

AN ORDINANCE APPROVING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT IN THE B-1 RESTRICTED BUSINESS DISTRICT TO OPERATE THE PROPERTIES LOCATED AT 7101 AND 7111 NORTH LINCOLN AVENUE AND 4255 AND 4301 WEST TOUHY AVENUE AS A UNIFIED DEVELOPMENT WITH MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENTS AND ANCILLARY USES; AND GRANTING OTHER RELIEF.

RECITALS

WHEREAS, the Village of Lincolnwood ("**Village**"), as a home rule municipality, in accordance with Article VII Section 6(a) of the Constitution of the State of Illinois of 1970, is enacting this Ordinance pursuant to its authority as a home rule unit and pursuant to the Village of Lincolnwood Code of Ordinances ("**Code**") including the Lincolnwood Zoning Ordinance ("**Zoning Ordinance**") which is Chapter 16 of the Code;

WHEREAS, Loeber currently operates motor vehicle sales and service establishments and ancillary uses on the property legally described on Exhibit A attached hereto and made a part hereof (the "**Property**");

WHEREAS, the Village Board of Trustees ("**Village Board**") previously granted (i) a special use for the property located at 4255 West Touhy Avenue and 4301 West Touhy Avenue pursuant to Ordinance No. Z2002-174 ("**Ordinance Z2002-174**") to permit Loeber to use such property for an auto repair facility with an accessory car wash; and (ii) a special use for motor vehicle sales establishments, including outdoor storage and display of vehicles for sale on the property located at 4255 West Touhy, 4301 West Touhy and 7111 North Lincoln Avenue, certain variations from the Zoning Ordinance for the properties located at 4255 West Touhy, 4301 West Touhy and 7111 North Lincoln and a special use for a multi-story business use building located on a lot of two or more acres for the property located at 4255 West Touhy, all pursuant to Ordinance No. Z2004-277 ("**Ordinance Z2004-277**") (Ordinance Z2002-174 and Ordinance Z2004-277 are hereinafter collectively referred to as the "**Existing Ordinances**");

WHEREAS, an application has been made by Loeber for Special Use authorization for a Planned Unit Development in a B-1 Restricted Business District to operate the Property as a unified development with motor vehicle sales and service establishments and ancillary uses (the "**PUD Approval**");

WHEREAS, a public hearing on the application for the PUD Approval was held pursuant to proper notice before the Village's Plan Commission/Zoning Board of Appeals ("**PC/ZBA**") on October 11, 2006, which public hearing was commenced and continued until November 8, 2006, all in conformance with the ordinances of the Village and the statutes of the State of Illinois;

WHEREAS, on November 8, 2006, the PC/ZBA recommended the grant of the PUD Approval subject to certain conditions, and made certain findings regarding such approvals;

WHEREAS, the Village Board, at its December 7, 2006 meeting considered the PC/ZBA's report and recommendations from its October 11, 2006 and November 8, 2006 public hearings, and desires to approve the PUD Approval subject to certain conditions and to repeal the Existing Ordinances; and

WHEREAS, adoption of this Ordinance and the PUD Approval will further the health, safety, and welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Preamble. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby incorporated into this Ordinance.

SECTION 2: Grant of PUD Approval. The Village Board hereby grants the PUD Approval pursuant to Article IX,A,3,N of the Zoning Ordinance, for the Property in accordance with the terms and subject to the conditions and limitations, set forth in the Ordinance. In connection with the PUD Approval:

(A) the Village Board shall permit the following uses on the Property: (i) an auto repair facility with an accessory car wash; and (ii) motor vehicle sales establishments, including outdoor storage and display of vehicles for sale; (iii) a multi-story business use building located on a lot of two or more acres for the property located at 4255 West Touhy; and (iv) such other uses which are ancillary and accessory to operate the Property as a unified development with motor vehicle sales and service establishments; and

(B) the following exceptions from the Zoning Ordinance are hereby authorized: (i) an exception from the Zoning Ordinance requirement (Section XI, F.4) that off-street parking spaces be nine (9) feet wide and twenty (20) feet in length so that the parking lot facilities on the Property can be constructed and operated in the manner set forth on the Parking Plan (specifically, but without limitation, the parking spaces depicted on the Parking Plan shall be provided by Loeber in the number, location, and size as depicted on the Parking Plan); (ii) an exception from the Zoning Ordinance requirement that perimeter landscaping have a width of eight (8) feet (Article VII,M,5,a) so that the perimeter landscaping can be constructed and installed on the Property in the manner set forth on the Landscape Plan; (iii) an exception from the Zoning Ordinance to reduce the requirements for height and density of screening materials from the minimum of 75% semi-opaque screen of three (3) feet in height as set forth in the Zoning Ordinance (Article VII,M,5,a) to allow a perimeter landscaping screen to be constructed and installed on the Property as set forth on the Landscape Plan; and (iv) an exception from the Zoning Ordinance foundation planting requirements (Article VII,M,5,b) to allow the foundation plantings on the Property to be less than six (6) feet in width along the front and side of all buildings for the Property as set forth on the Landscape Plan, including decorative planters and alternate landscaped areas.

SECTION 3: PUD Approval to Conform to Plans. Development and use of the Property shall conform to the following plans, which the Village Board hereby approves:

A. *Final Planned Unit Development Plat.* The final Planned Unit Development Plat for the Property, prepared by Valerio Dewalt Train Associates Inc., consisting of one page designated as Sheet A0-00, dated February 7, 2007 and attached hereto as **Exhibit B** and made a part hereof;

B. *Parking Plans.* The Parking Plans for the Property (the "**Parking Plans**"),

prepared by Valerio Dewalt Train Associates Inc., consisting of two pages designated as Sheets A0-01 and A0-02 , dated February 7, 2007 and attached hereto as **Exhibit C** and made a part hereof;

C. *Landscape Plan.* The landscape plan for the Property ("**Landscape Plan**") prepared by Pugsley & LaHaie, Ltd., Landscape Architects, consisting of two pages designated as Sheets L1-01 and L1-02, entitled Overall Landscape Plan, dated February 7, 2007 and attached hereto as **Exhibit D** and made a part hereof; provided however, any revisions to the Landscape Plan shall be subject to the final review and approval of the Building Commissioner and the Village's landscape consultant;

D. *Building Elevations.* The building elevations for the Loeber Motors Mercedes Showroom, prepared by Valerio Dewalt Train Associates Inc., consisting of one page, designated as Sheet A2-01, dated most recently May 14, 2004, attached hereto as **Exhibit E** and made a part hereof; and the building elevations for the Loeber Motors Porsche Showroom, prepared by Valerio Dewalt Train Associates Inc., consisting of one page, designated as Sheet A2-02, dated most recently February 7, 2007, attached hereto as **Exhibit F** and made a part hereof;

E. *Photometric Plans.* The photometric plans for the 4255 Property and the 4301 Property, prepared by Cooper Lighting, consisting of two pages, designated as Sheets GO-02 and GO-03, dated most recently August 5, 2004, and the photometric plans for the 7111 Property, prepared by Eckenhoff Saunders Architects, consisting of one page, designated as Sheet PH-1, dated most recently August 1, 2003, all of which are attached hereto as **Group Exhibit G** and made a part hereof;

F. *Stormwater Management Plan.* The stormwater management plan for the Property, prepared by Graff Anhalt Schloemer and Associates, Inc., consisting of one page, designated as Sheet C1-02, dated most recently August 5, 2004, attached hereto as **Exhibit H** and made a part hereof;

G. *Other Civil Engineering Plans.* The grading and utility plans and construction details for the Property, prepared by Graff Anhalt Schloemer and Associates, Inc., consisting of three pages, designated as Sheets C1-06, C1-07 and C1-08, dated most recently August 5, 2004, all of which are attached hereto as **Group Exhibit I** and made a part hereof;

all as the same have been or may hereafter be revised with the approval of the Village Engineer and Village Building Commissioner.

**SECTION 4: PUD Approval Conditions.** The PUD Approval hereby granted shall be subject to the following terms and conditions:

A. All damaged portions of the sidewalk abutting the Property shall be replaced and/or repaired in accordance with ADA accessibility standards, at the sole cost of Loeber, as may be directed by the Public Works Director in his sole, but reasonable, discretion.

B. The parkway adjoining 7101 North Lincoln shall be restored with trees and either sod or Vegetative Ground Cover (as such term is defined in Chapter 12, Article 5 of the Village Code of Ordinances) at the sole cost of Loeber and in accordance with the standards contained in the Village Code of Ordinances, Chapter 12, Article 5, Sections 6, 13 and 14.

C. All parking lot and exterior lighting on the Property shall be turned off between the hours of 11:00 p.m. and 7:00 a.m., except for any security lighting determined to be necessary by Loeber in consultation with the Building Commissioner. All light poles on the Property shall be no higher than 25' in height.

D. Annually, and upon written notice from the Building Commissioner, any and all dead landscaping materials on the Property shall be replaced and replanted by Loeber with the same or similar landscaping materials that meet the minimum installation planting sizes of published Village requirements.

E. All Loeber employees shall be provided written notice, not less than every six (6) months following the effective date of this Ordinance, not to park on Tripp Avenue.

F. No vehicles may be road tested on Tripp Avenue or Estes Avenue.

G. Any and all new signage proposed for the Property which does not meet applicable Village signage regulations shall require a public hearing before the Sign Appearance Review Board.

H. The rooftop HVAC equipment located at the southwest corner of the building located at 7101 North Lincoln (the "**Rooftop Equipment**") shall be painted silver to match the façade of the existing building. When the Rooftop Equipment is replaced, such equipment shall either be relocated to the center of the roof of the building located at 7101 North Lincoln or screened to obstruct the view of the Rooftop Equipment.

I. The employee parking areas designated on the Master Plan shall not be used to store vehicle stock.

J. Loeber shall provide a sufficient number of off-street parking spaces within the Property to satisfy all employee parking needs.

K. In accordance with the Landscape Plan, Loeber shall install concrete planter boxes (which shall be reasonably approved by the Building Commissioner) in front of the building located at 7101 North Lincoln in lieu of constructing a concrete curb in front of such building between curb cuts, along the property line. The concrete planter boxes shall contain the landscaping materials identified in the Landscape Plan.

SECTION 5: *Repeal of Ordinance Z2002-174 and Ordinance Z2004-277.* Ordinance Z2002-174 and Ordinance Z2004-277 are hereby repealed and replaced by this Ordinance.

SECTION 6: *Amendments.* That amendments to this Ordinance shall be considered pursuant to the procedures, standards and limitations established therefor in the Zoning Ordinance.

SECTION 7: *Village Ordinances.* That the specific terms and conditions of this Ordinance, and the plans and plats incorporated herein, shall prevail against currently existing or subsequently adopted ordinances of the Village to the extent of any conflict or ambiguity. Subject to the foregoing, the development of the Property shall be subject to, and nothing herein shall be deemed or construed to relieve Loeber from, all terms and conditions of applicable Village ordinances and regulations, and as they exist and as they may be amended from time to time, including, without limitation, zoning ordinances, building and safety codes, subdivision

regulations and the Village's Sign Ordinance.

SECTION 8: Partial Invalidity. Every provision of this Ordinance shall be separable and if any provision of this Ordinance is held invalid by a court of competent jurisdiction, such provision shall be deemed stricken from this Ordinance but such action shall not affect the ongoing validity or enforceability of any other provision of this Ordinance.

SECTION 9: Successors and/or Assigns. This terms and provisions of this Ordinance shall be run with the land and inure to the benefit of all successors and/or assigns of Loeber.

SECTION 10: Effect. This Ordinance shall be in full force or effect from and after its passage, and approval according to law.

PASSED this 1st day of March, 2007.

AYES: *[Handwritten names]*

NAYS: *[Handwritten]*

ABSENT: *[Handwritten]*

APPROVED this 1<sup>st</sup> day of March, 2007.

*[Handwritten Signature]*  
Gerald Turry  
Village President

ATTESTED AND FILED IN MY OFFICE:

*[Handwritten Signature]*  
Beryl Herman  
Village Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**  
**[Attached]**

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

The West 240 feet of the East 273 feet of the North 500 feet (as measured on the East and North lines thereof) of Lot "A" in Lincolnwood Commercial Center in the Northeast Quarter of Section 34, Township 41 North Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

Lot A (except the North 500 feet thereof and except the South 120 feet thereof as measured on the East line of said Lot "A") also (except the East 323 feet thereof) in Lincolnwood Commercial Center in the North East  $\frac{1}{4}$  of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

The West 200 feet of the East 473 feet of the North 500 feet (as measured on East and North lines thereof) of Lot A in Lincolnwood Commercial Center of the Northeast  $\frac{1}{4}$  of Section of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

The South 100 feet less the East 160 feet, of that part lying East of Lincoln Avenue of the North 20 acres of the West 30 acres of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

The South 120 feet of Lot "A" as measured on the East line, in Lincolnwood Commercial Center in the North East  $\frac{1}{4}$  of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

The East 160.00 feet of the South 100.0 feet of the North 20 acres of the West 30 acres of the North West  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian (except that party lying East of a straight line drawn from a point on the North line of the South 100.0 feet that is 36.62 feet West of the East line of the West 30 acres to a point in the South line of the North 20 acres that is 36.54 feet West of the East line of the West 30 acres, as dedicated for Tripp Avenue by document 17574538 as used for Tripp Avenue), in Cook County, Illinois.

**EXHIBIT B**

**THE FINAL PLANNED UNIT DEVELOPMENT PLAT**

**[Attached]**

**VALERIO DEWALT ASSOCIATES INC.**  
 ARCHITECTS  
 1000 WEST 10TH AVENUE  
 SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1000  
 FAX: 303.733.1001

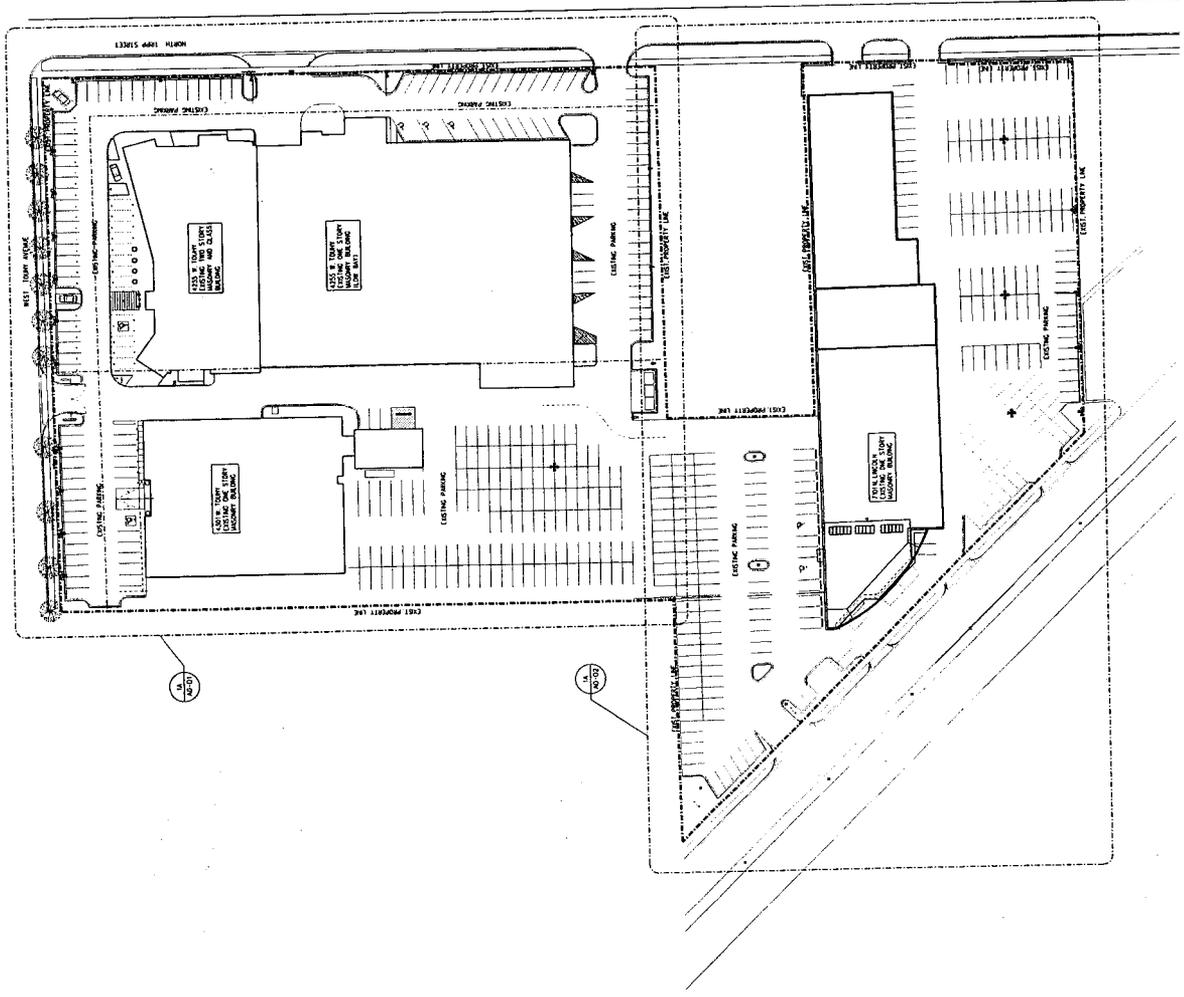
**LOEBER MOTORS P.U.D. SUBMITTAL**  
 LINCOLNWOOD, IL

NO.	DESCRIPTION	DATE
1	PLANS REVISIONS	02.13.2007
2	PLANS REVISIONS	02.23.2007
3	PLANS REVISIONS	03.23.2007
4	PLANS REVISIONS	03.23.2007
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 PROJECT NAME AND ADDRESS: 0000000000

**LOEBER MOTORS, IL**  
 PROJECT NAME AND ADDRESS: 0000000000  
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**IF**  
 FULL PROPERTY SITE PLAN - PUD  
 SCALE: 1/8" = 1'-0"

**EXHIBIT C  
PARKING PLANS**

**[Attached]**





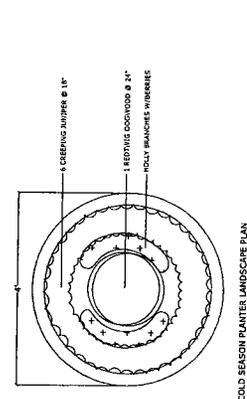
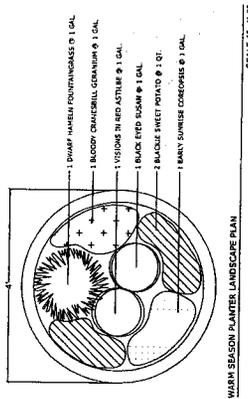
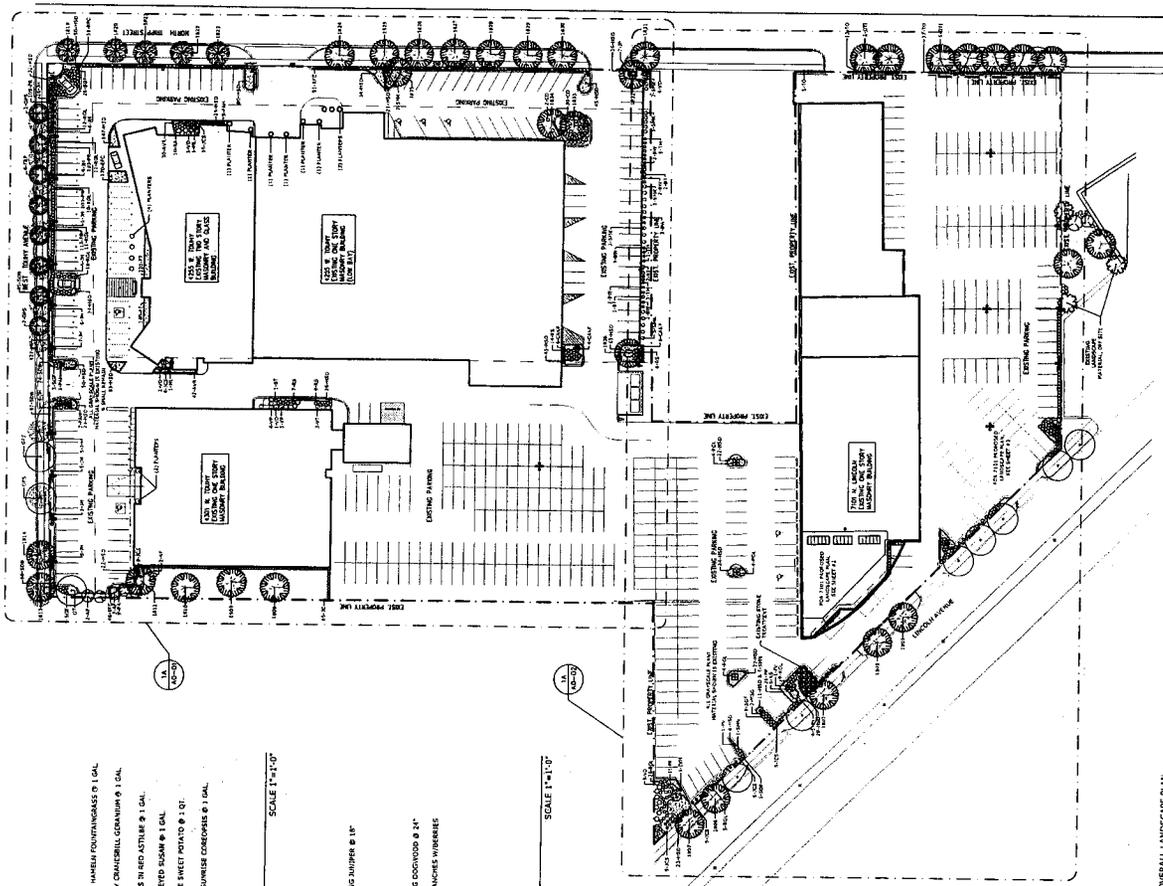
**EXHIBIT D**  
**LANDSCAPE PLAN**  
**[Attached]**



**PUGLEY & LA HAYE, LTD.**  
 Landscape Architects and Contractors  
 3414 N. Old Highway Road  
 P.O. Box 1000  
 Fort Lauderdale, FL 33304  
 www.pugley.com

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**LOEBER MOTORS**  
 PROJECT NUMBER: 0000000000  
 SHEET TITLE: EXHIBIT D OVERALL LANDSCAPE PLAN  
 SCALE: 1" = 40'-0"



Num	Size	Botanical Name	Common Name	Condition
1	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
2	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
3	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
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41	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
42	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
43	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
44	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
45	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
46	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
47	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
48	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
49	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
50	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
51	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
52	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
53	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
54	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
55	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
56	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
57	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
58	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
59	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
60	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
61	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
62	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
63	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
64	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
65	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
66	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
67	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
68	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
69	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
70	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
71	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
72	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
73	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
74	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
75	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
76	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
77	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
78	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
79	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
80	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
81	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
82	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
83	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
84	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
85	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
86	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
87	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
88	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
89	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
90	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
91	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
92	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
93	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
94	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
95	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
96	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
97	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
98	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
99	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2
100	12"	Gebeleinia floribunda	Flowering Hibiscus	1/2

**REPAIR DESCRIPTION**  
 1. Good to Fair: The tree is typical of the species and/or has less than 20% dieback in the crown that is attributable to normal aging, insect, disease, or other problems that are easily corrected with normal care.  
 2. Fair: The tree is typical of the species and/or has less than 20% dieback in the crown, one or two minor problems that can be immediately labeled for the tree or crown, or a minor dieback in the crown that is not expected to be a problem in the long term.  
 3. Poor: The tree is not typical of the species and/or has over 20% dieback in the crown, major decay or structural problems in the trunk or crown, or other problems that even if corrected will not result in the long term survival of the tree.  
 4. Dead: The tree shows signs of death.

**EXISTING PLANT MATERIALS LIST**  
 NOTE: PLANT MATERIAL SPECIFIED FOR PLANTERS IS NOT INCLUDED IN LIST BELOW.

Code	Qty	Size	Botanical Name	Common Name
1	3	12"	Amorpha fruticosa	False Indigo
2	3	12"	Amorpha fruticosa	False Indigo
3	3	12"	Amorpha fruticosa	False Indigo
4	3	12"	Amorpha fruticosa	False Indigo
5	3	12"	Amorpha fruticosa	False Indigo
6	3	12"	Amorpha fruticosa	False Indigo
7	3	12"	Amorpha fruticosa	False Indigo
8	3	12"	Amorpha fruticosa	False Indigo
9	3	12"	Amorpha fruticosa	False Indigo
10	3	12"	Amorpha fruticosa	False Indigo
11	3	12"	Amorpha fruticosa	False Indigo
12	3	12"	Amorpha fruticosa	False Indigo
13	3	12"	Amorpha fruticosa	False Indigo
14	3	12"	Amorpha fruticosa	False Indigo
15	3	12"	Amorpha fruticosa	False Indigo
16	3	12"	Amorpha fruticosa	False Indigo
17	3	12"	Amorpha fruticosa	False Indigo
18	3	12"	Amorpha fruticosa	False Indigo
19	3	12"	Amorpha fruticosa	False Indigo
20	3	12"	Amorpha fruticosa	False Indigo
21	3	12"	Amorpha fruticosa	False Indigo
22	3	12"	Amorpha fruticosa	False Indigo
23	3	12"	Amorpha fruticosa	



**EXHIBIT E**  
**BUILDING ELEVATIONS FOR MERCEDES SHOWROOM**

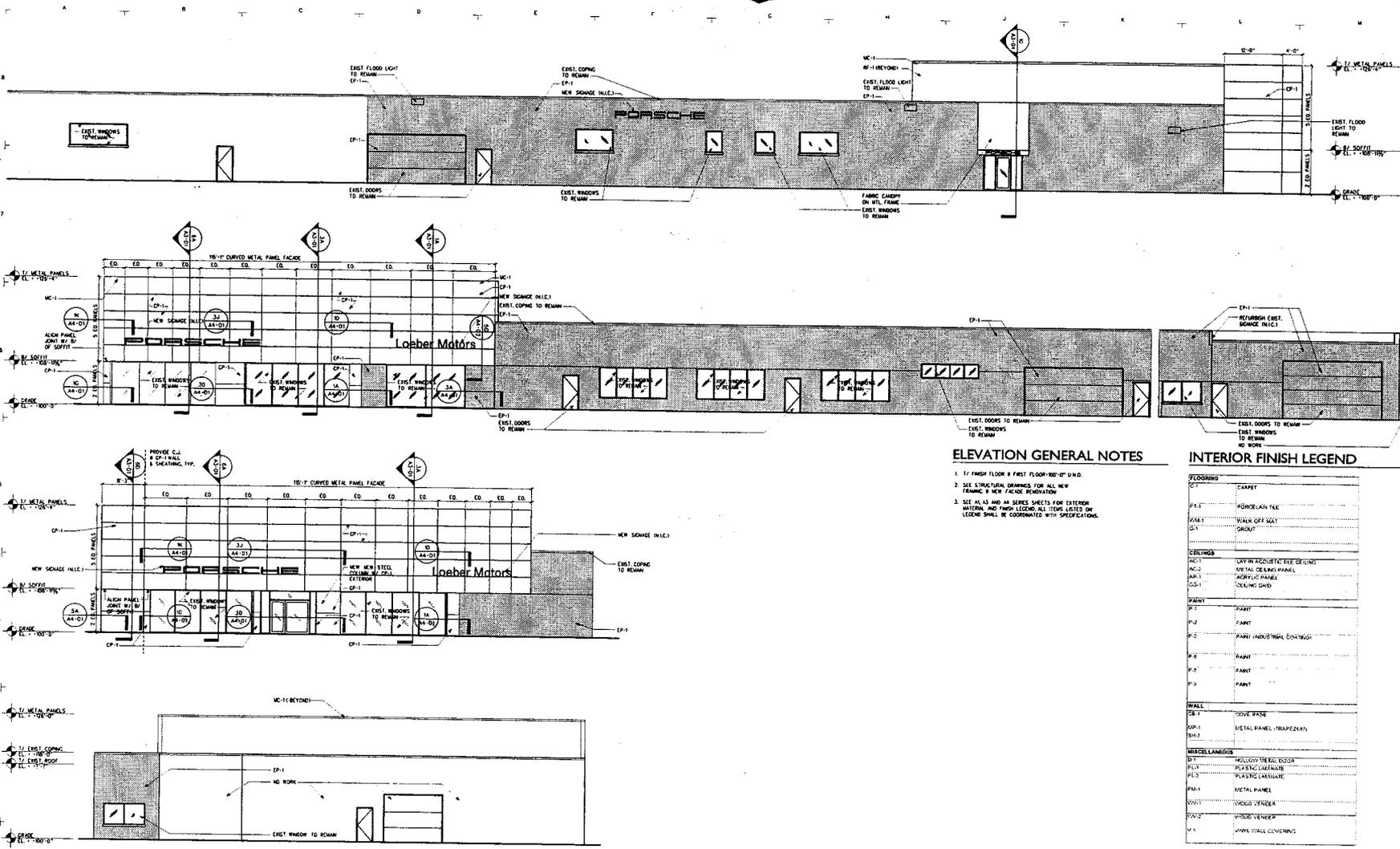
**[Attached]**



**EXHIBIT F**

**BUILDING ELEVATIONS FOR PORSCHE SHOWROOM**

**[Attached]**



**ELEVATION GENERAL NOTES**

1. FINISH FLOOR & FIRST FLOOR 10'-0" U.N.D.
2. SEE STRUCTURE DRAWINGS FOR ALL NEW FRAMING & NEW FACADE PENETRATION
3. SEE 01-05 AND 04-01 SERIES SHEETS FOR EXTERIOR MATERIAL AND FINISH LEGEND. ALL ITEMS LISTED ON LEGEND SHALL BE COORDINATED WITH SPECIFICATIONS.

**INTERIOR FINISH LEGEND**

FLOORING	
CF-1	CARPET
PF-1	PORCELAIN TILE
PM-1	PAINT OFF WALL
CS-1	CEILING
CEILING	
CE-1	CEILING ACoustICAL TEE GRID
MC-2	METAL CEILING PANEL
AP-1	ACROUSTIC PANEL
CS-1	CEILING GRID
PAINT	
P-1	PAINT
P-2	PAINT
P-3	PAINT INDUSTRIAL ENAMEL
P-4	PAINT
P-5	PAINT
METAL	
CB-1	CONCRETE
AP-1	METAL PANEL (TRAPEZOIDAL)
SH-1	SHIELDING
MISCELLANEOUS	
DT	DRY WALL
PL-1	POLYURETHANE
PL-2	POLYURETHANE
PM-1	METAL PANEL
VO-1	VOLUME REDUCER
VO-2	VOLUME REDUCER
V-1	VOLUME REDUCER

**EXTERIOR FINISH LEGEND**

METAL	
CP-1	COMPOSITE METAL PANEL
ALUMINUM	
MC-1	METAL COPING
MC-2	METAL COPING
PAINT	
EP-1	EXTERIOR PAINT
ROOFING	
RP-1	FLY ASHED SINGLE PLY EPDM ON ROOF WITH KAPTON OVERLAP DETAIL

**VALERIO DEWALT TRAIN ASSOCIATES INC.**  
 300 N. LINCOLN ST., SUITE 200  
 LINCOLNWOOD, IL 60468  
 TEL: 815-352-5535

**LOEBER MOTORS P.U.D. SUBMITTAL**

ILLINOIS

NO.	ISSUE	DATE
1	ISSUE	
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**LINCOLNWOOD, IL**

SHEET TITLE  
**EXHIBIT F**  
**7101 N. LINCOLN**  
**PORSCHE FACILITY**  
**BUILDING ELEVATIONS**

SHEET NUMBER  
**A2-02**

**GROUP EXHIBIT G**  
**PHOTOMETRIC PLANS**

**[Attached]**

LINCOLNWOOD, IL  
**LOEBER MOTORS  
 MERCEDES SHOWROOM**  
 VALERIO  
 DEWALT  
 TRAIN  
 ASSOCIATES INC.  
 12110 N. LINCOLNWOOD  
 CHICAGO, IL 60632

1. PHOTO MOUNTING  
 NO. ISSUED FOR DATE  
 PHOTO MOUNTING

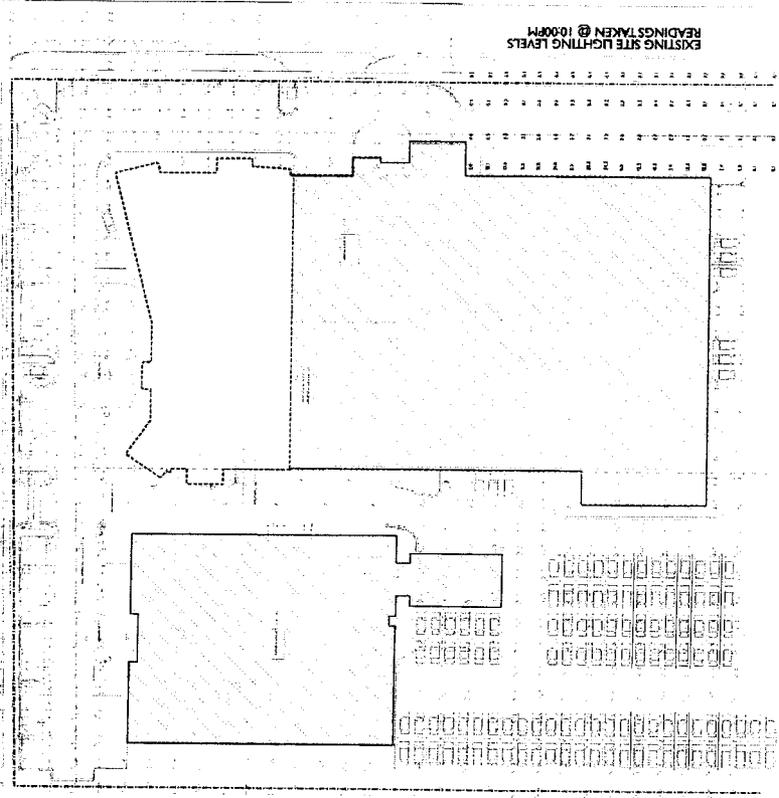
10/16/10

**LOEBER MOTORS  
 MERCEDES SHOWROOM**

LINCOLNWOOD, IL

SITE PHOTOMETRICS  
 SECURITY LIGHTING

**60-03**



VALERIO  
DEWALT  
T BAIN  
K S BARRIS INC  
LINCOLNWOOD, IL  
LOEBER MOTORS  
MERCEDS SHOWROOM

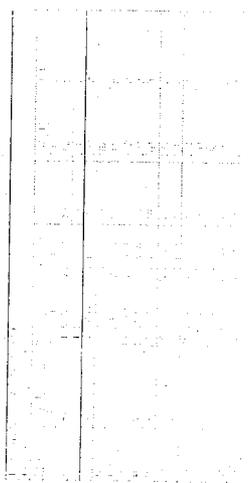
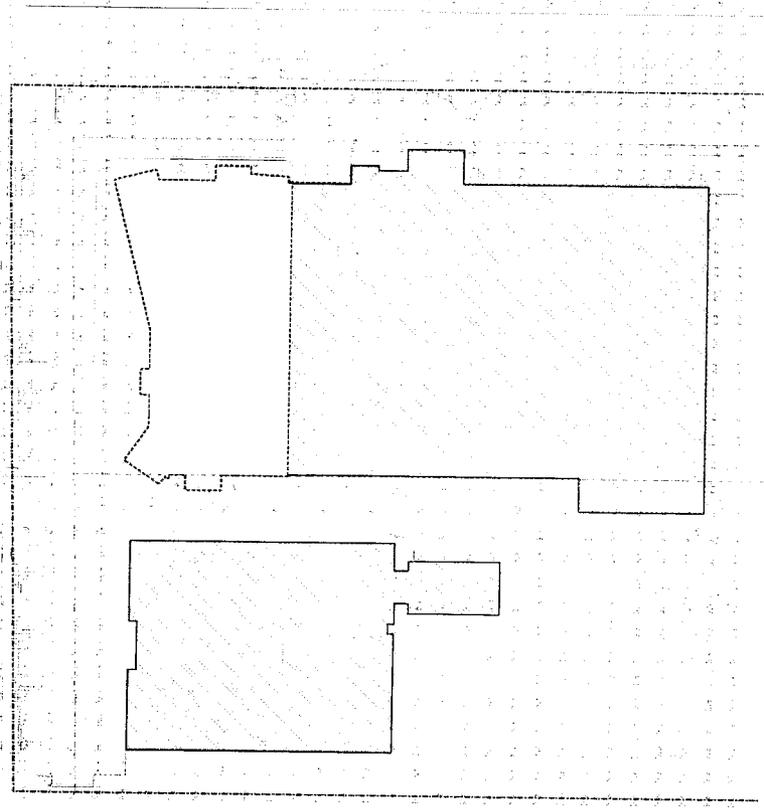
1. THIS IS A VALUE ENGINEERING STUDY.  
NO STAINED FLOORING IS SHOWN.  
SHEETS/STAIRS/MECHANICAL/ELECTRICAL/PLUMBING/PAINTING/ROOFING/FOUNDATION/FOUNDATION

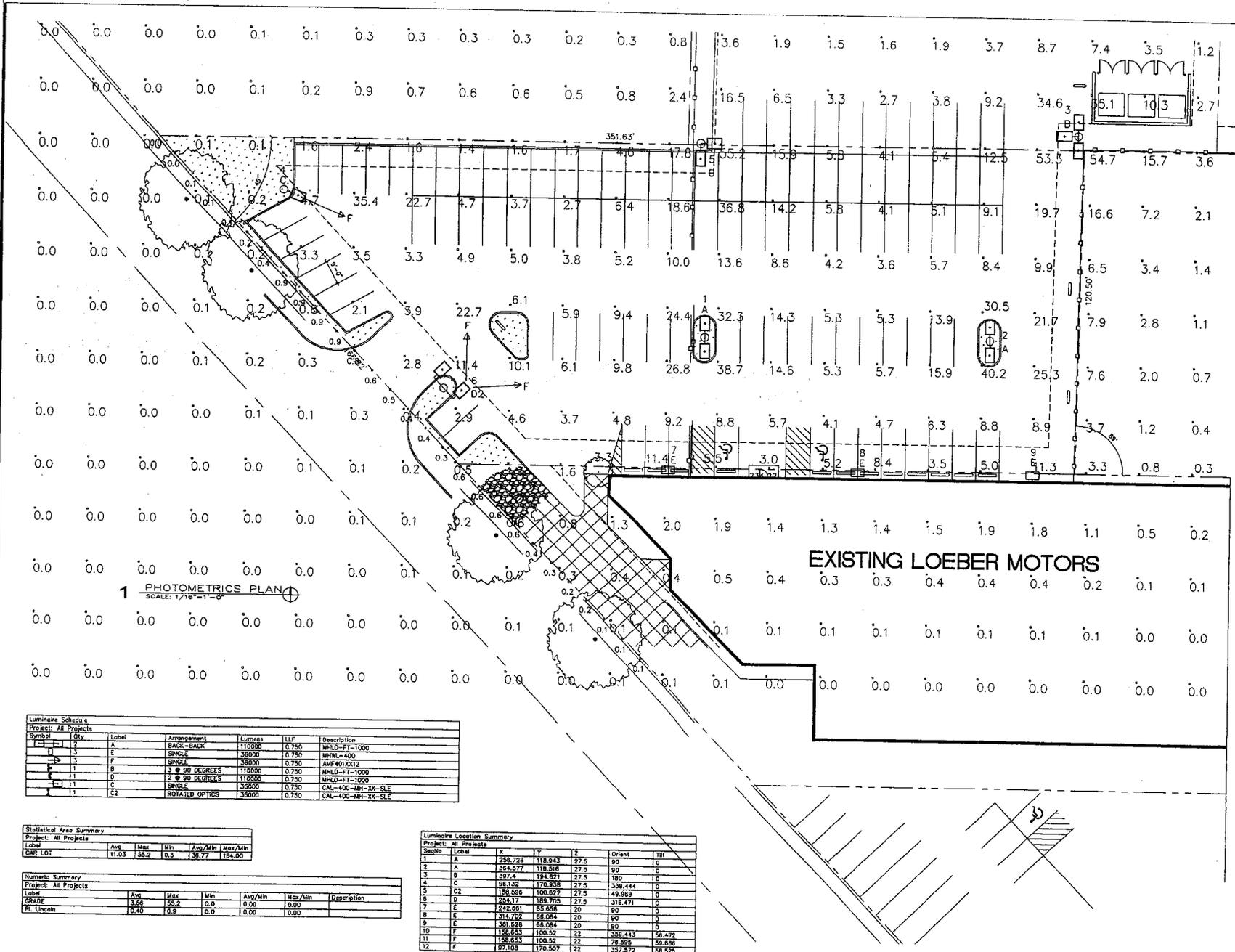
NOTE: SEE PLAN

LOEBER MOTORS  
MERCEDS SHOWROOM

LINCOLNWOOD, IL  
SITE PHOTO METRICS

60-02





1 PHOTOMETRICS PLAN  
SCALE: 1/16"=1'-0"

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
[Symbol]	2	A	BACK-BACK	110000	0.750	MHL-FT-1000
[Symbol]	3	E	SINGLE	36000	0.750	MHL-400
[Symbol]	3	F	SINGLE	36000	0.750	MHL-400
[Symbol]	1	B	3 @ 90 DEGREES	110000	0.750	MHL-FT-1000
[Symbol]	1	D	2 @ 90 DEGREES	110000	0.750	MHL-FT-1000
[Symbol]	1	C	SINGLE	136000	0.750	CAL-400-MH-XX-SLE
[Symbol]	1	G	ROTATED OPTICS	36000	0.750	CAL-400-MH-XX-SLE

Statistical Area Summary						
Project: All Projects						
Label	Avg	Max	Min	Avg/Min	Max/Min	Description
CAR LOT	11.03	53.2	0.3	36.77	184.00	

Numeric Summary						
Project: All Projects						
Label	Avg	Max	Min	Avg/Min	Max/Min	Description
GRADE	3.56	55.2	0.0	0.00	0.00	
PL Uncom	2.40	0.9	0.0	0.00	0.00	

Luminaire Location Summary						
Project: All Projects						
SeqNo	Label	X	Y	Z	Orient	TH
1	A	256.728	118.843	27.5	90	0
2	A	354.577	118.816	27.5	90	0
3	B	397.4	194.821	27.5	180	0
4	C	88.152	170.938	27.5	338.444	0
5	G	158.586	100.822	27.5	48.988	0
6	D	254.17	189.705	27.5	318.471	0
7	E	242.681	85.658	20	90	0
8	E	314.022	85.084	20	90	0
9	E	381.828	85.084	20	90	0
10	F	158.833	100.52	22	358.443	58.472
11	F	158.833	100.52	22	78.395	58.866
12	F	27.168	170.507	22	357.872	58.525

VALERIO  
DEWALT  
TRAIN  
ASSOCIATES INC.  
ARCHITECTS  
300 North Dearborn  
Evanston, Illinois 60208  
312.331.1363

LOEBER MOTORS  
7111 NORTH LINCOLN AVENUE

LINCOLNWOOD, ILLINOIS

ISSUED FOR VILLAGE REVIEW 08.01.03  
Date: \_\_\_\_\_

**ESA**  
ECKENHOFF SAUNDERS ARCHITECTS  
700 South Clinton Chicago, IL 60607  
312.786.1204 fax: 312.786.1836  
www.esadesign.com

PHOTOMETRIC PLAN

Scale: 1/16"=1'-0"  
Sheet No. PH-1  
02041\_04

**EXHIBIT H**  
**STORMWATER MANAGEMENT PLAN**  
**[Attached]**

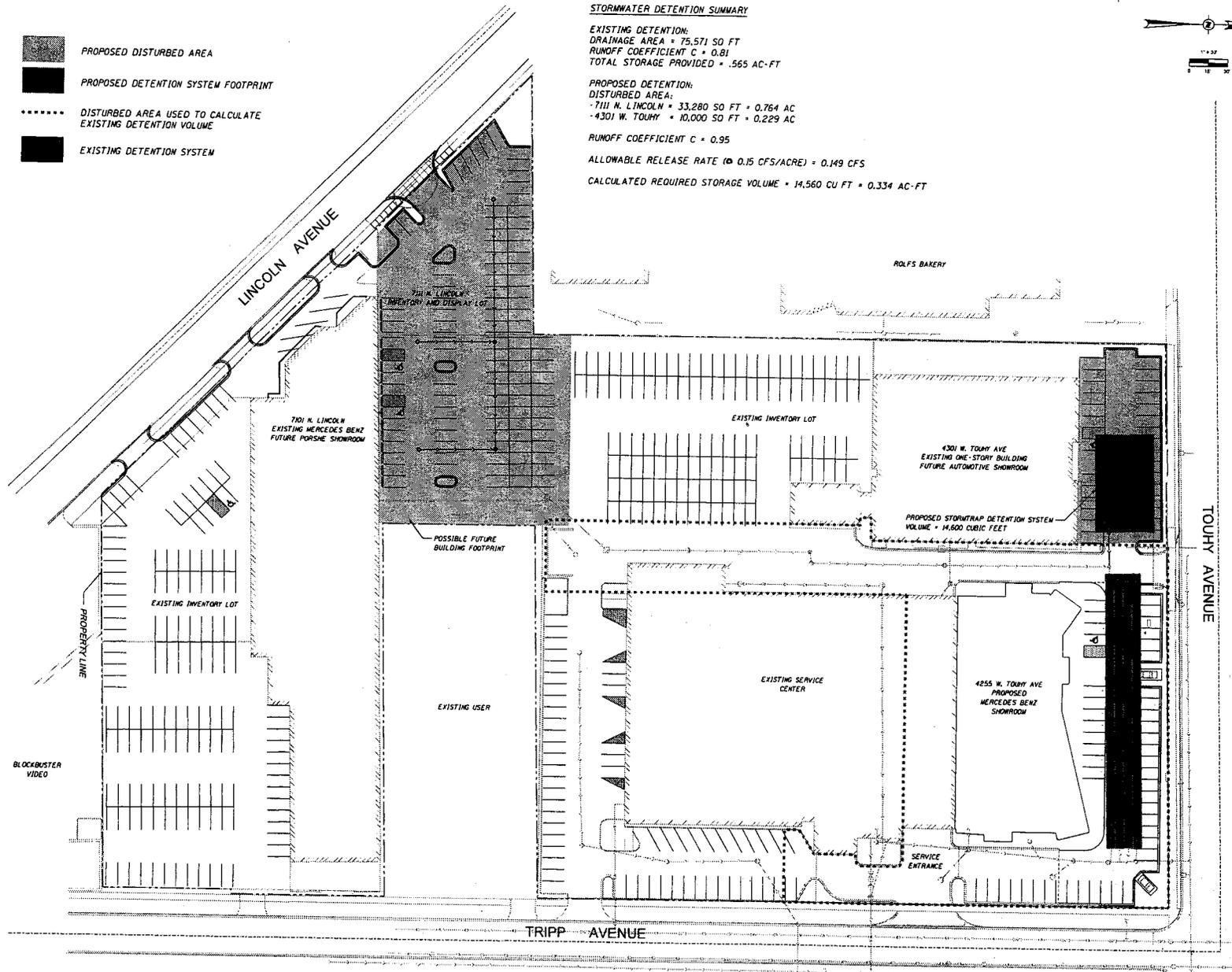
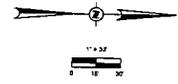
-  PROPOSED DISTURBED AREA
-  PROPOSED DETENTION SYSTEM FOOTPRINT
-  DISTURBED AREA USED TO CALCULATE EXISTING DETENTION VOLUME
-  EXISTING DETENTION SYSTEM

**STORMWATER DETENTION SUMMARY**

EXISTING DETENTION:  
 DRAINAGE AREA = 75,571 SQ FT  
 RUNOFF COEFFICIENT C = 0.81  
 TOTAL STORAGE PROVIDED = .565 AC-FT

PROPOSED DETENTION:  
 DISTURBED AREA:  
 - 7111 N. LINCOLN = 33,280 SQ FT = 0.764 AC  
 - 4301 W. TOUHY = 10,000 SQ FT = 0.229 AC

RUNOFF COEFFICIENT C = 0.95  
 ALLOWABLE RELEASE RATE ( @ 0.15 CFS/ACRE ) = 0.149 CFS  
 CALCULATED REQUIRED STORAGE VOLUME = 14,560 CU FT = 0.334 AC-FT



**LOEBER MOTORS**

VALERIO  
 DEWALT  
 TRAIN  
 ASSOCIATES INC.

200 N. LAUREL STREET  
 CHICAGO, ILLINOIS 60610  
 TEL: 312-541-5442

STURMUTTER/BOHANNON

**GRAEF ANHALT SCHLOEMER**  
 and Associates, Inc.

ENGINEERS & SCIENTISTS

Chicago Area Office  
 332 South Halsted Avenue  
 Chicago, IL 60604-4367  
 Tel: 416-933  
 Fax: 312-542-2030  
 FAX: 312-542-7014  
 Web Site: www.gasll.com

NO.	ISSUED FOR	DATE
2	REVISED PER ILLINOIS PERMITS	8/28/84
1	REVISED PER PLAN CORRECTIONS	7/28/84

PROJECT TEAM  
 RANDY HATHIS  
 CHRISTINE MCCOY  
 ANDREW KERN

PROJECT NUMBER  
 018 0018

PROJECT NAME AND ADDRESS  
 LOEBER MOTORS  
 MERCEDES SHOWROOM

LINCOLNWOOD, IL

SHEET TITLE  
**STORMWATER  
 MANAGEMENT PLAN**

SHEET NUMBER

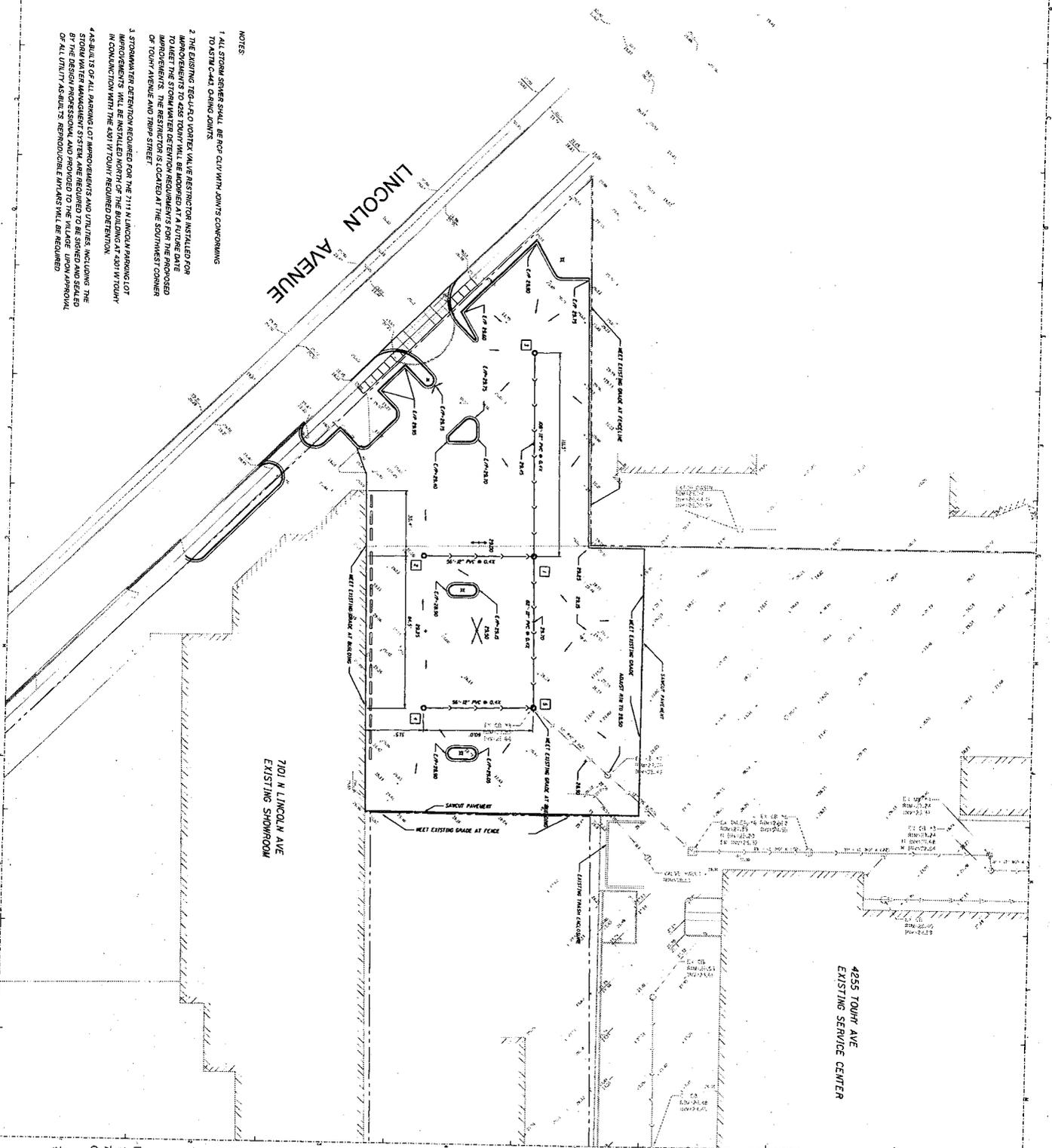
**C1-02**

**GROUP EXHIBIT I**  
**CIVIL ENGINEERING PLANS**  
**[Attached]**

- 1. SHEET C1-07
- 2. SHEET C1-08
- 3. SHEET C1-09
- 4. SHEET C1-10
- 5. SHEET C1-11
- 6. SHEET C1-12
- 7. SHEET C1-13
- 8. SHEET C1-14
- 9. SHEET C1-15
- 10. SHEET C1-16
- 11. SHEET C1-17
- 12. SHEET C1-18
- 13. SHEET C1-19
- 14. SHEET C1-20
- 15. SHEET C1-21
- 16. SHEET C1-22
- 17. SHEET C1-23
- 18. SHEET C1-24
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- 95. SHEET C1-95
- 96. SHEET C1-96
- 97. SHEET C1-97
- 98. SHEET C1-98
39. SHEET C1-99
- 100. SHEET C1-100

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CLAY WITH JOINTS CONFORMING TO ASTM C400, OPEN JOINTS.
2. THE EXISTING TEGUL-G VORTEX VALVE RESTRICTOR INSTALLED FOR IMPROVEMENTS TO 4235 TOWH WILL BE MOVED AT A FUTURE DATE AND THE STORM WATER DETENTION REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS SHALL BE MOVED TO THE SOUTHWEST CORNER OF TOWH AVENUE AND 7111 STREET.
3. STORMWATER DETENTION REQUIRED FOR THE 7111 N LINCOLN PARKING LOT IMPROVEMENTS WILL BE INSTALLED NORTH OF THE BUILDING AT 4391 W TOWH IN CONJUNCTION WITH THE 4391 W TOWH REQUIRED DETENTION.
4. AS-BUILTS OF ALL PARKING LOT IMPROVEMENTS AND UTILITIES, INCLUDING THE STORM WATER MANAGEMENT SYSTEM, ARE REQUIRED TO BE SHOWN AND SEALED BY THE DESIGN PROFESSIONAL AND PROVIDED TO THE VILLAGE UPON APPROVAL OF ALL UTILITY AS-BUILTS. APPROPRIATE EVIDENCE WILL BE REQUIRED.



C1-07

PROJECT NUMBER: 7111 LINCOLN AVENUE GRADING & UTILITY PLAN

PROJECT NAME AND ADDRESS: LOEBER MOTORS MERCEDES SHOWROOM

CLIENT: LOEBER MOTORS

DATE: 11/11/2011

SCALE: AS SHOWN

PROJECT TEAM: GRABER AND ASSOCIATES ENGINEERS ARCHITECTS INTERIORS

OWNER: LOEBER MOTORS

PROJECT NUMBER: 7111 LINCOLN AVENUE GRADING & UTILITY PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/2011
2	ISSUED FOR CONSTRUCTION	11/11/2011
3	ISSUED FOR AS-BUILTS	11/11/2011
4	ISSUED FOR RECORD	11/11/2011

**GRABER AND ASSOCIATES**  
ENGINEERS ARCHITECTS INTERIORS

1111 N LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60466  
PHONE: 708-350-0000  
FAX: 708-350-0001  
WWW.GRABERANDASSOCIATES.COM

**LOEBER MOTORS**

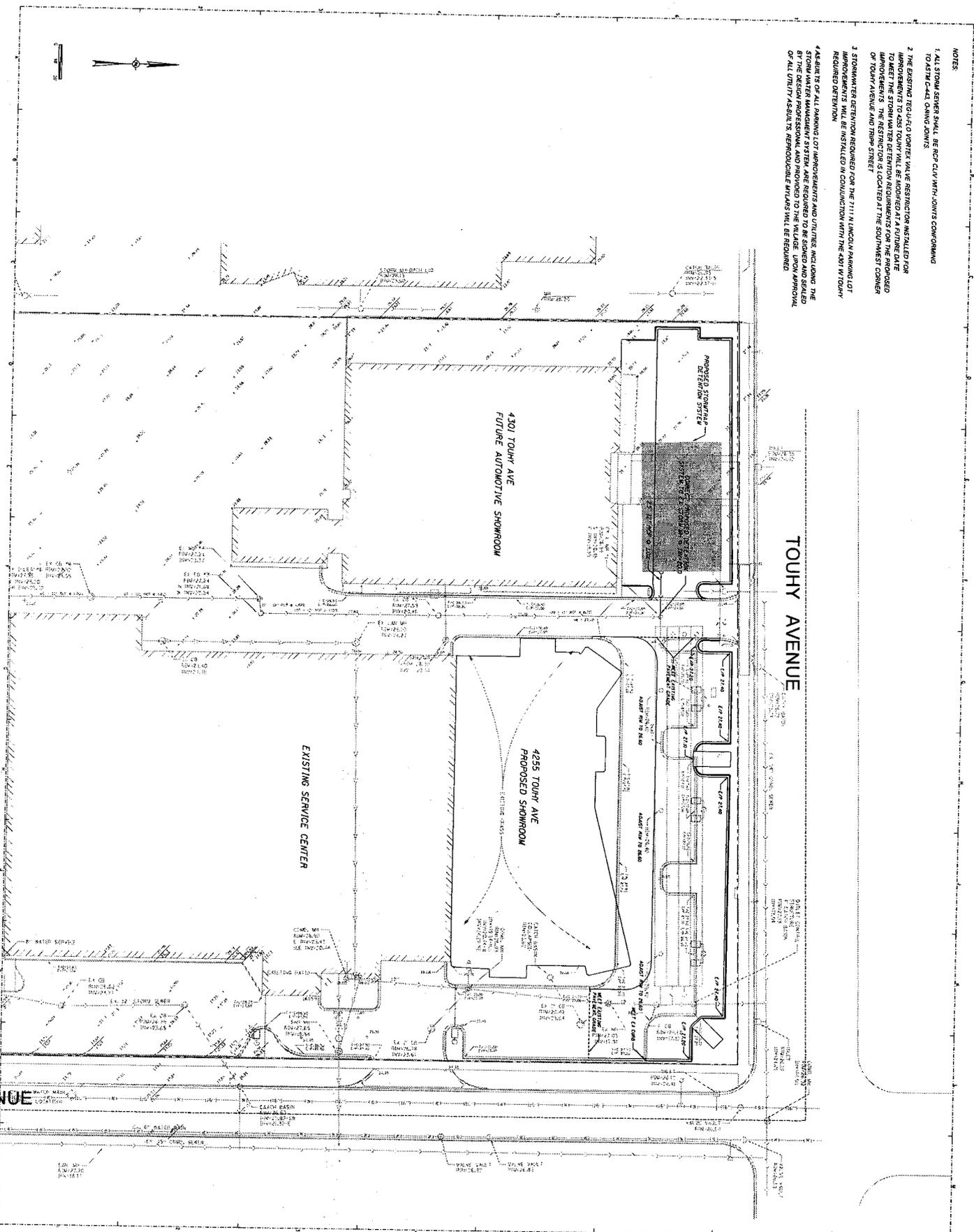
LINCOLNWOOD, ILLINOIS

**VALERIO DEWALT TRAIN ASSOCIATES INC.**

2201 W. 111TH STREET  
MOKENA, ILLINOIS 60449  
PHONE: 708-441-1111  
FAX: 708-441-1112  
WWW.VDTA.COM

**NOTES**

1. ALL STORM SEWERS SHALL BE RCP CULVERT WITH JOINTS CONFORMING TO ASTM C-400 DRIVING JOINTS
2. THE EXISTING 18" DIA VERTICAL VALVE RESTRICTOR INSTALLED FOR IMPROVEMENTS TO 4301 TOLUH WILL BE MODIFIED AT A FUTURE DATE TO MEET THE STORM WATER DETENTION REQUIREMENTS FOR THE PROPOSED RESTRICTOR LOCATED AT THE SOUTHWEST CORNER OF TOLUH AVENUE AND TRIP STREET
3. STORMWATER DETENTION REQUIRED FOR THE 7111 N LINCOLN PARKING LOT IMPROVEMENTS WILL BE INSTALLED IN CONJUNCTION WITH THE 4301 W TOLUH RESTRICTOR DETENTION
4. RESULTS OF ALL PARKING LOT IMPROVEMENTS AND UTILITIES INCLUDING THE STORM WATER MANAGEMENT SYSTEM ARE REQUIRED TO BE SEIGNED AND REVIEWED BY THE DESIGN PROFESSIONAL AND PROVIDED TO THE VILLAGE LOCAL APPROVAL OF ALL UTILITY ASSESSMENTS REMEDIABLE PLANS WILL BE REQUIRED



LINCOLNWOOD, IL  
 SHEET TITLE  
**TOLUH AVE  
 GRADING & UTILITY PLAN**  
 SHEET NUMBER  
**C1-06**

PROJECT NUMBER  
 001-000000  
 PROJECT NAME AND ADDRESS  
**LOEBER MOTORS  
 MERCEDDES SHOWROOM**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/28/24
2	ISSUED FOR CONSTRUCTION	03/28/24
3	ISSUED FOR RECORD	04/28/24

**GRABER**  
**ANHALT**  
**SCHLOEMER**  
 ENGINEERS & ARCHITECTS  
 1111 N. LINCOLN AVENUE  
 LINCOLNWOOD, ILLINOIS 60466  
 PHONE: 815.439.1100  
 FAX: 815.439.1101  
 WWW: WWW.GRABERANHALTSCHLOEMER.COM

**LOEBER MOTORS**  
 LINCOLNWOOD, ILLINOIS

**VALERIO DEWALT TRAIN ASSOCIATES INC.**  
 2000 N. LINCOLN AVENUE  
 LINCOLNWOOD, ILLINOIS 60466  
 PHONE: 815.439.1100  
 FAX: 815.439.1101

