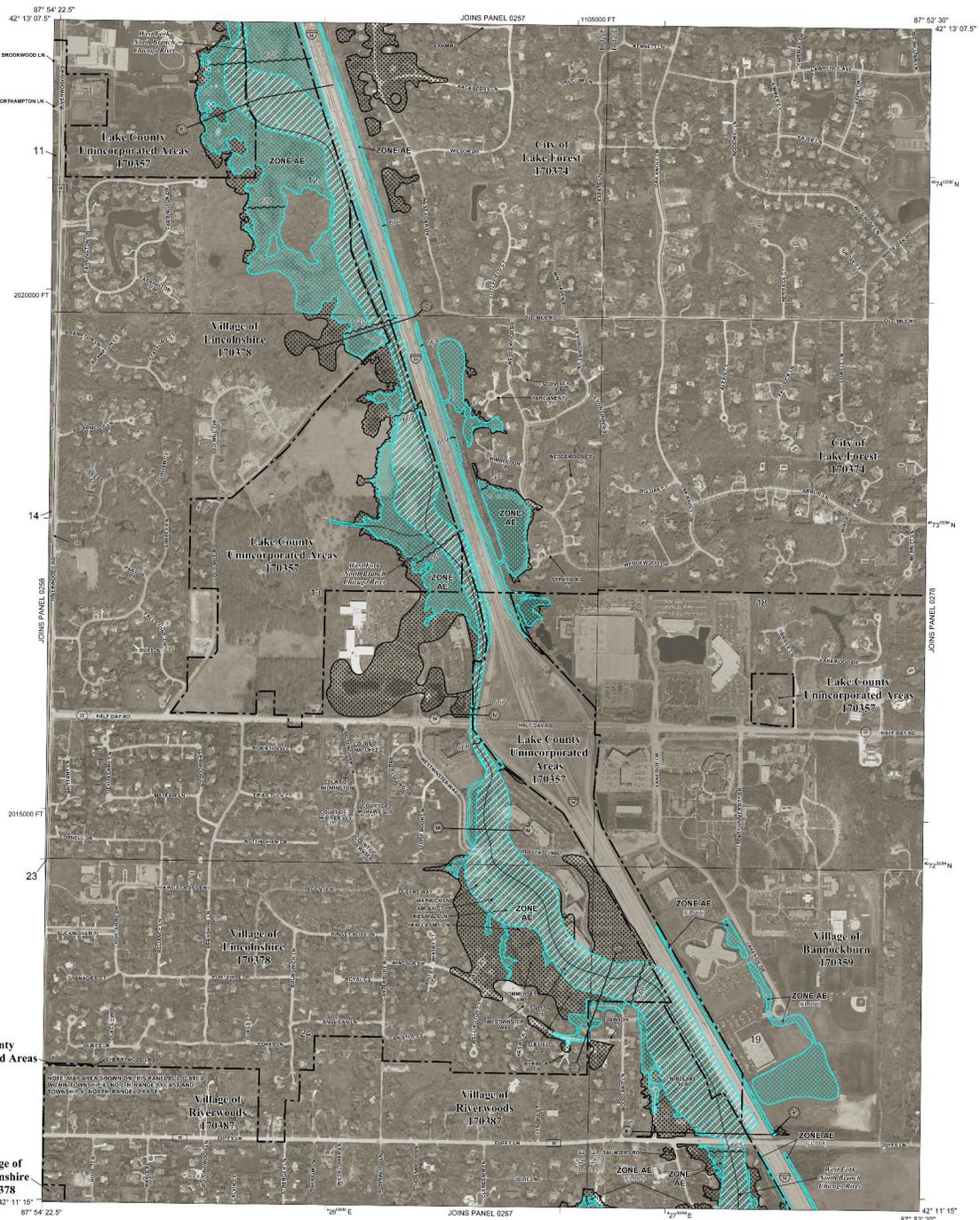
For information on available products associated with this FIRIM visit the Map Service Center (MSC) website at www.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions** about this map, how to order products of the National Flood Insurance Program in general, please call the **FEIM Map Information Exchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2827) or visit the FEMA website at www.fema.gov.

PANEL INDEX



Panel Not Printed



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, V, and VE. The Base Flood Elevation in the water-surface elevation of the 1% annual chance flood.

- ZONE A**
No Base Flood Elevations determined.
- ZONE AE**
Base Flood Elevations determined.
- ZONE AH**
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO**
Flood depths of 1 to 3 feet (usually shear flow or slipping terrain); average depth determined.
- ZONE AR**
Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was substantially deficient. Zone AR areas are protected from the 1% annual chance or greater flood.
- ZONE AV**
Areas to be protected from the 1% annual chance flood by a flood flow protection system under construction; no Base Flood Elevations determined.
- ZONE V**
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE**
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1.5 feet with storage areas; less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are unknown, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
CBRS areas and OFAs are normally located within or adjacent to Special Flood Hazard Areas.

OTHERWISE PROTECTED AREAS (OPAs)
OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary defining Special Flood Hazard areas of different base flood elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet
Base Flood Elevation value where uniform within zone; elevation in feet

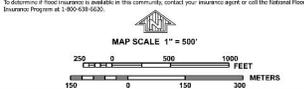
Referenced to the North American Vertical Datum of 1988
Cross section line
Transect line

48° 02' 08" 93° 02' 12"
1960000 N
1960000 E
5000-foot grid ticks: Illinois State Plane East Coordinate System, 3774 zone (1928200E 1201E) Transverse Mercator
Bench mark zone coordinates in Notes to Users section of this FIRIM panel
River Mile

MAP REVISIONS
Refer to Map Revisions list on this index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
SEPTEMBER 3, 1987

EFFECTIVE DATES OF REVISIONS TO THIS PANEL
September 16, 2013, to update the previous Letters of Map Change to add Base Flood Elevations to drainage Base Flood Elevations, to add Special Flood Hazard Areas, to change Special Flood Hazard Areas, to change zone designations, and to alter pertinent geographic information.

For community map revision history prior to courthouse mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0259K

FIRM FLOOD INSURANCE RATE MAP LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS

PANEL 259 OF 295
(SEE MAP INDEX FOR FIRIM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	DATE
BANNOCKBURN, VILLAGE OF	170359	0259	K
LAKE COUNTY	170307	0259	K
LAKE FOREST, CITY OF	170374	0259	K
LINCOLNSHIRE, VILLAGE OF	170378	0259	K
RIVERWOODS, VILLAGE OF	170387	0259	K

Notes to User: The Map Number shown herein should be used when ordering map products. The Community Number shown above should be used for insurance applications for the subject community.

MAP NUMBER 1709C0259K
MAP REVISED SEPTEMBER 18, 2013

Federal Emergency Management Agency

FLOOD INSURANCE STUDY



LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS

Volume 4 of 4

COMMUNITY NAME	COMMUNITY NUMBER	COMMUNITY NAME	COMMUNITY NUMBER
ANTIOCH, VILLAGE OF	170358	LIBERTYVILLE, VILLAGE OF	170377
* ARLINGTON HEIGHTS, VILLAGE OF	170056	LINCOLNSHIRE, VILLAGE OF	170378
BANNOCKBURN, VILLAGE OF	170359	LINDENHURST, VILLAGE OF	170379
BARRINGTON, VILLAGE OF	170057	LONG GROVE, VILLAGE OF	170380
BARRINGTON HILLS, VILLAGE OF	170058	METTAWA, VILLAGE OF	170381
BEACH PARK, VILLAGE OF	171022	MUNDELEIN, VILLAGE OF	170382
BUFFALO GROVE, VILLAGE OF	170068	NORTH BARRINGTON, VILLAGE OF	170383
DEER PARK, VILLAGE OF	171028	NORTH CHICAGO, CITY OF	170384
DEERFIELD, VILLAGE OF	170361	* NORTHBROOK, VILLAGE OF	170132
FOX LAKE, VILLAGE OF	170362	OLD MILL CREEK, VILLAGE OF	170385
FOX RIVER GROVE, VILLAGE OF	170477	PARK CITY, CITY OF	170386
GRAYSLAKE, VILLAGE OF	170363	PORT BARRINGTON, VILLAGE OF	170478
GREEN OAKS, VILLAGE OF	170364	RIVERWOODS, VILLAGE OF	170387
GURNEE, VILLAGE OF	170365	ROUND LAKE, VILLAGE OF	170388
HAINESVILLE, VILLAGE OF	171005	ROUND LAKE BEACH, VILLAGE OF	170389
HAWTHORN WOODS, VILLAGE OF	170366	ROUND LAKE HEIGHTS, VILLAGE OF	170390
HIGHLAND PARK, CITY OF	170367	ROUND LAKE PARK, VILLAGE OF	170391
* HIGHWOOD, CITY OF	171033	THIRD LAKE, VILLAGE OF	170392
* INDIAN CREEK, VILLAGE OF	170369	TOWER LAKES, VILLAGE OF	170393
ISLAND LAKE, VILLAGE OF	170370	VERNON HILLS, VILLAGE OF	170394
KILDEER, VILLAGE OF	170371	VOLO, VILLAGE OF	171042
LAKE BARRINGTON, VILLAGE OF	170372	WADSWORTH, VILLAGE OF	170395
LAKE BLUFF, VILLAGE OF	170373	WAUCONDA, VILLAGE OF	170396
LAKE COUNTY (UNINCORPORATED AREAS)	170357	WAUKEGAN, CITY OF	170397
LAKE FOREST, CITY OF	170374	WHEELING, VILLAGE OF	170173
LAKE VILLA, VILLAGE OF	170375	WINTHROP HARBOR, VILLAGE OF	170398
LAKE ZURICH, VILLAGE OF	170376	ZION, CITY OF	170399
LAKEMOOR, VILLAGE OF	170915		

Lake County



* NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED IN LAKE COUNTY

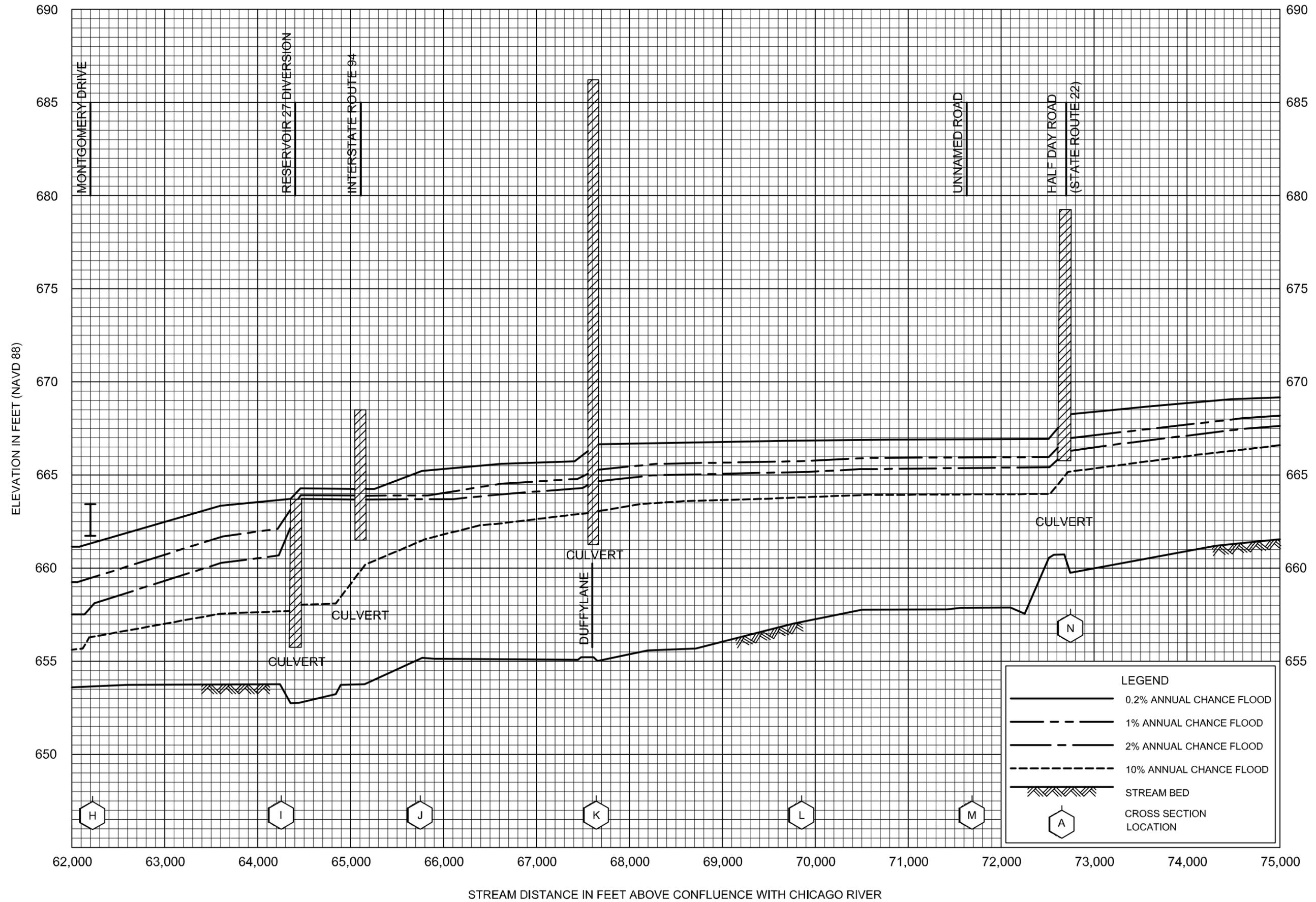


REVISED: FEBRUARY 17, 2016

Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER

17097CV004C



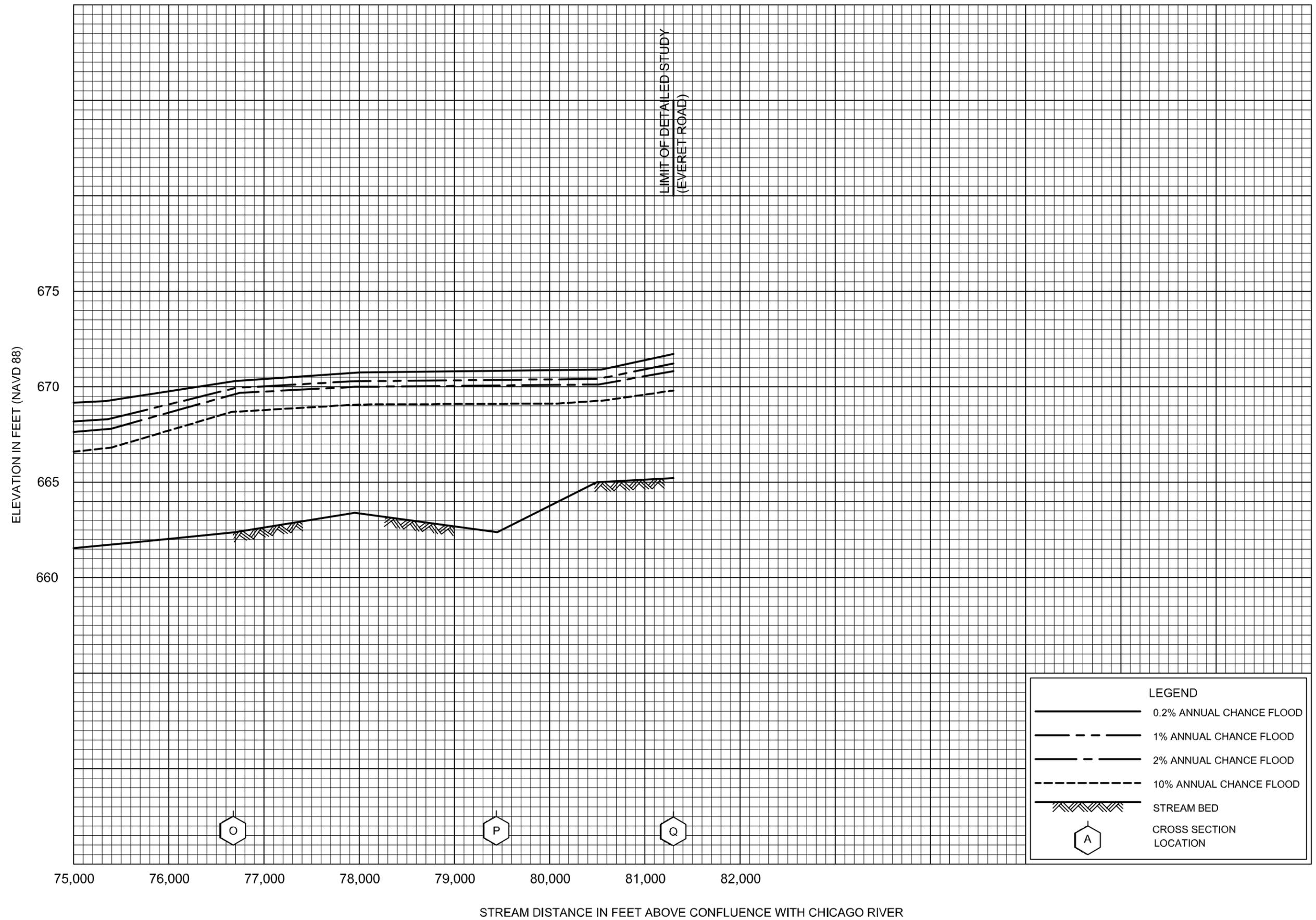
FLOOD PROFILES

WEST FORK NORTH BRANCH CHICAGO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

LAKE COUNTY, IL

AND INCORPORATED AREAS



FLOOD PROFILES

WEST FORK NORTH BRANCH CHICAGO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

LAKE COUNTY, IL
AND INCORPORATED AREAS

FLOODING SOURCE		FLOODWAY			1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
West Fork North Branch Chicago River								
A	50,948 ¹	84	486	1.8	653.0	653.0	653.0	0.0
B	53,038 ¹	198	465	1.3	654.1	654.1	654.1	0.0
C	54,184 ¹	220	399	1.5	654.8	654.8	654.8	0.0
D	55,501 ¹	140	269	2.1	656.1	656.1	656.1	0.0
E	57,992 ¹	114	291	1.9	657.3	657.3	657.3	0.0
F	59,603 ¹	34	210	2.7	658.8	658.8	658.8	0.0
G	61,028 ¹	660	1,567	0.3	659.3	659.3	659.3	0.0
H	62,218 ¹	40	132	4.0	659.5	659.5	659.5	0.0
I	64,253 ¹	71	351	1.7	662.1	662.1	662.1	0.0
J	65,745 ¹	34	212	3.0	663.8	663.8	663.8	0.0
K	67,633 ¹	410	504	1.1	665.3	665.3	665.3	0.0
L	69,853 ¹	320	175	3.1	665.6	665.6	665.7	0.1
M	71,688 ¹	299	2,083	0.3	665.9	665.9	666.0	0.1
N	72,737 ¹	33	159	3.3	667.0	667.0	667.0	0.0
O	76,677 ¹	200	559	0.9	669.9	669.9	670.0	0.1
P	79,437 ¹	665	1,523	0.2	670.3	670.3	670.4	0.1
Q	81,297 ¹	180	447	0.7	671.2	671.2	671.3	0.1
Willow Road Creek								
A	1,870 ²	40	37	2.5	769.3	769.3	769.4	0.1
B	3,730 ²	16	20	1.9	773.8	773.8	773.9	0.1

¹ Feet above confluence with Chicago River

² Feet above mouth

TABLE 13

FEDERAL EMERGENCY MANAGEMENT AGENCY

**LAKE COUNTY, IL
AND INCORPORATED AREAS**

FLOODWAY DATA

**WEST FORK NORTH BRANCH CHICAGO RIVER
WILLOW ROAD CREEK**



STORMWATER MANAGEMENT COMMISSION

September 6, 2018

Ms. Ursula Bryan
Medline Industries, Inc.
Three Lakes Drive
Northfield, Illinois 60093

Subject: SMC #: IWLC-18-164
U.S. Army Corps of Engineers #: LRC-2015-475
Medline Campus, 90, 98, and 100 Half Day Road, Lincolnshire, Lake County, IL
PIN #s: 15-13-400-043, 15-13-400-044, and 15-13-400-045
PRELIMINARY WETLAND JURISDICTIONAL DETERMINATION

Dear Ms. Bryan:

This letter responds to a request for a preliminary wetland jurisdictional determination (PJD) on the above-referenced property submitted on your behalf by Christopher B. Burke Engineering, Ltd. (CBBEL) and received by the Lake County Stormwater Management Commission (SMC) on August 10, 2018, with additional items received on August 17, 2018. SMC reviewed source materials, including previous determinations for this site, and performed a site reconnaissance on August 31, 2018, in the company of Mr. Michael Machalek of the U.S. Army Corps of Engineers-Chicago District (USACE). **Per request, this PJD only covers Wetland #9** on the enclosed Exhibit 7 entitled “*Approximate Wetland Delineation*” by CBBEL, dated July 25, 2018. The enclosed Approved Jurisdictional Determination (AJD) issued by the USACE on February 5, 2016, addresses the other mapped wetland/water features at this site and is valid until February 2021.

- Wetland #9 does not appear to meet the definition of *Waters of the United States* (WOUS), as defined in the Clean Water Rule (33 CFR Part 328, 6/29/15), by virtue of being a man-made stormwater management feature constructed to convey stormwater that was created in dry land.
- Based on a review of available information, documentation provided by CBBEL on August 10, 2018, and previous site information provided by V3 Consultants on October 6, 2015, SMC’s Chief Engineer has determined that “**Wetland #9**” meets exclusion criterion a.(4) under the definition of *Isolated Waters* in Appendix A of the Lake County Watershed Development Ordinance (WDO): “Roadside ditch.” In addition this letter reaffirms that “**Pond 10,**” “**Pond 11,**” “**Pond 12**” and “**Pond 13**” meet IWLC exclusion criterion a.(1): “Excavations and impoundments that have received a permit from the appropriate jurisdictional authority.” Therefore, **those locations are not considered regulatory wetlands or waters.**

This PJD has been approved by SMC’s Chief Engineer and the findings are valid for a period of three (3) years from the date of this letter, unless new information warrants a revision before the expiration date. If you disagree with the findings of this PJD, you may request a final (approved) JD from the USACE.

Per the attached AJD, please note that “Wetland #1,” “Wetland #2,” “Wetland #3,” “Wetland #5,” and “Wetland #6” are apparent IWLCs subject to regulation by SMC under the WDO.

Permitting Considerations

- This letter satisfies the requirement for a written jurisdictional determination under WDO §1001 for the indicated wetlands/waters.
- The surveyed boundaries of all regulatory wetlands (WOUS and IWLC) will need to be included on the project plans for permitting purposes.
- A Watershed Development Permit (WDP) will be required for proposed campus development. Please contact Mr. Robert Gardiner, SMC's Permit Engineer, at 847-377-7704 or rgardiner@lakecountyiil.gov for the WDP submittal requirements.
- If the proposed development will impact IWLCs, SMC's written approval will be required as a condition of the WDP. Please contact Juli Crane, SMC's Principal Wetland Specialist, at 847-377-7708 or jcrane@lakecountyiil.gov for the isolated wetland submittal requirements.
- If the proposed development will impact WOUS, a separate wetland permit from the USACE will be required. Please refer to the USACE-Chicago District's web site for the permit application submittal requirements: <http://www.lrc.usace.army.mil/Missions/Regulatory/Illinois/AppChecklist.aspx>. The USACE may require SMC's technical review/approval of the proposed soil erosion and sediment control plan (SE/SC) for the development as a condition of the USACE permit. We will advise you if our SE/SC review/approval is required.

We would like to be of assistance. If you have any questions, or would like to set up a meeting, please call our office at 847-377-7700. If you have any additional concerns that have not been addressed by the regulatory staff, you may contact Chief Engineer Kurt Woolford kwoolford@lakecountyiil.gov or Executive Director Michael Warner mwarner@lakecountyiil.gov.

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION



Kurt Woolford, P.E., CFM
Chief Engineer



Juli E. Crane, PWS, CWS, CFM
Principal Wetland Specialist

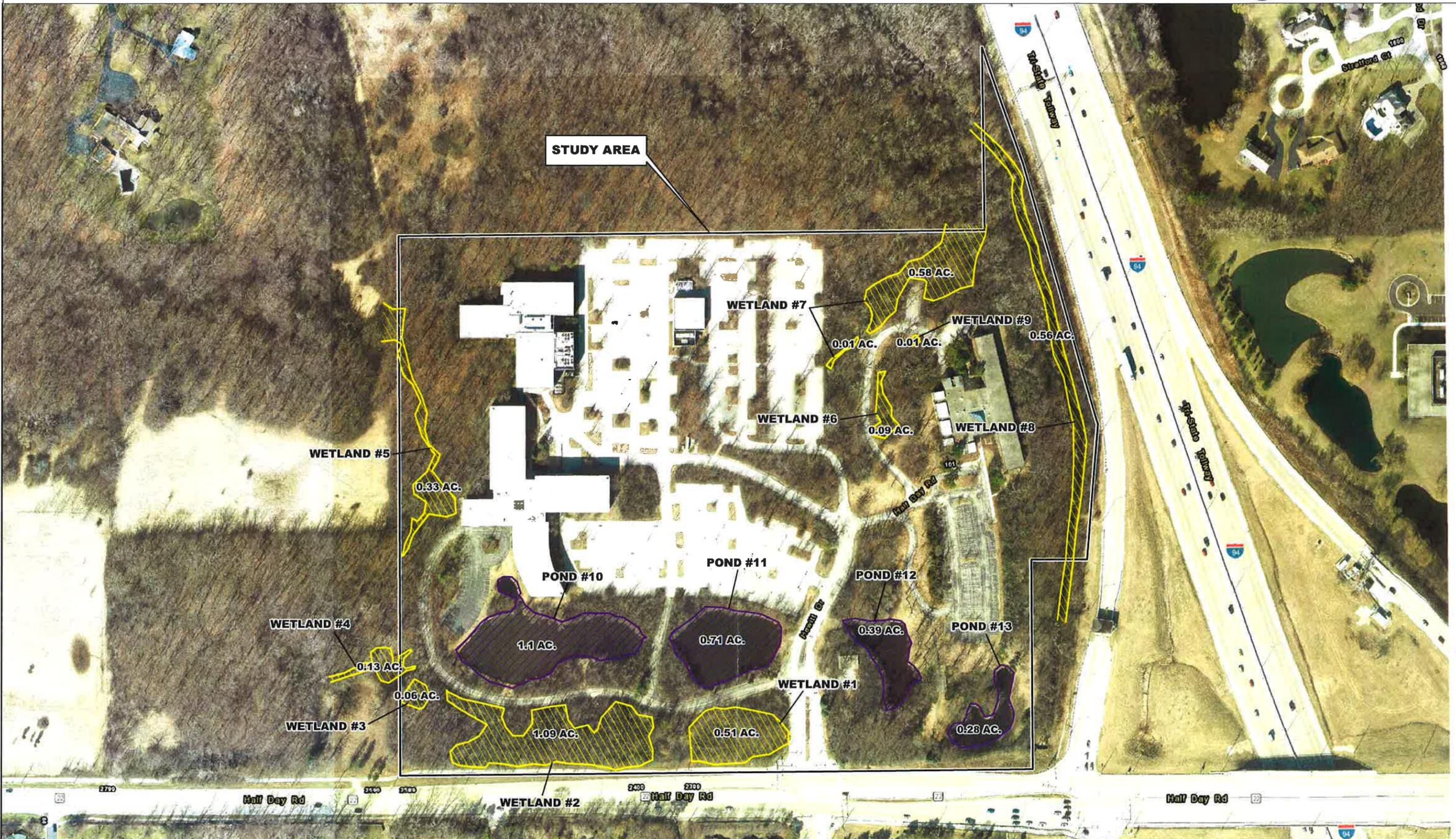
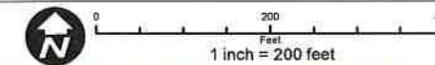


Enclosure: Exhibit 7—*Approximate Wetland Delineation* (CBBEL, dated 7/25/18)
Approved Jurisdictional Determination (USACE, dated 2/5/16)

xc: Kathy Chernich/Mike Machalek, USACE;
Jedd Anderson, CBBEL

This document was digitally transmitted. Please print out a copy of the document and retain for your records. If you are unable to print the document, or desire a hard copy mailed to you, please notify SMC at your earliest convenience.

NOTE: IMAGE TAKEN FROM LAKE COUNTY AERIAL PHOTOGRAPHY(2017)



CB
CHRISTOPHER B. BURKE ENGINEERING LTD.
 9575 West Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

CLIENT:

NO.	DATE	NATURE OF REVISION	CHKD.	PLOT DATE
FILE NAME:	I50489.LINCO_AWD.mxd			
PATH:	P:\KIMLEY HORN AND ASSOCIATES, INC\150489.LINCO\150489.LINCO_AWD.mxd			

DWN: kkopija
 DSGN: KEK
 CHKD: TGM
 SCALE: 1" = 200'
 MODEL: ARCGIS 10
 TITLE: **APPROXIMATE WETLAND DELINEATION**

CBBEL# 15-0489.LINCO
 DATE: 7/25/18
EXH 7



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
CHICAGO DISTRICT, CORPS OF ENGINEERS
231 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60604-1437

February 5, 2016

Technical Services Division
Regulatory Branch
LRC-2015-00475

SUBJECT: Jurisdictional Determination for a Property Located at 90, 98 and 100 Half Day Road in Lincolnshire, Lake County, Illinois

Kate Slattery
Medline Industries, Inc.
One Medline Place
Mundelein, IL 60060

Dear Ms. Slattery:

This is in response to your request that the U.S. Army Corps of Engineers complete a jurisdictional determination for the above-referenced site submitted on your behalf by V3 Companies of Illinois. The subject project has been assigned number LRC-2015-00475. Please reference this number in all future correspondence concerning this project.

Following a review of the information you submitted, this office has determined that the subject property contains "waters of the United States".

Areas 4, 7 and 8 have been determined to be under the jurisdiction of this office and therefore, subject to Federal regulation.

Areas 1, 2, 3, 5 & 6 have been determined to be isolated and therefore not subject to Federal regulation. Please be informed that this office does not concur with the boundaries of waters not under the jurisdiction of this office.

Areas 9, 10, 11 and 12 are water features Exempt from Federal regulation. Please be informed that this office does not concur with the boundaries of waters not subject to Federal regulation. Please be informed that this office does not concur with the boundaries of waters not under the jurisdiction of this office.

In the event an application is submitted for work within jurisdictional areas, a concurrence of the wetland boundaries and/or a professional survey of the identified wetland and water features stamped by a professional surveyor will need to be prepared and shall accompany the approved wetland delineation.

For a detailed description of our determination please refer to the enclosed decision document. This determination covers only your project as depicted in the “Wetland Delineation Map, Figure: 9, Medline Campus Development, Lincolnshire, IL” prepared by V3.

This determination is valid for a period of five (5) years from the date of the letter, unless new information warrants revision of the determination before the expiration date or a District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

This letter is considered an approved jurisdictional determination for your subject site. If you object to this determination, you may appeal, according to 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and a Request for Appeal (RFA) form. If you request to appeal the above determination, you must submit a completed RFA form to the Great Lakes/Ohio River Division Office at the following address:

Jacob Siegrist
Appeal Review Officer
Great Lakes and Ohio River Division
CELRD-PD-REG
550 Main Street, Room 10032
Cincinnati, Ohio 45202-3222
Phone: (513) 684-2699 Fax: (513) 684-2460

In order to be accepted, your RFA must be complete, meet the criteria for appeal and be received by the Division Office within sixty (60) days of the date of the NAP. If you concur with the determination in this letter, submittal of the RFA form to the Division office is not necessary.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

It is your responsibility to obtain any required state, county, or local approvals for impacts to wetland areas not under the Department of the Army jurisdiction. For projects in incorporated areas of Lake County, please contact the Lake County Stormwater Management Commission at (847) 377-7700

Pursuant to Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers regulates the discharge of dredged or fill material into waters of the United States, including wetlands. A Department of the Army permit is required for any proposed work involving the discharge of dredged or fill material within the jurisdiction of this office. To initiate the permit process, please submit a joint permit application form along with detailed plans of the proposed work. Information concerning our program, including the application form and an application checklist, can be found at and downloaded from our website:

<http://www.lrc.usace.army.mil/Missions/Regulatory.aspx>

If you have any questions, please contact Melyssa R. Navis of my staff by telephone at 312-846-5533 or email at melyssa.r.navis@usace.army.mil.

Sincerely,

Kathleen G. Chernich
Chief, East Section
Regulatory Branch

Enclosures

Lake County Stormwater Management Commission (Kurt Woolford)
Lake County Planning, Building and Development Department (Steve Crivello)
V3 (Scott Brejcha)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Medline Industries

File Number: LRC-2015-00475

Date: January 11,
2016

Attached is:

See Section below

	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of Permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A. INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district commander. Your objections must be received by the district commander within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district commander will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district commander will send you a proffered permit for your reconsideration, as indicated in Section B below.

B. PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

C. PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

D. APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

E. PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Regulatory Branch
Chicago District Corps of Engineers
231 South LaSalle Street, Suite 1500
Chicago, IL 60604-1437
Phone: (312) 846-5530
Fax: (312) 353-4110

If you only have questions regarding the appeal process you may also contact:

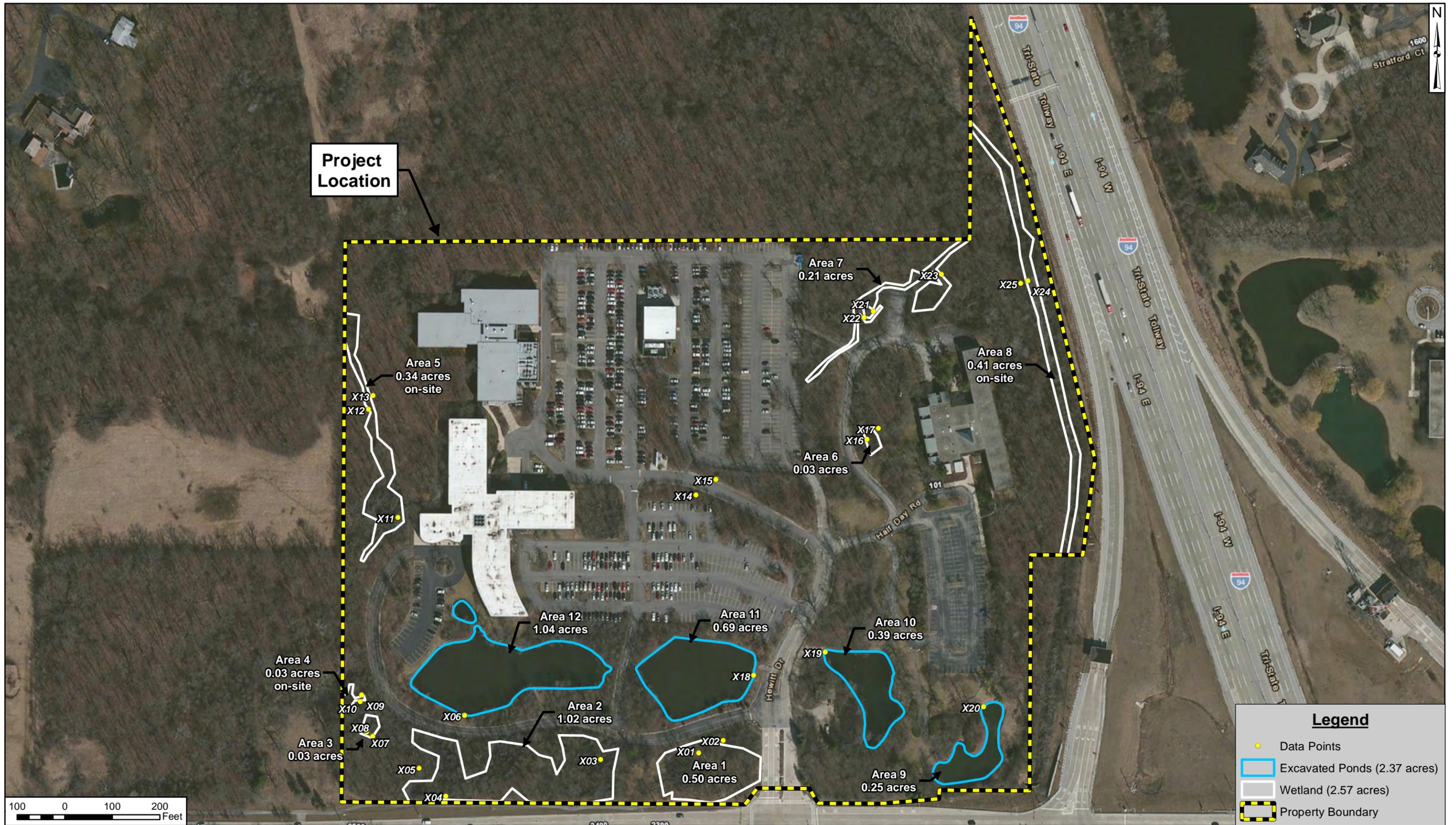
Jacob Siegrist
Appeal Review Officer
Great Lakes and Ohio River Division
CELRD-PD-REG
550 Main Street, Room 10032
Cincinnati, Ohio 45202-3222
Phone: (513) 684-2699 Fax: (513) 684-2460

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Commanders personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:



Project Location

Legend

- Data Points
- ▭ Excavated Ponds (2.37 acres)
- ▭ Wetland (2.57 acres)
- ▭ Property Boundary



 <p>V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p> <p>Visio, Vertere, Virtute... "The Vision To Transform With Excellence"</p>	<p>PROJECT NO.: 12154.MED</p>	<p>CLIENT: Partners by Design, Inc. 213 West Institute Place Suite 203 Chicago, Illinois 60610</p>	<p>SITE: Medline Campus Development Lincolnshire, Illinois</p>	<p>TITLE: WETLAND DELINEATION MAP</p>	<p>FIGURE: 9</p>
	<p>CREATED BY: AMM</p>	<p>BASE LAYER: NAIP Aerial Imagery (2014)</p>			
	<p>DATE: 10/01/15</p>				
	<p>SCALE: See Scale Bar</p>				

- Legend**
-  PONDS
 -  WETLAND
 -  TREES TO REMAIN



CB **CHRISTOPHER B. BURKE** ENGINEERING LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:

Kimley»Horn

NO.	DATE	NATURE OF REVISION	CHKD.	PLOT DATE
				Friday, October 12, 2018
FILE NAME:	150489.LINCO_AWD.mxd			
PATH:	P:\KIMLEY HORN AND ASSOCIATES, INC\150489.LINCO\150489.LINCO_AWD.mxd			
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DSGN:	KEK			
CHKD:	TGM			
SCALE:	1" = 200'			
MODEL:	ARCGIS 10			

TITLE:

APPROXIMATE WETLAND DELINEATION

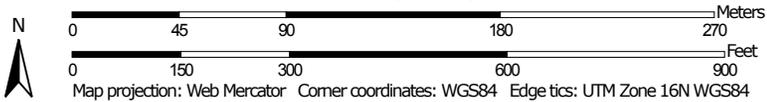
DATE: 7/25/18

EXH 7

Hydrologic Soil Group—Lake County, Illinois



Map Scale: 1:3,160 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Illinois
 Survey Area Data: Version 13, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2012—Sep 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
228A	Nappanee silt loam, 0 to 2 percent slopes	D	8.9	21.3%
465A	Montgomery silty clay loam, 0 to 2 percent slopes	C/D	33.1	78.7%
805B	Orthents, clayey, undulating	D	0.0	0.0%
Totals for Area of Interest			42.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

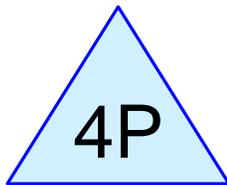
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



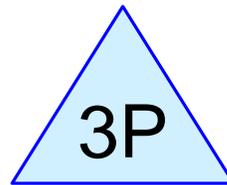
Site (West)



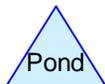
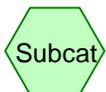
Basin A (Underground Detention)



Site (East)



Basin B (Underground Detention)



Proposed Conditions

Huff 0-10sm 3Q 24.00 hrs 2YR-24HR Rainfall=2.80"

Prepared by Kimley-Horn and Associates

Printed 1/31/2019

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Page 2

Summary for Pond 3P: Basin B (Underground Detention)

Inflow Area = 14.460 ac, 85.00% Impervious, Inflow Depth = 2.25" for 2YR-24HR event
 Inflow = 4.21 cfs @ 15.63 hrs, Volume= 2.717 af
 Outflow = 0.46 cfs @ 24.09 hrs, Volume= 2.717 af, Atten= 89%, Lag= 507.5 min
 Primary = 0.46 cfs @ 24.09 hrs, Volume= 2.717 af

Routing by Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.10 hrs
 Peak Elev= 661.00' @ 24.09 hrs Surf.Area= 0.970 ac Storage= 2.203 af

Plug-Flow detention time= 2,253.6 min calculated for 2.715 af (100% of inflow)
 Center-of-Mass det. time= 2,256.4 min (3,137.5 - 881.1)

Volume	Invert	Avail.Storage	Storage Description
#1	658.00'	5.389 af	84.0" Round Pipe Storage L= 6,100.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	658.00'	3.2" Vert. Orifice/Grate C= 0.600
#2	Primary	661.00'	5.0" Vert. Orifice/Grate C= 0.600

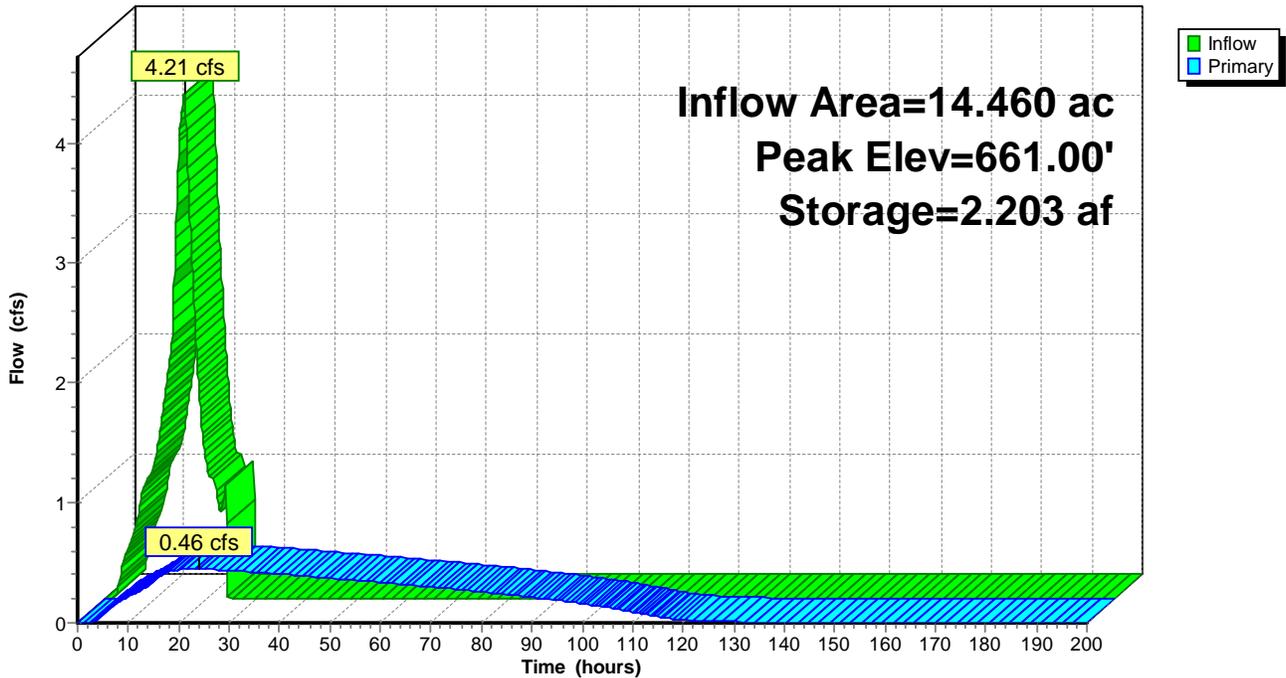
Primary OutFlow Max=0.46 cfs @ 24.09 hrs HW=661.00' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.46 cfs @ 8.15 fps)

2=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: Basin B (Underground Detention)

Hydrograph



Proposed Conditions

Huff 0-10sm 3Q 24.00 hrs 2YR-24HR Rainfall=2.80"

Prepared by Kimley-Horn and Associates

Printed 1/31/2019

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Page 3

Summary for Pond 4P: Basin A (Underground Detention)

Inflow Area = 18.090 ac, 85.00% Impervious, Inflow Depth = 2.25" for 2YR-24HR event
 Inflow = 5.27 cfs @ 15.63 hrs, Volume= 3.399 af
 Outflow = 0.67 cfs @ 24.07 hrs, Volume= 3.399 af, Atten= 87%, Lag= 506.4 min
 Primary = 0.67 cfs @ 24.07 hrs, Volume= 3.399 af

Routing by Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.10 hrs
 Peak Elev= 660.74' @ 24.07 hrs Surf.Area= 1.294 ac Storage= 2.644 af

Plug-Flow detention time= 1,855.9 min calculated for 3.397 af (100% of inflow)
 Center-of-Mass det. time= 1,858.7 min (2,739.8 - 881.1)

Volume	Invert	Avail.Storage	Storage Description
#1	658.00'	7.289 af	84.0" Round Pipe Storage L= 8,250.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	658.00'	4.0" Vert. Orifice/Grate C= 0.600
#2	Primary	660.74'	5.6" Vert. Orifice/Grate C= 0.600

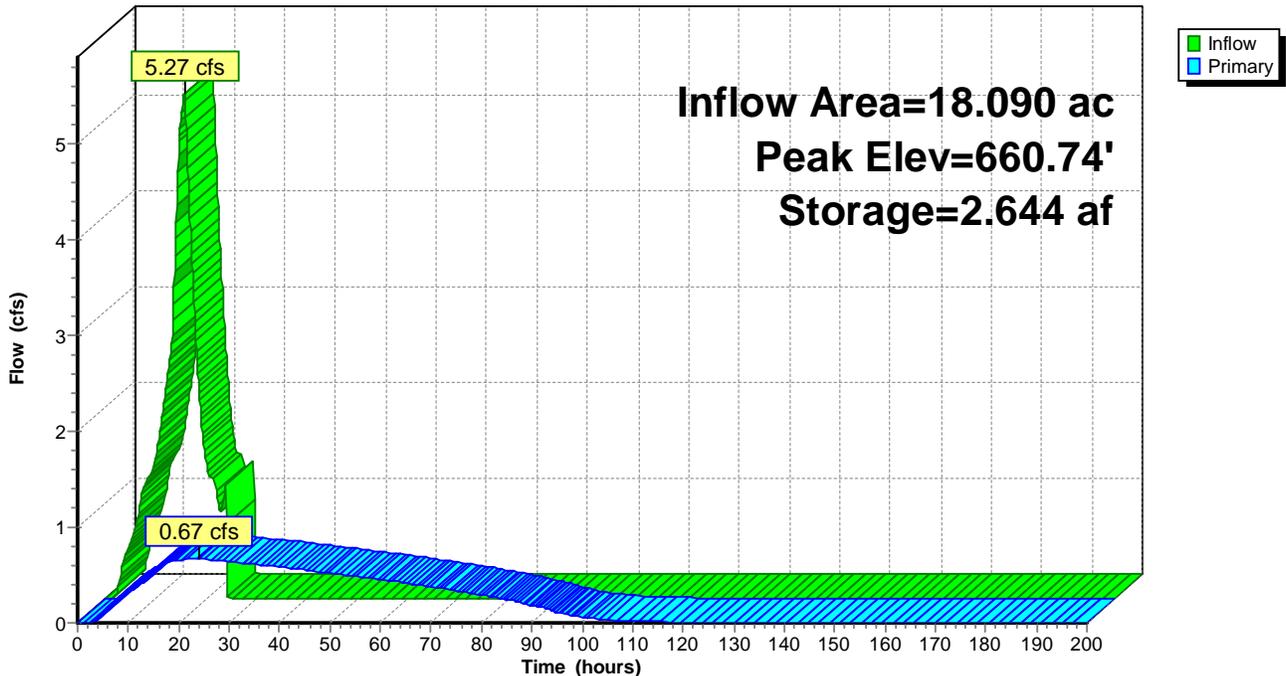
Primary OutFlow Max=0.67 cfs @ 24.07 hrs HW=660.74' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.67 cfs @ 7.72 fps)

2=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: Basin A (Underground Detention)

Hydrograph



Proposed Conditions

Huff 0-10sm 3Q 24.00 hrs 100YR-24HR Rainfall=6.50"

Prepared by Kimley-Horn and Associates

Printed 1/31/2019

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Page 4

Summary for Pond 3P: Basin B (Underground Detention)

Inflow Area = 14.460 ac, 85.00% Impervious, Inflow Depth = 5.91" for 100YR-24HR event
 Inflow = 10.23 cfs @ 15.62 hrs, Volume= 7.120 af
 Outflow = 1.96 cfs @ 22.32 hrs, Volume= 7.119 af, Atten= 81%, Lag= 402.4 min
 Primary = 1.96 cfs @ 22.32 hrs, Volume= 7.119 af

Routing by Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.10 hrs
 Peak Elev= 664.91' @ 22.32 hrs Surf.Area= 0.224 ac Storage= 5.375 af

Plug-Flow detention time= 2,161.8 min calculated for 7.119 af (100% of inflow)
 Center-of-Mass det. time= 2,161.5 min (3,002.7 - 841.1)

Volume	Invert	Avail.Storage	Storage Description
#1	658.00'	5.389 af	84.0" Round Pipe Storage L= 6,100.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	658.00'	3.2" Vert. Orifice/Grate C= 0.600
#2	Primary	661.00'	5.0" Vert. Orifice/Grate C= 0.600

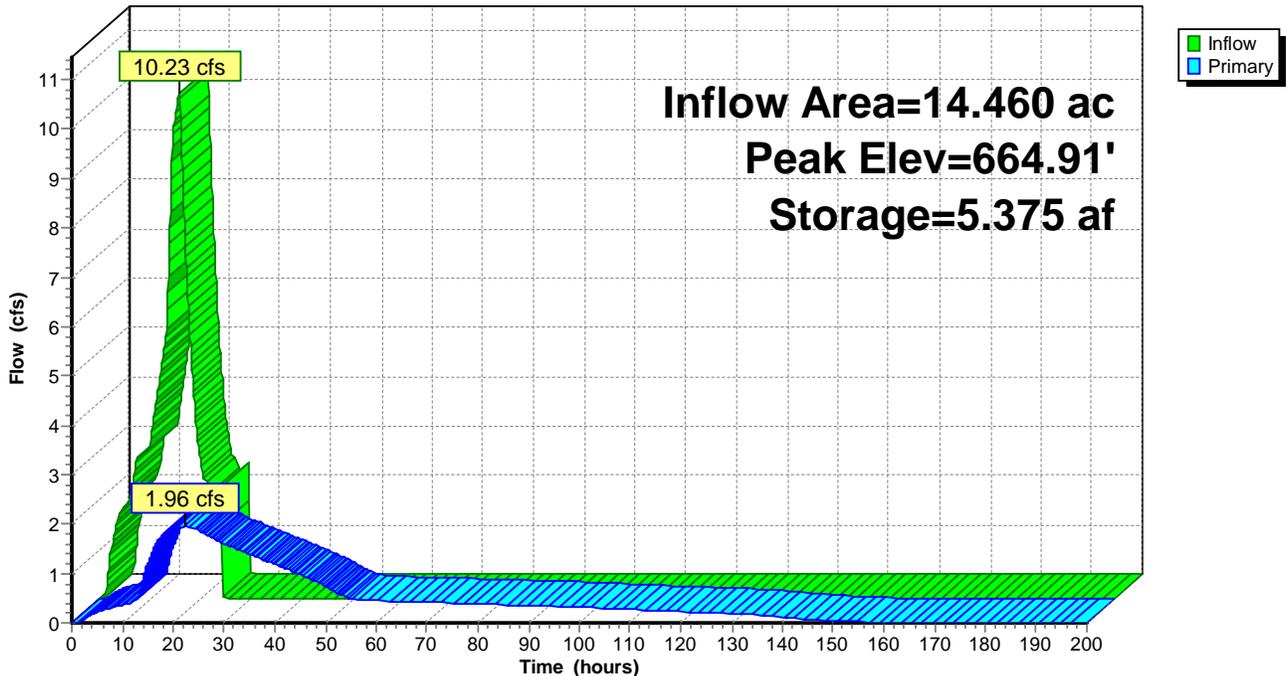
Primary OutFlow Max=1.96 cfs @ 22.32 hrs HW=664.91' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.70 cfs @ 12.53 fps)

2=Orifice/Grate (Orifice Controls 1.26 cfs @ 9.26 fps)

Pond 3P: Basin B (Underground Detention)

Hydrograph



Proposed Conditions

Huff 0-10sm 3Q 24.00 hrs 100YR-24HR Rainfall=6.50"

Prepared by Kimley-Horn and Associates

Printed 1/31/2019

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Page 5

Summary for Pond 4P: Basin A (Underground Detention)

Inflow Area = 18.090 ac, 85.00% Impervious, Inflow Depth = 5.91" for 100YR-24HR event
 Inflow = 12.80 cfs @ 15.62 hrs, Volume= 8.907 af
 Outflow = 2.44 cfs @ 22.34 hrs, Volume= 8.907 af, Atten= 81%, Lag= 403.7 min
 Primary = 2.44 cfs @ 22.34 hrs, Volume= 8.907 af

Routing by Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.10 hrs
 Peak Elev= 663.97' @ 22.34 hrs Surf.Area= 0.940 ac Storage= 6.621 af

Plug-Flow detention time= 1,933.3 min calculated for 8.907 af (100% of inflow)
 Center-of-Mass det. time= 1,932.9 min (2,774.1 - 841.1)

Volume	Invert	Avail.Storage	Storage Description
#1	658.00'	7.289 af	84.0" Round Pipe Storage L= 8,250.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	658.00'	4.0" Vert. Orifice/Grate C= 0.600
#2	Primary	660.74'	5.6" Vert. Orifice/Grate C= 0.600

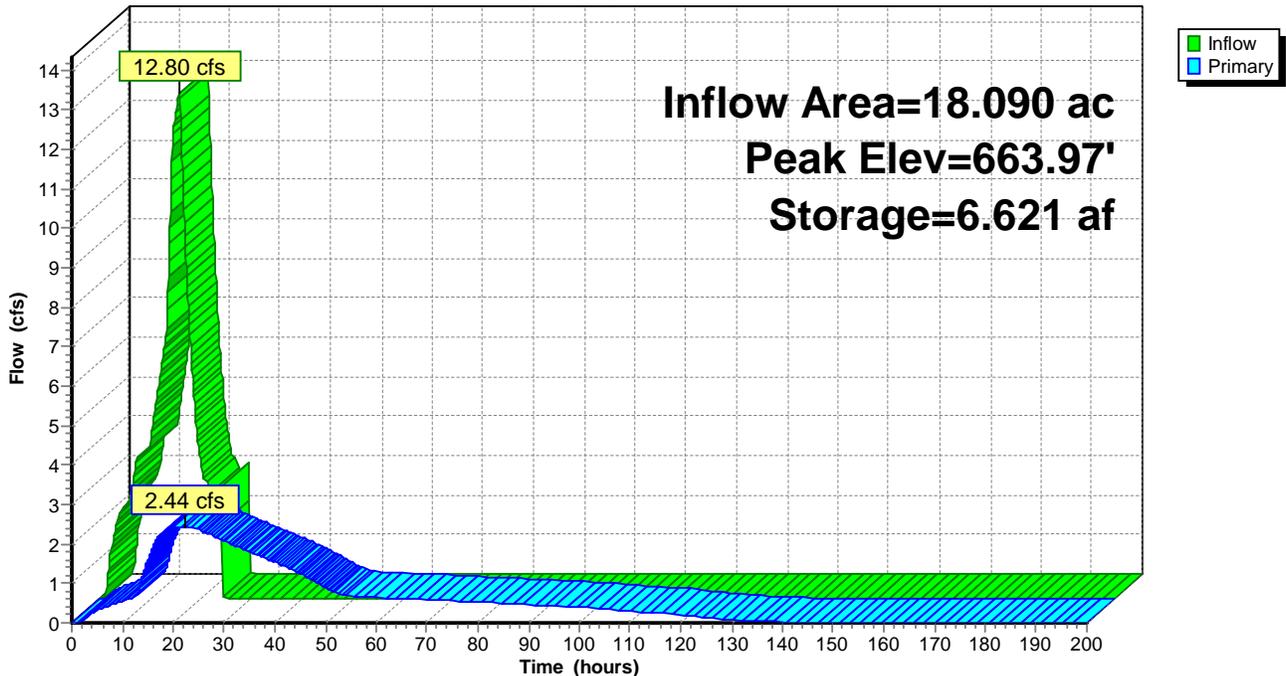
Primary OutFlow Max=2.44 cfs @ 22.34 hrs HW=663.97' (Free Discharge)

1=Orifice/Grate (Orifice Controls 1.01 cfs @ 11.60 fps)

2=Orifice/Grate (Orifice Controls 1.43 cfs @ 8.33 fps)

Pond 4P: Basin A (Underground Detention)

Hydrograph





LINCOLNSHIRE FLAGSHIP COMPLEX
ENTITLEMENTS



THE ST·JAMES^{®18}



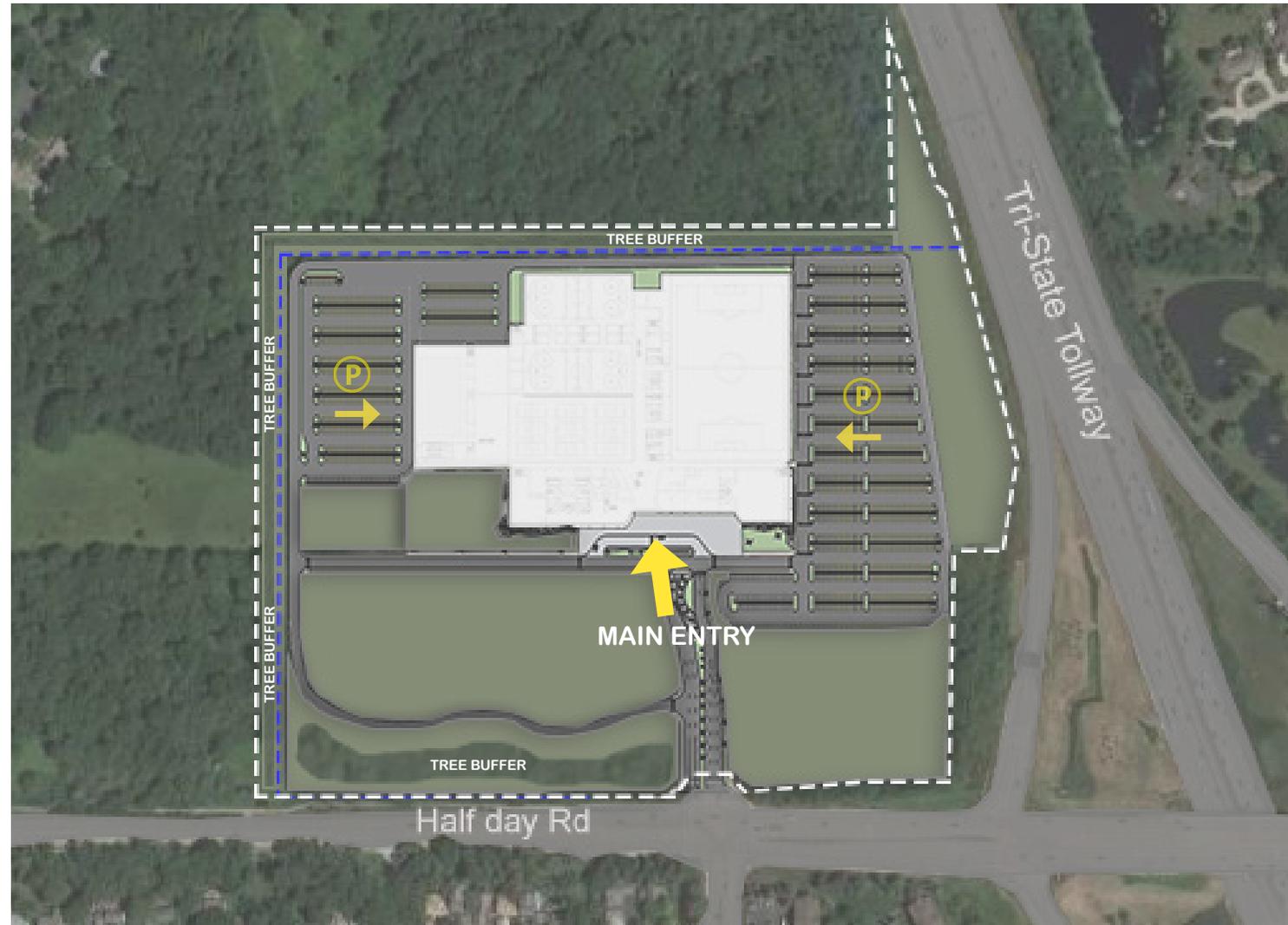
LINCOLNSHIRE FLAGSHIP COMPLEX ENTITLEMENTS

TABLE OF CONTENTS

- Site Plan & Site Diagram
- Floor Plans
- 3D Perspective Views
- Building Elevations
- Exhibit B
- Exhibit C



SITE PLAN: LEVEL 01



SITE DIAGRAM

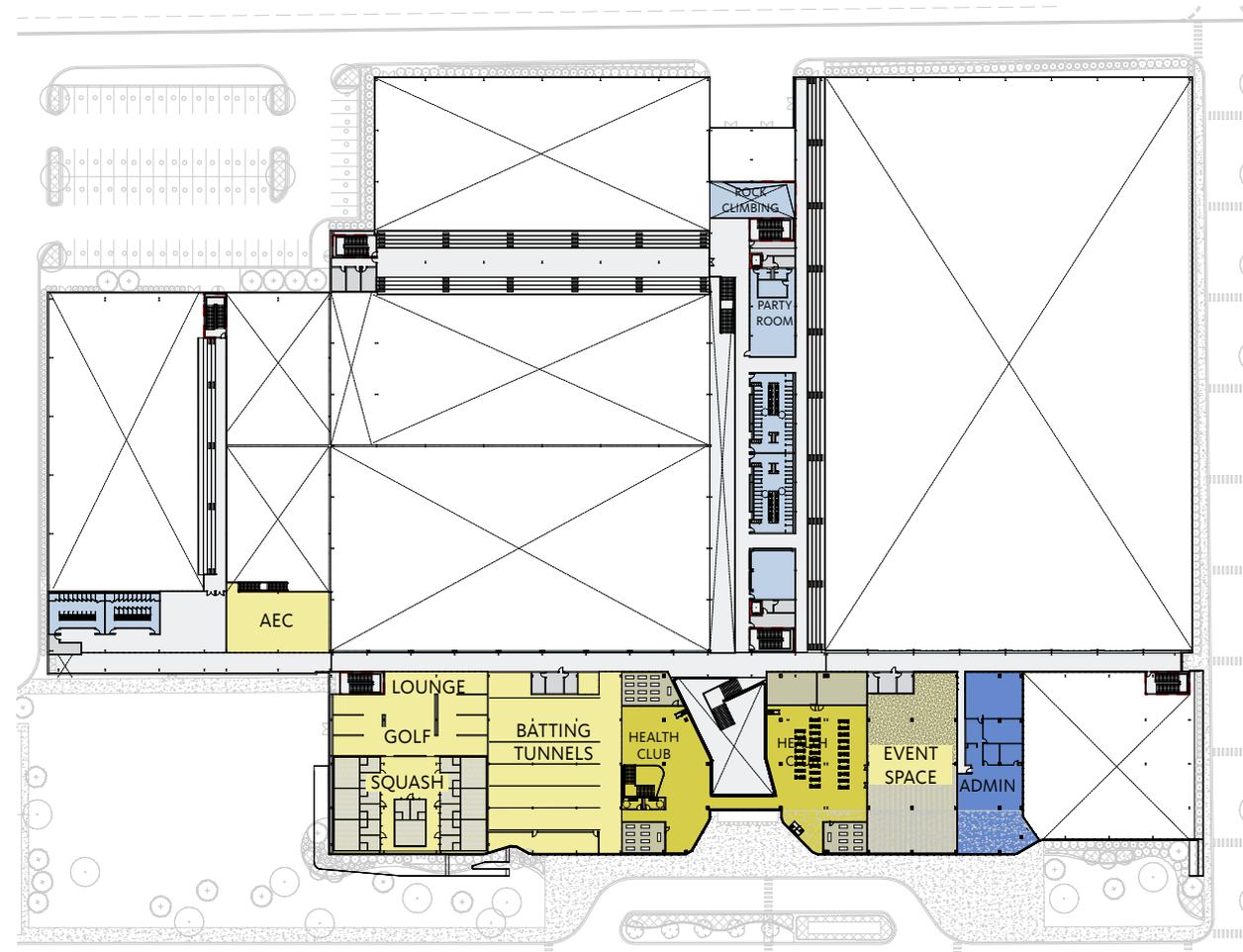


LEVEL 1 PLAN



Circulation
 Public Space
 Health Club
 Competition Volumes
 Admin Space

LEVEL 2 PLAN

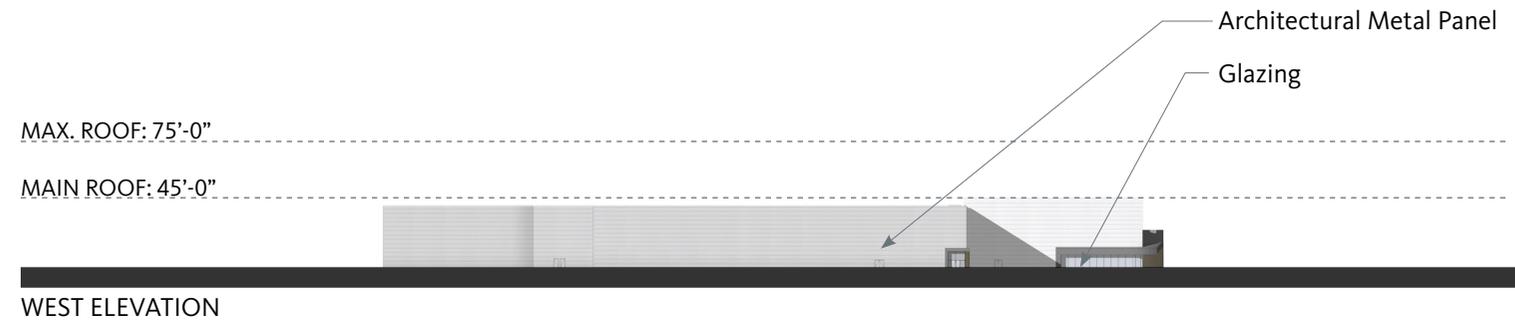
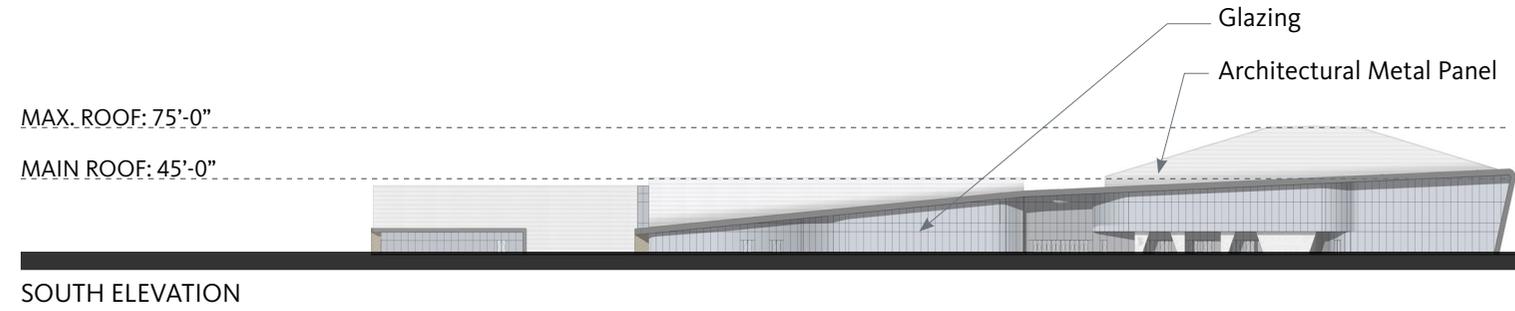


Circulation
 Public Space
 Health Club
 Competition Volumes
 Admin Space





ELEVATIONS



ELEVATIONS

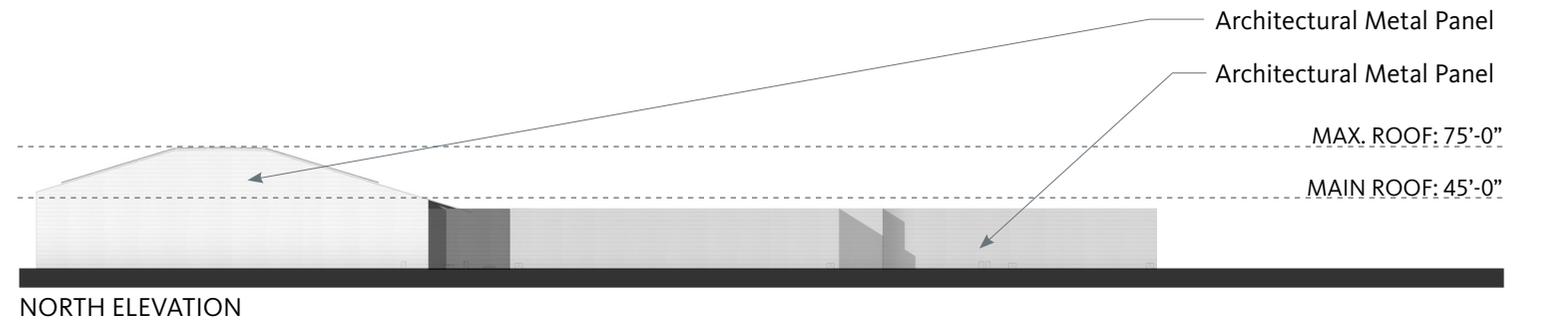
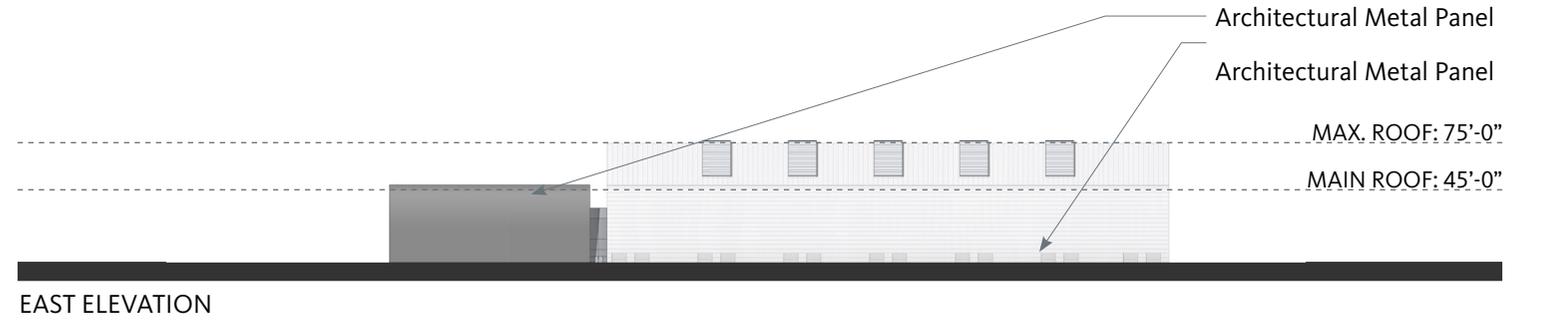


EXHIBIT B - WOOD CREEK COURTS SIGHT LINES

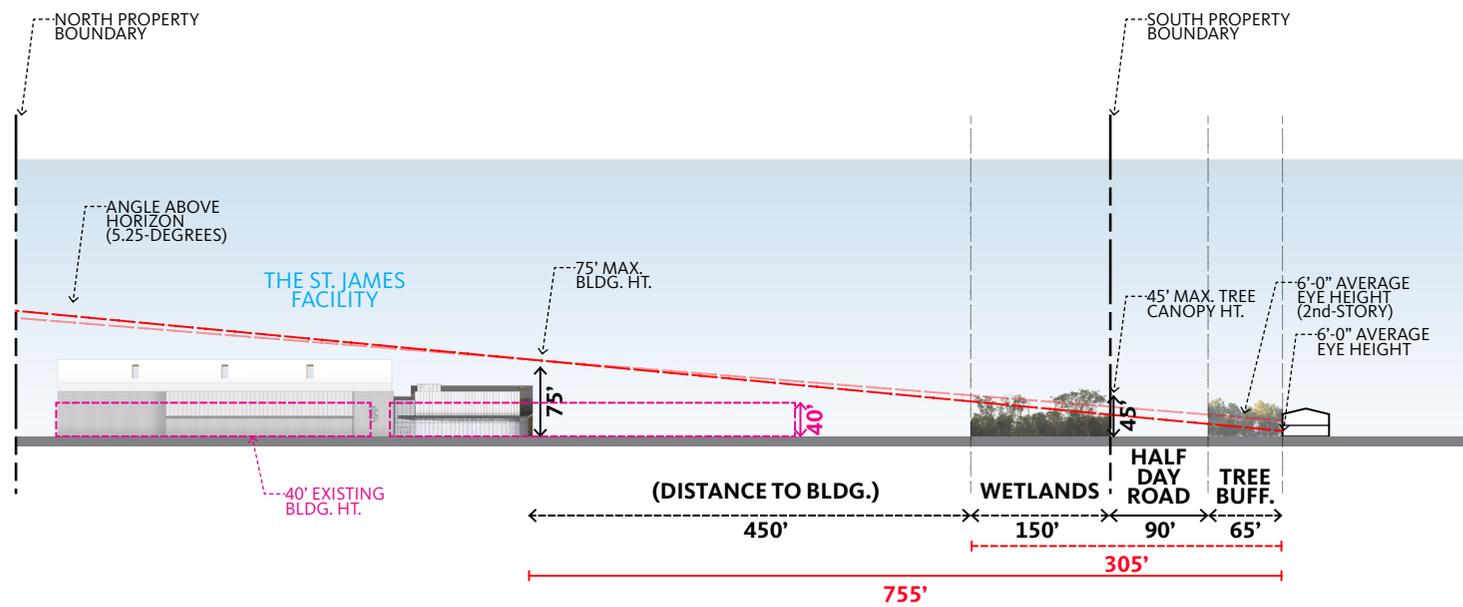
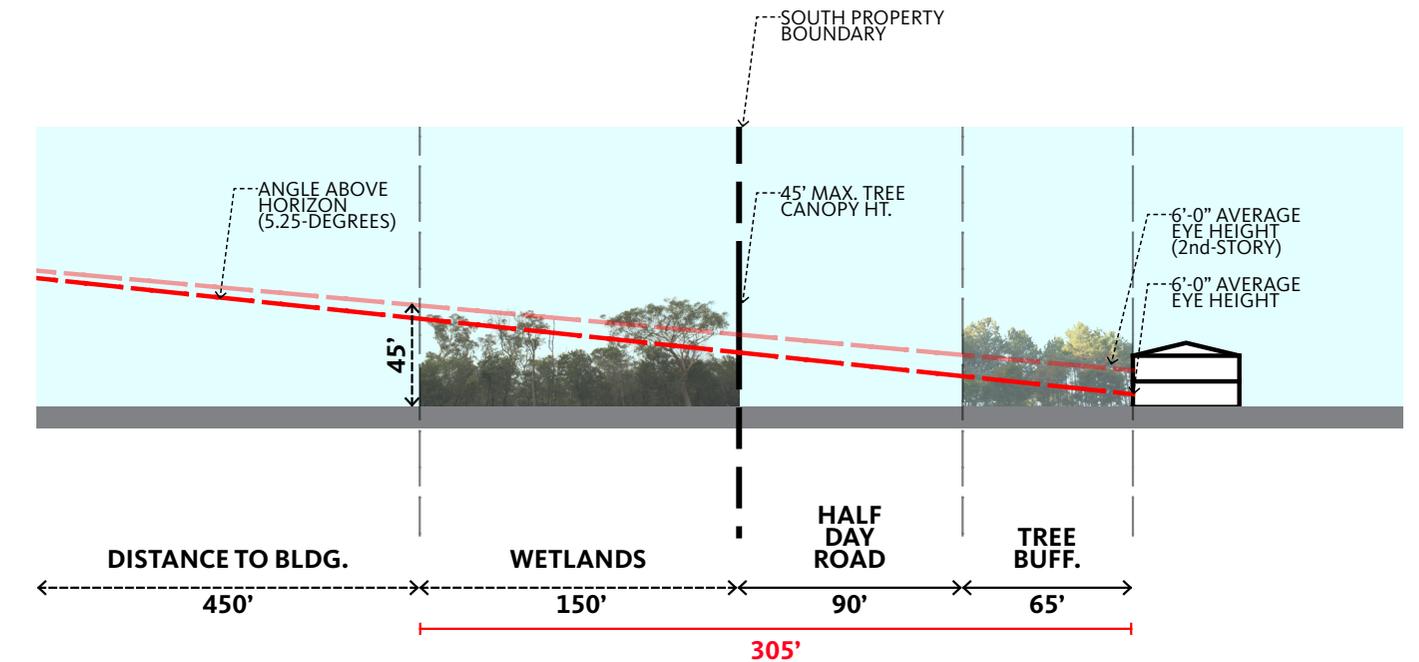


EXHIBIT B - WOOD CREEK COURTS SIGHT LINES



*Residents of Wood Creek would need to look beyond 305' of landscape, traffic, and wetlands (including an additional 450' of angle of 5.25-degrees above the horizon to see the top of the St. James facility)

EXHIBIT C - AERIAL PLAN



ENTRY VIEW



SOUTHWEST BUILDING VIEW



ARIAL VIEW



THE ST·JAMES

INTRODUCTION TO THE ST. JAMES

A woman in a blue tank top with 'STJ' printed on it is pointing directly at the camera with a wide, joyful smile. She is in the foreground of an outdoor event. In the background, other people are visible, some in blue shirts, and there are speakers on tripods. The setting appears to be a paved plaza or walkway near a modern building.

- The St. James is focused on building the premier sports, wellness and active entertainment destinations in the country.
- TSJ is committed to developing unparalleled best-in-class sports competition and training venues, exceptional lifestyle experiences and a dynamic, family-centered active entertainment center.
- The St. James aims to be the nexus of year-around sports programming (youth and adult) & the “place to be” for active families in each region it serves



- The St. James’s comprehensive offering of high quality sports and wellness facilities, programs and instruction “under one roof” addresses two high demand problems:
 - The lack of access to quality sports competition and training facilities, programming and instruction for sports enthusiasts of all ages, and
 - The severe logistics burden faced by “time starved” families created by the high fragmentation of sports and fitness facilities and programs
- Expansion plans include 25 to 30 flagship complexes in major markets
 - Successfully acquired a site in Lincolnshire, Chicago, with design underway.
 - Pursuing developments in Washington D.C., Columbia (MD), Dallas, Houston, Philadelphia and Los Angeles

PRINCIPALS OF THE ST. JAMES

KENDRICK F. ASHTON, CO-FOUNDER & CO-CEO

- Prior to founding The St. James, Kendrick was a founding member and Managing Director of boutique investment bank Perella Weinberg Partners
- Kendrick served as Chief Operating Officer of Perella Weinberg's Corporate Advisory Business from 2009 to 2011
- Prior to joining Perella Weinberg, Kendrick was an investment banker at Goldman Sachs & Co., executing large mergers, acquisitions and financings across a broad range of industries
- Kendrick received a JD from the University of Chicago Law School, where he was a Merit Scholar and the Earl Dickerson Public Service Scholar, and an MBA from the University of Chicago Booth School of Business, where he was also a Merit Scholar
- Kendrick received an AB from the College of William & Mary, where he was an All-Conference cornerback

CRAIG A. A. DIXON, CO-FOUNDER & CO-CEO

- Prior to founding The St. James, Craig was Assistant Vice President and Senior Counsel at Smithfield Foods, a Fortune 250 global food business, where he focused on M&A and corporate governance and was general counsel to the hog production business unit
- Prior to joining Smithfield Foods, he was in private practice at McGuireWoods LLP focusing on M&A and project finance
- Craig began his legal career as a Law Clerk to the Honorable James Spencer of the U.S. District Court for the Eastern District of Virginia
- Craig is a graduate of Harvard Business School's Program for Leadership Development and received a JD from William & Mary School of Law, where he was a recipient of the TC Clarke Scholarship, the Law Foundation Scholarship and the Thurgood Marshall Humanitarian Award
- Craig received a BBA from the College of William & Mary, where he was a William & Mary Scholar and a Project Excellence Scholar

THE ST. JAMES

CAIN INTERNATIONAL OVERVIEW

- In June 2016, The St. James partnered with Cain International to build out a national platform
- Cain International is a privately-owned real estate investment firm established in 2014 that provides long-term financing solutions in the U.S., U.K. and Europe markets
- Cain has deployed \$3.0 billion of capital across various real estate projects and operating platforms
- The firm has a track record providing growth capital to specialty real estate operating platforms led by strong sponsorship
- Led by CEO Jonathan Goldstein, the firm has offices in London and New York
- Cain International was voted Financier of the Year at the 2015 Property Awards, Residential Financier of the Year at the 2016 RESI Awards, and CEO, Jonathan Goldstein, was named Entrepreneur of the Year at the 2017 Property Awards

THE ST. JAMES BRAND

THE ST·JAMES



SPORTS +
TRAINING

ACTIVE
ENTERTAINMENT

WELLNESS +
LIFESTYLE

HIGHLIGHTS OF THE ST. JAMES FACILITIES

SPORTS
COMPETITION &
TRAINING VENUES

FIELD HOUSE: A 110,000 sq. ft. FIFA regulation-sized, open air turf field

THE ST·JAMES



SPORTS
COMPETITION &
TRAINING VENUES

ICE HOUSE: 2 NHL regulation-sized ice rinks for ice hockey, speed, figure and synchronized skating and curling

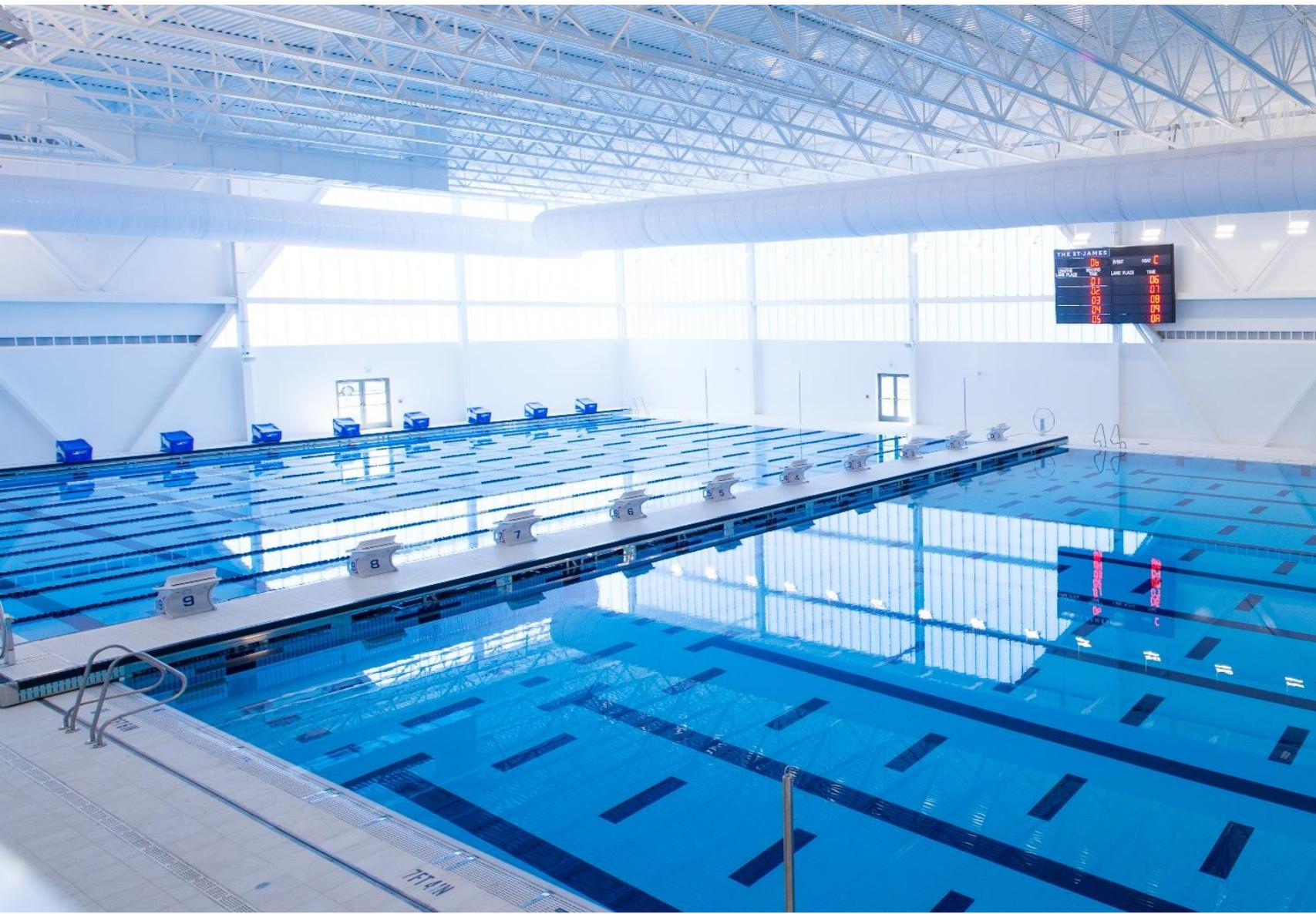
THE ST·JAMES



SPORTS
COMPETITION &
TRAINING VENUES

COURT HOUSE: 4 full-length
basketball courts convertible into
9 NCAA regulation-sized volleyball
courts

THE ST·JAMES



SPORTS COMPETITION & TRAINING VENUES

POOL HOUSE: An Olympic-sized competition pool serving long and short course swimming, water polo and other water sports



SPORTS COMPETITION & TRAINING VENUES

HITTING HOUSE: 8,000 sq. ft. of multipurpose baseball and softball training space, including batting cages and pitching machines

THE ST·JAMES



SPORTS
COMPETITION &
TRAINING VENUES

ROCK-CLIMBING WALL

THE ST·JAMES



SPORTS COMPETITION & TRAINING VENUES

GOLF & RACQUETS CENTER: An indoor golf training center with 7 state-of-the-art golf simulators and 8 int'l regulation-sized squash courts

THE ST·JAMES



THE ST·JAMES

HIGHLIGHTS OF THE ST. JAMES FACILITIES

ACTIVE ENTERTAINMENT VENUES

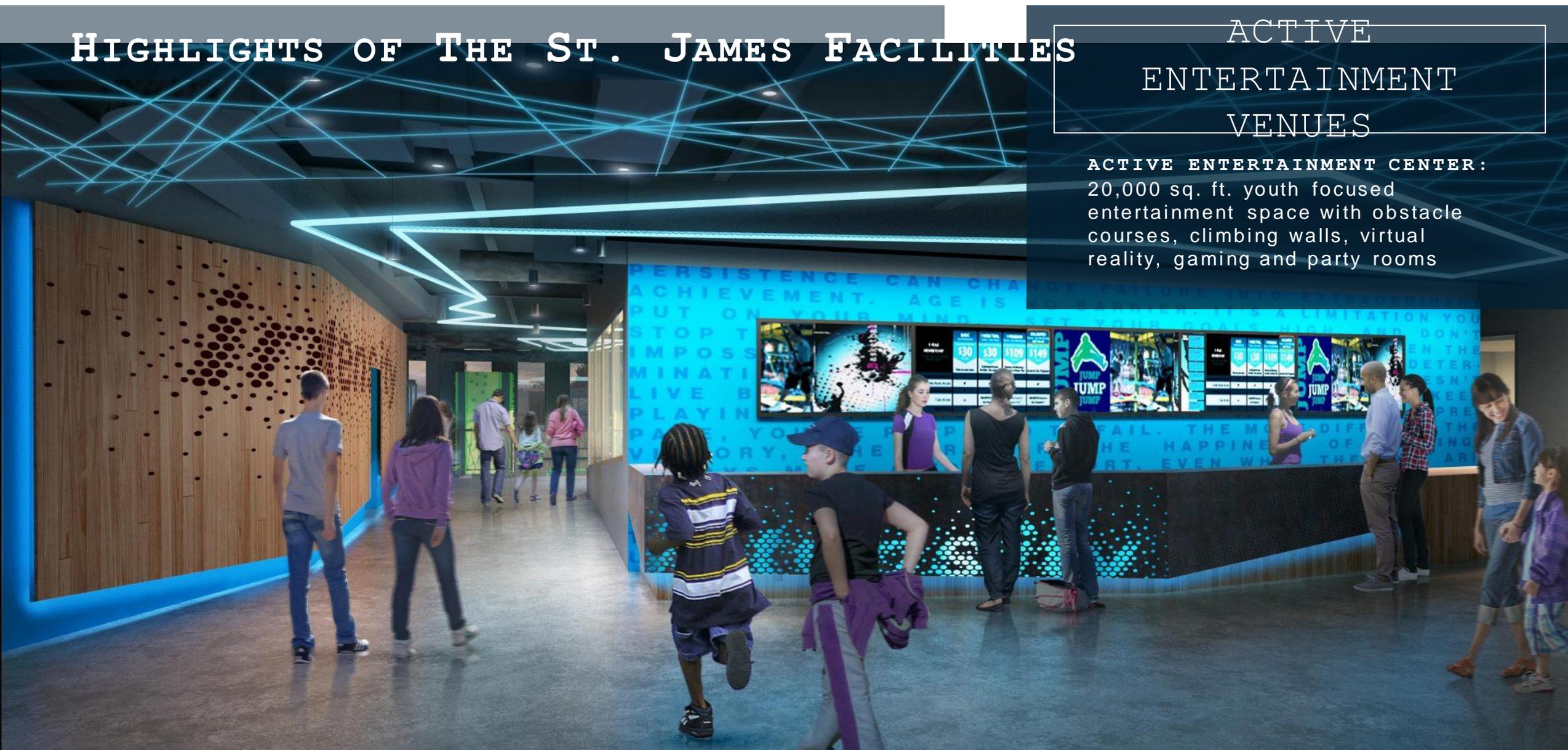
INTERACTIVE WATER PARK:
6,000 sq. ft. indoor water fun park with exciting slides, large water sprayers and dumping buckets

THE ST·JAMES

HIGHLIGHTS OF THE ST. JAMES FACILITIES

ACTIVE ENTERTAINMENT VENUES

ACTIVE ENTERTAINMENT CENTER:
20,000 sq. ft. youth focused entertainment space with obstacle courses, climbing walls, virtual reality, gaming and party rooms



HIGHLIGHTS OF THE ST. JAMES FACILITIES

WELLNESS & LIFESTYLE EXPERIENCES

**MEDISPA & REJUVENATION
CENTER:** Full service spa providing
soft tissue, beauty and other
recovery services (cryo)



THE ST·JAMES



WELLNESS &
LIFESTYLE
EXPERIENCES

PREMIUM HEALTH CLUB: 50,000 sq. ft. state-of-the-art cardio, strength, agility and group fitness center with a high performance center



THE ST·JAMES



WELLNESS &
LIFESTYLE
EXPERIENCES

RESTAURANT & MARKET CAFÉ:
Restaurant featuring healthy and delicious cuisine designed with a full service bar and premium market café with salads, wraps, fruit, smoothies, juices and coffee

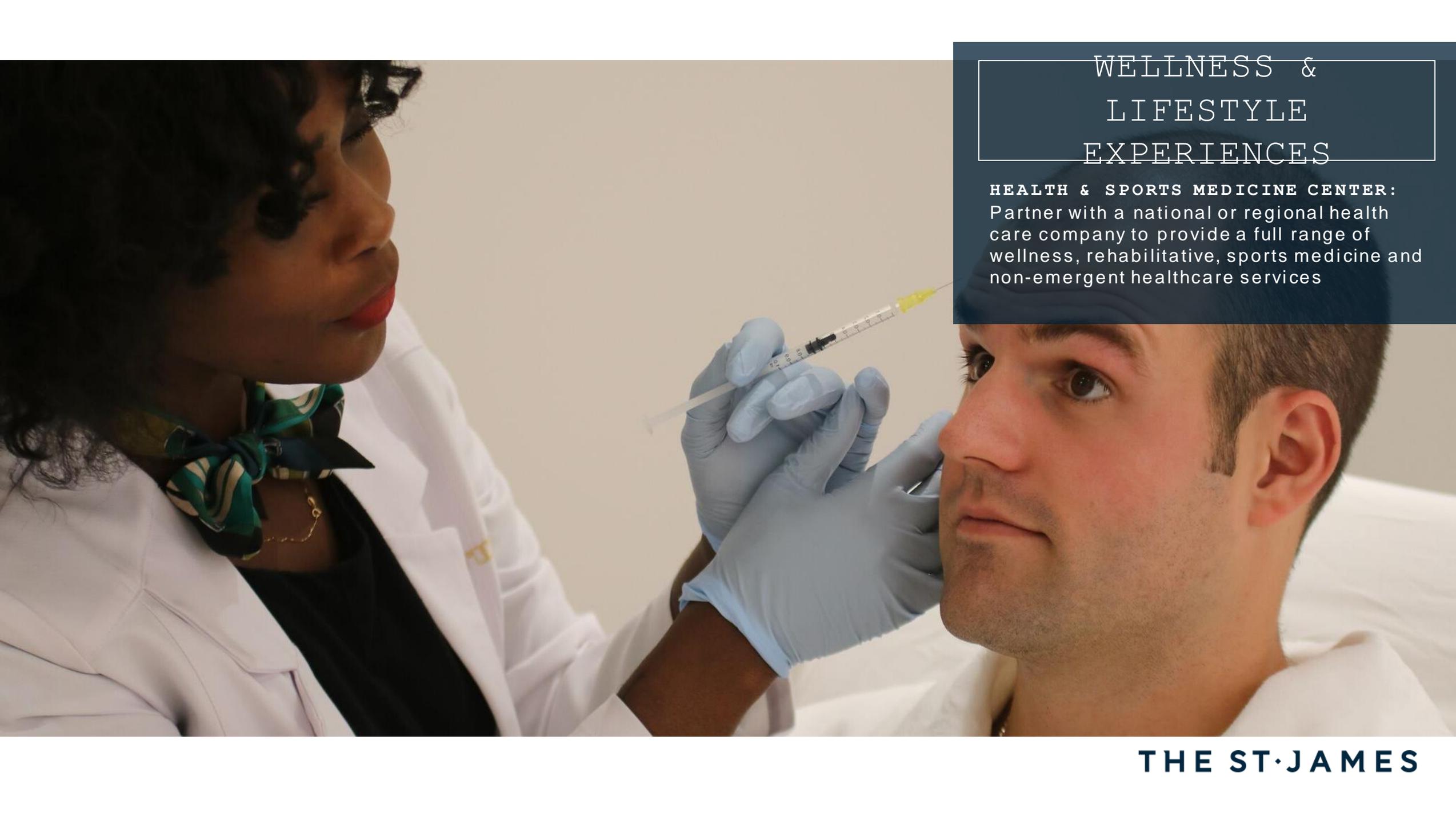




WELLNESS & LIFESTYLE EXPERIENCES

PERFORMANCE RETAIL BOUTIQUE:
Premium, performance oriented boutique to “try and buy” the best-in-performance and athleisure apparel, equipment and devices

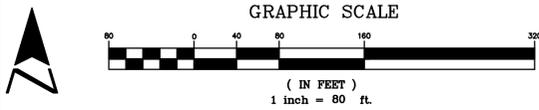
THE ST·JAMES



WELLNESS & LIFESTYLE EXPERIENCES

HEALTH & SPORTS MEDICINE CENTER:
Partner with a national or regional health care company to provide a full range of wellness, rehabilitative, sports medicine and non-emergent healthcare services

THE ST·JAMES



HALF DAY ROAD AND I-94 RESUBDIVISION

P.I.N.: 15-13-200-008
15-13-400-043
15-13-400-044
15-13-400-045

BEING A SUBDIVISION IN PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EASE OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

AGREEMENT AND NOTICE RE: CASH CONTRIBUTIONS TO THE VILLAGE OF LINCOLNSHIRE, ILLINOIS

AS A CONDITION OF APPROVAL OF THIS PLAT OF SUBDIVISION, THE UNDERSIGNED OWNER AGREES WITH THE VILLAGE OF LINCOLNSHIRE, ILLINOIS, AND ALL PARTIES WHO SHALL HEREAFTER ACQUIRE FROM THE SUBDIVIDER ANY LAND DESCRIBED IN THIS PLAT SHALL BE HELD TO AGREE WITH THE VILLAGE OF LINCOLNSHIRE, TO COMPLY WITH THE TERMS AND PROVISIONS CONTAINED IN CHAPTER 7 OF THE SUBDIVISION TITLE OF THE VILLAGE OF LINCOLNSHIRE, ILLINOIS VILLAGE CODE RELATING TO THE PAYMENT OF A CASH CONTRIBUTION FOR SCHOOL, PARK AND LIBRARY PURPOSES. NOTICE IS HEREBY GIVEN TO ALL PERSONS, INCLUDING CORPORATIONS, WHO ACQUIRE ANY LAND FROM THE SUBDIVIDER HEREOF, THAT UNLESS THE AFORESAID CASH CONTRIBUTION HAS BEEN PREVIOUSLY PAID TO THE VILLAGE OF LINCOLNSHIRE, ILLINOIS, IN CONNECTION WITH THIS SUBDIVISION NO PERMITS WILL BE ISSUED BY THE VILLAGE FOR ANY DEVELOPMENT OR CONSTRUCTION ON THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS HERE UNTO SIGNED AND SEALED THIS INSTRUMENT THIS _____ DAY OF _____, 20____

OWNER _____ OWNER _____

DEED REQUIREMENTS:

WE THE UNDERSIGNED _____ DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS (NAME), AN ADDITION TO THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND (NUMBER) FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, SURFACE AND SUBSURFACE DRAINAGE, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

OWNER _____ OWNER _____

STATE OF ILLINOIS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF LAKE)

UNDER THE AUTHORITY PROVIDED BY ILLINOIS REVISED STATUTES, ENACTED BY THE STATE LEGISLATURE AND ON MOTION ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF LINCOLNSHIRE AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL BY THE MAYOR AND BOARD OF TRUSTEES OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNSHIRE AT A MEETING HELD ON THIS _____ DAY OF _____, A.D. _____ LINCOLNSHIRE, LAKE COUNTY, ILLINOIS.

MAYOR _____

VILLAGE CLERK _____

COUNTY BOARD OF SUPERVISORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

APPROVED BY THE COUNTY BOARD OF SUPERVISORS OF LAKE COUNTY, ILLINOIS AT A MEETING HELD _____

CHAIRMAN _____

COUNTY CLERK _____

ENGINEER'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF LAKE)

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE VILLAGE ENGINEER OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS.

VILLAGE ENGINEER _____

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS. THIS _____ DAY OF _____, AD. 20____

LAKE COUNTY CLERK _____

MUNICIPAL CERTIFICATE AS TO SPECIAL ASSESSMENTS:

STATE OF ILLINOIS)
COUNTY OF LAKE)

COLLECTOR FOR THE VILLAGE OF LINCOLNSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT. DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, AD., 20____

COLLECTOR _____

NOTE:
CROSS ACCESS AND UTILITY EASEMENTS PENDING DEVELOPMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AS WELL AS FINAL ENGINEERING.

NO.	DATE	DESCRIPTION	BY
3	02/06/2019	REVISED PER LOT CONFIG PER DWG. EMAIL DATED 02/03/2019	MMG
2	11/19/2018	REVISED PER EMAIL DATED 12/17/2018	MMG
1	11/14/2018	IDOT SIGNATURE BLOCK ADDED	MMG



GENTILE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: GLENSTAR

DRAWN BY: MMG
ORDER NO.:17-20870-18 SUB-REV 3
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870

PRELIMINARY PLAT OF

SCHOOL DISTRICT CERTIFICATE:

THIS IS TO CERTIFY THAT I _____ AS OWNER OF THE PROPERTY DESCRIBED AS THE _____ SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TOT HE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

LOT NUMBER(S) _____ ELEMENTARY SCHOOL DISTRICTS _____ HIGH SCHOOL SCHOOL DISTRICTS _____

LOTS 1-8 & PARCELS 2, 3 & 8 LINCOLNSHIRE-PRAIRIEVIEW SD 103 ADLAI E STEVENSON HSD 125

OWNER _____

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____)

I, _____ A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ OWNER OF THE PROPERTY COMMONLY KNOWN AS _____ SUBDIVISION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

I.D.O.T. CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER _____

SURVEYOR'S CERTIFICATES:

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I _____ A REGISTERED ILLINOIS LAND SURVEYOR, NO. _____, HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY SHOWN BY THE ANNEXED PLAT AND DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PART OF LOT 2 (EXCEPT THE WESTERLY 150 FEET THEREOF) LYING NORTH OF THE CENTERLINE OF THE ROAD IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002 IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
THE WEST 132 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART THEREOF LYING SOUTH OF THE CENTER OF THE STATE ROUTE NO. 22), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY OF THE NORTHERN ILLINOIS TOLL HIGHWAY, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:
LOT 1 (EXCEPT THE WESTERLY 150 FEET THEREOF) IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 5:
THE WESTERLY 150 FEET OF THAT PART OF LOT 2 LYING NORTH OF THE CENTER LINE OF THE ROAD IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 6:
THE WESTERLY 150 FEET OF LOT 1 IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 7:
LOT 4 IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 8:
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE TOLL HIGHWAY, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART ACQUIRED BY ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 6279034.

PARCEL 9:
THAT PART OF LOT 3 LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 3, WHICH IS 60.36 FEET NORTH OF ITS INTERSECTION WITH THE CENTER LINE OF STATE ROUTE NO. 22; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 3, WHICH IS 31.60 FEET NORTH OF ITS INTERSECTION WITH THE CENTER LINE OF SAID STATE ROUTE NO. 22, ALL BEING IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 10:
THAT PART OF LOT 6 LYING NORTH OF SAID STATE ROUTE NO. 22 IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 32 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 11:
THAT PART OF LOT 7 LYING NORTH OF THE NORTH LINE OF ROUTE 22 IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

PARCEL 12:
LOTS 5 AND 8 IN BROWN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1876 AS DOCUMENT 16002, IN BOOK *A*OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART ACQUIRED BY CONDEMNATION CASE 20E00053 AS IDOT JOB NO. R-91-009-94, PARCELS 10N-0024B, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
PARCEL 10N-0024A: THAT PART OF LOTS 2, 3, 6 AND 7 IN BROWN'S SUBDIVISION RECORDED ON OCTOBER 17, 1876 AS DOCUMENT NUMBER 16002 IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH REBAR WITH AN ALUMINUM CAP STAMPED "ILL DEPT OF TRANSPORTATION JAMES ANDERSON COMPANY PLS #3016" AT THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 7 WITH A LINE 70.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ROUTE 22; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST 328.70 FEET, MORE OR LESS, ALONG SAID LINE 70.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22 TO A 5/8 INCH REBAR WITH AN ALUMINUM CAP STAMPED "ILL DEPT OF TRANSPORTATION JAMES ANDERSON COMPANY PLS #3016" ON THE WEST LINE OF AFORESAID LOT 6; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 328.71 FEET, MORE OR LESS, ALONG SAID LINE 70.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22 TO A 5/8 INCH IRON REBAR WITH AN ALUMINUM CAP STAMPED "ILL DEPT OF TRANSPORTATION JAMES ANDERSON COMPANY PLS #3016" ON THE WEST LINE OF AFORESAID LOT 3; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 191.32 FEET ALONG SAID LINE 70.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22 TO A 5/8 INCH IRON REBAR WITH AN ALUMINUM CAP STAMPED "ILL DEPT OF TRANSPORTATION JAMES ANDERSON COMPANY PLS #3016"; THENCE NORTH 37 DEGREES 13 MINUTES 49 SECONDS EAST 42.52 FEET, MORE OR LESS, TO A 5/8 INCH IRON REBAR ON A LINE 104.00 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF ILLINOIS ROUTE 22; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 109.47 FEET ALONG SAID LINE 104.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ROUTE 22 TO AN IRON REBAR WITH AN ALUMINUM CAP; THENCE SOUTH 30 DEGREES 24 MINUTES 50 SECONDS EAST, 36.07 FEET, MORE OR LESS, TO A 5/8 INCH IRON REBAR ON A LINE 73.00 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF ILLINOIS ROUTE 22; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 129.11 FEET, MORE OR LESS, ALONG SAID LINE 73.00 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF ILLINOIS ROUTE 22 TO A 5/8 INCH IRON REBAR WITH AN ALUMINUM CAP ON THE NORTHERLY LINE OF ILLINOIS STATE TOLL HIGHWAY PARCEL T-12A-98; THENCE SOUTH 85 DEGREES 20 MINUTES 55 SECONDS WEST, 145.71 FEET, MORE OR LESS, ALONG SAID NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY PARCEL T-12A-98 TO THE WEST LINE OF AFORESAID LOT 2; THENCE NORTH 85 DEGREES 20 MINUTES 55 SECONDS EAST, 185.24 FEET, MORE OR LESS, ALONG THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY PARCEL T-12A-98 TO THE POINT OF INTERSECTION WITH AFORESAID LINE 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 5.46 FEET, MORE OR LESS, ALONG SAID LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22 BEING THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY PARCEL T-12A-98 TO THE POINT OF BEGINNING.

PARCEL 10N-0024B:
THAT PART OF LOT 2 IN BROWN'S SUBDIVISION RECORDED ON OCTOBER 17, 1876 AS DOCUMENT NUMBER 16002 IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND THAT PART OF THE SOUTHEAST 1/4 OF SECTION 13, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON REBAR WITH AN ALUMINUM CAP AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 132.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 13 WITH A LINE 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 18 MINUTES 57 SECONDS EAST, 2.00 FEET, MORE OR LESS, ALONG SAID EAST LINE OF THE WEST 132.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 TO A 5/8 INCH IRON REBAR WITH AN ALUMINUM CAP AT THE POINT OF INTERSECTION WITH A LINE 102.00 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF ROUTE 22 TO A 5/8 IRON REBAR WITH AN ALUMINUM CAP; THENCE NORTH 89 DEGREES 38 MINUTES 42 SECONDS WEST, 190.00 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 30 SECONDS WEST, 18.07 FEET, MORE OR LESS, TO A 5/8 INCH IRON REBAR WITH AN ALUMINUM CAP ON THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY PARCEL T-12A-98; THENCE NORTH 85 DEGREES 20 MINUTES 55 SECONDS EAST, 185.24 FEET, MORE OR LESS, ALONG THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY PARCEL T-12A-98 TO THE POINT OF INTERSECTION WITH AFORESAID LINE 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 5.46 FEET, MORE OR LESS, ALONG SAID LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 22 BEING THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY PARCEL T-12A-98 TO THE POINT OF BEGINNING.

TOTAL AREA: 1,790,446.35 sq. ft. (41.10 acres)

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I HEREBY DESIGNATE THE VILLAGE OF LINCOLNSHIRE TO RECORD THIS DOCUMENT WITH THE COUNTY OF LAKE, RECORDER OF DEEDS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMALS PARTS THEREOF, THAT THE PROPERTY HEREON SHOWN AND DESCRIBED IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS, AND THAT SAID PROPERTY IS DESIGNATED AS "ZONE-X, ZONE AE, FLOODWAY AREAS IN ZONE AE AND OTHER FLOOD AREAS" AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170378, DATED SEPTEMBER 18, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

REGISTERED ILLINOIS LAND SURVEYOR
LICENSE NUMBER 2925 _____

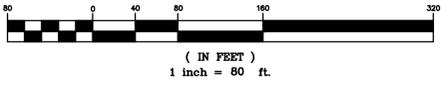
HALF DAY ROAD AND I-94 RESUBDIVISION

BEING A SUBDIVISION IN PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EASE OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

P.I.N.: 15-13-200-008
15-13-400-043
15-13-400-044
15-13-400-045



GRAPHIC SCALE



FOUND IRON PIPE
1.22' N. & 0.89' E.

30' EASEMENT FOR SANITARY SEWER, WATER MAIN, STORM SEWER, DRAINAGE AND GENERAL UTILITY PURPOSES ACCORDING TO ANIMATION AGREEMENT DATED OCTOBER 14, 1975 TO THE VILLAGE OF UNICOILSHIRE FROM TRANS UNION LAND DEVELOPMENT COMPANY.

FOUND IRON ROD
0.75' N. & 0.10' W.

HALF WAY ROAD
(STATE ROUTE 22)

FOUND IRON PIPE
0.27' N. & 0.09' W.

FOUND CROSS NOTCH
AT CORNER

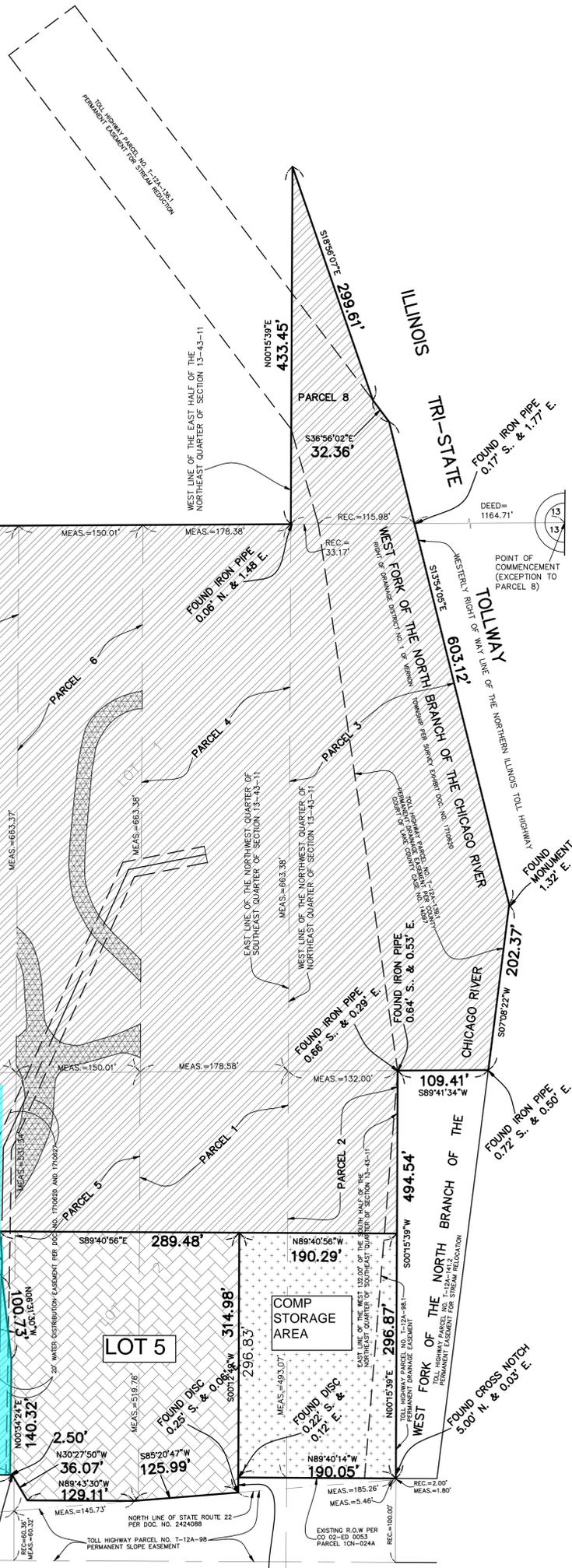
FOUND IRON ROD
0.16' S. & 0.06' E.

FOUND DISC
0.16' S. & 0.03' W.

FOUND DISC
0.22' S. & 0.12' E.

FOUND IRON PIPE
0.72' S. & 0.50' E.

FOUND CROSS NOTCH
5.00' N. & 0.03' E.



NOTE:
CROSS ACCESS AND UTILITY EASEMENTS PENDING DEVELOPMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AS WELL AS FINAL ENGINEERING.

NO.	DATE	DESCRIPTION	BY
3	02/06/2019	REVISED PER LOT CONFIG PER DWG. EMAIL DATED 02/21/2019	MMG
2	11/19/2018	REVISED PER EMAIL DATED 12/17/2018	MMG
1	11/14/2018	IDOT SIGNATURE BLOCK ADDED	MMG

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

FUTURE DEVELOPMENT AREA 1: 29,559.25 sq. ft. (0.68 acres)
FUTURE DEVELOPMENT AREA 2: 108,825.63 sq. ft. (2.50 acres)
FUTURE DEVELOPMENT AREA 3: 113,165.09 sq. ft. (2.60 acres)
FUTURE DEVELOPMENT AREA 4: 89,825.68 sq. ft. (2.06 acres)
COMPENSATORY STORAGE AREA: 56,452.27 sq. ft. (1.30 acres)
PROPOSED BUILDING LOT AREA: 1,392,618.43 sq. ft. (31.96 acres)
TOTAL AREA: 1,790,446.35 sq. ft. (41.10 acres)

LEGEND

- DRIVEWAY EASEMENT FOR ACCESS PURPOSES PER DOC. NO. 1710620 AND 1710627
- PROPOSED BUILDING LOT AREA
- FUTURE DEVELOPMENT AREAS
- COMPENSATORY STORAGE AREA
- COMMON AREA (ASSOCIATION)

PREPARED FOR: GLENSTAR
DRAWN BY: MMG
ORDER NO.: 17-20870-18 SUB-REV 3
SHEET 2 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870

MEMORANDUM TO: James Robinson, LEED AP
GlenStar

FROM: William R. Woodward
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: February 7, 2019

SUBJECT: Parking Evaluation
The St James Development
Lincolnshire, Illinois

Introduction

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) prepared this parking evaluation memorandum for the proposed The St James (TSJ) development to be located in the northwest quadrant of the Interstate 94 and IL 22 full access interchange in Lincolnshire, Illinois.

The approximate 447,526 square-foot The St. James is a destination sports, health, and fitness center that includes a recreational facility, a competitive-grade swimming pool, indoor playing fields and hockey rinks, spectator seating for hosted events, a meeting and events center, and a sports medicine office. The facility will operate 24-hours a day, seven days a week and is estimated to accommodate up to 1,350 visitors at any given time, with additional attendance for hosted events and meetings. The development proposes an approximate 975-space surface parking lot.

The purpose of this parking evaluation is to determine if the proposed parking is adequate based on existing Village Code, as well as comparing what is provided at an existing The St James location in Springfield, Virginia, and Chelsea Piers, which is a facility in Connecticut that is similar in density and services offered as to the proposed The St James development.

Parking Evaluation Based on Village Code

The Village of Lincolnshire does not have off-street parking requirements for a unique facility, such as the proposed TSJ facility. As such, the parking requirements, as defined by Code, are based on the primary uses that are offered within the indoor facility, which includes the recreational facility, the swimming pool, the meeting and events center space, the medicine office, and spectator seating. The TSJ will only host one event at a time. Therefore, parking was estimated for the largest venue with a capacity of 900 seats.

Table 1 shows the off-street parking spaces required based on Village Code and is compared to the proposed parking supply of 975 parking spaces. As shown in Table 1, the proposed parking supply will exceed the Village Code requirements.

In addition to the uses outlined above, the TSJ will include complimentary uses that include a day spa, daycare center, a sundry/exercise gear shop, and a restaurant. All these uses are considered ancillary uses to the overall development where a patron will participate in the recreation center facility while also using one of these services in the same visit (e.g. a patron drops their child at the provided daycare and then uses the facility). As such, no additional parking demand would be generated by these ancillary uses.

Parking Evaluation Based on an Existing The St James Development

As per Chapter 11, page 6 of the Village of Lincolnshire's Code (Revised 06/26/2018), it states:

“Unspecified Use: When the use of a structure or lot is known, but not identified in the [off-street requirement] table, the minimum number of parking spaces required shall be determined based on a reasonably comparable and/or similar use identified.”

The Springfield St James, located in Springfield, Virginia, opened in Fall 2018. The facility is similar in size (approximately 450,000 square feet) offering similar services and ancillary uses as what is proposed for the Lincolnshire, Illinois location. The facility provides a total of approximately 810 parking spaces. As such, the proposed 975 parking spaces proposed for the Lincolnshire development exceeds what is being provided (810 spaces) for the Springfield location.

Parking Evaluation Based on a Similar Use – Chelsea Piers; Connecticut

As noted, Chelsea Piers is a similar-type facility located in Connecticut that is approximately 417,900 square-feet in size and also offers similar recreational amenities and services. Chelsea Piers has a parking supply of approximately 443 parking spaces, equating to an overall parking ratio of 1.06 spaces per 1,000 square feet of gross floor area. Comparing this ratio to the proposed Lincolnshire location ratio of 2.18 shows that the proposed parking supply for the Lincolnshire development exceeds the existing parking supply of a similar-type facility.

Table 2 summarizes the parking supply and ratios for the Springfield location and the Chelsea Piers facility in Connecticut and is compared to the proposed Lincolnshire location.

Conclusion

Based on the preceding parking evaluation, the 975 parking spaces for the The St James development will exceed the parking requirements based on the Village of Lincolnshire Code. Further, the proposed parking supply will exceed what is provided at the Springfield, Virginia location, and at a similar-type facility.

Table 1
 PROPOSED THE ST JAMES DEVELOPMENT; LINCOLNSHIRE, ILLINOIS
 PARKING SUMMARY BASED ON VILLAGE CODE

Use	Parking Requirement	Area of Use	Occupancy Load	Number of Employees	Parking Required
Private or Public Recreational Facility and Community Buildings	1 space per 3 persons (1/3) based on occupancy load plus one (1) space per employee	--	910 persons	170 ¹	474
Swimming Pool	1 space per 100 square feet of water surface area	13,454 s.f.	--	--	135
Meeting & Events Center	1 space per 4 persons at max occupancy	--	160 persons	--	40
Medicine Office	1 space per 250 square feet	4,345 s.f.	--	--	18
Spectator Seating	0.25 spaces per seat	--	900 seats	--	<u>225</u>
Total Spaces Required:					892
Total Spaces Provided:					975
Parking Surplus (Deficit):					83
¹ Number of employees is inclusive of all uses listed.					

Table 2
 PARKING SUMMARY COMPARISON

Location	Parking Spaces Provided	Square Footage	Parking Ratio
The St James; Springfield, VA	810	450,000 s.f.	1.80
Chelsea Piers; Connecticut	443	417,900 s.f.	1.06
The St James; Lincolnshire, IL (Proposed)	975	447,526 s.f.	2.18

DOCUMENT 3

STATE OF ILLINOIS)
) **SS.**
COUNTY OF L A K E)

CLERK'S CERTIFICATE

I, **Barbara Mastandrea**, do hereby certify that I am the duly appointed and qualified Village Clerk for the Village of Lincolnshire, Lake County, Illinois.

I do further certify that the above and attached is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 18-3780-208

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM OC OFFICE CAMPUS TO B2
GENERAL BUSINESS AND
GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A
MIXED-USE DEVELOPMENT WITH
RECREATION, HOSPITALITY and RESTAURANT USES
(90, 98 and 100 Half Day Road)**

I do further certify that the aforesaid Ordinance was entrusted to my care and custody, that the same is duly spread upon the record of proceedings of said Village, and that I am the custodian of all Village records, including the journal of proceedings, ordinances, and resolutions of said Village.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of August, 2018



Barbara Mastandrea, Village Clerk
Village of Lincolnshire
Lake County

**Prepared by and Mail to:
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069**

**VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS**

ORDINANCE NO. 18-3780-208

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM OC OFFICE CAMPUS TO B2
GENERAL BUSINESS AND
GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A
MIXED-USE DEVELOPMENT WITH
RECREATION, HOSPITALITY and RESTAURANT USES
(90, 98 and 100 Half Day Road)**

WHEREAS, Medline Industries, Inc., an Illinois corporation (“Owner”), is the owner of certain real estate commonly known as 90, 98 and 100 Half Day Road, and legally described as set forth in Exhibit A, consisting of approximately 43 acres of property (the “Subject Property”); and

WHEREAS, TSJ Lincolnshire Property, LLC, a Delaware limited liability company (“Developer”), has entered into a contract with Owner to purchase the Subject Property and intends to develop the Subject Property with a mixed-use development with recreation, hospitality and restaurant uses (the “Development”) (Developer and Owner are sometimes collectively referred to herein as “Petitioner”); and

WHEREAS, pursuant to Title 6 of the Village Code, Developer submitted to the Village an Application for Village Board consideration seeking to rezone the Subject Property from the OC Office Campus District to the B-2 General Business District (the “Rezoning Application”); and

WHEREAS, pursuant to Title 6 of the Village Code, Developer submitted to the Village an Application for Village Board consideration seeking a special use for a planned unit development with related conditions and exceptions from the Village Code to allow the Development on the Subject Property (collectively, the “PUD Application”); and

WHEREAS, pursuant to Title 6 of the Village Code and notice of public hearing, which was mailed to all required property owners and published on January 26, 2018 in the Daily Herald, all public hearings, as required by law, have been held by the Village Board on the Rezoning

Application and PUD Application in order to permit the Subject Property to be developed as hereinafter provided; and

WHEREAS, the Corporate Authorities, after due and careful consideration, have concluded that development of the Subject Property with a mixed-use development with recreation, hospitality and restaurant uses, subject to the term and conditions of this Ordinance, will promote the sound planning and development of the Village as a balanced community, increase the taxable value of property within the Village, enable the Village to control the development of the area, and otherwise promote the proper growth and general welfare while serving the planning objectives of the Village; and

WHEREAS, the Corporate Authorities conclude the rezoning of the Subject Property and the proposed improvement of the Development in accordance with the terms and conditions of this Ordinance will be beneficial to the Village, will not be detrimental to the spirit and intent of the Lincolnshire Zoning Code (the "Zoning Code") and will otherwise enhance and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village; and

WHEREAS, it is the intent of the Corporate Authorities to grant only such approvals as are necessary to amend the zoning designation, identify the Subject Property as a planned unit development and describe the permitted schedule of uses that may be operated therein.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, in exercise of its home rule authority, as follows:

Section 1. Recitals; Findings.

A. The Corporate Authorities hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals and do further acknowledge that they are material to this Ordinance. Such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. The Corporate Authorities further

intend that this Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

B. The findings of fact attached hereto as Exhibit B are hereby incorporated by reference as the findings of this Board to the same effect as if fully recited herein at length, provided that the Village Board finds the PUD Application only provides factual support for a height exception not to exceed seventy five feet (75') for the large, full-service 24/7 recreation, health and fitness facility.

Section 2. Condition Precedent. The rights, privileges and authority granted by this Ordinance are contingent upon, and shall not become effective, unless and until the Village receives an acquisition notice to confirm that Developer, or its successors and assigns, have acquired the Subject Property from the Owner. The rights, privileges and authority granted by this Ordinance shall expire and be of no further force or effect if the Village does not receive an acquisition notice within one (1) year from the date hereof.

Section 3. Rezoning. The Subject Property is hereby rezoned from the OC Office Campus District to the B-2 General Business District. The Mayor and Board of Trustees hereby direct the Zoning Administrator to cause the official zoning map of the Village to be so amended.

Section 4. Development. The Corporate Authorities hereby grant the Subject Property, in the Village's B-2 General Business District, a special use for a planned unit development, within which the Developer may operate the schedule of uses described in Exhibit C, subject to the following conditions or exceptions from the Village Code:

A. A height exception not in excess of seventy five feet (75') for the Large Full-Service 24/7 Recreation, Health and Fitness Facility (as defined in Exhibit C); and

B. The Development shall provide a minimum buffer on the North and West boundaries of the Subject Property equal to fifty feet (50'), wherein the Developer may place storm water management facilities, landscaping and/or berms in accordance with an approved Landscape Plan.

Section 5. Preliminary Development Plans. The Village and Petitioner recognize and agree that the Petitioner has not filed a Preliminary Development Plan in accordance with Section 6-14-12-E of the Village Code and that nothing in this ordinance shall be construed as an approval of a Preliminary Development Plan. This grant of a special use for a planned unit development does not authorize construction of any site or building improvements, nor does it exempt future site or building improvements on the Subject Property from complying with the applicable Village approval and permitting process, including but not limited to Preliminary Development Plans, the approval of which shall be considered a Major Amendment to the planned unit development in accordance with Section 6-14-12-G of the Village Code.

Section 6. Consents. By signing the acknowledgement and accepting the terms and conditions of this Ordinance, Petitioner knowingly and voluntarily waives, for itself and its successors and assigns, any and all claims against the Village, its elected and appointed officers, employees and agents, of whatever kind, nature and amount, resulting from the procedures by which this Ordinance was adopted or the limitations on the development of the Subject Property applied by this Ordinance. Notwithstanding the foregoing, nothing in this Ordinance shall be deemed to waive the ability for Petitioner, or its successors and assigns, to petition the Village, from time to time, for other and further zoning and subdivision approvals.

Section 7. Superseding Effect. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent of any conflicts, it being understood that the adoption of this Ordinance is an exercise of the Village's home rule power. Except for the foregoing limitation, the development of the Subject Property remains subject to all terms and conditions of Applicable Codes and Ordinances of the Village of Lincolnshire including, without limitation, zoning ordinances, building codes, subdivision regulations and regulations concerning the construction and design of public improvements.

Section 8. Penalties. Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every

day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Lincolnshire, its officials, agents or employees.

Section 9. Enforcement. The Subject Property shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other applicable laws or regulations.

Section 10. Effective Date; Assent. Subject to the contingency described in Section 2, this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law, provided, however, that this Ordinance shall not take effect until a true and correct copy of this Ordinance is executed by Owner and Developer, or such other parties in interest as the Village may reasonably identify, consenting to and agreeing to be bound by the terms and conditions of this Ordinance. Delivery to the Village of a copy of this Ordinance, as so executed, shall take place not later than sixty (60) days after the passage and approval of this Ordinance by the Corporate Authorities or within such extension of time as may be granted by the Corporate Authorities by motion.

PASSED this 27th day of August, 2018, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES: Grujanac, Leider, Harms Muth, Servi

NAYS: None

ABSTAIN: None

ABSENT: McDonough, Hancock

APPROVED this 27th day of August, 2018.



Elizabeth J. Brandt, Mayor

ATTEST:



Barbara Mastandrea, Village Clerk

Published by me in pamphlet form
this 27th day of August, 2018.

ACKNOWLEDGED and ACCEPTED
this 27th day of August, 2018.

MEDLINE INDUSTRIES, INC.

Dmitry Y. D
Dmitry DUKHAN, VP of RE

ACKNOWLEDGED and ACCEPTED
this 29 day of August, 2018.

TSJ Lincolnshire Property, LLC

By: The St. James Sports and Wellness Complex, LLC
A Delaware limited liability company
Its: Manager

MEDLINE INDUSTRIES, INC.

ACKNOWLEDGED and ACCEPTED
this 27th day of August, 2018.

TSJ Lincolnshire Property, LLC

By: The St. James Sports and Wellness Complex, LLC
A Delaware limited liability company

Its: Manager

Craig A.A. Dixon



TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: A, B1 Retail Business District



Sections:

- 6-6A-1: Intent and Scope of Regulations
- 6-6A-2: General Requirements
- 6-6A-3: Uses
- 6-6A-4: Lot Size Requirements
- 6-6A-5: Building Setbacks
- 6-6A-6: Building Height
- 6-6A-7: Signs
- 6-6A-8: Off-Street Parking and Loading
- 6-6A-9: Landscaping

6-6A-1: Intent and Scope of Regulations

This District is intended to provide a location suitable to accommodate a combination of retail, service and office uses in an intensive commercial core area. Permitted and special uses can be placed on relatively small zoning lots reflecting the historic development pattern of Half Day Road and to encourage a pedestrian environment in retail shopping areas.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6A-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced in the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.
- D. Restrictions on Ground Floor Uses:
 - 1. Non-sales tax-generating uses shall be unlimited in structures constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.
 - 2. Non-sales tax generating uses in structures constructed after January 1, 1995 shall be

subject to the following restrictions:

- a. Gross Floor Area: A maximum 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses.
- b. Variance: Any request for an increase in the above restriction shall be subject to the Variance procedures of Section 6-14-9 of this Title.

6-6A-3: Uses

Uses permitted in the B1 Retail Business District are identified in the table below:

Uses	P = Permitted SU = Special Use
Banks and financial institutions, with drive-through facilities	SU
Banks and financial institutions, without drive-thru facilities	P
Catering establishment	SU
Convenience store	P
Day care center	SU
Day Spa, with massage services	SU
Day Spa, without massage services	P
Educational institution, private, business, trade school	SU
Food store, including candy/confectionery stores, dairy products and bakeries	P
Funeral home	SU
General retail and services uses	P
Government building (subject to the regulations of Section 6-6A-2(D))	SU
Liquor sales, package only	P
Musical instrument sales and repair, including accessory instruction/lessons	P
Office, business and professional (subject to the regulations of Section 6-6A-2(D))	P
Personal fitness/instruction studio (yoga, martial arts, dance), not including health club/athletic facilities	P
Pet shop, with limited boarding and/or sale of live animals	SU
Physician's office	P
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title	SU
Printing, publishing, blueprinting and photocopying establishments with retail sales only	SU
Repair or servicing of any article, the sale of which is from a permitted use in this District	SU
Restaurants with Live Entertainment	SU
Restaurants, excluding Live Entertainment	P
Restaurants, Fast Food with drive-thru	SU
Restaurants, Fast Foot without drive-thru facility	P
Retail pharmacy/ drug store, without drive-thru facility	P
Vehicle Fueling Station, may include convenience store	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6A-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	15,000 sq. ft.	100 ft.
Banks and financial institutions, with drive-through	40,000 sq. ft.	150 ft.
Funeral home	30,000 sq. ft.	200 ft.
Planned Unit Development	By Village Board	By Village Board
Restaurant with Live Entertainment	15,000 sq. ft.	100 ft.
Restaurant, Fast Food with drive-thru facility	45,000 sq. ft.	200 ft.
Special Uses, all others	7,500 sq. ft.	100 ft.
Vehicle Fueling Station, may include convenience store	45,000 sq. ft.	200 ft.

6-6A-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	10 ft.	8 ft.	10 ft.	15 ft.
Special Uses	10 ft.	8 ft.	10 ft.	15 ft.
Planned Unit Developments (PUD)	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided along such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6A-6: Building Height

In the B1 District no building shall exceed two and one-half (2-1/2) stories or thirty feet (30') in height including rooftop equipment.

6-6A-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6A-8: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6A-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code

TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: B, B2 General Business District



Sections:

- 6-6B-1: Intent and Scope of Regulations
- 6-6B-2: General Requirements
- 6-6B-3: Uses
- 6-6B-4: Lot Sizes
- 6-6B-5: Building Setbacks
- 6-6B-6: Building Height
- 6-6B-7: Signs
- 6-6B-8: Off-Street Parking and Loading
- 6-6B-9: Landscaping

6-6B-1: Intent and Scope of Regulations

The intent of the B2 District is to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Often times such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6B-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and shall be incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced on the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.
- D. Restrictions on Ground Floor Uses:
 - 1. Non-sales tax-generating uses shall be unlimited in structures constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.
 - 2. Non-sales tax generating uses in structures constructed after January 1, 1995 shall be subject to the following restrictions:

- a. Gross Floor Area: A maximum 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses.
- b. Variance: Any request for an increase in the above restrictions shall be subject to the Variance procedures of Section 6-14-9 of this Title.

6-6B-3: Uses

Uses permitted in the B2 General Business District are identified in the table below:

Uses	P = Permitted	SU = Special Use
Any Permitted Use in the B1 Retail Business District	P	
Any Special Use in the B1 Retail Business District		SU
Assembly Uses, as defined in Chapter 2 of this Title		SU
Automotive service facility		SU
Bowling alley establishment	P	
Colleges, universities, or vocational schools		SU
Convalescent, sheltered care facilities and group or nursing homes	P	
Drinking establishments, including Live Entertainment		SU
Hotels		SU
Motor vehicle sales establishments		SU
Parks and playgrounds	P	
Radio and television station, excluding transmission towers		SU
Recreation facility, public or private, as defined in Chapter 2 of this Title		SU
Retail shopping centers	P	
Urgent medical care center/clinic		SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village’s reliance on non-property taxes to finance municipal operations.	P	

6-6B-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	30,000 sq. ft.	200 ft.
Automotive service/repair facility	30,000 sq. ft.	100 ft.
Motor vehicle sales establishment	30,000 sq. ft.	300 ft.
Planned Unit Developments(PUD)	By Village Board	By Village Board
Special Uses, all other	30,000 sq. ft.	200 ft.

6-6B-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	50 ft.	20 ft.	50 ft.	25 ft.
Special Uses, all others	50 ft.	20 ft.	50 ft.	25 ft.
Planned Unit Development (PUD)	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided within such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6B-6: Building Height

In the B2 District no building shall exceed three and one-half (3-1/2) stories or forty two feet (42') in height including rooftop equipment.

6-6B-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6B-8: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6B-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code

REQUEST FOR BOARD ACTION
Committee of the Whole
February 25, 2019

Subject: Resolution Regarding Enhancement of Commuter Rail Service in Lake County, IL

Action Requested: Consideration of a Resolution Supporting the Enhancement of Commuter Rail Service in Lake County, IL (Village of Lincolnshire)

Originated By/Contact: Brad Burke, Village Manager
Ben Gilbertson, Assistant Village Manager/Community & Economic Development Director

Referred To: Village Board

Summary / Background:

In October 2018, the Metra Board of Directors reached agreement with businesses and civic groups to pilot a two-year program aimed at increasing and enhancing reverse-commute train service on the Milwaukee District North Line (MD-N). The initial intent of the program was to provide critical talent pools living in downtown Chicago with greater access to employment opportunities in suburban communities. This would be achieved via a new reverse commute morning and afternoon rush hour service to evaluate service demand and sustainability. The ultimate goal of the public-private partnership is to fund the installation of a universal crossover near Lake Forest, thereby affording flexibility and greater coordination between Metra, Amtrak, and freight trains using the MD-N.

A number of Lake County businesses have made financial contributions to the pilot program, including Abbvie, Horizon Pharma, and Northwestern Medicine Lake Forest Hospital. Local government organizations have also donated funds to the effort, including Lake County, the City of Lake Forest, and the Village of Deerfield. The Village of Bannockburn has not made a financial contribution at this point and does not have a train stop in the community; however, they have adopted a resolution supporting the program given their proximity to MD-N stations.

Lake County Partners (LCP), headquartered in Lincolnshire, is coordinating the capital campaign. Village of Lincolnshire staff met with LCP representatives in February 2019 to better understand the pilot program and discuss potential participation to benefit our corporate employees and residents. Although Lincolnshire lacks direct access to the MD-N, the presence of several sizeable employers, daytime population of over 20,000 people, and proximity to MD-N Metra stations in Lake Forest and Deerfield within 5-6 miles of the Village, warrant consideration of the Village's involvement with this initiative. Additionally, several employers – Aon/Alight Solutions, Zebra Technologies, and CDW – have offered or presently offer shuttle services for their employees from MD-N Metra stations. As part of this program, the Village would look to work with employers to coordinate and possibly expand these “Last Mile” connections to the broader business community through shuttle programs or other on-demand transportation options (such as Uber or Lyft). Furthermore, participation in the reverse commute initiative and improved “Last Mile” services may help address the high office vacancy rates in Lincolnshire (29% in Lincolnshire as of Q4 2018, as compared to 15% and 12% in Lake County and the Chicago metropolitan statistical area, respectively).

Budget Impact:

To be determined by the Village Board. The Village did not budget a dedicated contribution to the reverse commute initiative. However, the Village has funds budgeted for “Economic Development Initiatives” in FY2019, which could potentially fund the Village’s commitment. For comparison, the City of Lake Forest will contribute \$50,000 annually; the Village of Deerfield will contribute \$10,000 annually; and Lake County Partners will contribute \$50,000 annually. Both contributions were commitments for the initial two years of the pilot program.

Service Delivery Impact:

Enhanced economic development outreach on behalf of Village staff, thereby improving business relations and economic development within the Village and the region.

Recommendation:

Consideration and direct placement on the March 11, 2019 Consent Agenda.

Reports and Documents Attached:

- Document 1: Resolution Supporting the Enhancement of Commuter Rail Service in Lake County, IL.
- Document 2: Lake County Reverse Commute Initiative Flyer.
- Document 3: Metra Press Release – Reverse-Commute Service – February 20, 2019.

Meeting History	
Committee of the Whole	February 25, 2019

**VILLAGE OF LINCOLNSHIRE
RESOLUTION NO. _____**

**A RESOLUTION REGARDING THE ENHANCEMENT OF COMMUTER RAIL
SERVICE IN LAKE COUNTY, IL**

WHEREAS, the Village of Lincolnshire is a home rule municipality in accordance with the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village of Lincolnshire's former and current residents, visitors and employees utilize the Union Pacific North ("UP") and Milwaukee District North ("MD-N") lines respectively to access places of employment, cultural and educational events as well as other places of interest on the North Shore, in Chicago, and southeastern Wisconsin; and

WHEREAS, in 2016, the City of Lake Forest, Lake County Partners, and Lake County adopted resolutions supporting the enhancement of commuter rail service in Lake County, Illinois; and

WHEREAS, similar to the City of Lake Forest, Villages of Deerfield and Bannockburn, Lake County Partners, and Lake County, the Village of Lincolnshire is committed to attracting, retaining, and expanding businesses, assembling business resources, and aligning workforce supply with industry demand to ensure Lake County companies have what they need to succeed; and

WHEREAS, Lake County is home to more than 700,000 people, approximately 30,000 businesses including 12 FORTUNE 500 headquarters, with more than 240,000 of those jobs within a five-mile radius of the Lake Forest Telegraph Road Metra Station; and

WHEREAS, the Village of Lincolnshire is home to one FORTUNE 500 company, several major regional employers, and more than 20,000 day-time residents; and

WHEREAS, the Village of Lincolnshire, City of Lake Forest, Villages of Deerfield and Bannockburn, Lake County Partners, and Lake County share a common purpose in working with businesses in Lake County to enhance the commuter rail operations for current and future employees of said businesses whose number one strategic challenge is the attraction and retention of best-qualified employees; and

WHEREAS, the various businesses within this five-mile radius are growing and expanding at such a rate that they are expected to add approximately 1,000 jobs per year over the next decade; and

WHEREAS, the current train service schedule has been in place for many years and does not effectively meet the needs of the businesses and their employees and should be possibly modified to provide additional early morning service like the "Sunrise Express" reverse commuter train added on the UP line; and

WHEREAS, the MD-N line currently does not offer southbound service to Chicago from the Lake Forest Telegraph Road Station between the hours of 4:47 p.m. and 7:43 p.m., which adversely impacts employees who may work in Lake County and reside in or near downtown Chicago; and

WHEREAS, the Village of Lincolnshire, City of Lake Forest, Villages of Deerfield and Bannockburn, Lake County Partners, and Lake County residents have benefited over the years by having convenient access to Metra passenger rail service and support efforts to enhance the reliability and fluidity of rail operations on the MD-N Line to increase scheduling flexibility and Metra ridership; and

WHEREAS, the City of Lake Forest, Lake County Partners, and the County of Lake and businesses located in Lake County have been meeting with representatives of Metra to explore opportunities for an enhanced schedule and other rail service improvements along the MD-N Line, including adding southbound service during hours in the afternoon, reverse commuting options, and rush hour express service to Lake Forest; and

WHEREAS, Metra has acknowledged that it favors adding a universal crossover in Lake Forest in order to facilitate scheduling flexibility, congestion reduction, and enhanced rail service, including addressing gaps in service, lack of express trains, and flexibility in routing trains during system maintenance; and

WHEREAS, the Village of Lincolnshire, City of Lake Forest, Villages of Deerfield and Bannockburn, Lake County Partners, Lake County, and area businesses, in cooperation with Metra, IDOT and Canadian Pacific will realize a mutual gain by creating a public-private partnership to undertake schedule changes and adding a universal crossover in Lake Forest on the MD-N Line.

NOW, THEREFORE, BE IT RESOLVED by the Village of Lincolnshire as follows:

SECTION 1: The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: For the reasons set forth herein, the Mayor and Board of Trustees hereby reiterate their concerns about the commuter rail service flexibility and fluidity along the MD-N Line within Lake County and strongly recommend that the following system modifications and service improvements be adopted by Metra.

- A. Metra shall work with the City of Lake Forest, Lake County Partners, Lake County, and Lake County businesses to reexamine the train schedule for the MD-N Line and explore mutually beneficial modifications to better meet today's work schedules and increase ridership.

- B. Metra and other appropriate agencies shall collaborate with the City of Lake Forest, Lake County Partners, Lake County, and Lake County businesses to raise the necessary funding to add a universal crossover south of Route 60 in Lake Forest.
- C. Metra shall restructure its MD-N Line schedule to enhance southbound service from Lake Forest to Chicago between 4:47 pm and 7:43 pm once the universal crossover is installed and operational.
- D. Metra shall immediately explore the possibility of providing early morning reverse commuter options similar to the Sunrise Express service on the UP North line.
- E. Metra shall examine the possibility of restructuring its MD-N Line schedule to provide express services to Lake Forest during the morning and afternoon rush hours once the universal crossover is installed and operational.

SECTION 3: The Village Clerk is hereby authorized and directed to send certified copies of this Resolution to Metra, IDOT, Canadian Pacific, Amtrak, and WisDOT.

SECTION 4: This Resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED THIS ____th day of _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED ____th day of _____, 2019.

Mayor Elizabeth J. Brandt

ATTEST:

Village Clerk Barbara Mastandrea

LAKE COUNTY REVERSE COMMUTE INITIATIVE

THE PROBLEM

In order to effectively recruit and retain critical talent living in downtown Chicago, Lake County companies need an efficient and effective public transit option. The current Metra Milwaukee District North line schedule needs to be significantly improved to make it easier for Chicago residents to work in Deerfield, Bannockburn and Lake Forest.

- **No early morning express out of Chicago**
- **Evening express trains not ideal**
- **No evening service from Lake Forest**

PROPOSED SOLUTION

The federal mandate to implement Positive Train Control gives Metra the opportunity to optimize the schedule to accommodate growing Lake County employers. The solution is to pilot test an enhanced schedule which would include new reverse commute rush hour service to see if such service can be self-sustaining, before making a modest infrastructure implementation.

- Phase I: Enhanced schedule including a northbound sunrise express and better southbound express service in the evening – a pilot project.
- Phase II: Install a universal crossover switch north of Lake Forest to provide fluidity and flexibility.
- Phase III: Implement final schedule closing some the afternoon gaps and optimizing the existing express service.

Potential Phase I Express Schedule - *not final*

New Sunrise Express	
	New
Chicago Union Station	5:35 am
Western	5:44
Healy	5:49
Grayland	5:52
Mayfair	5:54
Forest Glen	5:57
Edgebrook	6:01
---	--
Lake Cook	6:14
Deerfield	6:18
Lake Forest	6:25 am

New Southbound Afternoon Service			
	New	Existing	New
Lake Forest	5:09	--	5:30
Deerfield	5:15	5:17	5:36
Lake Cook	5:18	5:20	5:39
--	--	--	--
Edgebrook		5:41	5:52
Forest Glen		5:44	5:55
Mayfair		5:47	5:58
Grayland		5:49	6:00
Healy		5:52	6:03
Western	5:42	5:58	6:09
Chicago Union Station	5:56	6:11	6:22

These changes make it convenient – and fast - to commute to Deerfield, Bannockburn, Lake Forest, and Mettawa, from key Chicago neighborhoods like Fulton Market, West Loop, Wicker Park, Logan Square, Old Irving Park, Portage Park, and Edgebrook.

THE BENEFITS

Easier talent acquisition from Chicago. Having a convenient train schedule that provides reliable service to key stations makes Lake County employers more attractive for Chicago-based talent. This opens up a significant recruiting pool both today and in the future.

Document 2

Reliable, safe transportation options. Our roadways already struggle to manage traffic flows, and depending on weather, the reliability and travel times can present operational challenges both in running your business, and for employees who are trying to manage work/life balance. Trains offer a dependable option no matter the weather.

Improved employee productivity. Trains offer commuters the chance to work from the road, maximizing their day. The ability to focus on a conference call or use their smartphone, means your employees can work when they need to or unplug and enjoy the ride as opposed to stress out in traffic.

Increased employee satisfaction and engagement. Killer commutes are often listed as a top reason an employee might leave a job or even decide not to consider an offer. Improving the commute means your current and future employees will be more likely to see your firm and its location as an attractive place to work, easing recruitment and increasing retention.

THE CONTRIBUTIONS

The total project cost for the pilot and track improvements is estimated to be \$6.3 million and will require funding from a variety of sources in both the public and private sectors. Here is a prospective layout of the contributions.

Local Governments	\$1.0 million
Transit Agencies	\$1.7 million
Private Sector Employers	\$3.6 million

The Goal is to raise \$3.0 million by September 30, 2018 and the entire \$6.3 million by March 31, 2019. Lake County Partners, a 501(c)(3) nonprofit economic development corporation, has joined with the City of Lake Forest, the County of Lake, Metra, and key employers to raise the capital to execute this project.

COMMITTED SUPPORTERS



New reverse-commute service to Lake County begins March 4

(February 20, 2019) - A two-year reverse-commute pilot project funded by a public-private partnership between Metra and Lake County businesses and governments will begin on March 4 on the Milwaukee District North Line, Metra announced today. The first phase of the new schedule can be viewed here. (</sites/default/files/assets/communications/mdn.pdf>) (The schedule will change slightly in a second phase pending an agreement with Canadian Pacific [CP], which is anticipated soon.)

Metra and Lake County Partners, an economic development corporation affiliated with Lake County businesses and governments, worked together to investigate the viability of increased service and propose a pilot project. The groups will evenly split the \$1.4 million cost of operating one new reverse-commute train in each rush period as part of a two-year demonstration project. They also will work on a definitive agreement to divide the \$4.75 million cost of installing universal crossovers near Lake Forest, with the partners contributing \$2.75 million, Metra contributing \$1 million and local governments contributing \$1 million.

“We are excited to launch this test of new reverse-commute service between Chicago and Lake County,” said Metra CEO/Executive Director Jim Derwinski. “We are hopeful that this initiative will build our ridership, help local businesses to recruit top talent and have a positive impact on economic activity in Lake County. This partnership also is an innovative way to test the demand for service to Lake County and potentially improve our infrastructure.”

The public-private partnership agreement was the culmination of a process that began with an appearance by Lake County officials at a Metra Board meeting in April 2018. The officials asked Metra to explore ways to improve reverse-commute service to Lake County in order for them to effectively recruit and retain employees living in Chicago. They also argued that better train service would reduce pollution and roadway congestion and improve employee productivity and satisfaction. AbbVie, Horizon Pharma, Trustmark Insurance, Tenneco, Northwestern Lake Forest Hospital, Lake County government, the city of Lake Forest and the village of Deerfield are participating in the agreement.

“With this new service, it is now easy to live downtown and work in Lake County,” said Lake County Partners President and CEO Kevin Considine. “This is a tremendous opportunity for city dwellers to build careers at any of our globally recognized companies.”

Metra’s current schedule is not ideal for reverse-commute riders to and from the Lake Forest, Deerfield and Lake-Cook Road stations, the stations closest to several major employers, including AbbVie, Horizon Pharma and others. There are no morning outbound express trains, and the afternoon trains are either too early or too late for most workers.

Document 3

Under the new schedule, Metra has added a new outbound express Train 2191, departing Union Station at 6:25 a.m. and arriving in Lake Forest at 7:15 a.m. The train will make all stops in Chicago between Union Station and Edgebrook and then operate as an express to Lake Cook Road. (Pending an agreement with CP, which is anticipated soon, this train will be moved to an earlier slot, departing Union Station at 5:35 a.m. and arriving at Lake Forest at 6:25 a.m.) Metra also changed the schedule of one inbound afternoon train (2146) to create express service from Lake County, and added a new Train 2194, departing from Lake Forest at 5:35 p.m. and arriving at Union Station at 6:26 p.m. The schedule of Train 2148, which now arrives at Union Station at 6:11 p.m., would be pushed back three minutes.

"Working with the private sector to achieve their employment goals by attracting talented young people who desire to live in Chicago is a win-win-win situation," said Metra Chairman Norm Carlson. "The city of Chicago, Lake County and the employers all benefit. Public assets and operating funds are leveraged by private investment to enhance rail service that is a green solution. We look at this partnership as being a prototype for future expansions of Metra's service to benefit the public. This is regional cooperation at its finest."

There would also be a few other schedule adjustments to help relieve crowding or to better reflect actual operating conditions:

- A new morning inbound Train 2192 will depart Lake Forest at 7:48 a.m., making stops at Lake Cook Road, North Glenview, Golf, Edgebrook and Western before arriving at Union Station at 8:40 a.m. That should relieve crowding on Train 2120, which will now make fewer stops and have a slightly adjusted schedule, and Train 2122, whose schedule will remain the same.
- Later evening Trains 2154 and 2160 will have their departure times shifted back by 5 to 8 minutes. North Central Service Train 120 (which uses the Milwaukee North tracks) will have its schedule moved up by 5 minutes.
- Outbound rush hour Trains 2145 and 2147, which now depart Union Station at 5:58 p.m. and 6:19 p.m., would now depart at 6:05 p.m. and 6:25 p.m.
- Pending an agreement with CP, which is anticipated soon, a new outbound Train 2193 will be added to the schedule, departing Union Station at 3:20 p.m. and making stops at Western, Healy, Morton Grove, Glenview, North Glenview, Northbrook, Lake Cook, Deerfield and arriving in Lake Forest at 4:14 p.m.

If the pilot project shows that there is a strong market for reverse-commute service and that the service is self-sustaining, the partners agree to enter into an agreement to fund the construction of new universal crossovers near the Lake Forest Station. A crossover allows trains to switch between tracks. Constructing crossovers at Lake Forest would allow Metra to turn trains around at that location, which would create an opportunity for better service in the morning and evening rush periods if demand supported it.

PAID ADVERTISEMENT

**REQUEST FOR BOARD ACTION
Committee of the Whole
February 25, 2019**

Subject: Master Pole Attachment Agreement for Small Wireless Facilities with Cingular Wireless PCS of Atlanta, GA (Village of Lincolnshire)

Action Requested: Consideration of a Master Pole Attachment Agreement for Small Wireless Facilities with Cingular Wireless PCS of Atlanta, GA (Village of Lincolnshire)

Originated By/Contact: Wally Dittrich, P.E., Assistant Public Works Direction/Village Engineer

Referred To: Village Board

Summary / Background:

Staff requests the approval of a Master Pole Attachment Agreement with Cingular Wireless PCS for the installation of small wireless facilities on Village owned light poles. With the approval of SB1451 in April 2018, the State of Illinois Small Wireless Facilities Deployment Act (Act) became effective June 1, 2018. The Village Board amended Title 8, Chapter 6 of the Village code in May 2018 to address the changes in state law governing small wireless facility installations in public rights of way. The attached agreement with Cingular Wireless PCS has been reviewed and approved by the Village Attorney. Under the terms of the Ordinance, there is a \$650 application fee + \$200/year annual licensing fee associated with each installation. These fees are the maximum allowed under the current state and federal laws governing local agencies ability to regulate small cell facilities.

The first installation to be installed is located at 500 Barclay Blvd, just south of Tower Parkway on an existing 25 foot tall Village of Lincolnshire light pole (photos and location map attached). The permit requires all equipment be painted black to match the light pole. The applicant is responsible for ensuring the location is structurally sufficient to support the new equipment or make the necessary modifications to the light pole and/or foundation to support the proposed installation.

Recommendation: Staff recommends approving the attached Master Pole Attachment Agreement.

Reports and Documents Attached:

- Proposed Master Pole Attachment Agreement

Meeting History	
Initial Referral to Village Board (COW):	February 25, 2019

MASTER POLE ATTACHMENT AGREEMENT

This Master Pole Attachment Agreement ("Agreement") made this ____ day of _____, 2019, between the Village of Lincolnshire, Illinois, an Illinois home rule municipal corporation, with its principal offices located at One Olde Half Day Road, Lincolnshire, Illinois, hereinafter designated LICENSOR, and NEW CINGULAR WIRELESS PCS, LLC, a Delaware limited liability company, with its principal offices at 575 Morosgo Drive NE, Atlanta, GA 30324, hereinafter designated LICENSEE. LICENSOR and LICENSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

WHEREAS, LICENSOR is the owner of certain utility poles, wireless support structures, and/or real property, which are located within the geographic area of a license to provide wireless services licensed by the Federal Communications Commission (FCC) to LICENSEE; and

WHEREAS, LICENSEE desires to install, maintain and operate small wireless facilities in and/or upon certain of LICENSOR's utility poles, wireless support structures and/or real property; and

WHEREAS, LICENSOR and LICENSEE acknowledge that any term used in this Agreement that is defined in Section 8-6-2 of Title 8, Chapter 6 of the Lincolnshire Village Code (as now or hereafter amended, "Chapter 6"), shall have the meaning provided therein; and

WHEREAS, LICENSOR and LICENSEE acknowledge that the terms of this Agreement are nondiscriminatory, competitively neutral and commercially reasonable; and

WHEREAS, LICENSOR and LICENSEE desire to enter into this Agreement to define the general terms and conditions which would govern their relationship with respect to particular sites at which LICENSOR may wish to permit LICENSEE to install, maintain and operate small wireless facilities as hereinafter set forth; and

WHEREAS, the state of Illinois has enacted the Small Wireless Facilities Deployment Act, 50 ILCS 840/1 *et seq.* (the "SWFD Act"); and

WHEREAS, LICENSOR and LICENSEE acknowledge that they will enter into a License Supplement ("Supplement"), a copy of which is attached hereto as Exhibit A, with respect to any particular location or site which the Parties agree to license; and

WHEREAS, the Parties acknowledge that different related entities (each a "Licensee affiliated entity") may operate or conduct the business of LICENSEE in different geographic areas and as a result, each Supplement may be signed by LICENSEE affiliated entities as further described herein, as appropriate based upon the entity holding the FCC license in the subject geographic location.

NOW THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

- 1) PREMISES. Pursuant to all of the terms and conditions of this Agreement and the applicable Supplement, LICENSOR agrees to license to LICENSEE that certain space on or upon LICENSOR's utility poles, and/or wireless support structures, as more fully described in each Supplement to be executed by the Parties hereinafter referred to as the "Premises", for the installation, operation, maintenance, repair and modification of small wireless facilities; together with the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty four (24) hours a day, over the Property (as defined below) and to and from the Premises for the purpose of installation, operation, maintenance, repair and modification of LICENSEE's small wireless facilities. The LICENSOR's utility poles, wireless support structures, and other poles and towers are hereinafter referred to as a "Pole" and the entirety of the LICENSOR's property is hereinafter referred to as "Property".
- 2) PERMIT APPLICATION. For each small wireless facility, LICENSEE shall submit an application in accordance with Section 8-6-4 of Chapter 6.
- 3) REQUIREMENTS.
 - a) LICENSEE's operation of the small wireless facilities shall not interfere with the frequencies used by a public safety agency for public safety communications. LICENSEE shall install small wireless facilities of the type and frequency that will not cause unacceptable interference with a public safety agency's communications equipment. Unacceptable interference will be determined by and measured in accordance with industry standards and the FCC's regulations addressing unacceptable interference to public safety spectrum or any other spectrum licensed by a public safety agency. If a small wireless facility causes such interference, and LICENSEE has been given written notice of the interference by the LICENSOR or the public safety agency, LICENSEE, at its own expense, shall promptly take all reasonable steps necessary to correct and eliminate the interference, including, but not limited to, powering down the small wireless facility and later powering up the small wireless facility for intermittent testing, if necessary. The LICENSOR may terminate a Supplement for a small wireless facility based on such interference if LICENSEE is not making a good faith effort to remedy the problem in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC including 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672 through 47 CFR 90.675.
 - b) LICENSEE shall install pole mounted equipment at a minimum of eight (8) feet from the ground.
 - c) LICENSEE shall be limited to one (1) cabinet or other ground mounted device for ground mounted installations.
 - d) LICENSEE shall install landscaping at the base of poles with respect to any ground equipment installed by LICENSEE on which devices are being installed as required by Chapter 6.
 - e) LICENSEE shall, to the extent applicable, comply with all the terms and conditions of Chapter 6 with regards to construction of utility facilities. LICENSEE shall, to the extent applicable, comply with Chapter 6 with regard to public safety. Where there is a conflict between this Agreement and the referenced code, the Agreement shall control.

- f) LICENSEE shall comply with requirements that are imposed by a contract between the LICENSOR and a private property owner that concern design or construction standards applicable to utility poles and ground-mounted equipment located in the right-of-way.
 - g) LICENSEE shall not collocate small wireless facilities within the communication worker safety zone of the pole or the electric supply zone of the pole on LICENSOR utility poles that are part of an electric distribution or transmission system. However, the antenna and support equipment of the small wireless facility may be located in the communications space on the LICENSOR utility pole and on the top of the pole, if not otherwise unavailable, if LICENSEE complies with Chapter 6 for work involving the top of the pole. For purposes of this subparagraph, the terms "communications space", "communication worker safety zone", and "electric supply zone" have the meanings given to those terms in the National Electric Safety Code as published by the Institute of Electrical and Electronics Engineers.
 - h) LICENSEE shall install, maintain, repair and modify its small wireless facilities in safe condition and good repair and in compliance with the requirements and conditions of this Agreement. LICENSEE shall ensure that its employees, agents or contractors that perform work in connection with its small wireless facilities are adequately trained and skilled in accordance with all applicable industry and governmental standards and regulations.
- 4) APPLICATION PROCESS. LICENSOR shall process applications for small wireless facilities located in the public right-of-way in accordance with Chapter 6 to the extent consistent with the SWFD Act.
- 5) DURATION OF PERMITS AND SUPPLEMENTS. The duration of a Supplement and any permit related thereto shall be for a period of 5 years, and the Supplement and related permit shall be renewed for equivalent durations unless LICENSOR makes a finding that the small wireless facilities or the new or modified utility pole do not comply with the applicable codes or local code provisions or regulations in Chapter 6, as now or hereafter amended. Furthermore, if the applicable codes or local code provisions or regulations in Chapter 6 are amended during the term of a Supplement or any permit, LICENSEE shall modify the small wireless facilities or the new or modified utility pole, as necessary to comply with such amendments, within ninety (90) days of receipt of notice of such amendments. If the SWFD Act is repealed as provided in Section 90 therein, renewals of permits shall be subject to the LICENSOR's code provisions or regulations in effect at the time of renewal.
- 6) EXTENSIONS. Subject to the limitations of Section 5 above, each Supplement and any permit related thereto may be extended for additional five (5) year terms unless LICENSEE terminates it at the end of the then current term by giving LICENSOR written notice of the intent to terminate at least three (3) months prior to the end of the then current term. The initial term and all extensions under a Supplement and any permit related thereto shall be collectively referred to herein as the "Term". Notwithstanding anything herein, after the expiration of this Agreement, its terms and conditions shall survive and govern with respect to any remaining Supplements and permits in effect until their expiration or termination.
- 7) RENTAL. Each Supplement shall be effective as of the date of execution by both Parties (the "Effective Date"), provided, however, the initial term of each Supplement and any permit

related thereto shall be for five (5) years and shall commence on the first day of the month following the day that LICENSEE commences installation of the equipment on the Premises, which is not more than sixty (60) days after the Effective Date (the "Commencement Date"), at which time rental payments shall commence and be due at a total annual rental rate as set forth in the Supplement, to be paid in advance annually on the Commencement Date and on each anniversary of it in advance, to the LICENSOR in the Supplement (unless LESSOR otherwise designates another payee and provides notice to LICENSEE). LICENSOR and LICENSEE acknowledge and agree that the initial rental payment for each Supplement shall not actually be sent by LICENSEE until thirty (30) days after the Commencement Date. LICENSOR and LICENSEE agree that they shall acknowledge in writing the Commencement Date of each Supplement. In accordance with Section 8-6-8 of Chapter 6 and Title 1, Chapter 15 of the Village Code, rental for the use of each utility pole pursuant to this Agreement shall be an annual fee of \$200.00 per each wireless facility which LICENSEE attaches to LICENSOR's utility poles and street lights. In the event this Agreement is used for attaching any small wireless facility to LICENSOR's wireless support structure or other real property other than a utility pole, the rental shall be that which is described in the Supplement and does not need to be limited to \$200 per year. Thereafter, rent will be due at each annual anniversary of the "Commencement Date" of the applicable Supplement. Upon agreement of the Parties, LICENSEE may pay rent by electronic funds transfer and in such event, LICENSOR agrees to provide to LICENSEE bank routing information for such purpose upon request of LICENSEE.

- 8) ABANDONMENT. LICENSEE must notify LICENSOR within ninety (90) business days of its determination to permanently abandon any small wireless facility covered by this Agreement. A small wireless facility that is not operated for a continuous period of 12 months shall be considered abandoned and the LICENSEE must remove the small wireless facility within 90 days after receipt of written notice from LICENSOR notifying LICENSEE of the abandonment.

The notice shall be sent by certified or registered mail, return receipt requested, by LICENSOR to the LICENSEE at the last known address of LICENSEE. If the small wireless facility is not removed within 90 days of such notice, LICENSOR may remove or cause the removal of such facility and charge said costs to the LICENSEE.

LICENSEE shall provide written notice to LICENSOR of any sale or transfer of small wireless facilities not less than 30 days prior to such transfer and said notice shall include the name and contact information of the new wireless provider.

- 9) CONDITION OF PREMISES. Where the Premises includes one or more Poles, LICENSOR covenants that it will keep the Poles and installation, including all attachments, in good repair, as required by all applicable federal, state, county and local laws, including Chapter 6. If the LICENSOR fails to make such repairs including maintenance within 90 days of any notification to LICENSOR by LICENSEE, the LICENSEE shall have the right to cease annual rental for the affected Supplement, but only if the poles are no longer capable of being used for the purpose originally contemplated in this Agreement or otherwise do not comply with existing applicable law. If LICENSEE terminates a Supplement, LICENSEE shall remove its small wireless facility within 90 days after LICENSEE terminates the

Supplement. Termination of this Agreement or any Supplement shall be the LICENSEE's sole remedy with regard to LICENSOR's obligations under this Section.

10) MAKE READY TERMS. LICENSOR shall comply with the SWFD Act as it relates to make-ready work on its utility poles.

11) GENERAL RESTRICTIONS.

- a) In the event LICENSOR, in its reasonable discretion deems it necessary to remove, relocate or replace a Pole, LICENSOR shall notify LICENSEE at least one hundred eighty (180) days prior of the need to remove or relocate its small wireless facility. In such event, LICENSOR shall provide options for alternative locations for LICENSEE relocation of equipment which shall be in a mutually agreeable location ("Alternative Premises"). LICENSEE shall be solely responsible for all costs related to the relocation of its small wireless facility to the Alternative Premises. In the event that a suitable Alternative Premises cannot be identified, LICENSEE may terminate the applicable Supplement. In the event of an emergency, which for purposes of this Agreement shall be considered any imminent threat to health, safety and welfare of the public, LICENSOR must provide as much notice as reasonably practical under the circumstances. LICENSEE may terminate this Agreement by giving written notice to the other party specifying the date of termination, such notice to be given not less than one hundred eighty (180) days prior to the date specified therein.
- b) From time to time, LICENSOR paints, reconditions, or otherwise improves or repairs the Poles in a substantial way ("**Reconditioning Work**"). Subject to Paragraph 11(a) above, LICENSEE shall reasonably cooperate with LICENSOR to permit LICENSOR to perform the Reconditioning Work activities in a manner that minimizes interference with LICENSEE's approved use of the Premises.

12) ELECTRICAL. LICENSEE shall be permitted to connect its equipment to necessary electrical and telephone service, at LICENSEE's expense. LICENSEE shall attempt to coordinate with utility companies to provide separate service to LICENSEE's equipment for LICENSEE use. In the event that LICENSEE can obtain separate electrical service with a separate meter measuring usage, the LICENSEE shall pay the utility directly for its power consumption, if billed directly by the utility. In the event that separate electrical service is not possible or practical under the circumstances (as mutually and reasonably determined by the parties), LICENSEE may use existing service, at LICENSEE's expense, upon the reasonable approval of LICENSOR. In the event that LICENSEE uses existing utility service at an individual Premises, the Parties agree to either: (i) attempt to have a sub-meter installed, at LICENSEE's expense, which shall monitor LICENSEE's utility usage (with a reading and subsequent bill for usage delivered to LICENSEE by either the applicable utility company or LICENSOR); or (ii) provide for an additional fee in the applicable Supplement which shall cover LICENSEE's utility usage. The Parties agree to reflect power usage and measurement issues in each applicable Supplement.

13) TEMPORARY POWER. LICENSEE shall be permitted at any time during the Term of each Supplement, to install, maintain and/or provide access to and use of, as necessary (during any power interruption at the Premises), a temporary power source, and all related equipment and appurtenances within the Premises, or elsewhere on the Property in such

locations as reasonably approved by LICENSOR. LICENSEE shall be permitted to connect the temporary power source to its equipment on the Premises in areas and manner approved by LICENSOR.

14) USE; GOVERNMENTAL APPROVALS. LICENSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating small wireless facilities or as otherwise contemplated under the SWFD Act. LICENSEE shall have the right to replace, repair and modify equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, in conformance with the original Supplement, provided such replacement, repair or modification does not substantially change the size of the equipment or destroy the camouflage or stealth design of the existing small wireless facility. It is understood and agreed that LICENSEE's ability to use the Premises is contingent upon its obtaining after the execution date of each Supplement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as a satisfactory building structural analysis which will permit LICENSEE use of the Premises as set forth above. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LICENSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; or (iii) LICENSEE determines that such Governmental Approvals may not be obtained in a timely manner, LICENSEE shall have the right to terminate the applicable Supplement and remove the LICENSEE's equipment within 90 days. Notice of LICENSEE's exercise of its right to terminate shall be given to LICENSOR in accordance with the notice provisions set forth in Paragraph 19 and shall be effective upon the mailing of such notice by LICENSEE, or upon such later date as designated by LICENSEE. All rentals paid to said termination date shall be retained by LICENSOR. Upon such termination, the applicable Supplement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other thereunder. Otherwise, the LICENSEE shall have no further obligations for the payment of rent to LICENSOR for the terminated Supplement. Notwithstanding anything to the contrary in this Paragraph, LICENSEE shall continue to be liable for all rental payments to the LICENSOR until all equipment is removed from the Property.

15) INSURANCE. LICENSEE shall carry, at LICENSEE's own cost and expense, the following insurance: (i) property insurance for its property's replacement cost against all risks; (ii) workers' compensation insurance, as required by law; or (iii) commercial general liability insurance with respect to its activities on LICENSOR improvements or rights-of-way with protection limits as set forth in Chapter 6.

LICENSEE may self-insure all or portion of the insurance coverage and limit requirements required by LICENSOR. If LICENSEE self-insures it is not required, to the extent of the self-insurance, to comply with the requirement for the naming of additional insureds under this Section. If LICENSEE elects to self-insure it shall provide to LICENSOR evidence sufficient to demonstrate LICENSEE'S or its affiliated parent's financial ability to self-insure the insurance coverage and limits required by LICENSOR.

16) INDEMNIFICATION. LICENSEE shall indemnify and hold LICENSOR harmless against any and all liability or loss from personal injury or property damage resulting from or arising out of, in whole or in part, the use or occupancy of LICENSOR's improvements or right-of-way associated with such improvements by LICENSEE or its employees, agents, or contractors arising out of the rights and privileges granted under this Agreement and the SWFD Act. LICENSEE has no obligation to indemnify or hold harmless against any liabilities and losses as may be due to or caused by the sole negligence of LICENSOR or its employees or agents. LICENSEE hereby further waives any claims that LICENSEE may have against the LICENSOR with respect to consequential, incidental, or special damages, however caused, based on the theory of liability.

17) REMOVAL AT END OF TERM. LICENSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of a Supplement, remove its equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage not caused by LICENSEE excepted. LICENSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LICENSEE shall remain the personal property of LICENSEE and LICENSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LICENSEE to remain on the Premises after termination of the Supplement, LICENSEE shall pay rent at the then 125% of the existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the antenna structure, fixtures and all personal property are completed.

18) RIGHTS UPON SALE. Should LICENSOR, at any time during the Term of any Supplement decide to sell or transfer all or any part of the Property such sale or grant of an easement or interest therein shall be under and subject to the Supplement and any such purchaser or transferee shall recognize LICENSEE's rights hereunder and under the terms of the Supplement.

19) NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LICENSOR:
Director of Public Works
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, Illinois 60069

Copy to:
Adam B. Simon
Ancel Glink, P.C.
175 E. Hawthorn Parkway, Suite 145
Vernon Hills, Illinois 60061

LICENSEE:

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
575 Morosgo Drive NE
Atlanta, GA 30324
Re: Wireless Installation on Public Structures Lincolnshire IL
Fixed Asset #

in each case related to maintenance, repair and code compliance, to:

AT&T Operations Center
Network Operations Center
Re: Wireless Installation on Public Structures Lincolnshire, IL
Fixed Asset #
1 (800) 638-2822

in each of the above cases (excluding bills), with a copy sent to:

New Cingular Wireless PCS, LLC
Attn: Legal Department, Network Operations
208 S. Akard Street
Dallas, TX 75202-4206
Re: Wireless Installation on Public Structures Lincolnshire
Fixed Asset #

Either Party may change the addressee and/or location for the giving of notice to it by providing a thirty (30) days' prior written notice to the other Party.

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

20) CASUALTY. In the event of damage by fire or other casualty to the Pole or Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Pole or Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LICENSEE's operations at the Premises for more than forty-five (45) days, then LICENSEE may, at any time following such fire or other casualty, provided LICENSOR has not completed the restoration required to permit LICENSEE to resume its operation at the Premises, terminate the Supplement upon fifteen (15) days prior written notice to LICENSOR and remove LICENSEE's equipment within 90 days. Any such notice of termination shall cause the Supplement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of the Supplement and the Parties shall make an appropriate adjustment, as of such

termination date, with respect to payments due to the other under the Supplement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LICENSEE's use of the Premises is impaired.

- 21) DEFAULT. In the event there is a breach by a Party with respect to any of the provisions of this Agreement or its obligations under it, the non-breaching Party shall give the breaching Party written notice of such breach. After receipt of such written notice, the breaching Party shall have 30 days in which to cure any breach, provided the breaching Party shall have such extended period as may be required beyond the 30 days if the breaching Party commences the cure within the 30-day period and thereafter continuously and diligently pursues to cure to completion.
- 22) REMEDIES. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting, other than by the specific terms of this Agreement, the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the applicable Supplement and/or pursue any equitable remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state of Illinois.
- 23) APPLICABLE LAWS. During the Term, LICENSOR shall maintain the Property and the Poles in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, (collectively "Laws"). LICENSEE shall, in respect to the condition of the Premises and at LICENSEE's sole cost and expense, comply with (a) all Laws relating solely to LICENSEE's specific and unique nature of use of the Premises; and (b) all building codes requiring modifications to the Premises due to the improvements being made by LICENSEE in the Premises. It shall be LICENSOR's obligation to comply with all applicable Laws relating to the Pole in general, without regard to specific use (including, without limitation, modifications required to enable LICENSEE to obtain all necessary building permits).
- 24) BOND. LICENSEE shall deposit with LICENSOR on one occasion prior to the commencement of the first Supplement a bond in a form reasonably acceptable to LICENSOR in the amount of \$10,000 per small wireless facility to guarantee the safe and efficient removal of any equipment from any Premises subject to this Agreement, which equipment remains more than 90 days after rental payment has ceased and Licensee has failed to remove the equipment. The funds may also be used to restore the premises to original condition, if LICENSEE fails to do so.
- 25) MISCELLANEOUS. This Agreement and the Supplements that may be executed from time to time hereunder contain all agreements, promises and understandings between the LICENSOR and the LICENSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LICENSOR or the LICENSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist

upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement via each Supplement shall be governed interpreted, construed and regulated by the laws of the state of Illinois.

26) EXECUTION IN COUNTERPARTS. This Agreement and any Supplements may be executed in multiple counterparts, including by counterpart facsimiles or scanned email counterpart signature, each of which shall be deemed an original, and all such counterparts once assembled together shall constitute one integrated instrument.

27) AUTHORIZATION. LICENSEE certifies and warrants that it has the authority to enter into this Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LICENSOR:

Village of Lincolnshire, Illinois, an Illinois Municipal Corporation

By: _____

Name: _____

Title: _____

Date: _____

LICENSEE:

New Cingular Wireless PCS, LLC, a Delaware limited liability company

By: AT&T Mobility Corporation, its Manager

By: _____

Name: Blaine C. Thomas

Title: Director- Real Estate & Construction

Date: _____

EXHIBIT "A"

LICENSE SUPPLEMENT

This License Supplement ("Supplement"), is made this ____ day of _____, _____, between **the Village of Lincolnshire, Illinois**, whose principal place of business is One Old Half Day Road, Lincolnshire, Illinois ("LICENSOR"), and **New Cingular Wireless PCS, LLC**, whose principal place of business is 575 Morosgo Drive NE, Atlanta, GA 30324 ("LICENSEE").

1. **Master License Agreement.** This Supplement is a Supplement as referenced in that certain Master License Agreement between the Village of Lincolnshire, Illinois and New Cingular Wireless PCS, LLC, dated _____, 20____, (the "Agreement"). All of the terms and conditions of the Agreement are incorporated herein by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction, modification or inconsistency between the terms of the Agreement and this Supplement, the terms of this Supplement shall govern. Capitalized terms used in this Supplement shall have the same meaning described for them in the Agreement unless otherwise indicated herein.
2. **Premises.** The Property owned by Licensor is located at _____ . The Premises licensed by the LICENSOR to the LICENSEE hereunder is described on Exhibit "1" attached hereto and made a part hereof.
3. **Term.** The Commencement Date and the Term of this Supplement shall be as set forth in Paragraph 5 of the Agreement.
4. **Consideration.** Rent under this Supplement shall be \$_____ per year, payable to LICENSOR at the address for notice described in the Agreement. Thereafter, rent will be due at each annual anniversary of the "Commencement Date" of this Supplement. LESSEE shall obtain electrical service and provide for a separate meter and billing from the applicable utility provider.
5. **Site Specific Terms.** (Include any site-specific terms)

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seal the day and year first above written.

LICENSOR:

Village of Lincolnshire, Illinois, an Illinois Municipal Corporation

By: _____

Name: _____

Title: _____

Date: _____

LICENSEE:

New Cingular Wireless PCS, LLC, a Delaware limited liability company

By: AT&T Mobility Corporation, its Manager

By: _____

Name: _____

Title: _____

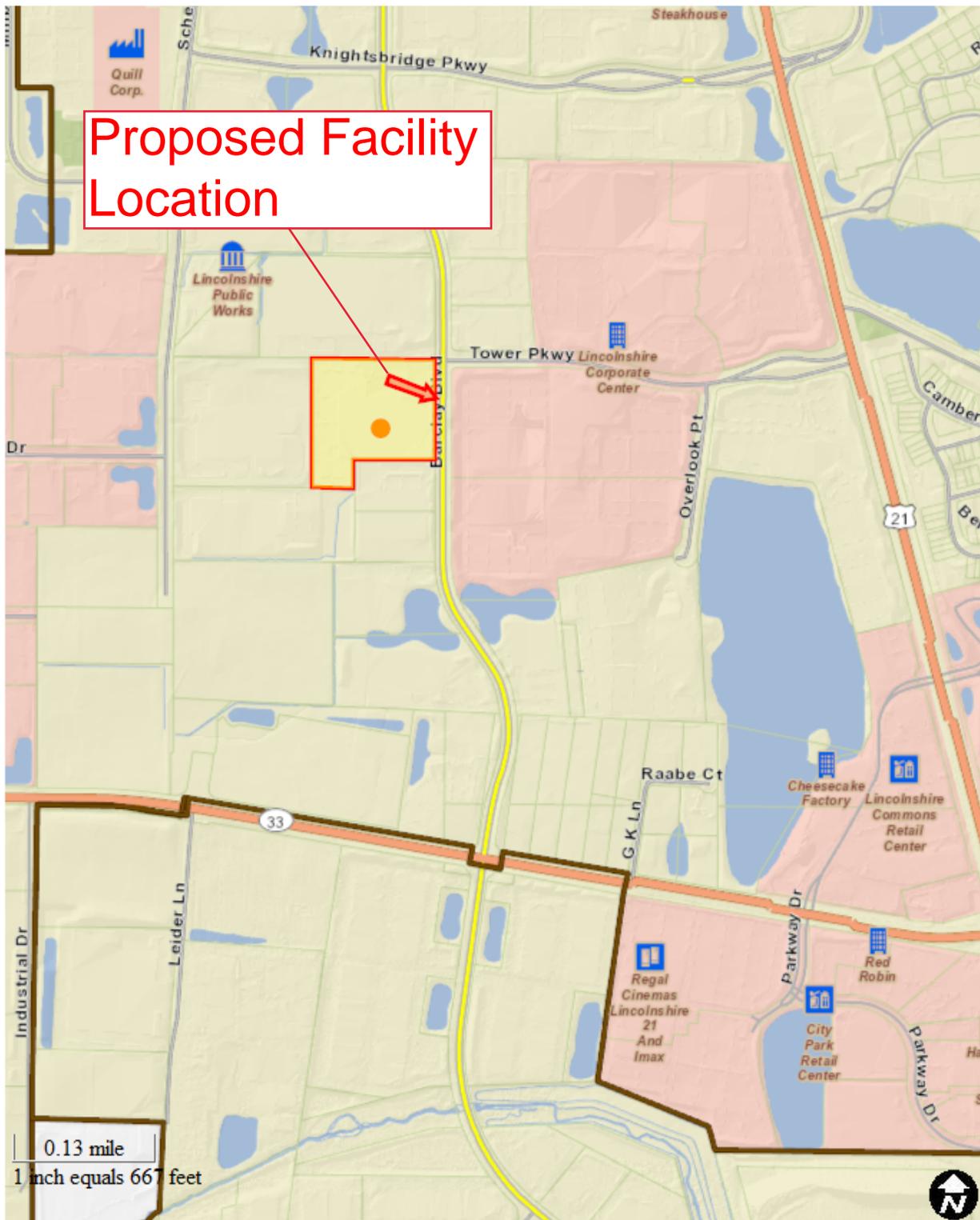
Date: _____

EXHIBIT 1

Premises

(see attached site plans)

4822-0508-3783, v. 4



Map created on January 21, 2019.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



EXISTING LOOKING NORTH



PROPOSED LOOKING NORTH



FULLERTON
ENGINEERING-DESIGN

REVISIONS	DESCRIPTION	DATE	BY

CONFIDENTIAL

NO-SCALE

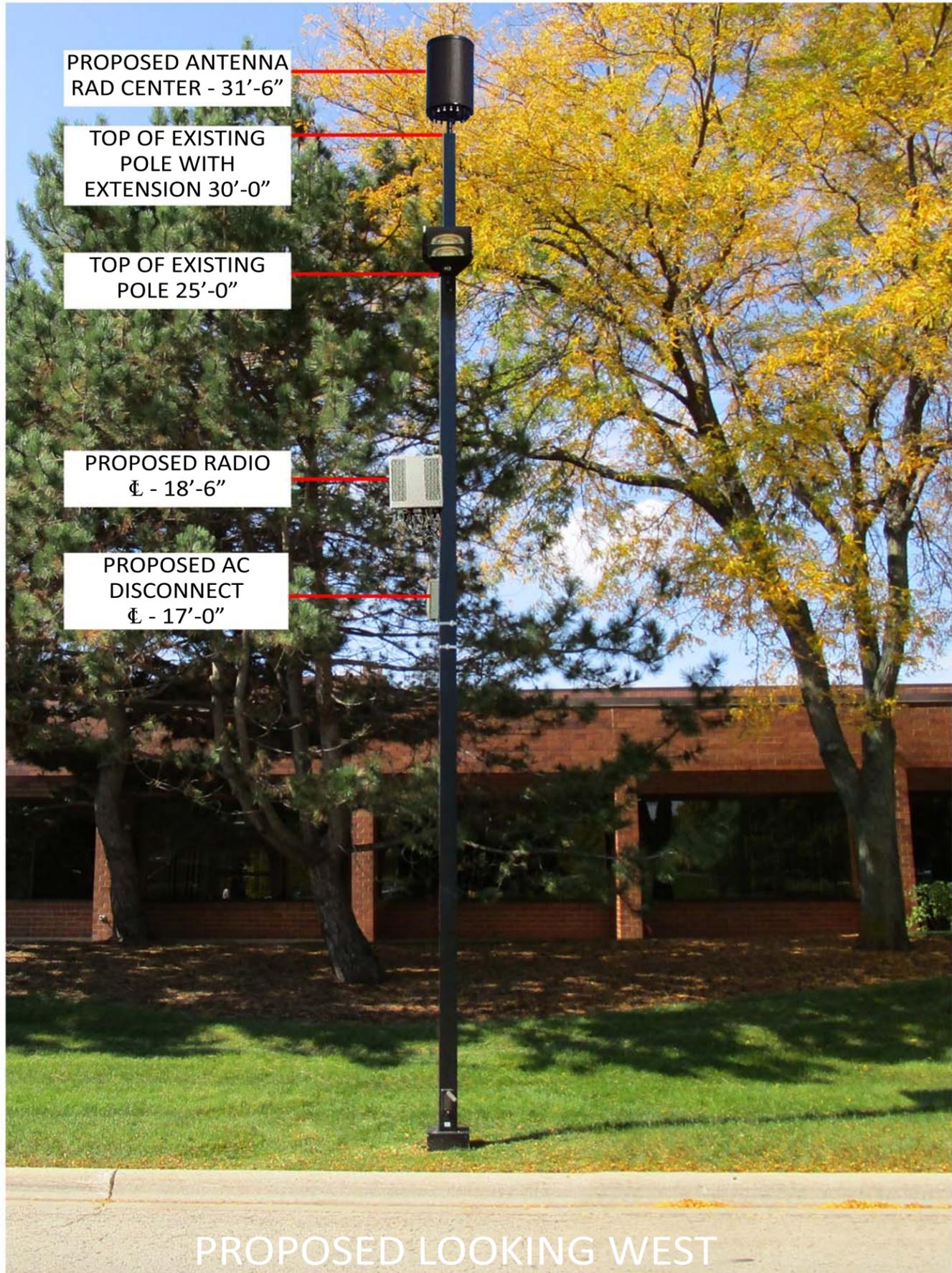
DRAWN BY:
ENG BY:
DATE:

SHEET TITLE:
SIDE BY SIDE

Drawing No:
NOT TO SCALE



EXISTING LOOKING WEST



PROPOSED ANTENNA
RAD CENTER - 31'-6"

TOP OF EXISTING
POLE WITH
EXTENSION 30'-0"

TOP OF EXISTING
POLE 25'-0"

PROPOSED RADIO
⌀ - 18'-6"

PROPOSED AC
DISCONNECT
⌀ - 17'-0"

PROPOSED LOOKING WEST



FULLERTON
ENGINEERING-DESIGN

REVISIONS	DESCRIPTION	DATE	BY

CONFIDENTIAL

NO-SCALE

DRAWN BY:
ENG BY:
DATE:

SHEET TITLE:
SIDE BY SIDE

Drawing No:
NOT TO SCALE

REQUEST FOR BOARD ACTION
Committee of the Whole
February 25th, 2019

Subject:	East Side Reservoir Roof Replacement (Village of Lincolnshire)
Action Requested:	Consideration and Discussion of Awarding Bid for Replacement of the East Side Reservoir Roof to DCG Roofing Solutions of Melrose Park, Illinois in the amount not to exceed \$75,790.00 (Village of Lincolnshire)
Originated By/Contact:	Wally Dittrich, P.E., Assistant Public Works Director / Village Engineer
Referred To:	Mayor and Board of Trustees

Summary / Background:

Staff worked with Illinois Roof Consulting Associates (IRCA) to complete the bid documents for the replacement of the East Side Reservoir Roof. The current facility roof was installed in 2000 and has reached the end of its useful life after 18 years. The base bid is for a modified bitumen roofing system (similar to what was installed at the Public Works Facility). The alternative roofing material option is a single ply 60 mil thermoplastic membrane roofing system. This system is not as durable and proven as the proposed modified bitumen system, but was included to give the Village options if the base bid bitumen roofing system was quoted over budget. Bids also included alternate shingle materials of asphalt and composite shingles (similar to those installed at Village Hall) to replace the cedar shake shingles on the steep sloped roof areas.

Notification was published in the Daily Herald on January 8th, 2019. A mandatory pre-bid meeting was held on January 23rd, 2019, with 6 contractors in attendance. Bids were opened on February 6, 2019. The Village received 4 bids. The first low bidder, Group XL, LLC was disqualified as they did not acknowledge the bid addendum and also did not provide the required bid deposit. The next responsible low bidder for the base bid was DCG Roofing Solutions of Melrose Park, Illinois in the amount of \$68,900. The low bid for the base bid plus the alternative for composite shingles on the steep sloped roofs was \$80,055 (an increase of \$11,155).

Budget Impact:

The 2019 budget includes \$100,000 for the replacement of the East Side Reservoir roof.

Recommendation: Staff is recommending the use of the base bid specifications which include a standard modified bitumen roofing system for the flat roofs and asphalt shingles for the steep sloped roofs. Asphalt shingles are recommended as the adjacent townhomes also have asphalt shingled roofs (see photos included in this memo) and as such, staff does not feel there is a value to maintaining the cedar shake look of the existing roof. Therefore, staff recommends the approval of a roof replacement contract with DCG Roofing Solutions of Melrose Park, Illinois for the base bid for the roof at the East Side Reservoir in the amount not to exceed \$75,790.00 which includes an additional 10% contingency to cover any required repairs at bid unit prices. This contract would replace all of the roofs at the East Side Reservoir and includes a 15-year guarantee and warranty of repairs to be performed upon notice and at no cost to the Village.



Current East Side Reservoir shingles



Neighboring asphalt shingles

Reports and Documents Attached:

- Bid Analysis and Report from Illinois Roof Consulting Associates, Inc.

Meeting History	
Initial Referral to Village Board (COW):	February 25, 2019



Certified Consultants and Specifiers

Roof Condition Evaluations

Moisture Testing

Quality Compliance Inspection
during roof construction

February 7, 2019

Mr. Walter Dittrich
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

**RE: Roof Rehabilitation Bids for
Village of Lincolnshire – East Side Reservoir**

Dear Mr. Dittrich:

Illinois Roof Consulting Associates, Inc. (IRCA) was authorized to prepare project documents and specifications for the roof rehabilitation at the referenced facility. The following is a summary of our work in this regard and our recommendations for award of the roofing contract.

We collected data at the site, reviewed reports and information we had in the building's file and formulated a specification. Once the documents were reviewed and finalized, an Advertisement to Bid which was placed by The Village of Lincolnshire in a local newspaper.

The contractors who responded to the Advertisement were All American Exterior Solutions of Lake Zurich, ATP Enterprise of Northfield, Crowther Roofing of Lockport, DCG Roofing Solutions of Des Plaines, Group XL, LLC of Libertyville, L. Marshall, Roofing of Glenview and Master Project Inc. of Chicago. A mandatory pre-bid meeting was held at the site on January 23, 2019, at 10:00 A.M. The project's requirements, specifications, and details were reviewed and the roofs were examined by the participants. Subsequent to this site meeting, an addendum was transmitted to all Bidders of Record.

As originally announced, the Bids were opened at a public meeting by The Village of Lincolnshire on February 6, 2019, at 10:00 A.M. after the Bid Due time had passed. Attached is a spread sheet listing the Bid prices and attachments received. The following Bidders of Record submitted acceptable Bids: All American Exterior Solutions, DCG Roofing Solutions, and L. Marshall Roofing. Group XL, LLC did not acknowledge the Addendum and did not provide a bid deposit, therefore their bid should be disqualified.

Illinois Roof Consulting Assoc., Inc.

4302-G Crystal Lake Road

McHenry, Illinois 60050

(815) 385-6560

FAX (815) 385-3581

www.irca.com

After carefully reviewing the bids and verbally confirming both price and scope of work with the low Bidder of Record, we are pleased to recommend that the project proceed as specified using the low Bidder of Record, DCG Roofing Solutions.

Once a decision has been reached by The Village of Lincolnshire, we can initiate the Owner-Contractor Agreement with required Exhibits and facilitate the beginning of the work as planned.

We have been pleased to assist you with these phases of this project and are looking forward to continuing to work with you.

Sincerely,

ILLINOIS ROOF CONSULTING ASSOCIATES, INC.



James C. Gruebna, RRC
Project Manager

JCG/jr
18260.ltr

Enclosure

cc: Mr. Marc Facchini

**ILLINOIS ROOF CONSULTING ASSOCIATES, INC.
SUMMARY SHEET FOR BID OPENING**

PROJECT: East Side Reservoir - Village of Lincolnshire

IRCA NO.: 18260

BID OPENING DATE: February 6, 2019 10:00 A.M.

	All American Exterior Solutions	ATP Enterprise	Crowther Roofing	DCG Roofing Solutions	Group XL, LLC	L. Marshall Roofing	Master Project, Inc.
BASE BID LOW SLOPED	59,300	No BID	No BID	50,770	13,489.40	58,400	No BID
BASE BID STEEP SLOPED	20,300			18,130	7,888.50	46,900	
ALTERNATE 1 LOW SLOPED	(1,000)			46,250	18,562.40	58,000	
ALTERNATE 2 STEEP SLOPED	ADD 7,000			29,285	12,402.10	56,700	
UNIT PRICES							
Repair concrete deck Per square foot	50.00			75.00	35.00	40.00	
Replace plywood deck Per full sheet	180.00			135.00	75.00	208.00	
Provide unspecified saddles Per square foot	7.00			12.50	12.00	3.50	
Replace wood blocking & nailer Per linear foot	6.00			5.90	6.00	7.50	
TIME and MATERIAL							
Latent conditions	\$ 120.00 + 20%	\$.00 + %	\$.00 + %	\$ 140.00 + 15%	\$ 45.00 + 10%	\$ 157.00 + 20%	\$.00 + %
Roof drains	\$ 185.00 + 25%	\$.00 + %	\$.00 + %	\$ 140.00 + 15%	\$ 95.00 + 10%	\$ 185.00 + 20%	\$.00 + %

WITNESSED BY: _____ Date _____
 Owner/Rep
 WITNESSED BY: *[Signature]* Date 2/6/19
 IRCA Date

REQUEST FOR BOARD ACTION
Committee of the Whole
February 25th, 2019

Subject: Resolution Adopting the 2018 Des Plaines River Watershed-Based Plan

Action Requested: Consideration and Approval of Adopting the 2018 Des Plaines River Watershed-Based Plan

Originated By/Contact: Marc Facchini Public Works Management Analyst

Referred To: Mayor and Board of Trustees

Summary / Background:

In 2015 the Des Plaines Watershed Workgroup was formed by over 172 watershed entities in Lake and Cook County, Illinois and Kenosha County, Wisconsin. For the last several years, the Des Plaines Watershed Workgroup has met to develop the proposed Watershed-Based Plan. The Watershed-Based Plan specifically addresses water-related issues in communities within the Des Plaines River Watershed Planning Area and will be used as a roadmap to promote health on the Des Plaines River. The Des Plaines River Watershed-Based Plan covers 235 square miles in Lake and Cook County, Illinois and Kenosha County Wisconsin. The planning area is divided into 10 smaller “subwatersheds” including Indian Creek, and Aptakisic Creek which also effect Lincolnshire.

The Watershed-Based Plan identifies areas of improvement in the Village to benefit the overall health and sustainability of the Des Plaines River. These improvements range from large projects such as construction of region wide flood storage to wetland restorations and detention basin improvements to smaller projects such as removing potential causes of debris jams. The full plan can be viewed at <https://www.lakecountyil.gov/DocumentCenter/View/25176/Des-Plaines-River-Watershed-Based-Plan?bidId=> Lake County SMC’s website also has an interactive map on their website where users can see various plan recommendations on a map.

Budget Impact:

The Des Plaines River Watershed-Based Plan will be used as a roadmap for staff to identify areas of improvement along the watershed there is no budget impact at this time. The Village is not required to take any action on any elements of the plan as it was developed to be a planning tool which will also assist communities with securing federal funding for qualifying improvements should it become available.

Recommendation: Staff recommends the approval of the resolution adopting the 2018 Des Plaines River Watershed-Based Plan.

Reports and Documents Attached:

- Des Plaines River Watershed-Based Plan Executive Summary
- Resolution Adopting the Des Plaines River Watershed-Based Plan

Meeting History	
Initial Referral to Village Board (COW):	February 25, 2019



Des Plaines River Watershed-Based Plan





INTRODUCTION:

Why a Watershed-based Plan?

Water is elemental to our lives. Plants and animals, including humans, are largely composed of water, and generally require clean water to survive. Our communities, food systems, energy sources, and countless products that we consume everyday are dependent upon water. Despite this dependence, water is often taken for granted until it negatively affects us, usually due to short supply, inundation, or pollution.

This watershed-based plan is important because it specifically addresses water-related issues in communities within the Des Plaines River Watershed Planning Area. Clean and abundant water, healthy streams and lakes, and safety from flooding are important to residents and business and therefore play a significant role in the quality of life, health and economic vitality of our communities. Clean and healthy watersheds are assets that make communities more desirable for residents and businesses; however, flooding can damage property and result in local economic impacts. Lakes, rivers, and streams in the planning area provide recreational destinations for watershed residents as well as tourists and are a highly visible indicator

Your actions help to:

- keep water in our rivers, streams, lakes and wetlands clean
- reduce the impacts of flooding
- protect and enhance natural resources
- maintain "green" and "grey" infrastructure
- increase awareness of watershed issues and opportunities

of watershed health. These waterbodies support a diverse variety of water-dependent plants and animals and are critical to local ecosystems.

Water does not generally flow according to political boundaries. Consequently, we recognize the watershed as the appropriate scale to address most water resource issues, which often involve

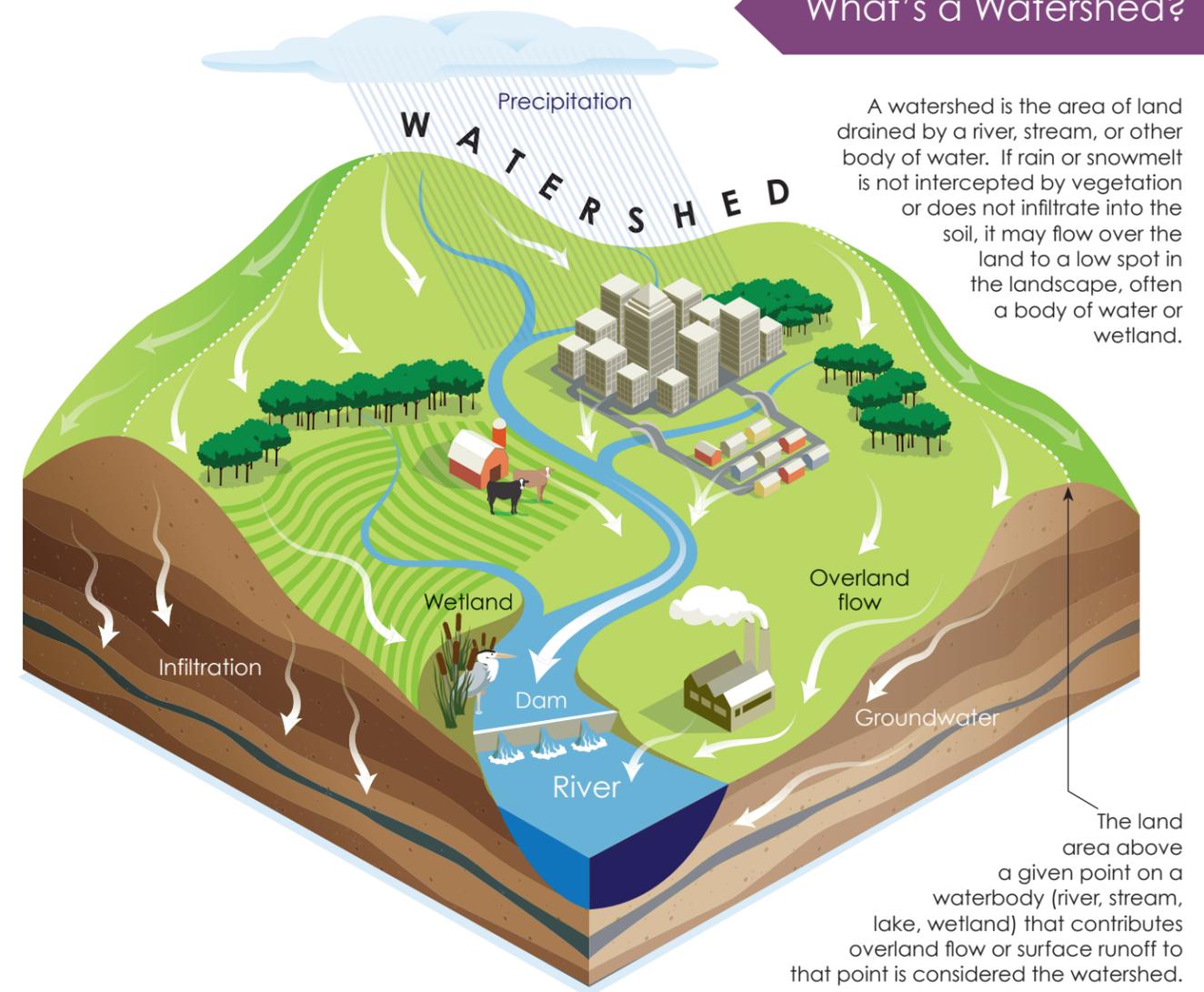
multiple political jurisdictions. The Des Plaines River watershed planning process brought together numerous watershed stakeholders to provide input towards the management and enhancement of water resources in the planning area.

During this planning process, critical data was obtained from record flooding that occurred in 2017, as well as a comprehensive water quality monitoring effort conducted on watershed streams.

This watershed-based plan utilizes these sources of up-to-date information as well as historical data to provide a comprehensive summary of existing watershed conditions and trends. It recommends actions stakeholders can take to protect resources that are in good condition and restore those that have been degraded. As a resident, landowner, business or community official, you make a difference.

What's a Watershed?

A watershed is the area of land drained by a river, stream, or other body of water. If rain or snowmelt is not intercepted by vegetation or does not infiltrate into the soil, it may flow over the land to a low spot in the landscape, often a body of water or wetland.



Des Plaines River Watershed Planning Area Vision Statement

The Des Plaines River watershed planning area will be a destination valued by residents, businesses, and governments that join together to actively engage in education and participate in improving water quality. Stakeholders will preserve and enhance regional green infrastructure, resulting in cleaner streams and lakes, better plant and animal biodiversity, and reduced flood damage – while balancing a sustainable native landscape with development and economic growth.

AT A GLANCE:

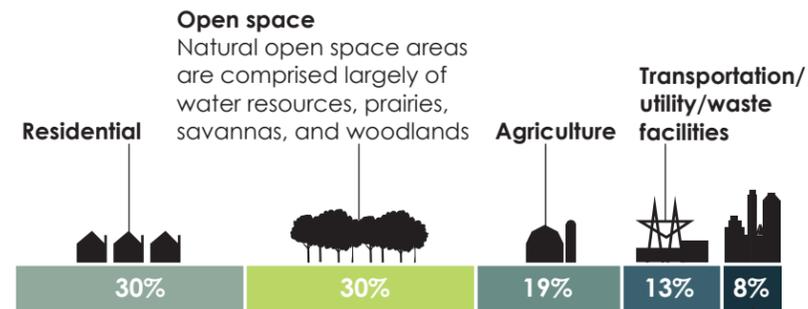
Des Plaines River Watershed Planning Area

The Land

240 miles of rivers and streams
 53 named lakes
 17,000 acres of wetlands

The Des Plaines River Watershed-Based Plan covers 235 square miles in Lake and Cook Counties in Illinois and Kenosha County in Wisconsin. This planning area is part of the much larger Des Plaines River watershed, which covers 1,455 square miles in Southeastern Wisconsin and Northeastern Illinois and is part of the Illinois and Mississippi River Basins. The planning area is divided into 10 smaller "subwatersheds": the Upper Des Plaines River, Lower Des Plaines River, Newport Drainage Ditch, North Mill Creek-Dutch Gap Canal, Mill Creek, Bull's Brook, Bull Creek, Indian Creek, Aptakisic Creek, and Buffalo Creek.

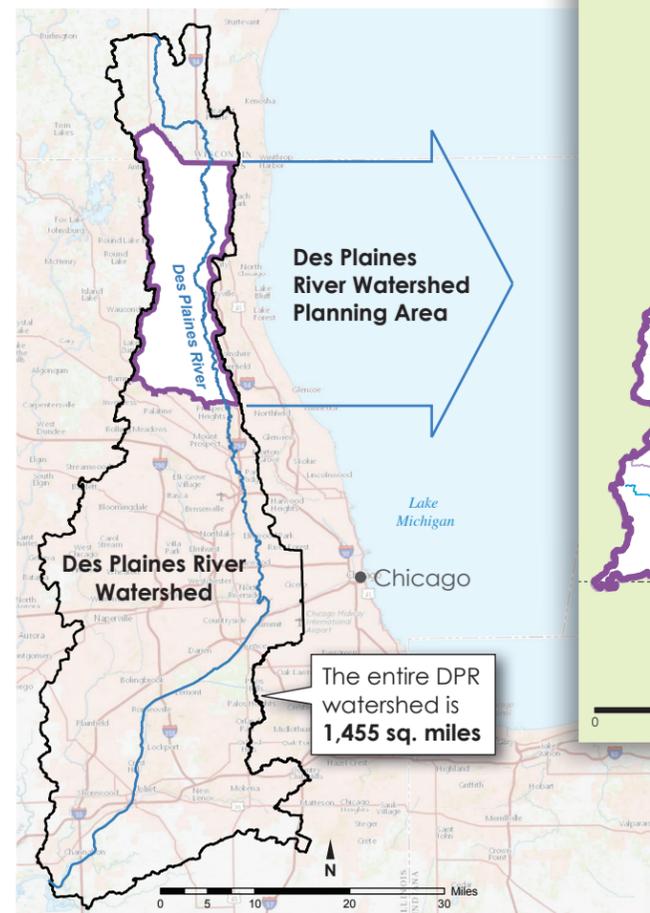
What's in the planning area:



Commercial, industrial, government/institutional, and office/research parks together encompass less than 10% of total watershed area but may have significant impacts on water resources, particularly where these uses are geographically concentrated.

The People

400,000 approximate population in 2010
 39 municipalities
 15 townships



The Des Plaines River Watershed-Based Plan is the first "umbrella" plan developed by SMC, in that it includes and updates five previous plans for smaller subwatersheds within the planning area: Bull Creek-Bull's Brook, Buffalo Creek, Indian Creek, Mill Creek, and North Mill Creek-Dutch Gap Canal, and completes planning for the remaining subwatershed areas with no previous watershed plans.

THE PLANNING AREA: A SPECIAL PLACE

The natural landscape of the planning area was formed by the retreat of a continental ice sheet more than 10,000 years ago. This process resulted in the low moraine ridges, kettle lakes and depressions, and outwash plains that give shape to the water resources and natural communities we see in the watershed today, including more than 50 lakes and 240 miles of river and streams. The planning area has a diverse mix of land uses with relatively large areas of natural and recreational open space interspersed with residential neighborhoods, commercial districts, and employment centers. Agriculture remains a major land use activity in the northern half of the planning area. The rural character in this part of the planning area has been identified as an important attribute by stakeholders.

Within the open space network are significant "ecological complexes" of more than 10,000 acres: one complex in the northern end of the planning area extending from Rollins Savanna to Red Wing Slough and one complex that runs along the Des Plaines River. These natural areas store and cleanse stormwater, provide important habitat for an array of plants and wildlife, and offer a myriad of recreational opportunities.

The Des Plaines River corridor is an archetype of "green infrastructure", providing an array of benefits including floodplain protection and flood damage reduction, open space and habitat preservation, and an unbroken recreational trail connection from north to south through the planning area. The planning area contains dozens of natural lakes and thousands of acres of wetlands resulting from the last glaciation. These lakes and wetlands often are a source of baseflow to streams, provide important habitat to native and threatened/endangered plants and wildlife and offer abundant recreational opportunities. The benefits of natural waterbodies are augmented by impounded and excavated lakes in the planning area that have been constructed over the years.

OUR FINDINGS:

A System Under Stress

Many rivers, streams and lakes in the planning area are impaired by nutrients, chloride, bacteria, and other forms of pollution. Pollution enters water bodies through stormwater runoff from urban and agricultural lands; from erosion of upland soils, streambanks, and lakeshores; and in permitted discharges of treated wastewater.

Fish and aquatic invertebrates found in rivers and streams indicate degraded water quality and aquatic habitat. Lakes have expanding populations of invasive aquatic plants and mussels, as well as high levels of nutrients, which can result in algae blooms. These algae blooms can produce harmful effects to people and aquatic life, limit recreational activities, and reduce the aesthetic quality of lakes.

Record flooding on the Des Plaines River in July of 2017 was accompanied by urban flooding in many areas outside of mapped flood hazard areas. Intense rainfall overwhelms older or undersized infrastructure. While wetland loss is not occurring at the rate it once did, wetland coverage is greatly reduced from its former extent. The capacity of wetlands to provide benefits such as flood water storage, uptake or retention of pollutants such as nutrients and sediment, and provision of baseflow to lakes and streams is correspondingly reduced.



Clockwise from top left: Algae bloom at Butter Lake; Watershed stakeholders providing feedback towards the plan; Fourth Lake Forest Preserve; volunteers cutting and pulling up sod to install native vegetation along Mill Creek.



WHAT'S AT RISK IN THE PLANNING AREA?

The amount of impervious surface in the planning area is projected to increase in the future. Increased imperviousness of the landscape results in a greater volume of stormwater runoff that must be detained or infiltrated in order to avoid an increase in downstream flood elevations. Additionally, impervious surfaces such as roads and parking lots are linked to urban pollutants such as chloride and polycyclic aromatic hydrocarbons (PAHs), which are becoming more prevalent in the planning area. Future pollutant loading scenarios based on municipal and county comprehensive plans suggest that nutrient and chloride pollution loads could increase dramatically in the future. If severe weather events such as those that resulted in the July 2017 flood become more frequent in the future, flooding in urban areas and along floodplains will be exacerbated.

Stressors

Specific watershed stressors include:

- **Nutrients, chloride, organic enrichment, and sedimentation/siltation** are major causes of impairment in rivers and streams. Nutrients, sediment, and bacteria are major causes of water quality impairment in lakes.
- **Erosion** degrades water quality and aquatic habitat.
- **Chloride levels** are steadily rising in rivers, streams and lakes.
- There are **thousands of flood-prone structures**. Although 4,000+ structures are in mapped floodplains, many of the 2,000+ structures flooded in 2017 are outside mapped floodplains.
- Both **traditional and "green" stormwater infrastructure** may be insufficient for runoff volume or need repair.
- **More than half of the wetland acreage in the planning area has been lost** since European settlement.
- **Stakeholders** are generally unaware of the watershed stressors or do not have the experience or resources necessary to take action.
- **More collaboration** among jurisdictions is needed to address many of the watershed problems and take advantage of watershed opportunities.



ARE YOU A WATERSHED STAKEHOLDER?

Watershed stakeholders that contributed to the planning process include municipalities, townships, county agencies, wastewater treatment plant representatives, and the broader community of homeowner associations, businesses, non-profit organizations, institutions, and residents living, working or providing interest in the planning area.

Take Action!

10 in 10

TEN ACTIONS FOR STAKEHOLDERS TO TAKE IN THE NEXT TEN YEARS

- 1 Adopt the watershed-based plan and implement high priority actions and/or projects**, including the allocation of funding for project implementation and maintenance.
- 2 Determine a lead watershed organization to guide watershed plan implementation**, implement the education and outreach strategy, provide technical assistance to watershed stakeholders, and coordinate multi-partner projects.
- 3 Municipalities and counties work collaboratively** and proactively to mitigate flood problem areas.
- 4 Utilize low-impact development and stormwater best management practices** in new development and retrofit/maintain existing development to reduce and filter stormwater runoff from impervious areas.
- 5 Restore wetlands**, particularly where they will provide additional flood storage and water quality benefits.
- 6 Stabilize the worst “severe” eroding streambanks and lake shorelines** using techniques that provide water quality and aquatic habitat benefits.
- 7 Stabilize eroding fields**, implementing nutrient management plans and implementing best farming practices to reduce soil loss.
- 8 Reduce the amount of chloride in runoff** by implementing winter maintenance “de-icing” best practices and providing educational trainings and materials.
- 9 Reduce phosphorus loads in runoff** through best management practices, projects, and programs.
- 10 Use the results of watershed monitoring programs** to strategically target projects, develop programs, and update this watershed plan.

The Des Plaines River Watershed-Based Plan

was completed following guidance from the Illinois Environmental Protection Agency and U.S. Environmental Protection Agency. Funding for this plan was provided, in part, by the Illinois Environmental Protection Agency through Section 319 of the Clean Water Act and the Lake County Stormwater Management Commission.



STORMWATER MANAGEMENT COMMISSION

Cover photo taken by Paul Klonowski.

Other photos courtesy of Lake County Stormwater Management Commission and Lake County Department of Transportation

**VILLAGE OF LINCOLNSHIRE
RESOLUTION NO. XXX**

**A RESOLUTION ADOPTING THE 2018 DES PLAINES RIVER
WATERSHED-BASED PLAN**

WHEREAS, the Des Plaines River Watershed-Based Plan Committee and watershed stakeholders have been working since 2015 to prepare a comprehensive watershed-based plan for the Des Plaines River Watershed (Des Plaines River Plan) in Lake and Cook County, Illinois and Kenosha County, Wisconsin; and

WHEREAS, the Des Plaines River Plan was developed through a series of twenty (20) watershed planning meetings with the cooperative effort of more than eight hundred (800) persons representing over one hundred and seventy-two (172) different watershed entities, ranging from individual homeowners & homeowner associations, consulting companies, businesses, large landowners and non-profit environmental organizations to local government, county, state and federal agencies that attended meetings during the planning process; and

WHEREAS, the purpose of the Des Plaines River Plan is to identify opportunities for watershed communities to integrate multi-objective watershed management in community decisions and activities; and

WHEREAS, a second purpose of the Des Plaines River Plan is to improve degraded conditions in the watershed by implementing best management practices and programs to retrofit existing problem areas and prevent future problems from occurring; and

WHEREAS, the adoption of the Des Plaines River Plan will guide the successful implementation of a series of individual site-specific projects and watershed-wide programmatic actions to: improve water quality, reduce flood damage potential, protect and enhance natural resources including the watershed's lakes, streams and wetlands; and in addition, will provide watershed education and recreation opportunities and improve community cooperation and participation in watershed improvement activities; and

WHEREAS, all public hearing and meeting requirements have been met in the preparation of the Des Plaines River Plan including the required public review and comment period prior to SMC and Lake County adoption of the Des Plaines River Plan; and

NOW, THEREFORE, BE IT RESOLVED, by the Village of Lincolnshire, Illinois, Board, that the Des Plaines River Watershed-Based Plan, June 2018, for Lake County, Illinois is hereby adopted as an official plan of the Village of Lincolnshire.

PASSED this 11th day of March, 2019 by a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED: this 11 day of March, 2019

Elizabeth Brandt
Mayor

ATTEST:

Barbara Mastandrea
Village Clerk

**REQUEST FOR BOARD ACTION
COMMITTEE OF THE WHOLE
February 25, 2019**

Subject: 2019 Sanitary Sewer System Analysis and Engineering (Village of Lincolnshire)

Action Requested: Consideration of a Professional Service Contract with RJN Group, Inc. for Design Engineering Services for the 2019 Sanitary Sewer Rehabilitation Project at a Cost not to Exceed \$99,820.00

Originated By/Contact: Terry Hawkins, Utilities Superintendent/Wally Dittrich, Assistant Public Works Director/Village Engineer

Referred To: Village Board

Summary / Background:

Staff recommends the continued use of RJN Group Inc. to complete design, field services, and bid preparation for the 2019 Sanitary Sewer Rehabilitation Project. This is a multi-year systematic program for locating and reducing infiltration and inflow of water sources into the Village sanitary system. This work has been prioritized in the Village's 10-Year Capital Improvement Program. Infiltration is caused from groundwater entering into the sanitary system through deteriorated pipes or manholes. Inflow is defined as water entering the collection system from storm water interconnections such as downspouts or illegal sump pumps. These water sources directly impact Village funds reflected in sanitary sewer charges assessed by Lake County and contribute to sanitary sewer overflow and/or backups.

This project builds on prior year's work. The proposed scope of work includes RJN Group's continued analysis of sanitary sewer televising information previously collected. RJN Group will also continue smoke testing critical areas of the sanitary system identified in the 2015 Sanitary Sewer Flow Monitoring Study. This work allows prioritization and design of repair projects. With nearly 50 miles of sanitary sewer to evaluate village-wide, this approach allows a portion of the system to be evaluated in greater detail each year. The proposal submitted by RJN Group Inc. includes review of 20,700 feet of sanitary main televised in 2018 (this represents approximately 10% of the sanitary system which is on a schedule to have each segment televised once every 10 years) as well as smoke testing of 36,200 feet of sanitary sewer in the area east of Riverwoods Road between Half Day Road and Duffy Lane. The RJN Group will then provide recommendations and prioritization to staff for required pipe repair/rehabilitation. From these recommendations, RJN will also prepare plans and specifications for bidding and provide bid assistance for necessary contractual repairs to be performed in 2020. RJN will also assist Village staff with the 2019 sanitary sewer repair project.

For the last 3 years, the Village has used RJN Group for the same scope of work that involves the review of previous years televising data, smoke testing/manhole inspections in an area of the Village's sanitary sewer system, and engineering of any needed repairs to the sanitary sewer system. The areas of analysis were prioritized in a previous study that the Village had completed that RJN Group is working from. At the January 28, 2019 COW meeting, the board approved the continued use of RJN for 3 additional years for this work.

The areas identified for further investigation is displayed in the attachments.

Budget Impact: The 2019 Budget includes engineering services in the amount of \$100,000 in the Water and Sewer Improvement fund.

Recommendation: Staff recommends approval for continuing a professional service contract with RJN Group for services related to this program. This engineering firm has performed infrastructure improvement analysis and design with the Village last year staff has been satisfied with their service.

Reports and Documents Attached:

- Proposed Contractual Service Agreement with RJN Group
- 2019 Smoke testing and manhole inspection location

Meeting History	
Initial Referral to Village Board (COW):	January 28, 2019
COW	February 25, 2019

January 30, 2019

Mr. Terry Hawkins
Utilities Superintendent
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, Illinois 60069

SUBJECT: PROPOSAL FOR PROFESSIONAL ENGINEERING AND SPECIALTY FIELD SERVICES FOR 2019 SANITARY SEWER REHABILITATION PROJECT

Dear Mr. Hawkins:

RJN Group, Inc. (RJN) is pleased to submit this proposal to the Village of Lincolnshire (Village) for the 2019 Sewer Investigations and Rehabilitation Program.

On May 17, 2016, RJN submitted a Statement of Qualifications (SOQ) to the Village of Lincolnshire in response to RFQ# 16-04, Sanitary Sewer Rehabilitation Project. Following the submittal process, RJN was selected by the Village for this work. RJN Group, established in Wheaton, Illinois in 1975, is a professional engineering and specialty field services firm focused on sewer collection systems.

PROJECT UNDERSTANDING AND APPROACH

The Village of Lincolnshire has established an annual program to investigate, rehabilitate, and improve the overall performance of their sanitary sewer collection system. This process was begun in 2015 when the Village contracted for flow monitoring and initiated an annual sewer televising program of approximately 5 miles (26,400 lf.) of the system per year. In subsequent years the Village has undertaken smoke testing, manhole inspections and television review. The Village has also addressed high priority defects within the sewer system through point repairs and mainline lining. The proposed work for 2019 continues into the next Basin with the highest level of I/I, based on the flow monitoring results. We have organized the proposed 2019 sanitary sewer program into the following tasks:

- A. Sewer Televising review and rehabilitation recommendations of up to 20,700 feet
- B1. Smoke Testing in all of Basin 4, approximately 36,200 feet.
- B2. Manhole Inspections in the entirety of Basin 4 (158 structures)
- B3. Point repairs of the segments identified in recommendations for Task A, and an allocation for resident engineering services for those point repairs designed during 2018.
- C. Project Management, Meetings, and Future Program Planning

Page 2

Mr. Terry Hawkins

January 30, 2019

Each of these tasks is further described below.

A. Review of 2018 Sewer Televising Videos and Data

The Village retained the services of American Underground, Inc. of Glenview, Illinois to perform approximately 20,700 feet of main line closed circuit televising (CCTV) in 2018. This is mainly in Basin 4 and some of Basin 1 (see attached exhibit A). RJN will review the CCTV inspection data, reports, and videos and make recommendations for and prioritization of improvements for structural repair, infiltration reduction, and preventative maintenance.

B1. Smoke Testing in part of Meter Basins 4

Smoke testing will undertake inspections of Meter Basin 4. This area incorporates the sewers of approximately 36,200 feet. (exhibit A)

B2. Manhole Inspections in Meter Basin 4

RJN will undertake inspections of all the manholes in Basin 4 – a total of 158 structures (exhibit A)

C. Point Repair Design and Resident Engineering Allowance

RJN proposes to design point repairs, as identified in Task A. To expedite the plans and specification preparation RJN proposes to prepare detailed plan sheets of the repairs using site visits/field measurements and photos and will not be undertaking detailed survey. Specifications will be prepared using those previously developed with the Village. If only a few point repairs these may be incorporated into the project that includes the repairs designed in 2018.

B. Project Management, Meetings and Future Program Planning

This task provides for project management and meetings for the 2019 program. In addition to general project management tasks, this task also provides for the planning of the 2020 program as well as long range planning that will be important for the Village.

PROPOSED SCOPE OF SERVICES

The following services will be provided as outlined in the Project Understanding and Approach above.

A. Review of 2018 Sewer Televising Videos and Data

1. Provide equipment and personnel as necessary for televising video review.
2. Review sewer televising videos using PACP-certified personnel and PACP coding standards.
3. Provide data analysis as follows:
 - a. Compile field data and develop complete list of defects;
 - b. Incorporate results into GIS;
 - c. Assign an estimated flow to defects; and
 - d. Determine an appropriate rehabilitation method and estimate an associated cost for repairs.
4. Provide the following information in a summary memo:
 - a. Summary of work completed;
 - b. GIS map of identified defects;
 - c. List of defects prioritized by cost effectiveness for rehabilitation;
 - d. Recommendations for follow-up SSES work;
 - e. Recommendations for rehabilitation; and
 - f. Provide digital copies of data and GIS geodatabases.

B1. Smoke Testing

1. Prepare a draft resident smoke testing notification letter for the Village to send to the affected residents and business owners. The letters will include RJN contact information for use during the smoke testing.
2. Prepare smoke testing door hangers to be hung by RJN staff at each address less than one week prior to smoke testing.
3. Notify the Village and the local fire and police departments of planned smoke testing activities, including daily updates.

4. Provide equipment, personnel, and smoke as necessary for smoke testing.
5. During smoke testing, erect smoke testing signs near the testing area and answer resident and Village questions on-site as well as through phone calls.
6. Use handheld electronic data collection equipment for collecting smoke testing data.
7. Smoke test the sanitary sewers as outlined above and on the attached exhibit.
8. GPS locate each identified defect and take a minimum of one photograph of each defect.

B2. B3. Manhole Inspections (Surface and Full Descent)

1. Provide equipment and personnel to complete manhole inspections as outlined above and on the attached exhibit.
2. Use handheld electronic data collection equipment for collecting manhole inspection data.
3. Complete surface manhole inspections for manholes as outlined. Collect the following attribute data, as it can be determined from the surface:
 - a. Mapping grade GPS locate of manhole;
 - b. Manhole diameter;
 - c. Manhole material;
 - d. Pipe invert measurements;
 - e. Connecting sewer diameter(s); and
 - f. Connecting sewer flow direction.
4. Identify and document manhole condition, as it can be determined from the surface, including:
 - a. Direct evidence of I/I;
 - b. Open pickholes in lid;
 - c. Frame and adjusting ring condition, including adjustments and chimney seals;
 - d. Cone condition and defects;
 - e. Wall condition and defects; and
 - f. Channel and bench condition and defects.

5. Take a minimum of four digital photographs at each manhole structure
 - a. Surrounding area;
 - b. Manhole cover;
 - c. Topside - looking down; and
 - d. Manhole frame.

6. FOR FULL-DESCENT MANHOLE INSPECTIONS: Provide all tasks above as well as perform a confined space entry, full-depth inspection. Provide additional digital photographs and observations of the bench and trough as well all pipe connections. It is estimated that 15% of manholes may require full-descent. This is based on depth, offsets, or presence of flat-tops.

B4. Summary Report

1. Provide data analysis as follows:
 - a. Compile field data and develop complete list of defects;
 - b. Assign an estimated flow based on inspection results; and
 - c. Determine appropriate rehabilitation method(s) for each defect or structure, as appropriate.

2. Organize all data from individual field services into a comprehensive summary report with the following information:
 - a. Summary of work completed;
 - b. Map of identified defects;
 - c. List of defects prioritized by cost effectiveness for rehabilitation;
 - d. Recommendations for follow-up SSES work; and
 - e. Recommendations for rehabilitation, including potential procurement methods and recommended contractors/vendors for various type of rehabilitation.

3. Submit up to two color copies and a pdf of draft report.

4. Address Village comments on draft report and revise.

5. Submit up to two color copies of final report. Provide one digital copy of final report files, data in geospatial format compatible with industry standard GIS software, and photographs.

Page 6

Mr. Terry Hawkins

January 30, 2019

The proposed scope of work includes sewer rehabilitation design as follows:

C - Point Repair Design and Resident Engineering Services

Point Repair Design

1. Meet with Village to confirm scope of each point repair and location.
2. Visit sites to determine/obtain the following:
 - Measure downs of up and downstream manholes. (To provide approximate depth of sewer)
 - Obstructions
 - Accessibility (specifically for backyard repairs)
 - Photos of obstructions/approximate location of repair/anticipated access routes
 - Identify potential traffic control needs during construction
3. Obtain utility locates for point repairs.
4. Address any identified utility conflicts.
 - Prepare detailed design plans for point repairs identified in task A.
 - Incorporate field survey and utility information into design plans
 - Address accessibility issues for point repairs
 - Provide detailed plan drawings with aerial photos as background and construction notes
5. Prepare point repair schedule for recommended repairs

Preparation of Bidding Documents - Services

1. Modify existing bidding documents as needed
2. Modify “front end” as required
3. Modify typical technical specifications previously prepared by RJN, where needed
4. An Appendix to the Specifications will be prepared to show location photos of all point repairs and anticipated access routes.
5. Prepare bid package with plans, schedules, front end documents, and specifications. Submit draft bidding documents for Village review.
6. Modifications to plans and specifications as required

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Bidding Assistance

1. Prepare an opinion of probable construction cost.
2. Provide bidding assistance including:
 - Providing PDF and Word documents of bidding documents to Village
 - Answering bid-related questions as needed

Project Management

1. Provide project management services and attend up to two (2) meetings with the City.

Resident Engineering Services

1. Pre-Construction Assistance:
 - a. Attend preconstruction meeting. Prepare agenda and distribute meeting minutes.
 - b. Review Contractor's shop drawings, insurance documents traffic control plans, pre-construction surface videos and construction phasing.
2. Provide construction observation for the duration of the project. RJN proposes to be on-site full-time for approximately (8-9 hours) per day when the Contractor is onsite and working. The length of time will be dependent on the number of point repairs included in the Contract (currently 4).
3. Provide documentation of the construction activities, including maintaining a daily project journal and taking digital photographs of all phases of the project, taking measurements for all quantities installed.
4. Provide periodic inspection of traffic control measures to ensure roadways remain open and driveways/sidewalks are not blocked for extended periods.
5. RJN will inspect each point repair site, adjacent manholes, private property and surrounding work area during and after construction, to ensure no damage has occurred. This includes the final walk through, preparation of punch list items, and final inspection.
6. RJN will submit weekly project updates to the City.

7. Provide contract management, including review of Contractor's payment requests, preparation of change orders, and coordination of contract closeout.
8. Provide general project management throughout the duration of the project and prepare a set of final construction drawings in a combined Auto-Cad & Arc GIS format.
9. It is anticipated that the Village will provide restoration services. However, if the Village prefers that RJN undertakes supervision of restoration this could be provided at an additional cost.

D. Project Management, Meetings and Future Program Planning

1. Provide project management for the duration of the 2019 program.
2. Work with the Village to plan the 2020 sewer investigations and rehabilitation program.
3. Provide initial long-range sewer planning assistance to help develop a multi-year program plan for the Village.
4. Prepare an executive summary presentation for the Village Board or Committee to summarize the 2019 Program including:
 - a. Summary of findings and recommendations from each of the studies;
 - b. Summary of 2020 and long-range planning recommendations; and
 - c. Summary of rehabilitation work completed in 2019.
5. Attend up to four meetings throughout the duration of this project.
6. Attend an annual meeting with the Village Board or appropriate Committee.

ITEMS REQUESTED FROM THE VILLAGE

We request the following items from the Village:

- Assistance with traffic control and lane closures where necessary for smoke testing and manhole inspections.
- Mailing of notifications as outlined for smoke testing.

SCHEDULE

RJN is prepared to begin work immediately upon contract approval. We offer the following estimated completion dates for each task:

- Review of 2018 sewer televising videos and data will be completed within 30 days of Contract approval
- Smoke testing and manhole inspections will be completed by October 15, 2019.
- Draft reports for smoke testing and manhole inspections will be provided by November 30, 2019

PROPOSED FEE

The attached Rate Schedule outlines standard hourly labor rates. Using these rates, we have developed the fee summary provided below. Completed work will be invoiced on a unit price, percent complete, and time and materials (T&M) basis as appropriate.

A summary of the project costs is as follows:

Task	Quantity		Unit Cost	Total Cost
Task A - Review of 2018 Sewer Televising	20,700	LS	\$ 6,800.00	\$ 6,800.00
Task B1 - Smoke Testing	36,200	feet	\$ 0.95	\$ 34,390.00
Task B2 - Manhole Inspections	138	MH	\$ 85.00	\$ 11,730.00
Task B3 - Descent Manhole Inspections	20	MH	\$ 110.00	\$ 2,200.00
Task B4 - Summary Report	1	lump sum	\$ 7,500.00	\$ 7,500.00
Task C - Point Repair Design and RE Assistance		T&M	\$ 32,000.00	\$ 32,000.00
Task D - Project Management & Meetings		T&M	\$ 5,200.00	\$ 5,200.00
			TOTAL COST	\$ 99,820.00

It is our pleasure to submit this proposal to the Village of Lincolnshire. Please feel free to contact Senior Project Manager Catherine Morley at (630) 682-4700 x354 if you would like to

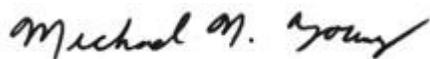
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discuss this proposal in detail. We are looking forward to the opportunity to begin working with the Village on this important program.

Sincerely,
RJN Group, Inc.



Michael N. Young, P.E.
Principal



Catherine L. Morley P.E.
Senior Project Manager

Attachments:

Rate Schedule

2019 SSES Area Map and 2018 Television Inspection

**Village of Lincolnshire
Sanitary Sewer Rehabilitation Project
Schedule of Rates
for RJN Group, Inc.**

	Classification	2019 Rates
PD	Project Director	\$245.00
SPM	Senior Project Manager	\$190.00
PM	Project Manager	\$170.00
SPE	Senior Project Engineer	\$140.00
PE	Project Engineer	\$125.00
CM	Construction Manager	\$135.00
CO	Construction Observer	\$120.00
DG	Data Group	\$110.00
ET	Engineering Technician	\$108.00
SGIS	Senior GIS Technician	\$110.00
GIS	GIS Technician	\$100.00
DT	Data Technician	\$80.00
FM	Field Manager	\$88.00
FT	Field Technician	\$74.00
CL	Clerical	\$74.00

NOTES:

1. The rates listed above are valid until December 31st, 2019.
2. The rates for reimbursable items such as postage, document fees, and in-house printings/discs are applied based on the normal on-going charges.
3. The above rates do not include the services of other professionals or companies required to perform work to assist RJN Group, Inc. in the performance of a task order.

