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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/28/2010 12:21 PM Pg: 1 of 80

ORDINANCE NO. 0-109-08

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
FOR THE PROPERTY AT THE NORTHWEST CORNER OF
N. HICKS RD. AND N. RAND RD. ARLINGTON TOYOTA (CASE NO. 08-43)

Property of Cook County Clerk's Office

PINS 02-02-205-018
02-02-203-009 THRU 014
02-02-203-035 + 036
02-02-203-020 THRU 022

Village of Palatine
Village Clerk's Office
200 E. Wood Street
Palatine, IL 60067

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 4, 2008

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ORDINANCE NO. 0-109-08

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR THE PROPERTY
AT THE NORTHEAST CORNER OF N. HICKS ROAD AND N. RAND ROAD
ARLINGTON TOYOTA (CASE NO. 08-43)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on July 15, 2008 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described on Exhibit "C" attached hereto.

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The Planned Development shall substantially conform to the Engineering Plans dated 5/16/08 last revised 6/11/08, to the Site Concept Plan dated 5/14/08 last revised 5/29/08, to the Landscape Plan dated 5/16/08 last revised 6/11/08

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all prepared by Roake and Associates, Inc. and attached hereto as Exhibit 'A' and to the Architectural Plans dated 8/23/07 last revised 6/9/08 and Sign Plans prepared by Custom Facilities and attached hereto as Exhibit 'B'.

2. The final design of the new public road entering from Hicks Road (dedicated as "Public Road A") shall be designed in a manner acceptable to the Village of Palatine, with consultation from the Palatine Park District.
3. All conditions of the redevelopment agreement shall apply. Wherever there may be a contradiction between the Redevelopment Agreement and the Planned Development Ordinance, the Redevelopment Agreement shall apply.
4. Review fees, in accordance with Village Code (3.5% of public improvements) shall be submitted.
5. Parkway landscaping shall be provided along Rand and Hicks Roads in a manner acceptable to the Director of Planning and Zoning. The landscape plan shall be revised accordingly.
6. The dealership shall be operated in a manner significantly conforming to the project narrative and truck deliveries shall be coordinated to minimize the noise and impact to surrounding properties. A truck delivery plan shall be submitted and approved by the Village Manager.
7. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning and conform to the sign regulations of the B-5 (Highway Business) District and Electronic Message Board requirements (Section 8.01 (i)). Specific changes shall include reducing the number of freestanding signs to three (1 with a maximum height of 30'; 2 with a maximum height of 18'), plus 2 monument signs with a maximum height of 7', not including interior directional signs. Any deviation from these sign specifications shall require the review and approval of the Village Council.
8. No outdoor pager system shall be permitted.
9. All rooftop equipment must be fully screened on all sides.
10. Separate rooms for the sprinkler and fire alarm panel will be required. The Fire Department connection shall be no further than 150' from a hydrant.
11. The underground detention basins must be designed by a structural engineer because they will have to handle vehicle loading.
12. The grading plan shall be revised to show how new grades will be tied back to existing along the perimeter of the property.
13. MWRD, IEPA, IDOT and NPDES permits will be required.
14. Unless specifically authorized, this development shall conform to all Village codes and ordinances.
15. Any future inclusion of additional properties into this Planned Development shall require an Amendment to the Planned Development.

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16. Cross access easements submitted in a manner acceptable to the Village Attorney and Engineer may be required in order to incorporate additional properties into this Planned Development.

17. Prior to the opening of the dealership and in a manner and location subject to the approval of the Village Manager, the storage of new and used vehicles shall be permitted on the subject property.

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 4 day of August, 2008


AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 4 day of August, 2008



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 4 day of
August, 2008



Village Clerk

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02-02-205-018

LOT 1 IN PALATINE ASSEMBLAGE BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2. TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2004 AS DOCUMENT #0408244143 IN COOK COUNTY, ILLINOIS.

02-02-203-009

THAT PART OF SECTION 2 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD; SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION; MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION A DISTANCE OF 845.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 418.57 FEET TO POINT THAT IS 416 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE WEST PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 377.89 FEET TO A POINT IN THE CENTER LINE OF A HIGHWAY RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 1106B762; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY 155.68 FEET TO THE CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY 199.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

02-02-203-010

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD. SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION, MEASURED ON SAID EAST AND WEST 1/4 LINE. THENCE NORTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 745.08 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 334.31 FEET TO A POINT: THENCE NORTH PARALLEL TO EAST LINE OF SAID SECTION ON A LINE THAT FORMS AN ANGLE OF 47 DEGREES 28 MINUTES TO THE LEFT WITH A PROLONGATION OF THE LAST

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DESCRIBED COURSE, A DISTANCE OF 130.65 FEET TO A POINT THAT IS 416 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE WEST PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION, 5.55 FEET; THENCE SOUTHWESTERLY 418.57 FEET TO A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 100 FEET NORTHWESTERLY OF POINT OF BEGINNING; THENCE SOUTHEASTERLY 100 FEET TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

02-02-203-011

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE: THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 645.08 FEET TO A POINT OF BEGINNING: THEN NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 242.52 FEET TO A POINT: THENCE NORTH PARALLEL TO EAST LINE OF SAID SECTION ON A LINE THAT FORMS AN ANGLE OF 47 DEGREES 28 MINUTES TO LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 135.74 FEET: THENCE SOUTHWESTERLY 334.31 FEET TO A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 100 FEET NORTHWESTERLY OF POINT OF BEGINNING; THENCE SOUTHEASTERLY 100 FEET TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

02-02-203-012

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE: THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 545.08 FEET TO A POINT OF BEGINNING: THENCE NORTH WESTERLY ALONG CENTER LINE OF RAND ROAD 100 FEET: THENCE NORTH EASTERLY AT RIGHT ANGLES TO RAND ROAD 242.52; THENCE SOUTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES, 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE

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LAST DESCRIBED COURSE. FOR A DISTANCE OF 125.89 FEET: THENCE SOUTHWESTERLY 318.96 FEET TO A POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

02-02-203-013

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 445.08 FEET TO A POINT OF BEGINNING: THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 100 FEET: THENCE NORTH EASTERLY AT RIGHT ANGLES TO RAND ROAD 318.96: THENCE SOUTH EASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE. FOR A DISTANCE OF 125.89 FEET: THENCE SOUTHWESTERLY 395.40 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

02-02-203-014

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE THENCE NORTH WESTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 0 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 345.08 FEET TO A POINT OF BEGINNING: THENCE NORTH WESTERLY ALONG THE CENTER LINE OF RAND ROAD 100 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 395.40 FEET, THENCE SOUTH EASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY 471.84 FEET TO A POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

02-02-203-035

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE

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OF SAID SEC110N WITH CENTER LINE OF RAND ROAD: SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SEC110N AS MEASURED ON SAID EAST AND WEST 1/4 LINE: THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, SAID CENTER FORMING AN ANGLE OF 47 DEGREES 0 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 245.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 100 FEET: THENCE NORTH EASTERLY AT RIGHT ANGLES TO RAND ROAD, 471.84 FEET: THENCE SOUTHEASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 125.89 FEET: THENCE SOUTHWESTERLY 548.24 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

02-02-203-036

THAT PART OF SEC110N 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSEC110N OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH CENTER LINE OF RAND ROAD; SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SEC110N AS MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, SAID CENTER FORMING AN ANGLE OF 47 DEGREES 0 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SEC110N, A DISTANCE OF 145.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 100 FEET: THENCE NORTH EASTERLY AT RIGHT ANGLES TO RAND ROAD, 548.24 FEET: THENCE SOUTHEASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY 624.72 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

02-02-203-020

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID, 1622.10 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SEC110N: THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION: 416 FEET TO A PLACE OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 291.95 FEET; THENCE NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 100

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DEGREES 4-1/2 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 152.34 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 266.39 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SOUTH HALIF OF THE NORTHEAST QUARTER OF SAID SECTION, 150 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

02-02-203-021

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID, 1547.19 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALIF OF THE NORTHEAST QUARTER OF SAID SECTION: THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION: 416 FEET TO A PLACE OF BEGINNING: THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 304.73 FEET: THENCE NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 100 DEGREES 4-1/2 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 76.17 FEET: THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 291.95 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

02-02-203-022

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID, 1472.19 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION: THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION: 416 FEET TO A PLACE OF BEGINNING: THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 317.51 FEET: THENCE NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 100 DEGREES 4-1/2 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 76.17 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 304.73 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

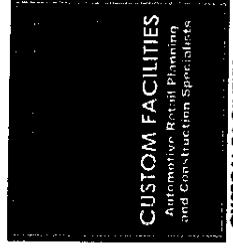
ARLINGTON TOYOTA
Palatine, Illinois



TOYOTA

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**PROJECT
PROPOSAL**



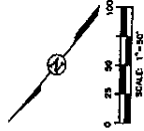
CUSTOM FACILITIES
Automotive Retail Planning
and Construction Specialists

CUSTOM FACILITIES, Inc.
6296 Rucker Road, Suite C
Indianapolis, Indiana
tel: 317.259.0038
fax: 317.259.4785
www.customfacilities.com

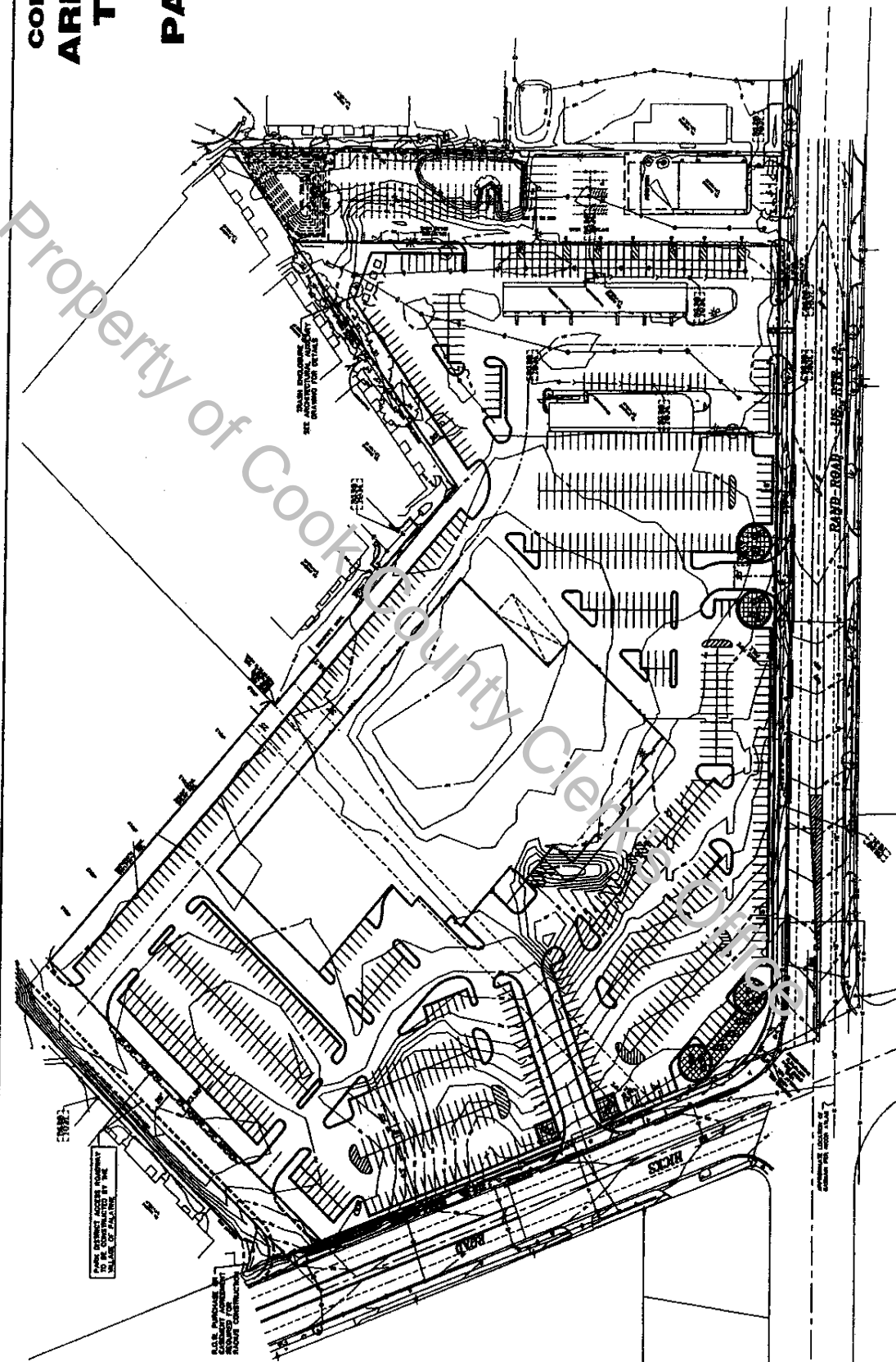
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CONCEPT PLAN
ARLINGTON
TOYOTA
OF
PALATINE



DATE: 08/11/09
DESIGNED BY: [Redacted]
CHECKED BY: [Redacted]
SCALE: 1\"/>



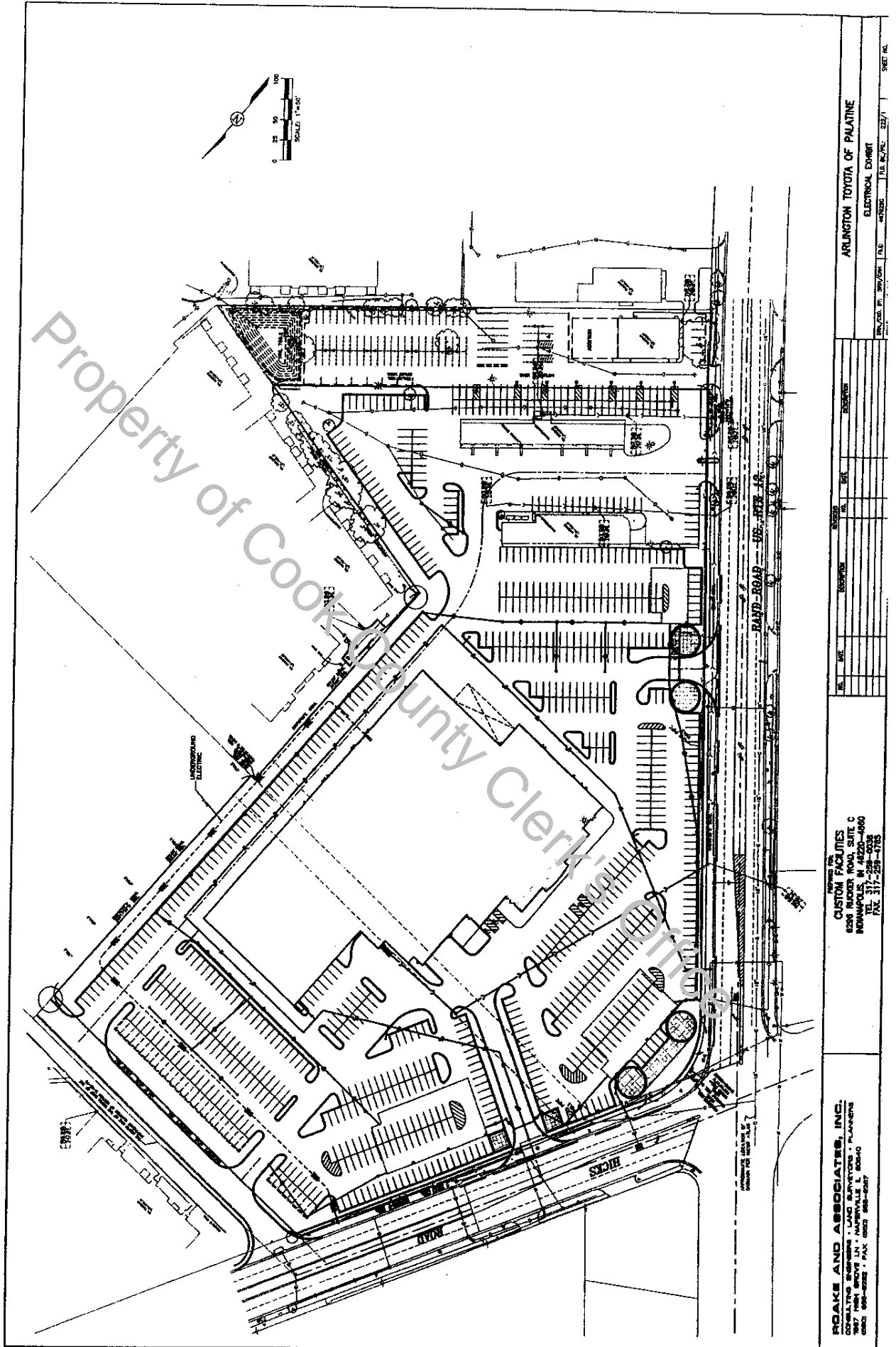
NOTE: SEE THE ADJACENT PROPERTY MAP FOR THE LOCATION OF THE PALATINE TOYOTA DEALERSHIP.

DATE: 08/11/09
SCALE: 1\"/>

ARLINGTON TOYOTA OF PALATINE CONCEPT PLAN	
DATE: 08/11/09	SCALE: 1\"/>
DESIGNED BY: [Redacted]	CHECKED BY: [Redacted]
PROJECT NO: [Redacted]	SHEET NO: 11
ROAKE AND ASSOCIATES, INC. ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLANNERS 1000 N. WILSON AVENUE, SUITE 100 PALATINE, ILL. 60067 TEL: 847-359-4700 FAX: 847-359-4705	
CUSTOM FACILITIES 6254 RIDGE ROAD, SUITE C ROSEMONT, ILL. 60018-4860 TEL: 630-583-1700 FAX: 630-583-1705	

EXHIBIT "A"

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Property of Cook County Clerk's Office

ARLINGTON TOYOTA OF PALATINE
ELECTRICAL EXHIBIT

DESIGNED FOR
CUSTOM FACILITIES
6298 RUCKER ROAD, SUITE C
INDIANAPOLIS, IN 46220-4860
TEL: 317-258-0728
FAX: 317-258-0735

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
2000 W. 96TH STREET, SUITE 200
INDIANAPOLIS, IN 46260
TEL: 317-258-0728
FAX: 317-258-0735

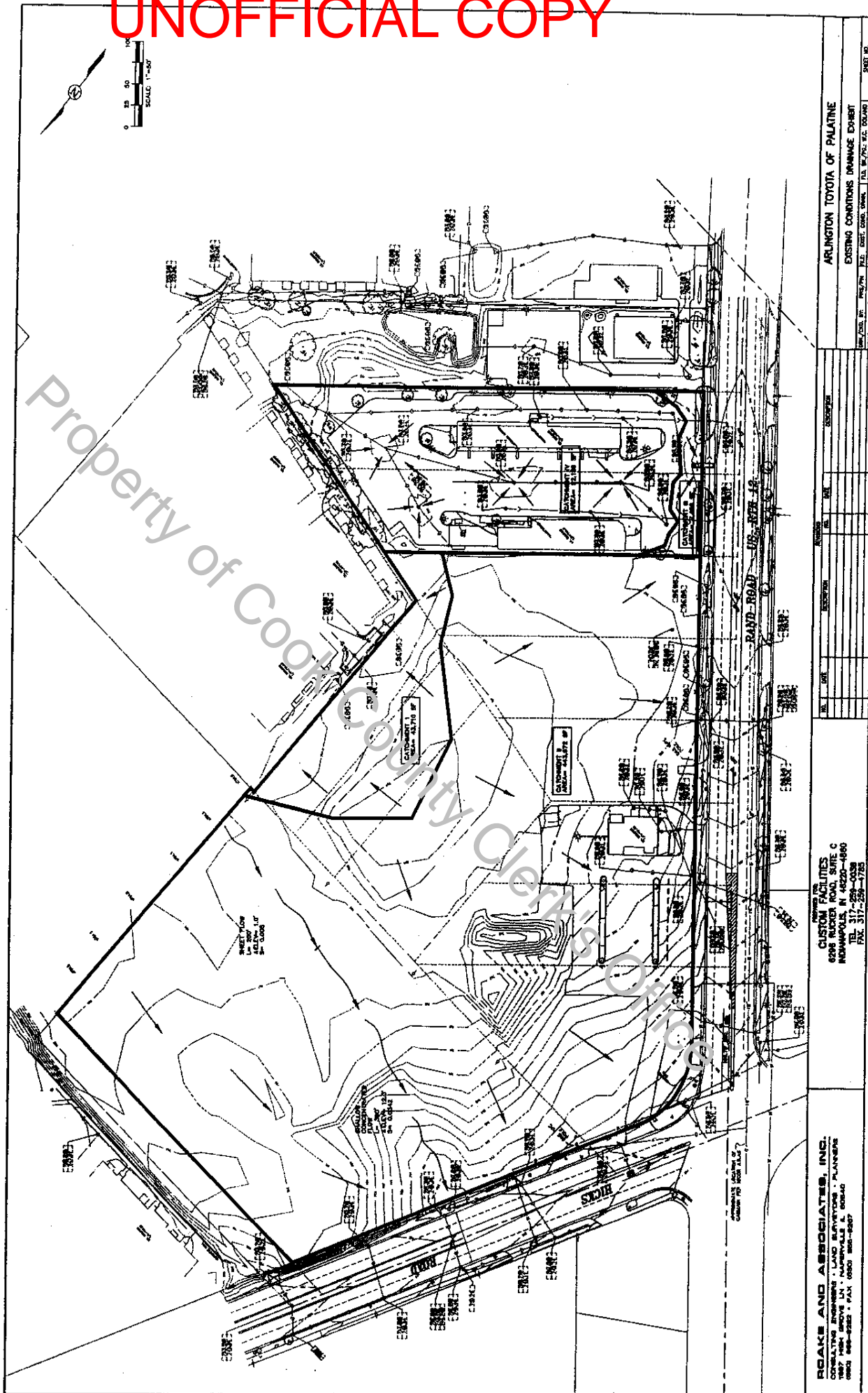
DATE: 01/20/04
SCALE: 1/8" = 1'-0"

NO.	REV.	DESCRIPTION	DATE

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EXHIBIT "A"

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ARLINGTON TOYOTA OF PALATINE
 EXISTING CONDITIONS DRAINAGE EXHIBIT

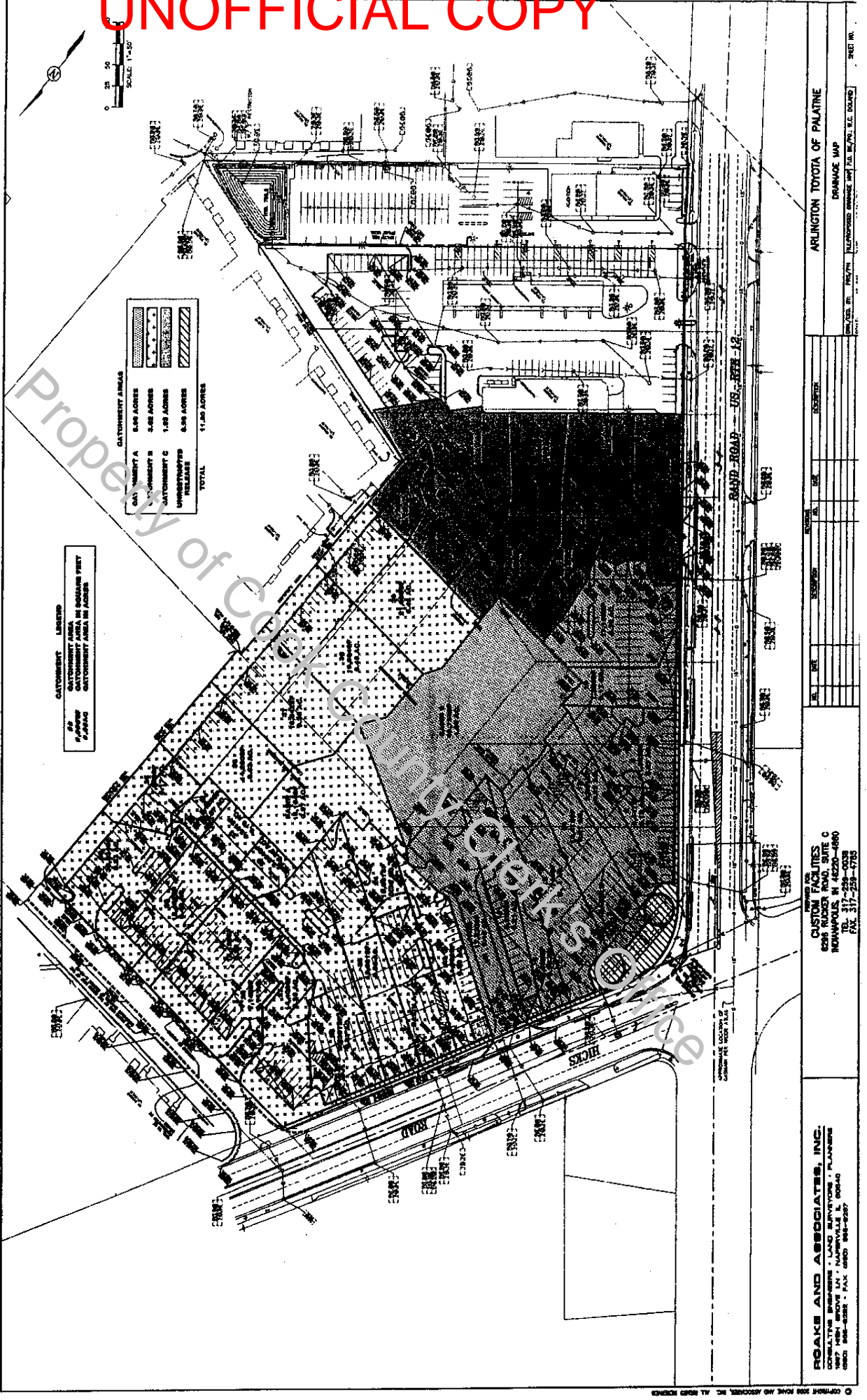
NO.	DATE	DESCRIPTION	BY	CHECKED

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 1887 HIGH GROVE LN., NAPERVILLE, IL 60563
 (630) 948-8282 • FAX: (630) 948-8887

CUSTOM FACILITIES
 6206 RUCKER ROAD, SITE C
 INDIANAPOLIS, IN 46220-4880
 TEL: 317-259-0338
 FAX: 317-259-1778

EXHIBIT "A"

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ROAKE AND ASSOCIATES, INC.
 1000 EAST WASHINGTON STREET
 INDIANAPOLIS, IN 46202-1000
 TEL: 317-258-0038 FAX: 317-258-0785

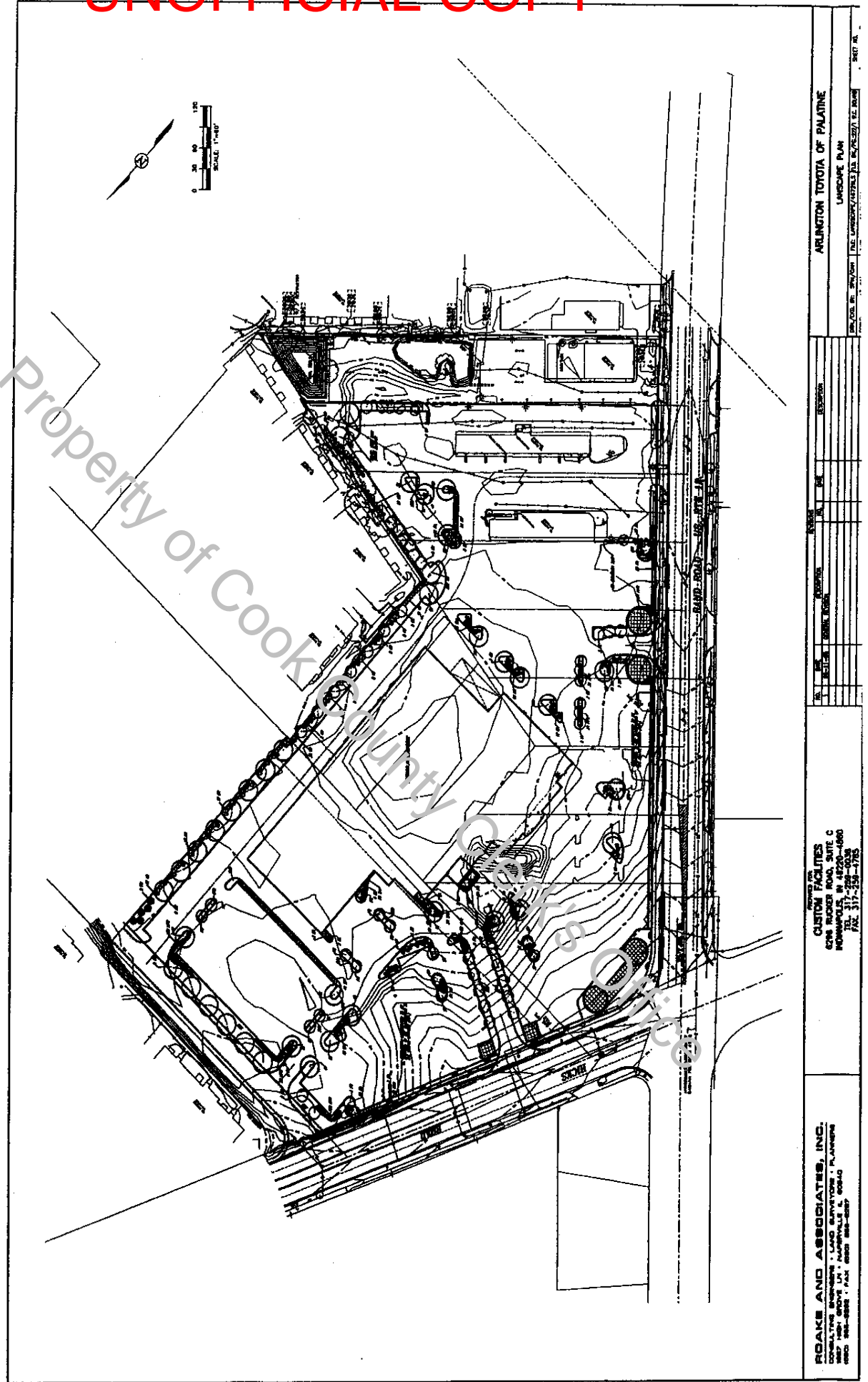
CUSTOM FACILITIES
 608 RUCKER ROAD, SITE C
 NONAPOLIS, IN 45220-4880
 TEL: 317-258-0038
 FAX: 317-258-0785

ARLINGTON TOYOTA OF PALATINE
 DRAINAGE MAP
 PREPARED BY: ARLINGTON TOYOTA OF PALATINE, ILL. DRIVERS

NO.	DATE	REVISION	BY	DESCRIPTION

EXHIBIT "A"

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Property of Cook County

ARLINGTON TOYOTA OF PALATINE
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION	BY	CHK.
1	10/15/03	ISSUE FOR PERMITS	...	...
2	10/15/03	ISSUE FOR PERMITS	...	...
3	10/15/03	ISSUE FOR PERMITS	...	...
4	10/15/03	ISSUE FOR PERMITS	...	...
5	10/15/03	ISSUE FOR PERMITS	...	...

PROJECT NO. 03-000000
CUSTOM FACILITIES
 6000 HICKORY ROAD, SUITE C
 PALATINE, ILLINOIS 60067
 TEL: 312-258-4038
 FAX: 312-258-4785

FOAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1000 W. WASHINGTON ST. SUITE 200
 CHICAGO, ILL. 60606
 TEL: 312-258-4038
 FAX: 312-258-4785

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EXHIBIT "A"

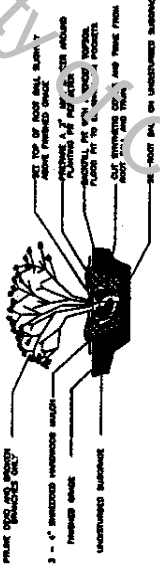
UNOFFICIAL COPY

GENERAL NOTES

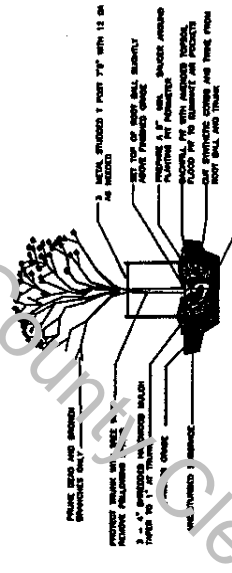
- ALL PLANT MATERIAL SHALL BE NORTHERN LANTANA VARIETY UNLESS OTHERWISE NOTED. ALL MATERIAL SHALL BE SUPPLIED AND PLANTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AS WELL AS THE PROTECTION OF ALL EXISTING STRUCTURES, FENCES, AND ALL OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AS WELL AS THE PROTECTION OF ALL EXISTING STRUCTURES, FENCES, AND ALL OTHER UTILITIES.
- ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AS WELL AS THE PROTECTION OF ALL EXISTING STRUCTURES, FENCES, AND ALL OTHER UTILITIES.
- ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AS WELL AS THE PROTECTION OF ALL EXISTING STRUCTURES, FENCES, AND ALL OTHER UTILITIES.
- ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AS WELL AS THE PROTECTION OF ALL EXISTING STRUCTURES, FENCES, AND ALL OTHER UTILITIES.

PLANT LIST

NO.	SIZE	QTY.	DESCRIPTION
1	1" DIA.	2	...
2	1" DIA.	2	...
3	1" DIA.	2	...
4	1" DIA.	2	...
5	1" DIA.	2	...
6	1" DIA.	2	...
7	1" DIA.	2	...
8	1" DIA.	2	...
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24	1" DIA.	2	...
25	1" DIA.	2	...
26	1" DIA.	2	...
27	1" DIA.	2	...
28	1" DIA.	2	...
29	1" DIA.	2	...
30	1" DIA.	2	...



SHRUB PLANTING DETAIL
NOT TO SCALE USE ONLY NORTHERN LANTANA UNLESS OTHERWISE NOTED



TREE PLANTING DETAIL
NOT TO SCALE USE ONLY NORTHERN LANTANA UNLESS OTHERWISE NOTED

OWNER: ARINGTON TOYOTA OF PALMATE
 LANDSCAPE ARCHITECT: R. G. BRADY
 LANDSCAPE ARCHITECT NO. 197-000119 DO
 NOT COPY THE PLAN FROM ANY SOURCE
 WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT
 IMPROVEMENTS TO THE NOTED PROPERTY.
 DATE: 12/15/00
 WESTFIELD LANDSCAPE
 WESTFIELD, N.Y.

PROPERTY FOR: CUSTOM FACILITIES
 6290 ROCKER ROAD, SUITE C
 HUNTSVILLE, ALABAMA 35894
 TEL: 256-526-1023
 FAX: 256-358-3785

DATE: 12/15/00

PROJECT NO.:

SHEET NO.:

FOAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 10005 WESTBERRY DRIVE
 WOODBRIDGE, VA 22191
 TEL: 703-944-5200 • FAX: 703-944-5207

UNOFFICIAL COPY

FINAL ENGINEERING PLANS AND SPECIFICATIONS FOR ARLINGTON TOYOTA IN PALATINE, ILLINOIS

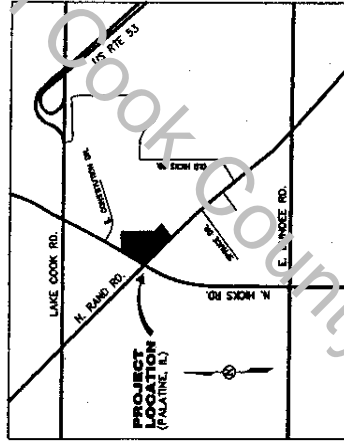


Know what's below. Call before you dig.

NOTE TOPOGRAPHIC SURVEY PROVIDED BY W.C. DOLAN ENGINEERING INC.

INDEX TO DRAWINGS

- 1. TITLE SHEET
2. SPECIFICATIONS, SPECIAL PROVISIONS, & GENERAL NOTES
3. STORMWATER POLLUTION PREVENTION PLAN SPECIFICATIONS & DETAILS
4. SEDIMENTATION & SOIL EROSION CONTROL PLAN
5. EXISTING CONDITIONS
6. DEMOLITION PLAN
7-9. DIMENSION PLAN
10-12. UTILITY PLANS
13-15. GRADING PLAN
16-18. DETAILS



LOCATION MAP NOT TO SCALE

LEGEND table with columns for SYMBOL, DESCRIPTION, and ABREVIATION. Includes symbols for various engineering features like manholes, catch basins, and utility lines.

STATE OF ILLINOIS COUNTY OF DUPAGE

I, CHARLES A. HULSE, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, LICENSE NO. 007, LICENSE EXPIRES APRIL 30, 2008. I HEREBY CERTIFY THAT I AM NOT PROVIDING THESE PLANS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DRAWN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2008.



ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 007 REGISTERED VALID THROUGH NOVEMBER 30, 2008 (NOT VALID WITHOUT ORIGINAL SIGNATURE)

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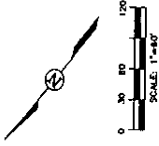
BENCHMARKS

- 1. FOUND BENCHMARK SPICE IN A POWER POLE LOCATED AT THE SOUTHEAST CORNER OF THE CAR WASH PARCEL ON THE EAST SIDE OF RAND ROAD NEAR THE SOUTHEAST CORNER OF THE CITY ELECTRO-PARKS.
2. SET PIN NAIL LOCATED AT THE SOUTHEAST CORNER OF THE CAR WASH PARCEL IN THE PARKING LOT PAVEMENT. ELEVATION: 625.70
3. SET PIN NAIL LOCATED AT THE SOUTHWEST CORNER OF THE CAR WASH PARCEL IN THE PARKING LOT PAVEMENT. ELEVATION: 625.70

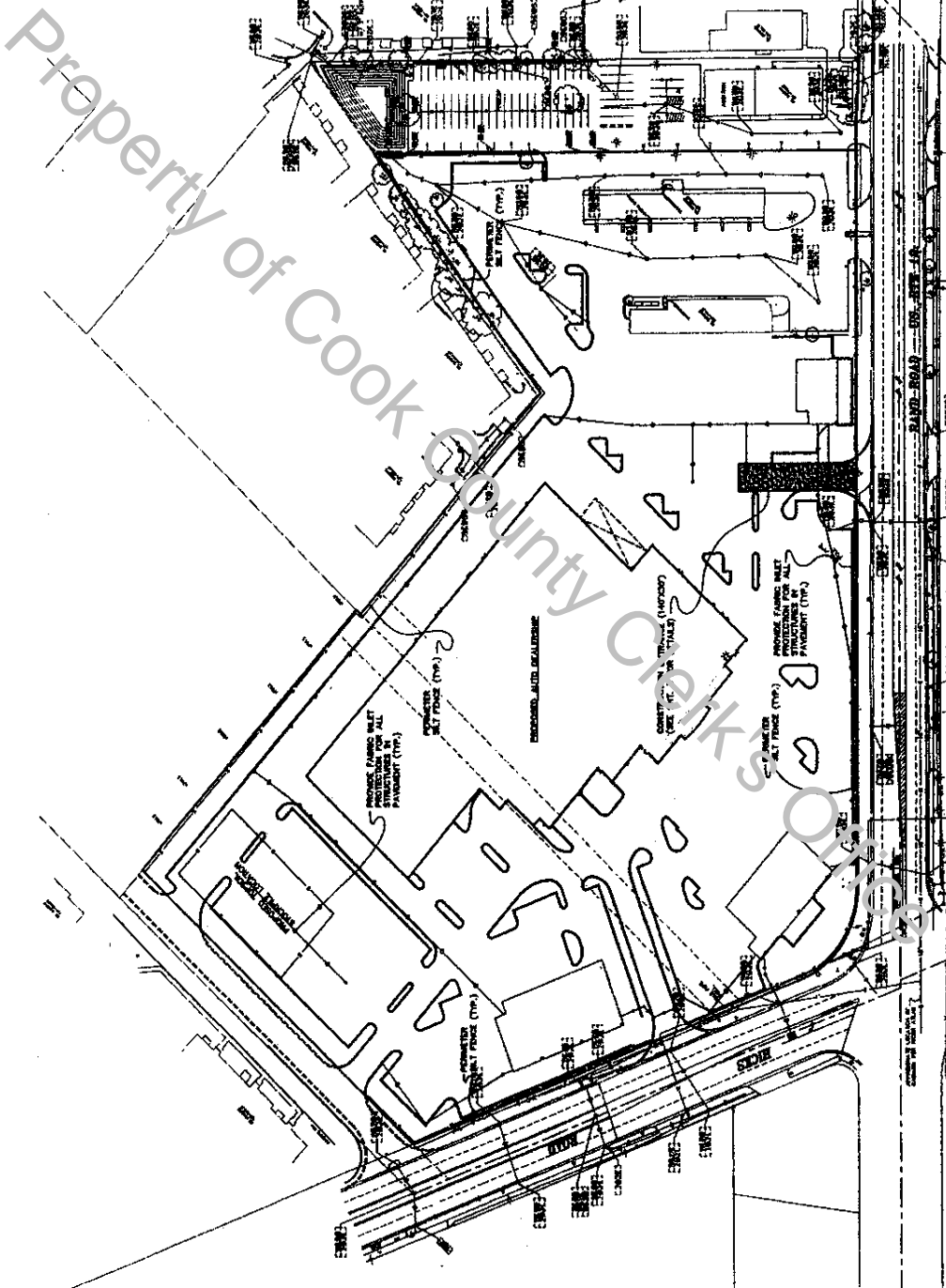
SET BENCHMARKS

Project information table including: PROJECT NO. 080101, CUSTOM FACILITIES, 6206 RUCKER ROAD, SUITE C, NAPERVILLE, IL 60563-4880, TEL: 317-258-0038, FAX: 317-258-0038, and ARLINGTON TOYOTA OF PALATINE TITLE SHEET.

UNOFFICIAL COPY



REFER TO THE OTHER WATER SEDIMENTATION AND SOIL EROSION CONTROL PLAN FOR DETAILS AND SPECIFICATIONS (SHEET 2)



Property of Cook County Clerk's Office

NO.	DATE	DESCRIPTION	BY	SCALE

CUSTOM FACILITIES
 6205 RUCKER ROAD, SUITE C
 HOMERIDGE, IN 46220-4860
 PHONE: 317-228-4785
 FAX: 317-228-4785

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 1000 N. WASHINGTON AVENUE, SUITE 1000
 CHICAGO, IL 60610
 PHONE: 312-329-3000
 FAX: 312-329-3001

ARLINGTON TOYOTA OF PALATINE
 SEDIMENTATION AND SOIL EROSION CONTROL PLAN
 DWG. NO. BT-WA/03/01 (S.E. 257528030-03R) (DLI W/PL/03/01) (S.D. 03/01)

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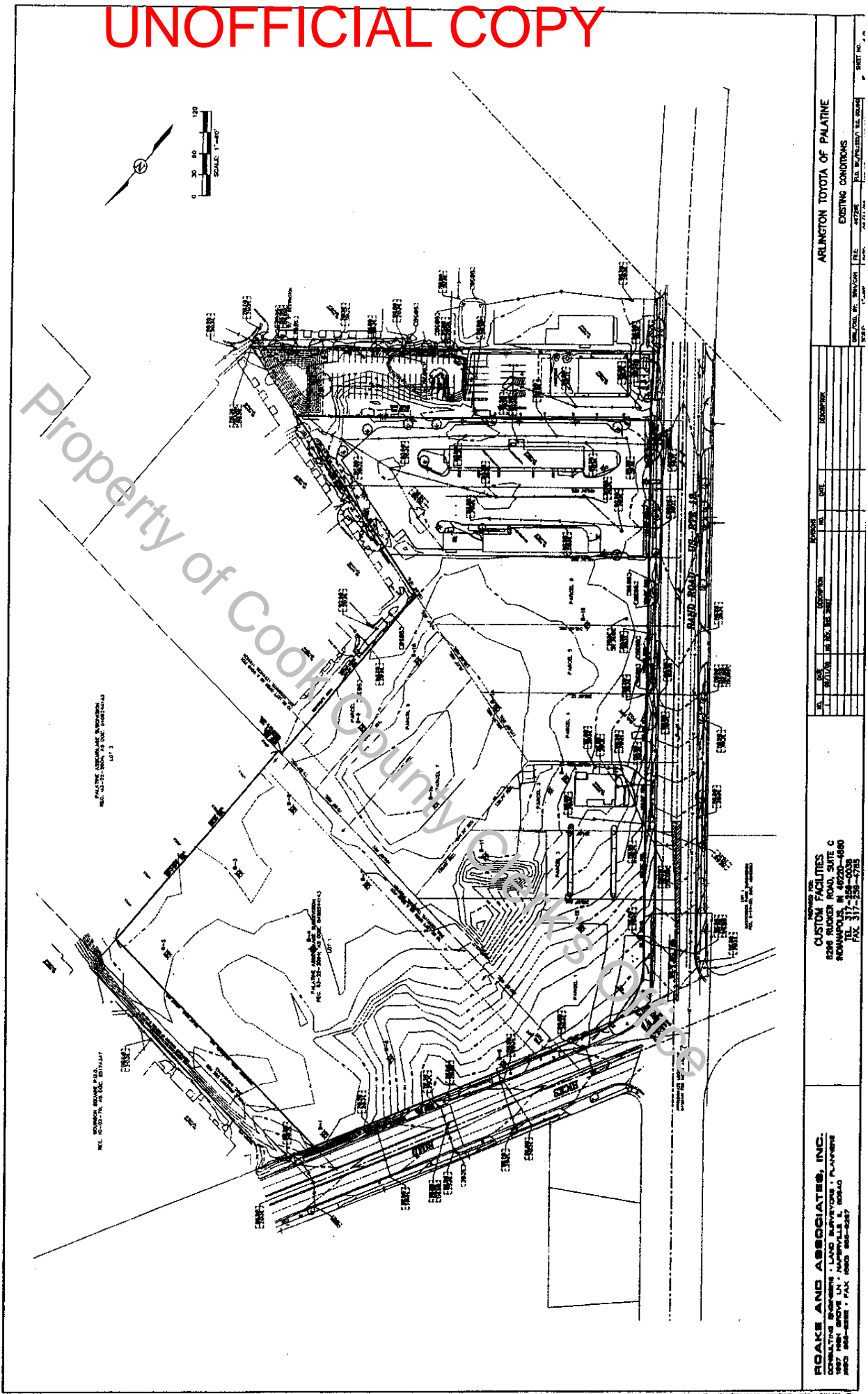
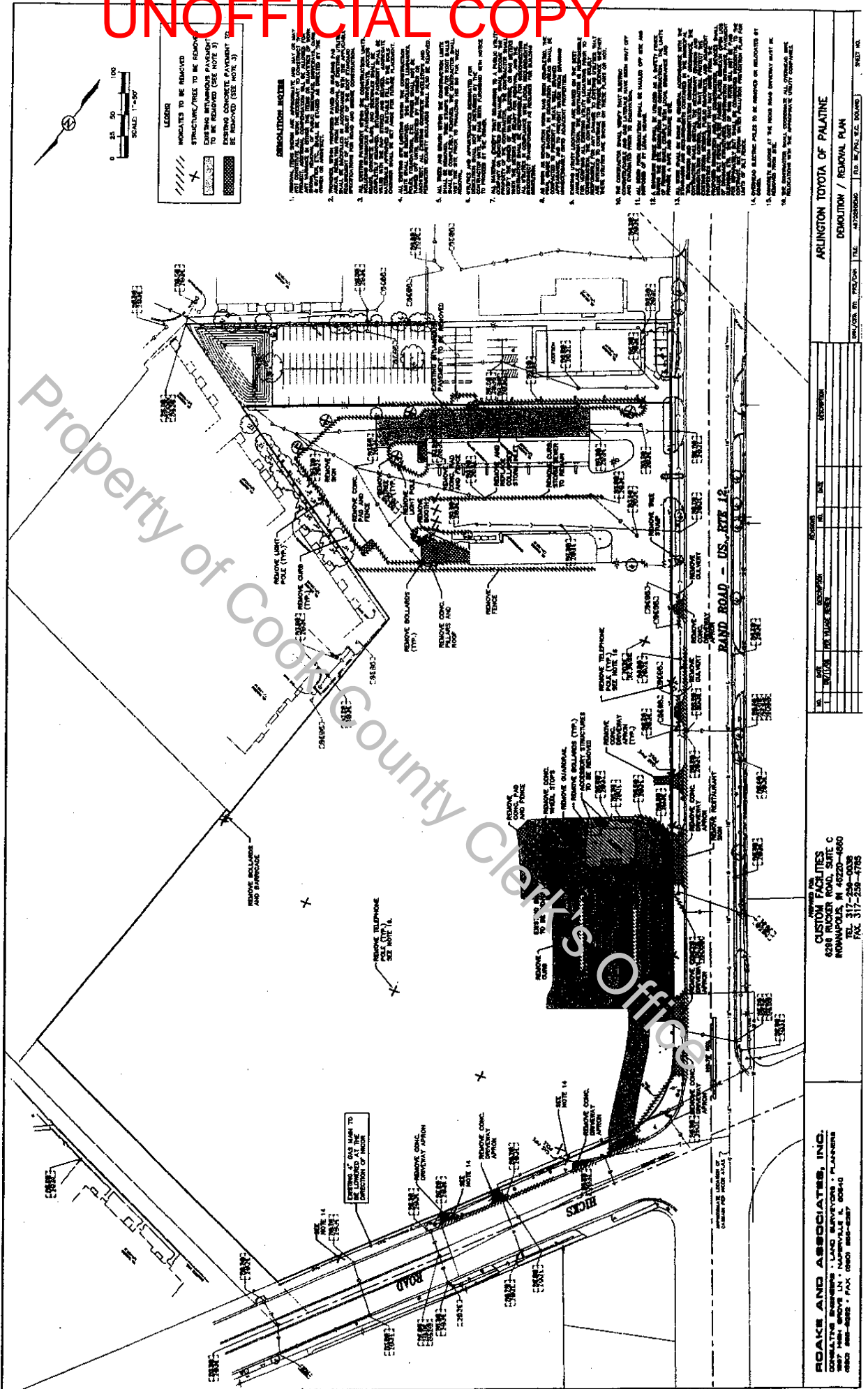


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ROAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS 1000 N. WILSON ROAD, SUITE 200 DEERFIELD, ILL. 60015 TEL: 312-298-6200 • FAX: 312-298-6207		DRAWING NO. 1002845066 SHEET NO. 22 OF 80	
PROJECT: ARLINGTON TOYOTA OF PALATINE DEMOLITION / REMOVAL PLAN		DATE: 08/20/08 SCALE: AS SHOWN	

EXHIBIT "A"

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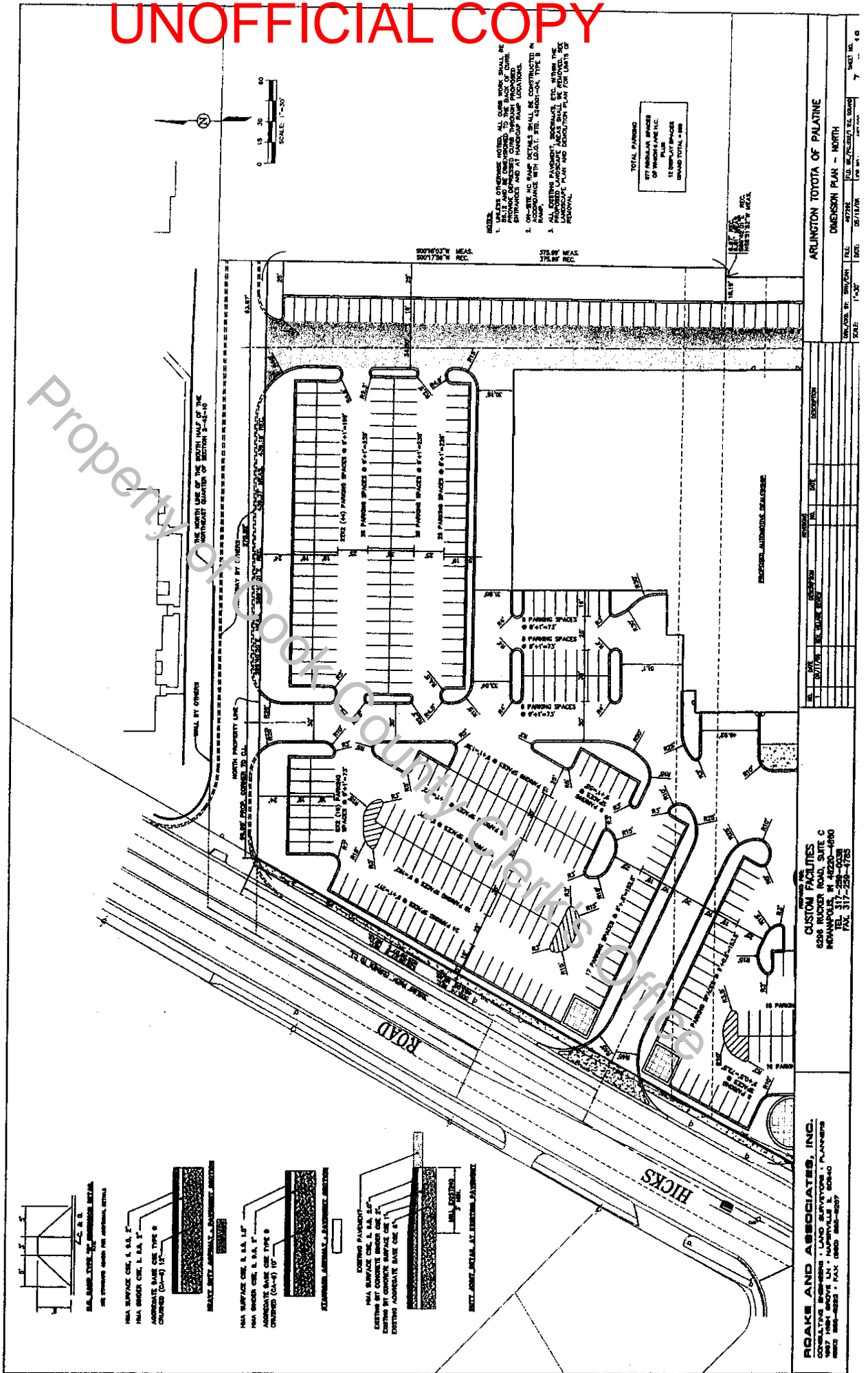
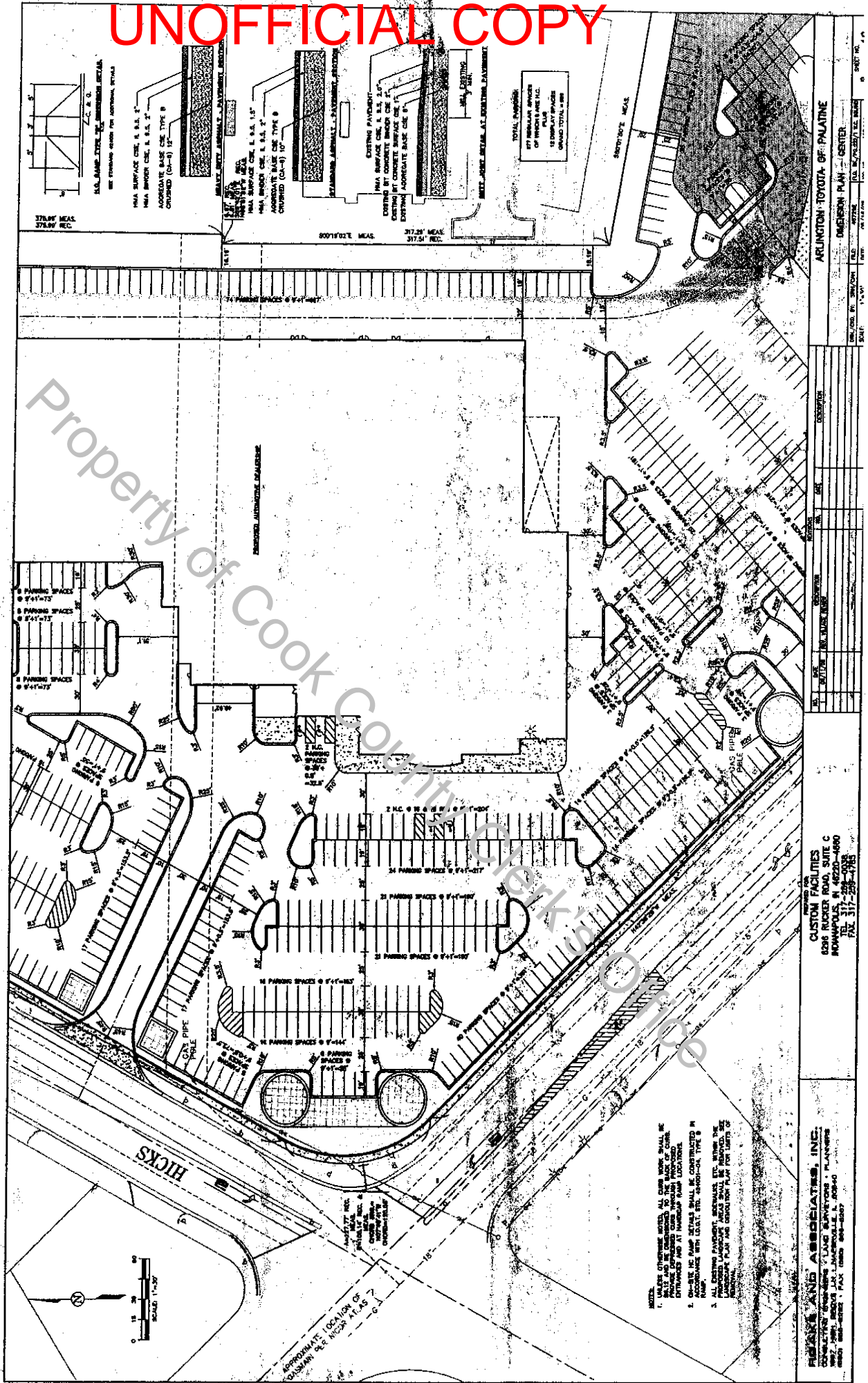
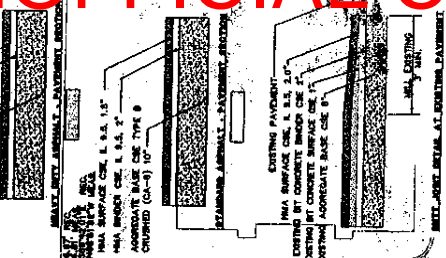
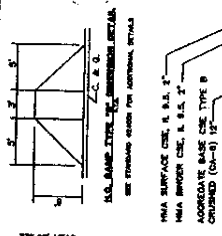


EXHIBIT "A"

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Property of Cook County Clerk



TOTAL PARKING
BY REGULATORY AGENCIES
OF WHICH ARE 112
12 COMPLIANT SPACES
UNPAID TOTAL 124

8 PARKING SPACES @ 9'x11'-7 1/2"
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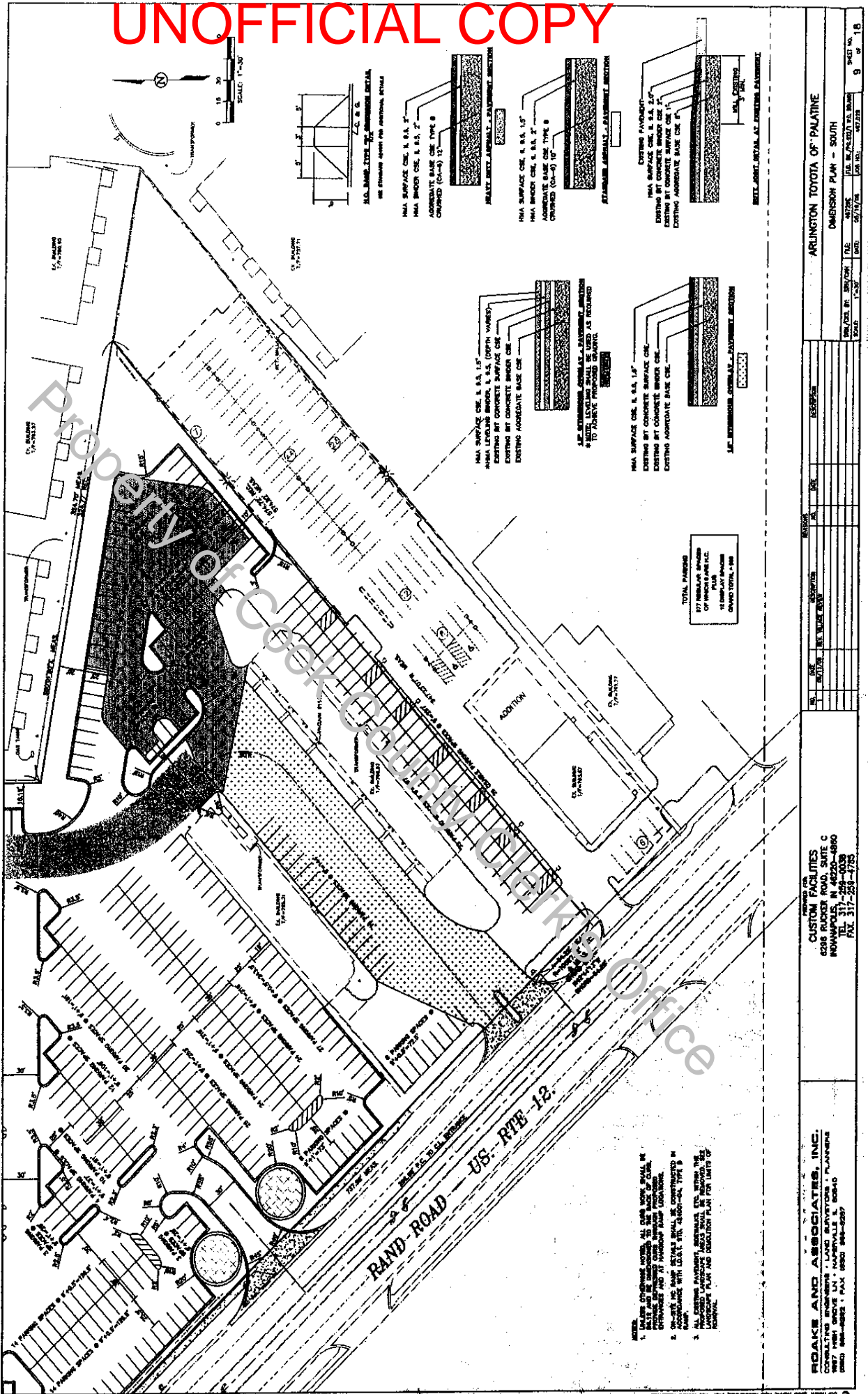
ARLINGTON TOYOTA OF PALATINE
EMERSON PLAN - CENTER

REYKAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
1007 JOHN BISHOP BLVD., JARVISVILLE, IL 60940
PHONE: 618-452-1100 FAX: 618-452-1101

- NOTES:
1. UNLESS OTHERWISE NOTED, ALL CURB WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PALATINE SPECIFICATIONS FOR CURB, ENTRANCES AND AT HURDLE RAMP LOCATIONS.
 2. ON-SITE ICE RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL SPECIFICATIONS FOR ICE RAMP.
 3. ALL EXISTING PAVEMENT, SIDEWALKS, ETC. WITHIN THE PROJECT BOUNDARIES SHALL BE MAINTAINED AND REPAIRED TO MEET THE CITY OF PALATINE SPECIFICATIONS FOR PAVEMENT.

EXHIBIT "A"

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1. ALL PAVING SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION, AS APPLICABLE.
2. ALL PAVING SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION, AS APPLICABLE.
3. ALL PAVING SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION, AS APPLICABLE.

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
 1977 HIGH DRIVE LN. • NAPERVILLE, IL 60563
 (630) 485-8822 • FAX (630) 948-0297

CUSTOM FACILITIES
 6236 RUCKER ROAD, SITE C
 NAPERVILLE, IL 60563-4890
 TEL: 317-239-0038
 FAX: 317-239-4775

ARINGTON TOYOTA OF PALATINE
 DIMENSION PLAN - SOUTH
 DATE: 07/14/98
 SHEET NO. 9 OF 18

EXHIBIT "A"

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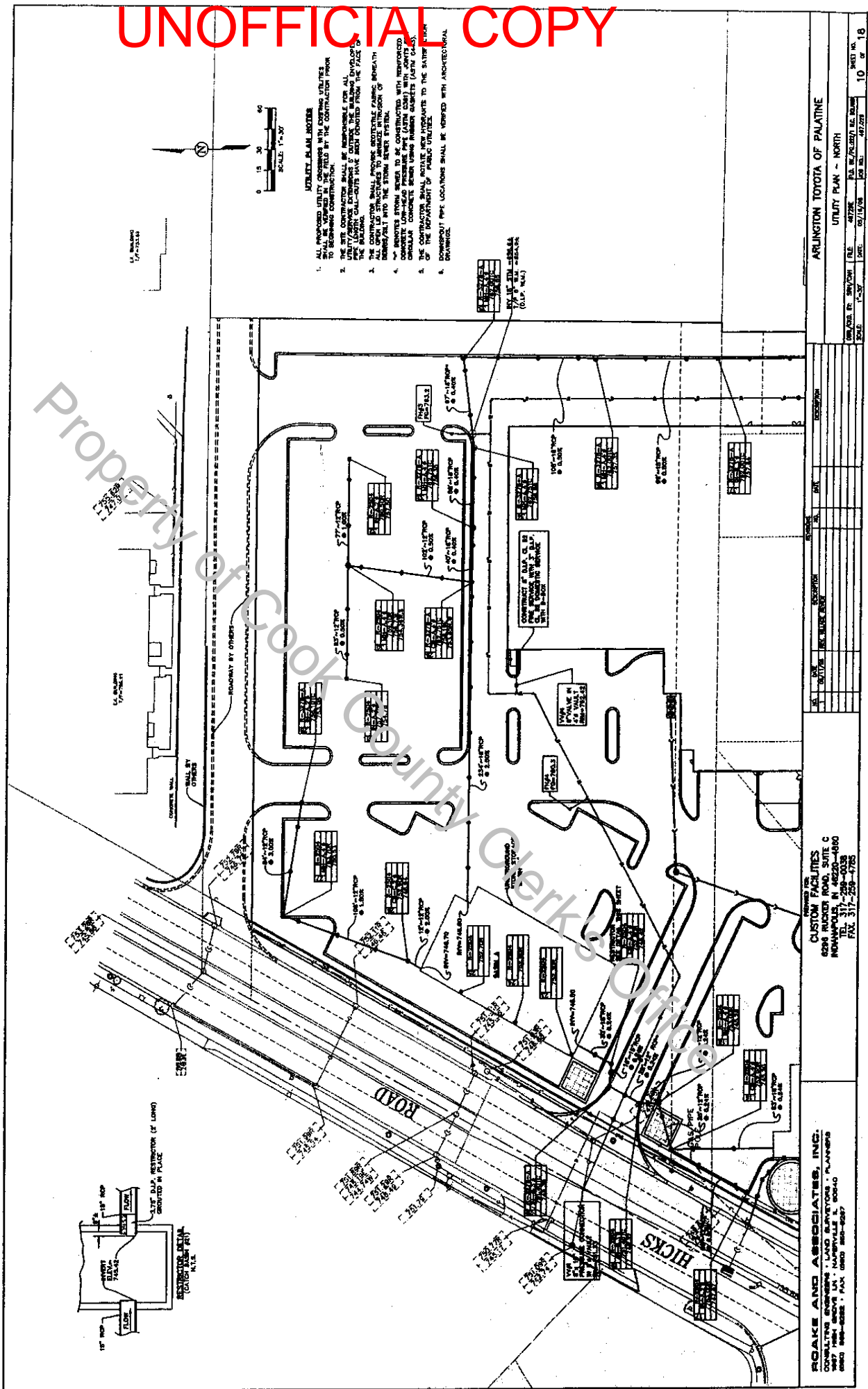


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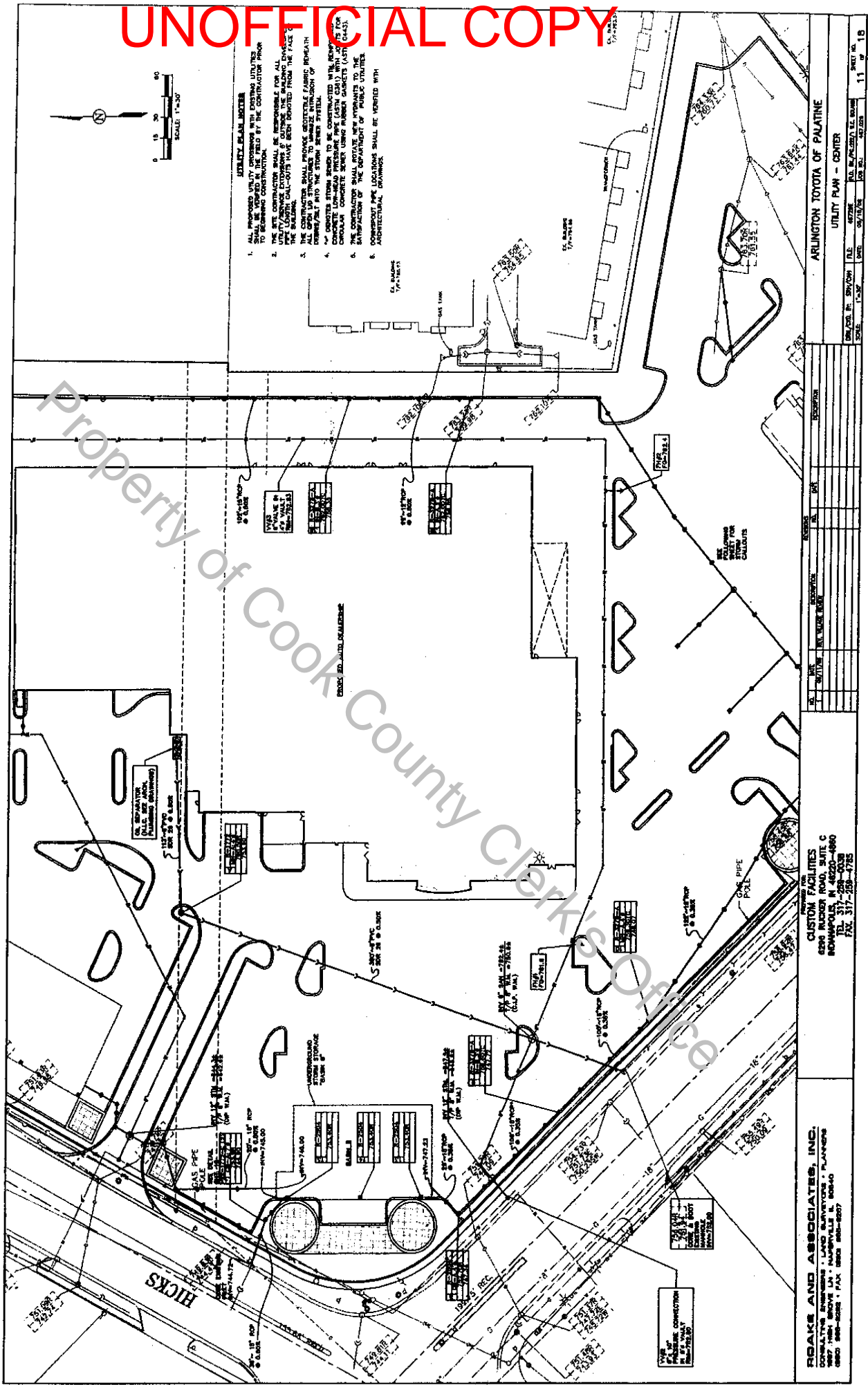
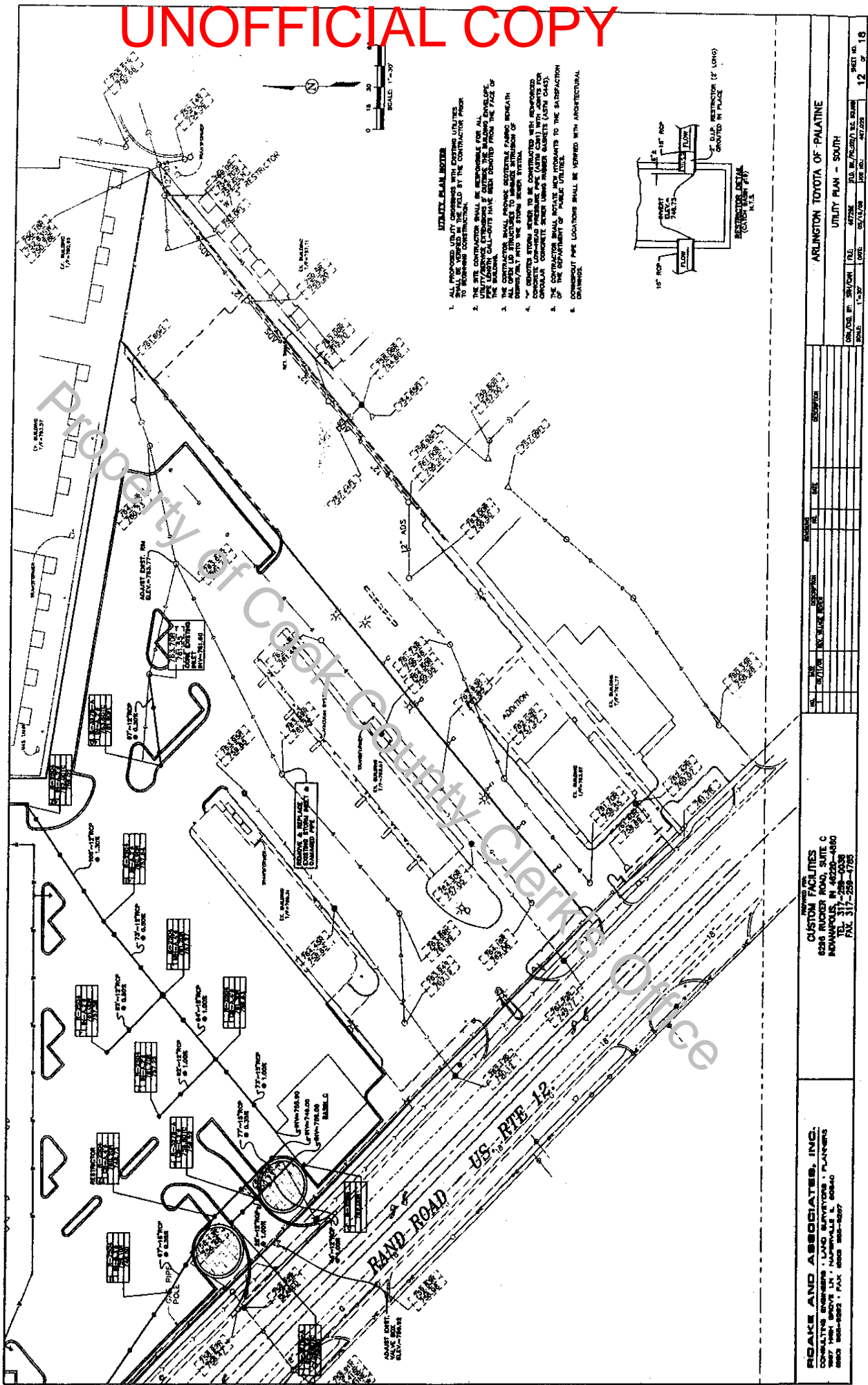
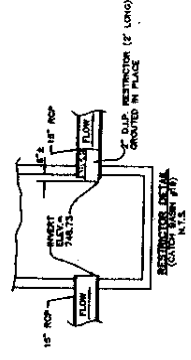


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- UTILITY PLAN NOTES**
1. ALL PROPOSED UTILITY CONNECTIONS WITH EXISTING UTILITIES TO BE MADE AND CONSTRUCTION FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 2. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY SERVICES, EXCEPT FOR EXISTING UTILITIES SHOWN ON THE ORIGINAL SURVEY. CALL-OUTS HAVE BEEN PROVIDED FROM THE FACE OF THE ORIGINAL SURVEY TO THE STATION NUMBER SYSTEM.
 3. THE CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING BENEATH EXISTING UTILITIES TO BE MAINTAINED AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO BE MAINTAINED.
 4. EXISTING STORM SEWER TO BE CONSTRUCTED WITH ENHANCED CONCRETE COMPOUND PRESSURE PIPE (WITH COAT) WITH JOINTS FOR COMPLETE CONCRETE COMPOUND PRESSURE SUBJECTS (CSP) (CSP).
 5. THE CONTRACTOR SHALL PROVIDE THE NECESSARY CONNECTIONS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC UTILITIES.
 6. DOWNHOLE PIPE LOCATIONS SHALL BE VIEWED WITH ARCHITECTURAL DRAWINGS.

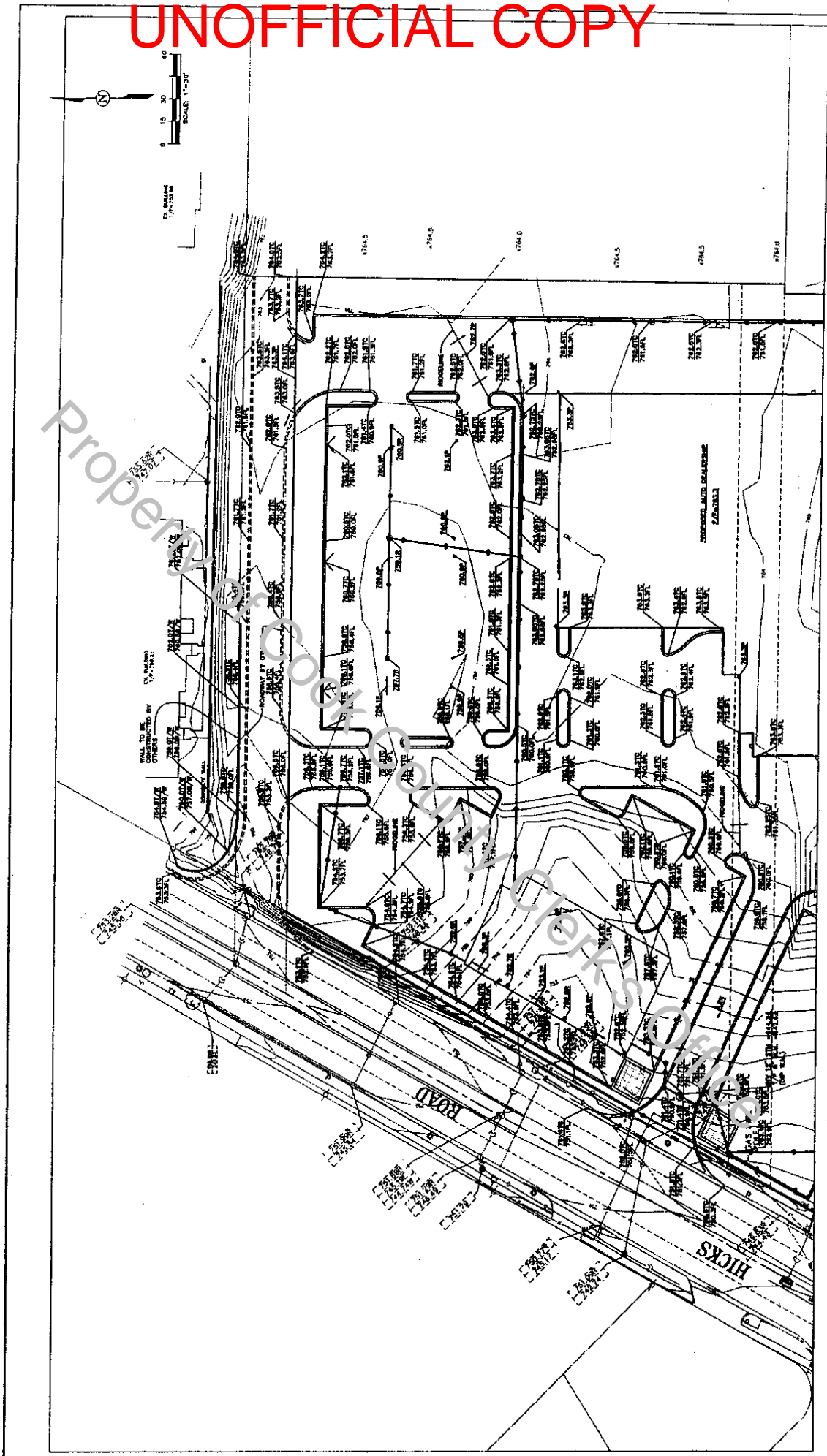


FOURK AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS 2000 W. BROADWAY, SUITE 1000, MEMPHIS, TN 38102 TEL: 901-525-1700		ARLINGTON TOYOTA OF PALATINE UTILITY PLAN - SOUTH CON. NO. 10-000001-001 DATE: 05/13/08 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN	
PROJECT NO.: CUSTOM FACILITIES 6236 RUCKER ROAD, SUITE C BOWLING GREEN, TN 38801-4880 TEL: 317-258-1700	SHEET NO.: 12	OF: 18	DATE: 05/13/08

EXHIBIT "A"

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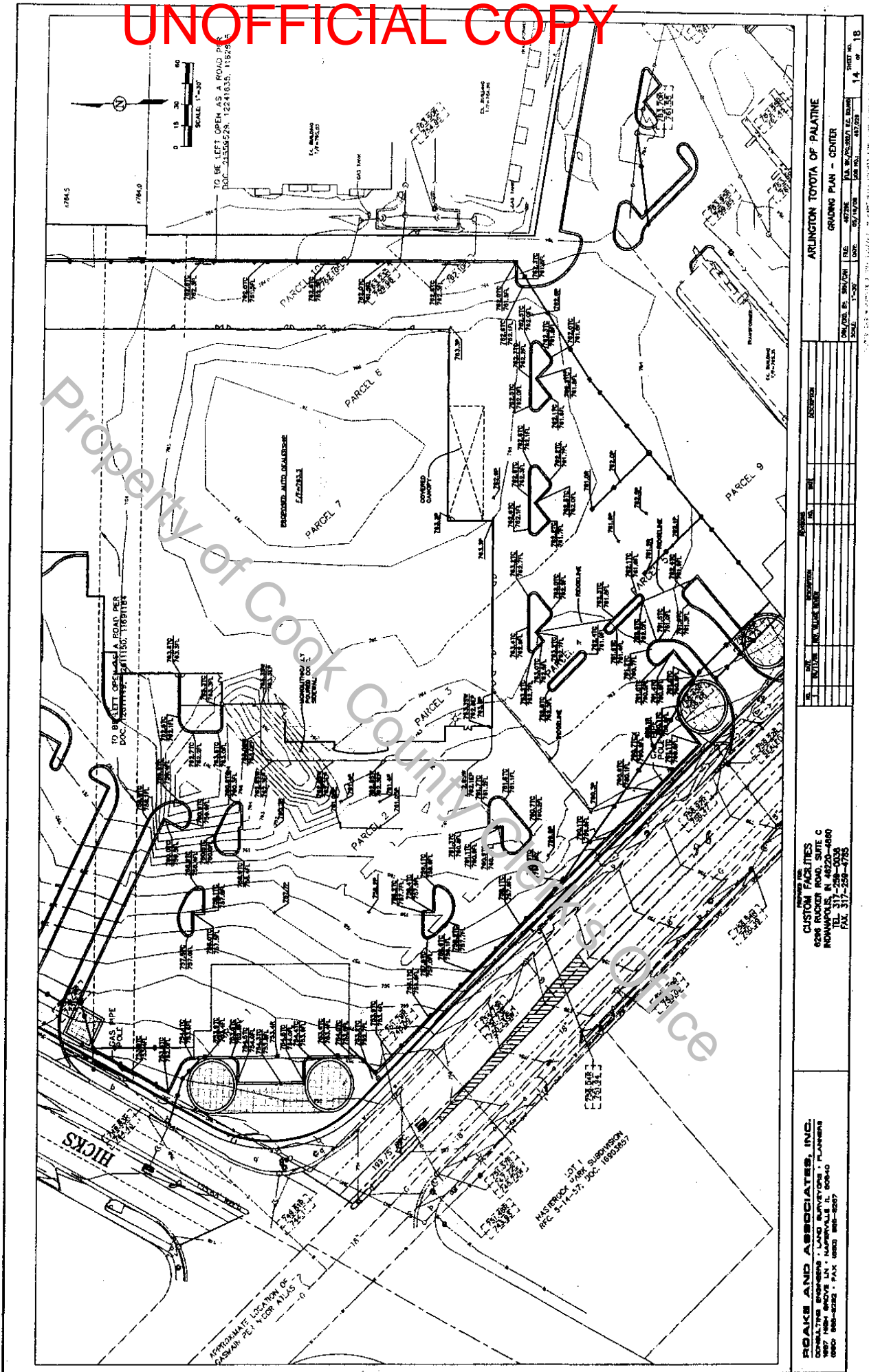


Property of Skyline Properties, LLC

SOAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS 2000 W. WISCONSIN AVENUE, SUITE 200 GLENVIEW, ILLINOIS 60025-4000 TEL: 847-835-8800 FAX: 847-835-8801		ARLINGTON TOYOTA OF PALATINE GRADING PLAN - NORTH DATE: 05/14/08 DRAWN BY: J. S. WILSON CHECKED BY: J. S. WILSON SCALE: 1"=30' SHEET NO. 13 OF 18		
NO.	DATE	DESCRIPTION	BY	CHKD.

EXHIBIT "A"

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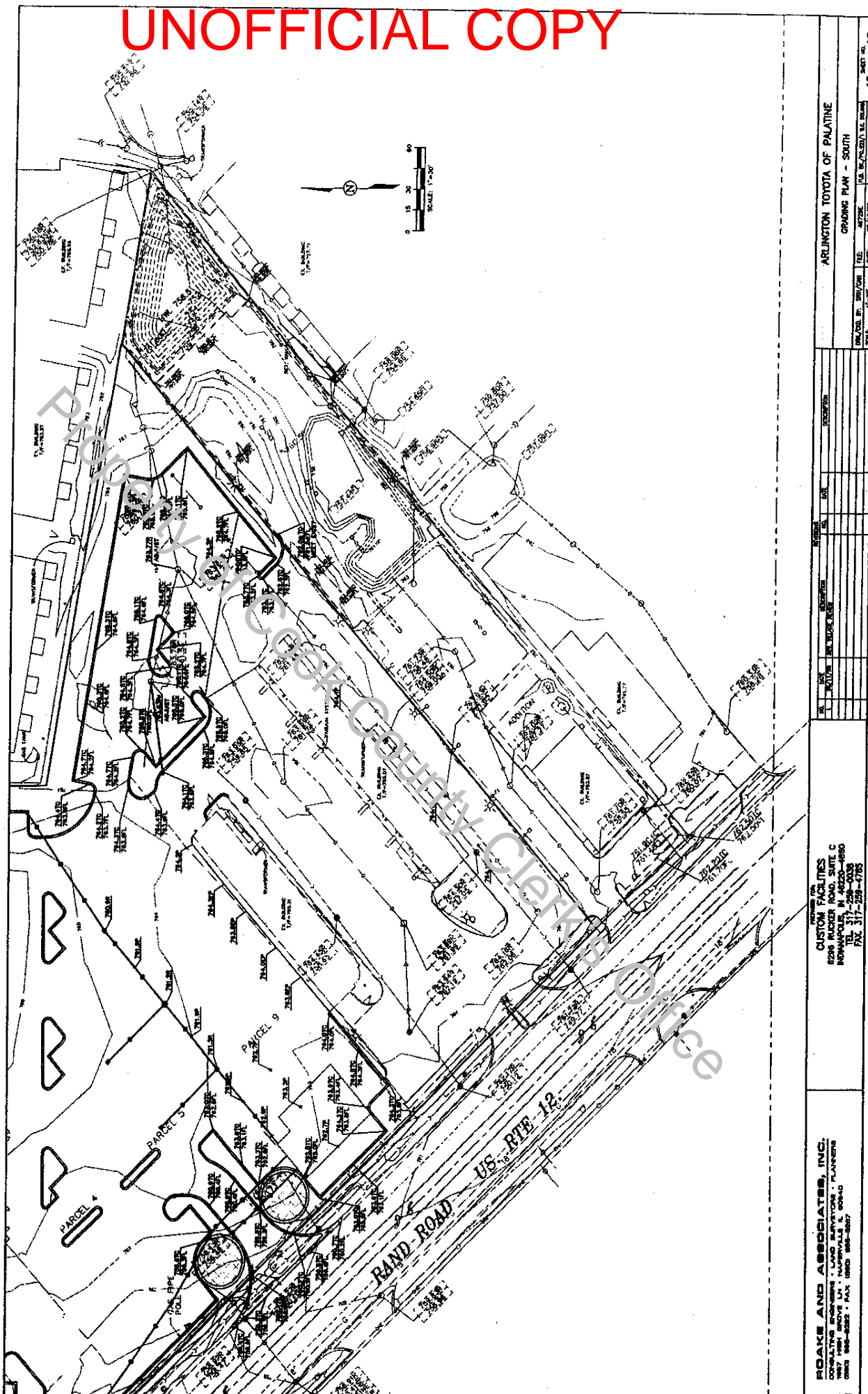


Property of Cook County Planning Office

ROAKE AND ASSOCIATES, INC. ENGINEERS AND ARCHITECTS 3807 HIGHWAY 141 N. PALM BEACH, FLORIDA 33409 (407) 855-8222 • FAX (407) 855-8237		ARLINGTON TOYOTA OF PALATINE GRADING PLAN - CENTER DATE: 05/14/08 DRAWN BY: J. B. ROAKE CHECKED BY: J. B. ROAKE SCALE: 1"=30' SHEET NO. 18 OF 18	
NO.	DATE	DESCRIPTION	BY
1	05/14/08	ISSUED FOR PERMIT	JBR

EXHIBIT "A"

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ARLINGTON TOYOTA OF PALATINE
 GRADING PLAN - SOUTH
 DATE: 1/25/08
 TIME: 4:27PM
 USER: 6574/08
 JOB NO.: 457289
 SHEET NO. 15 OF 18

PROJECT NO. 08-0038
 CUSTOM FACILITIES
 6256 BUCKER ROAD, SUITE C
 NEWNAN, GA 30556-6690
 TEL: 317-258-0038
 FAX: 317-258-4785

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS
 7847 HERRING BROOK LN - NASHVILLE, TN 37240
 (615) 886-8888 - FAX: (615) 886-8887

EXHIBIT "A"

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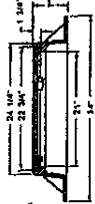
R-2372-A
Curb Inlet Frame, Grate, Curb Box

Heavy Duty
Available with type B grate, order as R-2372-A/B. Also available with open curb box. Frame available with +ve/-ve surge support.
2 1/2" adjusting stop available - see R-1079 within page 36.



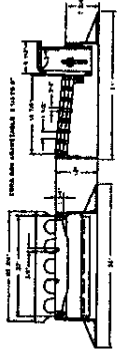
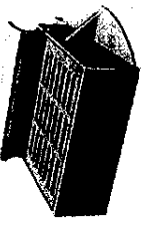
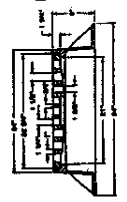
R-1772
Marble Frame, Solid Lid

Heavy Duty
Frame available with Non-Flushing feature. See page 4 for illustration.
Also available with 30" diameter frame.



R-2004
Curb Inlet Frame and Grate

Heavy Duty



<p>REVISED FOR</p>			<p>ARLINGTON TOTOYA OF PALATINE</p>		
NO.	REV.	DATE	DESCRIPTION	DETAILS	REV. NO.
1	1	05/19/05			1
2	1	05/19/05			2
3	1	05/19/05			3
4	1	05/19/05			4
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21	1	05/19/05			21
22	1	05/19/05			22
23	1	05/19/05			23
24	1	05/19/05			24

CUSTOM FACILITIES
SOUTH PARK SITE C
NORWALK, IL 60460
TEL. 317-259-0035
FAX. 317-259-4785

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
10050 W. 116th St., Suite 200
Mesa, AZ 85204
PH: 480-835-0207

EXHIBIT "A"

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The drawings include:

- Top Left:** A plan view of the vehicle lift mechanism with labels for various components.
- Middle Left:** A detailed view of the lift's base and support structure.
- Bottom Left:** A plan view of the lift's internal mechanism and drive shaft.
- Top Right:** An elevation of the lift's vertical column and platform.
- Middle Right:** A side view of the lift's platform and support structure.
- Bottom Right:** A detailed view of the lift's base and support structure.

ASSEMBLY DRAWING: SPACE SAVING LIFT

DETAILS

1. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
 2. DIMENSIONS IN PARENTHESES ARE APPROXIMATE.
 3. DIMENSIONS IN BRACKETS ARE TO BE OBTAINED FROM THE MANUFACTURER OF THE EQUIPMENT.
 4. DIMENSIONS IN SQUARE BRACKETS ARE TO BE OBTAINED FROM THE MANUFACTURER OF THE EQUIPMENT.
 5. DIMENSIONS IN CIRCLES ARE TO BE OBTAINED FROM THE MANUFACTURER OF THE EQUIPMENT.
 6. DIMENSIONS IN TRIANGLES ARE TO BE OBTAINED FROM THE MANUFACTURER OF THE EQUIPMENT.

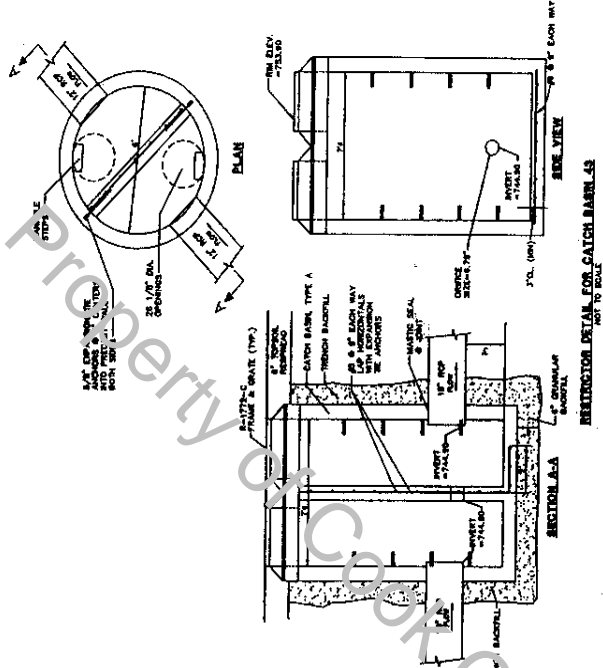
REVISED FOR
 CUSTOM FACILITIES
 6600 ROCKER ROAD, SUITE C
 MURFREESBORO, TN 37132-4880
 TEL. 317-259-4038
 FAX. 317-259-4733

ROAKE AND ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 500 N. W. 12th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 TEL. 305-555-7300
 FAX. 305-555-7300

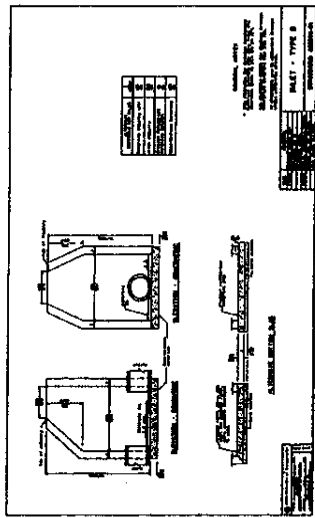
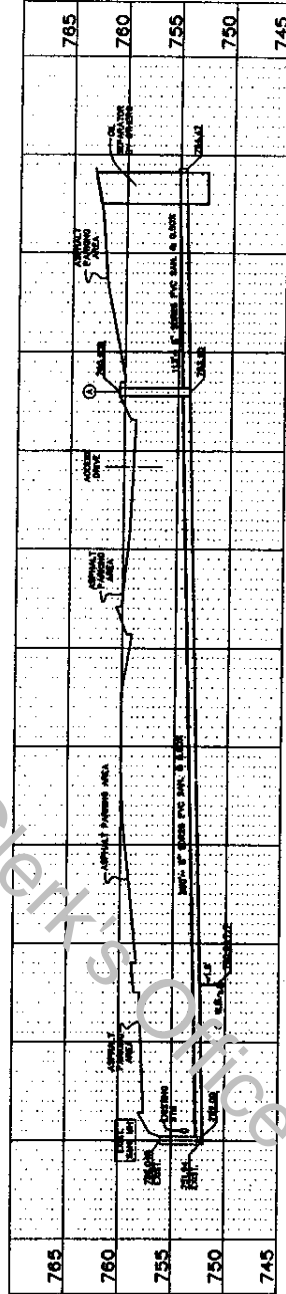
EXHIBIT "A"

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RESTRICTION DETAIL FOR CATCH BASIN S4S
NOT TO SCALE



<p>FOAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS 3807 HERR AVENUE, NAPERVILLE, IL 60540 (630) 317-2200 • FAX (630) 317-2207</p>		<p>ARLINGTON TOTOTA OF PALATINE DETAILS</p>	
DATE	DESCRIPTION	SCALE	SHEET NO.
08/14/08	FOR THE PROJECT	AS SHOWN	18 OF 18
DESIGNED BY	CHECKED BY	DATE	SCALE
PROJECT NO.	DATE	SCALE	SHEET NO.

EXHIBIT "A"

UNOFFICIAL COPY

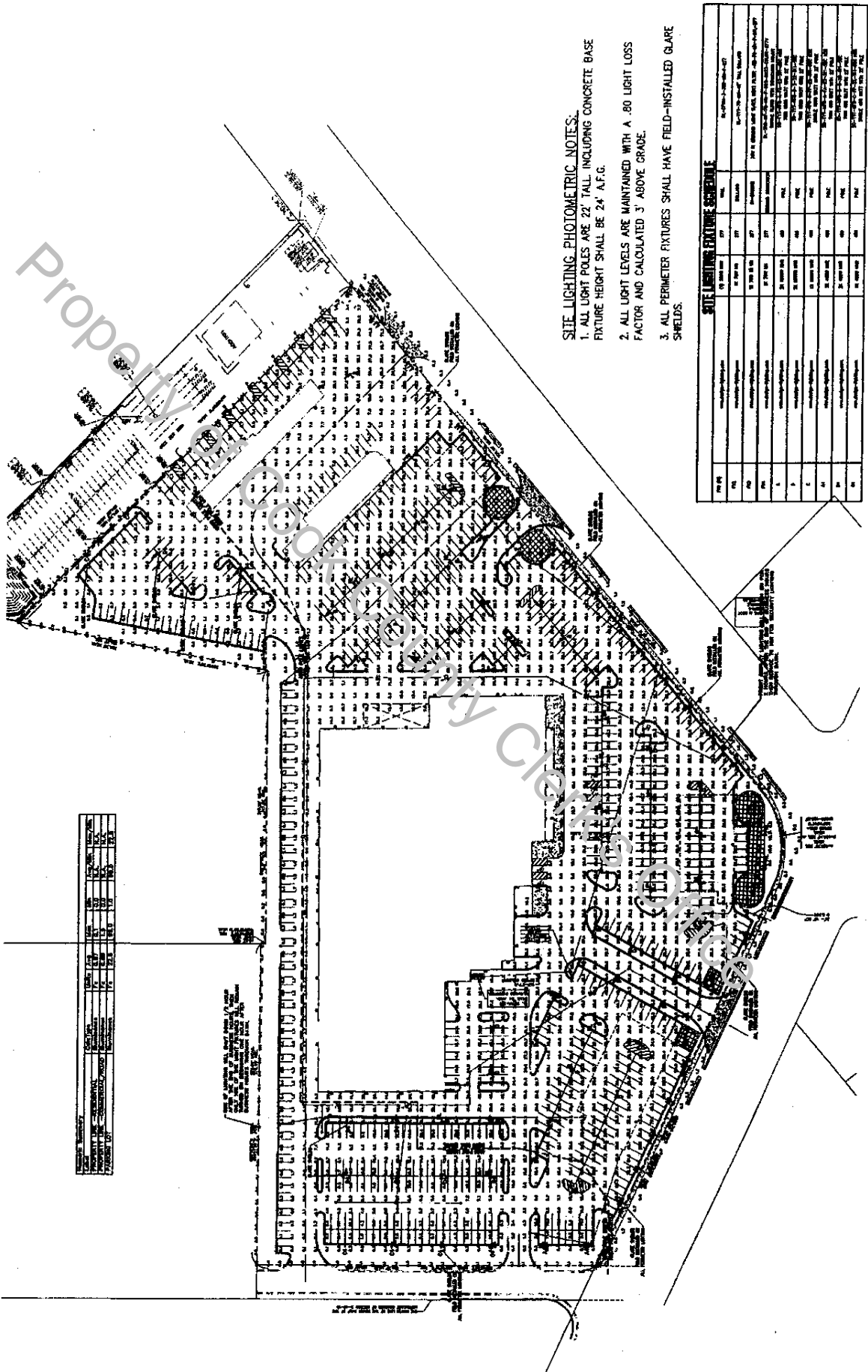
MEP ENGINEERING DESIGN BY
IMAGE TECHNOLOGIES, INC.
 MECHANICAL, ELECTRICAL,
 PLUMBING, & LIGHTING DESIGN
 8800 KENTON CEM. BLVD. SUITE 1207
 HOUSTON, TX 77055
 TEL. 281-794-7001
 FAX 281-794-7003

MEP DESIGN FOR
CUSTOM FACILITIES, INC.

**SITE LIGHTING
 PHOTOMETRIC PLAN**

PROPOSED SUPPLIER:
**ARLINGTON
 TOYOTA
 PHOTONIC, L.L.C.**

SHEET # **E-800**



- SITE LIGHTING PHOTOMETRIC NOTES:**
1. ALL LIGHT POLES ARE 22' TALL, INCLUDING CONCRETE BASE. FIXTURE HEIGHT SHALL BE 24' A.F.G.
 2. ALL LIGHT LEVELS ARE MAINTAINED WITH A .80 LIGHT LOSS FACTOR AND CALCULATED 3' ABOVE GRADE.
 3. ALL PERIMETER FIXTURES SHALL HAVE FIELD-INSTALLED GLARE SHIELDS.

SITE LIGHTING FIXTURE SCHEDULE									
NO.	TYPE	QTY	MANUFACTURER	MODEL	WATTAGE	HEIGHT	SPACING	REMARKS	NOTES
1	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
2	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
3	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
4	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
5	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
6	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
7	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
8	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
9	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	
10	PERIMETER	12	ARLINGTON TOYOTA PHOTONIC	AT-22-24	150	22'	12' x 12'	FIELD-INSTALLED GLARE SHIELDS	

SITE PHOTOMETRIC PLAN
SCALE: 1"=50'

EXHIBIT "A"

UNOFFICIAL COPY



Not To Scale

ARLINGTON TOYOTA
Site / Building Signage Plan

CUSTOM FACILITIES, Inc.
Indianapolis, Indiana Tel: 317.259.0030
Fax: 317.259.4786 www.customfacilities.com

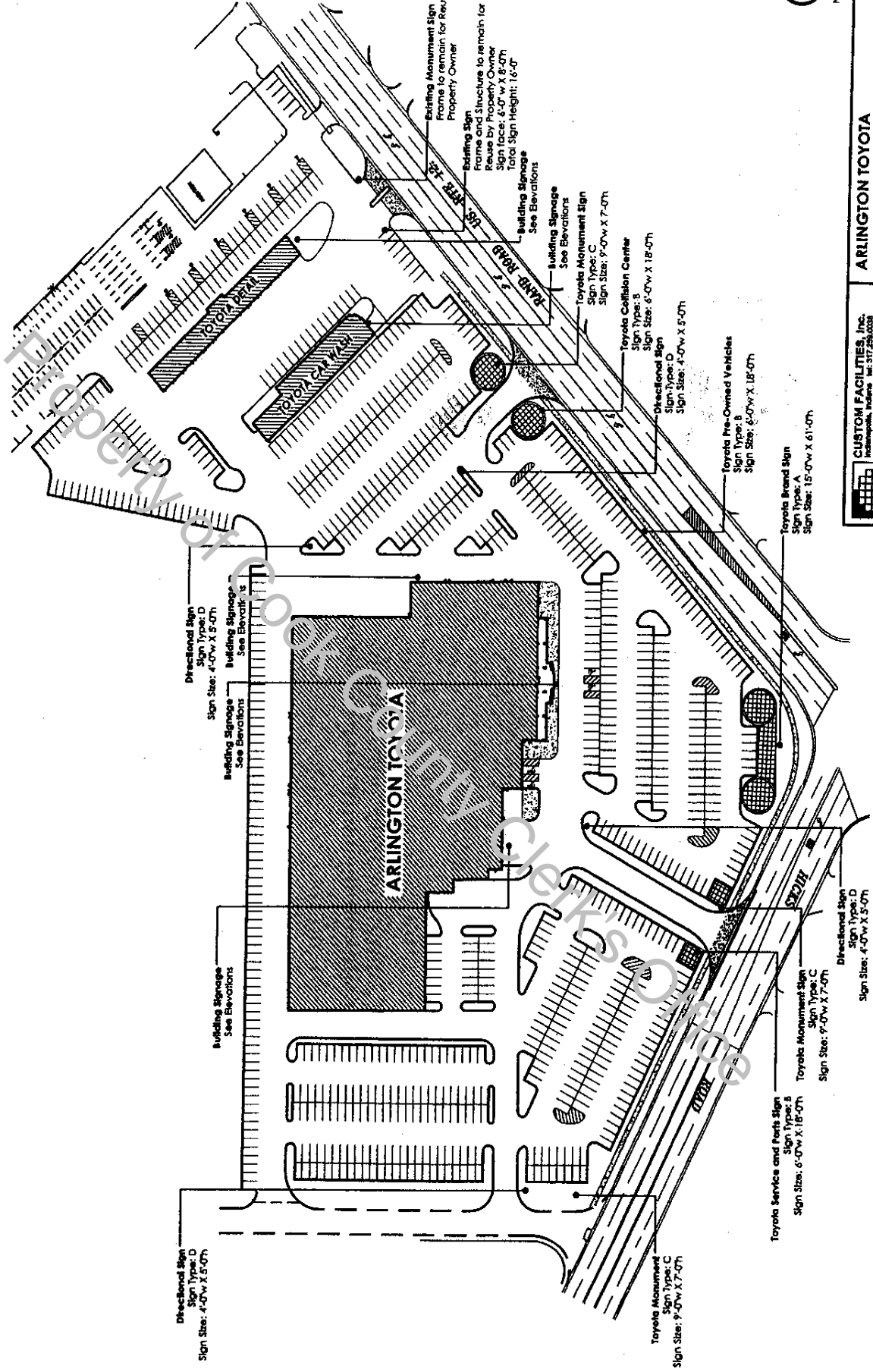


EXHIBIT "B"

UNOFFICIAL COPY

GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide, Super Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast, designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS - The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: GFR: Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 38' - 42' mounting heights.

GFM: Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

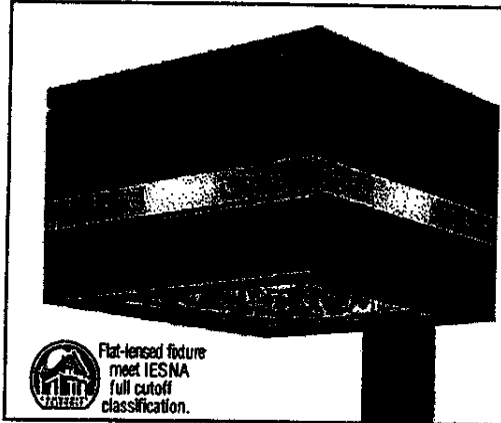
BRACKETS - Arm Mount: 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

Pole Top: The cast aluminum mounting hub conceals the wiring compartment and mounts directly to LSI's unique "pole-top mounting plate", via a high-strength grade five steel bolt with nylon insert and split lock washer for double locking. Support arms consist of four 11/16" O.D. aluminum rods and are pre-wired for ease of installation.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite.

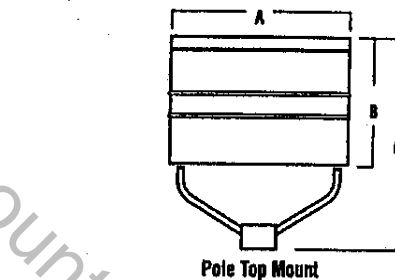
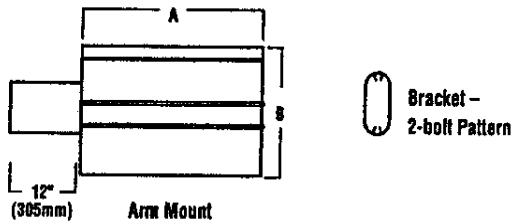
DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



Flat-lensed fixture meet IESNA full cutoff classification.

DIMENSIONS



	A	B	C
GFM Arm Mount	21-5/8" (549mm)	12-3/4" (324mm)	—
GFM Pole Top	11-5/8" (295mm)	12-3/4" (324mm)	21-15/16" (557mm)
GFR Arm Mount	21-5/8" (549mm)	16-1/8" (410mm)	—
GFR Pole Top	21-5/8" (549mm)	16-1/8" (410mm)	25" (635mm)

LUMINAIRE EPA CHART

Greenbriar Flat Lens	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

Note: House Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GFM	24/53	730/28.75	724/28.5	635/25
GFR	26/57	724/28.5	711/28	648/25.5
GFR	29/64	724/28.5	724/28.5	737/29



Project Name ARLINGTON TOYOTA Fixture Type A,D,C
 Catalog # GFR-FA/FP/5-1000-MHR-F-480V-COLOR

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EXHIBIT "B"

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GREENBRIAR® - FLAT LENS

LUMINAIRE ORDERING INFORMATION

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage ³	Luminaire Finish
Medium Vertical Burn GFM - Arm Mount GFPM - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	200 250 320 400	PSMV - Pulse-Start Metal Halide 200, 250, 320 Watt SMVR - Super Metal Halide Reduced Envelope 400 Watt MH - Metal Halide 250 Watt MHR - Metal Halide Reduced Envelope 400 Watt HPS - High Pressure Sodium 250, 400 Watt	F Flat Clear Tempered Glass	480 MT - Multi Tap ⁴ TT - Tri-Tap ⁵	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver
Reduced Vertical Burn GFR Arm Mount GFPR - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw FA - Automotive Forward Throw 5 - Type V Advanced Reflector Technology Optical Systems: AFT - Automotive Forward Throw AI - Automotive Interior 540 - Type V (38'-42' Mtg. Ht.)	400 750 1000 750 1000	PSMV - Pulse-Start Metal Halide 400, 750, 1000 ² Watt MHR Metal Halide Reduced Envelope 1000 Watt			T.B.D.

GFR 5 1000 MHR F MT PLP 8BK 20

EXAMPLE OF A TYPICAL ORDER

FOOTNOTES:

- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.
- For international voltages, consult factory.
- MT - Multi Tap is shipped standard unless otherwise specified. Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- An 8" bracket can only be ordered with single and D180° configurations.
- On GFR/GFPR photoelectric control can only be used with 400 Watt PSMV.
- Available with GFR AFT reflector only. Can be ordered as an accessory, use Order #2881168LK.

Options

8BK - 8" Bracket⁶
 PC1120 - Button-Type Photoelectric Control⁷
 PC1208 - Button-Type Photoelectric Control⁷
 PC1240 - Button-Type Photoelectric Control⁷
 PC1277 - Button-Type Photoelectric Control⁷
 PC1347 - Button-Type Photoelectric Control⁷
 LL - Less Lamp
 IL - Internal Louver⁸

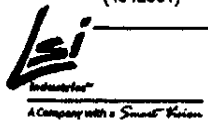
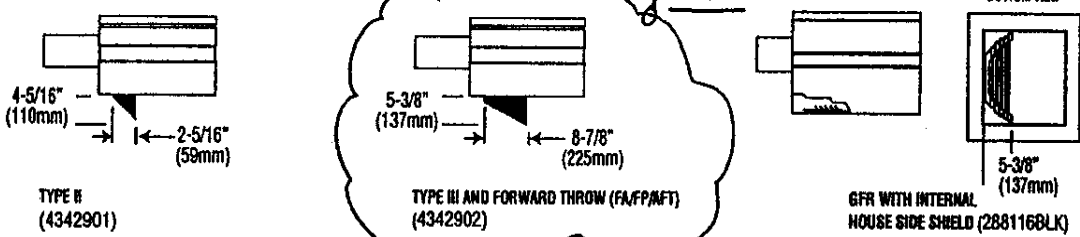
Color Decals

45 - Light Gold Metallic	55 - Black
20 - Chrome Metallic	50 - White
94 - Blue Metallic	51 - Dark Red
59 - Dark Green	700 - Aztec Silver Metallic
21 - Tomato Red	

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GFR/GFM 2 HSS - House Side Shield	4342901++
FK277 - Single Fusing	FK277+	GFPR/GFPM 2 HSS - House Side Shield	4342901++
DFK208, 240 - Double Fusing	DFK208, 240+	GFR/GFM 3 HSS - House Side Shield	4342902++
DFK480 - Double Fusing	DFK480+	GFPR/GFPM 3 HSS - House Side Shield	4342902++
FK347 - Single Fusing	FK347+	GFR/GFM FP HSS - House Side Shield	4342902++
RPP2 - Round Pole Plate	162914BLK++	GFPR/GFPM FP HSS - House Side Shield	4342902++
BKS-BO-WM-CLR Wall Mount Plate	123111CLR	GFR/GFPR FA/AFT HSS - House Side Shield	4342902++

HOUSE SIDE SHIELDS



Project Name ARLINGTON TOYOTA Fixture Type A,D,C

Catalog # GFR-FA/FP/5-1000-MHR-F-480V-COLOR

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GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide, Super Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast, designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS - The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: GFR: Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 35' - 42' mounting heights.

GFM: Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

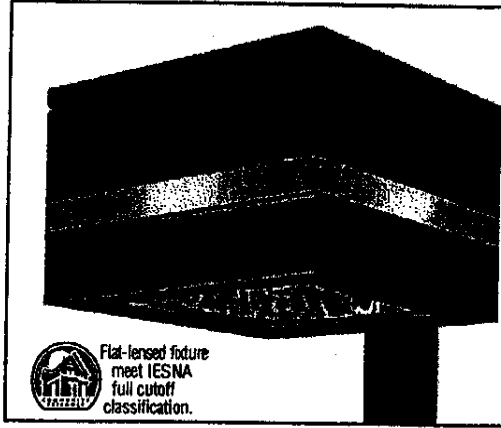
BRACKETS - Arm Mount: 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

Pole Top: The cast aluminum mounting hub conceals the wiring compartment and mounts directly to LSI's unique "pole-top mounting plate", via a high-strength grade five steel bolt with nylon insert and split lock washer for double locking. Support arms consist of four 1 1/16" O.D. aluminum rods and are pre-wired for ease of installation.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite.

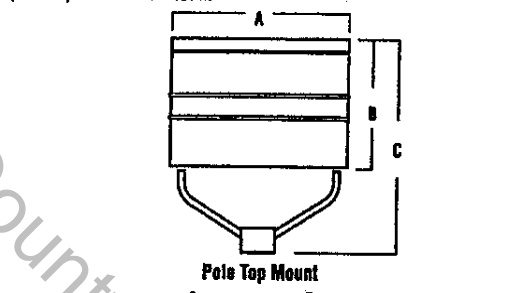
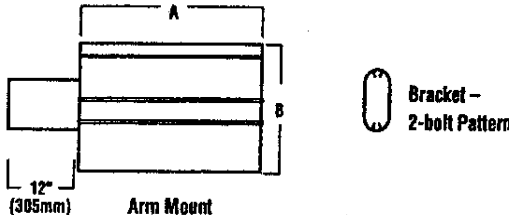
DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



Flat-lensed fixture meet IESNA full cutoff classification.

DIMENSIONS



	A	B	C
GFM Arm Mount	21-5/8" (549mm)	12-3/4" (324mm)	—
GFPM Pole Top	1-5/8" (49mm)	12-3/4" (324mm)	21-15/16" (567mm)
GFR Arm Mount	21-5/8" (549mm)	16-1/8" (410mm)	—
GFR Pole Top	21-5/8" (549mm)	16-1/8" (410mm)	25" (635mm)

LUMINAIRE EPA CHART

Greenbriar Flat Lens	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.5
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

Note: House Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GFPM	24/53	730/28.75	724/28.5	635/25
GFR	26/57	724/28.5	711/28	648/25.5
GFRP	29/64	724/28.5	724/28.5	737/29



Project Name ARLINGTON TOYOTA Fixture Type A4,D4,C4
 Catalog # GFM-FP/5-400-MHR-F-480V-COLOR

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EXHIBIT "B"

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GREENBRIAR® - FLAT LENS

LUMINAIRE ORDERING INFORMATION

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage ³	Luminaire Finish
Medium Vertical Burn GFM - Arm Mount GFPM - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V <i>A4 C4</i> <i>LD4</i>	200 250 320 400	PSMV - Pulse-Start Metal Halide 200, 250, 320 Watt SMVR - Super Metal Halide Reduced Envelope 400 Watt MH - Metal Halide 250 Watt MHR - Metal Halide Reduced Envelope 400 Watt HPS - High Pressure Sodium 250, 400 Watt	IF - Flat Clear Tempered Glass	480 MT - Multi Tap ⁴ TT - Tri-Tap ⁵	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver
Reduced Vertical Burn GFR - Arm Mount GFPR - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw FA - Automotive Forward Throw 5 - Type V Advanced Reflector Technology Optical Systems: AFT - Automotive Forward Throw AI - Automotive Interior 540 - Type V (38"-42" Mtg. Ht.)	400 750 1000 750 1000	PSMV - Pulse-Start Metal Halide 400, 750, 1000 ² Watt MHR - Metal Halide Reduced Envelope 1000 Watt			<i>T.B.D.</i>

GFR 5 1000 MHR F MT PLP 8BK 20

EXAMPLE OF A TYPICAL ORDER

FOOTNOTES:

- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.
- For international voltages, consult factory.
- MT - Multi Tap is shipped standard unless otherwise specified. Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- An 8" bracket can only be ordered with single and D180° configurations.
- On GFR/GFPR photoelectric control can only be used with 400 Watt PSMV.
- Available with GFR AFT reflector only. Can be ordered as an accessory, use Order #288116BLK.

Options

- 8BK - 8" Bracket⁶
 - PCI120 - Button-Type Photoelectric Control⁷
 - PCI208 - Button-Type Photoelectric Control⁷
 - PCI240 - Button-Type Photoelectric Control⁷
 - PCI277 - Button-Type Photoelectric Control⁷
 - PCI347 - Button-Type Photoelectric Control⁷
 - LL - Less Lamp
 - IL - Internal Louver⁸
- | Color Details | |
|--------------------------|-----------------------------|
| 45 - Light Gold Metallic | 55 - Black |
| 20 - Charcoal Metallic | 50 - White |
| 94 - Blue Metallic | 51 - Dark Red |
| 59 - Dark Green | 700 - Aztec Silver Metallic |
| 21 - Tomato Red | |

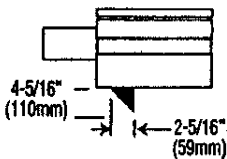
ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

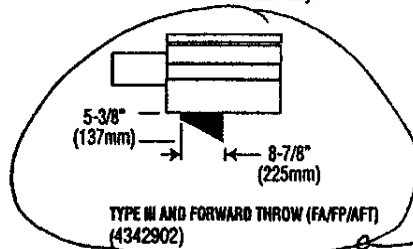
Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GFR/GFM 2 HSS - House Side Shield	4342901++
FK277 - Single Fusing	FK277+	GFPR/GFPM 2 HSS - House Side Shield	4342901++
DFK208, 240 - Double Fusing	DFK208, 240+	GFR/GFM 3 HSS - House Side Shield	4342902++
DFK480 - Double Fusing	DFK480+	GFPR/GFPM 3 HSS - House Side Shield	4342902++
FK347 - Single Fusing	FK347+	GFR/GFM FP HSS - House Side Shield	4342902++
RPP2 - Round Pole Plate	162914BLK++	GFPR/GFPM FP HSS - House Side Shield	4342902++
BKS-BO-WM-* - CLR Wall Mount Plate	123111CLR	GFR/GFPR FA/AFT HSS - House Side Shield	4342902++

+Fusing must be located in the hand-hole of the pole on GFR/GFPR Series - not in the fixture.
++ Black only.

HOUSE SIDE SHIELDS



TYPE II
(4342901)

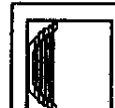


TYPE III AND FORWARD THROW (FA/FP/AFT)
(4342902)



GFR WITH INTERNAL
HOUSE SIDE SHIELD (288116BLK)

BOTTOM VIEW



Project Name ARLINGTON TOYOTA Fixture Type A4,D4,C4
Catalog # GFM-FP/5-400-MHR-F-480V-COLOR

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A, A4, D, D4, C, C4

STEEL SQUARE POLES

POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5", and 6" square.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM-A36 with a minimum yield strength of 36,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

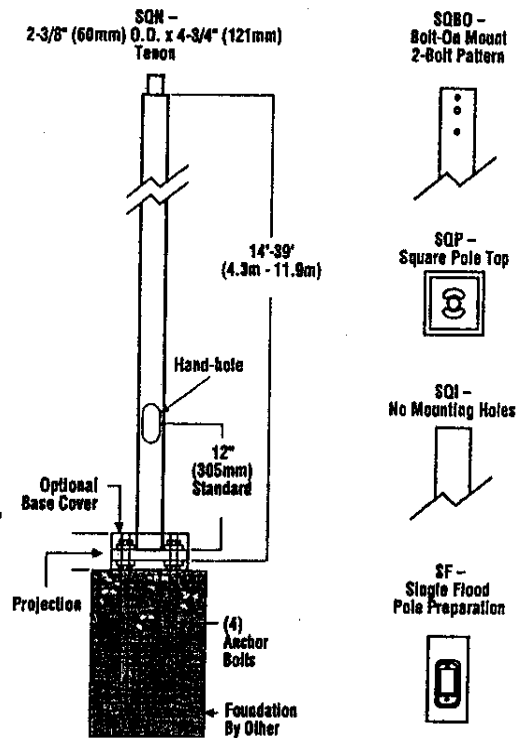
GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with LSI's DuraGrip® baked-on polyester-powder finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip™ features a two-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip™ Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder finish plus an inner coating. This specially developed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip™ Plus finish features a five-year limited warranty.

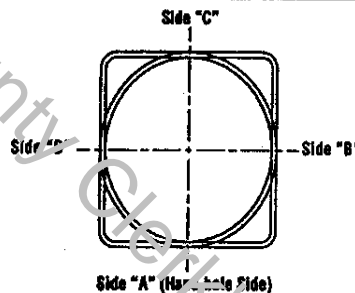
DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to Luminaire EPA Chart to determine EPA value.
- Select Height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in Appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire/bracket EPA as was previously determined.

DIMENSIONS



DRILLING LOCATIONS



POLE SELECTION CHART: 4"(102mm), 5"(127mm) and 6"(152mm) steel square poles

Height	EPA				Outside Dimensions	Material	Bolt Circle
	70 MPH	80 MPH	90 MPH	100 MPH			
14' (4.3m)	23.3	16.7	12.2	9.0	4" (102mm)	S11G	B
16' (4.9m)	18.6	13.1	9.3	6.5	4" (102mm)	S11G	B
16' (4.9m)	34.6	25.0	18.5	13.8	5" (127mm)	S11G	C
18' (5.5m)	14.4	9.7	6.5	4.2	4" (102mm)	S11G	B
18' (5.5m)	27.9	19.7	14.1	10.1	5" (127mm)	S11G	C
20' (6.1m)	11.0	7.0	4.2	2.2	4" (102mm)	S11G	B
20' (6.1m)	18.7	12.6	8.8	5.9	4" (102mm)	S07G	B
20' (6.1m)	22.5	15.4	10.5	7.0	5" (127mm)	S11G	C
20' (6.1m)	35.5	25.4	18.4	13.4	5" (127mm)	S07G	D
22' (6.7m)	10.4	6.3	3.4	1.4	4" (102mm)	S11G	B
22' (6.7m)	18.7	12.6	8.4	5.4	4" (102mm)	S07G	B
22' (6.7m)	20.8	13.8	8.9	5.5	5" (127mm)	S11G	C
22' (6.7m)	34.0	23.9	17.0	12.0	5" (127mm)	S07G	D
24' (7.3m)	7.7	4.0	1.5	—	4" (102mm)	S11G	B
24' (7.3m)	15.1	9.7	6.0	3.3	4" (102mm)	S07G	B
24' (7.3m)	16.7	10.5	6.2	3.1	5" (127mm)	S11G	C
24' (7.3m)	28.6	19.6	13.4	8.9	5" (127mm)	S07G	D
24' (7.3m)	46.2	32.6	23.2	16.6	6" (152mm)	S07G	J
26' (7.9m)	5.3	2.1	—	—	4" (102mm)	S11G	B
26' (7.9m)	12.0	7.2	3.9	1.5	4" (102mm)	S07G	B
26' (7.9m)	13.2	7.6	3.8	1.0	5" (127mm)	S11G	C
26' (7.9m)	24.0	15.8	10.3	6.3	5" (127mm)	S07G	D
26' (7.9m)	39.6	27.3	18.9	12.9	6" (152mm)	S07G	J
28' (8.5m)	19.9	12.5	7.5	3.9	5" (127mm)	S07G	D
28' (8.5m)	33.9	22.7	15.1	9.6	6" (152mm)	S07G	J
30' (9.1m)	16.3	9.6	5.0	1.7	5" (127mm)	S07G	D
30' (9.1m)	28.8	18.6	11.6	6.6	6" (152mm)	S07G	J
35' (10.7m)	18.3	10.0	4.3	—	6" (152mm)	S07G	J
39' (11.9m)	11.5	4.3	—	—	6" (152mm)	S07G	J

Refer to EPA information on next page.
If luminaire weight exceeds 250 lbs. (113.4kg), consult factory
For applications in Florida or Canada, consult factory

Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°*	X			X
D90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

* Other two locations will be 120° to the left and right of Side A.
Note: Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.

SHIPPING WEIGHTS - Steel Square Poles

4" (102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4" (102mm) sq. Ga. is approximately	10.00 lbs./ft.
5" (127mm) sq. Ga. is approximately	9.00 lbs./ft.
5" (127mm) sq. Ga. is approximately	12.50 lbs./ft.
6" (152mm) sq. Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set



Project Name **ARLINGTON TOYOTA**

Fixture Type **A.A4.D.D4.C.C4**

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Catalog # **5SQBO-S11G-22-D180/S-5BC**

EXHIBIT "B"

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STEEL SQUARE POLES

ORDERING INFORMATION

Pole Series	Material	Height'	Mounting Configuration	Pole Finish	Options
Square pole for Bolt-on mount 2-Bolt Pattern 4SQBO 5SQBO 6SQBO	S11G - 11 Ga. Steel	14'	S - Single/Parallel D180° - Double D90° - Double DN90° - Double T90° - Triple TN120° - Triple Q90° - Quad QN90° - Quad	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA - Galvanized Anchor Bolts SF - Single Flood ³ DF - Double Flood ³ DGP - DuraGrip [®] Plus LAB - Less Anchor Bolts
	S07G - 07 Ga. Steel	16'			
		18'			
		20'			
		22'			
	24'	PT - Pole Top Mount			
Square Pole for Pole Top Mount 4SQP 5SQP 6SQP		26'			
		28'			
		30'			
		35'			
		39'			
Square Pole for Tenon Mount 4SQN 5SQN 6SQN	Consult Pole Selection Chart on opposite page		N - Tenon Mount (Standard tenon size is 2-3/8" O.D.)		
Square Pole (No mounting holes No pole top caps) 4SQI 5SQI			I - For use with internal Slip-Fitter [®]		

T.B.D.

Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified

5SQBO S07G 24 D180 PLP SF DGP

EXAMPLE OF A TYPICAL ORDER

FOOTNOTES:
 1- Pole Heights will have +/- 1/2" tolerance
 2- See Area Lighting Brackets Section.
 3- See Flood Lighting Brackets Section.

ACCESSORY ORDERING INFORMATION

Description	Order Number
4BC - 4" Square Base Cover	122559CLR
5BC - 5" Square Base Cover	122561CLR
6BC - 6" Square Base Cover	122563CLR
ER2 - Weatherproof Duplex Receptacle	122566CLR
GFI - Ground Fault Circuit Interrupter	122567CLR
MHP - Mounting Hole Plugs (3 plugs)	132336
Vibration Damper - 4" Square Pole	172539
Vibration Damper - 5" Square Pole	172538
Vibration Damper - 6" Square Pole	178361

BOLT CIRCLE

4" (102mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	6" (152mm) square 12" (305mm) sq.
11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle

	B	C	D	J
Bolt Circle	8"-11" (203mm-279mm)	9"-11" (229mm-279mm)	9"-11" (229mm-279mm)	12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 25mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

EPA INFORMATION

All LSI Lighting Systems' poles are guaranteed to meet the EPA requirements listed. LSI Lighting Systems is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Lighting Systems cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.



Project Name ARLINGTON TOYOTA Fixture Type A.A4.D.D4.C.C4
 Catalog # 5SQBO-S11G-22-D180/S-5BC

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EXHIBIT "B"

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TYPE: FX2

LOCATION: SITE
FIXTURE: ABR-32FL-UE-EL-CLR-FT
LAMP: CF32DT/E/1N/830
BALLAST: UNIVERSAL ELECTRONIC (120-277V)

HOUSING - Crown: Easily re-lamped via a removable crown assembly. Virtually tamper-proof concealed stainless steel fasteners in the cast aluminum crown assembly.
Louver Assembly: Cast aluminum. Attached to lower housing with four concealed set screws.

Lower Housing: Round fixture is one-piece, .322 inch seamless, extruded aluminum. Fixture height is 4" standard. Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

LENS/GASKET - One-piece, clear polycarbonate lens enclosure fully gasketed at top and bottom edge.

SOCKETS - Compact Fluorescent fixtures feature a one-piece, thermoplastic socket.

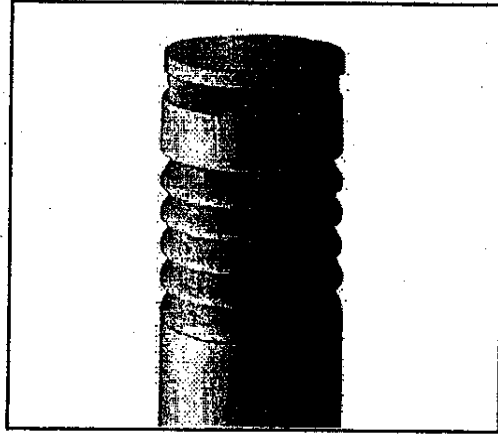
LIGHT SOURCES - Compact Fluorescent. Coated lamp is supplied as standard.

BALLASTS - High-power factor type ballast supplied on a modular ballast / lampholder assembly for a quicker installation and for ease of maintenance. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V, 50/60Hz) or 347V (60Hz), 0°F starting.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is metallic silver.

ANCHOR BOLTS - The Architectural Boltard requires four heavy-duty 3/8" x 10" galvanized steel anchor bolts.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

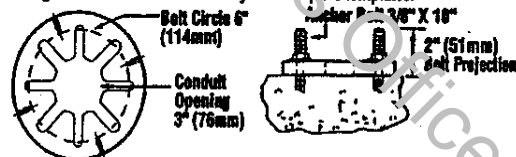


DIMENSIONS



BASE DETAIL

Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



SHIPPING WEIGHTS - Architectural Boltard

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
BVRF	25/56	1318/51.875	311/12.25	251/9.875
Anchor Bolts (3/8" x 10")	1/set			



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TYPE: FX3

LOCATION: SITE / BUILDING LIGHTS
FIXTURE: RDB-70MH-VOLTS-SPVG12-BLK W/LAMP
LAMP: CDM70/T6/830

HOUSING: Compression molded, fiber-reinforced polymer housing provides high strength and UV stability. Warranted against corrosion for five years.

FINISH: Housing and standard slip-resistant composite lens retainer is black. Optional aluminum accessories are available in Black or Clear polyester powder coat. Brass accessories have a natural, as cast finish.

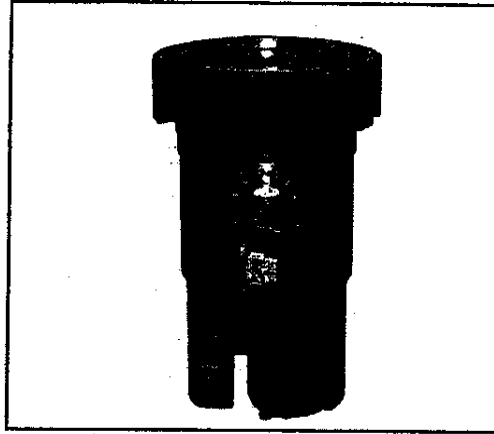
FASTENERS: All exposed fasteners are captive, black oxide coated, stainless steel.

LAMPHOLDER: Matched to lamp optics. Medium base is glazed porcelain, 4KV pulse rated, with spring center contact. Double ended HID are 5KV pulse rated with silver plated contacts.

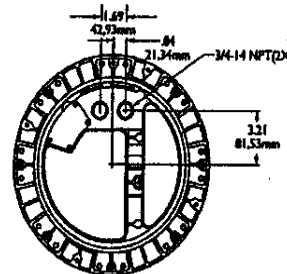
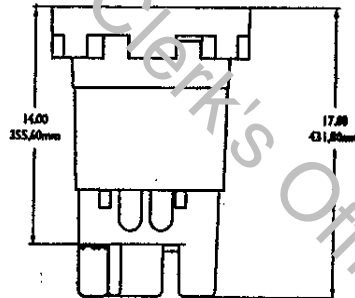
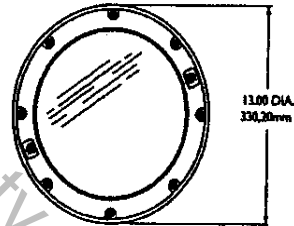
LENS/RETAINER: Tempered, heat resistant glass available with optional slip resistant etched pattern, or low-iron formulation. Cast oracel and aluminum lens retainers are available in place of standard composite ring.

OPTICS/AIMING: Flood and Spot optics with variable beam spreads are available. Precise beam spread, tilt, and rotation can all be locked into place. Max reflector tilt is 25°. Spot optics come standard with Internal Source Shields for glare control. Wall Wash optics have integral glare control devices.

POWER PACK: Standard HID PPK is magnetic, high power factor, -20°F starting, with a Class H, 180°C insulation system. Ballast and thermal protector are encapsulated in silica resin for heat control. PPK assembly has handle/finger holes for easy installation and service. Dissimilar quick connectors ensure error free assembly. Molded-in compartments (in housing) separate capacitor and ignitor from ballast heat. Electronic ballasts for most metal halide lamps are an available option. Seal Pack and waterproof wire connectors are included to provide for a high quality installation.



DIMENSIONS



RDB Optics



SWW
 CMH 39, 70, 150
 T6

* Wall Wash



SPF-Fixed Spot
 MH 50, 70, 100
 150, 175
 MV 50, 75, 100, 175

Tilt up to 25°



FLF
 MH 50, 70, 100
 150, 175
 MV 50, 75, 100, 175
 HPS 50, 70, 100, 150
 Tilt up to 25°



SPV-Variable Spot
 MH 50, 70, 100,
 150, 175
 MV 50, 75, 100
 HPS 50, 70, 100, 150

Tilt up to 25°



FLV
 MH 50, 70, 100
 150, 175
 MV 50, 75, 100, 175
 HPS 50, 70, 100, 150
 Tilt up to 25°



RFL/PAR38
 MH 39, 70, 100, 175
 MV 50, 100, 175
 *Depends on Lamp

Tilt up to 25°

RDB Accessories (only)

Internal Directional Louver (IDL)



Internal Non-Directional Louver (INL)



Stainless Steel Rock Guard (RGS)



DORAL® - SMALL

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HOUSING - One-piece die-cast aluminum housing features a multi-radiused rectangular shape with integral cooling ribs over the back, and .125" minimum wall thickness. One-piece vulcanized silicone gasket seals the door frame to the housing and is concealed when fixture is closed.

DOOR FRAME - One-piece die-cast aluminum .125" minimum wall thickness, mates with housing to create a continuous multi-radiused shape. Door frame secures to housing by four stainless steel recessed captive torx T-30 screws. Door frame hinges with two internal (concealed) stainless steel hinge brackets. 3/16" thick clear tempered glass lens is sealed to door frame by a one-piece silicone gasket and ten black zinc plated clips. Eight holes provided for attachment of Barn Door, Glare Shield, and Polycarbonate Shield accessories.

SOCKETS - HID lampholders are glazed porcelain, medium base, 4KV pulse rated with spring center contact. Incandescent lampholders are DC bayonet base.

LIGHT SOURCES - Metal Halide, High Pressure Sodium, Mercury Vapor, or Incandescent. Clear lamp is supplied as standard. Incandescent lamps are to be provided by others.

BALLASTS/ELECTRICAL COMPONENTS - Electrical components are factory mounted in housing and pre-wired with leads extending through EPDM gasket and knuckle mount. UL listed components with high-power factor ballasts rated for -20° F starting. Optional photocell internally mounted in right hand side of fixture housing.

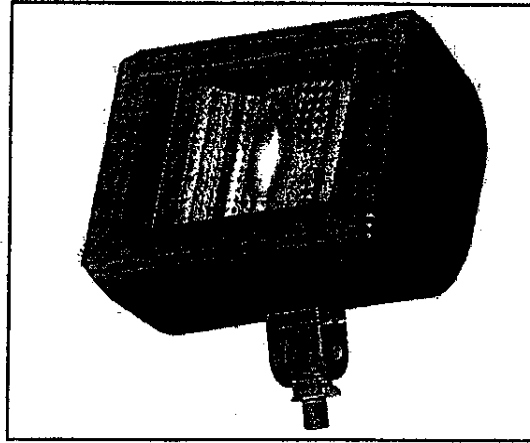
KNUCKLE MOUNT - Heavy duty, three-piece die-cast assembly with 3/4" NPSM male thread mount allows up to 210° range of motion. Locking plate and swivel arm allow for tilt/aiming in 7.5° increments. Alignment arrow and indicator lines allow positive, error-free aiming. A set screw with 3/8" allen-head locks fixture orientation on the mounting device.

REFLECTORS/DISTRIBUTION PATTERNS - Six interchangeable reflector types are available. Horizontal, Medium, and Vertical Flood reflectors combine diffuse and specular hammertone optical components mounted to a black anodized aluminum chassis. The Horizontal Spot reflector is offered with specular hammertone aluminum optical components. The specular hydroformed aluminum Axial Spot reflector provides 15° or 25° narrow spot distribution. Both the Axial Spot and Horizontal Spot optics contain source shields to minimize glare and provide optimum beam control. Reflector assemblies mount into fixture housing with four 1/4 turn fasteners. Tool-less electrical quick connect wiring allows quick reflector changes and easy access to the ballast. Photometric data is tested in accordance with IESNA guidelines.

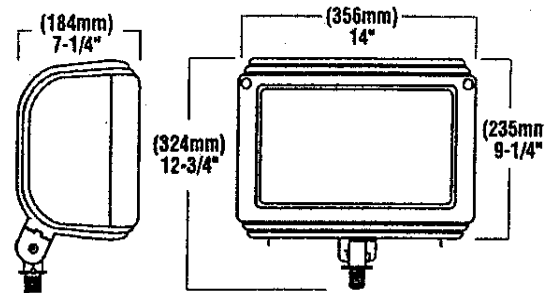
BRACKETS - Stanchion Mounts and Wall Mounts may be ordered with Doral Small fixtures.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, graphite, satin verde green, and metallic silver.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

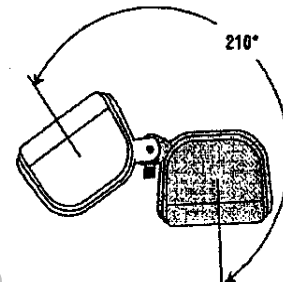


DIMENSIONS



EPA 1.1

AIMING RANGE



MOUNTING BRACKETS

STANCHION MOUNT (SMC) - 3" OD x .250" x 22.65" cast aluminum with 3/4" NPSM fixture mount, and a standard 2 3/8" tenon. Wiring and internal ground lug accessible through hand hole. Available in standard finishes.

WALL MOUNT (WM)
Aluminum mounting plate adapts to standard 4" octagonal J-boxes (by others). Fixture threads to mounting plate. Available in standard finishes.



SHIPPING WEIGHTS - Doral Small

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
DRS	10/22	368/14.5	305/12	191/7.5



Project Name ARLINGTON TOYOTA

Fixture Type FLD (FX4)

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Catalog # _____

EXHIBIT "B"

DORAL® - SMALL

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LUMINAIRE ORDERING INFORMATION

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage ³	Luminaire Finish
DRS Doral Small	HF - Horizontal Flood MF - Medium Horizontal Flood VF - Vertical Flood HS - Horizontal Spot SP15 - 15° Axial Spot SP25 - 25° Axial Spot	50	MH - Metal Halide ¹ 50, 70, 100, 150, 175 Watt	F Flat Clear Tempered Glass	480 ⁴ MT - Multi Tap ⁵ TT - Tri-Tap ⁶	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver
		70 100 150 175	HPS - High Pressure Sodium 50, 70, 100, 150 Watt MV - Mercury Vapor 100 Watt			
		250	INC - T4 DC Bayonet Base Tungsten Halogen ² 250 Watt maximum		120	

DRS VF 100 MH F MT BLK SQT

EXAMPLE OF A TYPICAL ORDER

FOOTNOTES:

- Also available with 50, 70 and 100 Watt Electronic MH ballast. Consult factory for ordering information and other wattages.
- Incandescent lamps are to be provided by others. Can use up to 250 Watt Lamp.
- For international voltages, consult factory.
- 480V is available in 100 and 175 Watt MH only.
- MT - Multi-Tap is shipped standard unless otherwise specified. Multi-Tap consists of 120V, 208V, 240V and 277V. Multi-Tap is pre-wired for 277V. Alternate voltages will require field re-wiring.
- TT - Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V and 347V. Tri-Tap is pre-wired for 347V. Alternate voltages will require field re-wiring.
- Photocells on 208V, 240V and 277V fixtures are wired for 277V operation. 208V or 240V photocells will require field re-wiring.
- SQN and SQT options available with HF, MF or VF distribution in 50 Watt HID models.

Options

- PCI120 - Button Type Photocell
- PCI208 - Button Type Photocell⁷
- PCI240 - Button Type Photocell⁷
- PCI277 - Button Type Photocell⁷
- PCI347 - Button Type Photocell
- SQT - Standby Quartz (Time Delay)⁸
- SON - Standby Quartz (Non-Time Delay)⁸
- LL - Less Lamp

BRACKET ORDERING INFORMATION

Bracket Designation	Bracket Type	Bracket Configuration	Length	Bracket Finish	Options	Est. Weight (lbs.)
BKA - Bracket Aluminum	DRS2 - Doral	SMC - Stanchion Mount	23"	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	None	7 2
		WM - Wall Mount	4"			

BKA DRS2 SMC 23 BLK

EXAMPLE OF A TYPICAL ORDER

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Description	Order Number
JB - Junction Box	122534CLR	FK120 - Single Fusing	FK120+
BD - Barn Doors	122539CLR	FK277 - Single Fusing	FK277+
GS - Glare Shield	122540CLR	DFK208,240 - Double Fusing	DFK208,240+
PS - Polycarbonate Shield	122541	DFK480 - Double Fusing	DFK480+
PT - Post Top Adaptor	122542CLR	FK347 - Single Fusing	FK347+
TA - Thread Adaptor 1/2" (No Finish)	122543	+ Fusing to be installed in a compatible junction box, supplied by contractor	
CFX - Color Filters	Consult Factory		

ARCHITECTURAL JUNCTION BOX (JB) - Cast aluminum body and extruded matching cover. One-piece EPDM cover gasket. Internal ground screw provided. 3/4" NPSM fixture mount with sealing locknut. Two 1/2" NPSM for conduit entry. For above grade installation only. Available in standard finishes.



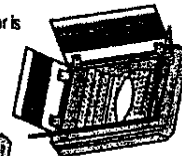
POST TOP ADAPTOR (PT) - One-piece cast aluminum - mounts on pole with 2" pipe tenon (2-3/8" OD x 3-1/2" minimum length) or 2-1/2" pipe tenon (2-7/8" OD x 3-1/2" minimum length). Fixture threads into adaptor and attaches to pole with allen set screws. Post Top Adaptor allows mounting of one or two fixtures and 360° horizontal adjustment. Available in standard finishes.



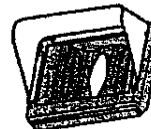
1/2" THREADED ADAPTOR (TA) - Machined aluminum pipe reducer adapts 3/4" pipe thread (T-stem) to 1/2" pipe thread provided by others.



BARN DOORS (BD) - Extruded aluminum doors with anti-reflection baffles. Each door is attached with two aluminum clamps with set screws to maintain position. Doors are individually removable. Assembly mounts to die-cast door frame holes. Caution: Not recommended for ground-mounted fixtures in vandal-prone areas. Available in standard finishes.



GLARE SHIELD (GS) - Formed 16 ga. steel. Mounts to die-cast door frame holes and may be used with polycarbonate shield accessory. Available in standard finishes.



POLYCARBONATE SHIELD (PS) 1/8" clear convex, UV stabilized, thermofomed polycarbonate. Mounts to die-cast door frame holes. May be used with glare shield accessory. Caution: Use only when vandalism is anticipated. Useful life is limited by UV discoloration from sunlight, HPS, or MH lamps.



Project Name ARLINGTON TOYOTA

Fixture Type FLD CFX4

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Catalog # _____

EXHIBIT "B"

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CHALLENGER® WALL SCONCE (Various reflectors are protected by U.S. Patent No. 6,464,378.)

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal plate permits the fixture to be mounted in the uplighting position (listed for damp locations) or downlighting position (listed for wet locations).

DOOR FRAME - The aluminum door frame with two stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by a retainer.

LENS/GASKET - A flat clear tempered glass lens, which is sealed to the door frame with EPDM gasketing, is standard. An optional polycarbonate lens is available on most Compact Fluorescent fixtures.

SOCKETS - HID lampholders are glazed porcelain, medium base for the Small fixture and mogul base for the Medium fixture, 400 pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES - The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Pulse-Start Metal Halide Reduced, Super Metal Halide, Super Metal Halide Reduced, Metal Halide, Metal Halide Reduced, High Pressure Sodium, and single, double or triple Compact Fluorescent lamps. Lamps supplied as standard - HID (clear, shipped installed), and Compact Fluorescent (coated, 4,000 shipped in separate carton).

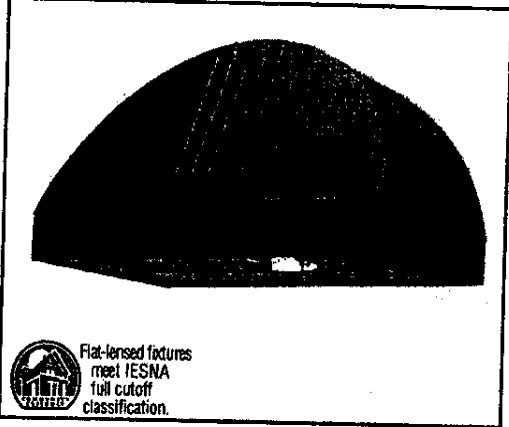
BALLASTS/ELECTRICAL COMPONENTS - Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20° F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V, 50/60Hz) or 347V (60Hz), 0° F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up is 120 or 277 voltage specific with 32° F rated starting temperature for U.S. applications for 26 watt through 70 watt lamps. Consult factory for available wattages and voltages for use in Canada.

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up option is available on Compact Fluorescent units. Emergency Quartz options are offered on HID units. Options for one or two 12 volt separate circuit(s), for use with up to 35 watt Halogen lamp(s) are available on both Compact Fluorescent and HID units.

REFLECTORS/DISTRIBUTION PATTERNS - Forward Throw (FTM, FT) and Type III (3) reflectors are available on small and medium. Wall Wash (WW) reflectors are also available on small. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

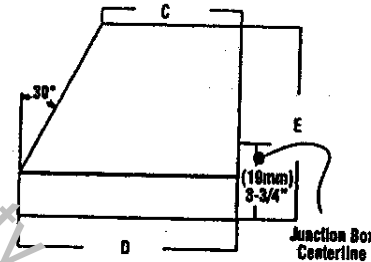
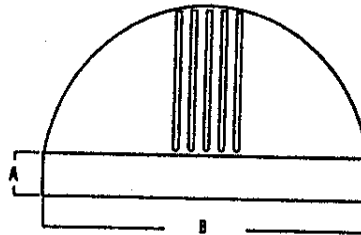
FINISHES - Each fixture is finished with LSI's DuraGrip® polyester-powder finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

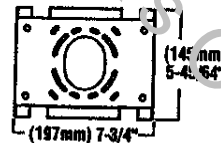


Flat-lens fixtures meet IESNA full cutoff classification.

DIMENSIONS



	A	B	C	D	E
Small	(48mm) 1-7/8"	(448mm) 17-5/8"	(144mm) 5-21/32"	(244mm) 9-5/8"	(222mm) 8-3/4"
Medium	(60mm) 2-3/8"	(506mm) 20"	(219mm) 8-5/8"	(341mm) 13-7/16"	(273mm) 10-3/4"



Universal Mounting Plate

SHIPPING WEIGHTS - Challenger Wall Sconce

Catalog Number	Est. Weight (lb./Ks.)	Length (mm / in.)	Width (mm / in.)	Height (mm / in.)
CHWS-HID	10 / 22	616 / 24.25	394 / 15.5	343 / 13.5
CHWM-HID	15 / 32	616 / 24.25	394 / 15.5	419 / 16.5
CHWS-CFL	8 / 17	616 / 24.25	394 / 15.5	343 / 13.5
CHWM-CFL	11 / 24	616 / 24.25	394 / 15.5	419 / 16.5



wet location (Downlight only)

damp location (Uplight - covered locations only)



Project Name ARLINGTON TOYOTA

Fixture Type FX6 (W)

Catalog # CHWM-3-250-MH-F-277-COLOR

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EXHIBIT "B"

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CHALLENGER® WALL SCNCE

LUMINAIRE ORDERING INFORMATION

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage ³	Luminaire Finish
CHWS (Small)	3 - Type III FT - Forward Throw WW - Wall Wash	50	MH - Metal Halide 50, 70, 100 ¹ , 150, 175 Watt HPS - High Pressure Sodium 50, 70, 100, 150 Watt	F- Flat Clear Tempered Glass	120	BRZ - Bronze BLK - Black WHT - White PLP - Platinum Plus BUF - Buff SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver
		70			208	
	100	240				
FTM - Forward Throw Medium	26 32 42	CFL - Compact Fluorescent Single 26, 32, 42 Watt CFL2 - Compact Fluorescent Double 26, 32, 42 Watt	F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate	UE - Universal Electronic (120-277V 50/60Hz)	347 ⁴	
CHWM (Medium)	3 - Type III FT - Forward Throw	250	PSMH - Pulse Start Metal Halide 250, 320 Watt PSMHR - Pulse Start Metal Halide Reduced 400 Watt SMH - Super Metal Halide 250 Watt SMHR - Super Metal Halide Reduced Envelope 400 Watt MH - Metal Halide 250 Watt MHR - Metal Halide Reduced Envelope 400 Watt HPS - High Pressure Sodium 250, 400 Watt	F- Flat Clear Tempered Glass	120		T.C.B.P.
		320			208	
		400			240	
26 32 42 57 70	CFL - Compact Fluorescent Single 17, 70 Watt CFL2 - Compact Fluorescent Double 57, 100 Watt CFL3 - Compact Fluorescent Triple 26, 32, 42 Watt	F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate ²	UE - Universal Electronic (120-277V 50/60Hz)	347 ⁴		
					277	
347						
480						

CHWS 3 175 MH F 120 BRZ SQT

EXAMPLE OF A TYPICAL ORDER

- Options**
- PC120 - Button-Type Photocell
 - PC1208 - Button-Type Photocell
 - PC1240 - Button-Type Photocell
 - PC1277 - Button-Type Photocell
 - PC1347 - Button-Type Photocell
 - TP - Tamper Proof⁵
 - PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only)
 - PMAR - Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only)
 - DIM - CFL Control Voltage Dimming Ballast⁶
 - U - Coated MH or PSMH Lamp
 - SQT - Star Quartz (Time Delay)⁷
 - SON - Star Quartz (Non-Time Delay)⁷
 - EQ - Emergency Quartz (separate 120V circuit - HID only)⁸
 - EQ2 - Two Emergency Quartz (2 separate 120V circuit - HID only)⁸
 - BB - CFL Battery Back-up
 - EM1 - One Emergency 12V Circuit Provision with 35 Watt Halogen Lamp¹⁰
 - EM1LL - One Emergency 12V Circuit Provision - Less Halogen Lamp¹⁰
 - EM2 - Two Emergency 12V Circuit Provision with (2) 35 Watt Halogen Lamps¹⁰
 - EM2LL - Two Emergency 12V Circuit Provisions - Less Halogen Lamps¹⁰
 - LL - Less Lamp

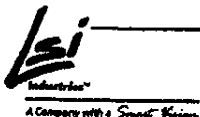
FOOTNOTES:

- 1- Supplied with a HX-HPF transformer as standard. Also available with a 120/277 volt CWA transformer. Consult factory.
- 2- If a polycarbonate lens is required on an Uplight Medium fixture in 70 CFL2 or 42 CFL3, the glass lens with Polycarbonate Shield (CHWM PLS) accessory must be ordered.
- 3- For international voltages, consult factory.
- 4- 347V CFL is not available with dimming ballast (DIM) option. Consult factory for battery back-up (BB) option.
- 5- Tamper-proof Screwdriver must be ordered separately (See Accessory Ordering Information)
- 6- CFL Dimming Control by others.
- 7- HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp. HID lamp wattages 100 through 250 are supplied with a 100 watt, 120V quartz lamp. HID lamp wattage 400 is supplied with a 250 watt, 120V quartz lamp.
- 8- Available on 100 watt minimum HID fixtures. HID lamp wattages 100 through 175 are supplied with two 50 watt, 120V quartz lamps. 250 and 400 watt HID fixtures are supplied with two 100 watt, 120V quartz lamps.
- 9- Battery Back-up available on single, double and triple 120 or 277 voltage specific units for U.S. applications. Please change Line Voltage of UE to 120 or 277 when ordering this option. On double and triple units, one lamp will be energized by Battery Back-up (BB) option. Consult factory for specific Means of Egress job application compliance.
- 10- Utilizes GY6.35 socket(s). 12 volt separate circuit(s) required.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	CHWS PLS - Polycarbonate Shield for Small	172786
FK277 - Single Fusing	FK277+	CHWM PLS - Polycarbonate Shield for Medium	172787
DFK208, 240 - Double Fusing	DFK208, 240+	SW BLK - Surface Wiring Box	173156BLK+++
DFK480 - Double Fusing	DFK480++	SCD - Tamper-proof Screwdriver	36449
FK347 - Single Fusing	FK347+		

- + Available on HID fixtures only. Fusing to be installed in a compatible junction box supplied by contractor.
- ++ Available on HID Medium fixture only. Fusing to be installed in a compatible junction box supplied by contractor.
- +++ SW BLK not compatible with PMA or PMAR option.

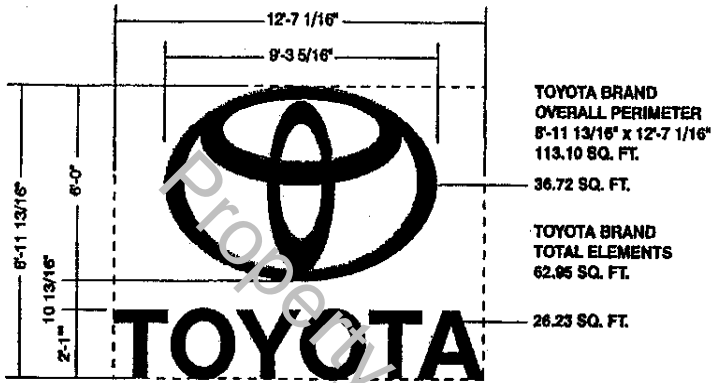


Project Name ARLINGTON TOYOTA Fixture Type FX6 (W)
 Catalog # CHWM-3-250-MH-F-277-COLOR

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EXHIBIT "B"

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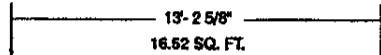


TOYOTA BRAND
OVERALL PERIMETER
8'-11 13/16" x 12'-7 1/16"
113.10 SQ. FT.
36.72 SQ. FT.
TOYOTA BRAND
TOTAL ELEMENTS
62.95 SQ. FT.
26.23 SQ. FT.

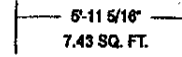
SL72
ILLUMINATED CHANNEL LETTERS & MOLDED LOGO



PDNN-21
NON-ILLUMINATED MOLDED LETTERS
*TO BE USED WHEN PORTAL IS ILLUMINATED
PDNI-21
ILLUMINATED CHANNEL LETTERS
*TO BE USED WHEN PORTAL IS NON-ILLUMINATED

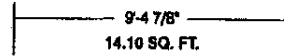


SBL-15
REVERSE CHANNEL ALUMINUM LETTERS

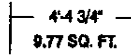


SERVICE

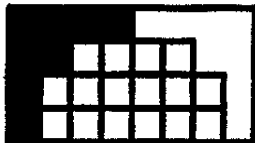
SI-15
ILLUMINATED CHANNEL LETTERS



EL-18
ILLUMINATED MOLDED FASCIA SIGN



TOY-3
NON-ILLUMINATED TOYOTA ENTRANCE LOGO

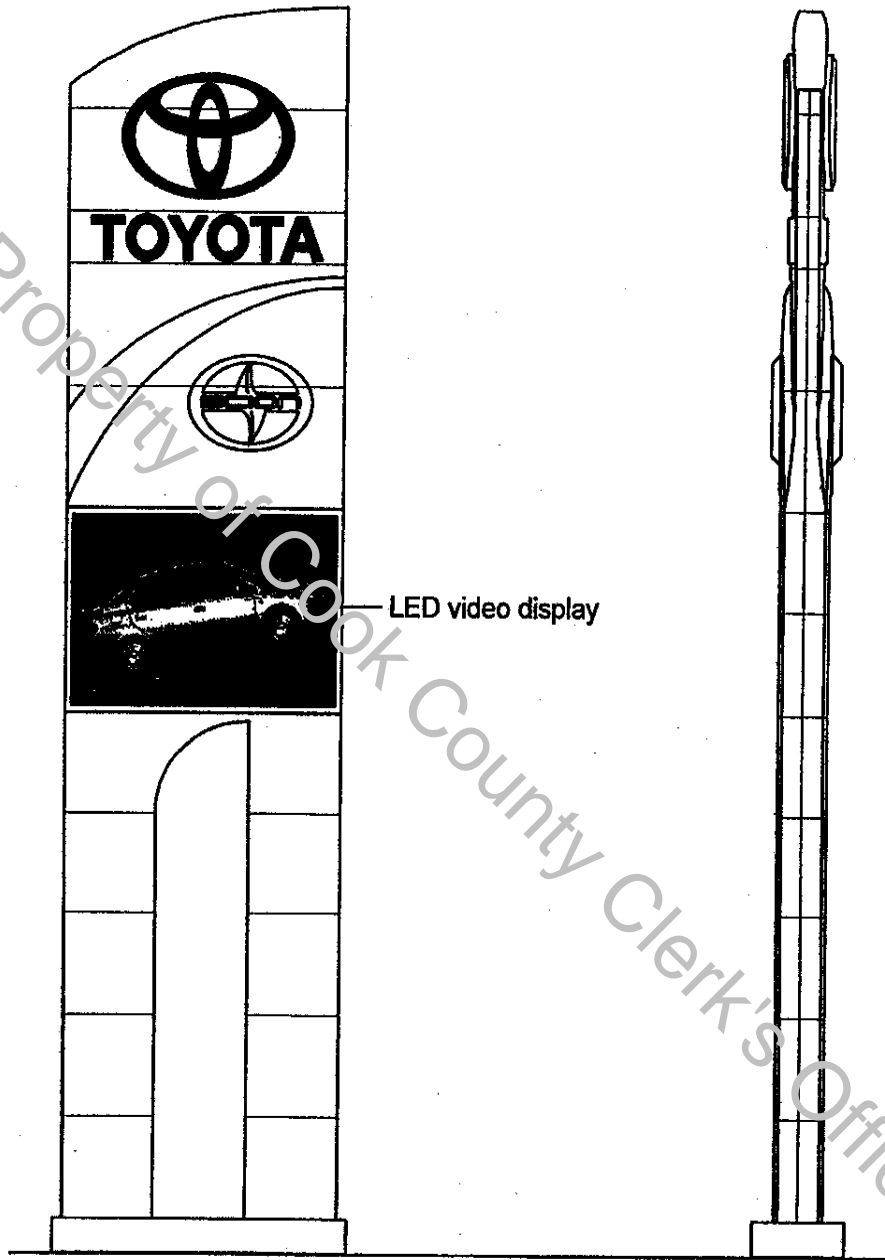


CUSTOM FACILITIES, Inc.
6296 Rucker Road, Suite C
Indianapolis, Indiana
tel: 317.259.0038
fax: 317.259.4785
www.customfacilities.com

ARLINGTON TOYOTA
Palatine, Illinois

Building Sign Types

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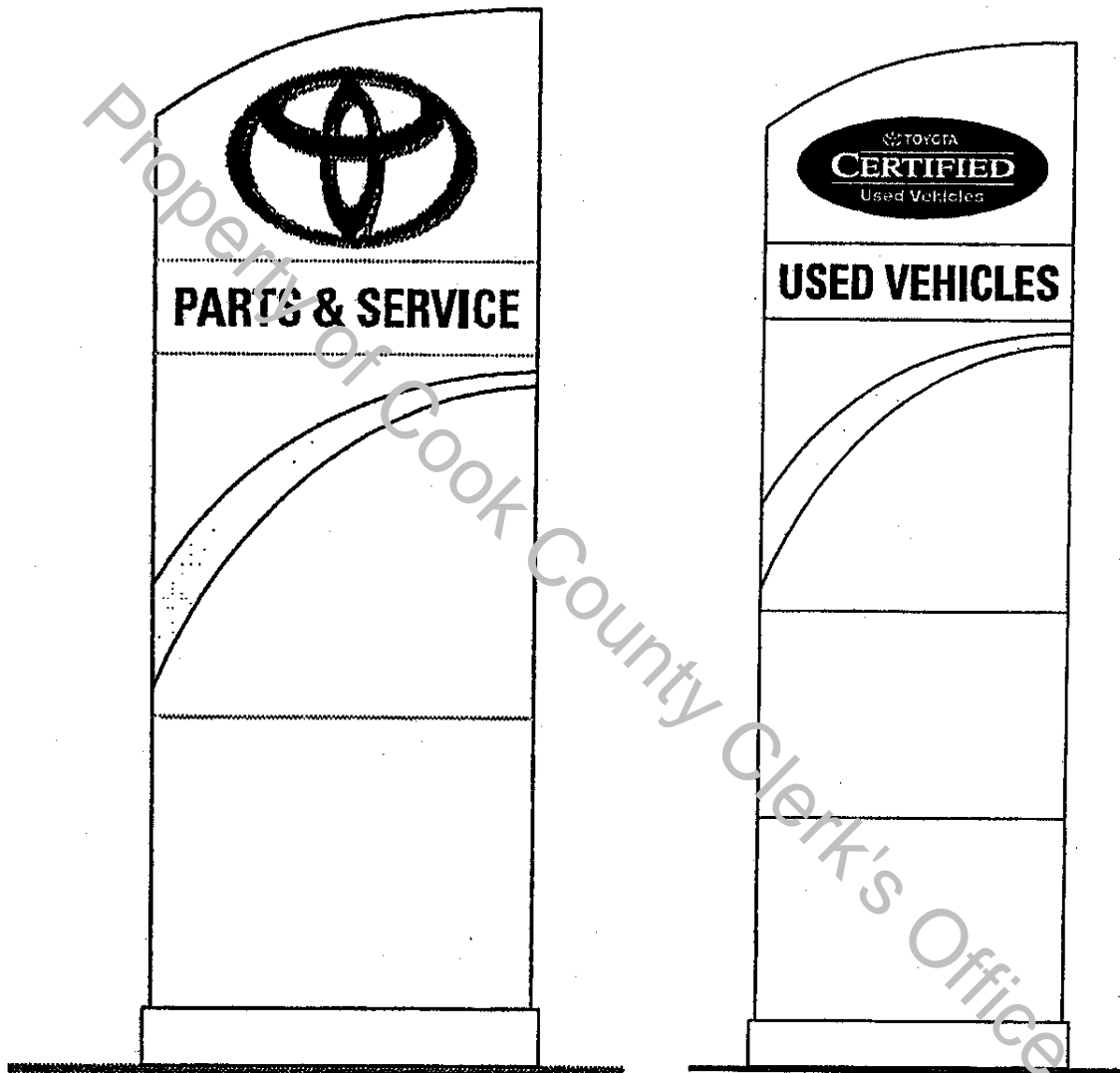
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ARLINGTON TOYOTA
Palatine, Illinois

Site Sign Type: A

EXHIBIT "B"

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fax: 317.259.4785
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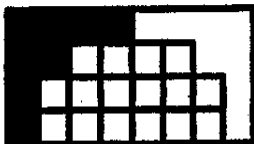
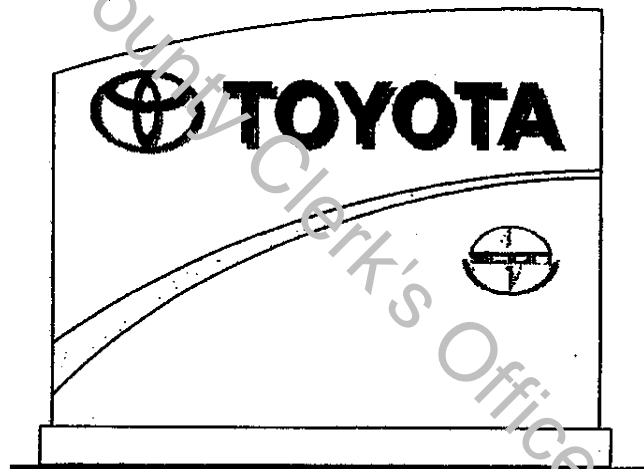
ARLINGTON TOYOTA
Palatine, Illinois

Site Sign Type: B

EXHIBIT "B"

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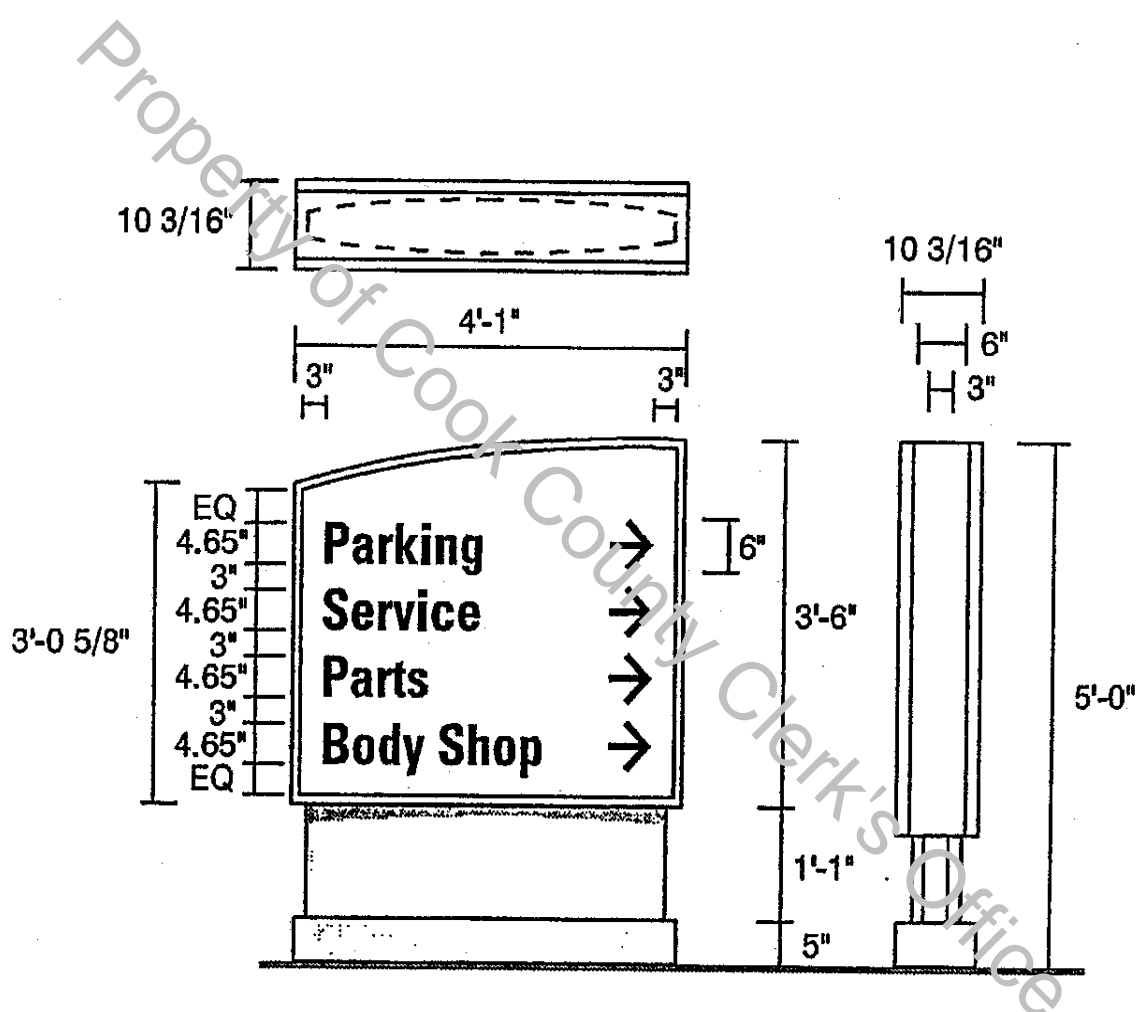
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ARLINGTON TOYOTA
Palatine, Illinois

Site Sign Type: C

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ARLINGTON TOYOTA
 Palatine, Illinois

Site Sign Type: D

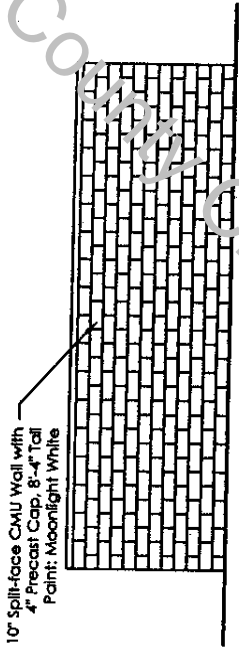
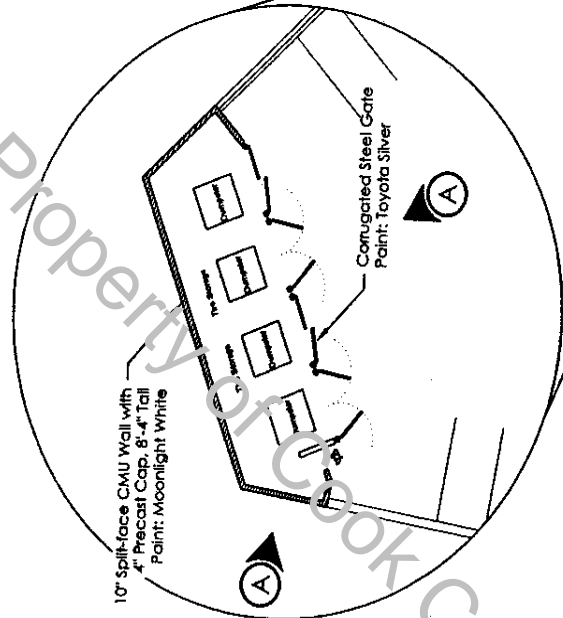
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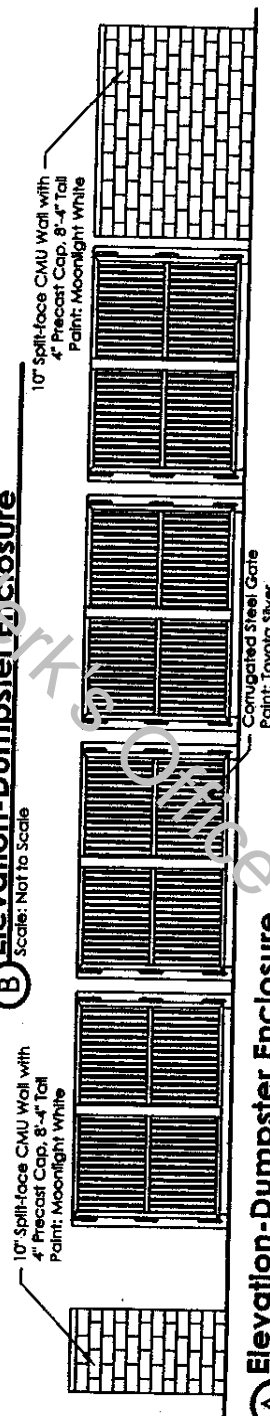


Not to Scale
ARLINGTON TOYOTA
Dumpster Enclosure Plan and Elevation

CUSTOM FACILITIES, Inc.
Indianapolis, Indiana Tel: 317.258.0288
Fax: 317.258.4785 www.customfacilities.com



A Elevation-Dumpster Enclosure
Scale: Not to Scale

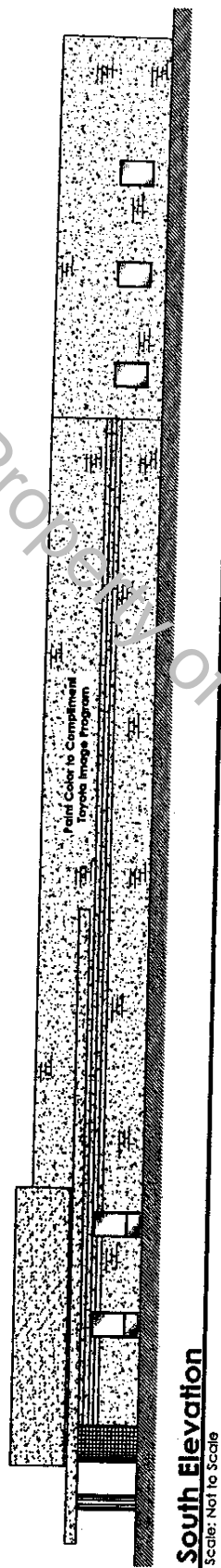


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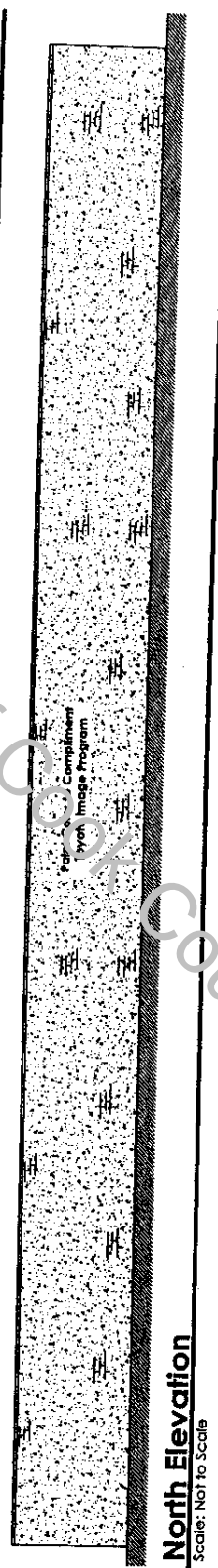
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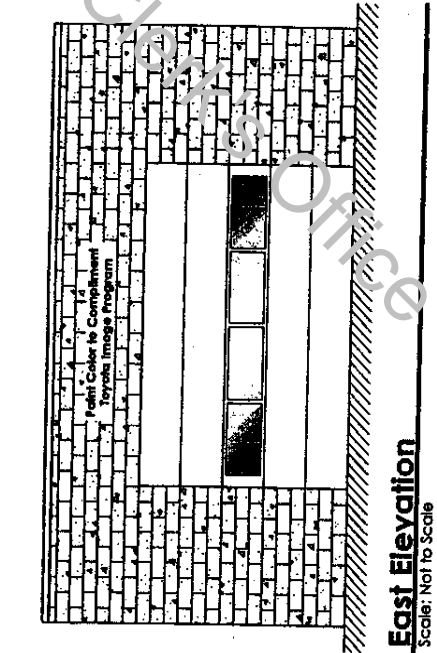
Property of Clark County Office



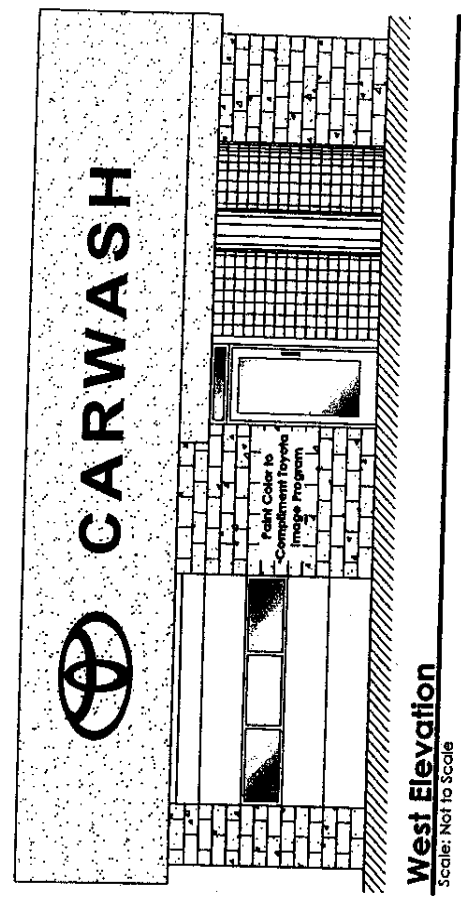
South Elevation
Scale: Not to Scale



North Elevation
Scale: Not to Scale



East Elevation
Scale: Not to Scale



West Elevation
Scale: Not to Scale

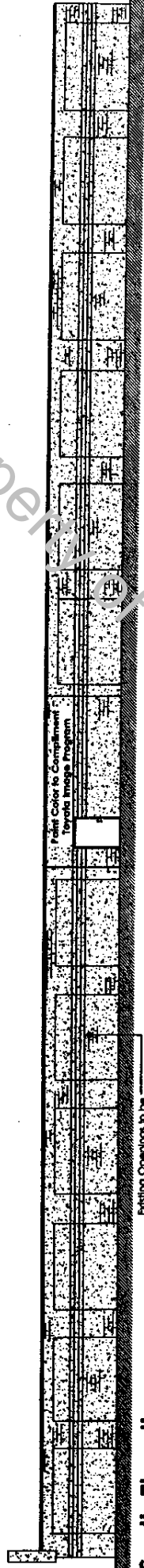
EXHIBIT "B"

 **CUSTOM FACILITIES, Inc.**
Indianapolis, Indiana 46217-2584
Tel: 317.258.4765 www.customfacilities.com

ARLINGTON TOYOTA: Toyota Carwash

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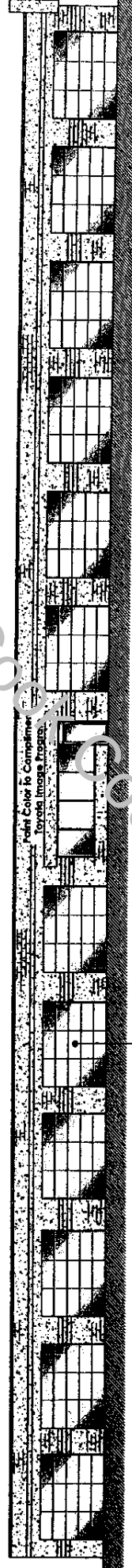
Property of County



South Elevation
Scale: Not to Scale

Existing Openings to be Enclosed with CMU

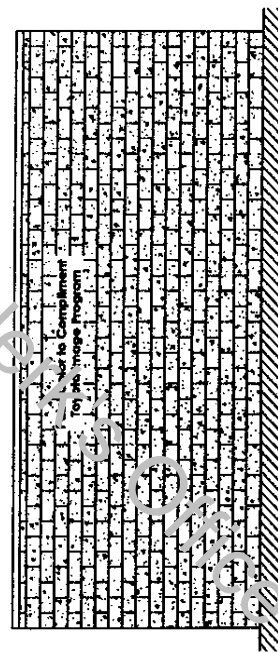
Paint Color to Complement Toyota Image Program



North Elevation
Scale: Not to Scale

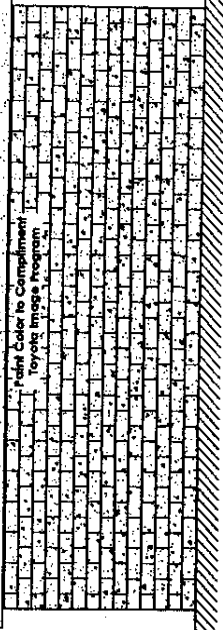
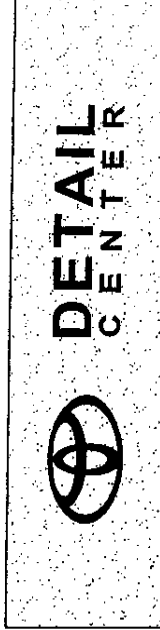
New Aluminum Framed, Glazed, Overhead Door

Paint Color to Complement Toyota Image Program



West Elevation
Scale: Not to Scale

Paint Color to Complement Toyota Image Program



East Elevation
Scale: Not to Scale

Paint Color to Complement Toyota Image Program

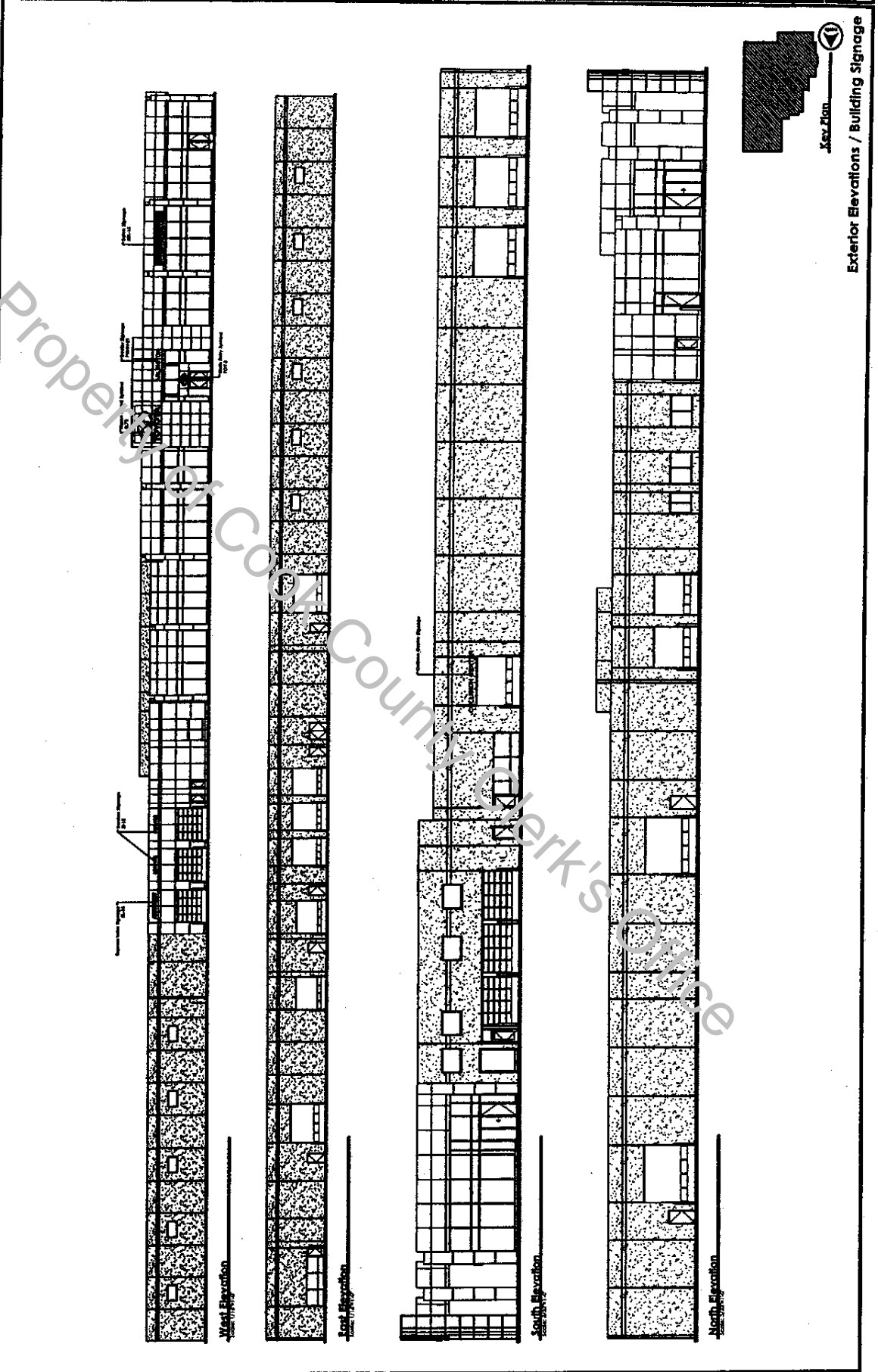
EXHIBIT "B"

CUSTOM FACILITIES, Inc.
Indianapolis, Indiana Tel: 317.258.0028
Fax: 317.258.4755 www.customfacilities.com

ARLINGTON TOYOTA: Toyota Detail Center

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 ARLINGTON TOYOTA Rand and McIs Road Palatine, Illinois		CUSTOM FACILITIES 1001 E. 12th Street Chicago, IL 60605 Tel: 773.232.2000 Fax: 773.232.2001	# ## ## 000000000000
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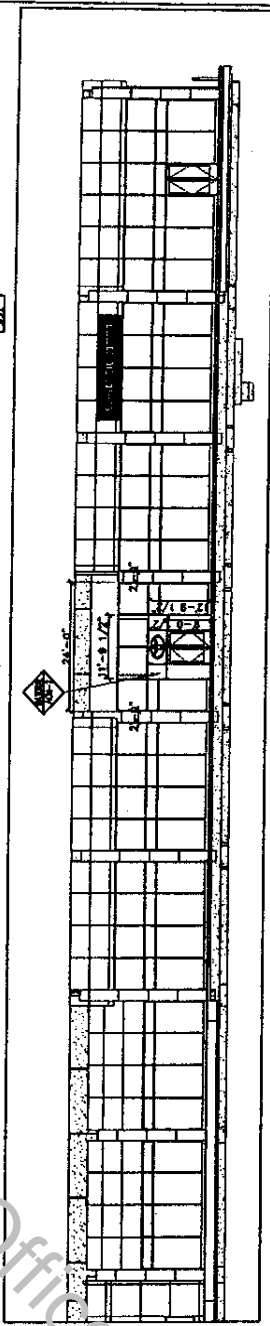
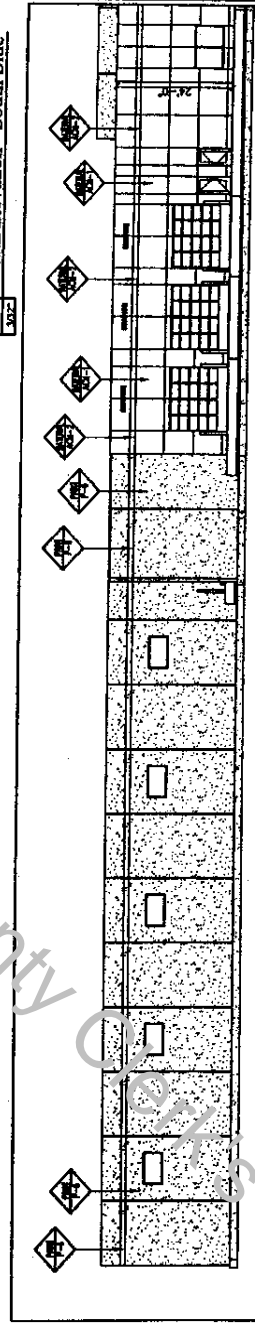
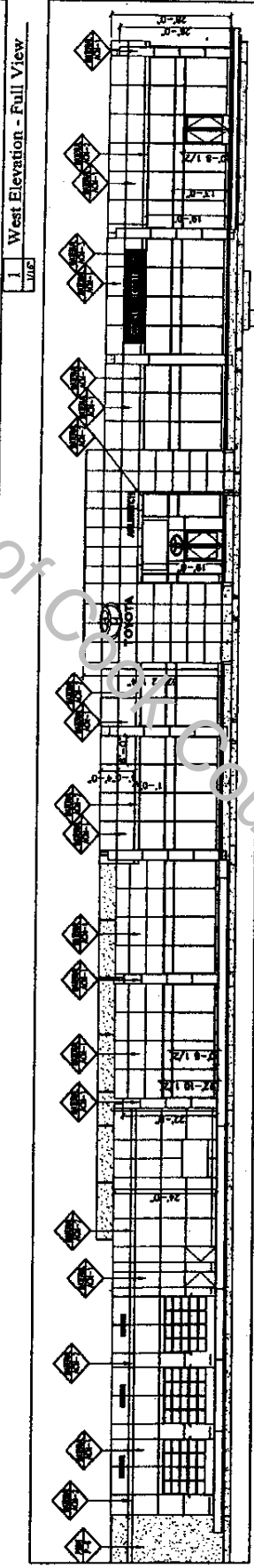
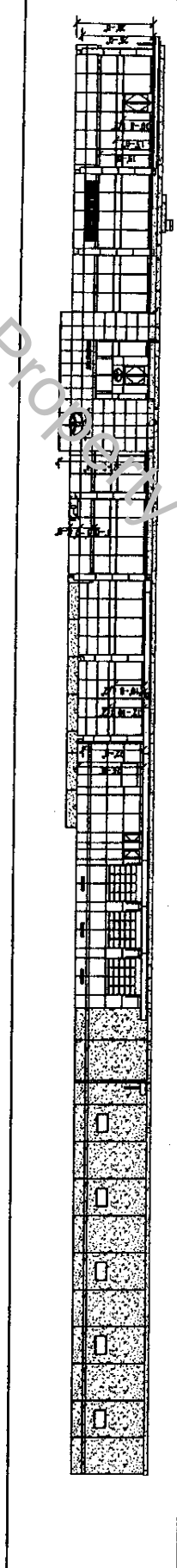
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Project Name	Project No.	Sheet No.
Client Name	Client No.	Scale
Architect Name	Architect No.	Date
Engineer Name	Engineer No.	Revision

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CUSTOM FACILITIES
 Arlington Toyota
 Palatine, IL

TOYOTA
 SHEET NUMBER
 A-1.1



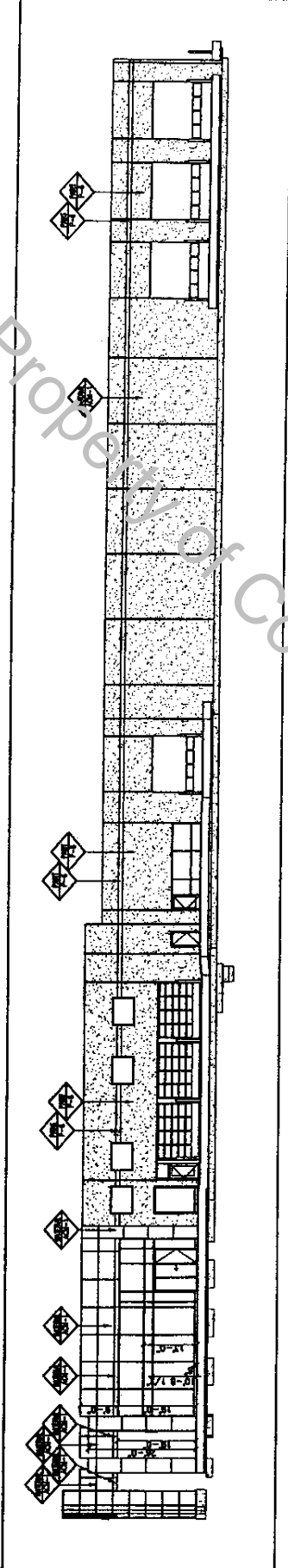
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Project No.	1002845066
Client	Arlington Toyota
Architect	Palatine, IL
Engineer	
Contractor	
Inspector	
Material	
Quantity	
Unit	
Remarks	

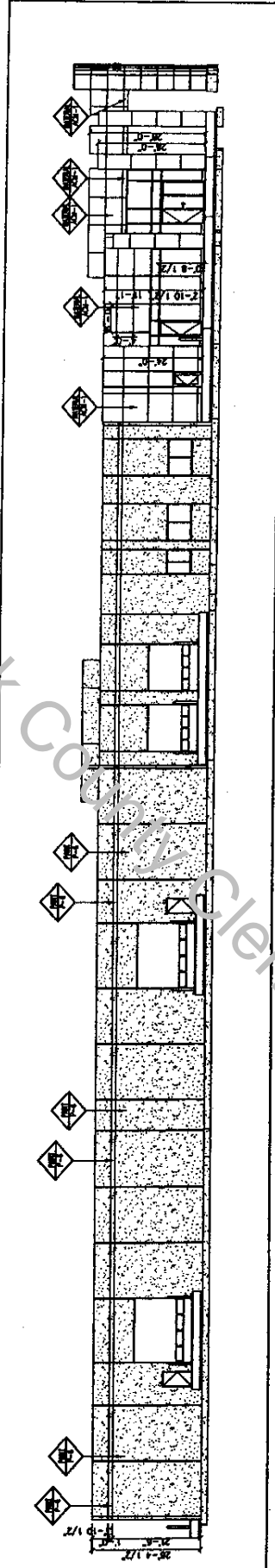
CUSTOM FACILITIES
 Palatine, IL
 Tel: 815.336.4000
 Fax: 815.336.4000

TOYOTA
 Arlington Toyota
 Palatine, IL

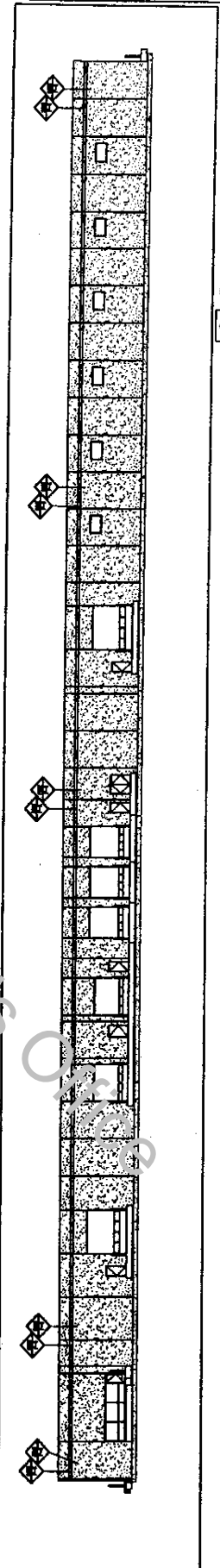
Sheet Number: A-1.2
 Date: 10/12/10



1 South Elevation
 10/12/10



2 North Elevations
 10/12/10



3 East Elevation
 10/12/10

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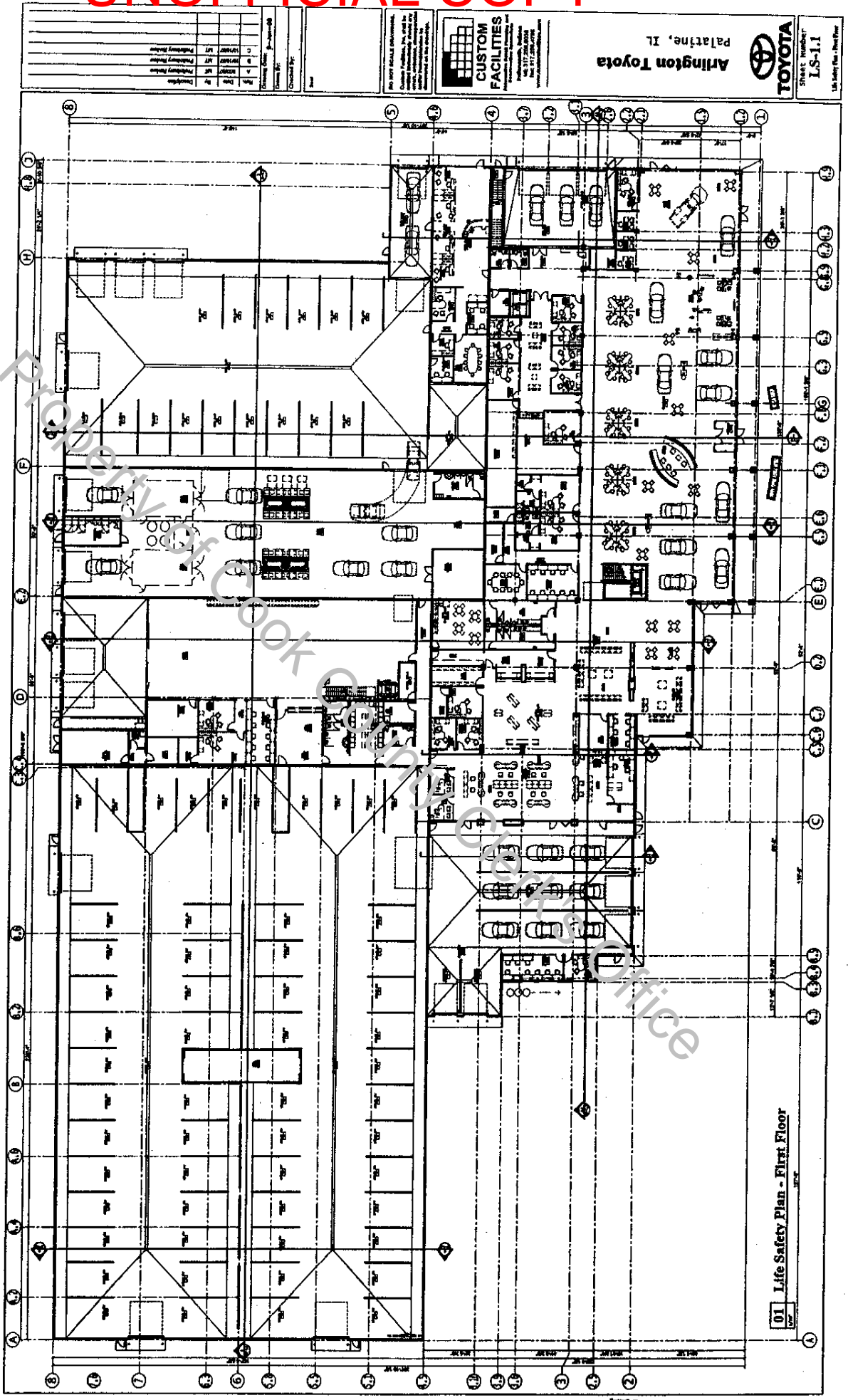


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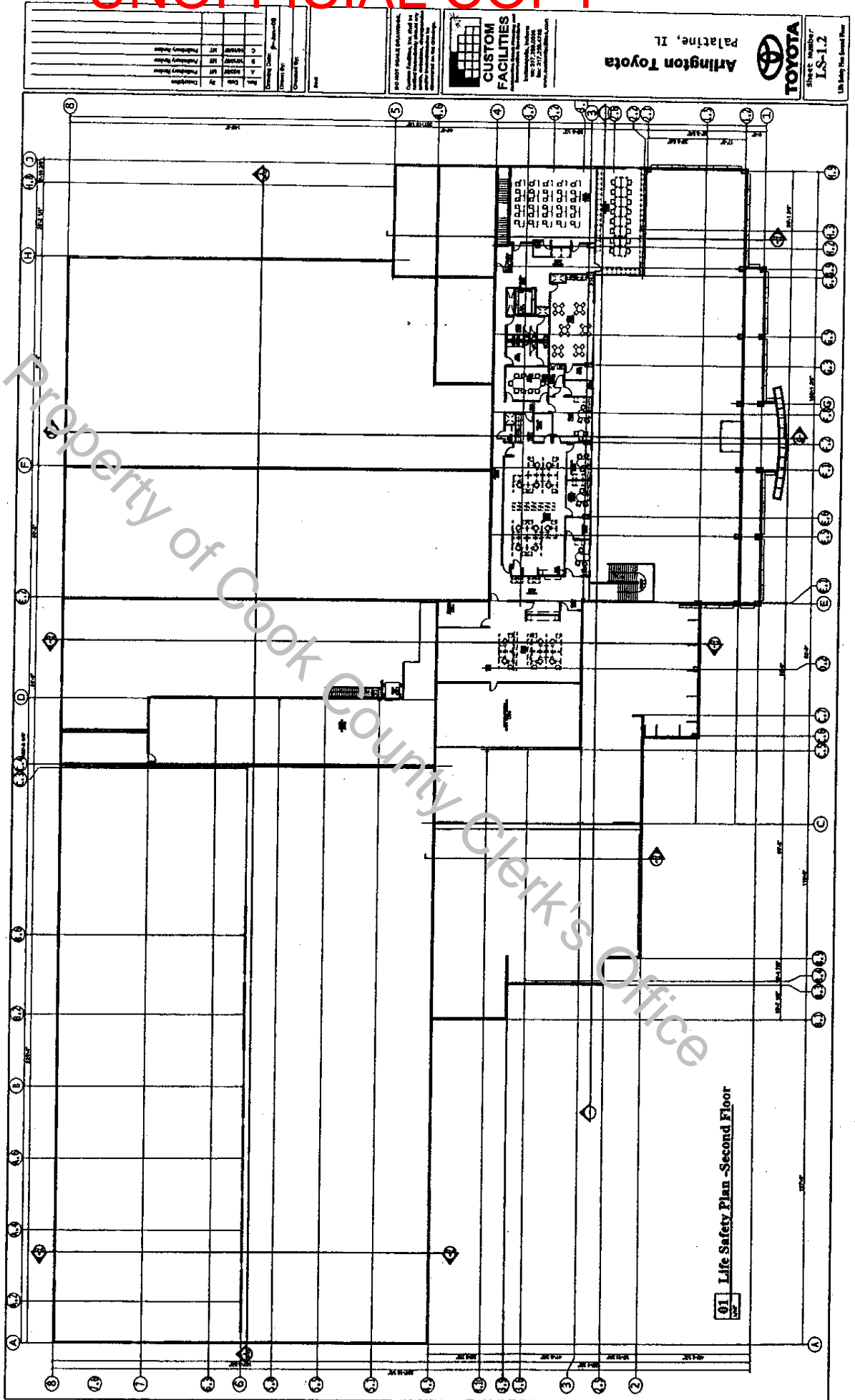


EXHIBIT "B"

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Arlington Automotive Group, Inc.
DNA Realty, Inc.
Northeast Corner of Rand Road and Hicks Road, Palatine, IL
Preliminary and Final Planned Development
Application Checklist, Item 7

Project Narrative. Arlington Automotive Group, Inc. ("Arlington Toyota") and DNA Realty, Inc. ("DNA") (Arlington Toyota and DNA are sometimes referred to together as the "Developer") entered into a redevelopment agreement with the Village of Palatine on May 11, 2007 (the "RDA") pursuant to which the Developer will construct and operate a state of the art automobile sales and service facility designed and constructed to be compliant with the Toyota 2012 Facility Standards and Toyota Image II Facility Design Guidelines, complete copies of which are included in the RDA. The Developer ownership group consists of siblings Gary Vicari, Scott Vicari and Tracey Waugh Vicari, joined by their step-sister, Shari Himel Martensen. Arlington Automotive Group, Inc. was founded by Anthony Vicari in 1968 and was operated by Mr. Vicari with help from the next generation (and current owners) until his untimely death in 2000. Under the stewardship of the next generation since then, the Developer has experienced tremendous growth and is poised to take a major step forward in relocating to Palatine.

In addition to Gary and Scott Vicari, the board of directors for both Arlington Toyota and DNA includes James Ashe, CPA, and Steven Sack, Esq., both of whom are extraordinarily accomplished in their respective professions. In fact, Steven Sack is general counsel to the National Car Dealers Association. The financial, sales and other management positions at Arlington Toyota are held by long time executives who are universally excited about the continued growth anticipated upon relocation to Palatine. Hours of operation will be 7:30 am to 9:00 pm Monday through Friday, 8:00 am to 6:00 pm on Saturday, and none on Sunday.

Arlington Toyota currently has approximately 142 employees and generates revenue of approximately \$96 million annually. Revenue is generated from sales of approximately 2,700 new Toyota automobiles and 1,300 used automobiles. Substantial additional revenue is generated by providing collision and other services, and by associated sale of parts. Employment and revenue is projected to increase significantly upon relocation to Palatine. The Rand and Hicks location is well within reasonable proximity to retain loyal customers from the region including Arlington Heights and Buffalo Grove and will be even more convenient for business from the communities of Palatine, Deer Park, Long Grove, Inverness and the like.

Embarking on a relocation project of this scale is not undertaken lightly and the team tasked with planning and constructing the new facility was chosen with great care. The Developer selected the relocation site in part due to the extremely qualified and diligent people working for the Village of Palatine. In addition to the Village of Palatine, all development details are overseen by Toyota Motor Sales USA, Inc. and their architectural oversight consultant, Gensler.

PETITIONER'S EXHIBIT

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After carefully interviewing contractors with specialty experience constructing automobile dealership and service facilities, Custom Facilities, Inc. of Indianapolis, IN ("CFI"), was selected by the Developer as the design/build contractor for the Palatine facility. For nearly forty years, CFI has provided design/build, construction management, and general contracting services to automobile dealers throughout the United States. CFI's automotive specialty has been developed through more than 300 successful projects including Toyota Image II facilities in the greater Chicago area as well as the Acura dealership in Palatine. The personal involvement of CFI President, Rod DeRoy, who has more than 42 years of experience in commercial automotive design/build, along with the multiple dealership experiences of CFI's on-site project managers, allow CFI to fully control project cost, quality, and schedule. CFI provides all design/build architectural services and has subcontracted Roake & Associates of Naperville, IL, for project engineering.

The proposed development will utilize the entire 13 plus acres of property set forth in the RDA. The building to be constructed will include a total of approximately 124,000 square feet (partially 2 floors). The office and showrooms will be 34,469 square feet, service, body shop and parts storage areas will be 87,792 square feet and the covered canopy area will be 1,770 square feet, all consistent with the site plan and building elevations submitted herewith. The space allocable to car sales is dramatically increased over the current Buffalo Grove location while the 56 service bays and 30,000 square foot body shop represent nearly triple the current facilities. The site plan also reflects the parking, lighting and landscaping which are so critical to both the operational effectiveness of the site and the aesthetic qualities essential for integration within the community. The Developer anticipates refitting the tunnel car wash and drive through manual car wash bays on the Rand Road boarder parcel of property for use in connection with its business operations on the site.

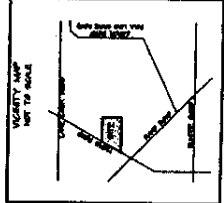
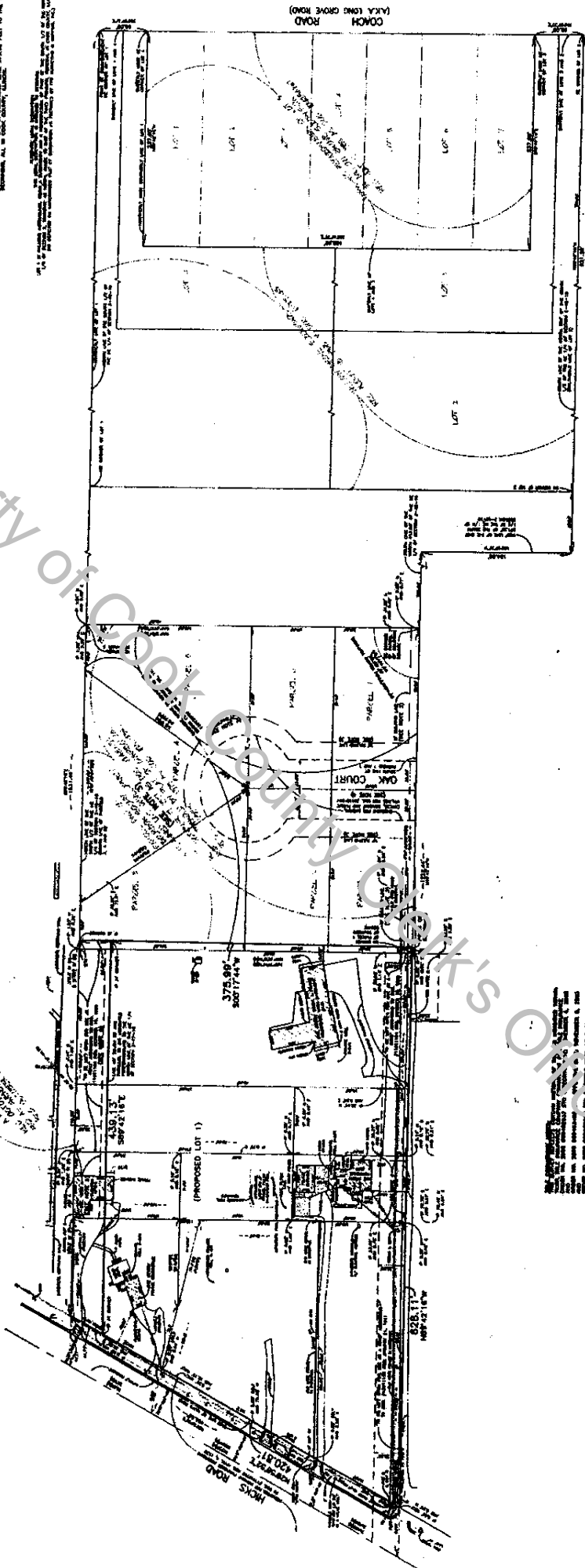
Both the Village of Palatine and the Developer are making an immense investment in the redevelopment of the Rand Road corridor. The Developer is extremely confident that this team, this location and this business will add up to a huge success for the project and the community.

UNOFFICIAL COPY

TFW SURVEYING & ENGINEERING PLAT OF SURVEY

THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS AND ALLOCATING THEREON THE INTERESTS OF THE PARTIES AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING. THE SURVEY WAS MADE BY THE METHOD OF ANGLES AND DISTANCES AND THE CORRECTIONS WERE MADE BY THE METHOD OF THE TRIANGULAR ERROR. THE BEARING AND DISTANCE OF EACH LINE WAS MEASURED BY THE METHOD OF THE SINE BAR AND THE DISTANCES WERE MEASURED BY THE METHOD OF THE CHAIN. THE BEARING AND DISTANCE OF EACH LINE WAS MEASURED BY THE METHOD OF THE SINE BAR AND THE DISTANCES WERE MEASURED BY THE METHOD OF THE CHAIN. THE BEARING AND DISTANCE OF EACH LINE WAS MEASURED BY THE METHOD OF THE SINE BAR AND THE DISTANCES WERE MEASURED BY THE METHOD OF THE CHAIN.

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THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS AND ALLOCATING THEREON THE INTERESTS OF THE PARTIES AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING. THE SURVEY WAS MADE BY THE METHOD OF ANGLES AND DISTANCES AND THE CORRECTIONS WERE MADE BY THE METHOD OF THE TRIANGULAR ERROR.

TOTAL AREA OF TRACT SURVEYED = 200,637 SQUARE FEET OR 4.6080 ACRES

LEGEND

- 1. All lines shown on this plat are as shown on the original survey.
- 2. All lines shown on this plat are as shown on the original survey.
- 3. All lines shown on this plat are as shown on the original survey.
- 4. All lines shown on this plat are as shown on the original survey.
- 5. All lines shown on this plat are as shown on the original survey.
- 6. All lines shown on this plat are as shown on the original survey.
- 7. All lines shown on this plat are as shown on the original survey.
- 8. All lines shown on this plat are as shown on the original survey.
- 9. All lines shown on this plat are as shown on the original survey.
- 10. All lines shown on this plat are as shown on the original survey.

ADDITIONAL NOTES

THE BEARING AND DISTANCE OF EACH LINE WAS MEASURED BY THE METHOD OF THE SINE BAR AND THE DISTANCES WERE MEASURED BY THE METHOD OF THE CHAIN.

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Report of Public Hearing – Case 08-43 – East Corner of Hicks and Rand rds.

The notice of public hearing was read by the chairman. The petitioner in Case 08-43, Arlington Automotive Group, Inc./DNA, seeks preliminary and final approval of a PUD to permit the construction of a new 124,000 square foot automobile dealership with related vehicle parking; preliminary and final approval of a plat of consolidation to permit consolidation of 18 parcels into one parcel, and rezoning from R and B2 to P for 13.47 acres at the east corner of Hicks and Rand rds.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development (Arlington Automotive Group)
2. Petition for Preliminary and Final Development (Village of Palatine)
3. Palatine Real Estate Interest Disclosure Form (Arlington Automotive Group)
4. Palatine Real Estate Interest Disclosure Form (Village of Palatine)
5. Proof of Ownership
6. Plats of Survey
7. Project Narrative
8. Rendering (2)
9. Engineering Plans, Plat of Subdivision, Landscape Plan, Architectural Plan revised 5/29/2008

The following persons were sworn in to present the petition:

Mark Raymond, attorney
Gary Vicari, owner, Arlington Toyota

Raymond said DNA Realty is the land owner entity. Currently located in Buffalo Grove, Arlington Automotive was founded in the 1960's, he added. In 2002, the company realized it was landlocked at its present location, prohibiting future growth. It approached the Village of Palatine in 2004, when discussions about acquisition of this parcel were started. Gensler Architects, a national design firm, has designed the buildings for this site, Raymond said. They are planning for a long term use of the property. He cited some statistics:

Current parking spaces in Buffalo Grove = 440

Current parking spaces proposed here = 970

Square footage in Palatine = 124,000, three times the size of the Buffalo Grove facility.

Current revenue = \$96 million

Projected revenue in Palatine = \$106-110 million. This increase will be from increased sales and service made possible by the enlarged space, Raymond said. This dealership is the second largest parts dealer in Illinois, he added. Currently Arlington Automotive sells about 275 cars per month, new and used.

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Anderson gave background on the various uses of some of the parcels:

- A large vacant area on the north side of the property was previously consolidated in conjunction with another land use proposal that never came to fruition. This land is currently owned by the Village of Palatine.
- Tore and Luke's restaurant is currently located on the southern portion of the subject property. This restaurant will be relocating to Rand rd. and Spruce dr. subject to a recently approved Planned Development. Construction of the new restaurant is underway.
- The two southernmost parcels in the subject property, owned by a third party, currently contain a car wash facility in two buildings. The village has begun condemnation proceedings against this property and is acting as the applicant in this zoning request pursuant to Section 2.01 (d) of the Palatine Zoning Ordinance.
- The proposal is proceeding pursuant to a Redevelopment Agreement.

He said that the petitioner would remodel the existing car wash to provide vehicle painting, rust-proofing, detailing, etc. Orientation of the proposed new structure would be toward Rand rd. Proposed setbacks comply with all Palatine business districts.

- Three access points serve the parcel: two full access curb cuts on Rand rd. (one new; one existing); one new full access curb cut on Hicks rd.
- A new public street would be constructed along the north side of the development between the proposed dealership and Bourbon Square Apartments. This road would provide access via two curb cuts to Arlington Automotive and would extend east to Falcon Park to provide access to a proposed park district facility. This roadway was dedicated in 2004.
- A landscape buffer is proposed along the lot lines adjoining Whispering Oaks. The landscape buffer is generally 20 feet wide but shrinks to an approximate width of 18 feet in one area. A 24 foot landscaped strip is proposed between the new public roadway and the Arlington Automotive parking lot.
- The parking area would contain a total of 970 parking spaces for customers, employees, and inventory as well as 12 display spaces throughout the site. The Zoning Ordinance would require a minimum 413 parking spaces for a use of this size and type. All drive aisle and parking space dimensions would meet the minimum standards of the Zoning Ordinance

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- Storm water would be collected on site by a new sewer system and conveyed into three underground detention vaults that would ultimately drain into an existing storm sewer system in the Hicks rd. right-of-way.
- Sewer and water services would be provided by existing services in the Hicks and Rand rds. rights-of-way.
- The petitioner proposes parking lot lighting pursuant to the regulations of the Building Code. Light levels at the property lines would be less than the maximum permitted levels.
- A grade change of approximately 14 feet slopes down from east to west.
- The Petitioner is proposing to relocate the existing above ground electrical lines to the rear of the property behind the building.

Traffic Analysis

- The Petitioner's traffic report indicates anticipated traffic during the peak morning and evening rush hours will be 255 vehicles and 325 vehicles respectively. The Saturday afternoon rush hour would generate 370 total vehicles.
- The intersection of Hicks and Rand rds. currently has service grades of D and C, in which a grade of D is considered the limit of acceptable delays. The proposed dealership would not have an impact on the service grades at this intersection, but it is anticipated that the delays at this intersection will continue to increase based on growth in the Rand rd. corridor.
- IDOT's Strategic Regional Arterial Plan has identified the need to eventually widen Rand rd. to three lanes at this intersection in order to accommodate the expected growth within the corridor. An additional 20 feet of right-of-way would be required (likely 10 feet from each side of the road's centerline) to widen Rand rd. The Petitioner's plan does not accommodate this widening for which no immediate plans exist.

Architecture

- The proposed structure would have a peak height of 28 feet although the majority of the structure is approximately 26 feet in height. The building would be constructed of pre-cast concrete, aluminum composite metal, and treated glass.
- Attached signage is proposed on the south and west elevations of the principle building and on the Rand rd. elevation of detached buildings 'A' and 'B'.
- The sign plans indicate a total of nine freestanding signs. Only two freestanding signs would be permitted pursuant to the Zoning Ordinance. Staff would recommend elimination of some of these signs.
- The primary freestanding sign is shown to be 61 feet in height. This is in excess of the permitted freestanding sign height of 25 feet. Staff would recommend signs be brought generally into compliance with the regulations of the Zoning Ordinance.

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- The primary freestanding sign located at the intersection of Rand and Hicks rds. would have an electronic message board (LED) component. The proposed sign would conform to the recently approved text amendments related to electronic message boards.

Operations

- The dealership would be open from 7:30 a.m. to 9:00 p.m., Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. The store would not be open on Sundays.
- The proposed facility would employ approximately 142 persons.
- No outdoor speaker system is proposed. The petitioner has indicated that they utilize a silent personal pager system.
- Vehicles are delivered several times a week. Semi-trailers unloading vehicles would enter the site from the new public street on the north side of the property. Trucks would unload on the southeast portion of the property and would exit through the car wash site to Rand rd. Deliveries of parts, oil, vehicles etc. occur during business hours. Operations of the dealership would be required to conform to the restrictions of the Municipal Code.

Anderson said the village engineer has reviewed and approved the drainage plan. Basins hold 2.6 acre feet of water.

Staff Recommendation

The proposed development is in keeping with the comprehensive plan and generally conforms to the regulations of the Zoning Ordinance. Therefore Staff recommends approval of the proposed development subject to the following conditions:

1. The Planned Development shall substantially conform to the Engineering Plans dated 5/16/08 last revised 6/11/08, to the Site Concept Plan dated 5/14/08 last revised 5/29/08, to the Landscape Plan dated 5/16/08 last revised 6/11/08 all prepared by Roake and Associates, Inc. and attached hereto as Exhibit 'A' and to the Architectural Plans dated 8/23/07 last revised 6/9/08 and Sign Plans prepared by Custom Facilities and attached hereto as Exhibit 'B'.
2. The final design of the new public road entering from Hicks Road (dedicated as "Public Road A") shall be designed in a manner acceptable to the Village of Palatine, with consultation from the Palatine Park District.
3. All conditions of the redevelopment agreement shall apply. Wherever there may be a contradiction between the Redevelopment Agreement and the Planned Development Ordinance, the Redevelopment Agreement shall apply.
4. Review fees in the amount of \$115,902.00 shall be submitted.
5. Parkway landscaping shall be provided along Rand and Hicks rds. in a manner acceptable to the Director of Planning and Zoning. The landscape plan shall be revised accordingly.

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tuesday, july 15, 2008

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6. The dealership shall be operated in a manner significantly conforming to the project narrative excepting that truck delivery hours shall conform to Village Code requirements.
7. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning and generally conform to the sign regulations of the B-5 (Highway Business District). Specific changes shall include reducing the number of freestanding signs to three (3), and no freestanding sign shall exceed twenty-five (25) feet in height.
8. The electronic message board shall be operated in accordance with Section 8.01 (i) (3) of the Palatine Zoning Ordinance.
9. No outdoor pager system shall be permitted.
10. All rooftop equipment must be fully screened on all sides.
11. Separate rooms for the sprinkler and fire alarm panel will be required. The Fire Department connection shall be no further than 150' from a hydrant.
12. The underground detention basins must be designed by a structural engineer because they will have to handle vehicle loading.
13. The grading plan shall be revised to show how new grades will be tied back to existing grades along the perimeter of the property.
14. MWRD, IEPA, IDOT and NPDES permits will be required.
15. The Final Plat of Subdivision shall substantially conform to the Plat of Subdivision by Roake and Associates dated and last revised 6/11/08.
16. Recording fees shall be submitted in a manner acceptable to the Village Clerk.
17. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.

Anderson said the condemnation hearing is scheduled for July 31.

When asked about where new car deliveries would be staged, Vicari said he thought a good unloading area would be in the neighborhood of the carwash. Therefore, car carriers would enter the site from Rand rd.

Concerning the loss of property when IDOT widens Rand rd., Vicari said they could reconfigure parking spaces by eliminating some islands. Anderson noted that IDOT has no Rand rd. development plans on the books for the next five years.

Vicari said he would have rental cars on site. Whether the company would be Enterprise, currently serving the Buffalo Grove facility, or Toyota Rent-A-Car has yet to be determined.

Raymond said his client can comply with all staff conditions.

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plan commission
tuesday, july 15, 2008

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The public hearing was closed at 10:05 p.m.

RECOMMENDATION

Noonan moved, Lewandowski seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 08-43, Arlington Automotive Group, Inc./DNA, who seeks preliminary and final approval of a PUD to permit the construction of a new 124,000 square foot automobile dealership with related vehicle parking; preliminary and final approval of a plat of consolidation to permit consolidation of 18 parcels into one parcel, and rezoning from R and B2 to P for 13.47 acres at the east corner of Hicks and Rand rds.

Said approval shall be contingent upon petitioner's compliance with 17 staff conditions listed above.

Unanimously carried.
(9-0)

Report of Public Hearing – Case 08-60 – Text Amendments

The notice of public hearing was read by the chairman. The petitioner in Case 08-60, The Village of Palatine, seeks approval of a text amendment to Section 4.11 of the Palatine Zoning Ordinance and Section 6.03 of the Palatine Subdivision Regulations to address changes required by the National Flood Insurance Program

and

A Text Amendment to Appendix B of the Palatine Code of Ordinances to rename the Appendix from "Subdivision Regulations" to "Subdivision, Site Development, and Floodplain Regulations."

The following petitioner's exhibits were introduced:

1. Memo from Village Engineer dated 7/9/08
2. Language from Subdivision Regulations

Anderson said

- 1) The Federal Emergency Management Agency has revised the Cook County Flood Insurance Rate Maps. The Village is required to formally adopt these maps in order to remain in the Federal Flood Insurance Program. The extent of these changes are outlined in the Village Engineer's memo. Additionally, Staff would like to resolve some inconsistencies and omissions that exist between the Floodplain section of the Zoning Ordinance and the Floodplain section of the Subdivision Regulations. In the future, all flood plain language will be in the Subdivision Regulations only.
- 2) To more clearly label Appendix B of the Code of Ordinances, Staff is recommending a change in the name of Appendix B from "Subdivision Regulations" to Subdivision, Site Development, and Floodplain Regulations".

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DEPT. OF PLANNING AND ZONING
VILLAGE OF PALATINE

Zoning Docket #

Property recorded in Torrens

Filing Fee \$ _____ Date Filed

PETITION FOR HEARING**PRELIMINARY AND FINAL PLANNED
DEVELOPMENT****PLEASE TYPE OR PRINT IN INK:**

1. Name of Petitioner(s): Arlington Automotive Group, Inc. / DNA Realty, Inc.
 Address: c/o Gary Vicari, Arlington Toyota, 935 West Dundee Road, Buffalo Grove, IL 60089
 Telephone No. (847) 330-2421 Business No. 4906-779-8 (AAG) / 6554-741-4 (DNA)
 Email gvicari@arlington-toyota.com
2. Authorized Agent of Petitioner (if different):
 Name: Mark R. Raymond
 Address: Meltzer, Purtil & Stelle L.L.C., 1515 E. Woodfield Road, Second Floor, Schaumburg, IL 60173
 Telephone No. (847) 330-2421 Business No. 0064-542-7
 Email mraymond@mpslaw.com
 Relationship to Petitioner: Attorney
3. Property Interest of Petitioner(s): Contract Developer (RDA dated 5-11-07)
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
See PIN's Attached. Palatine, Illinois
5. All existing land use(s) on the property are:
6. Current zoning of property: B2, P and R1 Size of the property: App. 12.5 acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc:
See Project Narrative attached.
8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):
None are currently anticipated.

PETITIONER'S EXHIBIT

/

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9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 5-15-08

Gary Vicari
Gary Vicari

SUBSCRIBED AND SWORN to before me this 15TH day of MAY, 20 08

Official Seal
Scott Vicari
Notary Public State of Illinois
My Commission Expires 04/05/2009

Notary Public

Scott Vicari

Property of Cook County Clerk's Office

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ITEM NO. 4

VILLAGE OF PALATINE PETITION FOR HEARING

NORTHEAST CORNER OF RAND ROAD AND HICKS ROAD

PALATINE, IL

PROPERTY PIN #'S

02-02-203-035

02-02-203-011

02-02-203-020

02-02-203-036

02-02-203-012

02-02-203-021

02-02-203-009

02-02-203-013

02-02-203-022

02-02-203-010

02-02-203-014

02-02-203-018

↑

265

Mark Raymond

6-27-08

9:05 am

Property of Cook County Clerk's Office

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Arlington Automotive Group, Inc.
DNA Realty, Inc.
Northeast Corner of Rand Road and Hicks Road, Palatine, IL
Preliminary and Final Planned Development
Application Checklist, Item 7

Project Narrative. Arlington Automotive Group, Inc. (“Arlington Toyota”) and DNA Realty, Inc. (“DNA”) (Arlington Toyota and DNA are sometimes referred to together as the “Developer”) entered into a redevelopment agreement with the Village of Palatine on May 11, 2007 (the “RDA”) pursuant to which the Developer will construct and operate a state of the art automobile sales and service facility designed and constructed to be compliant with the Toyota 2012 Facility Standards and Toyota Image II Facility Design Guidelines, complete copies of which are included in the RDA. The Developer ownership group consists of siblings Gary Vicari, Scott Vicari and Tracey Waugh Vicari, joined by their step-sister, Shari Himel Martensen. Arlington Automotive Group, Inc. was founded by Anthony Vicari in 1968 and was operated by Mr. Vicari with help from the next generation (and current owners) until his untimely death in 2000. Under the stewardship of the next generation since then, the Developer has experienced tremendous growth and is poised to take a major step forward in relocating to Palatine.

In addition to Gary and Scott Vicari, the Board of directors for both Arlington Toyota and DNA includes James Ashe, CPA, and Steven Sack, Esq., both of whom are extraordinarily accomplished in their respective professions. In fact, Steven Sack is general counsel to the National Car Dealers Association. The financial, sales and other management positions at Arlington Toyota are held by long time executives who are universally excited about the continued growth anticipated upon relocation to Palatine. Hours of operation will be 7:30 am to 9:00 pm Monday through Friday, 8:00 am to 6:00 pm on Saturday, and none on Sunday.

Arlington Toyota currently has approximately 142 employees and generates revenue of approximately \$96 million annually. Revenue is generated from sales of approximately 2,700 new Toyota automobiles and 1,300 used automobiles. Substantial additional revenue is generated by providing collision and other services, and by associated sale of parts. Employment and revenue is projected to increase significantly upon relocation to Palatine. The Rand and Hicks location is well within reasonable proximity to retain loyal customers from the region including Arlington Heights and Buffalo Grove and will be even more convenient for business from the communities of Palatine, Deer Park, Long Grove, Inverness and the like.

Embarking on a relocation project of this scale is not undertaken lightly and the team tasked with planning and constructing the new facility was chosen with great care. The Developer selected the relocation site in part due to the extremely qualified and diligent people working for the Village of Palatine. In addition to the Village of Palatine, all development details are overseen by Toyota Motor Sales USA, Inc. and their architectural oversight consultant, Gensler.

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After carefully interviewing contractors with specialty experience constructing automobile dealership and service facilities, Custom Facilities, Inc. of Indianapolis, IN ("CFI"), was selected by the Developer as the design/build contractor for the Palatine facility. For nearly forty years, CFI has provided design/build, construction management, and general contracting services to automobile dealers throughout the United States. CFI's automotive specialty has been developed through more than 300 successful projects including Toyota Image II facilities in the greater Chicago area as well as the Acura dealership in Palatine. The personal involvement of CFI President, Rod DeRoy, who has more than 42 years of experience in commercial automotive design/build, along with the multiple dealership experiences of CFI's on-site project managers, allow CFI to fully control project cost, quality, and schedule. CFI provides all design/build architectural services and has subcontracted Roake & Associates of Naperville, IL, for project engineering.

The proposed development will utilize the entire 13 plus acres of property set forth in the RDA. The building to be constructed will include a total of approximately 124,000 square feet (partially 2 floors). The office and showrooms will be 34,469 square feet, service, body shop and parts storage areas will be 87,792 square feet and the covered canopy area will be 1,770 square feet, all consistent with the site plan and building elevations submitted herewith. The space allocable to car sales is dramatically increased over the current Buffalo Grove location while the 56 service bays and 30,000 square foot body shop represent nearly triple the current facilities. The site plan also reflects the parking, lighting and landscaping which are so critical to both the operational effectiveness of the site and the aesthetic qualities essential for integration within the community. The Developer anticipates refitting the tunnel car wash and drive through manual car wash bays on the Rand Road boarder parcel of property for use in connection with its business operations on the site.

Both the Village of Palatine and the Developer are making an immense investment in the redevelopment of the Rand Road corridor. The Developer is extremely confident that this team, this location and this business will add up to a huge success for the project and the community.

DEPT. OF PLANNING AND ZONING
VILLAGE OF PALATINE

UNOFFICIAL COPY

Zoning Code #

Property recorded in Torrens

Filing Fee \$ _____ Date Filed

PETITION FOR HEARING

**PRELIMINARY AND FINAL PLANNED
DEVELOPMENT**

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): _____ Village of Palatine

Address: 200 E. Wood Street _____

Telephone No. 847-359-9050 _____ Business No. _____

Email rojesen@palatine.il.us _____

2. Authorized Agent of Petitioner (if different):

Name: _____

Address: _____

Telephone No. _____ Business No. _____

Email _____

Relationship to Petitioner: _____

3. Property Interest of Petitioner(s): Municipality - Village of Palatine Zoning Ordinance Section 2.01 (d)

Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

2021 & 2031 N. Rand Road (02-02-203-035 & 036) Palatine, Illinois

5. All existing land use(s) on the property are: Car wash buildings

6. Current zoning of property: P Planned development Size of the property: 2.23 acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc:

A component of the Arlington Toyota Planned Development Application and site. As stated in the companion application, the currently existing tunnel car wash ("Detached Building A") and manual car wash bays ("Detached Building B") will be modified for visual consistency with the Main Building and as necessary to accommodate noise reduction and other undercoating services, upholstery treatment and all other vehicle cleaning and detailing operations of the Developer. The southeast side of the current manual car wash bays will be enclosed and the northwest side of such bays will have pull down doors.

PETITIONER'S EXHIBIT

2

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8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development are to be developed as a traditionally zoned project (if any):

Refer to attached application.

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 6-30-08

[Signature]

Reid T. Ottesen, Village of Palatine, Village Manager

SUBSCRIBED AND SWORN to before me this 30 day of June, 20 08



[Signature]
Notary Public

County Clerk's Office

UNOFFICIAL COPY

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of

Algonquin, Antioch, Arlington Heights, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Campton Hills

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the 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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published June 30, 2008 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Nancy Bratowick
Authorized Agent

Control # T4079917

Public Notice
A public hearing will be held before the Palatine Plan Commission on Tuesday, July 15, 2008, at 8:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:
1. Preliminary and Final Planned Development to permit the construction and operation of an approximately 124,000 square foot automobile dealership with related vehicle parking;
2. Preliminary and Final Plat of Subdivision to permit a consolidation of eighteen (18) existing parcels into one (1) parcel; and
3. Rezoning from R-1 residential and B-2 business to P Planned Development.
The property is commonly known as the Northeast corner of N. Hicks Road and N. Rand Road (P.D. #02-02-205-018; 02-02-205-009; 010/ 011/ 012/ 013/ 014/ 035-001/ 020/ 021/ 022).
The proposal would allow a new car dealership.
The above petition has been filed by Arlington Automotive Group, Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #08-43
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 30th day of June, 2008
Published in Daily Herald
June 30, 2008 (4079917)N

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

I do further certify that the foregoing Ordinance is a true and correct copy of an Ordinance passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 4 day of August, 2008, and that said ordinance was deposited and filed in the office of the Village Clerk on the 4 day of August, 2008.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Village Council on the motion to adopt said ordinance was as follows:

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 7th day of August, 2008.

(SEAL)


 Margaret R. Duer
 Palatine Village Clerk