

LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 1/10/2025



REQUESTED ACTION(S) (check all that apply)
\_\_\_ Comp. Plan
\_\_\_ Comp. Plan Amendment
\_\_\_ Map Amendment
\_\_\_ Planned Dev. (Concept/Final)
X \_\_\_ Planned Dev. (Final Amendment)
\_\_\_ Planned Dev. (Adjustment)
\_\_\_ Planned Dev. (Master Plan)
\_\_\_ Planned Dev. (Master Plan Amendment)
\_\_\_ Preliminary/Final Plat
\_\_\_ Plat of Consolidation
\_\_\_ Site Plan Permit
\_\_\_ Special Use Permit
\_\_\_ Text Amendment
\_\_\_ Variation
\_\_\_ Zoning Appeal

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Epstein represents that they are the OWNER, CONTRACT PURCHASER, LESSEE, AUTHORIZED AGENT X (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 94-3061570

The property is also known as: (street address) 1601 Harris Rd.

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.

**LAND USE APPLICATION**  
**PAGE 2**

The property is now classified under the Libertyville Zoning Code and is located in the  
    O-2     District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

<input type="checkbox"/>	Front Yard Setback	<input type="checkbox"/>	Sign
<input type="checkbox"/>	Corner Side Yard Setback	<input type="checkbox"/>	Fence
<input type="checkbox"/>	Side Yard Setback	<input type="checkbox"/>	Lot Coverage
<input type="checkbox"/>	Rear Yard Setback	<input type="checkbox"/>	Building Coverage
<input type="checkbox"/>	Perimeter Landscaped Open Space	<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Other (specify) _____		

Please attach a detailed narrative description of the requested development action(s).

Narrative Attached



\_\_\_\_\_  
applicant/representative signature

Alex Bieschke  
\_\_\_\_\_  
please print full name

600 W. Fulton St, Chicago, IL 60661  
\_\_\_\_\_  
address of applicant/representative

312-429-8265  
\_\_\_\_\_  
phone number

abieschke@epsteinglobal.com  
\_\_\_\_\_  
e-mail

**NOTE!** If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2023

APPEARANCE REVIEW APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 1/10/2025



REQUESTED ACTION(S) (check all that apply)
[X] Building Facades
[X] Other Parking Deviation
[ ] Lighting
[ ] Signage
[ ] Landscaping

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE APPEARANCE REVIEW COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Epstein represents that they are the OWNER, AUTHORIZED AGENT X (please check correct term) of the property commonly known as: (street address) 1601 Harris Rd.

If someone other than the applicant(s) has the title to the property, please provide a written statement from the owner(s) which acknowledges and consents to this request.

The property is now classified under the Libertyville Zoning Code and is located in the 0-2 District.

Alex Bieschke
applicant/representative signature
Alex Bieschke
600 W. Fulton St., Chicago, IL 60661
address of applicant/representative
312-429-8265
phone number
abieschke@epsteinglobal.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

VILLAGE OF LIBERTYVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT  
200 EAST COOK AVENUE  
LIBERTYVILLE, IL 60048  
(847) 918-2028  
(847) 367-5148 (Fax)

DATE: 1/10/2025



<u>REQUESTED ACTION(S) (check all that apply)</u>	
<input checked="" type="checkbox"/> Building Facades	<input type="checkbox"/> Lighting
<input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Signage
<input checked="" type="checkbox"/> Other <u>Parking Deviation</u>	

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Epstein represents that they are the OWNER , AUTHORIZED AGENT  (please check correct term) of the property commonly known as: (street address) 1601 Harris Rd.

If someone other than the applicant(s) has the title to the property, please provide a written statement from the owner(s) which acknowledges and consents to this request.

The property is now classified under the Libertyville Zoning Code and is located in the 0-2 District.

applicant/representative signature

Alex Bieschke

600 W. Fulton St., Chicago, IL 60661  
address of applicant/representative

312-429-8265  
phone number

abieschke@epsteinglobal.com  
e-mail

**NOTE!** If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

**PROPERTY OWNER'S AUTHORIZATION  
FOR THE POSTING OF PUBLIC HEARING SIGNS**

DATE: 1/10/2025

I, USCLP IL Harris, LLC, Owner of the property located at 1601 Harris Rd., do hereby authorize the VILLAGE OF LIBERTYVILLE, COMMUNITY DEVELOPMENT DEPARTMENT, to post a sign(s) on the property listed above in order to comply with Section II.C. of Ordinance No. 85-O-26, which requires the POSTING OF A PUBLIC HEARING SIGN.

  
\_\_\_\_\_  
Signature

Mark Driscoll  
\_\_\_\_\_  
Printed Name

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**PROOF OF  
SERVICE OF NOTICE  
FOR PUBLIC HEARING SIGNS**

VILLAGE OF LIBERTYVILLE COMMUNITY DEVELOPMENT DEPARTMENT  
200 E. COOK AVENUE  
LIBERTYVILLE, IL 60048-2090

I, \_\_\_\_\_, employee of the VILLAGE OF LIBERTYVILLE, COMMUNITY DEVELOPMENT DEPARTMENT, have complied with Section II.C. of Ordinance No. 85-O-26, which requires the POSTING OF A PUBLIC HEARING SIGN, for property located at \_\_\_\_\_, and filed as Case No. \_\_\_\_\_.

\_\_\_\_\_  
Signature

Date Sign was Posted: \_\_\_\_\_

**VILLAGE OF LIBERTYVILLE  
PROPERTY OWNER'S AUTHORIZATION  
FOR PC/ZBA/ARC/HPC**

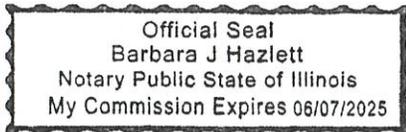
DATE: 01/10/2025

I, USCLP IL Harris, LLC, Owner of the  
Property Owner  
property located at 1601 Harris Rd., do hereby  
Address/Location  
authorize Epstein to represent me in the following  
Authorized Agent  
PC/ZBA/ARC/HPC matter(s),  
Signage, Silos, Parking, and Screening  
Action(s)  
in the Village of Libertyville.

Barbara J Hazlett  
Notary Signature

[Signature]  
Property Owner Signature

(SEAL)



Joe Driscoll  
Property Owner Printed Name

9550 W. Arlington Co. Ste 500  
Address Rosemont, IL 60018

224-567-8503  
Phone Number

Rev. 11.2023

**VILLAGE OF LIBERTYVILLE  
PROPERTY OWNER'S CONSENT TO FILING OF APPLICATION  
FOR AMENDMENT TO PLANNED DEVELOPMENT FINAL PLAN**

DATE: 1/10/2025

I, USCLP IL Harris, LLC, Owner of the  
Property Owner

property located at 1601 Harris Rd., Libertyville, IL, do hereby  
Address/Location

consent to the filing of an application to amend the Final Plan for the O-2 Planned  
Development (the "Planned Development") relating to the proposed development by  
Epstein of the property located at  
Applicant

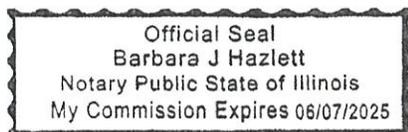
1601 Harris Rd., Libertyville, IL  
Address of Property which is Subject of Application

This consent is made solely for the purpose of acknowledging the right of the Applicant to seek such amendment, without such application being signed by all owners of property within the Planned Development. This consent shall not be construed, in any manner, as constituting a waiver of my rights to appear and object to such amendment on any basis other than the Applicant's right to file such application.

Barbara J Hazlett  
Notary Signature

Neil Driscoll  
Property Owner Signature

(SEAL)



Neil Driscoll  
Property Owner Printed Name

9530 W. Higgins Rd, Ste 500  
Address BELMONT, IL 60018

224-567-8503  
Phone Number

---

## *Project Directory*

---

*Architect | Engineer | Interiors*

Epstein

Contact: Alex Bieschke

Project Manager

[abieschke@epsteinglobal.com](mailto:abieschke@epsteinglobal.com)

Address: 600 West Fulton Street

Chicago, Illinois 60661-1259

*Property Address | Tenant*

Flex

Contact: David Nicoley (Flex Rep)

[david.nikoley@at-pd.com](mailto:david.nikoley@at-pd.com)

1601 Harris Rd.

Libertyville, IL 60048

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## *Project Narrative*

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Village of Libertyville  
Attention: David C. Smith, A.I.C.P  
Senior Planner | Planning Division  
Libertyville Building | Government Office  
200 E Cook Ave, Libertyville, IL 60048

***Property Address | Tenant***

Flex  
1601 Harris Rd.  
Libertyville, IL 60048

01/10/2025

***PROJECT BACKGROUND***

Flex has acquired an existing building located at 1601 Harris Road in Libertyville, Illinois. The 335,000 square foot building will provide additional space to expand medical device manufacturing operations. The existing building is a vacant single-story manufacturing/warehouse building. Flex is planning to install new injection molding machines, assemble cells, ASRS storage system, coil winding systems, as well as office, employee and support spaces.

***PROPOSAL***

This proposal outlines the planned modifications to the existing facility, focusing on adding a resin molding operation that will enhance manufacturing operational efficiency while adhering to the standards of substantial conformity as defined by the zoning code. The car park will be updated to accommodate only the total number of employees anticipated to be present at the facility. The proposal also calls for the existing monumental sign to be updated to display the Flex logo using only the upper half part of the sign reserving the lower half for the other building tenant. Also, there will be two new signs on the northeast corner of the building. We'll have one designed for each side. Additional facility modifications include the installation of material handling silos next to the building in the existing loading dock and installation of new roof mounted air handling equipment.

### ***REQUESTED DEVIATIONS***

The proposed facility modifications employ best efforts to substantially comply with current zoning requirements however the listed deviations request relief from strict compliance for certain aspects of the code due to the hardships that they present to the project.

1. **Parking Requirements:** The facility change of use from warehouse to manufacturing would require significantly more parking spaces than currently available. The existing parking lot can sufficiently support the new manufacturing operations and neighboring businesses, justifying a deviation from standard requirements.
2. **Silo Height:** The proposed silos, critical for operational efficiency, may exceed standard zoning height limits. We are seeking clarification on the height restrictions and requesting a deviation to allow for the necessary height to accommodate operational needs while ensuring that the design remains in line with the overall aesthetic of the area.
3. **Rooftop Mechanical Units:** While the zoning code mandates screening for rooftop units, we are exploring the possibility of requesting a deviation based on the visual impact and operational considerations. A line-of-sight study will be conducted to assess the visibility of these units from neighboring properties, which will help justify our request.
4. **Signage:** The project includes plans for new signage on both the building and the existing monument sign. We are requesting deviations related to the signage to ensure that it aligns with the branding needs of the new tenant while adhering to the village's aesthetic standards. New building Signage on northeast corner of building on both walls and monument sign will be approach with the following design specs:
  - **Type:** Front-Lit Channel Letter Sign to read "flex"
  - **Size:** Individual letters: 24" H x 12" D, width proportional to design
    - Materials: Face: 3/16" translucent white acrylic with vinyl overlay.
    - Returns (sides): 0.063" aluminum, painted to match Flex standard colors.
    - Back Panel: 0.063" aluminum, non-illuminated

- **Illumination:** LED modules (6000K bright white), UL-rated, remote power supply
  - **Mounting:** Raceway-mounted (aluminum) or flush-mounted with concealed wiring
  - **Electrical:** 120V AC,  $\leq 120W$  power consumption, concealed wiring
  - **Weatherproofing:** Sealed letters and gaskets to prevent moisture ingress
  - **Compliance:** UL-certified components, local code compliant
  - **Optional Features:** Dimmer control and photocell timer for automated lighting
  - **Warranty:**
    - LED Components: 5 years
    - Structural Materials: 3 years
5. **Traffic and Parking Analysis:** This proposal confirms that existing traffic and parking configurations are adequate for the anticipated increase in operational activity. Modifying the current parking lot will accommodate the facility's two shifts, with approximately 140 employees per shift while supporting a neighboring tenant. This proposed deviation will still alleviate congestion and parking adequacy concerns, supporting a deviation from code parking requirements as necessary.

These narratives emphasize operational improvements and compliance with zoning requirements, balancing project needs with community standards.

Please refer to the attached drawings and documents for additional information.

Sid Shroff  
Plant Director  
Flex  
700 Corporate Grove Dr.,  
Buffalo Grove, IL 60089  
[sid.shroff@flex.com](mailto:sid.shroff@flex.com)  
224.279.4677

01/08/2025

Village of Libertyville  
Attention: David C. Smith, A.I.C.P.  
Senior Planner | Planning Division  
Libertyville Building  
200 E Cook Ave, Libertyville, IL 60048

Subject: Employee Count per shift.

Dear David,

I am writing to provide our anticipated maximum occupancy details for the facility located at 1501 Harris Rd., Libertyville, IL 60048. We project a peak occupancy of approximately 140 individuals per shift, based on the following breakdown:

- The Novo program at Libertyville is expected to operate with a total of 372 employees at maximum production capacity of 200 million units.
- This workforce will consist of 60 indirect labor (IDL) employees and 312 direct labor (DL) employees.
- The majority of the 60 IDL employees will work the day shift, Monday through Friday.
- The 312 DL employees will be distributed across 24/7 operations, working four 12-hour rotating shifts, with approximately 80 employees per shift.
- During peak weekday operations (Monday through Friday), the combined total of 80 DL employees on shift and 60 IDL employees during the day equates to a maximum occupancy of around 140 individuals.

Please feel free to reach out if you need any additional information or clarification.

Sincerely,  
Sid Shroff  
Plant Director  
Flex  
[sid.shroff@flex.com](mailto:sid.shroff@flex.com)



1/8/2025

Sid Shroff  
Plant Director Flex  
700 Corporate Grove Dr.,  
Buffalo Grove, IL 60089  
[sid.shroff@flex.com](mailto:sid.shroff@flex.com)

01/10/2025

Village of Libertyville  
Attention: David C. Smith, A.I.C.P  
Senior Planner | Planning Division  
Libertyville Building, Government Office  
200 E Cook Ave, Libertyville, IL 60048

Subject: Introduction of Flex - Leading Medical Device Manufacturer in Libertyville

Dear David,

I am writing to express my enthusiastic support for Flex's presence and expansion within the Village of Libertyville, Illinois. As a global leader in advanced manufacturing and supply chain solutions, Flex brings economic growth and sustainable, long-term benefits to the community.

The establishment of Flex in Libertyville promises substantial positive impacts on the local economy. The company's advanced manufacturing operations will generate high-quality jobs, providing opportunities for residents and professionals from diverse skill backgrounds. Flex's investment in cutting-edge technology and automation will also position Libertyville as a hub for innovation, attracting complementary businesses and driving regional economic development.

Flex also plays a significant role in the healthcare sector, providing manufacturing and supply chain solutions for medical devices, diagnostic equipment, and wearable health technologies. Their contributions help advance patient care by producing reliable, high-quality medical products, ensuring faster innovation cycles and improved healthcare outcomes.

Furthermore, Flex's commitment to sustainability and community engagement aligns with Libertyville's values. Their focus on environmentally responsible operations, energy efficiency, and resource management will contribute to a greener local economy. Flex has a proven track record of supporting local initiatives, including workforce development programs and partnerships with educational institutions to cultivate the next generation of skilled workers.

Beyond direct employment and technological advancement, Flex's presence will stimulate local businesses, increase tax revenues, and enhance infrastructure development. Their global reputation and operational excellence will elevate Libertyville's visibility on a national and international scale, making the village a more attractive destination for other innovative enterprises.

I am confident that Flex will be a transformative asset for Libertyville, promoting economic vitality while upholding the community's values. I encourage your continued support for this initiative and look forward to witnessing the positive changes Flex will bring to our village.

Thank you for considering this impactful opportunity. Please do not hesitate to contact me at [sid.shroff@flex.com](mailto:sid.shroff@flex.com) or XXX-XXX-XXX

Sincerely,

A handwritten signature in black ink, appearing to read "Sid Shroff". The signature is fluid and cursive, with a large initial "S".

Sid Shroff

Plant Director

1/8/25

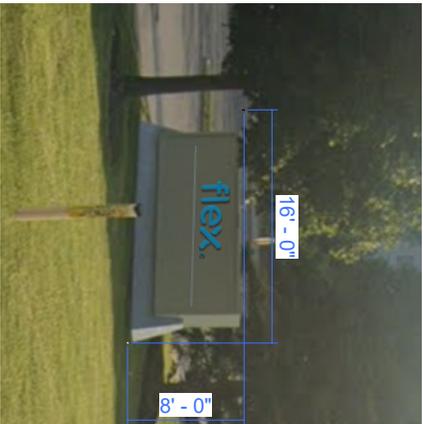






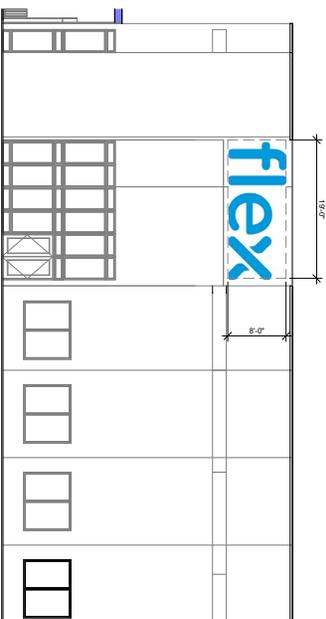






### 1 | MONUMENTAL SIGN

SCALE: 1/4" = 1'-0"



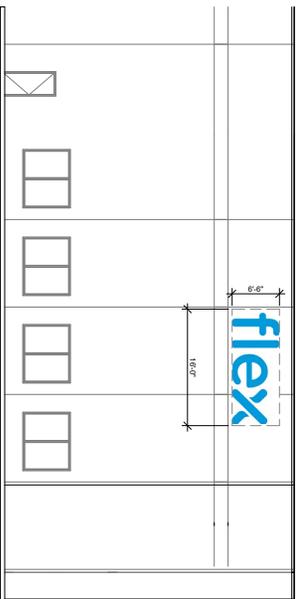
### 2 | NORTH ELEVATION

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

CHANNEL LETTER SIGN SPEC			
<b>Sign Type</b>	• Channel Letter Sign (FreeLED)	<b>Movement</b>	• Material: Recessed-mounted to match building color / recessed with concealed wiring.
<b>Dimensions</b>	• Size: 24" H x 142" W x 12" D • Visible width from front of sign: 142" x 12" (to include 1/2" channel letter depth) • Lettering depth: 12" (to include 1/2" channel letter depth) • Channel letter depth: 12" (to include 1/2" channel letter depth)	<b>Finish</b>	• Custom letter to match building color / recessed with concealed wiring. • Logo dimensions are scaled to fit channel letter depth. • Material of local building and recessed area. • UL-coated components for safety.
<b>Material</b>	• 316L Stainless Steel • Channel letter: 316L stainless steel • Back panel: 0.003" aluminum, non-ferrous, sealed to protect from weather.	<b>Electrical</b>	• Electrical: Recessed in building structure with concealed wiring and conduit. • Total Power Consumption: 5 and less. • Total Power: 0.003" aluminum, concealed within the recessed area. • WET.
<b>Installation</b>	• Type: LED module (0.003" depth) • Mounting: Recessed-mounted • LED driver: UL-coated • Lifetime: 50,000 hours	<b>Weathering</b>	• LED Components: 5-year warranty against defects.
<b>Warranty</b>	• Letters will be sealed to prevent weathering. • Gaskets applied at joints and LED wiring.	<b>Additional Features</b>	• Structural: Aluminum, 3-year warranty against defects.

### 3 | EAST ELEVATION

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



**MEP / FP Engineer**  
 EASTERN  
 1511 TILTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.424.9100

**Structural Engineer**  
 EASTERN  
 1511 TILTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.424.9100

**Civil Engineer**  
 EASTERN  
 1511 TILTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.424.9100

**Architect of Record**  
 EASTERN  
 1511 TILTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.424.9100

**FLEX**  
 FLEX CORPORATION  
 1511 TILTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.424.9100



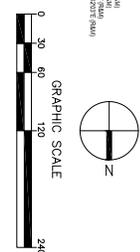
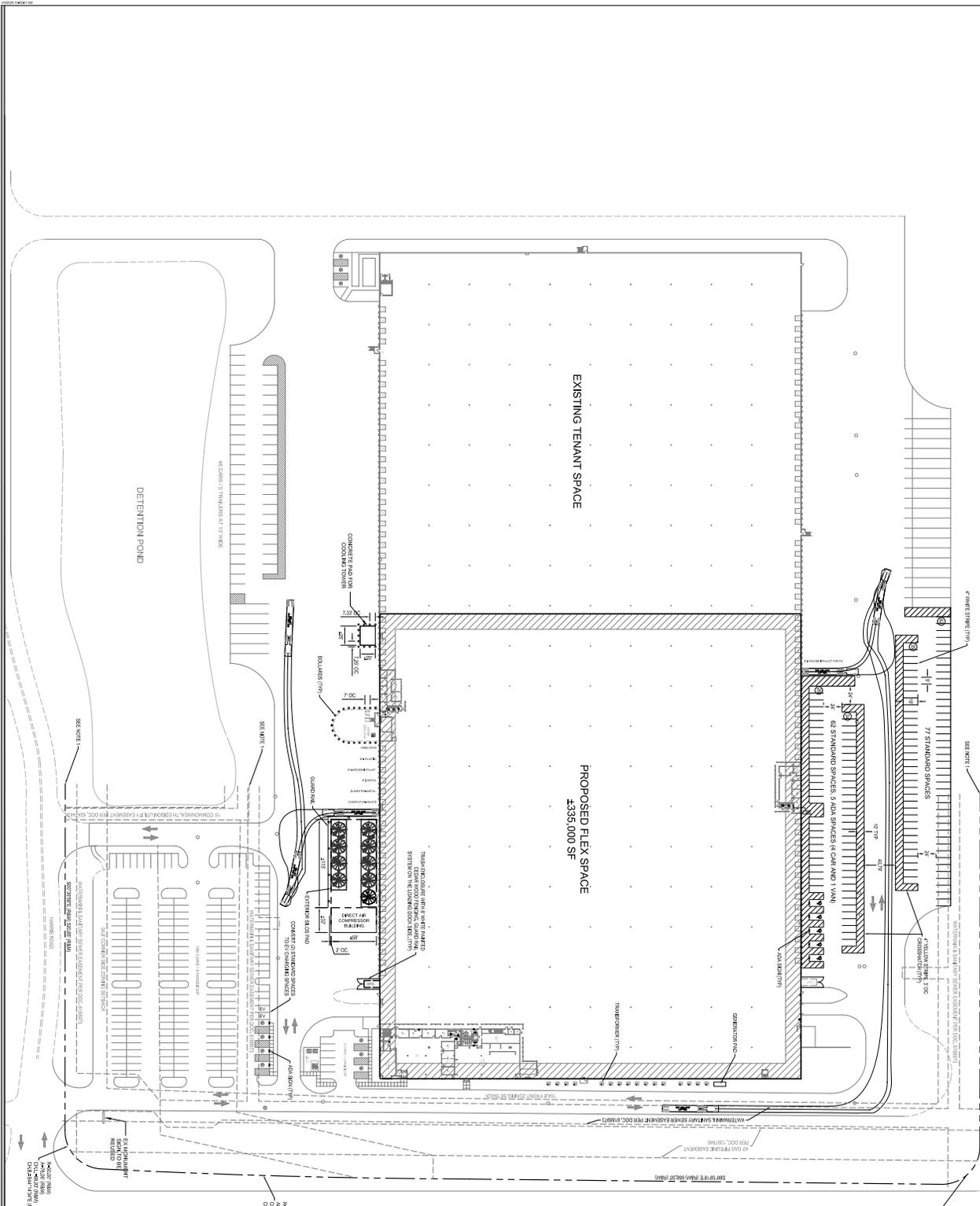
304

**BUILDING ELEVATIONS - WALL & MONUMENT SIGNAGE**

**Z-302**







**PROVIDED PARKING**

WEST LOT STANDBY	130
WEST LOT ADA	5
WEST LOT SUBTOTAL	144
EAST LOT MANAGER AND VISITOR STANDBY	6
EAST LOT MANAGER AND VISITOR ADA	3
EAST LOT STANDBY	184
EAST LOT ADA	4
EAST LOT EV	2
EAST LOT SUBTOTAL	199
<b>FLEX MAXIMUM PARKING PROVIDED</b>	<b>343</b>

**Sanitary Load Calculations**

Existing Load	4700 GPD
Existing Population Equivalent	47 PE
Proposed Occupancy	1207 PE SHIFTS
Shifts Total	27 Shifts
Total Occupancy	3267 Persons
Proposed Sanitary Load	4300 GPD
Proposed Sanitary Load	4300 GPD
Proposed Population Equivalent	442 PE

EXISTING TENANT SPACE

PROPOSED FLEX SPACE  
±335,000 SF

DETECTION POND

**MEP / FP Engineer**  
GENTILE  
CHADON & NICHOLS  
1500 W. 10TH STREET  
CHICAGO, IL 60607  
312.467.1000

**Structural Engineer**  
GENTILE  
CHADON & NICHOLS  
1500 W. 10TH STREET  
CHICAGO, IL 60607  
312.467.1000

**Civil Engineer**  
GENTILE  
CHADON & NICHOLS  
1500 W. 10TH STREET  
CHICAGO, IL 60607  
312.467.1000

**Architect of Record**  
GENTILE  
CHADON & NICHOLS  
1500 W. 10TH STREET  
CHICAGO, IL 60607  
312.467.1000

**FLEX**  
1600 W. 10TH STREET  
CHICAGO, IL 60607



**SEPSTEIN**  
ARCHITECTS

1600 W. 10TH STREET  
CHICAGO, IL 60607  
312.467.1000

**PROJECT MANAGERS:** A. BESHKIN  
R. BESHKIN  
N. BESHKIN

**DESIGNER:** D. HAITY

**DATE:** 10/20/2023

**PROJECT:** FLEX

**SCALE:** AS SHOWN

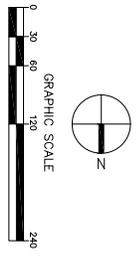
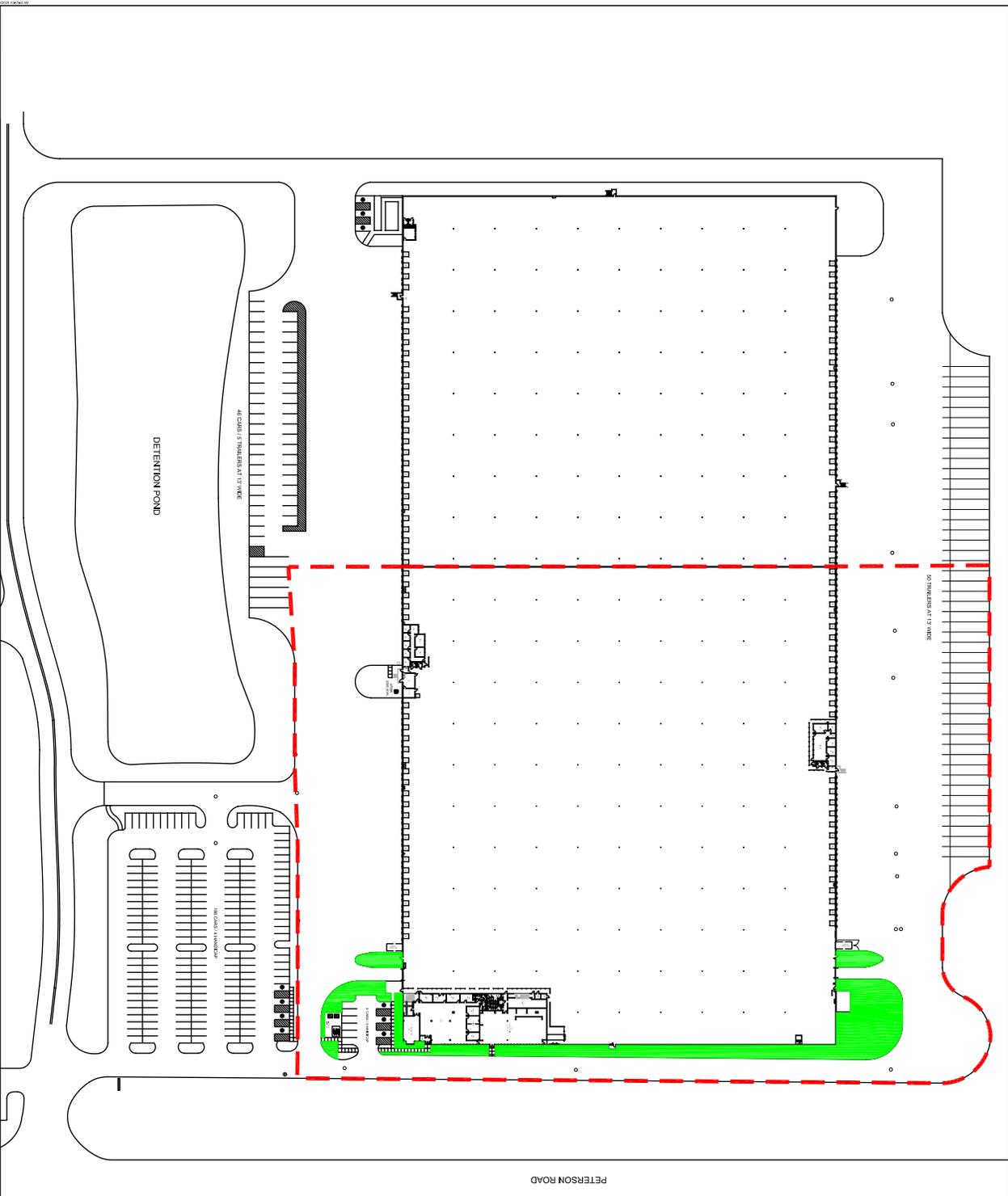
**CHECKED BY:** D. HAITY

**SITE PLAN OF PROPOSAL**

**CZ-100**

**NOTES:**

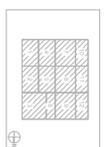
- PROPERTY LINES AND EASEMENTS ARE BASED ON CURRENTLY AVAILABLE RECORD INFORMATION. THE SURVEY IS IN PROGRESS. THE PROPERTY LINES WILL BE DEFINED UPON CONSTRUCTION.
- SEWER FRONT WILL BE DEFINED UPON CONSTRUCTION.



Units	Existing Site	Proposed Site
Acres	187.1 (83)	187.1 (83)
Total Site Area	509,283 (12.5)	509,283 (12.5)
Impervious Area	42,586 (1.0)	42,586 (1.0)
Permeable Area	20,567 (0.48)	20,567 (0.47)
Difference in Impervious Area	386 sf	
Impervious Area Increase	400 sf	

IMPERVIOUS AREA = 417,298 SF  
 PERVIOUS AREA = 20,587 SF  
 PROJECT BOUNDARY  
 TOTAL IMPERVIOUS AREA

IMPERVIOUS PERCENTAGE INCREASE NOT REQUIRED AS THE CHANGE IN IMPERVIOUS AREA IS LESS THAN 10%.



NO.	DATE	DESCRIPTION	BY
1	08/11/2021	PRELIMINARY DESIGN	MEP
2	08/11/2021	FINAL DESIGN	MEP
3	08/11/2021	CONSTRUCTION	MEP

**SEPSTEIN**  
 Architects  
 1000 N. 1st Street  
 Milwaukee, WI 53233  
 Phone: 414.224.1111  
 Fax: 414.224.1112  
 Website: www.sepstein.com

**PROJECT MANAGERS:** A. BRESCHNE  
**PROJECT ENGINEERS:** R. BERGHAMEN  
**CHECKED BY:** D. HALL

**MEP / FP Engineer:** GUYTON  
 CHADWICK ALLENBERG  
 1875 WISCONSIN STREET  
 WESTBURYVILLE, IA 50578

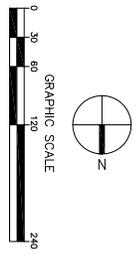
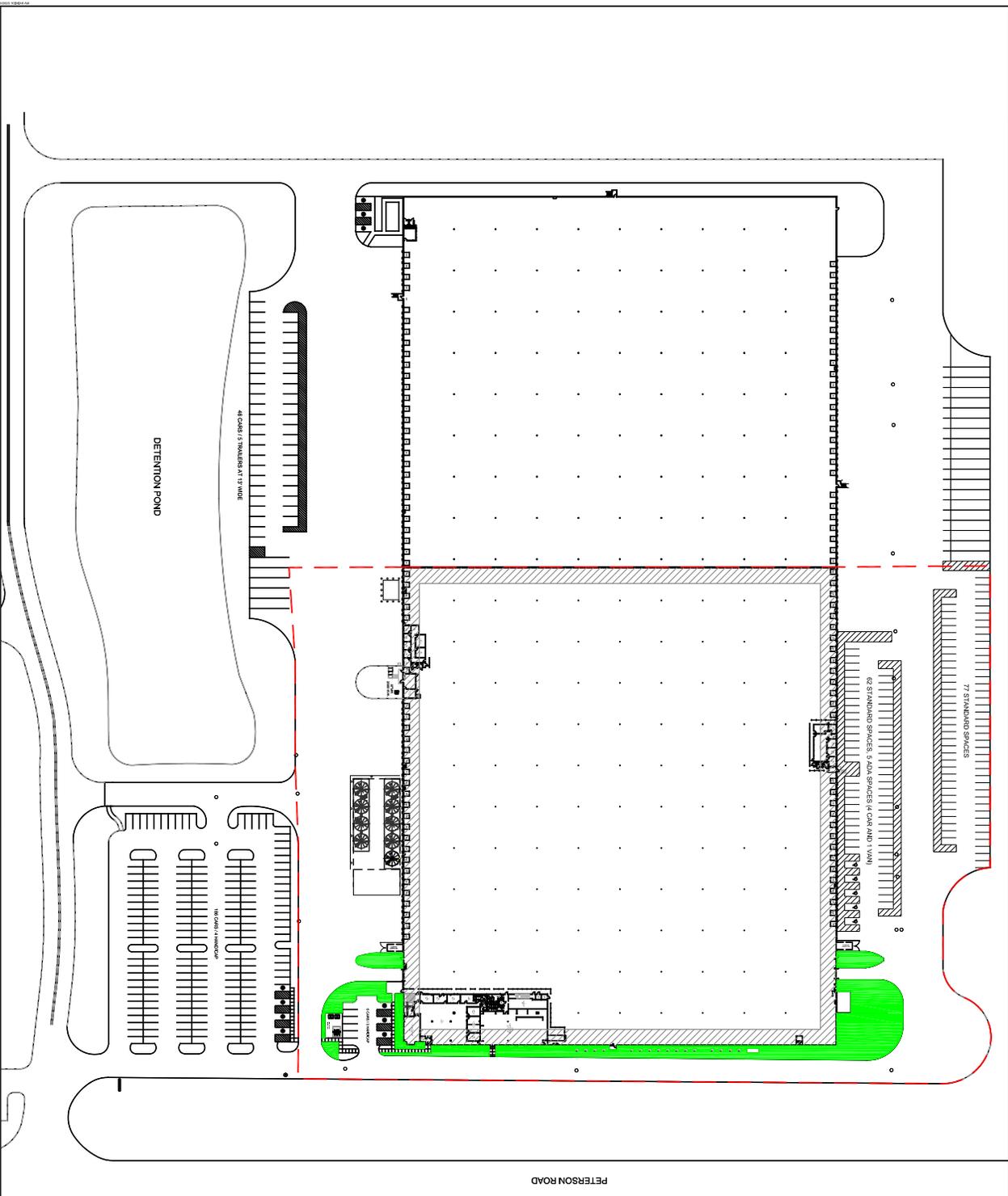
**Structural Engineer:** GUYTON  
 CHADWICK ALLENBERG  
 1875 WISCONSIN STREET  
 WESTBURYVILLE, IA 50578

**Civil Engineer:** GUYTON  
 CHADWICK ALLENBERG  
 1875 WISCONSIN STREET  
 WESTBURYVILLE, IA 50578

**Architect of Record:** GUYTON  
 CHADWICK ALLENBERG  
 1875 WISCONSIN STREET  
 WESTBURYVILLE, IA 50578

**FLEX:** KEVIN HARRISON  
 1875 WISCONSIN STREET  
 WESTBURYVILLE, IA 50578





Units	Existing Site	Proposed Site
Acres	1.61	1.62
Lot Area	125,000	125,000
Total Site Area	507,293	507,293
Impervious Area	20,861	20,861
Permitted Area	20,927	20,927
Difference in Impervious Area		0.47
Impervious Area Increase		400 sf

IMPERVIOUS AREA = 41,265 SF  
 PERMITTED AREA = 20,861 SF  
 PROJECT BOUNDARY  
 TOTAL AREA = 508,148 SF

STANDINGS SPACES NOT INCLUDED AS THE CHANGE IN IMPERVIOUS AREA IS LESS THAN 400 SF



DATE	DESCRIPTION
10/15/2011	PRELIMINARY DESIGN
11/15/2011	FINAL DESIGN
12/15/2011	CONSTRUCTION

**EPSTEIN**  
 Architects  
 661 N. LaSalle Street  
 Chicago, IL 60610  
 Tel: 312.427.1000  
 Fax: 312.427.1001  
 www.epstein.com

PROJECT MANAGER: A. BRESCHKE  
 PROJECT MANAGER: R. BERENJUIAN  
 DRAWN BY: R. BERENJUIAN  
 CHECKED BY: D. LAMTY

**MEP / FP Engineer**  
 FLEX  
 4100 LAUREL ROAD  
 MORTON, ILL. 60451

**Structural Engineer**  
 CHICAGO LANDMARK GROUP  
 100 N. LA SALLE ST.  
 CHICAGO, IL 60610

**Civil Engineer**  
 CHICAGO LANDMARK GROUP  
 100 N. LA SALLE ST.  
 CHICAGO, IL 60610

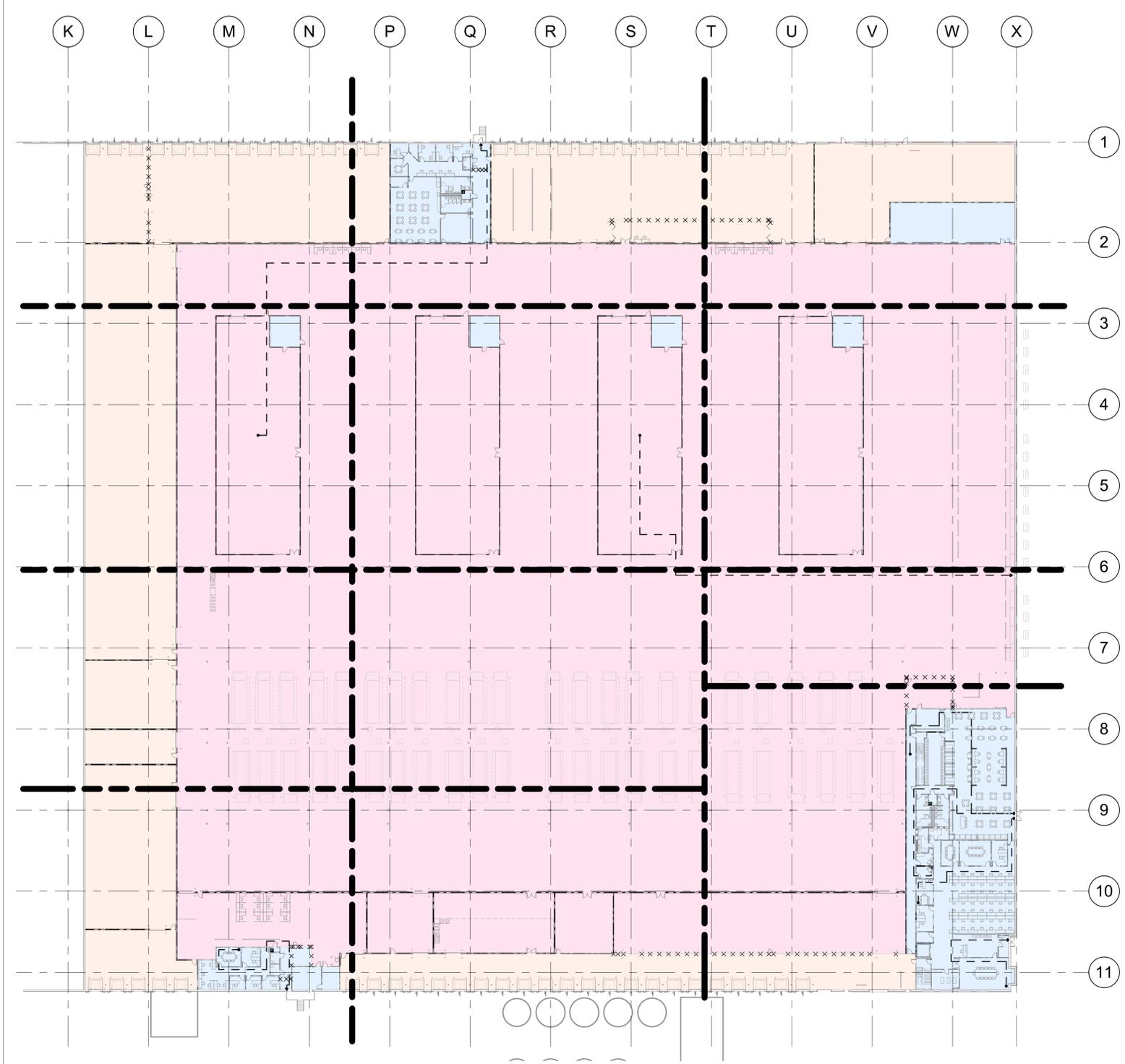
**Architect of Record**  
 CHICAGO LANDMARK GROUP  
 100 N. LA SALLE ST.  
 CHICAGO, IL 60610

**flex.**

**PROPOSED SITE**  
**EXISTING SITE**  
**IMPERVIOUS EXHIBIT**  
 C2-201







**1 | LEVEL 1 CODE ANALYSIS PLAN**  
SCALE: 1" = 40'-0"

ROOM SCHEDULE				
NUMBER	ROOM NAME	FUNCTION OF SPACE	Department	AREA
126	SMOCK ROOM	Locker Rooms (Gross)	MANUFACTU RING	608 SF
128	MAINTENANCE AREA	Industrial Areas (Gross)	MANUFACTU RING	7,558 SF
129	QUALITY CONTROL	Industrial Areas (Gross)	MANUFACTU RING	1,486 SF
130	DRYERS	Industrial Areas (Gross)	MANUFACTU RING	3,063 SF
131	WASTE RECYCLING ROOM	Industrial Areas (Gross)	MANUFACTU RING	1,671 SF
152	COIL SPRING ASSEMBLY	Industrial Areas (Gross)	MANUFACTU RING	8,050 SF
154	COIL SPRING ASSEMBLY	Industrial Areas (Gross)	MANUFACTU RING	8,036 SF
156	COIL SPRING ASSEMBLY	Industrial Areas (Gross)	MANUFACTU RING	8,038 SF
158	COIL SPRING ASSEMBLY	Industrial Areas (Gross)	MANUFACTU RING	8,039 SF
182	FORKLIFT PATHWAY	(none)	MANUFACTU RING	4,986 SF
<b>OFFICE</b>				
101	VESTIBULE	Business Areas (Gross)	OFFICE	96 SF
102	EXECUTIVE CONF. ROOM	Assembly-Tables and Chairs (Net)	OFFICE	741 SF
103	IT	Mechanical Equipment Room (Gross)	OFFICE	231 SF
104	STAIR A	Business Areas (Gross)	OFFICE	195 SF
105	STORAGE	Business Areas (Gross)	OFFICE	77 SF
106	OFFICE	Business Areas (Gross)	OFFICE	184 SF
107	SID'S OFFICE	Business Areas (Gross)	OFFICE	184 SF
108	PRAYER ROOM	Business Areas (Gross)	OFFICE	86 SF
109	MOTHERS ROOM	Business Areas (Gross)	OFFICE	89 SF
109A	CLOSET	Accessory Storage Areas (Gross)	OFFICE	6 SF
109B	SMOCK ROOM	Locker Rooms (Gross)	OFFICE	164 SF
109F	COPY	Business Areas (Gross)	OFFICE	46 SF
110	WOMENS	Business Areas (Gross)	OFFICE	108 SF
111	MENS	Business Areas (Gross)	OFFICE	99 SF
112	CONF.	Assembly-Tables and Chairs (Net)	OFFICE	192 SF
113/114	CONF.	Assembly-Tables and Chairs (Net)	OFFICE	336 SF
115	OFFICE	Business Areas (Gross)	OFFICE	168 SF
116	OPEN OFFICE	Business Area-Concentrated (Net)	OFFICE	3,245 SF
117	CAFETERIA	Assembly-Tables and Chairs (Net)	OFFICE	3,698 SF
118	WOMENS	Business Areas (Gross)	OFFICE	184 SF
119	MENS	Business Areas (Gross)	OFFICE	188 SF
120	JANITOR	Mechanical Equipment Room (Gross)	OFFICE	37 SF
121	HALLWAY	Business Areas (Gross)	OFFICE	132 SF
122	LOCKER ROOM	Locker Rooms (Gross)	OFFICE	431 SF
123	STAIR	(none)	OFFICE	180 SF
124	MEDICAL ROOMEHS	Business Areas (Gross)	OFFICE	271 SF
125	CORRIDOR	Business Areas (Gross)	OFFICE	958 SF
132	ELECT. ROOM	Mechanical Equipment Room (Gross)	OFFICE	172 SF
133	FACP	Mechanical Equipment Room (Gross)	OFFICE	287 SF
134	ENTRANCE	Business Areas (Gross)	OFFICE	52 SF
135	JANITOR	Mechanical Equipment Room (Gross)	OFFICE	17 SF
136	UNISEX	Business Areas (Gross)	OFFICE	43 SF
137	UNISEX	Business Areas (Gross)	OFFICE	43 SF
138	OFFICE	Business Areas (Gross)	OFFICE	105 SF
139	OFFICE	Business Areas (Gross)	OFFICE	90 SF
140	OFFICE	Business Areas (Gross)	OFFICE	90 SF
141	OFFICE	Business Areas (Gross)	OFFICE	407 SF
145A	HALLWAY	Business Areas (Gross)	OFFICE	162 SF
144	CONF. ROOM	Assembly-Tables and Chairs (Net)	OFFICE	198 SF
145	OFFICE	Business Areas (Gross)	OFFICE	152 SF
153	IPC OFFICE	Industrial Areas (Gross)	OFFICE	387 SF
155	IPC OFFICE	Industrial Areas (Gross)	OFFICE	387 SF
157	IPC OFFICE	Industrial Areas (Gross)	OFFICE	387 SF
159	IPC OFFICE	Industrial Areas (Gross)	OFFICE	387 SF
163	LUNCH ROOM	Assembly-Tables and Chairs (Net)	OFFICE	1,316 SF
164	SMOCK ROOM	Locker Rooms (Gross)	OFFICE	395 SF
165	WOMENS	Business Areas (Gross)	OFFICE	205 SF
166	MENS	Business Areas (Gross)	OFFICE	201 SF
168	STOR.	Business Areas (Gross)	OFFICE	73 SF
169	CONF. ROOM	Assembly-Tables and Chairs (Net)	OFFICE	122 SF
170	REC/SHIPPING	Business Areas (Gross)	OFFICE	102 SF
171	COPY	(none)	OFFICE	46 SF
172	QA	Business Areas (Gross)	OFFICE	125 SF
173	IT LAB	Business Areas (Gross)	OFFICE	125 SF
174	SECURITY OFFICE	Business Areas (Gross)	OFFICE	122 SF
175	CORRIDOR	Business Areas (Gross)	OFFICE	935 SF
176	ENTRANCE	(none)	OFFICE	194 SF
180	SPRING AUTOMATION / KARDEX	Industrial Areas (Gross)	OFFICE	2,116 SF
181	UNISEX	Business Areas (Gross)	OFFICE	48 SF
182	JC	Business Areas (Gross)	OFFICE	39 SF
<b>WAREHOUSE</b>				
127	PATHWAYS	Industrial Areas (Gross)	WAREHOUSE	8,789 SF
147	VACUUM ROOM	Industrial Areas (Gross)	WAREHOUSE	2,583 SF
148	WATER ROOM	Industrial Areas (Gross)	WAREHOUSE	6,329 SF
149	OIL ROOM	Industrial Areas (Gross)	WAREHOUSE	1,323 SF
150	SUPERMARKET	Industrial Areas (Gross)	WAREHOUSE	2,639 SF
160	INCOMING MATERIAL	Warehouse (Gross)	WAREHOUSE	16,055 SF
161	MRB/RMA AREA	Industrial Areas (Gross)	WAREHOUSE	2,678 SF
162	RECEIVING DOCK	Industrial Areas (Gross)	WAREHOUSE	10,190 SF
177	FINISHED GOODS WAREHOUSE	(none)	WAREHOUSE	12,096 SF
178	FINISHED GOODS (MRB)	Industrial Areas (Gross)	WAREHOUSE	1,546 SF
179	FACILITIES STORAGE	Accessory Storage Areas (Gross)	WAREHOUSE	6,299 SF
201	OFFICE	Business Areas (Gross)	WAREHOUSE	192 SF

EGRESS PATHS		
PATH	TRAVEL DISTANCE	CODE MAXIMUM (IBC 1017.2)
A	155'-6"	400'-0"
B	103'-10"	400'-0"
C	118'-1"	400'-0"
D	161'-4"	400'-0"
E	123'-11"	400'-0"
F	334'-0"	400'-0"
G	343'-2"	400'-0"
<b>LEVEL 1</b>		
B	20'-0"	400'-0"

**COLOR LEGEND**

- WAREHOUSE (71,208.25 SQ. FT)
- MANUFACTURING (239,856.13 SQ. FT)
- OFFICES (24,275.62 SQ. FT)

**DOOR EGRESS TAG**

125 OCCUPANT LOAD  
36" (34") EXIT WIDTH (CLEAR WIDTH)  
150 EXITING CAPACITY

**STAIR EGRESS TAG**

125 OCCUPANT LOAD  
48" EXIT WIDTH  
150 EXITING CAPACITY

- CODE & ACCESSIBILITY NOTES:**
- EXISTING FIRE RATED ENCLOSURES, CORRIDORS, PLUMBING FIXTURES, SIGNAGE AND ALARMS SHALL BE MAINTAINED, UNLESS NOTED OTHERWISE
  - FOR BASE BUILDING GENERAL PUBLIC ACCESSIBILITY, CURRENT ENTRANCES, MEANS OF EGRESS, ACCESSIBLE TOILETS, ACCESSIBLE PARKING SPACES AND ACCESSIBLE ROUTE FROM PUBLIC SIDEWALKS OR FROM ACCESSIBLE PARKING SPACES ARE EXISTING TO REMAIN.

- FIRE EXTINGUISHER NOTES:**
- PROVIDE FIRE EXTINGUISHERS IN COMPLIANCE WITH NFPA 10, SPECIFICATIONS, AND APPLICABLE CODES. REFER TO CA-100 FOR ADDITIONAL INFORMATION.

**LEGEND**

- EGRESS PATH
- NON-RATED WALL
- EXST 1-HR RATED WALL
- EXST 2-HR RATED WALL
- EXST 3-HR RATED WALL
- EXST 4-HR RATED WALL
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR RATED WALL
- 4-HR RATED WALL
- NON-RATED DOOR
- RATED DOOR, REFER TO DOOR SCHEDULE FOR RATING

2025.01.10 ZONING AND PLANNING SUBMITTAL

DATE REVISIONS/ISSUANCES

**EPSTEIN**  
Architecture Interiors Engineering Construction  
Chicago, IL 60661-1259  
New York, NY 10001  
Warsaw, Poland

600 W. Fulton Street  
Chicago, IL 60661-1259  
T 312.454.9100  
www.epsteinglobal.com  
Prof. Design Firm No. 184000537-007  
Prof. Engineering Firm No. 184000537-007

PROJECT NUMBER: 24275  
PROJECT MANAGER: A. BIESCHKE  
PA \ PE: A. EPSTEIN  
DRAWN BY: A. EPSTEIN  
CHECKED BY: A. EPSTEIN

OVERALL PLAN - SQ.FT. ALLOCATIONS

**MEP / FP Engineer** EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

**Structural Engineer** EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

**Civil Engineer** EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

**Architect of Record** EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

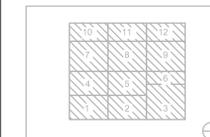
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LIBERTYVILLE, IL 60048











DATE	REVISIONS/ISSUANCES
2025.01.10	ZONING AND PLANNING SUBMITTAL
2025.01.09	DESIGN DEVELOPMENT

**EPSTEIN**  
 Architecture  
 Interiors  
 Engineering  
 Construction

Chicago  
 New York  
 Warsaw

600 W. Fulton Street  
 Chicago, IL 60661-1259  
 T 312.454.9100  
 www.epstein-global.com  
 Prof. Design Firm No. 184000537-0007  
 Prof. Engineering Firm No. 184000537-0007

PROJECT NUMBER: 24275  
 PROJECT MANAGER: A. BIESCHKE  
 PA I PE: R. BEEKHUIZEN  
 DRAWN BY: R. BEEKHUIZEN  
 CHECKED BY: D. HILTY

AERIAL PHOTOGRAPH

CZ-001

MEP / FP Engineer

EPSTEIN  
 600 WEST FULTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.454.9100

Structural Engineer

EPSTEIN  
 600 WEST FULTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.454.9100

Civil Engineer

EPSTEIN  
 600 WEST FULTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.454.9100

Architect of Record

EPSTEIN  
 600 WEST FULTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.454.9100

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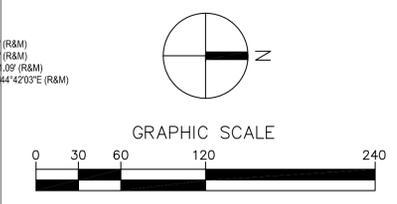
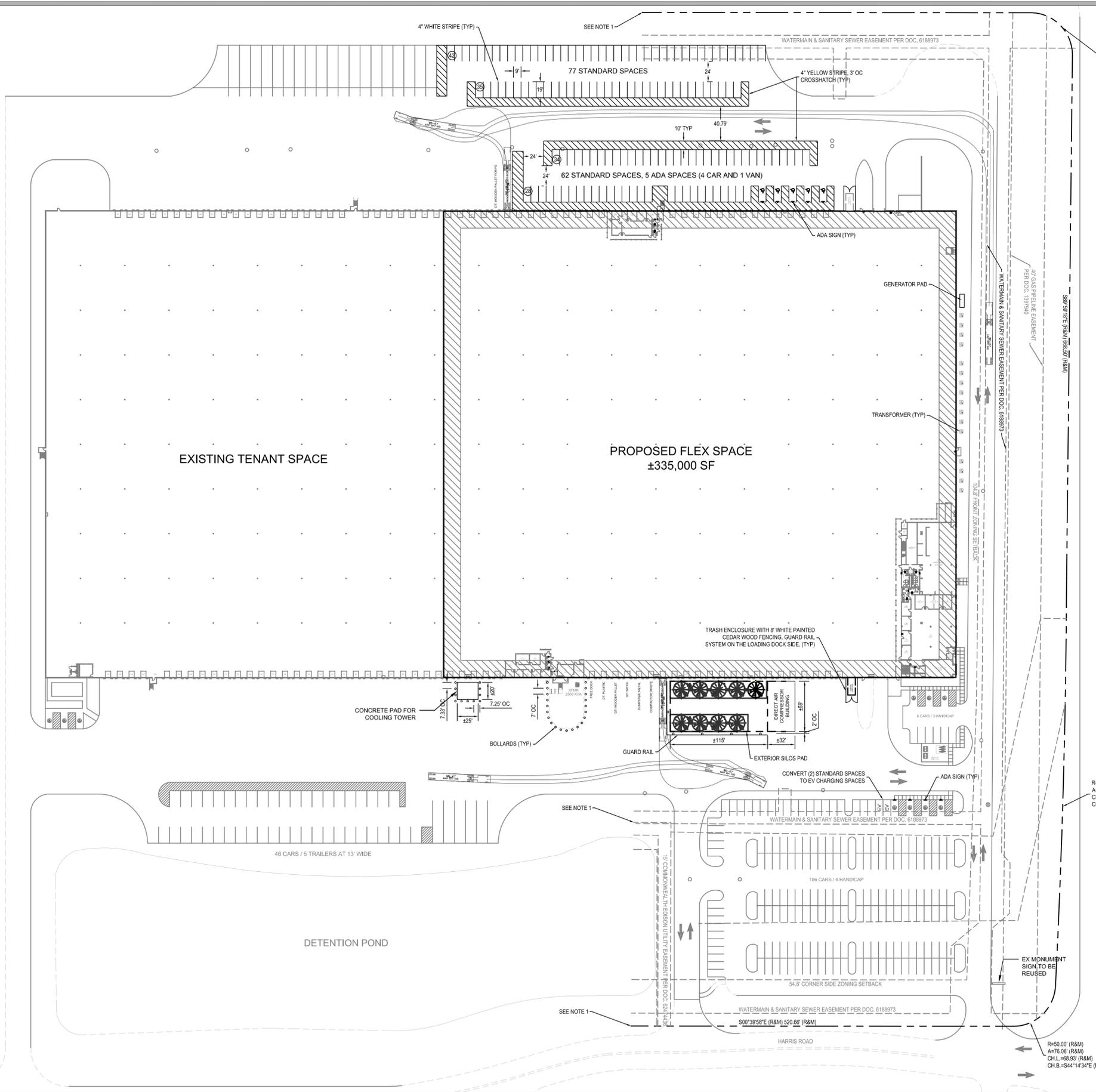
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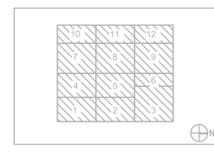




PROVIDED PARKING	
WEST LOT STANDARD	139
WEST LOT ADA	5
<b>WEST LOT SUBTOTAL</b>	<b>144</b>
EAST LOT MANAGER AND VISITOR STANDARD	6
EAST LOT MANAGER AND VISITOR ADA	3
EAST LOT STANDARD	184
EAST LOT ADA	4
EAST LOT EV	2
<b>EAST LOT SUBTOTAL</b>	<b>199</b>
<b>FLEX MAXIMUM PARKING PROVIDED</b>	<b>343</b>

Sanitary Load Calculations	
Existing Load	4700 GPD
Existing Population Equivalent	47 PE
Proposed Occupancy	120 Per Shift
Shifts Total	2 Shifts
Total Occupancy	240 Persons
Plumbing fixture load	1000 GPD
Mechanical Cooling Tower Load	43200 GPD
Proposed Load	44200 GPD
Proposed Population Equivalent	442 PE

- NOTES:**
- PROPERTY LINE AND EASEMENTS ARE BASED ON CURRENTLY AVAILABLE ALTA/NSPS LAND TITLE SURVEY DATED 10/03/2019. NEW SURVEY IS IN PROGRESS.
  - DUE TO AN INCREASE IN PE IEPA SEWER PERMIT WILL BE OBTAINED DURING CONSTRUCTION DOCUMENT PHASE.



DATE	REVISIONS/ISSUANCES
2025.01.10	ZONING AND PLANNING SUBMITTAL
2025.01.09	DESIGN DEVELOPMENT

**EPSTEIN**  
 Architecture  
 Interiors  
 Engineering  
 Construction

Chicago  
 New York  
 Warsaw

600 W. Fulton Street  
 Chicago, IL 60661-1259  
 T 312.454.9100  
 www.epstein-global.com

Prof. Design Firm No. 184000537-0007  
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PROJECT NUMBER: 24275  
 PROJECT MANAGER: A. BIESCHKE  
 PA I PE: R. BEEKHUIZEN  
 DRAWN BY: R. BEEKHUIZEN  
 CHECKED BY: D. HILTY

MEP / FP Engineer    Structural Engineer    Civil Engineer    Architect of Record    FLEX

EPSTEIN  
 600 WEST FULTON STREET  
 CHICAGO, ILLINOIS 60661  
 312.454.9100

EPSTEIN  
 600 WEST FULTON STREET  
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 312.454.9100

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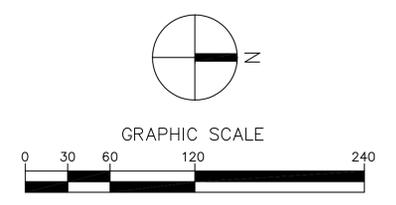
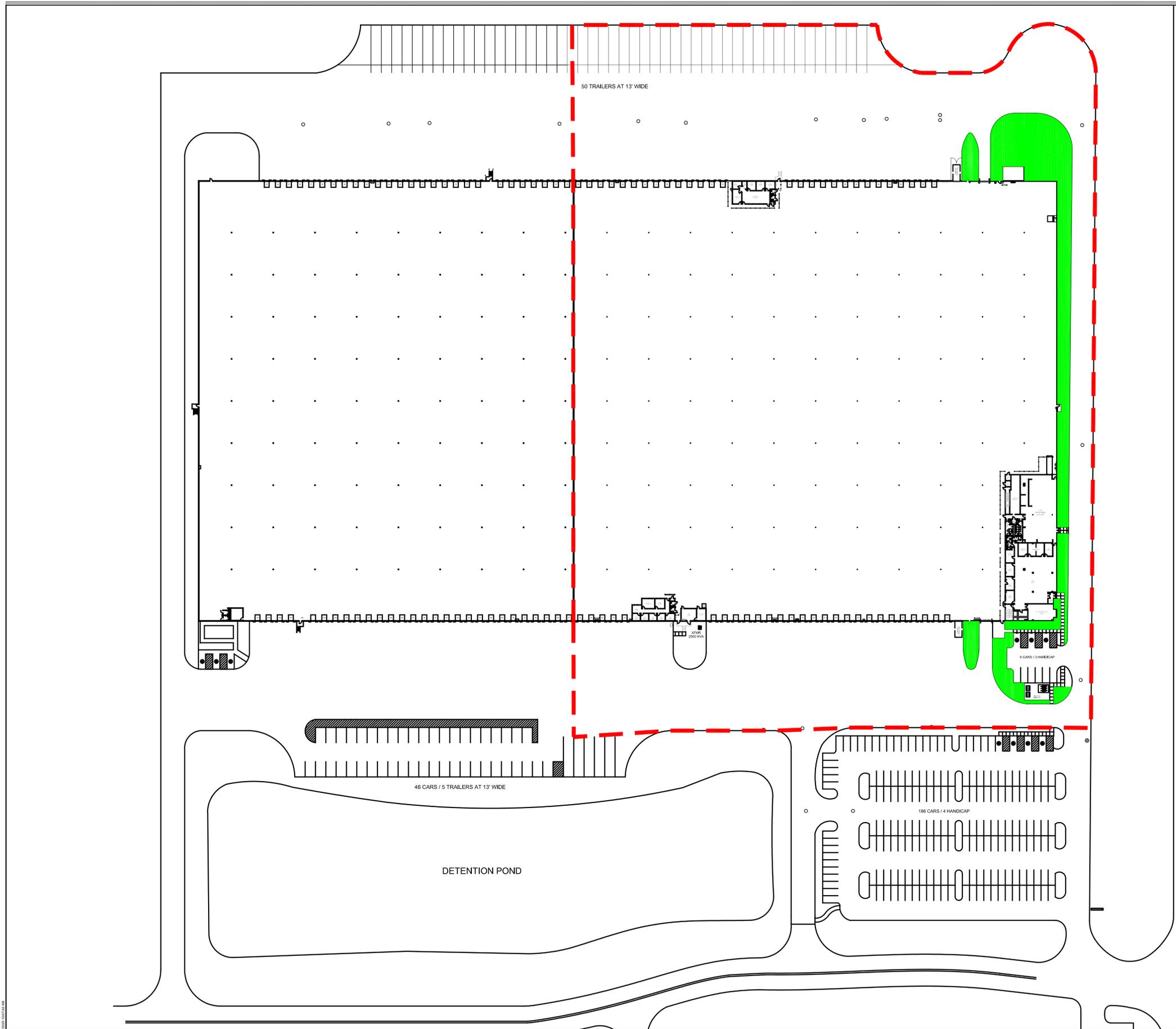
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 1501 HARRIS RD.  
 LIBERTYVILLE, IL 60048



SITE PLAN OF PROPOSAL

**CZ-100**

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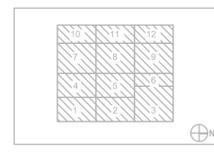


- IMPERVIOUS AREA = 547,299 SF
- PERVIOUS AREA = 20,847 SF
- PROJECT BOUNDARY  
TOTAL AREA=568,146 SF

Units	Existing Site		Proposed Site	
	(sf)	(ac)	(sf)	(ac)
Total Site Area	568,146	13.04	568,146	13.04
Impervious Area	547,299	12.56	547,655	12.57
Pervious Area	20,847	0.48	20,451	0.47
Difference in Impervious Area	396 sf			
Allowable Impervious Area Increase	400 sf			

STORMWATER DETENTION IS NOT REQUIRED AS THE CHANGE IN IMPERVIOUS AREA IS LESS THAN 400SF.

PETERSON ROAD



DATE	REVISIONS/ISSUANCES
2025.01.10	ZONING AND PLANNING SUBMITTAL
2025.01.09	DESIGN DEVELOPMENT

**EPSTEIN**  
 Architecture Chicago  
 Interiors New York  
 Engineering  
 Construction Warsaw

600 W. Fulton Street  
 Chicago, IL 60661-1259  
 T 312.454.9100  
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 PA1 PE: R. BEEKHUIZEN  
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MEP / FP Engineer    Structural Engineer    Civil Engineer    Architect of Record    FLEX

EPSTEIN 600 WEST FULTON STREET CHICAGO, ILLINOIS 60661 312.454.9100

EPSTEIN 600 WEST FULTON STREET CHICAGO, ILLINOIS 60661 312.454.9100

EPSTEIN 600 WEST FULTON STREET CHICAGO, ILLINOIS 60661 312.454.9100

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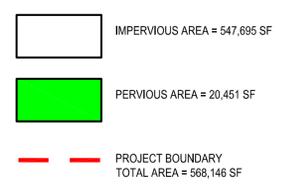
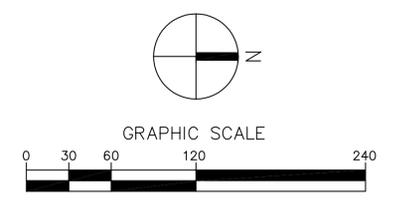
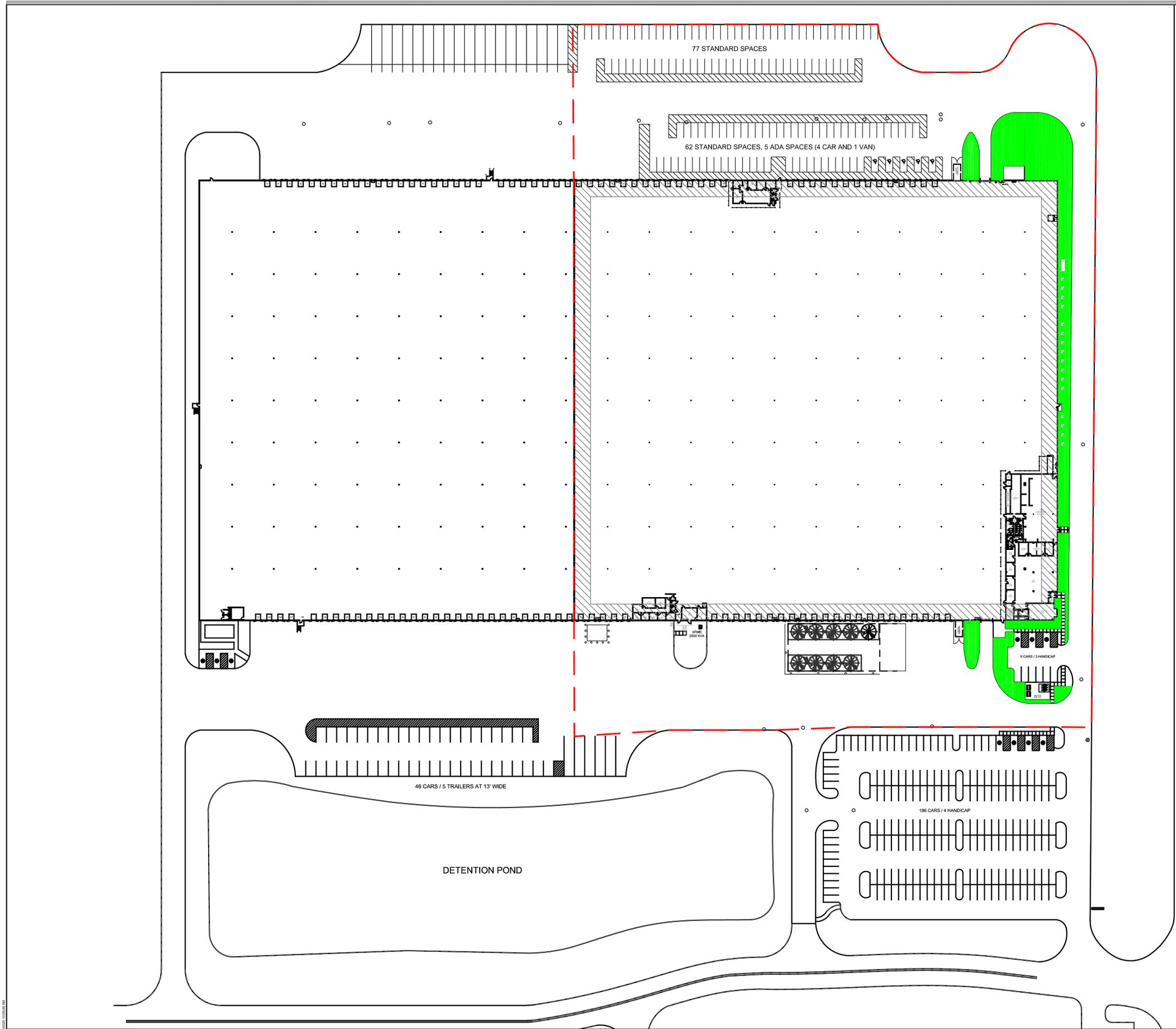


EXISTING SITE IMPERVIOUS EXHIBIT

CZ-200

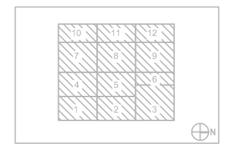
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Units	Existing Site		Proposed Site	
	(sf)	(ac)	(sf)	(ac)
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2025.01.09	DESIGN DEVELOPMENT

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 Warsaw

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MEP / FP Engineer    Structural Engineer    Civil Engineer    Architect of Record    FLEX

EXISTING SITE IMPERVIOUS EXHIBIT

EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

EPSTEIN  
600 WEST FULTON STREET  
CHICAGO, ILLINOIS 60661  
312.454.9100

FLEX  
1501 HARRIS RD.  
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PROPOSED SITE IMPERVIOUS EXHIBIT

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