Plan Commission Special Meeting
AGENDA & NOTICE OF MEETING
MONDAY, MAY 20, 2024 6:30 PM
Village Hall | MacArthur Room
112 Algonquin Road
Barrington Hills, IL 60010

1. **AUDIO OPTIONS:**
   - **Dial: 312-626-6799 and enter meeting ID 889-5617-0602**
   - **Link: Zoom Meeting ID 889-5617-0602; Passcode: 849920**

Call to Order & Roll Call

Public Comment
Be advised that public comment at the meeting is limited to three (3) minutes per person. If you are not able to attend, send your comment to the Village Clerk at clerk@barringtonhillsil.gov and it will be forwarded to the Plan Commission Members.

PUBLIC HEARING

An Application for Approval of Sketch Plan for a Single-Family Subdivision of the property located at 01-06-200-021 and 01-06-200-027 (99 & 101 Bateman Road)
Plan_Commission_-_Application_for_Subdivision_99-101_Bateman_Rd.pdf
Cert of Publication for 99-101 Bateman Rd Notice of Subdivision.pdf
Proof of Notice.pdf

PUBLIC MEETING

2. **[Vote] Minutes**

2.1 [Vote] Minutes - Special Meeting September 11, 2023
9-11-23 Plan Commission Sp Mtg Minutes-Draft.pdf

3. **[Vote] An Application for Approval of Sketch Plan for a Single-Family Subdivision of the property located at 01-06-200-021 and 01-06-200-027 (99 & 101 Bateman Road)**
See application documents under Public Hearing

Adjournment

NOTICE AS POSTED

Agenda Item No:

Plan Commission Special Meeting Agenda Item Report

Meeting Date: May 20, 2024
Submitted By: Nikki Panos
Submitting Department:
Item Type: Public Hearing
Agenda Section: PUBLIC HEARING

Subject:

An Application for Approval of Sketch Plan for a Single-Family Subdivision of the property located at 01-06-200-021 and 01-06-200-027 (99 & 101 Bateman Road)

Suggested Action:

Attachments:

Plan_Commission_-_Application_for_Subdivision_99-101_Bateman_Rd.pdf
Cert of Publication for 99-101 Bateman Rd Notice of Subdivision.pdf
Proof of Notice.pdf

CE LTD
Caldwell Engineering, Ltd.

February 23, 2024

Village Board of Trustees of the Village of Barrington Hills,
112 Algonquin Road
Barrington Hills, IL 60010

Re: Project: Site Improvements for Varda Development
Location: 99 & 101 Bateman Road, Barrington Hills, IL 60010
CE #: CE23.003

Dear Village Board of Trustees of the Village of Barrington Hills,,

On behalf of Varda Contractors, we are submitting with this letter review materials regarding improvements at the subject property located at 99 & 101 Bateman Road, Barrington Hills, IL 60010.

Enclosed with this letter are:

- Proposed Preliminary Subdivision Plan dated 02-23-2024
- Plat of Survey – Vanderstappen Land Surveying INC. (VLSI), Job Number 230138, on 08/10/23
- Legal description of property Exhibit dated 02-22-2024
- Subdivision Application Form
- Adjacent Property Affidavit
- Complete List of all permanent parcel located within 250 feet of the property

Should you have any questions or comments about this matter, please contact me.

Sincerely,
Caldwell Engineering Ltd.

Michael Caldwell, PE CFM
President

Cc: Anoosh Varda

1316 North Madison Street, Woodstock, IL 60098
Office (815) 502-5504 office@caldwellengineering.com

BARRINGTON HILLS

112 Algonquin Road
Barrington Hills, IL 60010
847.551.3000
village@.gov
www.vbhil.gov

SUBDIVISION APPLICATION FORM

The undersigned respectfully requests the Village Board of Trustees of the Village of Barrington Hills, Illinois, to consider the subdivision/ resubdivision of the following parcel(s) or land:

Legal Description of Property: SEE ATTACHED LEGAL DESCRIPTION OF PROPERTY EXH

Size of Property (Acres): 33.50

Address of Property: 99 & 101 BATEMAN ROAD, BARRRINGTON HILLS, IL 60010

Present Zoning:

PIN(s) of Property: 01-06-200-021, 01-06-200-027

Name of Proposed Subdivision: VARDA SUBDIVISION

( ) Preliminary, ( ) Final, or ( ) Both

Name of Applicant: ANOOSH VARDA

Address: [redacted]

Telephone: [redacted] Fax:

Name of Property Interest of Applicant: A N O O S H V A R D A

Name of Property Owner(s): ANOOSH VARDA

Address: [redacted]

Evidence of Ownership/Interest:

(Please Submit Title Insurance Policy)

Present Use of the Property: VACANT

Intended Use with Subdivision: SINGLE FAMILY SUBDIVISION

The applicant certifies all of the above statements and other information submitted as part of this subdivision application are true and correct, and have read and understands all information attached to this form. Applicant agrees to pay for sign placement onto the property, legal notice publication, and for recording of any approved ordinances/resolutions. The applicant also certifies they have reviewed the Barrington Hills Village Code pertaining to Subdivisions, Floodplains, Storm Water Runoff and Erosion, and have reviewed the application procedures attached to this application.

Anoosh Varda
Signature of Applicant

Date Received: 2-23-2024

Signature of Property Owner (if different)

AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF McHenry)

I, Michael Caldwell, being first duly sworn, to hereby state under oath that to the best of my knowledge the attached list is a true, correct, and complete list of all permanent parcel numbers, and names and addresses of owners, of all lots and parts of lots located within 250 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current Cook County G.I.S. system on February 23, 2024.

X Michael Caldwell

Subscribed and Sworn before me
This 23 day of February, 2024.

Christy Lambert
Notary Public

OFFICIAL SEAL
CHRISTY LAMBERT
Notary Public, State of Illinois
My Commission Expires 12/03/24

CC23.003

AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

I, Anoosh Varda, being first duly sworn, to hereby state under oath that to the best of my knowledge the attached list is a true, correct, and complete list of all permanent parcel numbers, and names and addresses of owners, of all lots and parts of lots located within 250 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the applicable Treasurer's Office on 2-23-, 2024.

x Anoosh Varda

Subscribed and Sworn before me

This 23 day of February, 2024.

Lisa M. Romano
Notary Public

OFFICIAL SEAL
LISA M. ROMANO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Feb. 18, 2026

PRELIMINARY SITE IMPROVEMENTS FOR VARDA SUBDIVISION BARRINGTON HILLS, IL

PROPERTY LOCATED AT:
BATEMAN RD.

GENERAL NOTES:

1. TOPOGRAPHY INFORMATION FROM HEAGER & ASSOCIATES LLC, JOB NUMBER 16–188, "BATEMAN ROAD PARCEL PLAN DATED 02/20/2017," CONTOUR LINES WERE REFINED WITH THE FLAG DATA INCLUDED WITHIN THE H&A 16–188 DWG FILE. BOUNDARY SURVEY PROVIDED BY VANDERSTAPPEN LAND SURVEYING INC. (VLSI), JOB NUMBER 230138, ON 08/10/23. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY CALDWELL ENGINEERING LTD. AND THE CLIENT OF ANY DIFFERING CONDITIONS.

CONTRACTOR NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL STATE AND LOCAL BUILDING CODES, REGULATIONS. ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
3. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION. MATERIAL AND WORKMANSHIP THROUGHOUT.
4. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS. ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR, UPON COMPLETION OF PROJECT, SHALL OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH THE OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE.

LEGAL DESCRIPTION OF PROPERTY:

PARCEL A:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE WEST HALF OF SAID NORTH EAST QUARTER AT A POINT 1029.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF): THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID WEST HALF 550.00 FEET: THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 373.00 FEET; THENCE SOUTH 00 DEGREES, 03 MINUTES, 00 SECONDS WEST ALONG A LINE PARALLEL WITH, THE EAST LINE OF THE SAID WEST HALF 759.00 FEET: THENCE NORTH 56 DEGREES, 48 MINUTES, 32 SECONDS EAST 311.67 FEET; THENCE NORTH 71 DEGREES, 17 MINUTES, 18 SECONDS EAST 118.63 FEET TO THE PLACE OF BEGINNING, All IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER Of SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF) THENCE WEST (AT RIGHT ANGLE TO THE LAST DESCRIBED LINE) 373.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 300.00 FEET; THENCE SOUTH 00 DEGREES, 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 765.02 FEET: THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 74.26 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES WEST 66.72 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 104.39 FEET: THENCE NORTH 58 DEGREES 48 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE NORTH 00 DEGREES 03 MINUTES EAST PARALLEL WIT11 THE EAST LINE OF SAID WEST HALF 759.00 FEET TO THE PLACE OF BEGINNING.

PARCEL C:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH,, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 673.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAS DESCRIBED LINE 300.00 FEET; THENCE SOUTH 00 DEGREES, 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 753.45 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 300.23 FEET; THENCE NORTH 00 DEGREES. 03 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID WEST HALF 765.02 FEET TO THE PLACE OF BEGINNING.

PARCEL D:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6,TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT RIGHT ANGLE TO THE LAST DESCRIBED LINE) 804.22 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 515.26 FEET; THENCE SOUTH 82 DEGREES 41 MINUTES 34 SECONDS WEST, 514.80 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 366.59 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 341.35 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES WEST, 82.75 FEET; THENCE SOUTH, 89 DEGREES 57 MINUTES EAST, 168.78 FEET MORE OR LESS, TO THE PLACE Of BEGINNING, ALL IN COOK COUNTY. ILLINOIS.

PARCEL E:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF): THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE) 428.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 336.26 FEET;THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 64.30 FEET; THENCE NORTH 00 DEGREES 03 MINUTES EAST, 235.88 FEET; THENCE SOUTH 82 DEGREES 41 MINUTES 34 SECONDS WEST, 444.18 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES WEST, 515.26 FEET: THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 376.22 FEET, MORE OR LESS, TO THE PLACE Of BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL F:

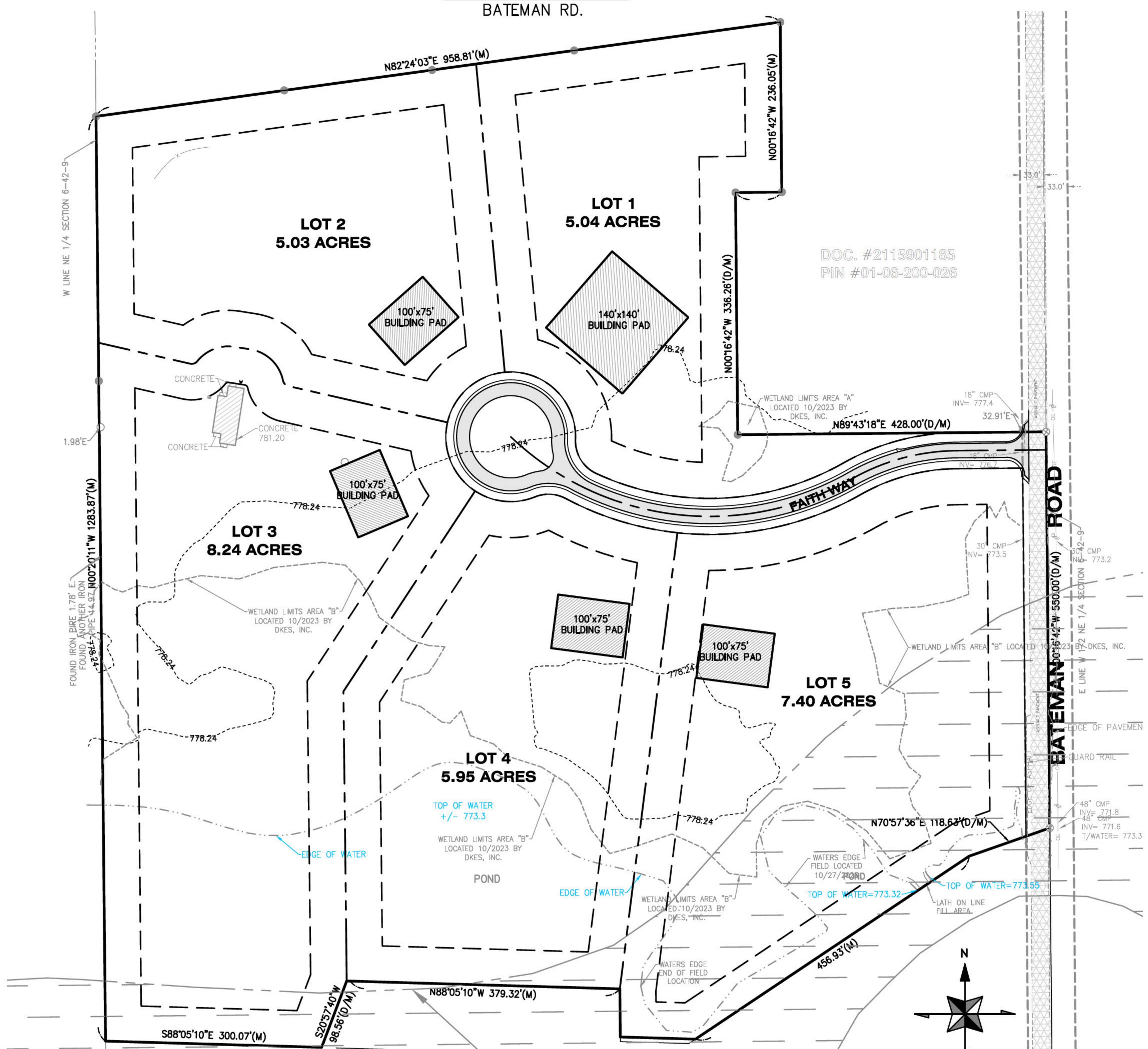
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6,TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLES TO THE LAST DESCRIBED LINE) 973.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 82.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 341.35 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, 115.75 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 310.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES EAST, 33.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 31.22 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

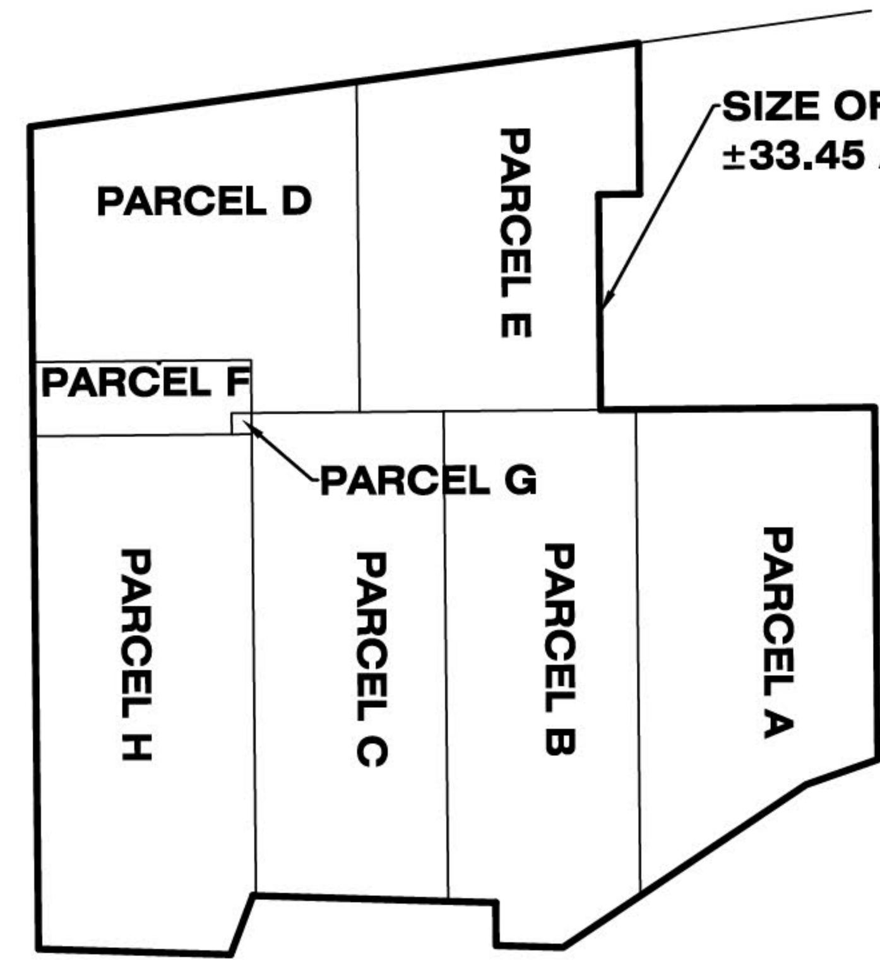
PARCEL G:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE), 973.00 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 33.00 FEET: THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 31.22 FEET, MORE OR LESS, TO A POINT THAT IS 310.00 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 03 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 33.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 31.22 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL H:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE), 973.00 FEET; THENCE SOUTH, 00 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 33.00 FEET TO THE PLACE OF BEGINNING: THENCE CONTINUING SOUTH, ALONG THE LAST DESCRIBED LINE. 720.45 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 30 SECONDS WEST, 4.84 FEET, THENCE SOUTH 21 DEGREES 15 MINUTES 43 SECONDS WEST 98.56 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 07 SECONDS WEST, 300.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE 800.82 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 341.22 FEET. MORE OR LESS. TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

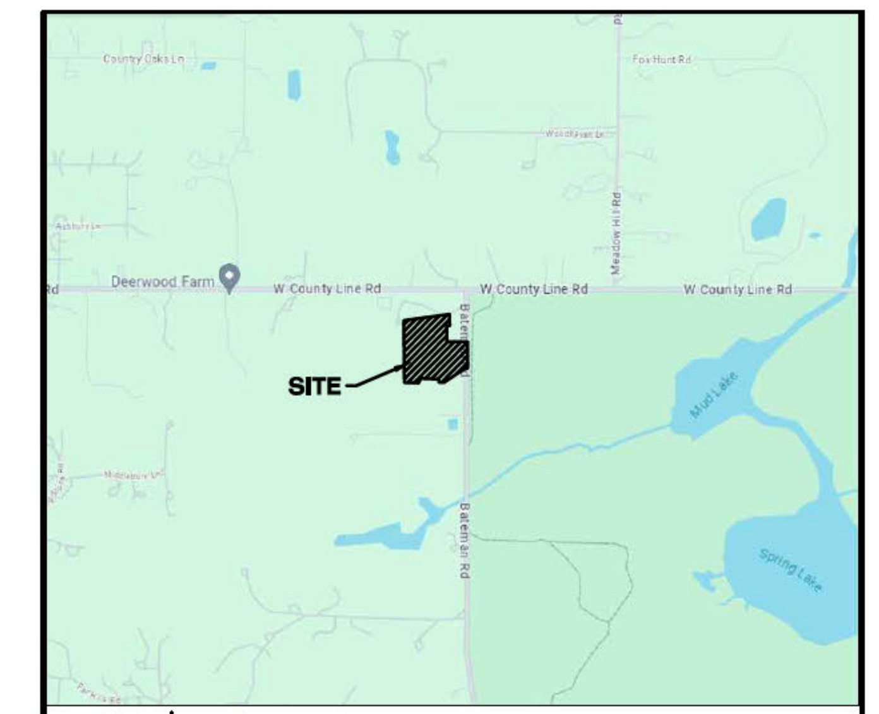




SIZE OF PROPERTY:
±33.45 ACRES

Know what's **below.** **Call** before you dig.
CALL J.U.L.I.E. @ 811 OR (800)892–0123 48 HOURS BEFORE YOU DIG (EXCLUDING SAT, SUN, & HOLIDAYS)

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY ARE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR



VICINITY MAP
N.T.S.

SITE INFORMATION

	SQ. FT.	ACRES
TOTAL SITE AREA	1,457,169	33.45
EXISTING IMPERVIOUS AREA	39,340	0.90
IMPERVIOUS AREA TO BE REMOVED	36,733	0.84
PROPOSED IMPERVIOUS AREA	71,709	1.65
NET IMPERVIOUS ADDED	34,976	0.80
TOTAL SITE IMPERVIOUS AFTER CONSTRUCTION	74,316	1.71
TOTAL DISTURBED (PROJECT AREA)	1,457,169	33.45

OWNER:	Anoosh Varda
PH:	(847) 660–0638
ADDRESS:	23530 OWL Court, Lake Barrington, IL 60010
ENGINEER:	Michael Caldwell / CALDWELL ENGINEERING LTD
PH:	(815) 502–5504
ADDRESS:	1316 North Madison Street, Woodstock, IL 60098
SURVEYOR:	Terry L Van Alstine / VANDERSTAPPEN LAND SURVEYING, INC.
PH:	(815) 337–8310
ADDRESS:	1316 North Madison Street, Woodstock, IL 60098
WETLAND PROFESSIONAL:	Daniel J. Krill / DK ENVIRONMENTAL SERVICES, INC.
PH:	(847) 778–0993
ADDRESS:	110 Woodland Rd, Libertyville, IL 60048
ATTORNEY:	Tyler Wilke /ZANCK, COEN, WRIGHT & SALADIN, P.C.
PH:	(815) 459–8800
ADDRESS:	40 Brink Street Crystal Lake, IL 60014

PROJECT BENCHMARK

CP#100
Set Iron Pipe
N:1997536.0674
E:1012985.1887
Elev.: 779.78

CP#502
PK Nail
N:1998140.1786
E:1013930.8003
Elev.: 786.12

SHEET LIST TABLE

COVER PAGE	C1
EXISTING CONDITIONS & DEMOLITION PLAN	C2
GEOMETRIC PLAN & PRELIMINARY PLAT	C3
GRADING PLAN	C4
SPECIFICATION NOTES & DETAILS	C5

REVISIONS | NO. | DATE

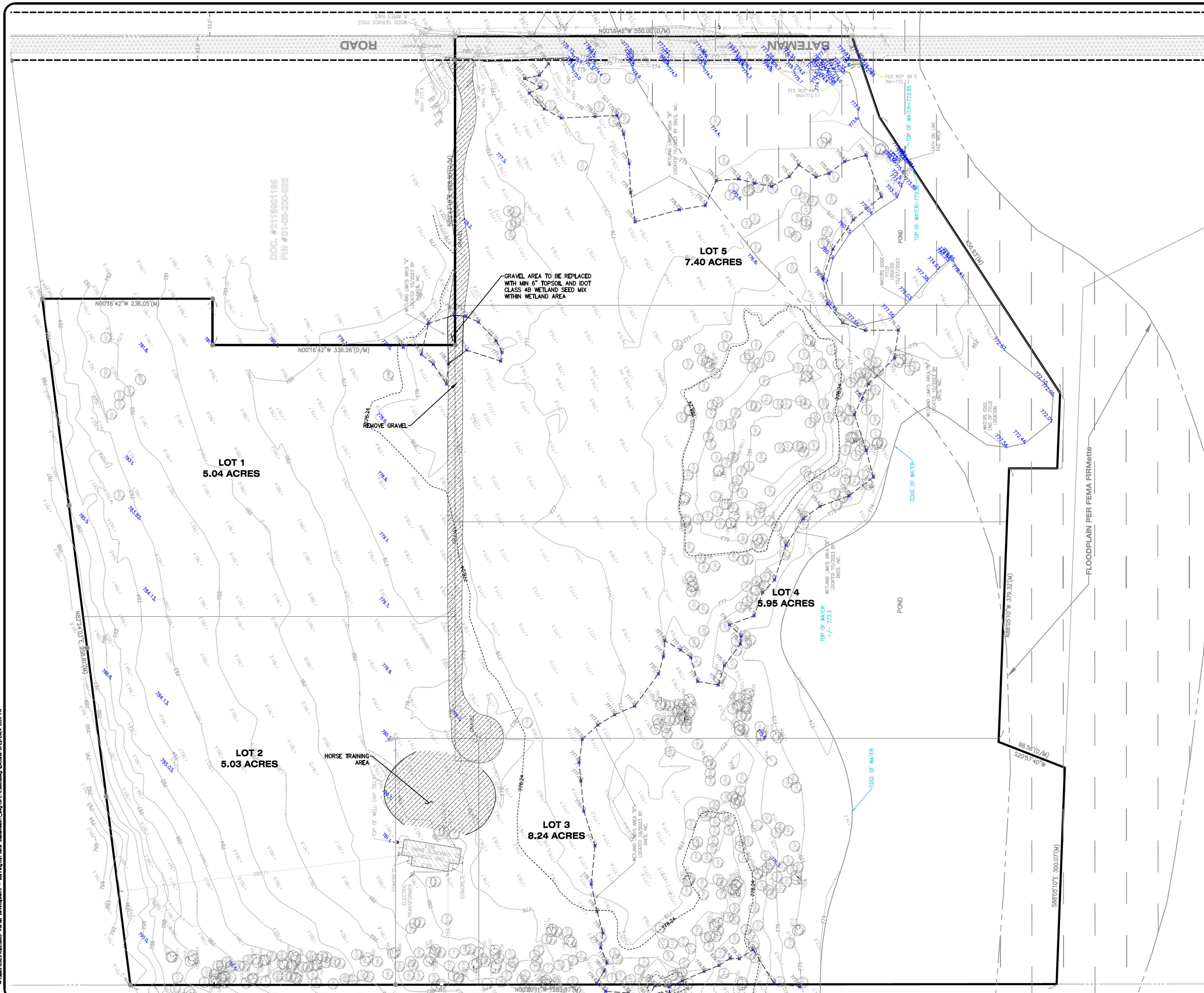
VARDA SUBDIVISION - PRE. SITE IMP.
BATEMAN RD.
BARRINGTON HILLS, IL
COVER PAGE

CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

MICHAEL J. CALDWELL 062-63727 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES 11-30-2025
DESIGN FIRM NO. 184-007067

Designed By	MJC/BTE
Drawn By	SAH
Checked By	MJC
Date	03-21-2024
Job Number	CE23.003
Sheet Number	C1

NOT FOR CONSTRUCTION



LEGEND

GRAVEL PAVEMENT TO BE REMOVED FULL DEPTH

NOTES:
1. ALL UTILITY LOCATIONS, MATERIALS AND SIZING SHALL BE FIELD VERIFIED PRIOR TO ORDERING MATERIALS.
2. UTILITIES THAT ARE TO BE REMOVED SHALL BE DISCONNECTED AT THE MAIN.
3. UTILITIES SHALL BE LOCATED BY THE APPLICABLE UTILITY LOCATION SERVICE PRIOR TO ANY WORK.

SCALE: 1" = 60'

REVISIONS

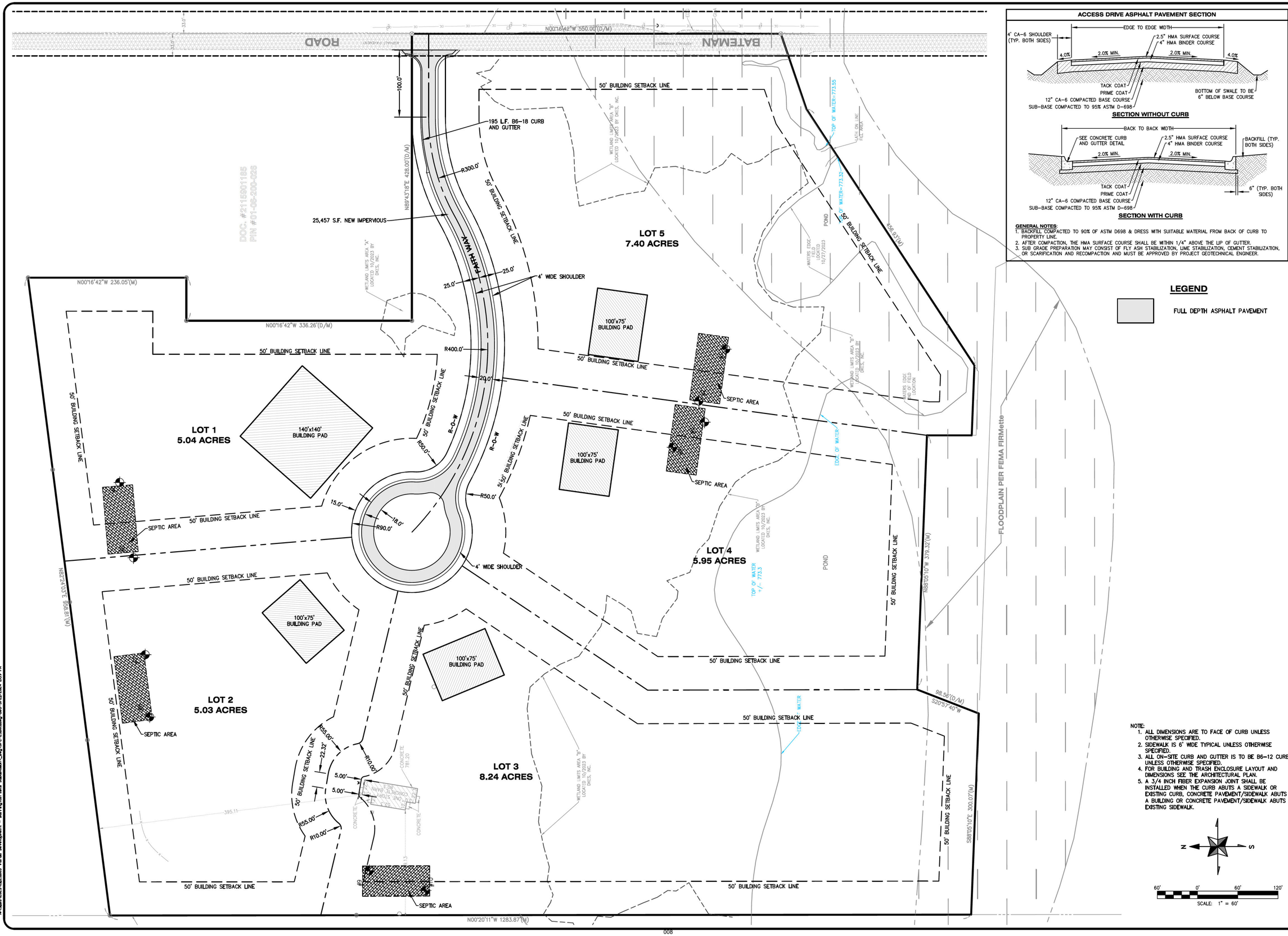
DATE	NO.

VARDA SUBDIVISION - PRE. SITE IMP.
BATEMAN RD.
BARRINGTON HILLS, IL
EXISTING CONDITIONS & DEMOLITION PLAN

CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By MJC/BTE
Drawn By SAH
Checked By MJC
Date 03-21-2024
Job Number CE23.003
Sheet Number C2

NOT FOR CONSTRUCTION



ACCESS DRIVE ASPHALT PAVEMENT SECTION

SECTION WITHOUT CURB

SECTION WITH CURB

GENERAL NOTES:
1. BACKFILL COMPACTED TO 90% OF ASTM D698 & DRESS WITH SUITABLE MATERIAL FROM BACK OF CURB TO PROPERTY LINE.
2. AFTER COMPACTION, THE HMA SURFACE COURSE SHALL BE WITHIN 1/4" ABOVE THE LIP OF GUTTER.
3. SUB GRADE PREPARATION MAY CONSIST OF FLY ASH STABILIZATION, LIME STABILIZATION, CEMENT STABILIZATION, OR SCARIFICATION AND RECOMPACTION AND MUST BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER.

LEGEND

▨ FULL DEPTH ASPHALT PAVEMENT

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. SIDEWALK IS 6' WIDE TYPICAL UNLESS OTHERWISE SPECIFIED.
3. ALL ON-SITE CURB AND GUTTER IS TO BE B6-12 CURB UNLESS OTHERWISE SPECIFIED.
4. FOR BUILDING AND TRASH ENCLOSURE LAYOUT AND DIMENSIONS SEE THE ARCHITECTURAL PLAN.
5. A 3/4 INCH FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB, CONCRETE PAVEMENT/SIDEWALK ABUTS A BUILDING OR CONCRETE PAVEMENT/SIDEWALK ABUTS EXISTING SIDEWALK.

N S

60' 0' 60' 120'
SCALE: 1" = 60'

REVISIONS		
DATE	NO.	

VARDA SUBDIVISION - PRE. SITE IMP.
BATEMAN RD.
BARRINGTON HILLS, IL
GEOMETRIC PLAN & PRELIMINARY PLAT

CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By
MJC/BTE
Drawn By
SAH
Checked By
MJC
Date
03-21-2024
Job Number
CE23.003
Sheet Number
C3

NOT FOR CONSTRUCTION

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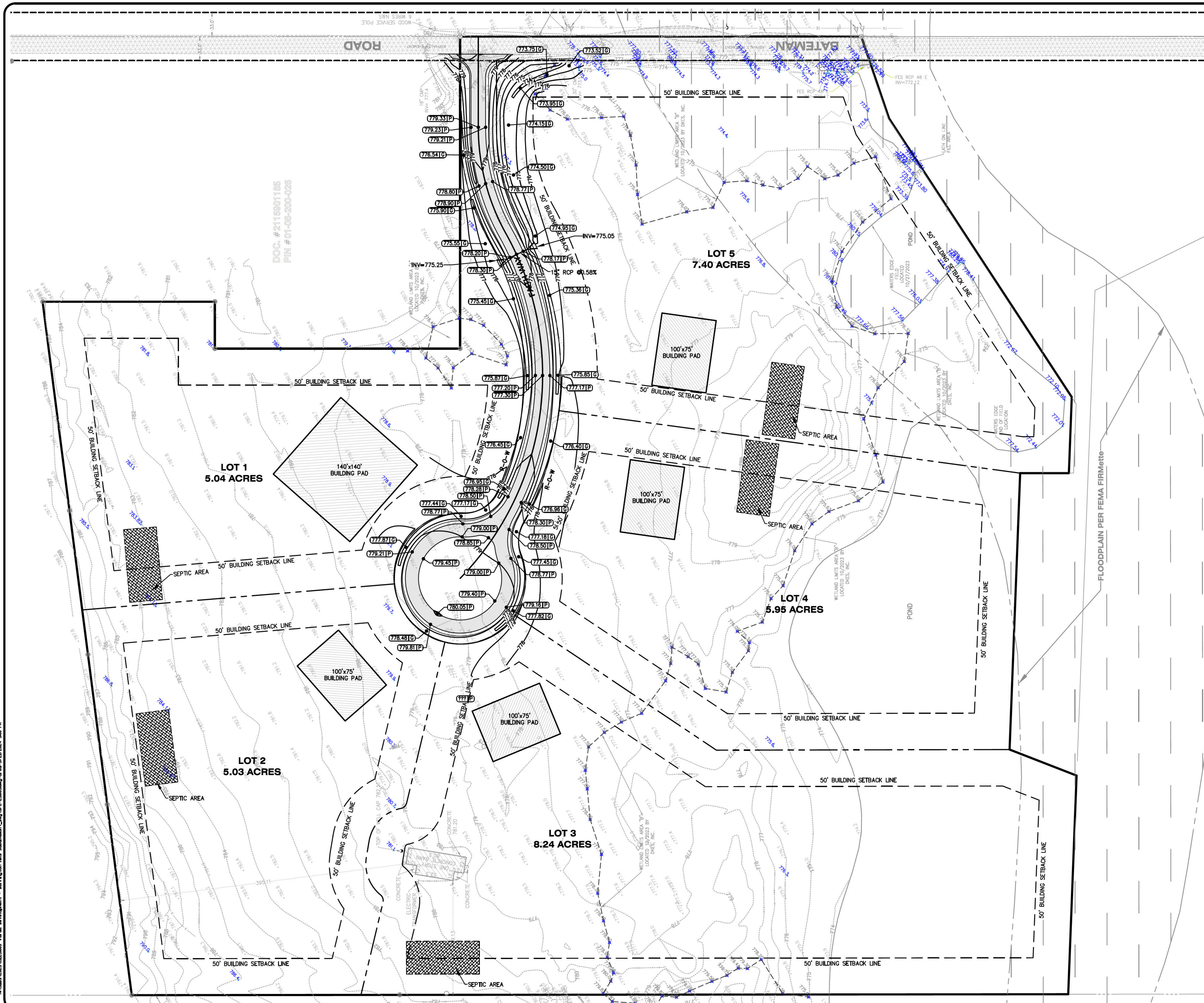
VARDA SUBDIVISION - PRE. SITE IMP.
BATEMAN RD.
BARRINGTON HILLS, IL
GRADING PLAN



SPOT GRADE LEGEND	
FL	CURB FLOW LINE
P	PAVEMENT
G	GROUND
TW	TOP OF WALK
TW/P	ELEVATION WHERE TOP OF WALK MEETS PAVEMENT
TC	TOP OF CURB
TRW	TOP GRADE AT WALL
BRW	BOTTOM GRADE AT WALL
RIM	TOP OF MANHOLE
M.E.	MATCH EXISTING

NOTES:
1. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
2. TOP OF CURB SHALL BE 6" HIGHER THAN FLOW LINE UNLESS OTHERWISE SPECIFIED.
3. ALL NEW PAVEMENT ADJOINING EXISTING PAVEMENT IS TO MATCH THE GRADE OF THE EXISTING PAVEMENT.

N S

60' 0' 60' 120'
SCALE: 1" = 60'

DATE	NO.	REVISIONS

CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By	MJC/BTE
Drawn By	SAH
Checked By	MJC
Date	03-21-2024
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NOT FOR CONSTRUCTION

GENERAL NOTES

1. SPECIFICATIONS FOR THIS PROJECT SHALL CONSIST OF:
    a. ILLINOIS DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MOST CURRENT EDITION FOR ROADWAY AND STORM SEWER CONSTRUCTION.
    b. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL – 1987, FOR SOIL EROSION. HERE–IN–AFTER CALLED EROSION SPECIFICATIONS.
    c. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS – USE CURRENT EDITION, FOR WATER SYSTEM CONSTRUCTION. HERE–IN–AFTER CALLED WATER AND SEWER SPECIFICATIONS.
    d. UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE ORDINANCES AND REQUIREMENTS OF THE VILLAGE/CITY/CO. AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION "SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, & ALL CONSTRUCTION SHALL CONFORM TO THE ILLINOIS RECOMMENDED STANDARDS FOR SEWERAGE WORKS, LATEST EDITION, PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (I.E.P.A.).
    di. ALL WORK SHALL COMPLY WITH THE APPLICABLE ORDINANCES OF THE VILLAGE/CITY/CO.
2. THE "CITY" SHALL MEAN THE VILLAGE OF BARRINGTON HILLS, ILLINOIS THE "ENGINEER" SHALL MEAN CALDWELL ENGINEERING, LTD, 1316 N. MADISON ST, WOODSTOCK ILLINOIS 60098, 815–502–5504. THE "OWNER/AGENT" SHALL BE __________.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINS, PERIMETER DRAINS, DOORS AND EXIT FEATURES.
4. ALL ELEVATIONS ARE BASED UPON NAVD DATUM.
5. ALL INDEPENDENT TESTING TO BE PAID FOR BY THE DEVELOPER. TESTING TO BE AT THE DISCRETION OF THE VILLAGE.
6. AN IRON PIPE SHALL BE FOUND AND LOCATED OR SET AT EACH LOT CORNER.
7. ONE SET OF STAMPED APPROVED PLANS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
8. ALL UNPAVED AREAS OF RIGHT–OF–WAY ARE TO BE SODDED. RESTORE RIGHT–OF–WAY WITH SIX (6) INCHES OF TOPSOIL AND SOD.
9. STORM AND SANITARY SEWER LINES SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS AND SILT PRIOR TO VILLAGE INSPECTION.
10. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER (OWNER) AND THE CONTRACTOR TO ABIDE BY, ADHERE TO AND PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS, STANDARDS, PRACTICES, POLICIES AND CODES OF THE VILLAGE WHICH INCLUDES BUT IS NOT LIMITED TO LABOR, MATERIALS, PROCEDURES AND SAFETY.
11. ANY CHANGES, REVISIONS OR SUBSTITUTIONS TO THE PLANS, SPECIFICATIONS, MATERIALS, REQUIREMENTS OR WORK SHALL BE SUBMITTED TO THE VILLAGE ENGINEER, IN WRITING, WITH WRITTEN APPROVAL BY THE VILLAGE ENGINEER RECEIVED PRIOR TO BEGINNING SAID WORK. ALL MATERIALS AND CONSTRUCTION WHETHER IMPLICITLY OR EXPLICITLY STATED OR COVERED WITHIN THE REQUIREMENTS, CODES OR SPECIFICATIONS, SHALL BE APPROVED BY THE VILLAGE ENGINEER, PRIOR TO COMMENCING THE INSTALLATION AND CONSTRUCTION.
12. ALL OBSTRUCTIONS THAT ARE NOT APPROVED BY THE VILLAGE AND WHICH CURRENTLY EXIST IN THE RIGHT–OF–WAY SHALL BE REMOVED, WHICH INCLUDE ALL ROCKS AND BOULDERS.
13. ALL SEPTIC AND/OR WELL ABANDONMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE VILLAGE ENGINEER.
14. OSHA RULES, REGULATIONS AND REQUIREMENTS SHALL BE STRICTLY ADHERED TO DURING THE EXECUTION OF ALL WORK TO BE PERFORMED UNDER THE APPROVED DRAWINGS
15. TREE PROTECTION OF EXISTING TREES TO REMAIN SHALL BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSTALL TEMPORARY ORANGE FENCE AND OTHER MEASURES AS MAY BE SPECIFIED BY PROJECT LANDSCAPE ARCHITECT AROUND ALL TREES TO REMAIN AND WETLAND AREAS TO BE MITIGATED.
16. EXCAVATION AND GRADING:
    a. NO EQUIPMENT, MATERIALS, OR WORK SHALL BE PLACED OR PERFORMED OUTSIDE THE LIMITS OF THE PROJECT WITHOUT THE APPROVAL OF THE OWNER.
    b. ALL TOPSOIL WITHIN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE STRIPPED FOR RE–USE AS NEW TOPSOIL OR AS BACKFILL. IT IS ANTICIPATED THAT THERE WILL BE EXCESS TOPSOIL. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROPERLY DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION.
    c. ALL DEBRIS AND SEDIMENT TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED DAILY OR AS DIRECTED BY THE VILLAGE.

CONTRACTOR'S NOTES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO:

1. SECURE ANY AND ALL STATE, COUNTY OR CITY PERMITS REQUIRED AND PAY ALL FEES RELATED THERETO.
2. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE PLANS. IF ANY QUANTITIES ARE IDENTIFIED, IT IS STRICTLY TO GIVE THE CONTRACTOR AN IDEA OF APPROXIMATE QUANTITIES AND TO PROVIDE THE ENGINEER OF A METHOD FOR ESTIMATING THE COST FOR BONDING PURPOSES.
3. REVIEW THE PLANS AND INFORM THE ENGINEER OF ANY ERROR IN THE PLANS THAT WILL CAUSE A PROBLEM DURING CONSTRUCTION AND/OR AFTER COMPLETION. FAILURE TO INFORM THE ENGINEER OF AN ERROR WILL MEAN THAT THE CONTRACTOR SHALL REPAIR ANY CONSTRUCTION AT HIS EXPENSE.
4. FIELD CHECK AND VERIFY ALL EXISTING UTILITY LOCATIONS, DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE IMPROVEMENTS OR PROPOSED WORK. ALL EXISTING UTILITY LOCATIONS ON THE PLANS HAVE BEEN SHOWN BASED ON BEST AVAILABLE INFORMATION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND. FIELD CONDITIONS DIFFERENT THAN SHOWN ON THE PLANS SHALL NOT BE USED AS A REASON FOR EXTRA COMPENSATION.
5. THE CONTRACTOR SHALL REFER TO MITIGATION OR LANDSCAPE PLANS FOR COMPLETE INFORMATION REGARDING PLANTING LOCATIONS, WETLANDS, WALKWAYS, WALLS, STREAM AND POND SHORELINES, IF APPLICABLE.
6. THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. ALSO CONTACT J.U.L.I.E. 1–800–892–0123 OR DIGGER HOTLINE 1–312–744–7000 AT LEAST 48 HOURS PRIOR TO STARTING WORK. ALL OTHER AGENCIES SHALL BE NOTIFIED AS REQUIRED. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL AT LEAST 48 HOURS IN ADVANCE AND SET UP THE NECESSARY AND PROPER INSPECTION(S) FOR ALL WORK TO BE PERFORMED.
7. IF EXISTING, FIELD TILE ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL CONNECT IT TO THE NEAREST STORM SEWER OR REPAIR TILE. THE CITY, THE OWNER AND ENGINEER SHALL BE CONTACTED IF FIELD TILE ARE ENCOUNTERED AND NO REPAIR WORK OR REROUTING TO BE COMPLETED WITHOUT APPROVALS.
8. THE CONTRACTOR AND ENGINEER SHALL MAINTAIN RECORDS FOR "AS BUILT" DRAWINGS WHICH SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AT THE COMPLETION OF THIS PROJECT.
9. THE CONTRACTOR SHALL MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF "RECORD DRAWINGS" SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE LOCATION OF ALL SERVICE CONNECTIONS FOR SANITARY SEWER, STORM SEWER AND WATER SHALL BE SHOWN FROM THE CLOSEST MANHOLE OR VALVE VAULT. ALL B–BOXES AND CLEANOUTS MUST BE SHOWN WITH TIED DIMENSIONS. THE ELEVATION OF ALL RIMS AND INVERTS SHALL BE VERIFIED BY THE CONTRACTOR AND SHOWN ON THE "RECORD DRAWINGS". THE CONTRACTOR SHALL DELIVER THE "RECORD DRAWINGS" TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT, PRIOR TO ANY FINAL INSPECTIONS. THE ENGINEER WILL TRANSFER THE INFORMATION TO THE ORIGINAL PLANS BY INCORPORATING THE VILLAGE AS–BUILT REQUIREMENT LIST AND FURNISH THE VILLAGE/CITY/CO. THREE (3) SETS OF COMPLETE "RECORD DRAWINGS," AND, IF REQUIRED, ONE (1) SET OF REPRODUCIBLE MYLARS.
10. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTORS OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTORS EXPENSE.

GENERAL UNDERGROUND UTILITIES

1. WHEN PIPING IS UNDER OR WITHIN TWO FEET (2') OF EXISTING OR PROPOSED PAVEMENT TRENCH BACKFILL SHALL BE PROVIDED.
2. ALL MANHOLES AND SIMILAR STRUCTURES MUST BE A MINIMUM OF 48" DIAMETER, VALVE VAULTS MUST BE A MINIMUM OF 60" DIAMETER, UNLESS APPROVED OTHERWISE.
3. FOR MODIFICATION OR REPAIR OF ALL SEWERS; ADDITION OF, OR REPAIR OF, SEWER CLEAN OUTS, NON SHEAR COUPLINGS SHALL BE USED IN CONNECTION OF SEWER PIPES WITH PRIOR APPROVAL FROM VILLAGE ENGINEERING DEPARTMENT.
4. A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATERMAIN AND SEWER OR DRAIN LINES UNLESS PRECLUDED BY LOCAL CONDITIONS. WHEN THE WATERMAIN IS LOCATED CLOSER THAN TEN FEET (10') HORIZONTALLY OR THE INVERT OF THE WATERMAIN IS LOCATED CLOSER THAN EIGHTEEN INCHES (18") VERTICALLY ABOVE THE CROWN OF ANY SEWER OR DRAIN LINE, THEN: THE SEWER OR DRAIN LINE SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATERMAIN STANDARDS AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (I.E.P.A.) REQUIREMENTS.
5. IF THE WATERMAIN PASSES UNDER A SEWER OR DRAIN LINE, THE FOLLOWING CONDITIONS SHALL BE MET: A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN LINE AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WITH SUPPORT PROVIDED FOR THE SEWER OR DRAIN LINE(S) TO PREVENT ANY MOVING OR SETTLING, RUPTURE OR BREAKING, AND SEWER OR DRAIN LINE SHALL BE CONSTRUCTED AS DESCRIBED IN ITEM 4) ABOVE.
6. THE COST OF ALL REQUIRED TESTING OF UNDERGROUND UTILITIES SHALL BE INCIDENTAL TO THE CONSTRUCTION COST OF THE SAME.
7. THE CONTRACTOR SHALL MARK LOCATION OF THE ENDS, IF NECESSARY, OF ANY SANITARY, WATER, AND STORM SERVICES WITH BURIED 4"X 4" WOOD POSTS EXTENDING A MINIMUM OF THREE (3') FEET OUT OF THE GROUND AND PAINTED RED, BLUE, AND GREEN RESPECTIVELY, WITH APPROPRIATE SIGNS ATTACHED STATING "CAUTION B–BOX DO NOT REMOVE UNTIL LANDSCAPING IS COMPLETE."
8. ALL STORM, SANITARY AND WATERMAIN SERVICES TO END AT R.O.W. WITH PROPER TERMINATION FOR SUBDIVISION CONSTRUCTION.
9. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, THE SEWER SHALL BE CIRCULAR SAW–CUT BY PROPER TOOLS ("SEWER–TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB–WYE SADDLE OR HUB–TEE
10. SEWER CONNECTIONS TO AN EXISTING STRUCTURE SHALL BE MACHINE CORED.
11. A FLEXIBLE RUBBER BOOT SHALL BE USED AT ALL SANITARY SEWER MANHOLE PENETRATION CONNECTIONS.
12. ECCENTRIC CONE SECTIONS SHALL BE USED ON ALL MANHOLES, CATCH BASINS, VAULTS, ETC. UNLESS APPROVED OTHERWISE BY THE VILLAGE ENGINEER.
13. ALL SEWER CONSTRUCTION REQUIRES STONE BEDDING 1/4" TO 1" IN SIZE, (I.D.O.T. EQUIVALENT CA–11, CA–13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4") INCHES, NOR GREATER THAN EIGHT (8") INCHES.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE APPROVED PERMIT PLANS UNLESS REVISIONS HAVE BEEN APPROVED BY THE VILLAGE, AS WELL AS ANY AND ALL OTHER NECESSARY AGENCIES.
15. STRUCTURES SHALL HAVE A MAXIMUM OF TWELVE INCHES (12") OF ADJUSTMENT WITH ANY COMBINATION UP TO A MAXIMUM OF THREE (3) RINGS.
16. PROTECT AND/OR COVER ALL PIPES AND UNDERGROUND STRUCTURES UNTIL FINAL GRADING, PAVING AND LANDSCAPING ARE COMPLETE.
17. THE 10–POINT SOIL EVALUATION PROCEDURE FOR DUCTILE IRON PIPE CONFORMING TO APPENDIX A OF THE ANSI/AWWA C105/A21.5 STANDARD SHALL BE USED TO DETERMINE THE CORROSIVITY OF THE SOILS ON A PER PROJECT BASIS AND WHETHER OR NOT POLYETHYLENE WRAP IS REQUIRED FOR CORROSION PROTECTION. IF CORROSION PROTECTION IS REQUIRED, THE WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

STORM SEWER

1. THE STORM SEWER PIPE AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, THE PLANS, AND THE DETAILS, EXCEPT AS MODIFIED HERE–IN.
    a. INLET FILTER BASKETS SHALL BE PROVIDED FOR ALL OPEN LID STORM STRUCTURES IMPACTED BY CONSTRUCTION.
    b. RIM ELEVATIONS GIVEN ON THE PLANS ARE ONLY TO ASSIST THE CONTRACTOR IN DETERMINING THE APPROXIMATE OVERALL HEIGHT OF THE STRUCTURE. FRAMES ON ALL STRUCTURES SHALL BE ADJUSTED TO THE FINAL ELEVATION OF THE AREA IN WHICH THEY ARE LOCATED AS PART OF THE STRUCTURE.
    c. PIPE IDENTIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE, CLASS IV WITH 0–RING JOINTS. ALL OTHER STORM PIPE MAY BE MEETING ASASHTO M–278 OR ASTM F679.
2. ELEVATIONS OF FLARED END SECTIONS SHALL BE INTERPRETED AT THE INVERT OF THE FLARED END SECTION.
3. RIM GRADES FOR STORM SEWER STRUCTURES LOCATED WITHIN THE CURB AND GUTTER ARE FLOW LINE ELEVATIONS.
4. ALL SUMP PUMP DRAIN TILE DISCHARGES SHALL BE ROUTED TO THE STORM SEWER SYSTEM. SUMP PUMP SERVICE CONNECTIONS SHALL BE FOUR (4") INCH PVC SDR 26 CONFORMING TO ASTM D2751 OR ASTM D3034 AT A MINIMUM SLOPE OF 1.6% AND SHALL BE AIR GAPPED. MINIMUM COVER SHALL BE TWO (2') FEET, WHEREVER POSSIBLE.
5. ALL DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER OR OVER GROUND AS APPROVED BY THE VILLAGE ENGINEER.
6. MINIMUM DIAMETER OF STORM SEWER SHALL BE TWELVE (12") INCHES UNLESS APPROVED OTHERWISE.
7. NO STORM WATER SHALL BE DISCHARGED TO THE SANITARY SEWER SYSTEM.

WATER MAIN

1. ALL WATER MAINS SHALL BE PRESSURE TESTED PER REQUIREMENTS OF THE VILLAGE. METHOD SHALL BE A LEAKAGE TEST OF 150 P.S.I. HELD FOR 2 HOURS. 250 P.S.I. ON FIRE SUPPRESSION LINE.
2. PIPE TO BE CEMENT LINED PER ANSI A21.4 (AWWA C104).
3. THE MINIMUM COVER FOR WATER MAINS SHALL BE 5.5 FEET FROM FINISHED GRADE TO TOP OF MAIN (SIX (6') FOOT MAX. UNLESS APPROVED OTHERWISE BY THE VILLAGE ENGINEER.)
4. ALL WATER MAINS AND WATER SERVICES SHALL BE INSTALLED PER THE VILLAGE STANDARD.
5. WATER SERVICE AND FIRE SUPPRESSION SYSTEMS SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.
6. FIRE SPRINKLER LINES, WATER MAINS, WATER MAINS THAT HAVE BEEN DEPRESSURIZED, AND WATER LINES MUST BE PRESSURE TESTED AND CHLORINATED FROM THE POINT OF CONNECTION AT THE EXISTING WATER MAIN TO THE VALVE INSIDE THE BUILDING PER THE REQUIREMENTS OF THE VILLAGE/CITY/CO. AND STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. CONTACT VILLAGE PUBLIC WORKS UTILITY DIVISION AT LEAST 48 HOURS PRIOR TO TAP AND INSPECTIONS.
7. ALL B–BOXES SHALL BE 1–1/2" MUELLER OR FORD TELESCOPIC B–BOX WITH "WATER" IMPRINTED ON THE LID OF THE BOX AND A BRASS PENTAGON PLUG.
8. ALL FASTENER HARDWARE (I.E., NUTS, BOLTS AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
9. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESISTANT WEDGE, RETAINER GLANDS, MANUFACTURED WITH TORQUE LIMITING TWIST OFF NUTS.
10. TAPPING CONNECTIONS TO THE VILLAGE WATER SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE PRESSURES. PRESSURE CONNECTIONS SHALL BE MADE USING A FULL BODY DUCTILE IRON TAPPING SLEEVE (MATERIAL TO BE DETERMINED BY VILLAGE) AND VALVE WITH 60" VAULT.

SANITARY SEWER

1. ALL INTERIOR FLOOR DRAINS SHALL BE DIRECTED TO DISCHARGE TO THE SANITARY SEWER.
2. DROP MANHOLE SECTIONS SHALL BE PRECAST UNITS HAVING DROP ASSEMBLY OF 8 INCHES FOR PIPES 12 INCHES AND LESS AND TWO NOMINAL DIAMETER SIZES LESS THAN THE INCOMING PIPE FOR PIPES 15 INCHES OR LARGER.
3. PER ILLINOIS STATE STANDARDS "DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE 'BASE I.D.' (INTERNAL DIAMETER) OF THE PIPE. 'BASE I.D.' SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

    AVD ID = AVG OD – 2(1.06)T
    TOLERANCE PACKAGE = (A^2 + B^2 + C^2)^(1/2)
    WHERE:
    A = OD TOLERANCE (ASTM D3034)
    B = EXCESS WALL THICKNESS TOLERANCE = 0.6T
    C = OUT–OF–ROUNDNESS TOLERANCE = 0.015 (AVG OD)
    T = MINIMUM WALL THICKNESS (ASTM D3034)

    BASE ID = AVG ID – TOLERANCE PACKAGE

    DEFLECTION OF COMPOSITE PIPE ("TRUSS" PIPE) SHALL NOT EXCEED 3.0% OF THE AVERAGE INSIDE DIAMETER (ID) OF THE PIPE IN ACCORDANCE WITH ASTM D2680. THE PIPE LINE SHALL BE TESTED FOR EXCESS DEFLECTING BY PULLING A "GO–NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH SECTION 31–1.11C (4), AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHENEVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES. WHERE THE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN THE ORIGINAL SIZE (INSIDE DIAMETER) THE LINE SHALL BE REPLACED."
4. AIR TESTING OR INFILTRATION TESTING SHALL BE PERFORMED ON ALL NEW SANITARY SEWERS PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," SECTION 31–1.11, "INFILTRATION LEAKAGE SHALL NOT EXCEED 100 GALLONS PER DAY PER INCH DIAMETER PER MILE INCLUDING MANHOLES AND SERVICE CONNECTIONS."
5. ALL SANITARY MANHOLE COVERS SHALL BE IMPRINTED "SANITARY" AND MANHOLES IN PAVED AREAS SHALL HAVE HEAVY DUTY TYPE COVERS WITH CONCEALED PICK HOLES. ALL FRAMES AND LIDS FOR SANITARY MANHOLES SHALL CONFORM TO ASTM A48 (NEENAH R–1077–B OR EQUAL MEETS THIS REQUIREMENT).
6. A RESILIENT FLEXIBLE JOINT SHALL BE INSTALLED AT PENETRATION POINTS OF MANHOLE STRUCTURES OF A DESIGN APPROVED BY THE MUNICIPAL ENGINEER. THE FLEXIBLE JOINT MAY CONSIST OF A SLEEVE OF A HIGH QUALITY SYNTHETIC RUBBER WITH A FLANGE WHICH IS CAST DIRECTLY INTO THE WALL OF THE MANHOLE BASE TO FORM A WATER STOP SEAL AND EXTENDS BEYOND THE MANHOLE WALL TO CONNECT WITH THE PIPING ENTERING/EXITING THE MANHOLE THIS JOINT SHALL MEET ASTM–923.
7. ALL MANHOLES SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH ASTM C969–94.
8. ALL MANHOLES SHALL BE VACUUM TESTED TO STATE STANDARD SPECIFICATIONS.
9. PROVISION SHALL BE MADE WHEN SANITARY PIPE HAS MORE THAN 15 FEET OF COVER TO BE CONSTRUCTED OF MATERIAL THAT CAN WITHSTAND THE PRESSURE AT INDICATED DEPTHS.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1. ALL CONSTRUCTION ACTIVITIES THAT INVOLVE EARTHWORK SHALL MEET THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PHASE II REQUIREMENTS:
    a. SUBMITTAL OF A NOTICE OF INTENT (NOI) TO IEPA.
    b. POSSESSION OF A COMPLETED AND SIGNED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND A GRAPHIC EROSION AND SEDIMENT CONTROL (ESC) PLAN.
    c. IMPLEMENTATION OF THE SWPPP.
    d. SUBMITTAL OF AN INCIDENCE OF NONCOMPLIANCE (ION) IF AN EVENT OCCURS.
    e. WEEKLY REPORTS AFTER ½" RAINFALL OR 5" SNOWFALL.
    f. DOCUMENTATION OF CHANGES TO ESC PLAN.
    g. SUBMITTAL OF A NOTICE OF TERMINATION (NOT) WHEN FINAL STABILIZATION IS ACHIEVED.
2. ANY WETLAND MITIGATION SHALL BEGIN PRIOR TO ANY GRADING WORK AND SHALL BE IN ACCORDANCE WITH THE APPROVED MITIGATION PERMIT PLAN AND REQUIREMENTS.
3. IN ORDER TO PROTECT AND ENSURE AGAINST FLOODING, ALL TOP OF FOUNDATIONS SHALL BE SET A MINIMUM OF ONE (1') FOOT ABOVE THE HIGH WATER LEVEL OF ADJACENT STORMWATER MANAGEMENT FACILITIES SUCH AS RETENTION/DETENTION PONDS.
4. THE CONTRACTOR SHALL MAINTAIN EXISTING POSITIVE DRAINAGE FROM OFF–SITE AT ALL TIMES DURING CONSTRUCTION.
5. WITHIN THE LIMITS OF PROPOSED GRADING THE SOIL SHALL BE COMPACTED TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557–78:
    a. UNDER STRUCTURES. BUILDING SLABS, STEPS AND PAVEMENTS. COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE. BACKFILL OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.
    b. UNDER WALKWAYS. COMPACT SIX (6") INCH MAXIMUM LIFTS OF DRY SUBGRADE, BACKFILL, OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.
    c. UNDER LAWN OR UNPAVED AREAS. COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE, BACKFILL, OR FILL MATERIAL AT 85% MODIFIED PROCTOR DRY DENSITY.
6. ALL EROSION CONTROL WORK SHALL COMPLY WITH "ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL." THE CONTRACTOR SHALL PLACE EROSION CONTROL AND SEDIMENTATION DEVICES AS REQUIRED BY THE EROSION SPECIFICATIONS AND AS DIRECTED BY THE CITY.
7. STRIPPING OF VEGETATION, GRADING OR OTHER SOIL DISTURBANCE, ESPECIALLY IN DESIGNATED WETLAND AREAS, SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION, AND SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, MITIGATION AND PERMIT REQUIREMENTS.
8. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO MINIMIZE EARTHWORK IN AREAS WHERE TREES ARE TO BE SAVED AS SHOWN ON THE PLANS OR DETERMINED IN THE FIELD.
9. THE EXTENT OF THE AREA WHICH IS EXPOSED AND FREE OF VEGETATION AND THE DURATION OF ITS EXPOSURE SHALL BE KEPT WITHIN PRACTICAL LIMITS AS DIRECTED BY THE VILLAGE ENGINEER.
10. SEDIMENTATION SHALL BE RETAINED ON SITE. SEDIMENT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF ALL REGRADED AREAS OR AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING AND/OR LEAVING THE SITE.
11. DUST PRODUCED FROM THE SITE SHALL BE KEPT TO A MINIMUM DURING DRY PERIODS BY SPRAYING WATER AS REQUIRED TO THE VILLAGE ENGINEER'S SATISFACTION AND IS TO BE CONSIDERED INCIDENTAL.
12. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND THE ROADS SHALL BE KEPT CLEAN AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.
13. CULVERTS AND DRAINAGE DITCHES SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS DURING THE CONSTRUCTION PERIOD.
14. SILT FENCE SHALL BE INSPECTED FREQUENTLY AND MAINTAINED OR REPLACED AS REQUIRED TO MAINTAIN BOTH EFFECTIVENESS AND INTEGRITY.
15. WATER COURSES AND DRAINAGE SWALES ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE MONITORED AS NECESSARY, FOR EVIDENCE OF SILT INTRUSION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS. ANY PROBLEMS OR DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY UPON THEIR DISCOVERY.
16. SOD ALL UNPAVED AREAS OF PARKWAYS, RIGHT–OF–WAYS AND FRONT YARDS TO REAR WALL OF THE BUILDING. ANY AND ALL OTHER SITE SEEDING MAY BE USED, IN SOME INSTANCE PARTICULARLY FOR THE BACK YARD, ONLY WITH PRIOR APPROVAL BY THE VILLAGE ENGINEER.
17. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL ITEMS PRIOR TO COMMENCEMENT OF ANY WORK.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, TYPE B (CRUSHED LIMESTONE, GRADE 8), CONFORMING TO THE STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).
2. SURFACE COURSE AND BINDER COURSE SHALL BE BITUMINOUS CONCRETE, CLASS I HOT MIX (SEE PLANS FOR THICKNESS).
3. CURB AND GUTTER, BARRIER CURB AND SIDEWALK SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF 5% ± 1%. A SIX (6) BAG MIX SHALL BE USED. MAXIMUM ALLOWABLE SLUMP IS THREE (3") INCHES. CURING COMPOUND SHALL BE APPLIED AFTER FINISHING. CURB BACKFILL SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE CURB. LOCATIONS OF WATER AND SEWER SERVICE LINES SHALL BE CLEARLY MARKED ON ALL NEW CURBS.
4. A 3/4 INCH FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB OR CONCRETE SIDEWALK/PAVEMENT ABUTS A BUILDING, OR CONCRETE PAVEMENT/SIDEWALK ABUTS EXISTING SIDEWALK.
5. CURB AND GUTTER AND BARRIER CURB SHALL HAVE SAWED CONTRACTION JOINTS (MIN 2") AT MAXIMUM INTERVALS OF TWENTY FEET (20') AND 3/4 INCH FIBER EXPANSION JOINT AT MAXIMUM INTERVALS OF SIXTY (60') FEET.
6. SUBGRADE SHALL BE FINISHED TO ± 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.
7. THE BASE COURSE SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD WITH A LIQUID ASPHALT CONFORMING TO I.D.O.T. STANDARDS AND SHALL BE APPROPRIATE FOR PREVAILING WEATHER CONDITIONS. PRIME COAT AND CLEANING OF THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT WORK.
8. PRIOR TO PLACEMENT OF ANY PAVEMENT INCLUDING CURBS, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE MATERIALS CONSULTANT AND THE VILLAGE ENGINEER. PROOF ROLLING SHALL ALSO BE REQUIRED ON THE BASE MATERIAL AS WELL. THE DENSITY OF THE SUBGRADE BASE AND BASE MATERIAL AS WELL AS THE BITUMINOUS MATERIAL SHALL ALSO BE TESTED BY THE MATERIALS CONSULTANT. THE TEST RESULTS SHALL BE PROVIDED TO THE VILLAGE ENGINEER FOR HIS USE IN DETERMINING THE ADEQUACY OF THE PAVEMENT DESIGN.
9. ALL STRUCTURES SUCH AS MANHOLES, VALVE BOXES, ETC. SHALL BE ADJUSTED TO MEET THE NEW SURFACE ELEVATION. FURTHERMORE, STRUCTURES SUCH AS MANHOLES, VALVE BOXES, ETC. THAT LIE WITHIN PORTLAND CEMENT CONCRETE SLAB AREAS (I.E., DRIVEWAYS, ETC.) SHALL BE BOXED OUT BY MEANS OF A CUT OUT AREA WITH FULL DEPTH JOINTS.
10. ALL PAVEMENT, WALK AND CURB REMOVAL SHALL BE ACCOMPLISHED BY SAW CUTTING PRIOR TO REMOVAL.
11. ALL PAVEMENT AREAS SUCH AS DRIVEWAYS SHALL HAVE A TWO (2") INCH DIAMETER GALVANIZED STEEL CONDUIT BURIED BENEATH THEM AT A DEPTH OF TWENTY–FOUR (24") INCHES (MINIMUM) FOR FUTURE STREET LIGHT CABLE(S). THE CONDUIT SHALL EXTEND A MINIMUM OF THREE (3') FEET BEYOND THE BACK OF CURB OR EDGE OF THE PAVEMENT IF NO CURB EXISTS.
12. ALL DRIVES IN THE RIGHT–OF–WAY OF PUBLIC STREETS AND IN INDUSTRIAL AND TRUCK LOADING AREAS SHALL BE A MINIMUM OF EIGHT (8") INCH THICK PORTLAND CEMENT CONCRETE ON A FOUR (4") INCH COMPACTED GRANULAR BASE.
13. SAW CUT EXISTING CURB AT LIMIT OF THE WORK AND REPLACE WITH DEPRESSED CURB AS REQUIRED. DRILL AND DOWEL ALL NEW CURB, INCLUDING DEPRESSED CURB, TO EXISTING AS REQUIRED.
14. ALL DRIVEWAY MATERIAL THICKNESSES SHALL MEET THE MINIMUM PAVEMENT STANDARD REQUIREMENTS OF THE VILLAGE.
15. DRIVEWAY APRON REMOVAL AND REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
16. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
17. THE USE OF COLD–PATCH FOR TEMPORARY PAVEMENT PATCHING SHALL BE APPROVED BY THE VILLAGE ENGINEER PRIOR TO PLACEMENT.
18. THE PAVEMENT, CURB AND GUTTER, TOPSOIL SPREADING, SEEDING, AND OTHER WORK RELATED THERE–TO SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS, THE PLANS, AND THE DETAILS, EXCEPT AS MODIFIED HERE–IN.
    a. ALL AGGREGATE SHALL BE AS SPECIFIED.
    b. PLANT TEMPORARY GRASS WITHIN 7 DAYS ON ALL AREAS DISTURBED BY CONSTRUCTION.
    c. SURFACE COURSE SHALL NOT BE PLACED UNTIL THE BINDER HAS BEEN APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.
    d. PAVEMENT STRIPING SHALL BE A MIN 4" WIDE OR AS AS SHOWN ON THE PLANS AND PER IDOT STANDARD SPECIFICATIONS.

INDEMNIFICATION

CONTRACTOR SHALL PROVIDE INSURANCE CERTIFICATE AS PER ARTICLE 107.22 OF THE STANDARD SPECIFICATIONS. THE "DEPARTMENT" SHALL BE TAKEN TO MEAN THE OWNER/AGENT; CALDWELL ENGINEERING, LTD; THE VILLAGE OF BARRINGTON HILLS, ILLINOIS; AND ALL OF THEIR EMPLOYEES AND ASSIGNS AS ADDITIONAL INSURED OR THE CONTRACTOR SHALL PROVIDE SEPARATE COVERAGE WITH AN OWNER'S PROTECTIVE POLICY, FOR THE AMOUNTS STATED IN THE STANDARD SPECIFICATIONS. NO WORK SHALL BEGIN UNTIL THE CERTIFICATE OF INSURANCE IS ON FILE WITH THE CITY. ALL COSTS FOR INSURANCE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

TRAFFIC CONTROL

1. ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND NECESSARY TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS ON ADJACENT ROADWAYS AND DRIVES TO THE MAXIMUM EXTENT POSSIBLE FOR THE DURATION OF THE JOB.

ALLOWED MATERIALS

MANHOLE COVER	SPECIFICATION
STANDARD FRAME & GRATE	NEENAH R–2555
STANDARD FRAME & CLOSED LID	NEENAH R–1555
LOW PROFILE FRAME & GRATE	NEENAH R–2553
LOW PROFILE FRAME & CLOSED LID	NEENAH R–1553
STANDARD FRAME STANDARD CAPACITY FIELD GRATE	NEENAH R–4340–B
STANDARD FRAME HIGH CAPACITY FIELD GRATE	NEENAH R–4342

PIPE MATERIAL	MATERIAL SPEC.	JOINT SPEC.	USE
PVC SDR 21 & 26 (6"–15")	ASTM D–3034	ASTM D–3212	STORM, SANITARY
PVC SDR 21 & 26 (18"–27")	ASTM F–679		
PVC DR 18 "WQ" (4"–12")	AWWA C900, ASTM D–2241	ASTM D–3139	STORM, SANITARY, WATER MAIN/SERVICE
PVC DR 18 "WQ" (14"–36")	AWWA C905, ASTM D–2241		
HDPE DR11/DR17	ASTM D–3350, ASTM D–3035	ASTM D–3261, F–2620 (HEAT FUSION) ASTM D–3212, F–477 (GASKETED)	STORM, SANITARY, WATER MAIN/SERVICE
HDPE N–12 DOUBLE WALL (4"–10")	AASHTO M252, TYPE S OR SP	ASTM F–2306	STORM
HDPE N–12 DOUBLE WALL (12"–60")	AASHTO M294, TYPE S OR SP		
ESVCP	ASTM C–700	ASTM C–425	STORM, SANITARY
RCP CL IV/ CL V	ASTM C–76	ASTM C–443	STORM, SANITARY
DIP CL 52	AWWA C151	AWWA C111 (GASKETS) AWWA C110 (IRON FITTINGS)	STORM, SANITARY, WATER MAIN/SERVICE
ALUMINIZED STEEL TYPE 2 CMP	AASHTO M36, M274		STORM
COPPER TYPE K	ASTM B88, ASTM B251, ASTM B74, ASTM B447		WATER SERVICE

SHOOTING STAR NATIVE SEEDS
20740 County Road 33 • Spring Grove, MN 55974
(507) 498-3944 • info@shootingstarnativeseed.com

Description: IL DOT Class 4B (Wetland Grass & Sedge Mix)
Seeding Rate: 56 lb/acre (824.5 seeds/square foot)

Common Name	Scientific Name	% of Mix	Seeds/ft²	Total
Cover Crop				
Annual Rye	Lolium italicum	44.64%	137.7	25.000 Bulk lb
Oats	Avena sativa	44.64%	11.0	25.000 Bulk lb
Grasses, Sedges & Rushes				
River Bulrush	Bolboschoenus fluviatilis	0.32%	0.3	0.180 PLS lb
Bluejoint Grass	Calamagrostis canadensis	1.29%	74.0	0.720 PLS lb
Lake Sedge	Carex lacustris	0.64%	1.5	0.360 PLS lb
Common Fox Sedge	Carex stipata	0.64%	4.5	0.360 PLS lb
Tussock Sedge	Carex stricta	0.64%	7.0	0.360 PLS lb
Brown Fox Sedge	Carex vulpinoidea	0.64%	13.2	0.360 PLS lb
Needle Spikerush	Eleocharis acicularis	0.32%	4.6	0.180 PLS lb
Blunt Spikerush	Eleocharis obtusa	0.32%	3.3	0.180 PLS lb
Fowl Manna Grass	Glyceria striata	1.50%	49.4	0.840 PLS lb
Common Rush	Juncus effusus	0.64%	132.2	0.360 PLS lb
Path Rush	Juncus tenuis	0.64%	132.2	0.360 PLS lb
Torrey's Rush	Juncus torreyi	0.64%	211.6	0.360 PLS lb
Rice Cut Grass	Leersia oryzoides	1.07%	7.5	0.600 PLS lb
Hardstem Bulrush	Schoenoplectus acutus	0.32%	1.3	0.180 PLS lb
Softstem Bulrush	Schoenoplectus tabernaemontani	0.32%	2.0	0.180 PLS lb
Dark Green Bulrush	Scirpus atrovirens	0.32%	30.4	0.180 PLS lb
Prairie Cord Grass	Spartina pectinata	0.43%	0.6	0.240 PLS lb

Request a price quote for this mix by contacting info@shootingstarnativeseed.com or (507) 498-3944. Substitutions may be necessary based on availability at the time of order.

Page 1 of 1

CONCRETE CURB DETAIL

B-6.12 CURB AND GUTTER

B-6.12 REVERSED PITCH CURB

DEPRESSED CURB

NOTES:
* CURB & GUTTER LOCATED OVER UTILITY CROSSINGS AND AT DEPRESSIONS FOR SIDEWALKS SHALL BE REINFORCED WITH 2 – No.4 BARS ON 12" CENTERS AT A LENGTH OF 20' AS APPROVED BY THE ENGINEER.
** INSTALL TIE BAR WHEN PAVEMENT IS CONCRETE.

NOTES:

1. ALL CONCRETE FOR CURB AND GUTTER SHALL BE CLASS "S1" CONCRETE SIX BAG MIX, WITH 5 TO 7% AIR ENTRAINMENT.
2. CONTRACTION JOINTS SHALL BE PLACED AT TEN (10) FOOT (MIN.) O.C. AND SHALL BE SAW CUT TO A MINIMUM DEPTH OF TWO (2) INCHES FROM FRONT TO BACK WITHIN TWENTY–FOUR (24) HOURS OF CONCRETE PLACEMENT AND SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT.
3. 2 – No.6 x 18" SMOOTH DOWEL BARS WITH CAPS AND WITH ONE END GREASED SHALL BE USED AT ALL EXPANSION JOINTS. 3/4" PREMOLDED EXPANSION JOINTS TO BE PLACED AT ALL P.C.'S, P.T.'S AND AS INDICATED.
4. EXPANSION JOINTS, AS DETAILED HEREIN, SHALL BE CONSTRUCTED AT A MINIMUM SPACING AS INDICATED.
5. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W. R. MEADOWS TIAH OR APPROVED EQUAL, IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY AT APPLICATION.
6. CUTS IN THE CURB WILL BE MADE FULL DEPTH WITH FULL EXPANSION JOINTS DRILLED AT EACH END AS SHOWN HEREIN.
7. CURB AND GUTTER SHALL HAVE A LIGHT BROOM FINISH.
8. THE CURB AND GUTTER SHALL BE DEPRESSED AT ALL SIDEWALK AND TRAIL TEES IN .COMPLIANCE WITH ACCESSIBILITY STANDARDS.
9. THE COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS.
10. ALL WATER AND SANITARY SERVICES SHALL BE STAMPED WITH A "W" OR AN "S" ACCORDINGLY.
11. DRAINAGE OPENINGS – AT ALL LOCATIONS WHERE METAL CASINGS ARE TO BE INCORPORATED IN THE CURB AND GUTTER, A 1" THICK PREFORMED JOINT FILLER, CONFORMING TO THE CROSS SECTIONS OF THE CURB AND GUTTER, SHALL BE INSTALLED IN THE CURB AND GUTTER A DISTANCE OF 10 FT. FROM EACH SIDE OF THE METAL CASING. WHEN THE WIDTH OF THE METAL CASING IS LESS THAN THE WIDTH OF THE CURB AND GUTTER, 2 – No.4 REBARS *L – 12" + CASING LENGTH + 12") SHALL BE INCORPORATED IN THE CONTINUOUS PORTION OF CONCRETE GUTTER IN FRONT OF THE CASTING.
12. TRANSITIONS – THE TRANSITION FROM FULL HEIGHT OF CURB TO DEPRESSED CURB SHALL BE MADE AT THE RATE OF 3" PER FOOT OF LENGTH OR FLATTER.
13. ALL EXPANSION JOINTS SHALL BE PLACED 5 FEET EITHER SIDE OF EVERY DRAINAGE STRUCTURE LOCATED WITHIN THE CURB AND GUTTER.

TYPICAL EXPANSION JOINT SPACING CURB AND GUTTER

POUR TEMP. (DEG. F°)	EXPANSION JOINT (SPACING FT.)
40 MIN.	70'
50	80'
55:	90'
60	95'
65	105'
70	115
75	125'
80	145'
85	160'
90 MAX.	190'

SEEDING CHART

STANDARD LAWN MIXTURE
A(1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE

SALT TOLERANT MIXTURE
A(2) KENTUCKY BLUE GRASS 44 LBS/ACRE AND RED FESCUE 110 LBS/ACRE
OR
RED FESCUE 35 LBS/ACRE, ALKALI GRASS 35 LBS/ACRE, AND SQUIRELLTAIL GRASS 15 LBS/ACRE

LOW MAINTENANCE NATIVE GRASS MIXTURE
B ANY OF THE FOLLOWING SEED TYPES SHALL BE APPLIED FOR LOW MAINTENANCE NATIVE GRASS AREAS:
–ANDROPOGON GERARDI (BIG BLUE STEM) 5.0 LBS/ACRE
–BOUTELOUA CURTIPENDULA (SIDE OATS GRAMA) 5.0 LBS/ACRE
–SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE
–LOLIUM MULTIFLORUM (ANNUAL RYE GRASS) 30 LBS/ACRE
–LOLIUM PERENNE (PERENNIAL RYEGRASS) 30 LBS/ACRE
(FOR MORE MIXTURES AND DETAILS SEE THE NRCS ILLINOIS URBAN MANUAL)

WETLAND GRASS AND SEDGE MIXTURE
C ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE WHICH IS IDOT STANDARD SECTION 250.07 TYPE 4B

D SODDING

TEMPORARY SEEDING
E ANY OF THE FOLLOWING SEED TYPES MAY BE APPLIED FOR TEMPORARY SEEDING PURPOSES:
–CEREAL RYE 90 LBS/ACRE
–WHEAT 90 LBS/ACRE
–PERENNIAL RYEGRASS 25 LBS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

NOTE: ALL DISTURBED AREAS TO BE SEEDED WITH A(1) UNLESS STATED OTHERWISE
MULCH TO BE ADDED AT IDOT SPECIFIED RATES FOR ALL DISTURBED AREAS

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			░	░ A,B,C,	░	░ *	░ *	░ *	░			
SODDING			▒	▒ D**	▒	▒	▒	▒	▒			
TEMPORARY SEEDING			▨ E	▨	▨	▨	▨	▨	▨			
DORMANT	▦	▦	▦							▦	▦	▦

REVISIONS

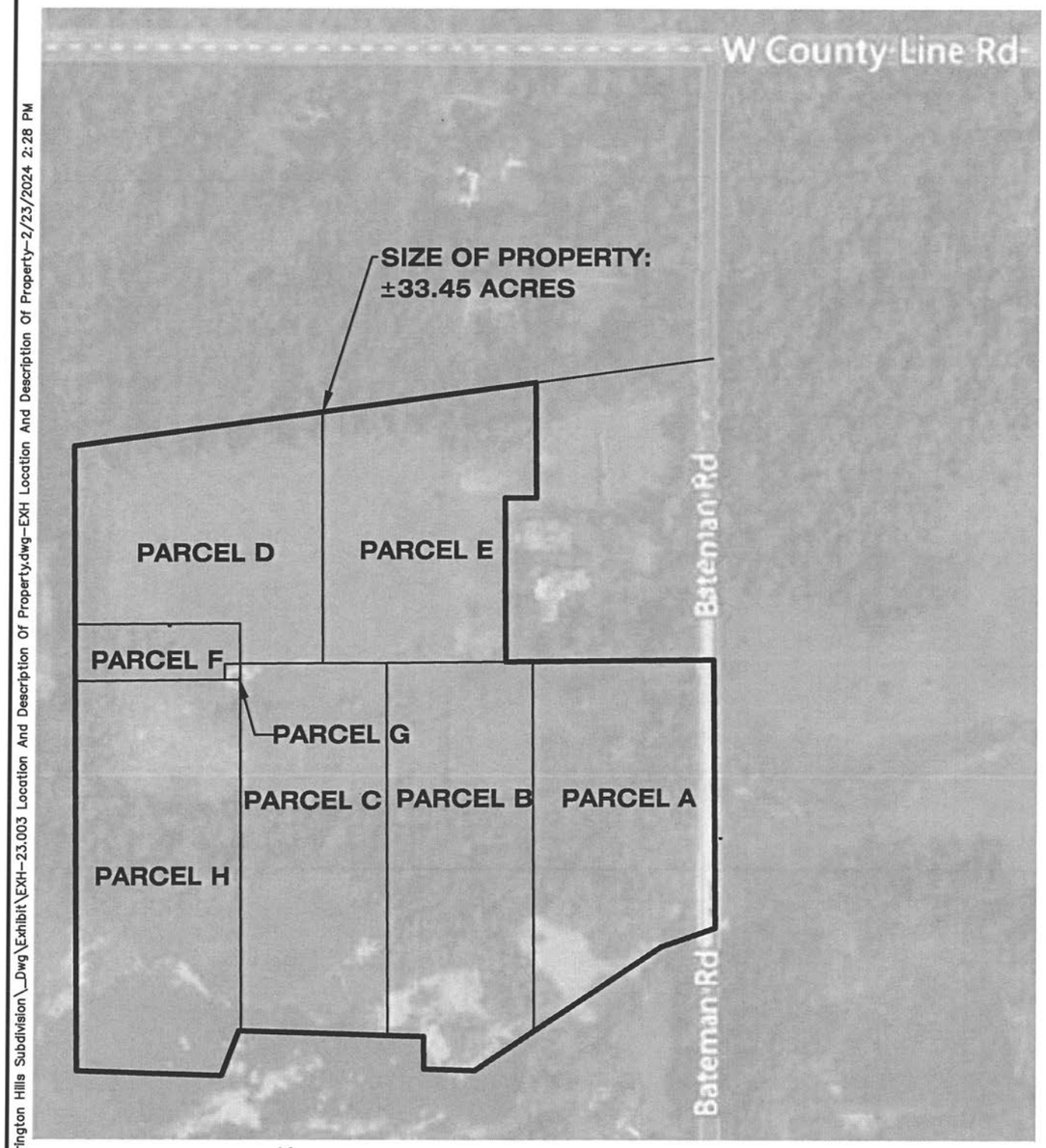
DATE	NO.	

VARDA SUBDIVISION - PRE. SITE IMP.
BATEMAN RD.
BARRINGTON HILLS, IL
SPECIFICATION NOTES & DETAILS

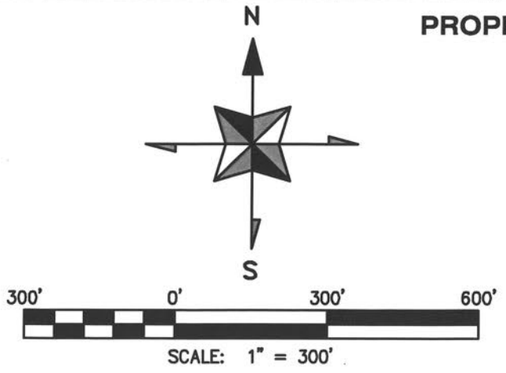
CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By
MJC/BTE
Drawn By
SAH
Checked By
MJC
Date
03-21-2024
Job Number
CE23.003
Sheet Number
C5

NOT FOR CONSTRUCTION



PROPERTY LOCATION



LEGAL DESCRIPTION :

PARCEL A:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE WEST HALF OF SAID NORTH EAST QUARTER AT A POINT 1029.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF): THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID WEST HALF 550.00 FEET: THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 373.00 FEET; THENCE SOUTH
00 DEGREES, 03 MINUTES, 00 SECONDS WEST ALONG A LINE PARALLEL WITH, THE EAST LINE OF THE SAID WEST HALF 759.00 FEET: THENCE NORTH 56 DEGREES, 48 MINUTES, 32 SECONDS EAST 311.67 FEET; THENCE NORTH 71 DEGREES, 17 MINUTES, 18 SECONDS EAST 118.63 FEET TO THE PLACE OF BEGINNING, All IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER Of SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF) THENCE WEST (AT RIGHT ANGLE TO THE LAST DESCRIBED LINE) 373.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 300.00 FEET; THENCE SOUTH 00 DEGREES, 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 765.02 FEET: THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 74.26 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES WEST 66.72 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 104.39 FEET: THENCE NORTH 58 DEGREES 48 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE NORTH 00 DEGREES 03 MINUTES EAST PARALLEL WIT11 THE EAST LINE OF SAID WEST HALF 759.00 FEET TO THE PLACE OF BEGINNING.

PARCEL C:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH,, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 673.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAS DESCRIBED LINE 300.00 FEET; THENCE SOUTH 00 DEGREES, 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 753.45 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 300.23 FEET; THENCE NORTH 00 DEGREES. 03 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID WEST HALF 765.02 FEET TO THE PLACE OF BEGINNING.

PARCEL D:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6,TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT RIGHT ANGLE TO THE LAST DESCRIBED LINE) 804.22 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 515.26 FEET; THENCE SOUTH 82 DEGREES 41 MINUTES 34 SECONDS WEST, 514.80 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 366.59 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 341.35 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES WEST, 82.75 FEET; THENCE SOUTH, 89 DEGREES 57 MINUTES EAST, 168.78 FEET MORE OR LESS, TO THE PLACE Of BEGINNING, ALL IN COOK COUNTY. ILLINOIS.

PARCEL E:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF): THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE) 428.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 336.26 FEET;THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 64.30 FEET; THENCE NORTH 00 DEGREES 03 MINUTES EAST, 235.88 FEET; THENCE SOUTH 82 DEGREES 41 MINUTES 34 SECONDS WEST, 444.18 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES WEST, 515.26 FEET: THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 376.22 FEET, MORE OR LESS, TO THE PLACE Of BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL F:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6,TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLES TO THE LAST DESCRIBED LINE) 973.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 82.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 341.35 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, 115.75 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 310.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES EAST, 33.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 31.22 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL G:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE), 973.00 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 33.00 FEET: THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 31.22 FEET, MORE OR LESS, TO A POINT THAT IS 310.00 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 03 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 33.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 31.22 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL H:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE), 973.00 FEET; THENCE SOUTH, 00 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 33.00 FEET TO THE PLACE OF BEGINNING: THENCE CONTINUING SOUTH, ALONG THE LAST DESCRIBED LINE. 720.45 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 30 SECONDS WEST, 4.84 FEET, THENCE SOUTH 21
DEGREES 15 MINUTES 43 SECONDS WEST 98.56 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 07 SECONDS WEST, 300.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE 800.82 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 341.22 FEET. MORE OR LESS. TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF PROPERTY

VARDA DEVELOPMENT
99 & 101 BATEMAN ROAD, BARRINGTON HILLS IL

Date	Designed By	REV. DATE	NO.
02/22/2024	MJC/ BTE		
Job Number	Drawn By		
CE23.003	EPS		
Sheet Number	Checked By		
EXH	MJC		

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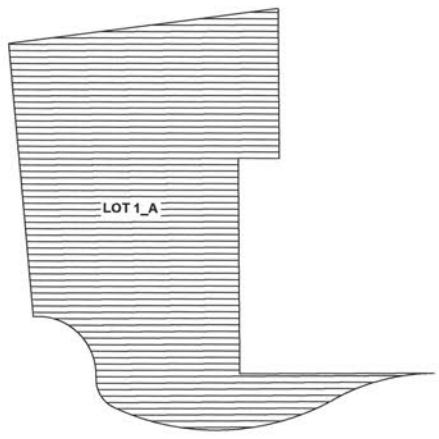
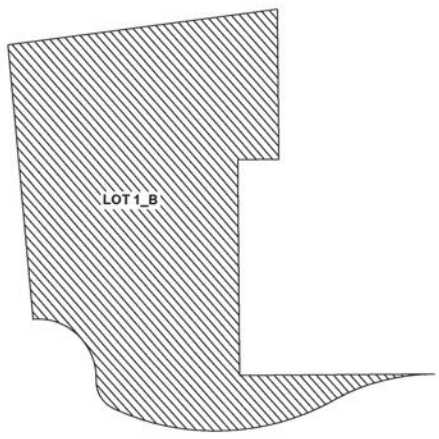
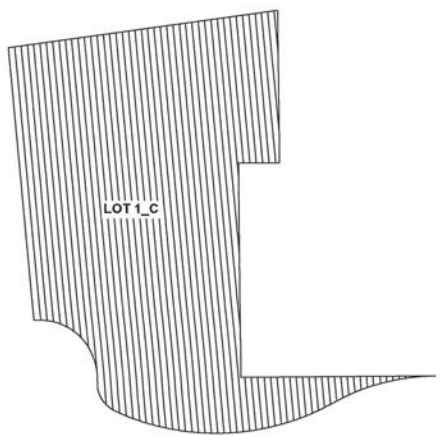
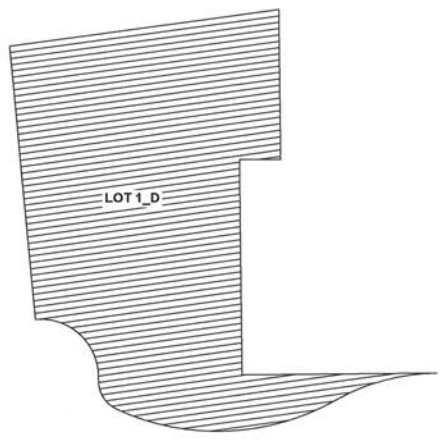


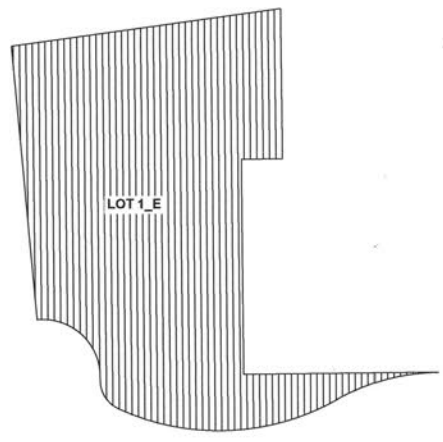




LOT 1 AVERAGE WIDTH = 303.44'

	TOTAL OF LENGTHS	TOTAL OF LINES
A	21,967	66
B	21,975	86
C	21,735	72
D	21,747	65
E	21,814	71
TOTAL	109,238	360





LOT-1 AVERAGE WIDTH

VARDA DEVELOPMENT
BATEMAN RD., BARRINGTON HILLS IL

Date	Designed By	REV. DATE	NO.
02-06-2024	MJC/BTE		
Job Number	Drawn By		
CE23.003	SAH		
Sheet Number	Checked By		
LOT-1 AW	MJC		

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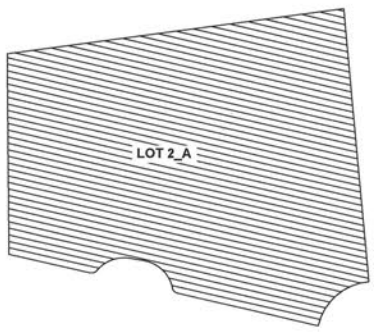

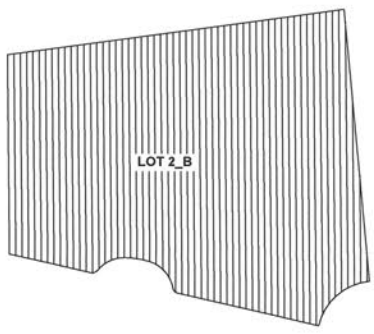

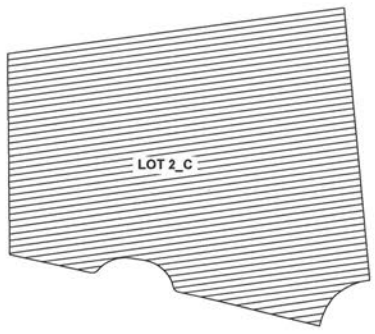

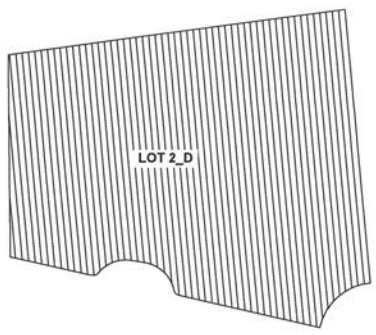

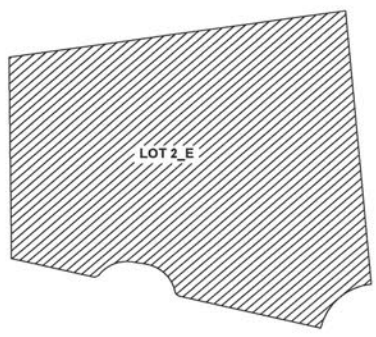

LOT 2 AVERAGE WIDTH = 398.09'

	TOTAL OF LENGTHS	TOTAL OF LINES
A	21,607	49
B	21,773	56
C	21,656	48
D	21,707	55
E	21,936	65
TOTAL	108,678	273

LOT-2 AVERAGE WIDTH

VARDA DEVELOPMENT
BATEMAN RD., BARRINGTON HILLS IL

Date	Designed By	REV. DATE	NO.
02-06-2024	MJC/BTE		
Job Number	Drawn By		
CE23.003	SAH		
Sheet Number	Checked By		
LOT-2AW	MJC		

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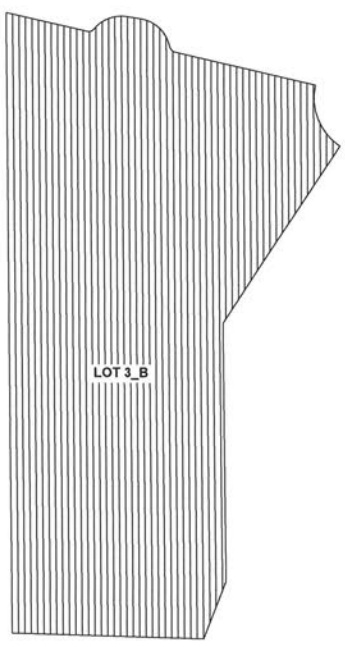

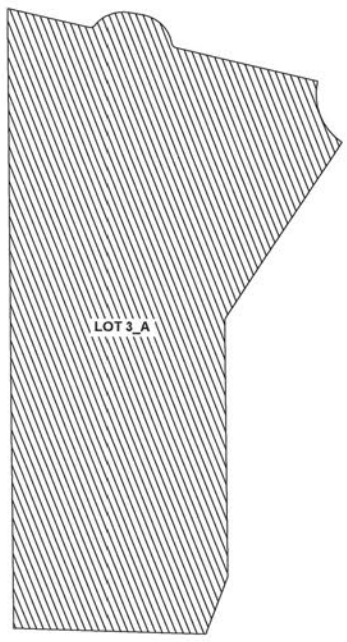

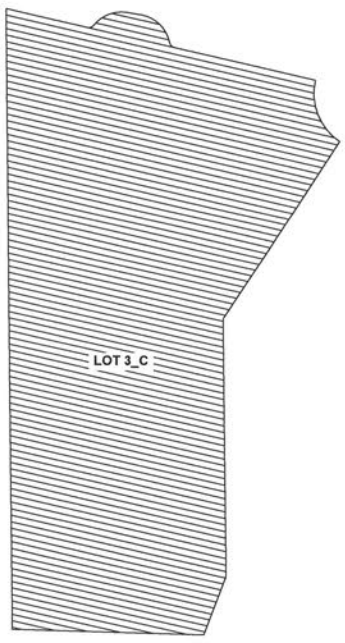

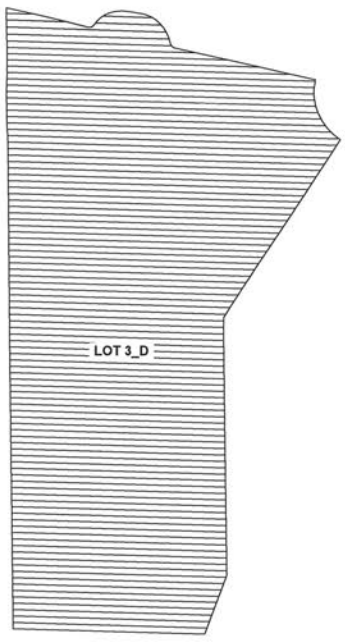

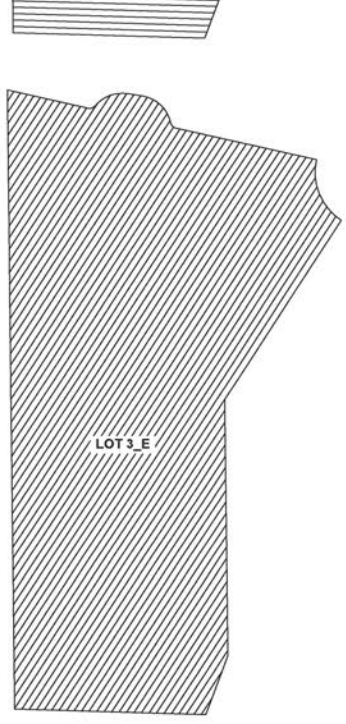

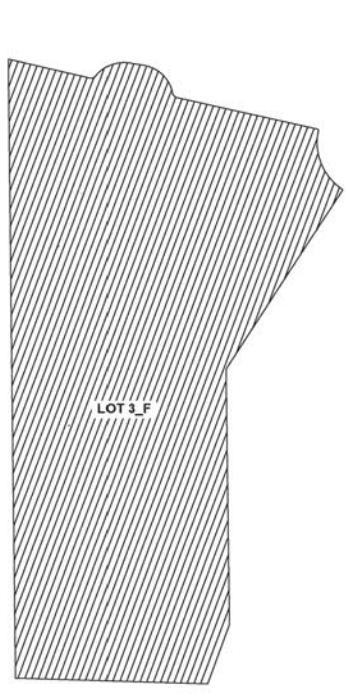

LOT 3 AVERAGE WIDTH = 454.29'

	TOTAL OF LENGTHS	TOTAL OF LINES
A	35,929	77
B	35,419	51
C	35,730	98
D	35,746	96
E	35,745	80
F	35,854	70
TOTAL	214,424	472

LOT-3 AVERAGE WIDTH

VARDA DEVELOPMENT
BATEMAN RD., BARRINGTON HILLS IL

Date	Designed By	REV. DATE	NO.
02-06-2024	MJC/BTE		
Job Number	Drawn By		
CE23.003	SAH		
Sheet Number	Checked By		
LOT-3 AW	MJC		

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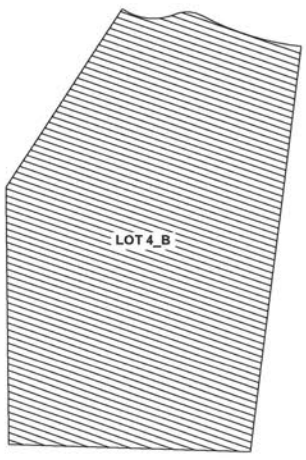

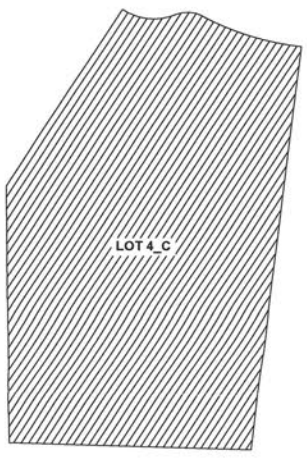

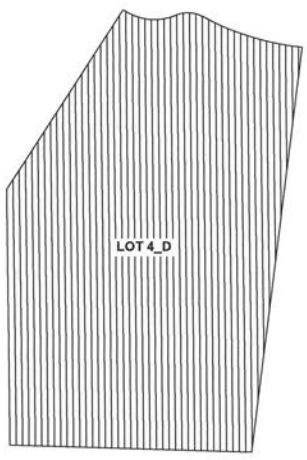

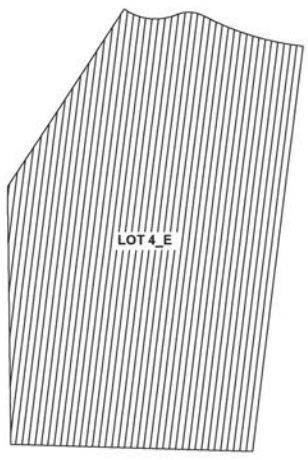

LOT 4 AVERAGE WIDTH = 452.12'

	TOTAL OF LENGTHS	TOTAL OF LINES
A	25,756	69
B	25,979	73
C	25,766	54
D	25,737	46
E	25,615	43
TOTAL	128,853	285

LOT-4 AVERAGE WIDTH

VARDA DEVELOPMENT
BATEMAN RD., BARRINGTON HILLS IL

Date	Designed By	REV. DATE	NO.
02-06-2024	MJC/BTE		
Job Number	Drawn By		
CE23.003	SAH		
Sheet Number	Checked By		
LOT-4 AW	MJC		

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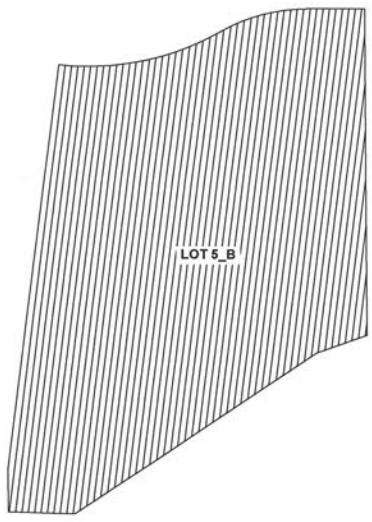
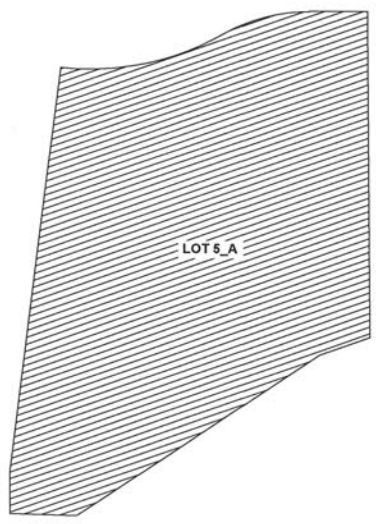
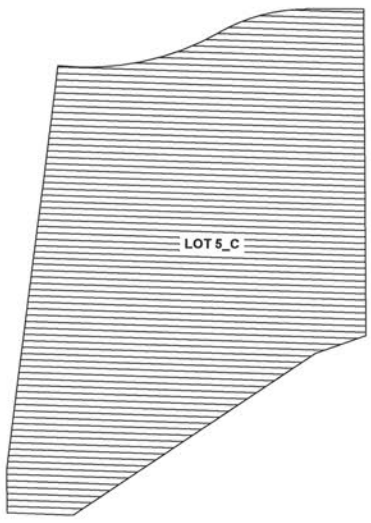
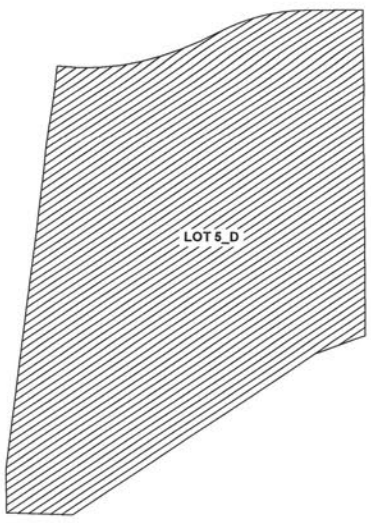


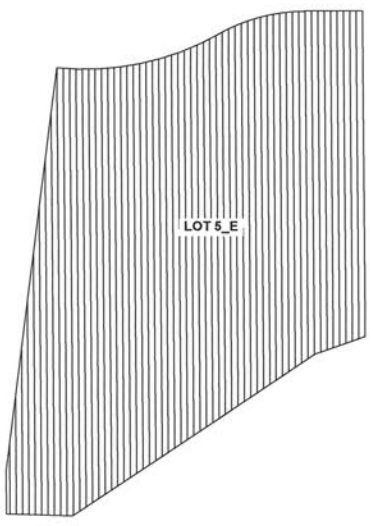


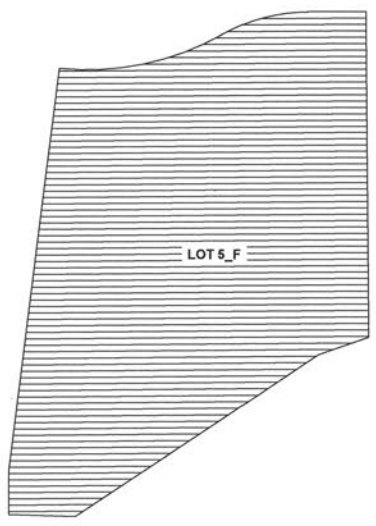


LOT 5 AVERAGE WIDTH = 486.33'

	TOTAL OF LENGTHS	TOTAL OF LINES
A	32,266	68
B	31,916	53
C	32,226	80
D	32,012	61
E	31,989	56
F	32,178	78
TOTAL	192,587	396







LOT-5 AVERAGE WIDTH

VARDA DEVELOPMENT
BATEMAN RD., BARRINGTON HILLS IL

Date	Designed By	REV. DATE	NO.
02-06-2024	MJC/BTE		
Job Number	Drawn By		
CE23.003	SAH		
Sheet Number	Checked By		
LOT-5 AW	MJC		

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Woodstock, Illinois 60098
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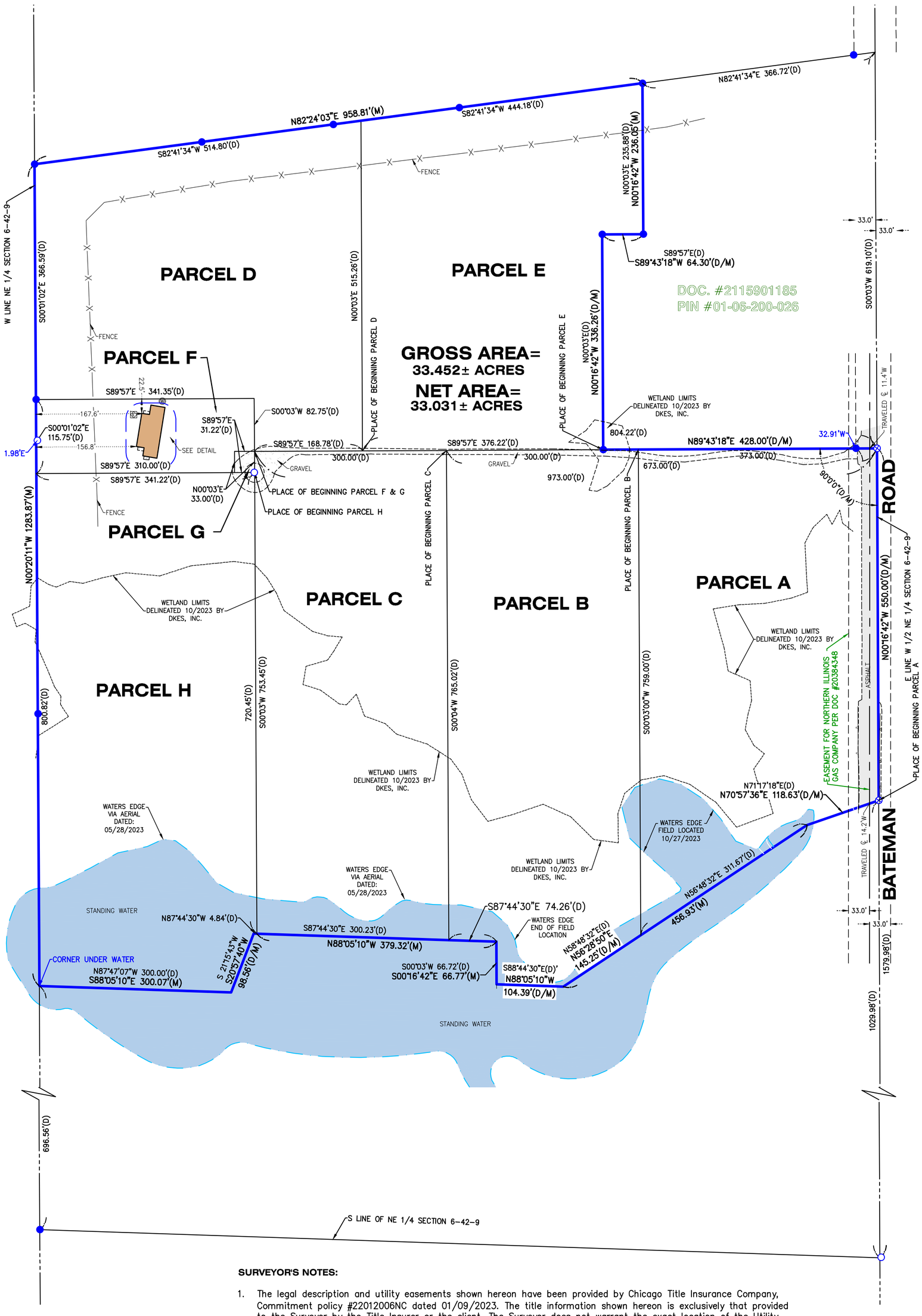
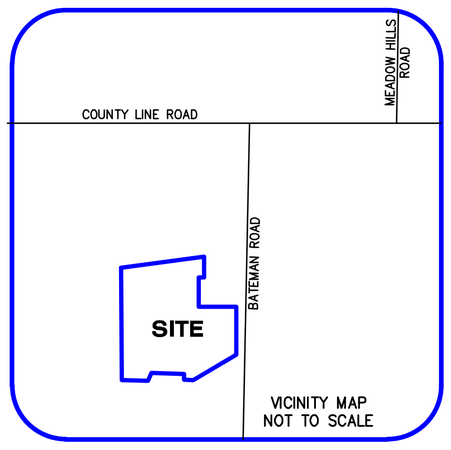
ALTA/NSPS LAND TITLE SURVEY





LEGAL DESCRIPTION:

Parcel A:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9, East of the Third Principal Meridian, described as follows: Beginning on the East line of the West Half of said Northeast Quarter at a point 1029.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence continuing North along the East line of said West Half 550.0 feet; thence West at right angles to the last described line, 373.0 feet; thence South 00 degrees 03 minutes 00 seconds West along a line parallel with the East line of the said West Half 759.0 feet; thence North 56 degrees 48 minutes 32 seconds East 311.67 feet; thence North 71 degrees 17 minutes 18 seconds East 118.63 feet to the Place of Beginning, all in Cook County, Illinois.

Parcel B:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half) thence West (at right angles to the last described line) 373.0 feet to the Place of Beginning; thence continuing West along the last described line 300.0 feet; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half 765.02 feet; thence South 87 degrees 44 minutes 30 seconds East 74.26 feet; thence South 00 degrees 03 minutes West 66.72 feet; thence South 87 degrees 44 minutes 30 seconds East 104.39 feet; thence North 58 degrees 48 minutes 32 seconds East 145.25 feet; thence North 00 degrees 03 minutes East parallel with the East line of said Lot West Half 759.0 feet to the Place of Beginning.

Parcel C:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West at right angles to the last described line 673.0 feet to the Place of Beginning; thence continuing West along the last described line 300.0 feet; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half 753.45 feet; thence South 87 degrees 44 minutes 30 seconds East 300.23 feet; thence North 00 degrees 03 minutes East parallel with the East line of said West Half 765.02 feet to the Place of Beginning.

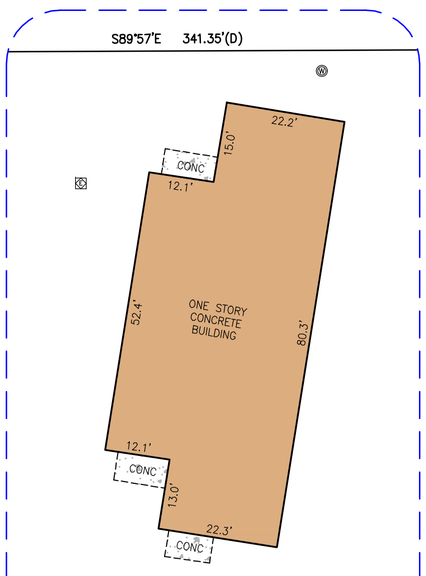
Parcel D:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing on a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at right angles to the last described line) 804.22 feet to the Place of Beginning; thence North 00 degrees 03 minutes East along a line parallel with the East line of said West Half, 515.26 feet; thence South 82 degrees 41 minutes 34 seconds West, 514.80 feet to the West line of the Northeast Quarter of said Section 6; thence South 00 degrees 01 minutes 02 seconds East, 366.59 feet; thence South 89 degrees 57 minutes East, 341.35 feet; thence South 00 degrees 03 minutes West, 82.75 feet; thence South 89 degrees 57 minutes East, 168.78 feet more or less to the Place of Beginning, all in Cook County, Illinois.

Parcel E:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line) 428.0 feet to the Place of Beginning; thence North 00 degrees 03 minutes East along a line parallel with the East line of said West Half, 336.26 feet; thence South 89 degrees 57 minutes East, 64.30 feet; thence North 00 degrees 03 minutes East, 235.88 feet; thence South 82 degrees 41 minutes 34 seconds West, 444.18 feet; thence South 00 degrees 03 minutes West, 515.26 feet; thence South 89 degrees 57 minutes East, 376.22 feet, more or less, to the Place of Beginning, all in Cook County, Illinois.

Parcel F:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line) 973.0 feet to the Place of Beginning; thence North 00 degrees 03 minutes East along a line parallel with the East line of said West Half 82.75 feet; thence North 89 degrees 57 minutes 00 seconds West, 341.35 feet to the West line of the Northeast Quarter of said Section 6; thence South 00 degrees 01 minutes 02 seconds East along the West line of the Northeast Quarter of said Section 6, 115.75 feet; thence South 89 Degrees 57 minutes East, 310.0 feet; thence North 00 degrees 03 minutes East, 33.0 feet; thence South 89 degrees 57 minutes East, 31.22 feet, more or less, to the Place of Beginning, in Cook County, Illinois.

Parcel G:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line), 973.0 feet to the Place of Beginning; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half, 33.0 feet; thence North 89 degrees 57 minutes 00 seconds West, 31.22 feet, more or less, to a point that it 310.0 feet East of the West line of said Quarter Section; thence North 00 degrees 03 minutes East, parallel with the East line of said West Half, 33.0 feet, thence South 89 degrees 57 minutes East, 31.22 feet, more or less, to the Place of Beginning, in Cook County, Illinois.

Parcel H:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line), 973.0 feet; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half, 33.0 feet to the Place of Beginning; thence continuing South along the last described line, 720.45 feet; thence North 87 degrees 44 minutes 30 seconds West, 4.84 feet; thence South 21 degrees 15 minutes 43 seconds West, 98.56 feet; thence North 87 degrees 47 minutes 07 seconds West, 300.0 feet parallel with the South line of said Northeast Quarter, to a point of intersection with the West line of said Northeast Quarter; thence North along said West line, 800.82 feet; thence South 89 degrees 57 minutes East, 341.22 feet, more or less, to the Place of Beginning, all in Cook County, Illinois.



DETAIL
SCALE: 1"=20'

SURVEYOR'S NOTES:

1. The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #22012006NC dated 01/09/2023. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 17031c0015j, dated 08/19/2008, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain, Also Zone "A", No base flood elevations determined.
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
12. There is no posted address on site. (Pertains to Table A, item 2).
13. There is a total of 0 striped parking spaces for cars, including none of which are marked handicapped and none of which are for motorcycles. (Pertains to Table A, item 9).
14. The title commitment referenced in note #1 does not indicate any recorded dedication for Bateman Road. The location of the center of the road is only an opinion and is based on a 66' right-of-way using the centerline as traveled. net areas were calculated using this information and removing any area located within the prescriptive right-of-ways.

SCHEDULE B, PART II EXCEPTIONS:

15. Exceptions: 6 & 11 are not survey related.
16. Exceptions: 7, 8, 9, 12 & 16 are blanket in nature.
17. Exceptions: 10 & 14 are plotted hereon.
18. Exceptions: 11 & 15 does not lie on the above described lands.

LEGEND	
▷	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
(D)	DEED
(M)	MEASURED

100' 0' 100' 200'
SCALE: 1" = 100'

CLIENT: VARDA DEVELOPMENT
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=100' SEC. 06 T. 42 R. 09 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 01-06-200-021; 01-06-200-027
JOB NO.: 230138 I.D. ALT
FIELDWORK COMP.: 05/01/24 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to:
1) Chicago Title Insurance Company
2) Anoosh Varda and Alberta Varda

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, & 19 of Table A thereof. The field work was completed on May 1st, 2024.

Dated this 6th day of May, A.D., 2024.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

_____ (seal)
ARTHUR P. GRITMACKER, 035-003857
PROFESSIONAL LAND SURVEYOR

ARTHUR P. GRITMACKER
035-003857
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2024
WOODSTOCK, ILLINOIS

Y:\PLATS\2023\0001-0199\230138_V-230138\230138-ALT-GRID.dwg-Layout1-5/7/2024 3:15 PM

When Recorded Mail To:
~~Law Office of Marc W. Sargis~~
~~7366 N. Lincoln Avenue, Suite 408~~
~~Lincolnwood, Illinois 60712~~
~~Attn: Marc W. Sargis, Esq.~~

Name and Address of Grantee & Mail Tax Bill to:
ANOOSH VARDA & ALBERTA VARDA
[redacted]

Doc# 2300940157 Fee: $98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/09/2023 03:26 PM Pg: 1 of 7

Dec ID 20230101625936
ST/CO Stamp 1-389-208-400 ST Tax $325.00 CO Tax $162.50

For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of December, 2022 between * ~~SYNERGY PROPERTY HOLDING, LLC~~ an Illinois limited liability company, P.O. Box 3862, Evansville, Indiana 47737, party of the first part, and ANOOSH VARDA and ALBERTA VARDA, husband and wife, not as Tenants by the Entirety or Tenants in Common, but as Joint Tenants with the right of survivorship, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

* SYNERGY PROPERTY HOLDINGS, LLC

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

Party of the first part, for itself, and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that except for those representations and warranties in the Agreement of Purchase and Sale between the parties, the property is being sold **"AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose.** And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it had not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to general exceptions of the title commitment; general real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; public and utility easements of record; building lines and building laws, ordinances and restrictions; drainage and detention easements, drainage ditches, feeder, laterals and drain tile, pipe or other conduit; annexation agreements and annexation ordinances of record; all special governmental taxes

or assessments confirmed and unconfirmed as the same appears on the real estate tax bill issues by the Cook County Treasurer; use and occupancy restrictions; zoning laws and ordinances; public roads and highways, if any; condominium regular or special assessments confirmed and unconfirmed, if any; acts done by or suffered through party of the second part; reservation of mineral rights; any code violations currently existing on or in the subject premises; existing liens and other matters of title over which the title company is willing to insure over without cost or liability for payment to the party of the second part; and those other title exceptions assumed by party of the second part under the terms of the purchase contract.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and had caused its name to be signed to these presents by its Vice President as of the day and year first above written.

SYNERGY PROPERTY HOLDINGS, LLC, an Illinois limited liability company,

Wade C. Alexa
Vice President

By: _____

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **Wade C. Alexa**, Vice President of Synergy Property Holdings, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial seal this 30th day of December, 2022.

Joy Pinta Berry
Notary Public

My Commission expires:

OFFICIAL SEAL
JOY PINTA BERRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 5/21/2025

This Instrument Prepared by:
Tina M. Jacobs, Esq.
Joy Pinta, Esq.
JACOBS & PINTA
77 West Washington Street, Suite 1005
Chicago, Illinois 60602
(312) 263-1005

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL A:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AT A POINT 1029.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID WEST HALF 550.00 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 373.00 FEET; THENCE SOUTH 00 DEGREES, 03 MINUTES, 00 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SAID WEST HALF 759.00 FEET; THENCE NORTH 56 DEGREES, 48 MINUTES, 32 SECONDS EAST 311.67 FEET; THENCE NORTH 71 DEGREES, 17 MINUTES, 18 SECONDS EAST 118.63 FEET TO THE POINT OF BEGINNING, ALL IN
COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF) THENCE WEST (AT RIGHT ANGLES TO THE LAST DESCRIBED LINE) 373.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 300.00 FEET; THENCE SOUTH 0 DEGREES, 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 765.02 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 74.26 FEET THENCE SOUTH 0 DEGREES 03 MINUTES WEST 66.72 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 104.39 FEET; THENCE NORTH 58 DEGREES 48 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE NORTH 0 DEGREES 03 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID LOT WEST HALF 759.00 FEET THE POINT OF BEGINNING.

PARCEL C:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 673.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 300.00 FEET; THENCE SOUTH 0 DEGREES, 03 MINUTES WEST ALONG A LINE PARALLEL, WITH THE EAST LINE OF SAID WEST 1/2 753.45 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 300.23 FEET; THENCE NORTH 0 DEGREES 03 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID WEST HALF 765.02 FEET TO THE POINT OF BEGINNING.

PARCEL D:
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT RIGHT ANGLES TO THE LAST DESCRIBED LINE) 804.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 515.26 FEET; THENCE SOUTH 82 DEGREES 41 MINUTES 34 SECONDS WEST, 514.80 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS EAST, 366.59 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 341.35 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES WEST, 82.75 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 168.78 FEET MORE OR
LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL E:
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE) 428.00 FEET TO THE POINT BEGINNING; THENCE NORTH 0 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 336.26 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 64.30 FEET; THENCE NORTH 0 DEGREES 03 MINUTES EAST, 235.88 FEET; THENCE SOUTH 82 DEGREES 41 MINUTES 34 SECONDS WEST, 444.18 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES WEST, 515.26 FEET; THENCE SOUTH 89 DEGREES 57

MINUTES EAST, 376.22 FEET, MORE OR LESS, TO THE POINT BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL F:
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE) 973.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 82.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 341.75 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, 115.75 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 310.00 FEET; THENCE NORTH 0 DEGREES 03 MINUTES EAST, 33.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 31.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL G:
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE), 973.00 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 33.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 31.22 FEET, MORE OR LESS, TO A POINT THAT IS 310.00 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 03 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 33.00 FEET, THENCE SOUTH 89DEGREES 57 MINUTES EAST, 31.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL H:
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND SAID POINT BEING 1579.98 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE OF SAID WEST HALF); THENCE WEST (AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE), 973.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED LINE, 720.45 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 30 SECONDS WEST, 4.84 FEET; THENCE SOUTH 21 DEGREES 15 MINUTES 43 SECONDS WEST, 98.56 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 07 SECONDS WEST, 300.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE, 800.82 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, 341.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 99 and 101 BATEMAN ROAD
BARRINGTON, ILLINOIS 60010

PINs: 01-06-200-027-0000
01-06-200-021-0000

TROTTER and ASSOCIATES, INC.
ENGINEERS AND SURVEYORS

May 16, 2024

Village of Barrington Hills
Village Clerk
112 Algonquin Road
Barrington Hills, IL 60010

Re: 99-101 Bateman Rd Subdivision Review #4
Job: VBH001.0121.101 - 101 Bateman Road

Village Clerk,

Trotter and Associates, Inc. (TAI) has reviewed the submitted documents for the proposed improvements at 99-101 Bateman Rd.

The Barrington Hills, Illinois Village Code was used in review of this application.

https://codelibrary.amlegal.com/codes/barringtonhillsil/latest/overview

The following documentation was provided for this review by the applicant:

- Supplemental Sub Submittal Letter to Village (Dated: 03.21.2024)
- Preliminary Analysis & Inventory Memo by Caldwell Engineering LTD. (Dated: 03.21.2024)
- Alta Title Policy from Chicago Title Insurance Company (Dated: 01.09.2023)
- Proposed Preliminary Subdivision Plan (Dated 3.21.2024)
- Plat of Survey – Vanderstappen Land Surveying INC. (VLSI) (Dated 8.10.2023)
- Legal description of property Exhibit (Dated 2.22.2024)
- Subdivision Application Form (Dated 2.23.2024)
- Adjacent Property Affidavit
- Complete List of all permanent parcel located within 250 feet of the property (Dated 2-23-2024)
- ALTA/ NSPS Land Title Survey (Dated:05.06.2024)

After review of the documents identified above, **TAI recommends approval** of the minor subdivision sketch plan.

If there are any questions regarding the comments above, please do not hesitate to contact me directly (a.dye@trotter-inc.com).

Sincerely,

Alex Dye, PE, CFM
CC: Steve Cieslica, P.E., Village Engineer

700 Geneva Parkway North, Suite B
Lake Geneva, WI 53147
O: 262.729.4350

40W201 Wasco Rd., Suite D
St. Charles, IL 60175
O: 630.587.0470

38 W. Grand Ave., Suite 300
Fox Lake, IL 60020
O: 224.225.1300

CE LTD
Caldwell Engineering, Ltd.

March 21, 2024

Village of Barrington Hills,
Village Clerk
112 Algonquin Road
Barrington Hills, IL 60010

Re: Project: Site Improvements for Varda Subdivision
Location: 99 & 101 Bateman Road, Barrington Hills, IL 60010
CE #: CE23.003

Dear Mrs. Panos,
We have received the Trotter and Associates, Inc. (TAI) comment regarding the Proposed Varda Subdivision to be located at 99 & 101 Bateman Road, Barrington Hills, IL 60010.

Enclosed with this letter are:

- Varda Subdivision Preliminary Analysis & Inventory Memorandum with Exhibit ,Dated 03-21-2024.
- Policy of Title Insurance , Policy Number 22012006NC
- Proposed Preliminary Subdivision Plan, Dated 03-21-2024

Listed below are the comments followed by our responses:

Comment 1: Provide a Name for the subdivision and include this on submitted documents.

Response 1: The name of the subdivision has been provided and included on all submitted documents.

Comment 2: Please provide a title policy or Alta survey for the proposed improvements meeting the requirements of 6-3-3.

Response 2: The title policy has been provided.

Comment 3: Provide an inventory of the site meeting the requirements as listed in the ordinance.

Response 3: The inventory of the site meeting the requirements as listed in the ordinance has been provided within the VARDA SUBDIVISION PRELIMINARY ANALYSIS & INVENTORY MEMORANDUM.

Comment 4: Some tree information is listed on a plat, but an official tree survey is required.

Response 4: The tree information has been provided. This can be seen on Professional Tree Survey of the Bateman Road Site, DKES, Inc. Dated 07/10/2023

Comment 5: Please prepare an aerial photograph of the site.

Response 5: The aerial photograph of the site has been prepared. This can be seen on Preliminary Analysis and Inventory Exhibit, Dated 03-20-2024.

Should you have any questions or comments about this matter, please contact me.

Sincerely,
Caldwell Engineering Ltd.

Michael Caldwell, PE CFM
President

Cc: Anoosh Varda,
Trotter and Associates Inc., Alex Dye
File

CE LTD
Caldwell Engineering, Ltd.

VARDA SUBDIVISION PRELIMINARY ANALYSIS & INVENTORY MEMORANDUM

March 21, 2024

To: Village of Barrington Hills

From: Michael J. Caldwell, PE, CFM, Caldwell Engineering, Ltd.

Re: Project: Varda Subdivision
Location: 99 & 101 Bateman Road, Barrington Hills,
LTD #: CE23.003

This memorandum is for the Varda Subdivision Site Inventory as required by the Barrington Hills Subdivision Code, Section 6-3-3. A. 2. e. This inventory shall encompass a distance of not less than five hundred feet (500') for minor subdivisions.

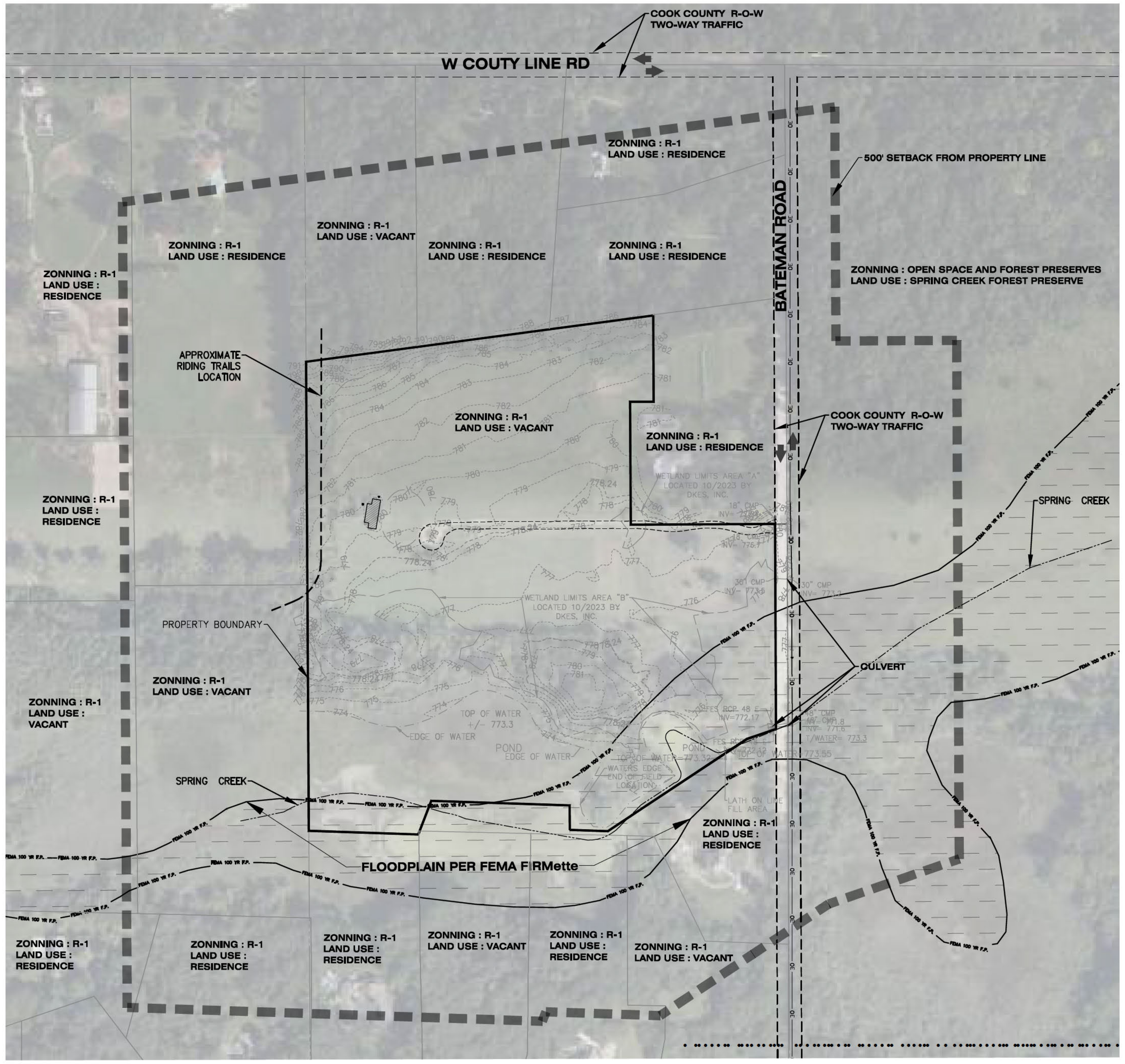
The site inventory and analysis shall consider:

- topography;
- soils and geology;
- waterways, wetlands and drainage;
- wildlife;
- adjacent land uses and zoning;
- utilities and related easements;
- riding trails, roadways and traffic circulation;
- vegetation on the site;
- tree inventory;
- an aerial photograph of the site.

THIS INFORMATION IS CONTAINED IN THE FOLLOWING ATTACHMENTS

- Preliminary Analysis and Inventory Exhibit, Dated 03-21-2024.
- Professional Tree Survey of the Bateman Road Site, DKES, Inc. Dated 07/10/2023
- Wetland Assessment Report, DKES, Inc. Dated 12/04/2023
- Septic Soil Analysis, John A. Raber and Associates, Inc. Dated 03/23/2023
- NRCS - Web Soil Survey. Dated 01/23/2023

Preliminary Analysis and Inventory Exhibit



N
S
200' 0' 200' 400'
SCALE: 1" = 200'

AERIAL PHOTO WITH:

- WETLAND
- WATERWAYS (Spring Creek)
- ADJACENT LAND USES AND ZONING
- UTILITIES (Overhead electric per survey and site review)
- ROAD WAYS AND TRAFFIC CIRCULATION

N
S
200' 0' 200' 400'
SCALE: 1" = 200'

TOPOGRAPHIC MAPPING (COOK COUNTY G.I.S.)

SITE INVENTORY DETAILED ON OTHER REPORTS :

VEGETATION:

1. PROFESSIONAL TREE SURVEY OF THE BATEMAN ROAD SITE, DKES, INC., DATED 07/10/2023;
2. WETLAND ASSESSMENT REPORT, DKES, INC., DATED 12/04/2023

SOILS:

1. SEPTIC SOIL ANALYSIS, JOHN A. RABER AND ASSOCIATES, INC., DATED 03/23/2023
2. NRCS - WEB SOIL SURVEY, DATED 01/23/2023

TREE INVENTORY:

1. PROFESSIONAL TREE SURVEY OF THE BATEMAN ROAD SITE, DKES, INC., DATED 07/10/2023;

REVISIONS

DATE	NO.

VARDA SUBDIVISION
99 & 101 BATEMAN ROAD
BARRINGTON HILLS, IL
PRELIMINARY ANALYSIS AND INVENTORY

CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By	MJC/ BTE
Drawn By	EPS
Checked By	MJC
Date	03/21/2024
Job Number	CE23.003
Sheet Number	ZON 1

Professional Tree Survey of the Bateman Road Site, DKES, Inc.

DKES inc.

BEI

Bollinger Environmental, Inc.
P.O. Box 39
Downers Grove, Illinois 60515
630-968-1960

July 10, 2023

Anoosh Varda **EMAIL**

[redacted]

Subject: Professional Tree Survey of the Bateman Road Site
99 & 101 Bateman Road
Barrington Hills, Cook County, Illinois 60010
DKES/BEI Project #075.2023

Dear Mr. Varda:

DK Environmental Services (DKES) / Bollinger Environmental, Inc. (BEI) staff conducted a Tree Survey of the Bateman Road Site located at 99 and 101 Bateman Road (approximately 33 acres), in the Village of Barrington Hills, Cook County, Illinois on July 7, 2023.

Both living and dead trees possessing a trunk size of six (6) inches or greater in diameter were tagged, as measured at 4.5 feet above the ground to achieve diameter breast height (DBH). We used common and scientific names following the nomenclature in the *Chicago Region FQA (Floristic Quality Assessment) Calculator (Herman et. al., Nov. 28, 2022)*. The Tree Inventory Table lists: tree tag number, common name, scientific name, size (DBH), condition, form, general comments regarding the quality of the identified trees, and field date. A total of five hundred eighty-one (581) trees were identified during this investigation. Please note that tags 1001 to 1581 were used for trees encountered in the field.

During the survey, each tree was evaluated and assigned a number rating based on a scale rating from 1 – 6. The following summarizes the rating scale in the *Condition* column of the Tree Inventory Report. These ratings are established and based on general observations at the time of the inventory.
A rating of 1 (excellent) will have the highest value in terms of protection or preservation.
A rating of 6 (worst) will have the lowest value and quality.
For example:

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10 percent deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
2	Good	The tree is typical of the species and/or has less than 20 percent deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.

3	Fair	The tree is typical of the species and/or has less than 30 percent deadwood in the crown, 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
4	Fair to poor	The tree is not typical of the species and/or has significant problems such as 30 to 50 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long-term survival of the tree.
6	Dead	Less than 10 percent of the tree shows signs of life.

Please feel free to contact me with any questions.

Valerie Jakobi, PWS, CPESC, Certified Arborist
Senior Ecologist
Bollinger Environmental, Inc.

Paul Bollinger, PWS
President/Ecologist
BOLLINGER ENVIRONMENTAL, INC.

Daniel J. Krill CWS, CPESC
President/Ecologist
DK ENVIRONMENTAL SERVICES, INC.

Enclosures
Tree Tagging Route Exhibit
Tree Inventory Table

Bateman Road Site
Barrington Hills, Cook County, Illinois 60010

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1001	Black Locust	*Robinia pseudoacacia*	21	3	3		7/7/2023
1002	Black Locust	*Robinia pseudoacacia*	6	2	2		7/7/2023
1003	Black Locust	*Robinia pseudoacacia*	6	2	3	damaged trunk	7/7/2023
1004	Black Locust	*Robinia pseudoacacia*	6	3	3		7/7/2023
1005	Black Locust	*Robinia pseudoacacia*	6	3	3	damaged trunk	7/7/2023
1006	Black Locust	*Robinia pseudoacacia*	21	3	3		7/7/2023
1007	Black Locust	*Robinia pseudoacacia*	6	3	3	damaged trunk	7/7/2023
1008	Box Elder	*Acer negundo*	18	3	3		7/7/2023
1009	Black Walnut	*Juglans nigra*	11	2	2		7/7/2023
1010	Black Cherry	*Prunus serotina*	10	4	4		7/7/2023
1011	Black Cherry	*Prunus serotina*	19	3	3		7/7/2023
1012	Black Walnut	*Juglans nigra*	13	3	3		7/7/2023
1013	Slippery Elm	*Ulmus rubra*	9	3	3		7/7/2023
1014	American Elm	*Ulmus americana*	8	3	3		7/7/2023
1015	Black Cherry	*Prunus serotina*	13	3	3		7/7/2023
1016	American Elm	*Ulmus americana*	7	5	5		7/7/2023
1017	American Elm	*Ulmus americana*	6	4	4		7/7/2023
1018	Black Cherry	*Prunus serotina*	12	4	4		7/7/2023
1019	Black Cherry	*Prunus serotina*	11	4	4		7/7/2023
1020	Box Elder	*Acer negundo*	7	4	4	lean	7/7/2023
1021	Black Walnut	*Juglans nigra*	11	3	3		7/7/2023
1022	Black Walnut	*Juglans nigra*	13	3	3		7/7/2023
1023	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1024	Black Cherry	*Prunus serotina*	7	5	5	dying	7/7/2023
1025	Black Cherry	*Prunus serotina*	7	3	3		7/7/2023
1026	Black Cherry	*Prunus serotina*	13	4	4		7/7/2023
1027	Black Cherry	*Prunus serotina*	8	4	4		7/7/2023
1028	Black Cherry	*Prunus serotina*	8	3	3		7/7/2023
1029	Black Cherry	*Prunus serotina*	8	3	3		7/7/2023
1030	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1031	Black Cherry	*Prunus serotina*	11, 13	3	3		7/7/2023
1032	Black Cherry	*Prunus serotina*	12	3	3		7/7/2023
1033	Black Cherry	*Prunus serotina*	11	5	5	dying	7/7/2023
1034	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1035	Black Walnut	*Juglans nigra*	12	3	2		7/7/2023
1036	Black Cherry	*Prunus serotina*	6	5	5		7/7/2023
1037	Black Walnut	*Juglans nigra*	6	3	3		7/7/2023
1038	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1039	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1040	Black Walnut	*Juglans nigra*	14	2	3		7/7/2023
1041	Black Cherry	*Prunus serotina*	10	5	5	dying	7/7/2023
1042	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1043	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1044	American Elm	*Ulmus americana*	10	3	3		7/7/2023
1045	Black Cherry	*Prunus serotina*	15	3	4	lean	7/7/2023
1046	American Elm	*Ulmus americana*	16	3	3		7/7/2023
1047	American Elm	*Ulmus americana*	11	3	3		7/7/2023
1048	Black Walnut	*Juglans nigra*	18	2	3		7/7/2023
1049	Black Cherry	*Prunus serotina*	9	5	5	dying	7/7/2023
1050	Black Cherry	*Prunus serotina*	11	5	5	dying	7/7/2023
1051	Black Cherry	*Prunus serotina*	9	5	5	dying	7/7/2023
1052	Black Cherry	*Prunus serotina*	6	5	5	dying	7/7/2023
1053	Black Cherry	*Prunus serotina*	7	3	3		7/7/2023
1054	Black Cherry	*Prunus serotina*	11	4	4		7/7/2023
1055	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1056	Black Cherry	*Prunus serotina*	14	3	3		7/7/2023
1057	White Mulberry	*Morus alba*	18	3	4	lean	7/7/2023
1058	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1059	American Elm	*Ulmus americana*	10	3	4	lean	7/7/2023
1060	Black Cherry	*Prunus serotina*	7	3	4	lean	7/7/2023
1061	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1062	Black Cherry	*Prunus serotina*	12	4	4	lean	7/7/2023
1063	Black Cherry	*Prunus serotina*	9	4	5	lean	7/7/2023
1064	White Mulberry	*Morus alba*	16	3	3		7/7/2023
1065	White Mulberry	*Morus alba*	7	3	3		7/7/2023
1066	Black Cherry	*Prunus serotina*	16	3	3		7/7/2023
1067	Box Elder	*Acer negundo*	7, 7	4	4		7/7/2023

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1068	Black Walnut	*Juglans nigra*	8	3	3		7/7/2023
1069	Box Elder	*Acer negundo*	6	5	5	dying	7/7/2023
1070	Black Cherry	*Prunus serotina*	7	3	3		7/7/2023
1071	Black Cherry	*Prunus serotina*	13	4	4		7/7/2023
1072	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1073	Black Cherry	*Prunus serotina*	6	4	4		7/7/2023
1074	Black Cherry	*Prunus serotina*	7	3	3		7/7/2023
1075	Black Walnut	*Juglans nigra*	17	2	2		7/7/2023
1076	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1077	Black Cherry	*Prunus serotina*	13	5	5	dying	7/7/2023
1078	Black Walnut	*Juglans nigra*	9	3	3		7/7/2023
1079	White Mulberry	*Morus alba*	14	3	3		7/7/2023
1080	American Elm	*Ulmus americana*	11	3	3		7/7/2023
1081	Box Elder	*Acer negundo*	11	4	4	lean	7/7/2023
1082	Black Cherry	*Prunus serotina*	13	4	4	lean	7/7/2023
1083	Black Walnut	*Juglans nigra*	18	2	2		7/7/2023
1084	Black Cherry	*Prunus serotina*	9	6	6	dead	7/7/2023
1085	American Elm	*Ulmus americana*	6	2	3		7/7/2023
1086	Black Cherry	*Prunus serotina*	10	4	4		7/7/2023
1087	Box Elder	*Acer negundo*	8	4	4		7/7/2023
1088	Box Elder	*Acer negundo*	8	5	5	dying	7/7/2023
1089	Box Elder	*Acer negundo*	18	4	4		7/7/2023
1090	Black Walnut	*Juglans nigra*	16	2	3		7/7/2023
1091	American Elm	*Ulmus americana*	6	2	2		7/7/2023
1092	Black Walnut	*Juglans nigra*	14	3	3		7/7/2023
1093	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1094	American Elm	*Ulmus americana*	7	2	3		7/7/2023
1095	Black Cherry	*Prunus serotina*	15	4	4		7/7/2023
1096	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1097	Box Elder	*Acer negundo*	12	4	4		7/7/2023
1098	White Mulberry	*Morus alba*	18	5	5	topped, dying	7/7/2023
1099	Box Elder	*Acer negundo*	10	5	5	lean	7/7/2023
1100	Box Elder	*Acer negundo*	7	5	5		7/7/2023
1101	White Mulberry	*Morus alba*	14	3	3		7/7/2023
1102	Black Cherry	*Prunus serotina*	6	5	5	dying	7/7/2023
1103	American Elm	*Ulmus americana*	9	4	4		7/7/2023
1104	American Elm	*Ulmus americana*	17	3	3		7/7/2023
1105	American Elm	*Ulmus americana*	8	3	3		7/7/2023
1106	Box Elder	*Acer negundo*	9	4	4		7/7/2023
1107	American Elm	*Ulmus americana*	6, 9	3	3		7/7/2023
1108	Black Walnut	*Juglans nigra*	15	2	2		7/7/2023
1109	Black Walnut	*Juglans nigra*	13	3	3		7/7/2023
1110	American Elm	*Ulmus americana*	11	3	3		7/7/2023
1111	White Mulberry	*Morus alba*	16	3	3		7/7/2023
1112	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1113	Black Cherry	*Prunus serotina*	10	5	5	dying	7/7/2023
1114	Box Elder	*Acer negundo*	12	4	5	lean	7/7/2023
1115	Box Elder	*Acer negundo*	13	4	5	lean	7/7/2023
1116	Box Elder	*Acer negundo*	11	5	5	dying	7/7/2023
1117	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1118	Box Elder	*Acer negundo*	18	4	4	lean	7/7/2023
1119	Box Elder	*Acer negundo*	8, 11	3	4	lean	7/7/2023
1120	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1121	Black Cherry	*Prunus serotina*	13	4	4		7/7/2023
1122	Black Cherry	*Prunus serotina*	10	6	6	dead	7/7/2023
1123	Box Elder	*Acer negundo*	10	3	4		7/7/2023
1124	Box Elder	*Acer negundo*	12	4	4	lean	7/7/2023
1125	American Elm	*Ulmus americana*	8	3	3		7/7/2023
1126	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1127	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1128	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1129	Box Elder	*Acer negundo*	13	4	4	lean	7/7/2023
1130	Box Elder	*Acer negundo*	13	4	4		7/7/2023
1131	Box Elder	*Acer negundo*	11	5	5	lean	7/7/2023
1132	Black Cherry	*Prunus serotina*	8	4	4		7/7/2023
1133	Box Elder	*Acer negundo*	18	4	5	lean	7/7/2023
1134	American Elm	*Ulmus americana*	8, 9	3	3		7/7/2023

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1135	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1136	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1137	White Mulberry	*Morus alba*	19	3	3		7/7/2023
1138	Black Cherry	*Prunus serotina*	12	3	3		7/7/2023
1139	Black Cherry	*Prunus serotina*	8	3	3		7/7/2023
1140	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1141	Box Elder	*Acer negundo*	9	3	3		7/7/2023
1142	Box Elder	*Acer negundo*	21	3	3		7/7/2023
1143	Box Elder	*Acer negundo*	13	4	4		7/7/2023
1144	Box Elder	*Acer negundo*	14, 14	4	4		7/7/2023
1145	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1146	Box Elder	*Acer negundo*	14	3	3		7/7/2023
1147	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1148	Siberian Elm	*Ulmus pumila*	8	3	3		7/7/2023
1149	Box Elder	*Acer negundo*	8	3	3		7/7/2023
1150	Box Elder	*Acer negundo*	6, 8	4	4	lean	7/7/2023
1151	Box Elder	*Acer negundo*	8	3	4	lean	7/7/2023
1152	Box Elder	*Acer negundo*	8, 13	5	5	dying	7/7/2023
1153	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1154	Box Elder	*Acer negundo*	12	3	3		7/7/2023
1155	Black Walnut	*Juglans nigra*	6	3	3		7/7/2023
1156	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1157	American Elm	*Ulmus americana*	12	3	3		7/7/2023
1158	Box Elder	*Acer negundo*	7	3	3		7/7/2023
1159	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1160	Box Elder	*Acer negundo*	12	3	3		7/7/2023
1161	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1162	White Mulberry	*Morus alba*	9	3	3		7/7/2023
1163	Box Elder	*Acer negundo*	8	3	3		7/7/2023
1164	Black Walnut	*Juglans nigra*	11	4	4		7/7/2023
1165	Box Elder	*Acer negundo*	7, 13	4	4	lean	7/7/2023
1166	Box Elder	*Acer negundo*	19	3	3		7/7/2023
1167	Slippery Elm	*Ulmus rubra*	8	3	3		7/7/2023
1168	White Mulberry	*Morus alba*	6, 6	3	3		7/7/2023
1169	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1170	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1171	Box Elder	*Acer negundo*	8	5	5		7/7/2023
1172	Box Elder	*Acer negundo*	9	5	5		7/7/2023
1173	White Poplar	*Populus alba*	28	3	3		7/7/2023
1174	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1175	American Elm	*Ulmus americana*	10	3	3		7/7/2023
1176	Box Elder	*Acer negundo*	10	3	3		7/7/2023
1177	White Poplar	*Populus alba*	22	3	3		7/7/2023
1178	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1179	White Mulberry	*Morus alba*	11	3	3		7/7/2023
1180	Black Cherry	*Prunus serotina*	7	3	3		7/7/2023
1181	Black Cherry	*Prunus serotina*	13	3	3		7/7/2023
1182	Black Cherry	*Prunus serotina*	10	3	3		7/7/2023
1183	White Poplar	*Populus alba*	27	3	3		7/7/2023
1184	White Poplar	*Populus alba*	40	3	3		7/7/2023
1185	Box Elder	*Acer negundo*	18	3	5	lean	7/7/2023
1186	White Poplar	*Populus alba*	18	3	3		7/7/2023
1187	White Poplar	*Populus alba*	18	3	3		7/7/2023
1188	White Poplar	*Populus alba*	20	3	3		7/7/2023
1189	White Poplar	*Populus alba*	22	3	3		7/7/2023
1190	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1191	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1192	Box Elder	*Acer negundo*	13	3	4	lean	7/7/2023
1193	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1194	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1195	White Mulberry	*Morus alba*	6	4	4		7/7/2023
1196	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1197	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1198	Black Cherry	*Prunus serotina*	16	6	6	dead	7/7/2023
1199	White Mulberry	*Morus alba*	14	3	4	lean	7/7/2023
1200	Box Elder	*Acer negundo*	10	3	3		7/7/2023
1201	Slippery Elm	*Ulmus rubra*	24	2	3		7/7/2023

Bateman Road Site
Barrington Hills, Cook County, Illinois 60010

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1202	White Mulberry	*Morus alba*	8	3	4	lean	7/7/2023
1203	White Mulberry	*Morus alba*	7	6	6	topped, dying	7/7/2023
1204	White Mulberry	*Morus alba*	13	3	4	lean	7/7/2023
1205	Box Elder	*Acer negundo*	8	3	4	lean	7/7/2023
1206	White Poplar	*Populus alba*	30, 32	3	3		7/7/2023
1207	Slippery Elm	*Ulmus rubra*	6	3	3		7/7/2023
1208	White Mulberry	*Morus alba*	6	5	5	dying	7/7/2023
1209	White Mulberry	*Morus alba*	11	3	3		7/7/2023
1210	Slippery Elm	*Ulmus rubra*	17	3	3		7/7/2023
1211	Black Walnut	*Juglans nigra*	12	4	4		7/7/2023
1212	Box Elder	*Acer negundo*	11	3	3		7/7/2023
1213	American Elm	*Ulmus americana*	32	3	3		7/7/2023
1214	American Elm	*Ulmus americana*	10	3	3		7/7/2023
1215	Box Elder	*Acer negundo*	12	3	4	lean	7/7/2023
1216	Box Elder	*Acer negundo*	6	3	4	lean	7/7/2023
1217	Box Elder	*Acer negundo*	12	3	3		7/7/2023
1218	Box Elder	*Acer negundo*	10	3	3		7/7/2023
1219	Box Elder	*Acer negundo*	12	3	3		7/7/2023
1220	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1221	Box Elder	*Acer negundo*	6, 13	3	4	lean	7/7/2023
1222	White Poplar	*Populus alba*	25	3	4	lean	7/7/2023
1223	Box Elder	*Acer negundo*	16	3	4	lean	7/7/2023
1224	Box Elder	*Acer negundo*	12, 18	3	3		7/7/2023
1225	White Mulberry	*Morus alba*	16	3	3		7/7/2023
1226	Black Cherry	*Prunus serotina*	8	6	6	dying	7/7/2023
1227	White Poplar	*Populus alba*	36	3	3		7/7/2023
1228	White Poplar	*Populus alba*	26	3	3		7/7/2023
1229	Box Elder	*Acer negundo*	7	3	3		7/7/2023
1230	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1231	Box Elder	*Acer negundo*	7	3	3		7/7/2023
1232	White Poplar	*Populus alba*	20	3	4	lean	7/7/2023
1233	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1234	Box Elder	*Acer negundo*	9	3	3		7/7/2023
1235	Box Elder	*Acer negundo*	12	3	3		7/7/2023
1236	Box Elder	*Acer negundo*	11, 11	6	6	dead	7/7/2023
1237	Box Elder	*Acer negundo*	10	3	4	lean	7/7/2023
1238	Box Elder	*Acer negundo*	10	3	3		7/7/2023
1239	Box Elder	*Acer negundo*	10	3	3		7/7/2023
1240	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1241	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1242	Box Elder	*Acer negundo*	12	4	4	lean	7/7/2023
1243	Box Elder	*Acer negundo*	6	6	6	topped	7/7/2023
1244	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1245	Box Elder	*Acer negundo*	12	4	4		7/7/2023
1246	Box Elder	*Acer negundo*	9	3	4	lean	7/7/2023
1247	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1248	Box Elder	*Acer negundo*	11	3	3		7/7/2023
1249	American Elm	*Ulmus americana*	10	3	3		7/7/2023
1250	White Poplar	*Populus alba*	26	2	2		7/7/2023
1251	American Elm	*Ulmus americana*	8	2	3		7/7/2023
1252	Box Elder	*Acer negundo*	6	5	5		7/7/2023
1253	Box Elder	*Acer negundo*	12	3	5	lean	7/7/2023
1254	Box Elder	*Acer negundo*	11	3	5	lean	7/7/2023
1255	Box Elder	*Acer negundo*	8	3	3		7/7/2023
1256	Box Elder	*Acer negundo*	10	3	3		7/7/2023
1257	White Poplar	*Populus alba*	22	2	3		7/7/2023
1258	White Poplar	*Populus alba*	16, 20	3	4	east trunk cracked	7/7/2023
1259	Box Elder	*Acer negundo*	13	3	4	lean	7/7/2023
1260	Northern Catalpa	*Catalpa speciosa*	7	2	3		7/7/2023
1261	Box Elder	*Acer negundo*	8	3	4		7/7/2023
1262	Box Elder	*Acer negundo*	6	4	4	lean	7/7/2023
1263	Box Elder	*Acer negundo*	6	6	6	dying	7/7/2023
1264	Box Elder	*Acer negundo*	8	3	3		7/7/2023
1265	Box Elder	*Acer negundo*	6	4	4	lean	7/7/2023
1266	Box Elder	*Acer negundo*	8	4	4		7/7/2023
1267	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1268	Box Elder	*Acer negundo*	6	3	3		7/7/2023

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1269	Box Elder	*Acer negundo*	6	3	4	lean	7/7/2023
1270	Box Elder	*Acer negundo*	10	3	3		7/7/2023
1271	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1272	Box Elder	*Acer negundo*	9	4	4	lean	7/7/2023
1273	Box Elder	*Acer negundo*	8	5	5		7/7/2023
1274	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1275	Box Elder	*Acer negundo*	9	3	4	lean	7/7/2023
1276	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1277	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1278	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1279	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1280	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1281	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1282	Box Elder	*Acer negundo*	12	4	4	lean	7/7/2023
1283	Box Elder	*Acer negundo*	13	4	4		7/7/2023
1284	Box Elder	*Acer negundo*	8, 9	3	4	lean	7/7/2023
1285	Box Elder	*Acer negundo*	8	3	3		7/7/2023
1286	Box Elder	*Acer negundo*	9	4	4	lean	7/7/2023
1287	Box Elder	*Acer negundo*	12	3	3		7/7/2023
1288	Box Elder	*Acer negundo*	20	6	6	lean	7/7/2023
1289	Box Elder	*Acer negundo*	26	3	3		7/7/2023
1290	Box Elder	*Acer negundo*	10	4	4		7/7/2023
1291	Box Elder	*Acer negundo*	12	3	3		7/7/2023
1292	Box Elder	*Acer negundo*	6	3	4	lean	7/7/2023
1293	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1294	Box Elder	*Acer negundo*	10	4	4	lean	7/7/2023
1295	American Elm	*Ulmus americana*	7	2	2		7/7/2023
1296	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1297	White Poplar	*Populus alba*	30	2	3		7/7/2023
1298	Box Elder	*Acer negundo*	9	3	4	lean	7/7/2023
1299	Box Elder	*Acer negundo*	10	3	4	lean	7/7/2023
1300	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1301	Box Elder	*Acer negundo*	6	5	5	lean, dying	7/7/2023
1302	Box Elder	*Acer negundo*	19	4	4	lean	7/7/2023
1303	Box Elder	*Acer negundo*	10	4	4		7/7/2023
1304	Box Elder	*Acer negundo*	10	4	5	lying down	7/7/2023
1305	Box Elder	*Acer negundo*	6	4	5	dying	7/7/2023
1306	Box Elder	*Acer negundo*	14	4	4	crown dead	7/7/2023
1307	Box Elder	*Acer negundo*	7	5	5	lean, dying	7/7/2023
1308	Box Elder	*Acer negundo*	10	5	4	dying	7/7/2023
1309	Box Elder	*Acer negundo*	10	4	5	lean	7/7/2023
1310	Box Elder	*Acer negundo*	10	4	5	lean	7/7/2023
1311	Box Elder	*Acer negundo*	12	4	4		7/7/2023
1312	Box Elder	*Acer negundo*	11	3	3		7/7/2023
1313	White Mulberry	*Morus alba*	13, 13	3	3		7/7/2023
1314	Box Elder	*Acer negundo*	16	3	3		7/7/2023
1315	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1316	Box Elder	*Acer negundo*	14	3	3		7/7/2023
1317	Box Elder	*Acer negundo*	12, 13	3	4	lean	7/7/2023
1318	White Mulberry	*Morus alba*	6, 7	3	4	lean	7/7/2023
1319	Box Elder	*Acer negundo*	16	4	4	lean	7/7/2023
1320	Black Cherry	*Prunus serotina*	11	3	4	lean	7/7/2023
1321	Box Elder	*Acer negundo*	10	3	4	lean	7/7/2023
1322	Box Elder	*Acer negundo*	7	4	4	lean	7/7/2023
1323	Box Elder	*Acer negundo*	15	4	4	lean	7/7/2023
1324	Box Elder	*Acer negundo*	7	3	3		7/7/2023
1325	Box Elder	*Acer negundo*	7	3	3		7/7/2023
1326	Box Elder	*Acer negundo*	13	5	5	topped	7/7/2023
1327	Box Elder	*Acer negundo*	10	4	4		7/7/2023
1328	Box Elder	*Acer negundo*	14	3	4	lean	7/7/2023
1329	Box Elder	*Acer negundo*	14	3	4	lean	7/7/2023
1330	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1331	Box Elder	*Acer negundo*	10	4	5	lean	7/7/2023
1332	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1333	Box Elder	*Acer negundo*	8	4	4	lean	7/7/2023
1334	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1335	Box Elder	*Acer negundo*	7	6	6	dying	7/7/2023

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1336	Black Willow	*Salix nigra*	20, 20	3	3		7/7/2023
1337	Box Elder	*Acer negundo*	9	4	4	lean	7/7/2023
1338	American Elm	*Ulmus americana*	6	2	2		7/7/2023
1339	Box Elder	*Acer negundo*	19	5	5		7/7/2023
1340	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1341	Box Elder	*Acer negundo*	20	3	4	lean	7/7/2023
1342	Box Elder	*Acer negundo*	7, 13	4	4	lean	7/7/2023
1343	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1344	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1345	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1346	Box Elder	*Acer negundo*	19	3	3		7/7/2023
1347	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1348	Box Elder	*Acer negundo*	13	3	4	lean	7/7/2023
1349	Box Elder	*Acer negundo*	8	4	4	lean	7/7/2023
1350	Box Elder	*Acer negundo*	13	4	4		7/7/2023
1351	Box Elder	*Acer negundo*	6	4	4	lean	7/7/2023
1352	Box Elder	*Acer negundo*	23	3	3		7/7/2023
1353	Box Elder	*Acer negundo*	8	5	5	lean	7/7/2023
1354	Box Elder	*Acer negundo*	12, 15	4	4		7/7/2023
1355	White Mulberry	*Morus alba*	15	3	3		7/7/2023
1356	Box Elder	*Acer negundo*	6	6	6		7/7/2023
1357	Box Elder	*Acer negundo*	7	3	4	lean	7/7/2023
1358	Box Elder	*Acer negundo*	8	3	3		7/7/2023
1359	Box Elder	*Acer negundo*	11	3	3		7/7/2023
1360	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1361	Black Cherry	*Prunus serotina*	10	4	4		7/7/2023
1362	Box Elder	*Acer negundo*	8	4	4	lean	7/7/2023
1363	White Mulberry	*Morus alba*	17	3	3		7/7/2023
1364	Black Cherry	*Prunus serotina*	10	3	3		7/7/2023
1365	White Mulberry	*Morus alba*	10	3	3		7/7/2023
1366	Black Cherry	*Prunus serotina*	8	4	4		7/7/2023
1367	Black Cherry	*Prunus serotina*	12	4	4		7/7/2023
1368	Black Cherry	*Prunus serotina*	12	4	4		7/7/2023
1369	Black Cherry	*Prunus serotina*	6	5	5		7/7/2023
1370	Black Cherry	*Prunus serotina*	7	4	4		7/7/2023
1371	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1372	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1373	Black Cherry	*Prunus serotina*	11	3	3		7/7/2023
1374	Black Cherry	*Prunus serotina*	10, 13	4	4		7/7/2023
1375	White Mulberry	*Morus alba*	7	3	3		7/7/2023
1376	Black Cherry	*Prunus serotina*	7	6	6		7/7/2023
1377	Black Cherry	*Prunus serotina*	9	5	5		7/7/2023
1378	Black Cherry	*Prunus serotina*	10	4	4		7/7/2023
1379	White Mulberry	*Morus alba*	9	3	4	lean	7/7/2023
1380	Box Elder	*Acer negundo*	18	3	5	lean	7/7/2023
1381	Black Cherry	*Prunus serotina*	12	4	4	lean	7/7/2023
1382	White Mulberry	*Morus alba*	15	3	3		7/7/2023
1383	White Mulberry	*Morus alba*	13	3	3		7/7/2023
1384	White Mulberry	*Morus alba*	7	4	4	lean	7/7/2023
1385	White Mulberry	*Morus alba*	9	3	3		7/7/2023
1386	Box Elder	*Acer negundo*	16	4	5	lean	7/7/2023
1387	White Mulberry	*Morus alba*	13	3	3		7/7/2023
1388	Box Elder	*Acer negundo*	18	6	6	dying	7/7/2023
1389	American Elm	*Ulmus americana*	14	3	3		7/7/2023
1390	White Mulberry	*Morus alba*	10	3	3		7/7/2023
1391	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1392	Black Cherry	*Prunus serotina*	10	6	6	dead	7/7/2023
1393	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1394	Slippery Elm	*Ulmus rubra*	9	3	3		7/7/2023
1395	American Elm	*Ulmus americana*	10	3	3		7/7/2023
1396	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1397	Crab Apple	*Malus sp.*	7	3	3		7/7/2023
1398	Box Elder	*Acer negundo*	13	3	3		7/7/2023
1399	Black Cherry	*Prunus serotina*	16	2	2		7/7/2023
1400	Box Elder	*Acer negundo*	13	4	4		7/7/2023
1401	Black Cherry	*Prunus serotina*	13	3	3		7/7/2023
1402	Box Elder	*Acer negundo*	6	4	4		7/7/2023

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1403	Black Cherry	*Prunus serotina*	8	4	4		7/7/2023
1404	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1405	American Elm	*Ulmus americana*	11	3	3		7/7/2023
1406	Box Elder	*Acer negundo*	8	4	4		7/7/2023
1407	Box Elder	*Acer negundo*	6, 10	4	4	lean	7/7/2023
1408	Box Elder	*Acer negundo*	16	3	4		7/7/2023
1409	Box Elder	*Acer negundo*	6	4	4	lean	7/7/2023
1410	Box Elder	*Acer negundo*	16	4	4	lean	7/7/2023
1411	Box Elder	*Acer negundo*	10	4	4	lean	7/7/2023
1412	Box Elder	*Acer negundo*	9	4	4		7/7/2023
1413	Box Elder	*Acer negundo*	14	4	4		7/7/2023
1414	White Mulberry	*Morus alba*	8	3	3		7/7/2023
1415	White Mulberry	*Morus alba*	15	3	3		7/7/2023
1416	Box Elder	*Acer negundo*	16	6	6	topped	7/7/2023
1417	White Mulberry	*Morus alba*	11	3	3		7/7/2023
1418	Box Elder	*Acer negundo*	11	4	4		7/7/2023
1419	American Elm	*Ulmus americana*	21	2	2		7/7/2023
1420	Black Cherry	*Prunus serotina*	7, 9, 11	5	5		7/7/2023
1421	Box Elder	*Acer negundo*	16	3	5	lean	7/7/2023
1422	American Elm	*Ulmus americana*	12	3	3		7/7/2023
1423	Black Cherry	*Prunus serotina*	15	4	4		7/7/2023
1424	Black Cherry	*Prunus serotina*	9	5	5		7/7/2023
1425	Crab Apple	*Malus sp.*	9	3	3		7/7/2023
1426	Crab Apple	*Malus sp.*	13	3	3		7/7/2023
1427	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1428	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1429	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1430	White Mulberry	*Morus alba*	7, 8	3	3		7/7/2023
1431	White Mulberry	*Morus alba*	14	3	3		7/7/2023
1432	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1433	White Mulberry	*Morus alba*	9, 9	3	3		7/7/2023
1434	Black Cherry	*Prunus serotina*	8	3	3		7/7/2023
1435	Black Cherry	*Prunus serotina*	10	4	4		7/7/2023
1436	Black Cherry	*Prunus serotina*	6	4	4		7/7/2023
1437	Crab Apple	*Malus sp.*	12	3	3		7/7/2023
1438	Black Cherry	*Prunus serotina*	6	4	4		7/7/2023
1439	Crab Apple	*Malus sp.*	6, 6	4	4		7/7/2023
1440	Black Cherry	*Prunus serotina*	9	4	4		7/7/2023
1441	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1442	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1443	American Elm	*Ulmus americana*	6	2	3		7/7/2023
1444	Black Cherry	*Prunus serotina*	7	3	3		7/7/2023
1445	Black Cherry	*Prunus serotina*	8	3	3		7/7/2023
1446	White Mulberry	*Morus alba*	10	3	3		7/7/2023
1447	Crab Apple	*Malus sp.*	7	3	4	lean	7/7/2023
1448	Slippery Elm	*Ulmus rubra*	7	3	3		7/7/2023
1449	Black Cherry	*Prunus serotina*	16, 16	3	3		7/7/2023
1450	Black Cherry	*Prunus serotina*	13, 23	3	3		7/7/2023
1451	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1452	Black Cherry	*Prunus serotina*	10	3	3		7/7/2023
1453	Black Cherry	*Prunus serotina*	8, 8, 10	5	5		7/7/2023
1454	Slippery Elm	*Ulmus rubra*	7	3	3		7/7/2023
1455	Black Cherry	*Prunus serotina*	17	3	3		7/7/2023
1456	Black Cherry	*Prunus serotina*	12	3	3		7/7/2023
1457	Black Cherry	*Prunus serotina*	8, 9, 10	4	4		7/7/2023
1458	Box Elder	*Acer negundo*	16	4	5	lean	7/7/2023
1459	American Elm	*Ulmus americana*	9	3	3		7/7/2023
1460	White Mulberry	*Morus alba*	8	3	3		7/7/2023
1461	Black Cherry	*Prunus serotina*	26	5	5	dying	7/7/2023
1462	Black Cherry	*Prunus serotina*	10, 12	3	3		7/7/2023
1463	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1464	White Mulberry	*Morus alba*	8	3	3		7/7/2023
1465	Box Elder	*Acer negundo*	26	5	5	cracked in two	7/7/2023
1466	Black Cherry	*Prunus serotina*	14, 15	3	3		7/7/2023
1467	Black Cherry	*Prunus serotina*	15, 17	3	3		7/7/2023
1468	Box Elder	*Acer negundo*	8	4	4	lean	7/7/2023
1469	Box Elder	*Acer negundo*	6	4	4		7/7/2023

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1470	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1471	White Mulberry	*Morus alba*	8	4	4		7/7/2023
1472	Box Elder	*Acer negundo*	12	3	4	lean	7/7/2023
1473	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1474	Box Elder	*Acer negundo*	9	4	4	lean	7/7/2023
1475	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1476	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1477	Box Elder	*Acer negundo*	6	4	4	lean	7/7/2023
1478	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1479	White Mulberry	*Morus alba*	7	3	3		7/7/2023
1480	White Mulberry	*Morus alba*	7	3	3		7/7/2023
1481	Box Elder	*Acer negundo*	8	4	4	lean	7/7/2023
1482	White Mulberry	*Morus alba*	18	4	4		7/7/2023
1483	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1484	Black Cherry	*Prunus serotina*	16	3	3		7/7/2023
1485	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1486	Box Elder	*Acer negundo*	8	3	5	lean	7/7/2023
1487	Box Elder	*Acer negundo*	11	4	4	lean	7/7/2023
1488	Box Elder	*Acer negundo*	10	4	4	lean	7/7/2023
1489	Box Elder	*Acer negundo*	12	3	4	lean	7/7/2023
1490	Box Elder	*Acer negundo*	10	5	5	dying	7/7/2023
1491	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1492	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1493	Box Elder	*Acer negundo*	8	3	4	lean	7/7/2023
1494	Box Elder	*Acer negundo*	9	3	5	lean	7/7/2023
1495	Black Cherry	*Prunus serotina*	6	3	3		7/7/2023
1496	Black Cherry	*Prunus serotina*	7	4	4	lean	7/7/2023
1497	American Elm	*Ulmus americana*	11	2	2		7/7/2023
1498	Black Cherry	*Prunus serotina*	15	2	2		7/7/2023
1499	Black Cherry	*Prunus serotina*	18	3	3		7/7/2023
1500	Black Cherry	*Prunus serotina*	13	4	4		7/7/2023
1501	Black Cherry	*Prunus serotina*	10, 14	5	5		7/7/2023
1502	Box Elder	*Acer negundo*	15	4	4		7/7/2023
1503	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1504	Box Elder	*Acer negundo*	7	3	3		7/7/2023
1505	Box Elder	*Acer negundo*	6	3	5	lean	7/7/2023
1506	Box Elder	*Acer negundo*	7	6	6	lean, dying	7/7/2023
1507	Box Elder	*Acer negundo*	9	4	4		7/7/2023
1508	White Mulberry	*Morus alba*	8	4	3		7/7/2023
1509	Box Elder	*Acer negundo*	8	6	6	lean, dying	7/7/2023
1510	Box Elder	*Acer negundo*	8	4	4	lean	7/7/2023
1511	Box Elder	*Acer negundo*	6	6	6	lean	7/7/2023
1512	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1513	Box Elder	*Acer negundo*	7	4	4	lean	7/7/2023
1514	Box Elder	*Acer negundo*	7	3	3		7/7/2023
1515	Box Elder	*Acer negundo*	8	3	3		7/7/2023
1516	Black Cherry	*Prunus serotina*	6	4	4		7/7/2023
1517	White Mulberry	*Morus alba*	13	3	3		7/7/2023
1518	White Mulberry	*Morus alba*	6	3	3		7/7/2023
1519	Box Elder	*Acer negundo*	8	4	4		7/7/2023
1520	Box Elder	*Acer negundo*	10	4	4		7/7/2023
1521	Box Elder	*Acer negundo*	7	6	6		7/7/2023
1522	Box Elder	*Acer negundo*	8	6	6		7/7/2023
1523	Box Elder	*Acer negundo*	10	5	5		7/7/2023
1524	Box Elder	*Acer negundo*	8	5	5		7/7/2023
1525	Box Elder	*Acer negundo*	6	5	5		7/7/2023
1526	Box Elder	*Acer negundo*	8	4	5	lean	7/7/2023
1527	Box Elder	*Acer negundo*	8	4	5	lean	7/7/2023
1528	Box Elder	*Acer negundo*	8	4	5	lean	7/7/2023
1529	Box Elder	*Acer negundo*	7	4	4		7/7/2023
1530	Box Elder	*Acer negundo*	6, 9	4	5	lean	7/7/2023
1531	Box Elder	*Acer negundo*	7	5	5	lean	7/7/2023
1532	Box Elder	*Acer negundo*	6	5	5		7/7/2023
1533	White Mulberry	*Morus alba*	7	3	3		7/7/2023
1534	White Mulberry	*Morus alba*	7, 7	3	3		7/7/2023
1535	White Mulberry	*Morus alba*	7	3	3		7/7/2023
1536	Eastern Cottonwood	*Populus deltoides*	18	3	3	beaver damage	7/7/2023

Bateman Road Site
Barrington Hills, Cook County, Illinois 60010

TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1537	Eastern Cottonwood	*Populus deltoides*	18, 26	4	4	beaver damage	7/7/2023
1538	Eastern Cottonwood	*Populus deltoides*	32	3	3	beaver damage	7/7/2023
1539	Eastern Cottonwood	*Populus deltoides*	23	3	3		7/7/2023
1540	Black Cherry	*Prunus serotina*	7, 10	4	4	lean	7/7/2023
1541	American Elm	*Ulmus americana*	7	3	3		7/7/2023
1542	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1543	Eastern Cottonwood	*Populus deltoides*	19	3	3		7/7/2023
1544	Box Elder	*Acer negundo*	7	4	4	lean	7/7/2023
1545	Eastern Cottonwood	*Populus deltoides*	17	3	3		7/7/2023
1546	Box Elder	*Acer negundo*	6	4	4		7/7/2023
1547	Eastern Cottonwood	*Populus deltoides*	15	3	3		7/7/2023
1548	White Mulberry	*Morus alba*	8	3	3		7/7/2023
1549	Eastern Cottonwood	*Populus deltoides*	24	2	2		7/7/2023
1550	Box Elder	*Acer negundo*	6	3	3		7/7/2023
1551	Eastern Cottonwood	*Populus deltoides*	21	3	3		7/7/2023
1552	White Mulberry	*Morus alba*	6, 10	3	3		7/7/2023
1553	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1554	American Elm	*Ulmus americana*	10	3	3		7/7/2023
1555	American Elm	*Ulmus americana*	6	2	2		7/7/2023
1556	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1557	Eastern Cottonwood	*Populus deltoides*	22, 22	3	3	beaver damage	7/7/2023
1558	American Elm	*Ulmus americana*	7	5	5		7/7/2023
1559	Sugar Maple	*Acer saccharum*	7	5	5		7/7/2023
1560	Eastern Cottonwood	*Populus deltoides*	26	3	3		7/7/2023
1561	Eastern Cottonwood	*Populus deltoides*	26	3	3		7/7/2023
1562	American Elm	*Ulmus americana*	12	4	4		7/7/2023
1563	American Elm	*Ulmus americana*	13	4	5	lean	7/7/2023
1564	American Elm	*Ulmus americana*	8	4	5	lean	7/7/2023
1565	Silver Maple	*Acer saccharinum*	17	2	2		7/7/2023
1566	American Elm	*Ulmus americana*	10	2	2		7/7/2023
1567	American Elm	*Ulmus americana*	6	2	2		7/7/2023
1568	American Elm	*Ulmus americana*	6	3	3		7/7/2023
1569	American Elm	*Ulmus americana*	10	2	2		7/7/2023
1570	Box Elder	*Acer negundo*	10	4	4		7/7/2023
1571	American Elm	*Ulmus americana*	8	3	3		7/7/2023
1572	American Elm	*Ulmus americana*	8	3	3		7/7/2023
1573	American Elm	*Ulmus americana*	16	2	2		7/7/2023
1574	Sandbar Willow	*Salix interior*	15, 15	3	3		7/7/2023
1575	Eastern Cottonwood	*Populus deltoides*	19	3	3		7/7/2023
1576	Weeping Willow	*Salix babylonica*	33	4	4		7/7/2023
1577	Scotch Pine	*Pinus sylvestris*	15	2	2		7/7/2023
1578	Table Mountain Pine	*Pinus pungens*	22	3	3		7/7/2023
1579	Scotch Pine	*Pinus sylvestris*	13	3	3		7/7/2023
1580	Scotch Pine	*Pinus sylvestris*	7	3	3		7/7/2023
1581	Scotch Pine	*Pinus sylvestris*	18	3	3		7/7/2023

581 **= Total # of trees identified**

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1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT

Parcel A:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9, East of the Third Principal Meridian, described as follows: Beginning on the East line of the West Half of said Northeast Quarter at a point 1029.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence continuing North along the East line of said West Half 550.0 feet; thence West at right angles to the last described line, 373.0 feet; thence South 00 degrees 03 minutes 00 seconds West along a line parallel with the East line of the said West Half 759.0 feet; thence North 56 degrees 48 minutes 32 seconds East 311.67 feet; thence North 71 degrees 17 minutes 18 seconds East 118.63 feet to the Place of Beginning, all in Cook County, Illinois.

Parcel B:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half) thence West (at right angles to the last described line) 373.0 feet to the Place of Beginning; thence continuing West along the last described line 300.0 feet; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half 765.02 feet; thence South 87 degrees 44 minutes 30 seconds East 74.26 feet; thence South 00 degrees 03 minutes West 66.72 feet; thence South 87 degrees 44 minutes 30 seconds East 104.39 feet; thence North 58 degrees 48 minutes 32 seconds East 145.25 feet; thence North 00 degrees 03 minutes East parallel with the East line of said Lot West Half 759.0 feet to the Place of Beginning.

Parcel C:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West at right angles to the last described line 673.0 feet to the Place of Beginning; thence continuing West along the last described line 300.0 feet; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half 753.45 feet; thence South 87 degrees 44 minutes 30 seconds East 300.23 feet; thence North 00 degrees 03 minutes East parallel with the East line of said West Half 765.02 feet to the Place of Beginning.

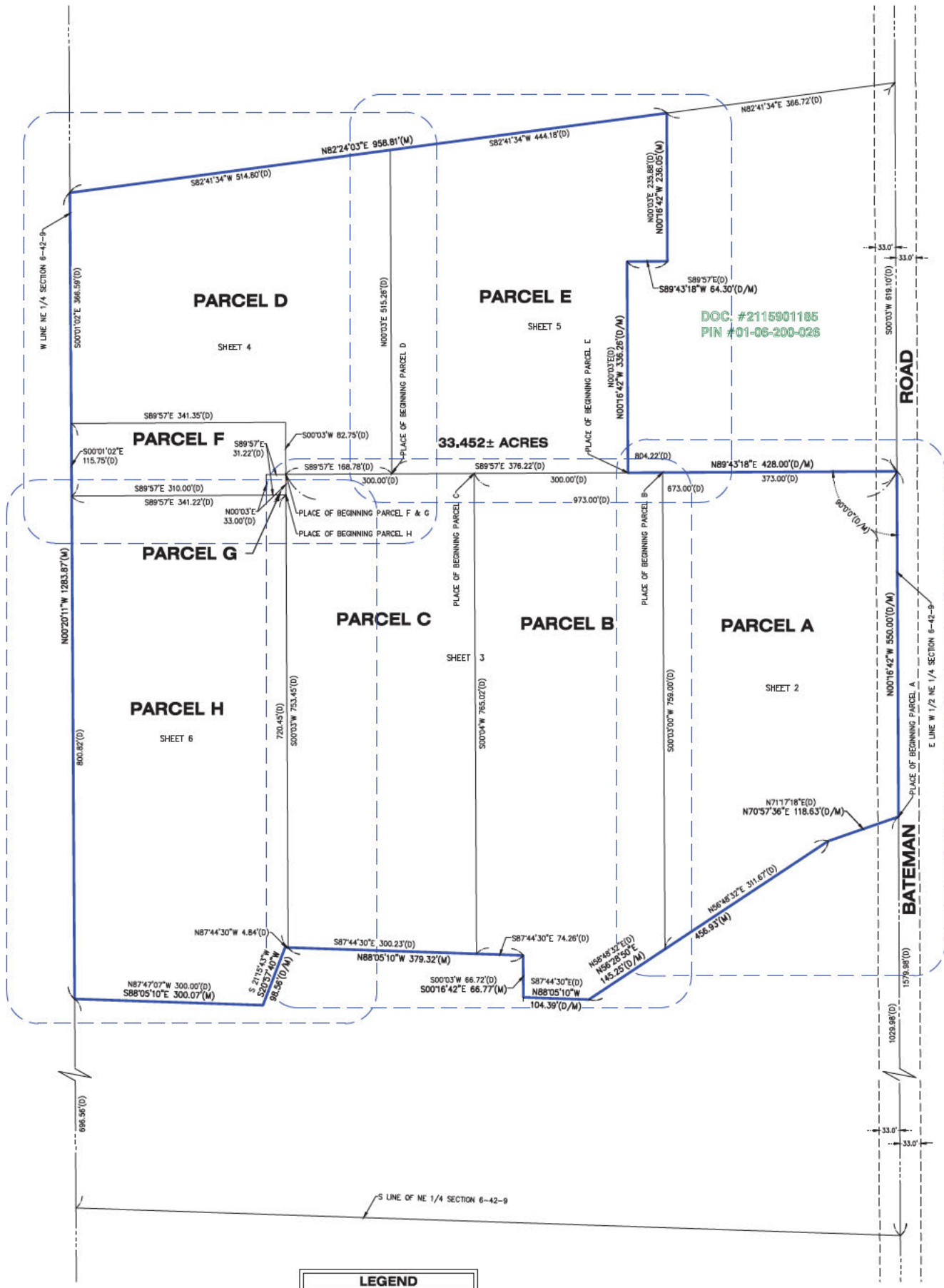
Parcel D:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing on a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at right angles to the last described line) 804.22 feet to the Place of Beginning; thence North 00 degrees 03 minutes East along a line parallel with the East line of said West Half, 515.26 feet; thence South 82 degrees 41 minutes 34 seconds West, 514.80 feet to the West line of the Northeast Quarter of said Section 6; thence South 00 degrees 01 minutes 02 seconds East, 366.59 feet; thence South 89 degrees 57 minutes East, 341.35 feet; thence South 00 degrees 03 minutes West, 82.75 feet; thence South 89 degrees 57 minutes East, 168.78 feet more or less to the Place of Beginning, all in Cook County, Illinois.

Parcel E:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line) 428.0 feet to the Place of Beginning; thence North 00 degrees 03 minutes East along a line parallel with the East line of said West Half, 336.26 feet; thence South 89 degrees 57 minutes East, 64.30 feet; thence North 00 degrees 03 minutes East, 235.88 feet; thence South 82 degrees 41 minutes 34 seconds West, 444.18 feet; thence South 00 degrees 03 minutes West, 515.26 feet; thence South 89 degrees 57 minutes East, 376.22 feet, more or less, to the Place of Beginning, all in Cook County, Illinois.

Parcel F:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line) 973.0 feet to the Place of Beginning; thence North 00 degrees 03 minutes East along a line parallel with the East line of said West Half 82.75 feet; thence North 89 degrees 57 minutes 00 seconds West, 341.35 feet to the West line of the Northeast Quarter of said Section 6; thence South 00 degrees 01 minutes 02 seconds East along the West line of the Northeast Quarter of said Section 6, 115.75 feet; thence South 89 Degrees 57 minutes East, 310.0 feet; thence North 00 degrees 03 minutes East, 33.0 feet; thence South 89 degrees 57 minutes East, 31.22 feet, more or less, to the Place of Beginning, in Cook County, Illinois.

Parcel G:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line), 973.0 feet to the Place of Beginning; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half, 33.0 feet; thence North 89 degrees 57 minutes 00 seconds West, 31.22 feet, more or less, to a point that it 310.0 feet East of the West line of said Quarter Section; thence North 00 degrees 03 minutes East, parallel with the East line of said West Half, 33.0 feet, thence South 89 degrees 57 minutes East, 31.22 feet, more or less, to the Place of Beginning, in Cook County, Illinois.

Parcel H:
That part of the West Half of the Northeast Quarter of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the West Half of said Northeast Quarter and said point being 1579.98 feet North of the South line of said Northeast Quarter (as measured along the East line of said West Half); thence West (at a right angle to the last described line), 973.0 feet; thence South 00 degrees 03 minutes West along a line parallel with the East line of said West Half, 33.0 feet to the Place of Beginning; thence continuing South along the last described line, 720.45 feet; thence North 87 degrees 44 minutes 30 seconds West, 4.84 feet; thence South 21 degrees 15 minutes 43 seconds West, 98.56 feet; thence North 87 degrees 47 minutes 07 seconds West, 300.0 feet parallel with the South line of said Northeast Quarter, to a point of intersection with the West line of said Northeast Quarter; thence North along said West line, 800.82 feet; thence South 89 degrees 57 minutes East, 341.22 feet, more or less, to the Place of Beginning, all in Cook County, Illinois.



LEGEND	
▷	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
(D)	DEED
(M)	MEASURED
⊙	TREE

100' 0' 100' 200'
SCALE: 1" = 100'

CLIENT: VARDA DEVELOPMENT
DRAWN BY: TPS CHECKED BY: TVA
SCALE: 1"=100' SEC. 06 T. 42 R. 09 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 01-06-200-021; 01-06-200-027
JOB NO.: 230138 I.D. TRS-PO
FIELDWORK COMP.: 08/10/23 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

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TERRY L. VAN ALSTINE
035-003055
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2024
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

We, Vanderstappen Land Surveying, Inc. do hereby certify that we have located the trees as shown hereon and that the plat as drawn represents said tree locations, tagged by others.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 9/18 A.D., 2023.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: ___
Illinois Professional Land Surveyor No. 3055

SHEET 1 OF 6

Vanderstappen
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1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
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PLAT

804.22'(D)
N89°43'18"E 428.00'(D/M)
373.00'(D)
673.00'(D)
973.00'(D)

ROAD

PARCEL A

S00°03'00"W 759.00'(D)

N00°16'42"W 550.00'(D/M)

BATEMAN

SEE FILL AREA DETAIL

N56°48'32"E 311.67'(D)
456.93'(M)

TREE DETAIL
SCALE: 1"=30'

LEGEND	
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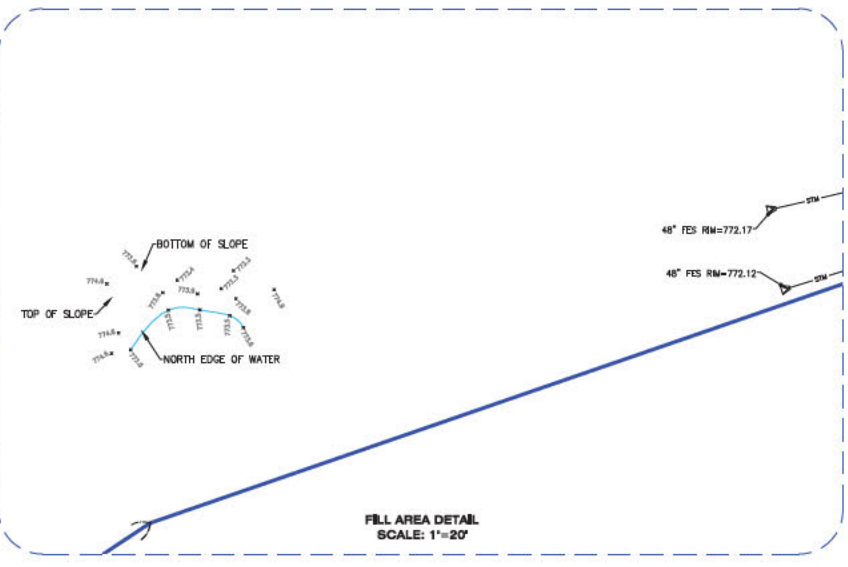
⊗	FOUND MAG NAIL
(D)	DEED
(M)	MEASURED
⊙	TREE



FILL AREA DETAIL
SCALE: 1"=20'

CLIENT: VARDA DEVELOPMENT
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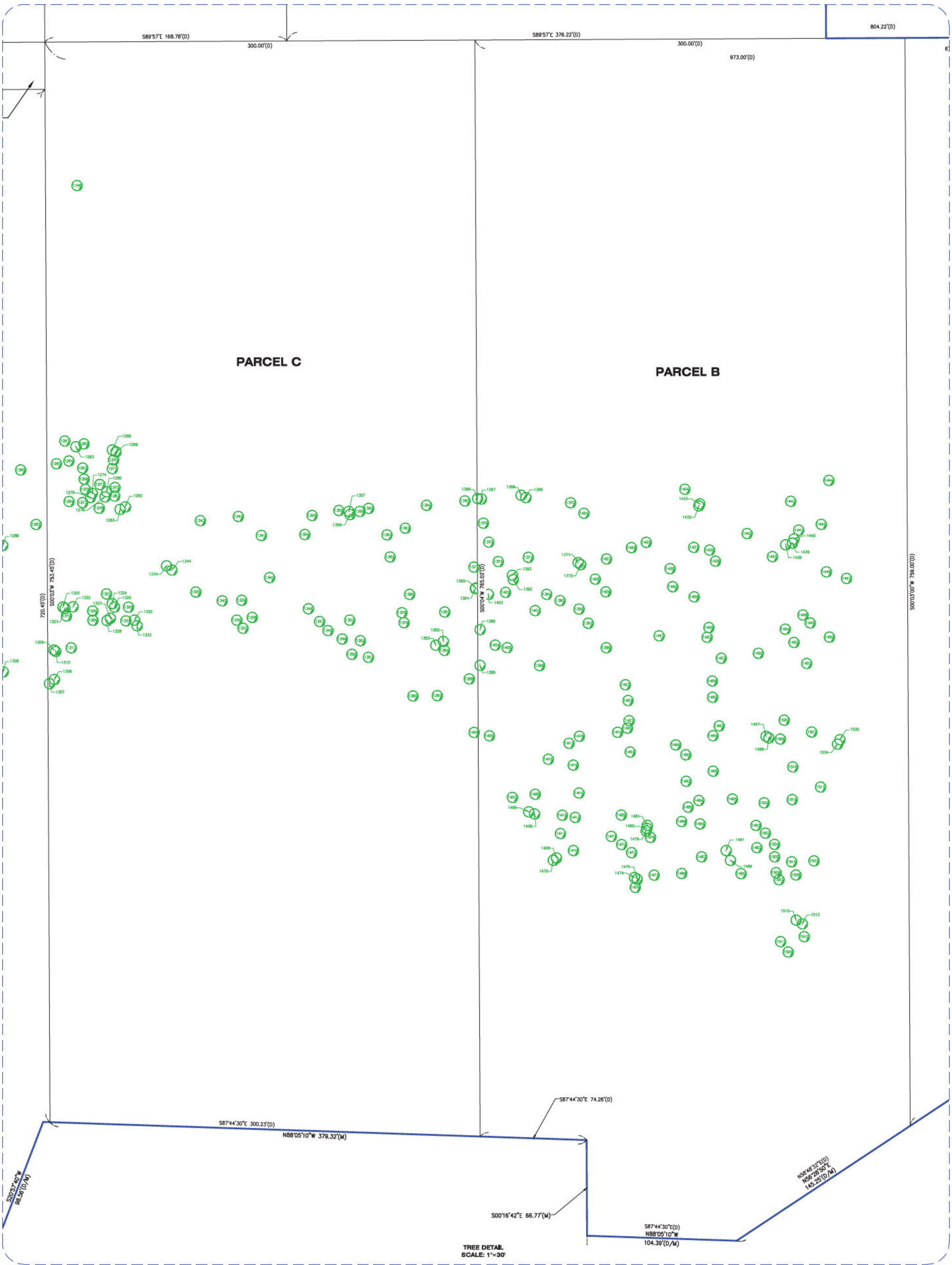

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JOB NO.: 230138 I.D. TRS-PO
FIELDWORK COMP.: 08/10/23 BK. ___ PG. ___
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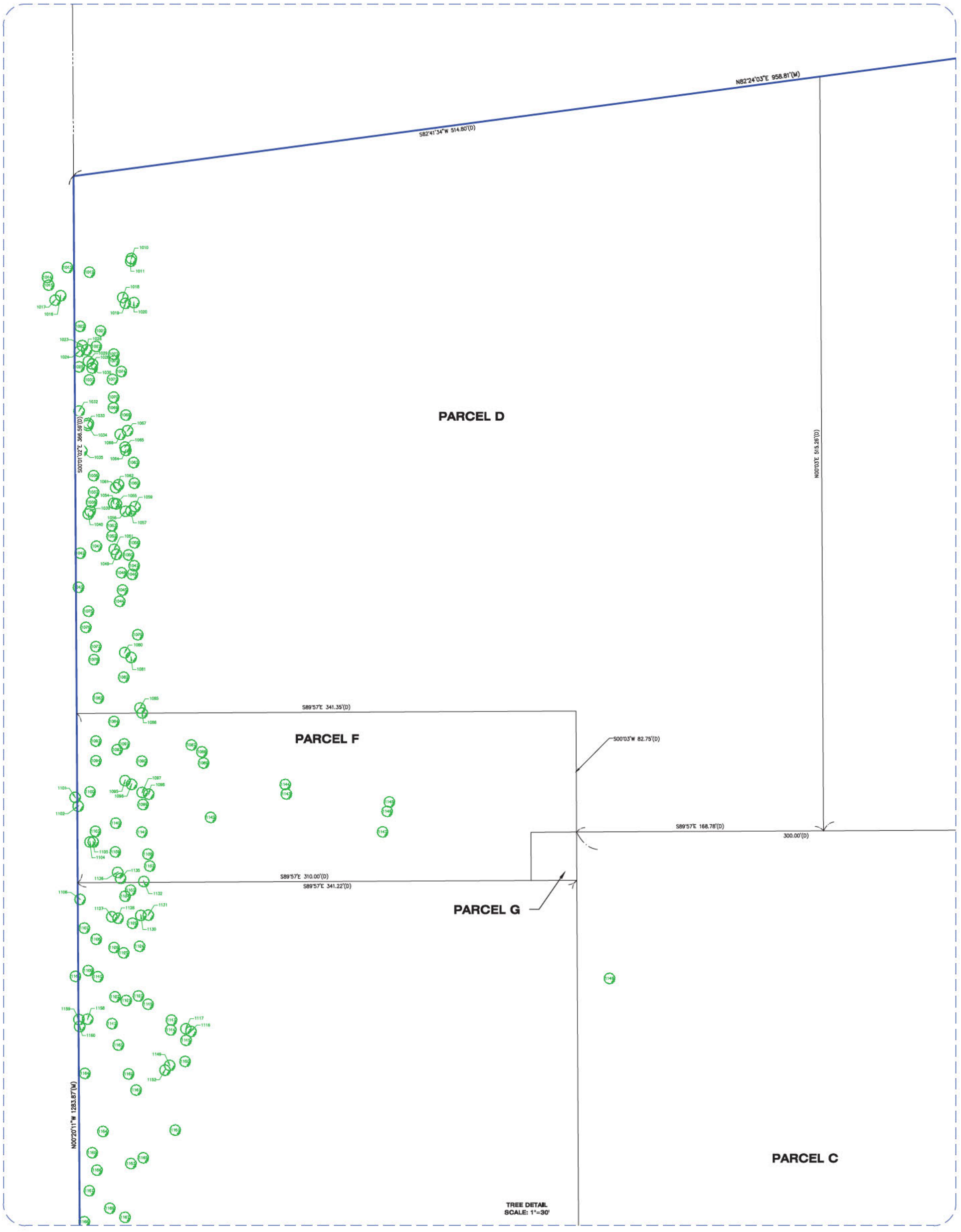

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(D)	DEED
(M)	MEASURED
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N

CLIENT: VARDA DEVELOPMENT
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SCALE: 1"=100' SEC. 06 T. 42 R. 09 E.
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P.I.N.: 01-06-200-021; 01-06-200-027
JOB NO.: 230138 I.D. TRS-PO
FIELDWORK COMP.: 08/10/23 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

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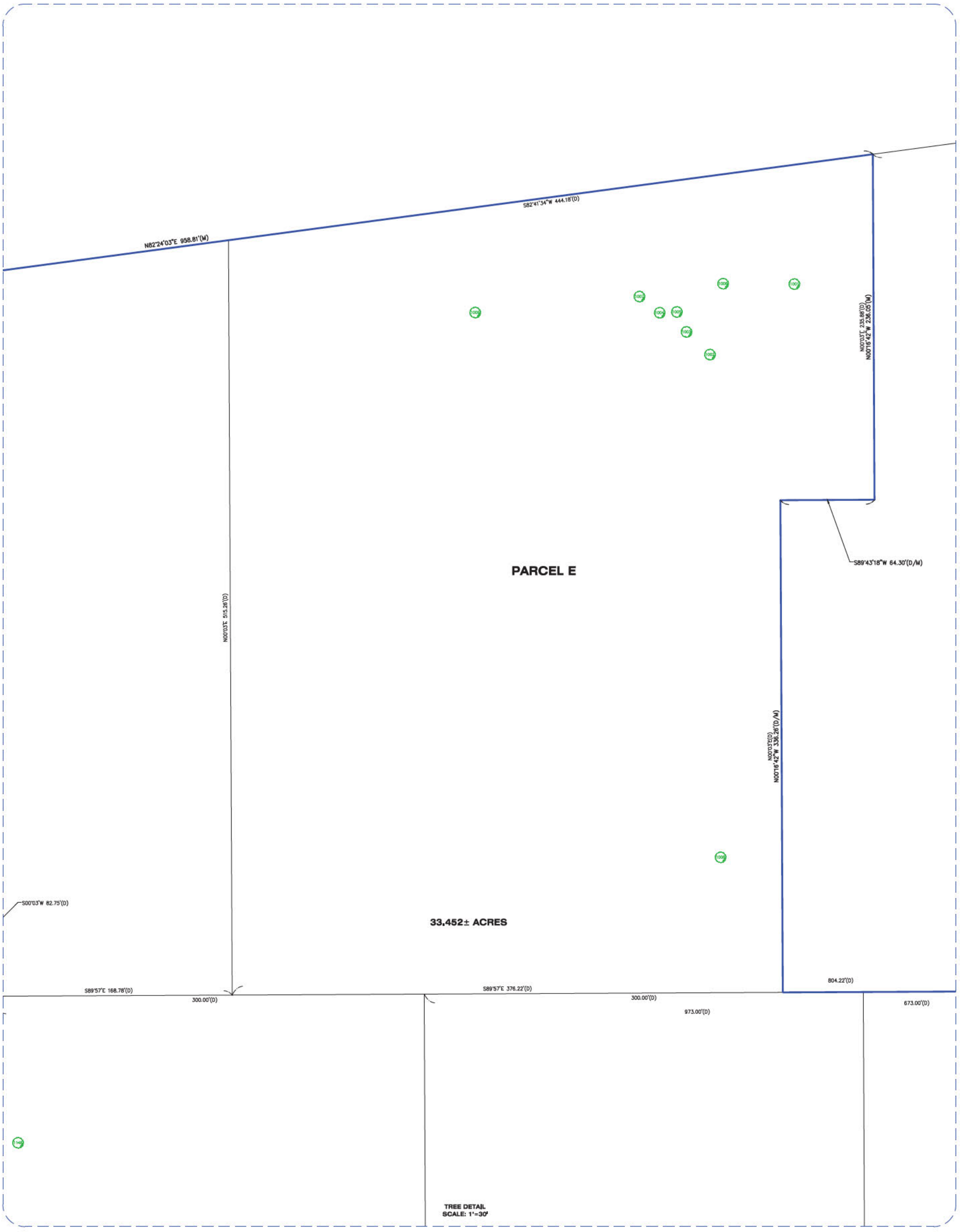

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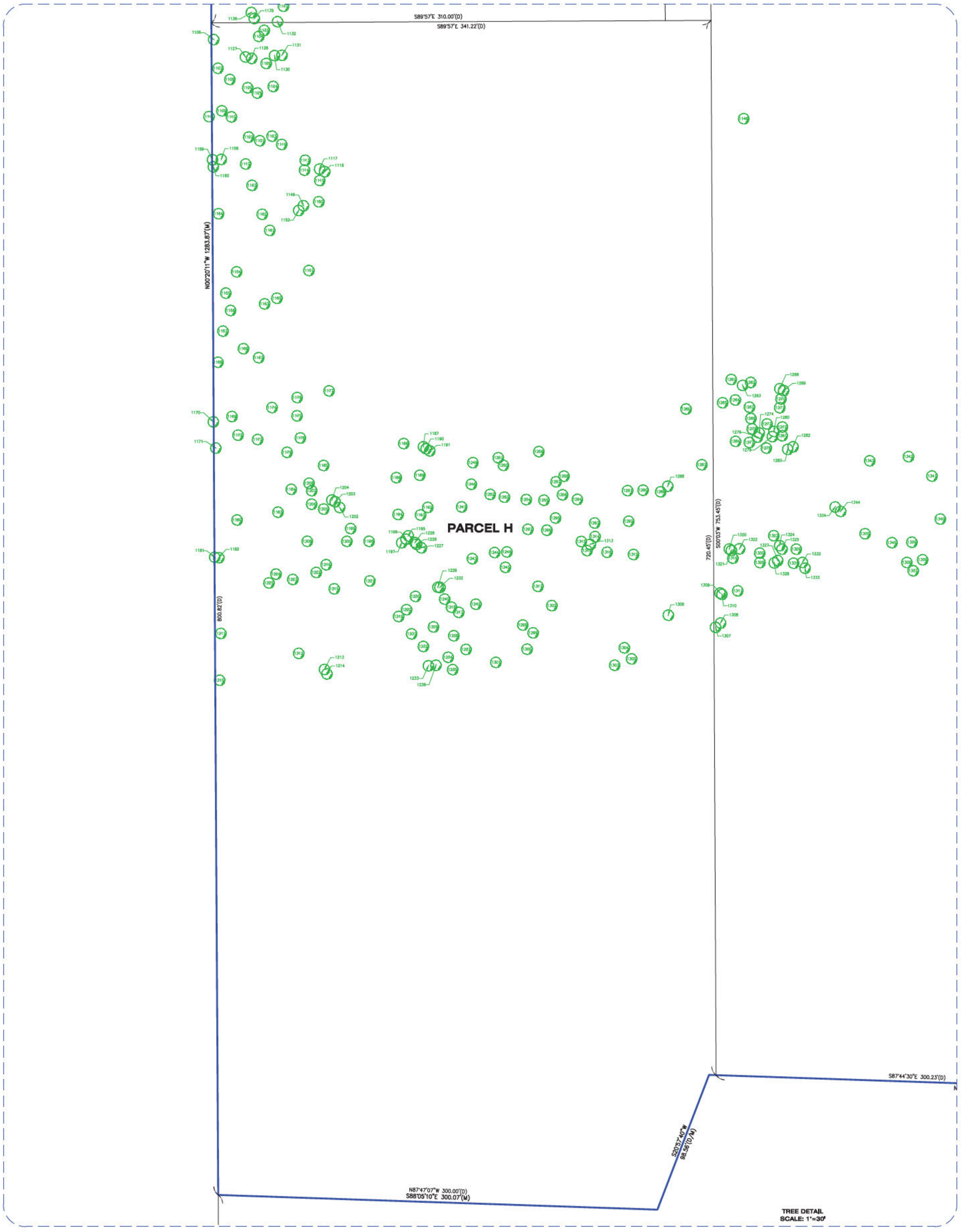

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Wetland Assessment Report, DKES, Inc.

WETLAND ASSESSMENT REPORT

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
PIN#: 01-06-200-021 & 027

BARRINGTON TOWNSHIP – COOK COUNTY
NE ¼ Section 6 - Township 42 – Range 9E
33.5-acre site (approximate)

Prepared for:

Anoosh Varda
Anoosh.Varda@gmail.com

Prepared by:

DK Environmental Services, Inc.
110 Woodland Road
Libertyville, Illinois 60048
dkenvserv@sbcglobal.net

Field Reconnaissance: October 15, 2023

December 4, 2023

Anoosh Varda
23530 Owl Court
Lake Barrington, IL 60010
Anoosh.Varda@gmail.com

Subject: Wetland Assessment – 99/101 Bateman Road
Barrington Hills, IL 60010 COOK COUNTY
PIN#: 01-06-200-021 & 027 (33.5 acre site approx.)

Dear Mr. Varda:

On October 15, 2023, DK Environmental Services, Inc. (DKES) completed a wetland field assessment of the ±33.5-acre subject property, generally located southwest of the intersection at West County Line Road and Bateman Road in the Village of Barrington Hills, Cook County, Illinois.

A total of two (2) water features meeting wetland criteria were identified within the study area. The wetland areas flagged on-site are labeled "Wetland A" at the southern portion of the site and "Wetland B" along the driveway at the north/central portion as shown on Exhibit 7 of this report. During the field reconnaissance, labeled "wetland delineation" wire pin flags and ribbon numbered A1-A86 and B1-B14 (respectively) were installed into the ground and/or affixed to live vegetation outside the perimeter of the wetland limits to identify the on-site wetland boundaries. Following the wetland jurisdictional determination and updated wetland boundary confirmation completed by the US Army Corps of Engineers (ref. LRC-2021-00440), the wetland flags were then surveyed by others. Wetlands A & B have been determined to be under the jurisdiction of the USACE – Chicago District, and therefore subject to Federal regulation.

U.S. Army Corps of Engineers Regulations and Permitting Considerations

The USACE regulates the discharge of dredged or fill material into federally jurisdictional wetlands and "waters of the U.S." under Section 404 of the Clean Water Act (Act). Jurisdictional areas covered by the Act are navigable waterways, tributaries to navigable waterways, and wetlands adjacent thereto. Isolated wetlands are exempt from federal regulations following the January 2001 Supreme Court decision (SWANCC v. USACE).

On May 25, 2023, the Supreme Court ruled in Sackett v. EPA, delineating the appropriate standard to determine waters of the United States (WOTUS) under the federal Clean Water

Act (CWA). The Supreme Court's opinion in Sackett establishes a new, stricter test for determining whether the Clean Water Act applies to a wetland. In order to assert federal jurisdiction over an adjacent wetland under the CWA, a party must establish that the wetland:

(1) is adjacent to a WOTUS, and
(2) has a continuous surface connection with the WOTUS.

The USACE (USACE Federal Register 1982) and the U.S. Environmental Protection Agency (EPA Federal Register1980) jointly define wetlands as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions". Identification of wetlands is based on a three-factor approach involving indicators of hydrophytic vegetation, hydric soil, and wetland hydrology, originally set forth by the USACE in the 1987 Environmental Laboratory publication entitled "Corps of Engineers Wetlands Delineation Manual: Technical Report Y-87-1", commonly referred to as the1987 Wetlands Delineation Manual.

The Midwest Region supplement to the 1987 Wetlands Delineation Manual was released in 2010 outlining updated technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act (CWA) or Section 10 of the Rivers and Harbors Act.

This wetland delineation was conducted using methodology presented in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (2010 U SACE Midwest Region Manual)." On May 27, 2015, the EPA and the USACE finalized the Clean Water Rule (CWR), which clarifies protection of "Waters of the U.S." (WOUS) under the CW A. The CWR went into effect on August 28, 2015; however, the US Court of Appeals for the Sixth Circuit issued a nationwide stay of the CWR on October 9,2015 while the CWR is being challenged. WOUS are generally open water areas such as rivers and lakes including wetlands that are connected to navigable waterways and their tributaries.

Under current USACE regulations (USACE 2012), to prevent a net loss of wetland, any disturbance of wetlands/waters of the U.S. area requires a permit application. Filling 0.10 acre or more of jurisdictional wetland/waters of the U.S. requires a permit with mitigation at a 1.5:1 replacement ratio. The mitigation ratio increases if an area is considered a High-Quality Aquatic Resource (HQAR).

Areas of wetland/waters of the U.S. fill less than 0.10 acre also require a permit. However, mitigation may or may not be required depending on USACE discretion. This discretionary judgment is determined by the overall quality of the wetland and what impact the loss of wetland would have on the surrounding area. USACE regulations require an upland buffer of native plants adjacent to all created, restored, enhanced and preserved wetlands 0.10 acre or larger. Buffer width requirements are as follows:

- For a linear body of water (e.g., river, stream, creek, etc.), the buffer shall be a minimum of 50 feet from the Ordinary High-Water Mark (OHWM) on both sides of the linear water body.

- For any other "waters of the U.S.", including wetlands from 0.25 acres up to 0.50 acres, the buffer shall be a minimum of 30 feet.
- For any "waters of the U.S.", including wetland over 0.50 acres, the buffer shall be minimum of 50 feet.
- For any area determined to be a HQAR, the buffer shall be 100 feet wide (80 foot minimum).

MWRD Cook County Regulations and Wetland Permitting Considerations

Development that impacts on-site, standard isolated wetlands that are equal to or greater than one-tenth of an acre (0.10 acre) in aggregate shall be prohibited unless documentation is submitted which demonstrates that no practicable alternative to wetland modification exists. Based upon a review of the submitted documentation and other available resources, either the District or an authorized municipality will make a determination as to whether the proposed wetland modifications will be permitted.

Development that impacts onsite standard isolated wetlands with a total acreage less than one-tenth of an acre (0.10 acre) in aggregate, including contiguous isolated Waters less than one-tenth of an acre (0.10 acre), does not require documentation showing that no practicable alternatives to wetland modification exist.

Mitigation for developments that impact an isolated wetland shall provide for the replacement of the lost wetland environment.

A. Impacts to standard isolated wetlands less than one-tenth of an acre (0.10 acre) in aggregate do not require mitigation;
B. Impacts to standard isolated wetlands more than or equal to one-tenth of an acre (0.10 acre) in aggregate shall be mitigated at a minimum ratio of one-and-one-half acre of creation for each acre impacted (1.5:1);
C. High quality isolated wetlands impacts shall be mitigated at a minimum ratio of three acres of creation for each acre impacted (3:1);

Mitigation credit may also be obtained for wetland enhancement. For example, the enhancement of farmed wetlands meeting the size criteria of the WDO may be used for up to 80% of the mitigation requirement. Enhancement of existing non-farmed wetlands may be credited up to 25% of the enhanced wetland acreage completed, provided the wetland impacted acreage created on-site is a minimum 1:1 ratio.

Isolated wetland buffers shall be determined according to the classification of the wetland. Minimum isolated wetland buffer widths shall be as follows:

- Thirty feet from the boundary of standard isolated wetlands greater than or equal to one-tenth of an acre (0.10 acre) and less than one-half of an acre (0.5 acre) in area;
- Fifty feet from the boundary of standard isolated wetlands greater than or equal to one-half of an acre (0.5 acre) in area; or
- One-hundred feet from the boundary of high-quality isolated wetlands.

Riparian buffers shall be determined according to the classification of the wetland. Minimum isolated wetland buffer widths shall be as follows:

- For any Jurisdictional Waters of the U.S. that does not qualify as a wetland, the riparian environment shall be 50 feet from the OHWM.
- For any Isolated Waters that does not qualify as a wetland, the riparian environment shall be 30 feet from the OHWM.
- For any Jurisdictional Waters of the U.S. or for any Isolated Waters that do not qualify as a wetland, and which have a BSC of "A" or "B", the riparian environment shall be 100 feet from the OHWM.
- For any Jurisdictional Waters of the U.S. or Isolated Waters that do not qualify as a wetland identified as a BSS, the riparian environment shall be 100 feet from the OHWM.

Generally, the following three steps must be attempted before authorization is issued:

(1) Avoid wetland and "waters of the U.S.";
(2) Minimize wetland and "waters of the U.S." fill impacts; and
(3) Provide compensatory mitigation.

The attached report describes the identified wetlands and provides the methodology and reference material used to assist in the wetland assessment. Routine On-Site Data Forms, required by the USACE are also included.

This assessment is based on field conditions at the time of the DKES site visit and our understanding of current federal, state, and local regulations. An evaluation of historic site conditions was not performed.

Please contact our office should you have any questions or if we can be of further assistance.

Sincerely,

Daniel J. Krill CPESC, CWS #002
President
DK ENVIRONMENTAL SERVICES, INC.

WETLAND ASSESSMENT REPORT

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
***PIN#:* 01-06-200-021 & 027**

BARRINGTON TOWNSHIP – COOK COUNTY
NE ¼ Section 6 - Township 42 – Range 9E
33.5-acre site (approximate)

INTRODUCTION

On October 15, 2023, DK Environmental Services, Inc. (DKES) completed a wetland field assessment of the ±33.5-acre subject property, generally located southwest of the intersection at West County Line Road and Bateman Road in the Village of Barrington Hills, Cook County, Illinois.

A total of two (2) water features meeting wetland criteria were identified within the study area. The wetland areas flagged on-site are labeled "Wetland A" at the southern portion of the site and "Wetland B" along the driveway at the north/central portion as shown on Exhibit 7 of this report. Approximate wetland limits and data point locations are depicted on Exhibit 7 in relation to project boundaries, included in Appendix A. The survey is used for baseline natural resource planning, regulatory permitting, wetland buffer and impact determination in the design and layout of the proposed property development.

During the field reconnaissance, labeled "wetland delineation" wire pin flags and ribbon numbered A1-A86 and B1-B14 (respectively) were installed into the ground and/or affixed to live vegetation outside the perimeter of the wetland limits to identify the on-site wetland boundaries. Following the wetland jurisdictional determination and updated wetland boundary confirmation completed by the US Army Corps of Engineers (ref. LRC-2021-00440), the wetland flags were then surveyed by others. Wetlands A & B have been determined to be under the jurisdiction of the USACE – Chicago District, and therefore subject to Federal regulation.

This report was prepared to document our findings with respect to the extent and quality of wetland(s) identified, and to assist in the determination as to whether the on-site wetland areas are federally jurisdictional under Section 404 of the Clean Water Act. Wetland boundaries were delineated in accordance with methodology established by the U.S. Army Corps of Engineers (USACE): *Corps of Engineers Wetland Delineation Manual*, dated January 1987, including the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated August 2010.

Appendices provide supporting documentation and source materials used in the determination, and include the following:

A) Exhibits

1) Location Map
2) 2022 Aerial Photograph
3) National Wetland Inventory (NWI) Map
4) NRCS Soil Survey (2004)
5) Flood Insurance Rate Map (FIRM)
6) USGS Topographic Survey
7) Approximate Wetland Boundaries and Data Point Locations

B) Representative Site Photographs

C) U.S. Army Corps of Engineers Data Forms

The ±33.5 acre subject property is located at 99/101 Bateman Road in the Village of Barrington Hills, Cook County, IL. The study area is on vacant land situated among large residential estates and natural areas including Spring Lake Forest Preserve to the east. The landform within and surrounding the study site is generally flat to gently sloping, with the property topography drainage sheet flowing overland south toward a tributary of Spring Creek. Mapped FEMA floodway/floodplain areas are depicted at the south of the site, and mapped wetlands are shown on the National Wetland Inventory (NWI).

The US Fish and Wildlife Service NWI map shows the Spring Creek tributary at the southern portion of the site flowing east, which is intermittently flooded and hydrologically connected to a large wetland complex east of Bateman Road. A portion of the on-site creek at the east near Bateman Road is depicted as open water and permanently flooded. The following wetland descriptions are provided:

Classification code: PEM1C

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.
Class **Emergent (EM)** : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.
Subclass **Persistent (1)** : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems. Water Regime **Seasonally Flooded (C)** :

Classification code: PUBH

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt. Class **Unconsolidated Bottom (UB)** : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%. Water Regime **Permanently Flooded (H)** : Water covers the substrate throughout the year in all years.

Based on a review of the site topography surveyed by others, it appears the high point of the site is in the northwestern portion of the property at approx. elevation 793.0. The contours fall to the south with lower elevations found along the creek channel at around el. 775.0, with the lowest elevation at the dual 48" culverts under Bateman Road at the southeast under el. 772. A grade difference of nearly 21 feet exists within the study area from the northwest to the southeast.

The site is situated within the Spring Creek Sub-Watershed Planning Area, encompassing 26.9 square miles of both private and public open space. The Spring Creek Watershed is a subwatershed of the Upper Fox River Basin. Spring Creek has benefitted from those large residential lots and the land owned by the Cook County Forest Preserve District. Spring Creek has its own Watershed-Based Plan, which was created in 2012: https://flintcreekspringcreekwatersheds.org/wp-content/uploads/SPRING-CREEK-WATERSHED-BASED-PLAN-2022-UPDATE-0518202214814-1.pdf

The wetland areas identified are summarized below:

WETLAND / WATERS	JURISDICTIONAL STATUS*	FQI	NATIVE MEAN C	DOMINANT VEGETATION On site	WETLAND TYPE
A Flags A1-A86	USACE	22.92**	2.78	Reed Canary Grass (*Phalaris arundinacea)* Narrow leaved cattail *(Typha angustifolia)* Boxelder *(Acer negundo)* Black willow *(Salix nigra)* Eastern cottonwood *(Populus deltoides)* Sandbar willow *(Salix interior)* Common buckthorn *(Rhamnus cathartica)*	Creek/Pond emergent
B Flags B1-B14	USACE	7.24	2.18	Reed Canary Grass (*Phalaris arundinacea)* Sandbar willow *(Salix interior)*	Isolated Depression emergent

**Note 1: Wetland Jurisdiction confirmed by the USACE - Chicago District under* LRC-2021-00440
***Note 2: FQI > 20 is classified as a High-Quality Aquatic Resource (HQAR)*

METHODOLOGY

Our methodology followed *The Corps of Engineers Wetland Delineation Manual*, dated January 1987 as well as the *Regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated August 2010. Both identify the mandatory technical criteria for wetland identification. The three essential characteristics of a jurisdictional wetland are hydrophytic vegetation, hydric soils and wetland hydrology as described below:

I) Hydrophytic Vegetation: Hydrophytic vegetation is defined as the community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence on the plant species present. Hydrophytic vegetation is present when the plant community is dominated by species that can tolerate prolonged inundation or soil saturation during the growing season. Wetland indicator status is the estimated probability a plant species occurs in a wetland area. Reed (1988) designated indicator statuses for the U.S. Fish and Wildlife Service, Region 3, which are based on separating plants into five basic groups:

(1) OBL (Obligate Wetland) almost always occur (estimated probability >99%) in wetlands under natural conditions;

(2) FACW (Facultative Wetland) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in non-wetlands;

(3) FAC (Facultative) are equally likely to occur in wetlands or non-wetlands (estimated probability 34-66%);

(4) FACU (Facultative Upland) usually occur in non-wetlands (estimated probability 67-99%), but occasionally are found in wetlands (estimated probability 1-33%); and

(5) UPL (Upland) almost always occur (estimated probability >99%) in non-wetlands under natural conditions.

If greater than 50% of the plants present are FAC, FACW, or OBL the study area meets the wetland criteria for vegetative cover. Indicator statuses were assigned to plants based on observations on their behavior throughout the region. However, some have been modified to best describe the plants in the Chicago region. In these cases, the category has been enclosed in brackets [ ] on the Floristic Quality Data Summary to indicate that it differs from the Region 3 designation.

Vegetation was sampled within plots to quantitatively characterize wetland and/or upland plant communities within a given area. Within each plot, visual estimates of percent cover of each plant species is documented for each stratum (trees, saplings and shrubs, herbaceous plants and woody vines).

Stratum	Description	Plot and Sample Size Standards*
Trees	Woody plants 3 inches (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	30 feet (9.1 m) radius
Saplings/Shrubs	Woody plants less than 3 inches DBH and greater than 3.28 feet (1 m) tall.	15 feet (4.6 m) radius
Herbaceous	Herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 feet tall.	5 feet (1.5 m) radius or 3.28 by 3.28 feet square (1 m^2) quadrat
Woody Vines	Woody vines greater than 3.28 feet in height.	30 feet (9.1 m) radius

*Plot size may vary based on site conditions and vegetative cover

The Dominance Test is then calculated by applying the 50/20 rule. If a plant community passes the Dominance Test, then the vegetation is considered hydrophytic and no further vegetative analysis is required. However, if the plant community fails the dominance test, and indicators of hydric soil and/or wetland hydrology are present then the Prevalence Index is applied.

The Prevalence Index is a weighted-average of wetland indicator status of all plant species within a sample plot. If the plant community satisfies the Prevalence Index, then the vegetation is hydrophytic. If the plant community fails Prevalence Index then it must meet the test Morphological Adaptations to be considered hydrophytic. If this last test fails then the vegetation is considered non-hydrophytic. Results of vegetative sampling are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

A vegetative inventory was compiled for the wetland community. The inventory was taken from a meander search documenting every plant species observed at the time of the site visit. The inventory was then inputted into the Wilhelm and Masters (2001) *Floristic Quality Assessment and Computer Application Program*. Each native plant species has been given a coefficient of Conservatism value (*C*-value), ranging from 0-10.

Conservatism value describes plants displaying varying degrees of tolerance to disturbance, as well as varying degrees of fidelity to specific habitat integrity. A rating of 0 represents common species or species not likely to be found only in natural areas and a rating of 10 represents rare species or species most likely to be found only in natural areas. The Floristic Quality Index (FQI) was developed in an attempt to evaluate the level of intrinsic biodiversity from areas with similar *C*-values, but otherwise differ significantly. This is accomplished by the following equation:

$$FQI = \text{mean } C\text{-value } \sqrt{N}$$

According to Swink and Wilhelm (1994), if an area has an average *C*-value of 3.5 or higher or a FQI of 35 or more, one can be fairly confident that the site has sufficient floristic quality to be at least of marginal natural area quality. If the average *C*-value is 4.5 or higher or has a FQI of 45 or more, then it is almost certain that the remnant has natural area potential. According the USACE Chicago District Regional Permit Program (2007), one measurement

of a "high quality aquatic resource" is that the wetland's average *C*-value is 3.5 or greater, or if the area has a resulting FQI of 20 or greater.

II) Hydric Soils: According to the National Technical Committee for Hydric Soils a hydric soil is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service 1994).

Repeated periods of saturation or inundation combined with microbial activity causes morphological changes within the soil. This promotes biogeochemical processes, such as the accumulation of organic matter and the reduction, translocation, or accumulation of iron and other reducible elements. The result of these processes is useful in identifying hydric soils during both wet and dry periods (USDA Natural Resources Conservation Service 2006).

A description of the soil profile is used to evaluate the presence of a hydric soil. There are 23 hydric soil indicators, and if one is determined to be present it is considered a hydric soil. A detailed description of each of the hydric soil indicators can be found in *Interim Regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated September 2008.

The hydric soil indicators include:

A1. Histosol
A2. Histic Epipedon
A3. Black Histic
A4. Hydrogen Sulfide
A5. Stratified Layers
A10. 2 cm Muck
A11. Depleted Below Dark Surface
A12. Thick Dark Surface
A16. Coast Prairie Redox
S1. Sandy Mucky Mineral
S3. 5 cm Mucky Peat or Peat
S4. Sandy Gleyed Matrix
S5. Sandy Redox
S6. Stripped Matrix
S7. Dark Surface
F1. Loamy Mucky Material
F2. Loamy Gleyed Matrix
F3. Depleted Matrix
F6. Redox Dark Surface
F7. Depleted Dark Surface
F8. Redox Depressions
F12. Iron-Manganese Masses
TF12. Very Shallow Dark Surface

A soil pit is excavated to the appropriate depth to describe the soils profile. Color of the soil matrix and redox, mottling, and gleying within the profile are described using the Munsell Soil Color Charts (Gretagmacbeth 2000). Generally, a hydric soil is present when there is an organic soil, histic epipedon, sulfidic material, aquic or peraquic moisture regime, reducing soils conditions, soil colors gleyed, bright mottles and/or low matrix chroma, soil listed on the hydric soil list, and iron and manganese. Results of soil sampling and if they meet one of the indicators are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

III) Wetland Hydrology: Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation. These other indicators reflect a site's history of past episodes of inundation or soil saturation and if they were repeated over a period of time. Hydrologic indicators are the most dynamic of all wetland indicators as they may occur from recent or long-term meteorological conditions. Typically, the presence of water for a week or more during the growing season creates anaerobic conditions. Anaerobic conditions lead to the prevalence of wetland plants.

Wetland hydrology indicators outlined by the 2010 USACE Midwest Region Manual are separated into four groups and are divided into primary or secondary categories based on their estimated reliability in this region. Primary indicators provide stand-alone evidence of a current or recent hydrological event. Secondary indicators provide evidence of recent inundation or saturation when supported by one or more other primary indicators or secondary wetland hydrology indicators but should not be used alone.

Wetland hydrology indictors for the Midwest Region are summarized below:

Indicator	Category	
	Primary	Secondary
Group A - Observation of Surface Water or Saturated Soils		
A1 - Surface water	X	
A2 - High water table	X	
A3 - Saturation	X	
Group B - Evidence of Recent Inundation		
B1 - Water marks	X	
B2 - Sediment deposits	X	
B3 - Drift deposits	X	
B4 - Algal mat or crust	X	
B5 - Iron deposits	X	
B6 - Surface soil cracks		X
B7 - Inundation visible on aerial imagery	X	
B8 - Sparsely vegetated concave surface	X	
B9 - Water-stained leaves	X	
B10 - Drainage patterns		X
B13 - Aquatic fauna	X	
B14 - True aquatic plants	X	
Group C - Evidence of Current or Recent Soil Saturation		
C1 - Hydrogen sulfide odor	X	
C2 - Dry-season water table		X
C3 - Oxidized rhizospheres along living roots	X	
C4 - Presence of reduced iron	X	
C6 - Recent iron reduction in tilled soils	X	
C7 - Thin muck surface	X	
C8 - Crayfish burrows		X
C9 - Saturation visible on aerial imagery		X
Group D - Evidence from Other Site Conditions or Data		
D1 - Stunted or stressed plants		X
D2 - Geomorphic position		X
D5 - FAC-neutral test		X
D9 - Gauge or well data	X	

Areas sampled are required meet one or more of the primary wetland hydrology indicators, which include: surface water, high water table, saturation, water marks, sediment deposits, drift deposits, algal mat or crust, iron deposits, inundation visible on aerial imagery, sparsely vegetated concave surface, water-stained leaves, aquatic fauna, true aquatic plants, hydrogen sulfide odor, oxidized rhizospheres on living roots, presence of reduced iron, recent iron reduction in tilled soils, thin much surface, and gauge or well data.

Absent of primary indicators, a sampled area is required to meet two or more of the secondary indicators to qualify as a hydric soil, which include: surface soil cracks, dry-season water table, crayfish burrows, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position and the FAC-Neutral test. Results of hydrology are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

Waters and Waterways

Due to the nature of open water lakes and well-defined drainage channels for example, waterways may only have one or two of the wetland criteria listed above. The USACE defines the ordinary high watermark (OHWM) as the boundary of waterways. The OHWM is the observed line on the shore established by fluctuations of water and is indicated by physical characteristics such as:

- a clear, natural line impressed on the bank;
- shelving;
- changes in the character of the soil;
- destruction/damage of terrestrial vegetation;
- the presence of litter and debris accumulation; or
- other appropriate means that consider the characteristics of the surrounding areas.

During low stream flow or drought conditions, the OHWM is used to determine the boundary of a waterway. During extremely high stream flow conditions or flood conditions the boundaries of waterways cannot typically be accurately determined. Therefore, waterway boundaries are best delineated when normal stream flow conditions are present.

To differentiate boundaries between waterways and adjacent wetlands, evidence of the OHWM is utilized. Changes in vegetation can also be evaluated to determine where true hydrophytic (FAC and FACW) plant species are present versus aquatic or OBL species; however, it should be noted that in many cases vegetation is not present within the channels of waterways.

Vegetation adjacent to waterways may be limited to species overhanging the banks and channels. If the presence of a waterway is questionable, a review of historic aerial photographs and historic U.S. Geological Survey (USGS) topographic maps can be conducted to confirm the current or historic presence of a waterway. This can include segments of streams that are entirely enclosed.

RESULTS

Below is a brief description of the wetland areas identified on-site with a list of the dominant plant species included, and a description of positive wetland hydrology and hydric soils observed. This is followed by a complete plant inventory and the results of the Wilhelm and Masters (2001) *Floristic Quality Assessment and Computer Application Program* illustrating each wetland's calculated *C*-value and FQI.

Information regarding the on-site portion of the identified wetlands is found on the attached USACE Data Forms (Appendix C). Wetland A has been determined to be critical due to its uniqueness, scarcity, function, and/or value, qualifying as a high-quality aquatic resource as follows: Wetland A has a native floristic quality index value (FQI) of greater than or equal to 20 as determined using the Chicago Region Floristic Quality Assessment Calculator (U.S. Army Corps of Engineers, Chicago District, most recent version). Wetland B is a standard, low-quality wetland with low species diversity with a calculated native floristic quality index value (FQI) of less than 20.

Wetland "A" (flags A1-A86)

The Spring Creek Watershed is a subwatershed of the Upper Fox River Basin. Wetland "A" identified on-site is a tributary flowing easterly into Spring Creek, located east of Bateman Road. The on-site segment of Wetland A identified and surveyed is part of a larger riverine system characterized by open, flowing water contained within a channel and dominated by persistent emergent plants. The open channel is intermittent and contains flowing water and segments of ponded water typically for only part of the year and collects and directs area runoff to Mud Lake/Spring Creek within the Spring Lake Forest Preserve.

The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface. The perennial, vegetative cover along the streambank is characterized by erect, rooted herbaceous hydrophytes that are present during the growing season each year. The species present remain standing throughout the growing season and remain until the beginning of the next growing season. Surface water is present for extended periods especially early in the growing season but may be absent by the end of the growing season in most years.

The lowest areas of Wetland A at the far south of the site are dominated by narrow leaved cattail (*Typha angustifolia*) and the channel bank is mostly wooded, comprised of a mix of mature trees in the overstory including eastern cottonwood (*Populus deltoides*), boxelder (*Acer negundo*), American elm (*Ulmus americana*) and an understory dominated by dense thicket of common buckthorn (*Rhamnus cathartica*).

The soil profiles sampled at various locations along the wetland edge at the project location studied exhibited a mix of sediment accumulation along with deep, organic, muck and/or silty loam soils and a depleted or reduced matrix. Hydrologic indicators identified on site included observations of flowing water, surface inundation and saturation due to fluctuating water levels and flooded conditions. NRCS hydric soils mapped for the site sampling

locations include 152A- Drummer silty clay loam, 0-2% slopes and 1903A-Muskego and Houghton mucks, undrained, 0-2%slopes.

The channel receives, stores, and conveys water from the surrounding landscape and upstream within the watershed. Indicators of wetland hydrology included the presence of open water, soil saturation, water marks, drainage patterns, and geomorphic position.

The calculated Floristic Quality Assessment for the plants inventoried resulted in a native mean C-value of 2.78 and a native FQA of 22.92, indicating that the wetland is of high vegetative quality and diversity from a natural areas perspective.

Wetland benefits include water quality functions such as sediment removal, and pollutant/nutrient retention and removal. Other benefits may include plant and wildlife habitat and food chain support. Since a well-defined drainage connection to Traditionally Navigable Waters (TNW) is clearly evident, the US Army Corps of Engineers has determined that Wetland "A" is under federal jurisdiction. Wetland A is characterized by data point 4a on the USACE data sheets included in Appendix C. Below is the plant inventory and floristic quality calculator results for Wetland "A":

SITE:	99/101 BATEMAN ROAD BARRINGTON
LOCALE:	HILLS, IL
BY:	D. KRILL
NOTES:	WETLAND A

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.78	SPECIES RICHNESS (ALL)	87
MEAN C (ALL SPECIES)	2.17	SPECIES RICHNESS (NATIVE)	68
MEAN C (NATIVE TREES)	2.17	% NON-NATIVE	0.22
MEAN C (NATIVE SHRUBS)	4.50	WET INDICATOR (ALL)	-0.59
MEAN C (NATIVE HERBACEOUS)	2.77	WET INDICATOR (NATIVE)	-0.82
FQAI (NATIVE SPECIES)	22.92	% HYDROPHYTE (MIDWEST)	0.79
FQAI (ALL SPECIES)	20.26	% NATIVE PERENNIAL	0.67
ADJUSTED FQAI	24.57	% NATIVE ANNUAL	0.09
% C VALUE 0	0.33	% ANNUAL	0.09
% C VALUE 1-3	0.38	% PERENNIAL	0.84
% C VALUE 4-6	0.25		
% C VALUE 7-10	0.03		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
ACENEG	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple		0 FAC	FAC	0	Tree	Perennial	Native
ACESAI	Acer saccharinum	Acer saccharinum	Silver Maple		1 FACW	FACW	-1	Tree	Perennial	Native
AGRALB	Agrostis gigantea	AGROSTIS ALBA	Black Bent		0 FACW	FACW	-1	Grass	Perennial	Adventive
ALISUB	Alisma subcordatum	Alisma subcordatum	American Water-Plantain		3 OBL	OBL	-2	Forb	Perennial	Native
ALLPET	Alliaria petiolata	ALLIARIA PETIOLATA	Garlic-Mustard		0 FAC	FACU	0	Forb	Biennial	Adventive
ANGATR	Angelica atropurpurea	Angelica atropurpurea	Purple-Stem Angelica		7 OBL	OBL	-2	Forb	Perennial	Native
APOCAN	Apocynum cannabinum	Apocynum sibiricum	Indian-Hemp		2 FAC	FAC	0	Forb	Perennial	Native
ASCSYR	Asclepias syriaca	Asclepias syriaca	Common Milkweed		0 FACU	UPL	1	Forb	Perennial	Native
BARVUL	Barbarea vulgaris	BARBAREA VULGARIS	Garden Yellow-Rocket		0 FAC	FAC	0	Forb	Biennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork		1 FACW	FACW	-1	Forb	Annual	Native
BROINE	Bromus inermis	BROMUS INERMIS	Smooth Brome		0 FACU	UPL	1	Grass	Perennial	Adventive
CONSEP	Calystegia sepium	Convolvulus sepium	Hedge False Bindweed		1 FAC	FAC	0	Forb	Perennial	Native
CXGRAN	Carex granularis	Carex granularis	Limestone-Meadow Sedge		3 FACW	FACW	-1	Sedge	Perennial	Native
CXLACU	Carex lacustris	Carex lacustris	Lakebank Sedge		5 OBL	OBL	-2	Sedge	Perennial	Native
CXMUSK	Carex muskingumensis	Carex muskingumensis	Muskingum Sedge		9 OBL	OBL	-2	Sedge	Perennial	Native
CXSTIP	Carex stipata	Carex stipata	Stalk-Grain Sedge		4 OBL	OBL	-2	Sedge	Perennial	Native
CXSTRI	Carex stricta	Carex stricta	Uptight Sedge		5 OBL	OBL	-2	Sedge	Perennial	Native
CXVULP	Carex vulpinoidea	Carex vulpinoidea	Common Fox Sedge		2 FACW	OBL	-1	Sedge	Perennial	Native
CIRARV	Cirsium arvense	CIRSIUM ARVENSE	Canadian Thistle		0 FACU	FACU	1	Forb	Perennial	Adventive
CIRDIS	Cirsium discolor	Cirsium discolor	Field Thistle		3 FACU	UPL	1	Forb	Biennial	Native
COROBL	Cornus obliqua	Cornus obliqua	Pale Dogwood		5 FACW	FACW	-1	Shrub	Perennial	Native
CYPESC	Cyperus esculentus	Cyperus esculentus	Chufa		0 FACW	FACW	-1	Sedge	Perennial	Native
DIPSYL	Dipsacus fullonum	DIPSACUS SYLVESTRIS	Fuller's Teasel		0 FACU	FACU	1	Forb	Biennial	Adventive
ELEERY	Eleocharis palustris	Eleocharis erythropoda; Eleocharis palustris major; Eleocharis smallii; Eleocharis xyridiformis; Eleocharis macrostachya	Common Spike-Rush		1 OBL	OBL	-2	Sedge	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb		3 OBL	OBL	-2	Forb	Perennial	Native
EQUARV	Equisetum arvense	Equisetum arvense	Field Horsetail		0 FAC	FAC	0	Fern	Perennial	Native
EQUHYE	Equisetum hyemale	Equisetum hyemale	Tall Scouring-Rush		1 FACW	FAC	-1	Fern	Perennial	Native
ERIANN	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane		0 FACU	FACU	1	Forb	Biennial	Native
SOLGRA	Euthamia graminifolia	Solidago graminifolia; Solidago graminifolia nuttallii; Euthamia nuttallii	Flat-Top Goldentop		4 FACW	FAC	-1	Forb	Perennial	Native
EUTMAC	Eutrochium maculatum	Eupatorium maculatum	Spotted Trumpetweed		5 OBL	OBL	-2	Forb	Perennial	Native
FRAPEN	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash		4 FACW	FACW	-1	Tree	Perennial	Native
GALAPA	Galium aparine	Galium spurium	Sticky-Willy		0 FACU	FACU	1	Forb	Annual	Native
GEUCAN	Geum canadense	Geum canadense	White Avens		1 FAC	FAC	0	Forb	Perennial	Native
GLEHED	Glechoma hederacea	GLECHOMA HEDERACEA	Groundivy		0 FACU	FACU	1	Forb	Perennial	Adventive
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass		4 OBL	OBL	-2	Grass	Perennial	Native
HELDIV	Helianthus divaricatus	Helianthus divaricatus	Woodland Sunflower		5 UPL	UPL	2	Forb	Perennial	Native
HELGRO	Helianthus grosseserratus	Helianthus grosseserratus	Saw-Tooth Sunflower		4 FACW	FACW	-1	Forb	Perennial	Native
IMPCAP	Impatiens capensis	Impatiens capensis	Spotted Touch-Me-Not		3 FACW	FACW	-1	Forb	Annual	Native

JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
JUNTOR	Juncus torreyi	Juncus torreyi	Torrey's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
LEEORY	Leersia oryzoides	Leersia oryzoides	Rice Cut Grass	3 OBL	OBL	-2 Grass	Perennial	Native
LEMMIO	Lemna minor	Lemna minor	Common Duckweed	5 OBL	OBL	-2 Forb	Annual	Native
LONTAT	Lonicera tatarica	LONICERA TATARICA	Twinsisters	0 FACU	FACU	1 Shrub	Perennial	Adventive
LYCAME	Lycopus americanus	Lycopus americanus	Cut-Leaf Water-Horehound	4 OBL	OBL	-2 Forb	Perennial	Native
LYCUNI	Lycopus uniflorus	Lycopus uniflorus	Northern Water-Horehound	4 OBL	OBL	-2 Forb	Perennial	Native
LYTSAL	Lythrum salicaria	LYTHRUM SALICARIA	Purple Loosestrife	0 OBL	OBL	-2 Forb	Perennial	Adventive
PANCAP	Panicum capillare	Panicum capillare	Common Panic Grass	0 FAC	FAC	0 Grass	Annual	Native
PANDIC	Panicum dichotomiflorum	Panicum dichotomiflorum	Fall Panic Grass	0 FACW	FACW	-1 Grass	Annual	Native
PANVIR	Panicum virgatum	Panicum virgatum	Wand Panic Grass	3 FAC	FAC	0 Grass	Perennial	Native
PASSAT	Pastinaca sativa	PASTINACA SATIVA	Parsnip	0 UPL	UPL	2 Forb	Biennial	Adventive
POLPEN	Persicaria pensylvanica	Polygonum pensylvanicum	Pinkweed	0 FACW	FACW	-1 Forb	Annual	Native
PHAARU	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass	0 FACW	FACW	-1 Grass	Perennial	Adventive
PHRAUSM	Phragmites australis ssp. americanus	Phragmites americanus	Common Reed	3 FACW	FACW	-1 Grass	Perennial	Native
PILPUM	Pilea pumila	Pilea pumila	Canadian Clearweed	2 FACW	FACW	-1 Forb	Annual	Native
POACOM	Poa compressa	POA COMPRESSA	Flat-Stem Blue Grass	0 FACU	FACU	1 Grass	Perennial	Adventive
POAPRA	Poa pratensis	POA PRATENSIS	Kentucky Blue Grass	0 FAC	FACU	0 Grass	Perennial	Adventive
POPALB	Populus alba	POPULUS ALBA	White Poplar	0 UPL	UPL	2 Tree	Perennial	Adventive
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood	0 FAC	FAC	0 Tree	Perennial	Native
PRUVIR	Prunus virginiana	Prunus virginiana	Choke Cherry	3 FACU	FACU	1 Shrub	Perennial	Native
PYCVIR	Pycnanthemum virginianum	Pycnanthemum virginianum	Virginia Mountain-Mint	5 FACW	FACW	-1 Forb	Perennial	Native
RANSEP	Ranunculus hispidus var. nitidus	Ranunculus septentrionalis	Bristly Buttercup	5 FAC	FAC	0 Forb	Perennial	Native
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0 FAC	FAC	0 Shrub	Perennial	Adventive
ROSPAL	Rosa palustris	Rosa palustris	Swamp Rose	8 OBL	OBL	-2 Shrub	Perennial	Native
RUDHIR	Rudbeckia hirta	Rudbeckia hirta var. pulcherrima	Black-Eyed-Susan	1 FACU	FACU	1 Forb	Perennial	Native
RUMALT	Rumex altissimus	Rumex altissimus	Pale Dock	1 FACW	FACW	-1 Forb	Perennial	Native
RUMCRI	Rumex crispus	RUMEX CRISPUS	Curly Dock	0 FAC	FAC	0 Forb	Perennial	Adventive
SALINT	Salix interior	Salix interior	Sandbar Willow	2 FACW	FACW	-1 Shrub	Perennial	Native
SALNIG	Salix nigra	Salix nigra	Black Willow	5 OBL	OBL	-2 Tree	Perennial	Native
FESELA	Schedonorus pratensis	FESTUCA ELATIOR	Meadow False Rye Grass	0 FACU	FACU	1 Grass	Perennial	Adventive
		Scirpus fluviatilis;						

SCIFLU	Schoenoplectus fluviatilis	Bolboschoenus fluviatilis	River Club-Rush	4	OBL	OBL	-2 Sedge	Perennial	Native
SCIATV	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush	4	OBL	OBL	-2 Sedge	Perennial	Native
SCIPEN	Scirpus pendulus	Scirpus pendulus	Rufous Bulrush	2	OBL	OBL	-2 Sedge	Perennial	Native
SCULAT	Scutellaria lateriflora	Scutellaria lateriflora	Mad Dog Skullcap	4	OBL	OBL	-2 Forb	Perennial	Native
SOLDUL	Solanum dulcamara	SOLANUM DULCAMARA	Climbing Nightshade	0	FAC	FAC	0 Vine	Perennial	Adventive
SOLALT	Solidago altissima	Solidago altissima	Tall Goldenrod	1	FACU	FACU	1 Forb	Perennial	Native
SOLGIG	Solidago gigantea	Solidago gigantea	Late Goldenrod	4	FACW	FACW	-1 Forb	Perennial	Native
SOLJUN	Solidago juncea	Solidago juncea	Early Goldenrod	3	UPL	UPL	2 Forb	Perennial	Native
ASTSIM	Symphyotrichum lanceolatum	Aster simplex	White Panicled American-Aster	3	FAC	FACW	0 Forb	Perennial	Native
ASTLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer	4	FACW	FAC	-1 Forb	Perennial	Native
ASTNOV	Symphyotrichum novae-angliae	Aster novae-angliae	New England American-Aster	3	FACW	FACW	-1 Forb	Perennial	Native
TOXRAD	Toxicodendron radicans	Rhus radicans	Eastern Poison-Ivy	2	FAC	FAC	0 Vine	Perennial	Native
TYPANG	Typha angustifolia	TYPHA ANGUSTIFOLIA	Narrow-Leaf Cat-Tail	0	OBL	OBL	-2 Forb	Perennial	Adventive
ULMAME	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1 Tree	Perennial	Native
URTDIO	Urtica dioica ssp. gracilis	Urtica procera; Urtica gracilis	Tall Nettle	1	FACW	FAC	-1 Forb	Perennial	Native
VERHAS	Verbena hastata	Verbena hastata	Simpler's-Joy	4	FACW	FACW	-1 Forb	Perennial	Native
VERURT	Verbena urticifolia	Verbena urticifolia var. leiocarpa	White Vervain	2	FAC	FAC	0 Forb	Perennial	Native
VITRIP	Vitis riparia	Vitis riparia var. syrticola	River-Bank Grape	1	FACW	FAC	-1 Vine	Perennial	Native

Wetland "B" (flags B1-B14)

Wetland B is an isolated depression that is bisected by the existing gravel drive and may have a hydrologic connection to Wetland A during extreme flooding events and/or when the culvert under Bateman Road has been obstructed. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

The perennial, vegetative cover within the depression is characterized by erect, rooted herbaceous hydrophytes that are present during the growing season each year. Wetland B is dominated by common, invasive woody and herbaceous plants including reed canary grass (*Phalaris arundinacea*) and sandbar willow (*Salix interior).* The species present remain standing throughout the growing season and remain until the beginning of the next growing season.

The soil profiles sampled along the wetland edge exhibited deep, organic, silt loam soils and a depleted or reduced matrix. Hydrologic indicators identified on site included observations of periodic inundation and saturation following significant precipitation events. NRCS hydric soils mapped for the site include 152A- Drummer silty clay loam.

Surface water is present for extended periods especially early in the growing season but may be absent by the end of the growing season in most years. The depression receives and stores runoff from the surrounding landscape. Indicators of wetland hydrology included inundation, soil saturation, drainage patterns, and geomorphic position.

The calculated Floristic Quality Assessment for the plants inventoried resulted in a native mean C-value of 2.18 and a native FQA of 7.24, indicating that the wetland is of low vegetative quality and diversity from a natural areas perspective.

Wetland benefits include water quality functions such as sediment removal, infiltration and groundwater recharge, and pollutant/nutrient retention and removal. Other benefits may include plant and wildlife habitat and food chain support. The US Army Corps of Engineers has determined that Wetland "B" is under federal jurisdiction.

Wetland B is characterized by data point 4a on the USACE data sheets included in Appendix C. Below is the plant inventory and floristic quality calculator results for Wetland "B":

SITE:	99/101 BATEMAN ROAD BARRINGTON
LOCALE:	HILLS, IL
BY:	D. KRILL
NOTES:	WETLAND B

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.18	SPECIES RICHNESS (ALL)	16
MEAN C (ALL SPECIES)	1.50	SPECIES RICHNESS (NATIVE)	11
MEAN C (NATIVE TREES)	4.00	% NON-NATIVE	0.31
MEAN C (NATIVE SHRUBS)	2.00	WET INDICATOR (ALL)	-0.38
MEAN C (NATIVE HERBACEOUS)	2.00	WET INDICATOR (NATIVE)	-0.55
FQAI (NATIVE SPECIES)	7.24	% HYDROPHYTE (MIDWEST)	0.75
FQAI (ALL SPECIES)	6.00	% NATIVE PERENNIAL	0.56
ADJUSTED FQAI	18.09	% NATIVE ANNUAL	0.06
% C VALUE 0	0.44	% ANNUAL	0.06
% C VALUE 1-3	0.38	% PERENNIAL	0.88
% C VALUE 4-6	0.19		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
AGRALB	Agrostis gigantea	AGROSTIS ALBA	Black Bent		0 FACW	FACW	-1	Grass	Perennial	Adventive
APOCAN	Apocynum cannabinum	Apocynum sibiricum	Indian-Hemp		2 FAC	FAC	0	Forb	Perennial	Native
CIRARV	Cirsium arvense	CIRSIUM ARVENSE	Canadian Thistle		0 FACU	FACU	1	Forb	Perennial	Adventive
CIRDIS	Cirsium discolor	Cirsium discolor	Field Thistle		3 FACU	UPL	1	Forb	Biennial	Native
CYPESC	Cyperus esculentus	Cyperus esculentus	Chufa		0 FACW	FACW	-1	Sedge	Perennial	Native
SOLGRA	Euthamia graminifolia	Solidago graminifolia; Solidago graminifolia nuttallii; Euthamia nuttallii	Flat-Top Goldentop		4 FACW	FAC	-1	Forb	Perennial	Native
FRAPEN	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash		4 FACW	FACW	-1	Tree	Perennial	Native
PANDIC	Panicum dichotomiflorum	Panicum dichotomiflorum	Fall Panic Grass		0 FACW	FACW	-1	Grass	Annual	Native
PHAARU	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass		0 FACW	FACW	-1	Grass	Perennial	Adventive
POAPRA	Poa pratensis	POA PRATENSIS	Kentucky Blue Grass		0 FAC	FACU	0	Grass	Perennial	Adventive
SALINT	Salix interior	Salix interior	Sandbar Willow		2 FACW	FACW	-1	Shrub	Perennial	Native
FESELA	Schedonorus pratensis	FESTUCA ELATIOR	Meadow False Rye Grass		0 FACU	FACU	1	Grass	Perennial	Adventive
SOLALT	Solidago altissima	Solidago altissima	Tall Goldenrod		1 FACU	FACU	1	Forb	Perennial	Native
SOLGIG	Solidago gigantea	Solidago gigantea	Late Goldenrod		4 FACW	FACW	-1	Forb	Perennial	Native
ASTNOV	Symphyotrichum novae-angliae	Aster novae-angliae	New England American-Aster		3 FACW	FACW	-1	Forb	Perennial	Native
URTDIO	Urtica dioica ssp. gracilis	Urtica procera; Urtica gracilis	Tall Nettle		1 FACW	FAC	-1	Forb	Perennial	Native

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APPENDIX A

EXHIBITS 1-7

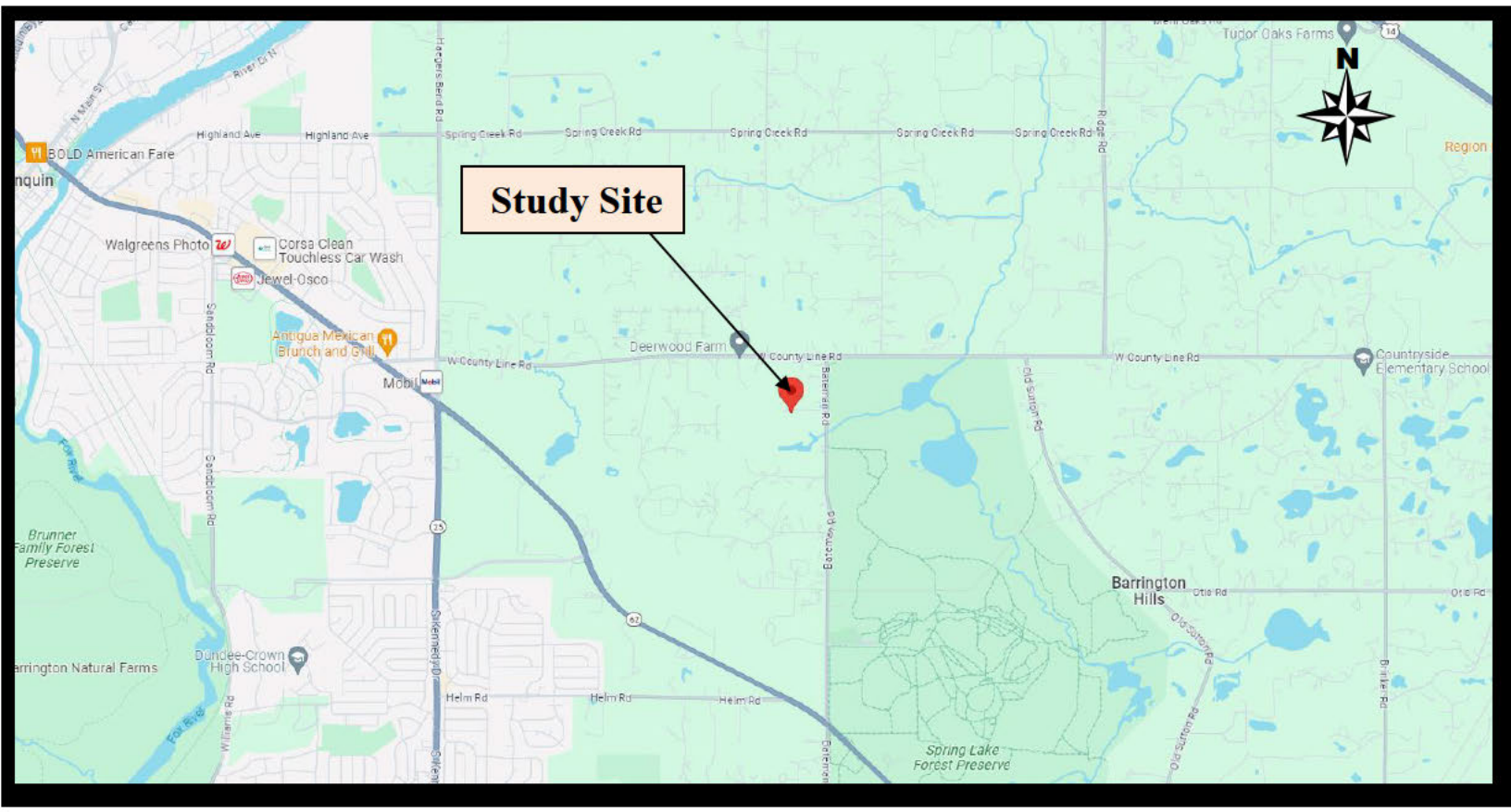


EXHIBIT 1: ***Location Map***

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
***PIN#:* 01-06-200-021 & 027**

BARRINGTON TOWNSHIP – COOK COUNTY
NE ¼ Section 6 - Township 42 – Range 9E
33.5-acre site (approximate)

LAT 42.150738°N LONG -88.227364°W

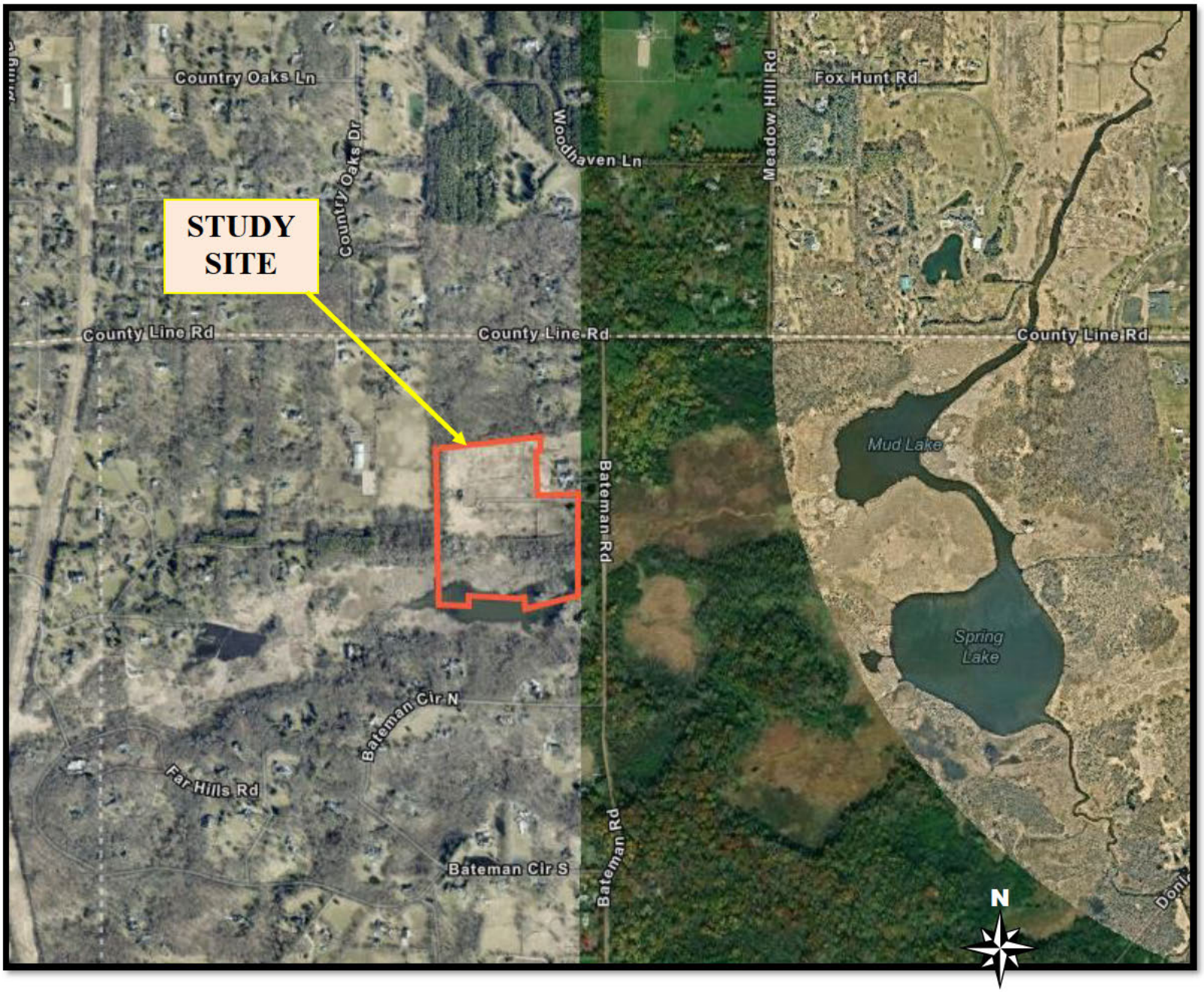


EXHIBIT 2: LOCATION MAP

Aerial Photo 2022

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
***PIN#:* 01-06-200-021 & 027**

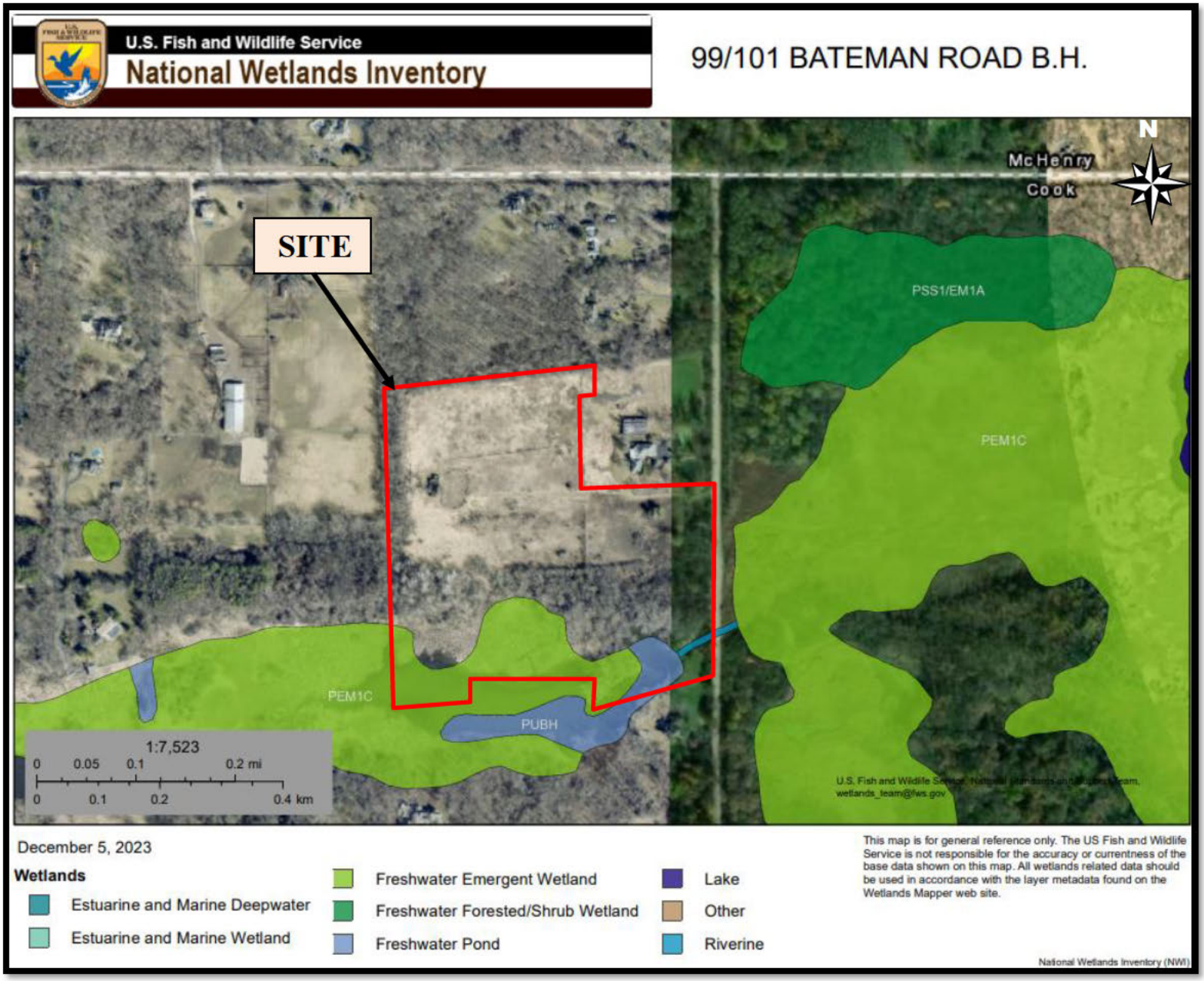
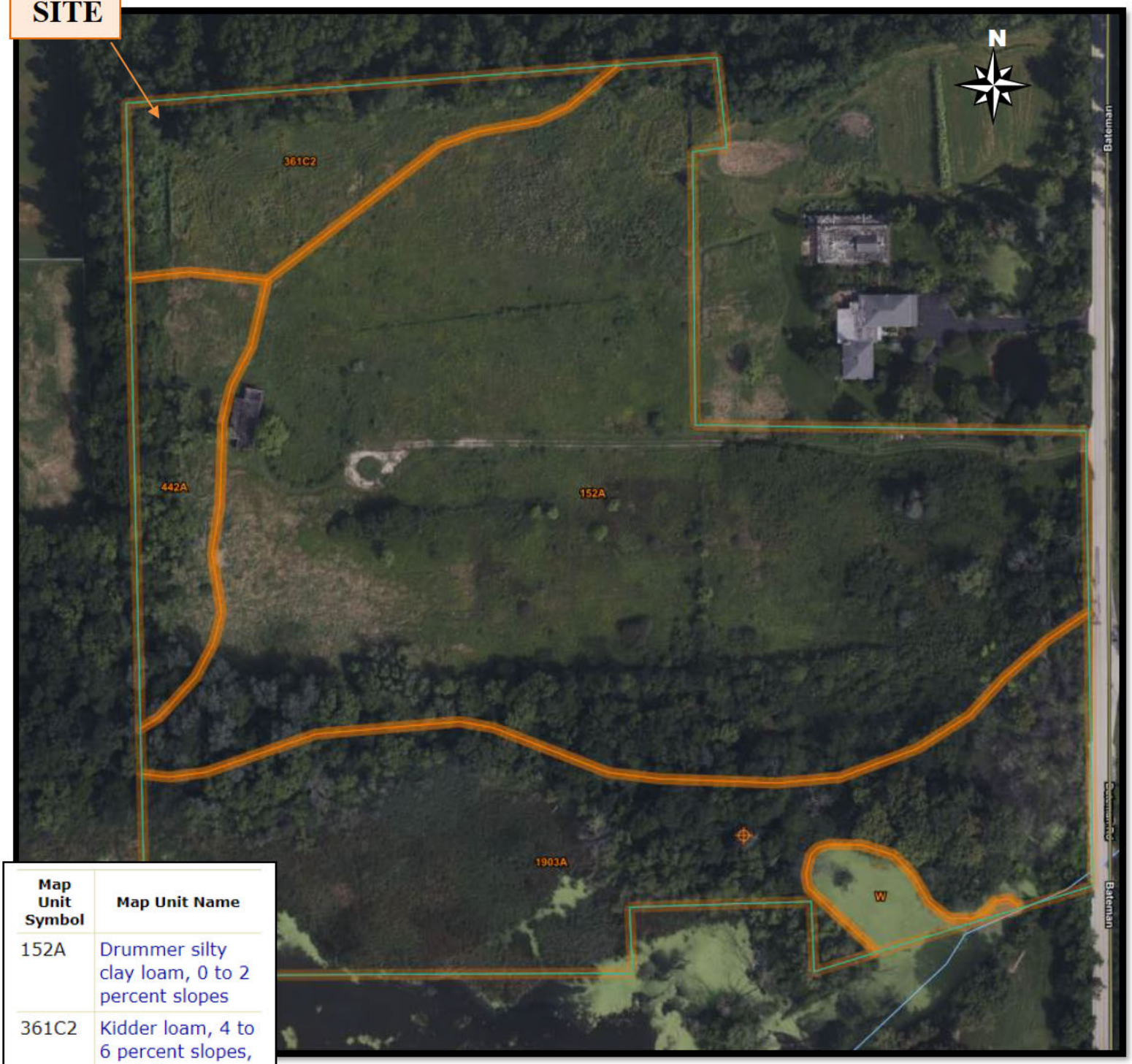


EXHIBIT 3: ***National Wetland Inventory***

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
***PIN#:* 01-06-200-021 & 027**



Map Unit Symbol	Map Unit Name
152A	Drummer silty clay loam, 0 to 2 percent slopes
361C2	Kidder loam, 4 to 6 percent slopes, eroded
442A	Mundelein silt loam, 0 to 2 percent slopes
1903A	Muskego and Houghton mucks, undrained, 0 to 2 percent slopes
W	Water

EXHIBIT 4: ***NRCS SOILS MAP***

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
***PIN#:* 01-06-200-021 & 027**

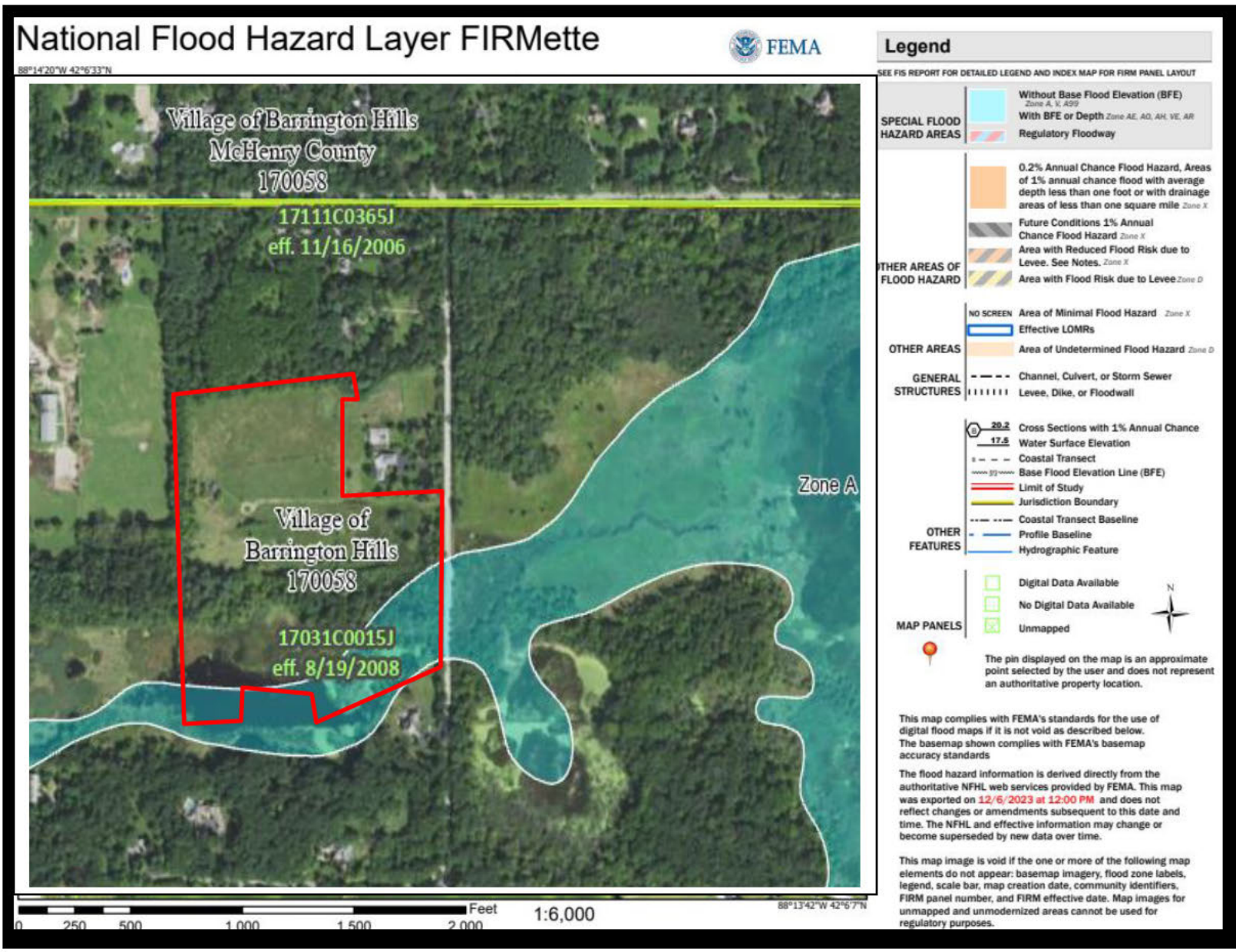


EXHIBIT 5: *FIRM MAP*

FEMA Firm Panels: 17111C0015J
McHENRY: Community 170058
08/09/2008

SubWatershed: Spring Creek
Watershed: Fox River

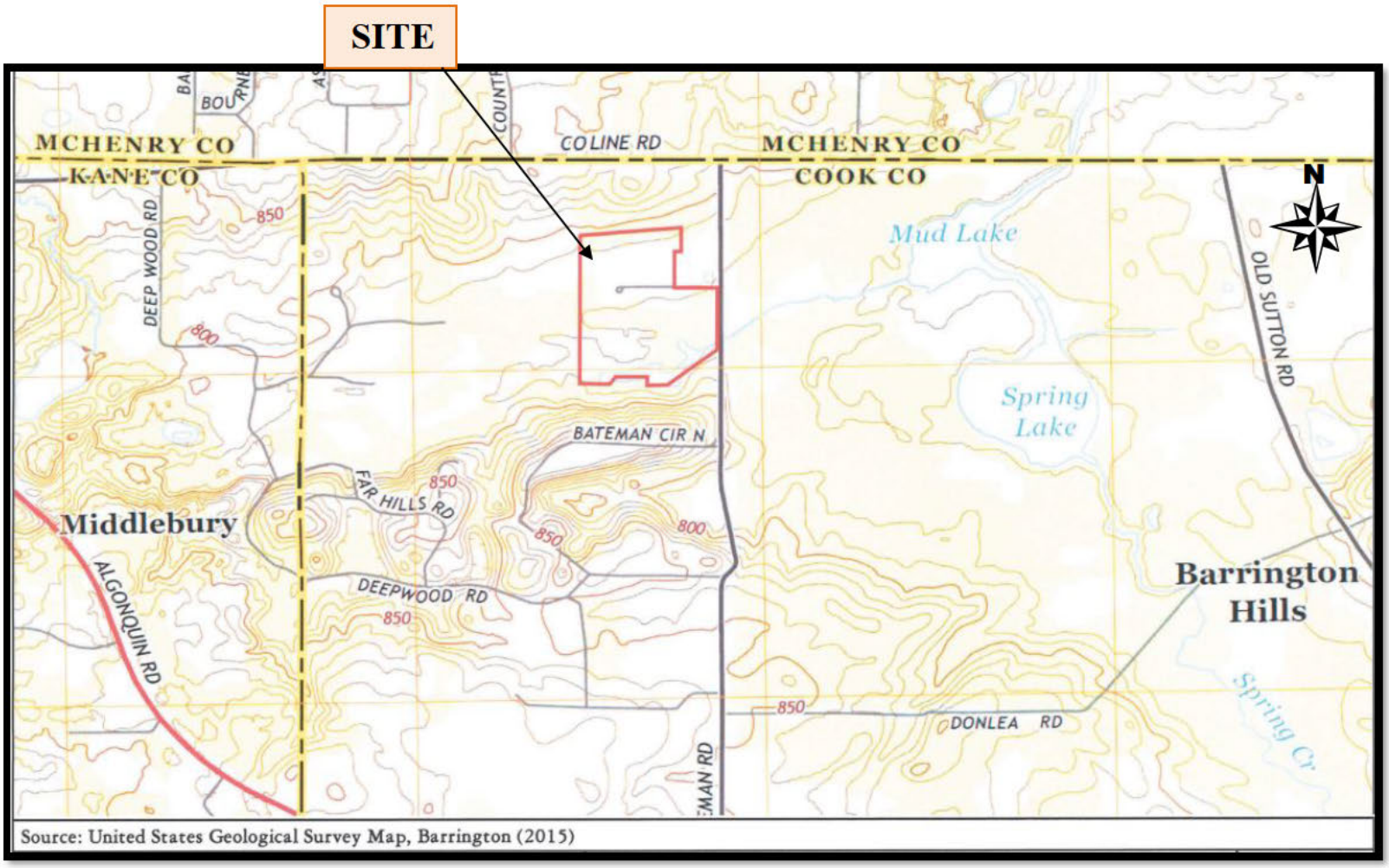


EXHIBIT 6:

US GEOLOGICAL SURVEY MAP

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
***PIN#:* 01-06-200-021 & 027**

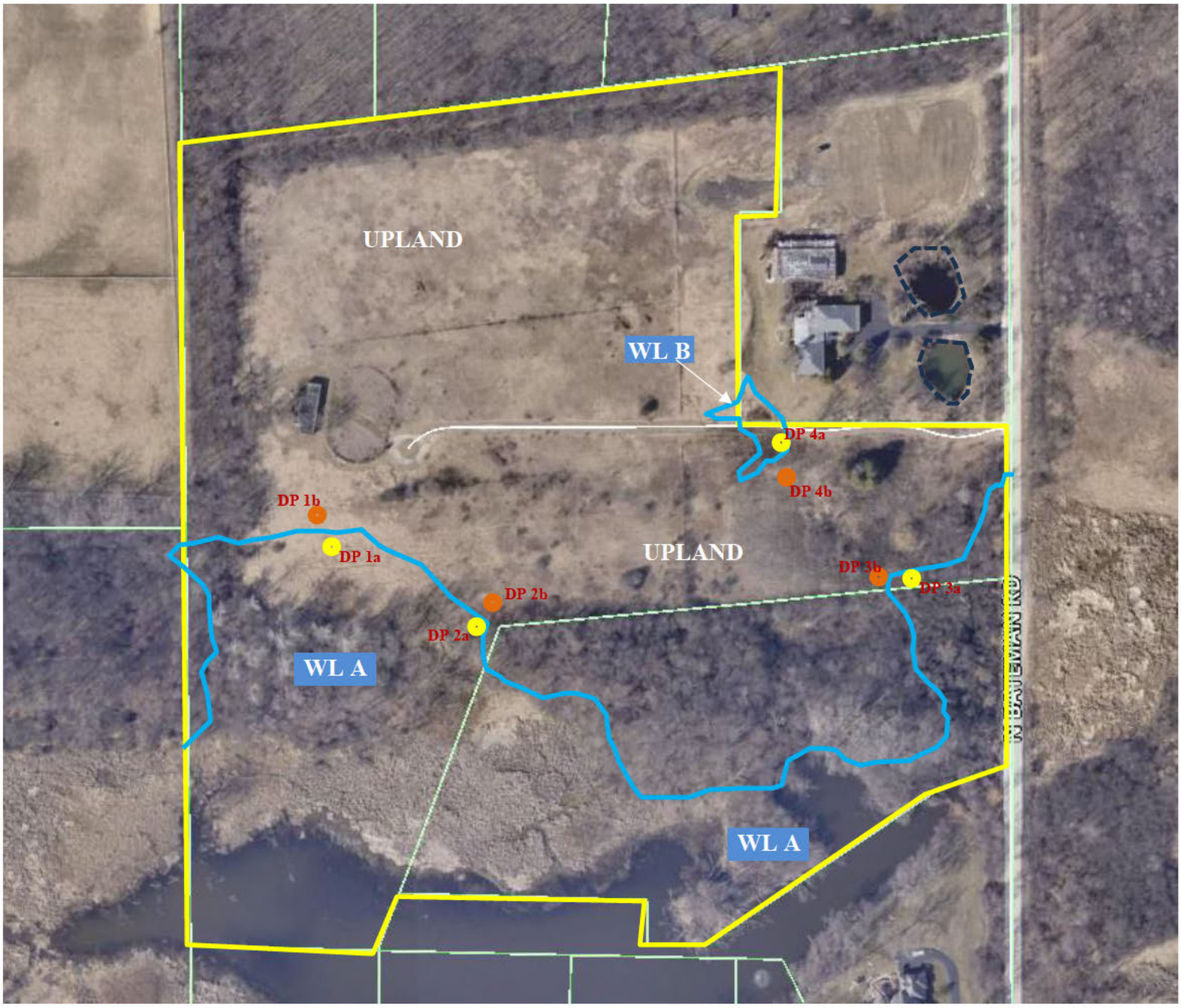


EXHIBIT 7:

APPROXIMATE WETLAND BOUNDARIES and DATA POINT LOCATIONS

99/101 BATEMAN ROAD
BARRINGTON HILLS, IL 60010
***PIN#:* 01-06-200-021 & 027**

APPENDIX B

SITE PHOTOGRAPHS

Data Point 1A – Wetland “A” facing SW

Data Point 1B – UPL facing NW

Data Point 2A – Wetland “A” facing S

Data Point 2B – UPL facing NE

Data Point 3A – Wetland “A” facing E

Data Point 3B – UPL facing NE

View of Wetland A at south – facing S

View of Wetland A at east – facing NE

View of Wetland A and riparian area at south – facing SE

View of flagged Wetland A pond at southeast – facing W

View of Wetland A at east – facing E

View of Wetland A at SW – mowed grass facing SW

View of flagged Wetland B near driveway – facing N

View of flagged Wetland B south of driveway – facing W

APPENDIX C

US ARMY CORPS OF ENGINEERS DATA FORMS

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023

Applicant/Owner: A. Varda | State: IL | Sampling Point: 1a

Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9

Landform (hillslope, terrace, etc.): flat terrace | Local relief (concave, convex, none): none

Slope (%): 0-1 | Lat: 42.150328 | Long: -88.227931 | Datum: n/a

Soil Map Unit Name: 152A- Drummer silty clay loam, 0-2% slopes | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ___	**Is the Sampled Area within a Wetland?** Yes X No ___
Hydric Soil Present?	Yes X	No ___	
Wetland Hydrology Present?	Yes X	No ___	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ___)			
1. Phalaris arundinacea	100	Y	FACW
2. Cirsium arvense	5	N	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	105 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Include photo numbers here or on a separate sheet.)

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SOIL

Sampling Point: 1a

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					silt loam	
6-10	10YR 4/2	100					silt loam	
10-24	10YR 4/1	90	5YR 4/4	10	C	M	silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [x] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [x] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes [x] No [ ]

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [x] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [x] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [x] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes [ ] No [ ] Depth (inches):

Water Table Present? Yes [ ] No [ ] Depth (inches):

Saturation Present? (includes capillary fringe) Yes [x] No [ ] Depth (inches): 12

Wetland Hydrology Present? Yes [x] No [ ]

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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Midwest Region – Version 2.0

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023
Applicant/Owner: A. Varda | State: IL | Sampling Point: 1b
Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9
Landform (hillslope, terrace, etc.): flat terrace | Local relief (concave, convex, none): none
Slope (%): 0-1 | Lat: -88.227960 | Long: -88.227960 | Datum: n/a
Soil Map Unit Name: 152A - Drummer silty clay loam, 0-2% slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ___	Is the Sampled Area within a Wetland? Yes ___ No X
Hydric Soil Present?	Yes ___	No X	
Wetland Hydrology Present?	Yes ___	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ___)			
1. Phalaris arundinacea	50	Y	FACW
2. Solidago altissima	30	Y	FACU
3. Cirsium arvense	20	Y	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species	50	x 2 =	100
FAC species		x 3 =	
FACU species	50	x 4 =	200
UPL species		x 5 =	
Column Totals:	100 (A)		300 (B)

Prevalence Index = B/A = 3.0

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

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SOIL

Sampling Point: 1b

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					silt loam	
6-24	1oYR 3/2	100					silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [ ] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [ ] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [ ] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [ ] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023

Applicant/Owner: A. Varda | State: IL | Sampling Point: 2a

Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9

Landform (hillslope, terrace, etc.): flat terrace - wooded edge | Local relief (concave, convex, none): none

Slope (%): 0-1 | Lat: 42.149993 | Long: -88.226845 | Datum: n/a

Soil Map Unit Name: 152A - Drummer silty clay loam, 0-2% slopes | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ___	Is the Sampled Area within a Wetland? Yes X No ___
Hydric Soil Present?	Yes X	No ___	
Wetland Hydrology Present?	Yes X	No ___	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1. Rhamnus cathartica	50	Y	FAC
2.			
3.			
4.			
5.			
	50 = Total Cover		
Herb Stratum (Plot size: ___)			
1. Phalaris arundinacea	30	Y	FACW
2. Angelica atropurpurea	20	Y	OBL
3. Epilobium coloratum	10	N	OBL
4. Bidens frondosa	10	N	FACW
5. Symphyotrichum lateriflorum	5	N	FACW
6.			
7.			
8.			
9.			
10.			
	75 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Include photo numbers here or on a separate sheet.)

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SOIL

Sampling Point: 2a

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-24	N 2.5/0	100					muck	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [X] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [X] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes [X] No [ ]

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [X] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [X] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [X] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes [ ] No [ ] Depth (inches): _____

Water Table Present? Yes [ ] No [ ] Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes [X] No [ ] Depth (inches): 10

Wetland Hydrology Present? Yes [X] No [ ]

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023

Applicant/Owner: A. Varda | State: IL | Sampling Point: 2b

Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9

Landform (hillslope, terrace, etc.): flat terrace | Local relief (concave, convex, none): none

Slope (%): 0-1 | Lat: -88.226781 | Long: -88.226781 | Datum: n/a

Soil Map Unit Name: 152A - Drummer silty clay loam, 0-2% slopes | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No X	
Hydric Soil Present?	Yes X	No ___	**Is the Sampled Area within a Wetland?** Yes ___ No X
Wetland Hydrology Present?	Yes ___	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ___)			
1. Dipsacus sylvestris	75	Y	FACU
2. Phalaris arundinacea	20	Y	FACW
3. Solidago altissima	10	N	FACU
4. Carex vulpinoidea	2	N	FACW
5.			
6.			
7.			
8.			
9.			
10.			
	107 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species	22	x 2 =	44
FAC species		x 3 =	
FACU species	85	x 4 =	340
UPL species		x 5 =	
Column Totals:	107 (A)		384 (B)

Prevalence Index = B/A = 3.59

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

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SOIL

Sampling Point: 2b

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24	10YR 3/1	100					silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [x] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes [x] No [ ]

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [ ] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [ ] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [ ] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes [ ] No [x] Depth (inches): _____

Water Table Present? Yes [ ] No [x] Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes [ ] No [x] Depth (inches): _____

Wetland Hydrology Present? Yes [ ] No [x]

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers — Midwest Region – Version 2.0

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023

Applicant/Owner: A. Varda | State: IL | Sampling Point: 3a

Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9

Landform (hillslope, terrace, etc.): flat terrace - wooded edge | Local relief (concave, convex, none): none

Slope (%): 0-1 | Lat: 42.150118 | Long: -88.224770 | Datum: n/a

Soil Map Unit Name: 152A - Drummer silty clay loam, 0-2% slopes | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ___	**Is the Sampled Area within a Wetland?** Yes X No ___
Hydric Soil Present?	Yes X	No ___	
Wetland Hydrology Present?	Yes X	No ___	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1. Salix interior	50	Y	FACW
2.			
3.			
4.			
5.			
	50 = Total Cover		
Herb Stratum (Plot size: ___)			
1. Lycopus americanus	20	Y	OBL
2. Glyceria striata	20	Y	OBL
3. Bidens frondosa	10	N	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	50 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ___

SOIL

Sampling Point: 3a

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/1	100					silt loam	
16-24	10YR 4/1	90	10YR 5/4 & 5/6	10	C	M	scl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [x] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [x] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes [x] No [ ]

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [x] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [x] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [x] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [x] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes [ ] No [ ] Depth (inches):

Water Table Present? Yes [ ] No [ ] Depth (inches):

Saturation Present? (includes capillary fringe) Yes [x] No [ ] Depth (inches): 10

Wetland Hydrology Present? Yes [x] No [ ]

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers

Midwest Region – Version 2.0

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023

Applicant/Owner: A. Varda | State: IL | Sampling Point: 3b

Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9

Landform (hillslope, terrace, etc.): flat terrace | Local relief (concave, convex, none): none

Slope (%): 0-1 | Lat: 42.150162 | Long: -88.224768 | Datum: n/a

Soil Map Unit Name: 152A - Drummer silty clay loam, 0-2% slopes | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No X	Is the Sampled Area within a Wetland? Yes ___ No X
Hydric Soil Present?	Yes X	No ___	
Wetland Hydrology Present?	Yes ___	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ___)			
1. Solidago altissima	30	Y	FACU
2. Cirsium arvense	20	Y	FACU
3. Equisetum hyemale	20	Y	FACW
4. Dipsacus sylvestris	10	N	FACU
5. Trifolium pratense	10	N	FACU
6.			
7.			
8.			
9.			
10.			
	90 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species	20	x 2 =	40
FAC species		x 3 =	
FACU species	70	x 4 =	280
UPL species		x 5 =	
Column Totals:	90 (A)		320 (B)

Prevalence Index = B/A = 3.56

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

US Army Corps of Engineers | Midwest Region – Version 2.0

SOIL

Sampling Point: 3b

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-24	10YR 3/1	100					silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [x] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes [x] No [ ]

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [ ] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [ ] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [ ] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes [ ] No [x] Depth (inches):

Water Table Present? Yes [ ] No [x] Depth (inches):

Saturation Present? (includes capillary fringe) Yes [ ] No [x] Depth (inches):

Wetland Hydrology Present? Yes [ ] No [x]

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023
Applicant/Owner: A. Varda | State: IL | Sampling Point: 4a
Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9
Landform (hillslope, terrace, etc.): depression | Local relief (concave, convex, none): none
Slope (%): 0-1 | Lat: 42.150760 | Long: -88.225361 | Datum: n/a
Soil Map Unit Name: 152A - Drummer silty clay loam, 0-2% slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ___	Is the Sampled Area within a Wetland? Yes X No ___
Hydric Soil Present?	Yes X	No ___	
Wetland Hydrology Present?	Yes X	No ___	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	___ = Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1. Salix interior	20	Y	FACW
2.			
3.			
4.			
5.			
	20 = Total Cover		
Herb Stratum (Plot size: ___)			
1. Phalaris arundinacea	60	Y	FACW
2. Agrostis alba	30	Y	FACW
3. Euthamia graminifolia	10	N	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	___ = Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ___	x 1 = ___
FACW species ___	x 2 = ___
FAC species ___	x 3 = ___
FACU species ___	x 4 = ___
UPL species ___	x 5 = ___
Column Totals: ___ (A)	___ (B)

Prevalence Index = B/A = ___

Hydrophytic Vegetation Indicators:
- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Include photo numbers here or on a separate sheet.)

US Army Corps of Engineers | Midwest Region – Version 2.0

SOIL

Sampling Point: 4a

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-24	10YR 3/1	100					silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [x] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes [x] No [ ]

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [x] High Water Table (A2)
- [x] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [x] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [x] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes [ ] No [x] Depth (inches):

Water Table Present? Yes [x] No [ ] Depth (inches): 4"

Saturation Present? (includes capillary fringe) Yes [x] No [ ] Depth (inches): surface

Wetland Hydrology Present? Yes [x] No [ ]

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers

Midwest Region – Version 2.0

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 99/101 Bateman Road | City/County: Barrington Hills, COOK | Sampling Date: 10.15.2023
Applicant/Owner: A. Varda | State: IL | Sampling Point: 4b
Investigator(s): D. Krill | Section, Township, Range: NE 6-42-9
Landform (hillslope, terrace, etc.): flat terrace | Local relief (concave, convex, none): none
Slope (%): 0-1 | Lat: 42.150718 | Long: -88.225268 | Datum: n/a
Soil Map Unit Name: 152A - Drummer silty clay loam, 0-2% slopes | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No X	Is the Sampled Area within a Wetland? Yes ___ No X
Hydric Soil Present?	Yes ___	No X	
Wetland Hydrology Present?	Yes ___	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ___)			
1. Solidago altissima	20	Y	FACU
2. Phalaris arundinacea	20	Y	FACW
3. Schedonorus pratensis	20	Y	FACU
4. Poa pratensis	10	N	FAC
5. Cirsium arvense	10	N	FACU
6. Cirsium discolor	10	N	FACU
7.			
8.			
9.			
10.			
	90 = Total Cover		
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species 20	x 2 = 40
FAC species 10	x 3 = 30
FACU species 60	x 4 = 240
UPL species	x 5 =
Column Totals: 90 (A)	310 (B)

Prevalence Index = B/A = 3.44

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

US Army Corps of Engineers | Midwest Region – Version 2.0

SOIL

Sampling Point: 4b

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16	10YR 2/2	100					silt loam	
16-24	10YR 4/3	100					scl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] 2 cm Muck (A10)
- [ ] Depleted Below Dark Surface (A11)
- [ ] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] 5 cm Mucky Peat or Peat (S3)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- [ ] Coast Prairie Redox (A16)
- [ ] Dark Surface (S7)
- [ ] Iron-Manganese Masses (F12)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [ ] Saturation (A3)
- [ ] Water Marks (B1)
- [ ] Sediment Deposits (B2)
- [ ] Drift Deposits (B3)
- [ ] Algal Mat or Crust (B4)
- [ ] Iron Deposits (B5)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Sparsely Vegetated Concave Surface (B8)
- [ ] Water-Stained Leaves (B9)
- [ ] Aquatic Fauna (B13)
- [ ] True Aquatic Plants (B14)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres on Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Tilled Soils (C6)
- [ ] Thin Muck Surface (C7)
- [ ] Gauge or Well Data (D9)
- [ ] Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- [ ] Surface Soil Cracks (B6)
- [ ] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Stunted or Stressed Plants (D1)
- [ ] Geomorphic Position (D2)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers

Midwest Region – Version 2.0

Septic Soil Analysis, John A. Raber and Associates, Inc.

John A. Raber and Associates, Inc.

4310-G W. Crystal Lake Rd., McHenry, IL 60050 ● 815 344-4020 ● FAX 1-815 331-0800

"Serving northern Illinois for over 30 years."

March 23, 2023

Anoosh Varda
Varda Development
23530 Owl Ct.
Lake Barrington, IL. 60010

RE: Soils – Varda Development – 99 Bateman Road, Barrington Hills

Dear Mr. Varda:

Ten soil borings/pits were made on the above referenced parcel in order to determine the septic suitability of the soils.

Boring 1-4 have a seasonally high water table between 6 and 8 inches below the surface. Borings 5-8 have a seasonally high water table between 14 and 21 inches below the surface and Borings 9 and 10 have a seasonally high water table at the surface.

The locations of the soil borings were staked by Vanderstappen Surveying at the locations depicted on the enclosed exhibit by Caldwell Engineering.

If you have any questions on this please feel free to contact my office.

Sincerely,

JOHN A. RABER & ASSOC., INC.

Bruce J. Houghtby, C.P.S.S./S.C.
Soil Scientist/Classifier

jms
enc.

This report is printed on watermarked paper.

LOCATION: 99 Bateman Road, Barrington Hills PIN # TOWNSHIP: Barrington

NEW CONSTRUCTION: ☒ REPAIR: ☐ PROPERTY ALTERATION: ☐ COUNTY: Cook FILE # 370-23

BORING/PIT # 1 SOIL SERIES: Pella OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 6" DEPTH TO LIMITING LOADING RATE: >60 ASPECT/SLOPE E 2%

HORIZON	DEPTH	DMNT.COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-6	10yr3/1			2 vfsbk	sicl	Friable		.52	VIII
Bt1	6-13	10yr4/4	m 10yr5/2	m 10yr4/2cf	2 fsbk	cl	Friable		.52	VIII
Bt2	13-18	10yr5/2		m 10yr5/1cf	2 csbk	cl	Friable		.52	VIII
C	18-60	10yr6/2			massive	fs	Very Friable		.91	III

INTERNAL DRAINAGE: Poorly DEPTH OF COMPACTED LAYERS: None

BORING/PIT # 2 SOIL SERIES: Beecher OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 8" DEPTH TO LIMITING LOADING RATE: 36" ASPECT/SLOPE: NE 2%

HORIZON	DEPTH	DMNT.COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-8	10yr2/1			2 vfsbk	sicl	Friable		.52	VIII
Bt1	8-21	10yr4/6	m2 10yr5/2	m 10yr4/2cf	2 f&msbk	sicl	Friable		.40	X
Bt2	21-36	10yr5/2			2 vfpr	sicl	Friable		.40	X
C	36-60	10yr5/2			massive	sicl	Firm		.00	XII

INTERNAL DRAINAGE: Poorly DEPTH OF COMPACTED LAYERS: None

JOHN A. RABER & ASSOCIATES, INC.
4310-G CRYSTAL LAKE ROAD
MCHENRY, ILLINOIS 60050
(815) 344-4020
TEST DATE: 3/23/2023

CPSC
Certified Professional Soil Classifier
BRUCE HOUGHTBY
01530

Bruce J. Houghtby

Bruce J. Houghtby, C.P.S.S./S.C.
ARCPACS No. 1530
ISCA No. 51

BORING/PIT # 3 SOIL SERIES: Beecher OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 6" DEPTH TO LIMITING LOADING RATE: 32" ASPECT/SLOPE NE 2%

HORIZON	DEPTH	DMNT.COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-6	10yr3/1			2 fabk	sicl	Friable		.52	VIII
Bt1	6-16	10yr4/6	m3 10yr5/2	m 10yr4/2cf	2 f&msbk	sicl	Friable		.40	X
Bt2	16-32	10yr5/2			2 csbk	sicl	Friable		.40	X
C	32-60	10yr5/2			massive	sicl	Firm		.00	XII

INTERNAL DRAINAGE: Poorly DEPTH OF COMPACTED LAYERS: None

BORING/PIT # 4 SOIL SERIES: Beecher OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 6" DEPTH TO LIMITING LOADING RATE: 28" ASPECT/SLOPE: NW 2%

HORIZON	DEPTH	DMNT.COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-6	10yr2/1			2 vfabk	sicl	Friable		.52	VIII
Bt1	6-12	10yr4/6	m3 10yr5/2	m 10yr4/2cf	2 f&msbk	sicl	Friable		.40	X
Bt2	12-28	10yr5/2			2 csbk	sicl	Friable		.40	X
C	28-60	10yr5/2			massive	sicl	Firm		.00	XII

INTERNAL DRAINAGE: Poorly DEPTH OF COMPACTED LAYERS: None

JOHN A. RABER & ASSOCIATES, INC.
4310-G CRYSTAL LAKE ROAD
MCHENRY, ILLINOIS 60050
(815) 344-4020

TEST DATE: 3/23/2023

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ARCPACS No. 1530
ISCA No. 51

BORING/PIT # 5 SOIL SERIES: Grays OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 18" DEPTH TO LIMITING LOADING RATE: >60 ASPECT/SLOPE W 2%

HORIZON	DEPTH	DMNT.COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-8	10yr3/3			2 vfsbk	sil	Friable		.62	VII
Bt1	8-18	10yr4/6		m 10yr4/4cf	2 f&msbk	sicl	Friable		.52	VIII
Bt2	18-29	10yr4/6	c2 10yr5/2	m 10yr4/2cf	2 m&csbk	sicl	Friable		.52	VIII
Bw	29-33	10yr5/2			1 vfpr	sil	Friable		.40	X
C	33-60	10yr6/2			massive	sil	Very Friable		.40	X

INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None

BORING/PIT # 6 SOIL SERIES: Grays OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 18" DEPTH TO LIMITING LOADING RATE: >72 ASPECT/SLOPE: W 2%

HORIZON	DEPTH	DMNT.COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-8	10yr3/3			2 vfsbk	sil	Friable		.62	VII
Bt1	8-18	10yr4/6		m 10yr4/4cf	2 f&msbk	sicl	Friable		.52	VIII
Bt2	18-29	10yr4/6	c2 10yr5/2	m 10yr4/2cf	2 csbk	sicl	Friable		.52	VIII
C	29-72	10yr6/2			massive	sil	Very Friable		.40	X

INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None

JOHN A. RABER & ASSOCIATES, INC.
4310-G CRYSTAL LAKE ROAD
MCHENRY, ILLINOIS 60050
(815) 344-4020

TEST DATE: 3/23/2023

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ARCPACS No. 1530
ISCA No. 51

BORING/PIT # 7 SOIL SERIES: Mundelein OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 14" DEPTH TO LIMITING LOADING RATE: >60 ASPECT/SLOPE W 2%

HORIZON	DEPTH	DMNT COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-10	10yr3/3			2 vfsbk	sil	Friable		.62	VII
Bt1	10-14	10yr4/6		m 10yr4/4cf	2 fsbk	sicl	Friable		.52	VIII
Bt2	14-27	10yr4/6	c2 10yr5/2	m 10yr4/4cf	2 msbk	sicl	Friable		.52	VIII
Bt3	27-42	10yr5/6	c3 10yr5/2	f 10yr5/3cf	2 vfpr	sicl	Friable		.52	VIII
C	42-60	10yr6/2			massive	l	Friable		.52	VIII

INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None

BORING/PIT # 8 SOIL SERIES: Barrington OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 21" DEPTH TO LIMITING LOADING RATE: >72 ASPECT/SLOPE: W 2%

HORIZON	DEPTH	DMNT COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-10	10yr3/3			2 vfsbk	sil	Friable		.62	VII
Bt1	10-21	10yr4/6		m 10yr4/4cf	2 f&msbk	sicl	Friable		.52	VIII
Bt2	21-29	10yr4/6	c2 10yr5/2	m 10yr4/4cf	2 csbk	sicl	Friable		.52	VIII
Bt3	29-52	10yr5/6	m3 10yr5/2	f 10yr5/3cf	1 fpr	sicl	Friable		.40	X
C	52-72	10ayr6/2			massive	l&sl	Friable		.52	VIII

INTERNAL DRAINAGE: Somewhat Poorly DEPTH OF COMPACTED LAYERS: None

JOHN A. RABER & ASSOCIATES, INC.
4310-G CRYSTAL LAKE ROAD
MCHENRY, ILLINOIS 60050
(815) 344-4020

TEST DATE: 3/23/2023

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ISCA No. 51

BORING/PIT # 9 SOIL SERIES: Ashkum OBSERVED WATER: None

DEPTH TO SEASONALLY HIGH WATERTABLE: 0 DEPTH TO LIMITING LOADING RATE: 33" ASPECT/SLOPE 0%

HORIZON	DEPTH	DMNT COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A	0-12	10yr2/1			2 vf&fabk	sicl	Friable		.52	VIII
Btg1	12-16	10yr4/2		m 10yr4/1cf	2 f&msbk	sicl	Friable		.40	X
Btg2	16-33	10yr5/2		m 10yr5/1cf	2 vfpr	sicl	Friable		.40	X
Cg	33-60	10yr5/2			massive	sicl	Firm		.00	XII

INTERNAL DRAINAGE: Poorly DEPTH OF COMPACTED LAYERS: None

BORING/PIT # 10 SOIL SERIES: Ashkum OBSERVED WATER: 31"

DEPTH TO SEASONALLY HIGH WATERTABLE: 0 DEPTH TO LIMITING LOADING RATE: 42" ASPECT/SLOPE: 0 %

HORIZON	DEPTH	DMNT COLOR	REDOX	COATINGS	STRUCTURE	TEXTURE	CONSISTENCE	PERMEABILITY	LOADING RATE	SOIL DESIGN GROUP
A1	0-18	10yr3/3			2 vfsbk	sicl	Friable		.52	VIII
A2	18-31	10yr2/1			2 f&mabk	sicl	Friable		.52	VIII
Btg	31-42	10yr5/2			1 vfpr	sicl	Friable		.27	XI
Cg	42-60	10yr5/1			massive	sicl	Firm		.00	XI

INTERNAL DRAINAGE: Poorly DEPTH OF COMPACTED LAYERS: None

JOHN A. RABER & ASSOCIATES, INC.
4310-G CRYSTAL LAKE ROAD
MCHENRY, ILLINOIS 60050
(815) 344-4020

TEST DATE: 3/23/2023

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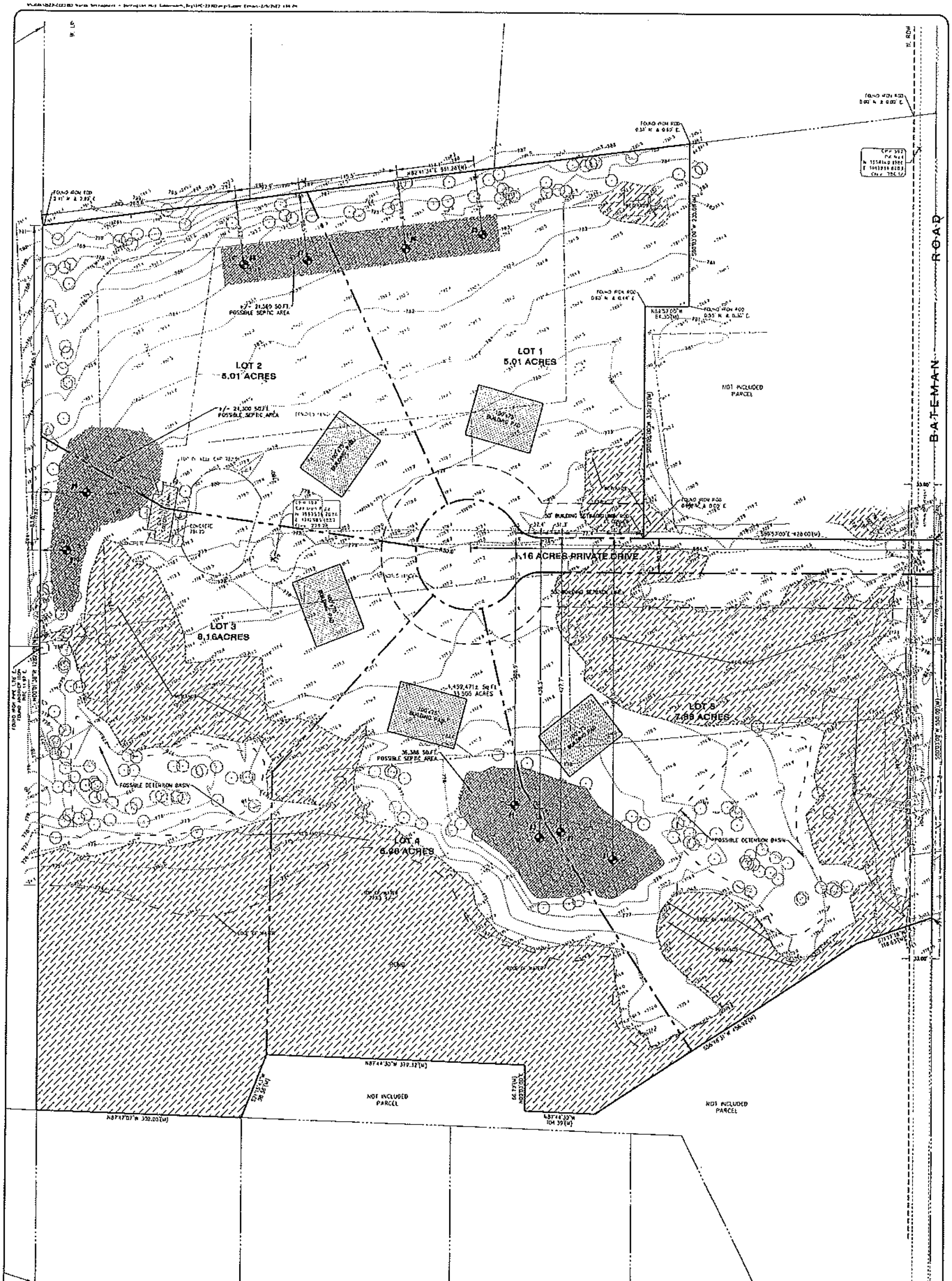
ARCPACS No. 1530
ISCA No. 51



SUBDIVISION EXHIBIT

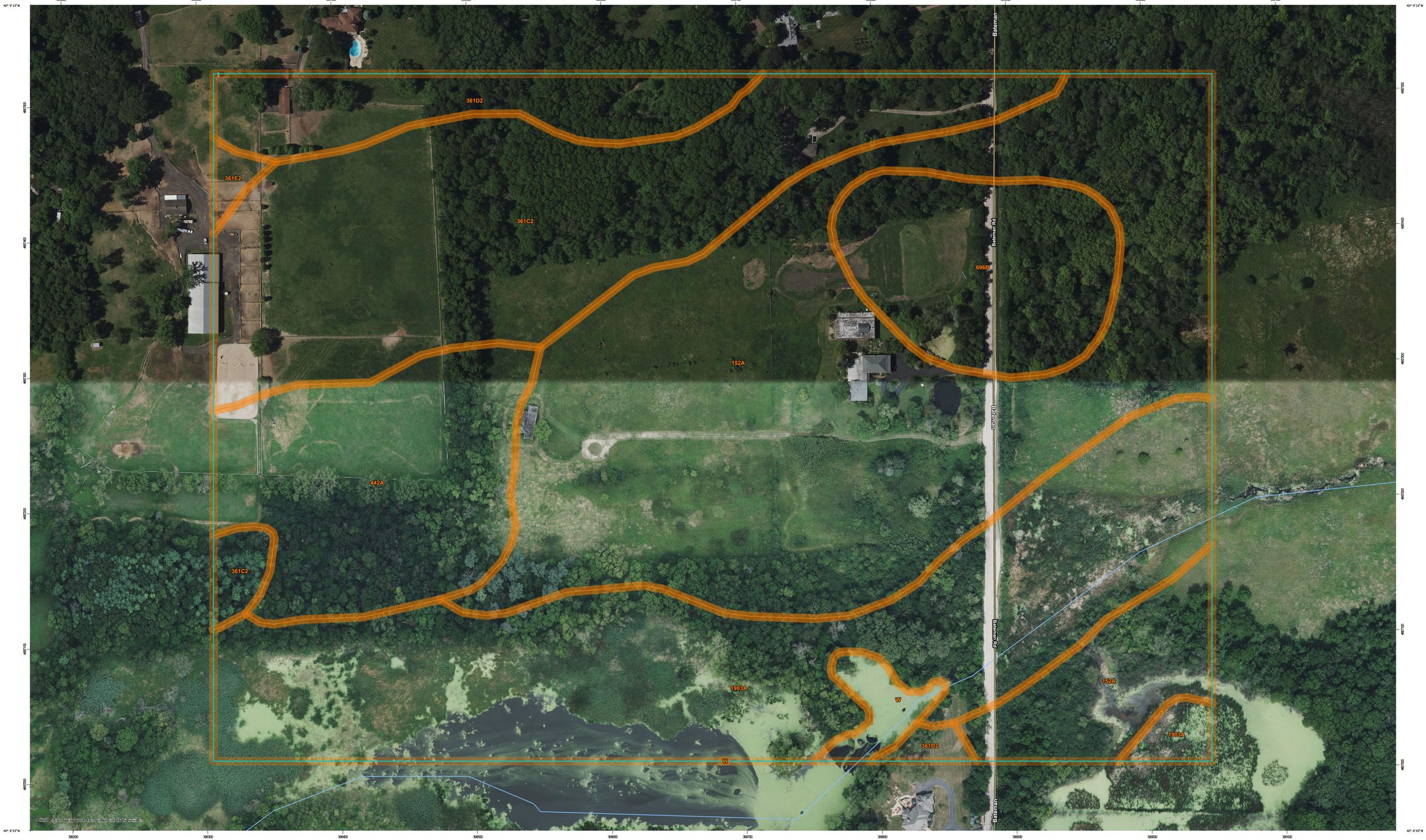
VARDA DEVELOPMENT

BATEMAN RD.
BARRINGTON HILLS, IL

REV. DATE	NO.		
		Date 02-07-2023	Designed By MJC/BTE
		Job Number CE23.003	Drawn By SAH
		Sheet Number EXH-1	Checked By MJC

CE LTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

NRCS - Web Soil Survey



Map Scale: 1:1,260 if printed on D landscape (34" x 22") sheet.

Meters: 0, 15, 30, 60, 90

Feet: 0, 60, 100, 200, 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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: Cook County, Illinois
Survey Area Data: Version 16, Aug 31, 2022

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

Date(s) aerial images were photographed: Jun 13, 2020—Sep 19, 2020

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
152A	Drummer silty clay loam, 0 to 2 percent slopes	32.5	34.9%
361C2	Kidder loam, 4 to 6 percent slopes, eroded	17.8	19.2%
361D2	Kidder loam, 6 to 12 percent slopes, eroded	4.8	5.1%
361E2	Kidder loam, 12 to 20 percent slopes, eroded	0.4	0.4%
442A	Mundelein silt loam, 0 to 2 percent slopes	9.0	9.7%
696B	Zurich silt loam, 2 to 4 percent slopes	6.3	6.8%
1903A	Muskego and Houghton mucks, undrained, 0 to 2 percent slopes	21.4	23.0%
W	Water	0.9	1.0%
Totals for Area of Interest		**93.0**	**100.0%**

PUBLIC HEARING
Before the Plan Commission
Village of Barrington Hills
Single Family Subdivision – 99 & 101 Bateman Road, Barrington Hills, IL

Notice is hereby given that a Public Hearing will be held on Monday, May 20 , 2024, at 6:30 PM by the Plan Commission of the Village of Barrington Hills at the Village Hall, 112 Algonquin Road, Barrington Hills, IL, concerning an application for approval of a Single Family Subdivision made by the Owner of the property located at 99 & 101 Bateman Road, Barrington Hills, PIN 01-06-200-021 and 01-06-200-027.

A copy of the application for Subdivision is available for examination at the office of the Village Clerk at the Village Hall, weekdays between 9:00 AM & 5:00 PM. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Written comments on the application for Subdivision to be made part of the record of this proceeding and will be accepted in the Office of the Village Clerk through 3:00 PM, May 20, 2024.

By: Village Clerk, Village of Barrington Hills
clerk@barringtonhills-il.gov
Published in Daily Herald April 25, 2024 (4614983)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy,
was published 04/25/2024
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4614983

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

February 23, 2024

Village Board of Trustees of the Village of
Barrington Hills,
112 Algonquin Road
Barrington Hills, IL 60010

CE LTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.caldwellengineering.com

Re: Project: Site Improvements for Varda Development
Location: 99 & 101 Bateman Road, Barrington Hills, IL 60010
CE #: CE23.003

Complete List of all permanent parcel located within 250 feet of the property

PIN #	PROPERTY ADDRESS	MAILING ADDRESS
01-06-202-003	96 BATEMAN RD BARRINGTON HILLS 00000 Township: BARRINGTON	
01-06-200-026	93 BATEMAN CIR BARRINGTON HILLS 60010 Township: BARRINGTON	CHAOSHAN LAI 93 B BATEMAN RD BARRNGTN HLS, IL 60010
01-06-200-019	93 BATEMAN RD BARRINGTON HILLS 60010 Township: BARRINGTON	CARMINE MAINIERO P O BOX 3196 BARRINGTON, IL 60011
01-06-200-004	95 W COUNTY LINE RD BARRINGTON 60010 Township: BARRINGTON	CHARLES J JACKSON 2018 95 W COUNTY LINE RD BARRINGTON, IL 60010
01-06-200-006	95 W COUNTY LINE RD BARRINGTON HILLS 60010 Township: BARRINGTON	CHARLES J JACKSON 95 WEST COUNTY LINE RD BARRNGTN HLS, IL 60010
01-06-100-052	98 W COUNTY LINE RD BARRINGTON HILLS 60010 Township: BARRINGTON	GERALD C HIRSCH 98 W COUNTY LINE RD BARRINGTON, IL 60010
01-06-100-053	98 MIDDLEBURY RD BARRINGTON HILLS 60010 Township: BARRINGTON	CHRISTINA S DONOHUE 585 N BANK LANE LAKE FOREST, IL 60045
01-06-200-012	372 BATEMAN CIR BARRINGTON HILLS 00000 Township: BARRINGTON	JAMES H GRIFFIN 372 N BATEMAN CIRCLE BARRINGTON, IL 60010
01-06-200-017	373 BATEMAN CIR BARRINGTON HILLS 60010 Township: BARRINGTON	CHUNG FAMILY LP 209 SPRING CREEK RD BARRINGTON, IL 60010
01-06-200-025	374 BATEMAN CIR BARRINGTON HILLS 00000 Township: BARRINGTON	VICTORIA P FESMIRE 374 BATEMAN CIRCLE N BARRNGTN HLS, IL 60010
01-06-200-024	374 BATEMAN CIR BARRINGTON HILLS 00000 Township: BARRINGTON	VICTORIA P FESMIRE 374 BATEMAN CIRCLE N BARRNGTN HLS, IL 60010
01-06-200-020	195 BATEMAN RD BARRINGTON 60010 Township: BARRINGTON	DAVID KAVANAUGH 195 BATEMAN RD BARRINGTON, IL 60010


VILLAGE OF BARRINGTON HILLS
NOTICE
OF A
PUBLIC HEARING
Will be held at 6:30 PM May 20th, 2024
At BARRINGTON HILLS VILLAGE HALL
112 ALGONQUIN ROAD
Regarding a Subdivision for this property
99 & 101 Beteman Rd.
Barrington Hills, IL 60010
01-06-200-027-0000 & 01-06-200-021-0000
By Anoosh Varda before the
PLAN COMMISSION
(VBH Code 6-3 Subdivision Procedures)
Matt Vondra
Plan Commission Chairman
847-551-3000

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHACHAN LAI
93 B BATEMAN RD
BARRINGTON HILLS, IL 60010

9590 9402 5643 9308 2911 43

2. Article Number (Transfer from service label)
9589 0710 5270 1329 0362 58

S Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by (Printed Name) CHACHAN LAI C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHUNG FAMILY LP
209 SPRING CREEK RD
BARRINGTON, IL 60010

9590 9402 5643 9308 2912 42

2. Article Number (Transfer from service label)
9589 0710 5270 1329 0361 97

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Elaine Keeffe C. Date of Delivery 4/30/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CARMINE MAINIERO
PO BOX 3196
BARRINGTON, IL 60011

9590 9402 5643 9308 2911 50

2. Article Number (Transfer from service label)
9589 0710 5270 1329 0362 41

S Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by (Printed Name) Carmine Mainiero C. Date of Delivery 4-27

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAMES H GRIFFIN
372 N BATEMAN CIR
BARRINGTON, IL 60010

9590 9402 5643 9308 2912 35

2. Article Number (Transfer from service label)
9589 0710 5270 1329 0362 03

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 4.30

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHRISTINA DONOHUE
585 N BANK LANE
LAKE FOREST, IL 60045

9590 9402 5643 9308 2911 81

2. Article Number (Transfer from service label)
9589 0710 5270 1329 0362 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible]
C. Date of Delivery 4/26/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receip

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9589071052701329036227

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Preparing for Delivery

Moving Through Network

In Transit to Next Facility

April 29, 2024

Arrived at USPS Regional Facility

PALATINE IL DISTRIBUTION CENTER
April 25, 2024, 8:17 am

Arrived at USPS Regional Facility

CAROL STREAM IL DISTRIBUTION CENTER
April 24, 2024, 10:56 pm

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Moving Through Network

In Transit to Next Facility
April 29, 2024

Arrived at USPS Regional Facility
PALATINE IL DISTRIBUTION CENTER
April 25, 2024, 8:32 am

Arrived at USPS Regional Facility
CAROL STREAM IL DISTRIBUTION CENTER
April 24, 2024, 10:55 pm

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9589071052701329036180

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Moving Through Network

In Transit to Next Facility
April 29, 2024

Arrived at USPS Regional Facility
PALATINE IL DISTRIBUTION CENTER
April 25, 2024, 8:27 am

Arrived at USPS Regional Facility
CAROL STREAM IL DISTRIBUTION CENTER
April 24, 2024, 10:54 pm

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Preparing for Delivery

Moving Through Network

In Transit to Next Facility
April 29, 2024

Arrived at USPS Regional Facility
PALATINE IL DISTRIBUTION CENTER
April 25, 2024, 8:32 am

Arrived at USPS Regional Facility
CAROL STREAM IL DISTRIBUTION CENTER
April 24, 2024, 10:52 pm

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What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Feedback

Plan Commission Special Meeting Agenda Item Report

Meeting Date: May 20, 2024
Submitted By: Nikki Panos
Submitting Department:
Item Type: Minutes
Agenda Section: [Vote] Minutes

Subject:
[Vote] Minutes - Special Meeting September 11, 2023

Suggested Action:

Attachments:
9-11-23 Plan Commission Sp Mtg Minutes-Draft.pdf

VILLAGE OF BARRINGTON HILLS
Plan Commission Special Meeting Minutes
Monday, September 11, 2023 - 6:30 PM

The Special Meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Matt Vondra at 6:36 PM

Members Present:
Curt Crouse
Christopher Geier
Kelly Mazeski
Darrin Peterson
Ann Rosenbaum
Gillian Stoettner, Secretary
Matt Vondra, Chairman

Members Absent:
Maggie Topping

Also Present:
Darby Hills, Village Trustee (by phone)
Anna Paul, Village Administrator

PUBLIC COMMENTS:
None

APPROVAL OF MINUTES: August 18, 2022
Chairman Vondra asked for a motion to approve the minutes from the August 18, 2022 meeting as stated. Geier motioned, Peterson seconded. All present said aye. The minutes were approved.

NEW BUSINESS:

Robin VanCastle has moved out of the Village and can no longer serve as Vice Chair.

Plan Commission Vice Chair Nominee: Curt Crouse
A motion was made by Mazeski to approve Mr. Crouse as Vice Chair. Vondra seconded. All present said aye. The motion was approved unanimously.

Developer Proposal for Property Outside of Village: 780 W. County Line Road
Ram Prashantha is representing PROJADES. Mr. Prashant is here seeking luxury townhome approval at the corner or Old Hart Road and Lake Cook Road. 26 semi-custom townhomes, with two car garages. Empty nesters are the target market, although there are no age or family restrictions. Barrington recommended Mr. Prashantha to contact Illinois Department of Transportation (IDOT) regarding the main entrance right of way onto County Line Road. There will also be a one-way exit into the parking lot of the existing neighboring commercial building (Morgan Stanley) via an easement. Units would be 1,800 to 2,500 sq. ft. There is an intergovernmental agreement between Barrington and Barrington Hills with limits to use. Total acres of the property being discussed is 4.33 acres. The site is currently zoned B2. 2,000 linear feet of sewer line would have to be installed, thus 26 units to make the sewer cost effective. Village Administrator Paul stated that Mr. Prashantha presented the changes he needs for the

IGA / PUD plan to the Village of Barrington for approval. Barrington needs to indicate that this is something they desire in order to accept the variances. Mr. Prashantha indicated that he is already two-months into a six-month contract. Purchase of the property is contingent upon the approval of the development. Barrington is the moving party regarding the IGA. Number of potential vehicles and school attendance locations were mentioned.

Welcome Ann Rosenbaum
Ann Rosenbaum joins the Plan Commission

Comprehensive Plan – Guiding Principles
The comprehensive plan was revised in August of 2019. We wish to review the plan to make sure we have covered our intended principles to the Village.

Trustee Hills
No update at this time.

ADJOURNMENT:
Chairman Vondra requested a motion to adjourn. Mazeski motioned, Peterson seconded. All present said aye. The meeting was adjourned at 7:47 PM
Respectfully submitted,

Gillian Stoettner
Recording Secretary