# AGENDA

## PLANNING AND ZONING COMMISSION

Regular Meeting: October 1, 2024 at 7:30 PM

Jeffrey S. Braiman Council Chambers
Fifty Raupp Blvd, Buffalo Grove, IL 60089

## 1. Call to Order

## 2. Public Hearings/Items for Consideration

*Public Comment is limited to items that are on the agenda for discussion. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.*

A. Consideration of a Special Use in the Industrial District (I) for the sale and/or leasing of new and/or used automobiles within an enclosed structure to allow Rivian Automotive, LLC to open an electric vehicle service and sales center at 909 Asbury Drive (Trustee Weidenfeld, Andrew Binder)

B. Consideration of an Amendment to Ordinance No. 2022-063, the Planned Unit Development and the Unified Sign Package with Variations to Title 14 (Sign Code) for the 7-story, mixed-use building in The Clove development at 100-250 McHenry Road. (Trustee Weidenfeld, Kelly Purvis)

C. Consideration of a Special Use for a Planned Unit Development, a Final Plat of Re-Subdivision, and Zoning Variation requests to accommodate the resubdivision of the properties at 1020-1040 Lake Cook Road, 151 – 201 Hastings Drive, and 301 Hastings Drive. (Trustee Weidenfeld, Andrew Binder)

## 3. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

C. Chairperson's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. **Public Comments and Questions**
All comments will be limited to 5 minutes and should be limited to concerns or

comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

## 4. Adjournment

*The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 P.M.*

---

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.

# AGENDA ITEM SUMMARY

**PLANNING AND ZONING COMMISSION**

Regular Meeting: October 1, 2024

## AGENDA ITEM 2.A.

## Consideration of a Special Use in the Industrial District (I) for the sale and/or leasing of new and/or used automobiles within an enclosed structure to allow Rivian Automotive, LLC to open an electric vehicle service and sales center at 909 Asbury Drive

### Contacts

Liaison: Trustee Weidenfeld
Staff: Andrew Binder

### Staff Recommendation

Staff recommends approval.

### Recommended Motion

The PZC recommends approval of a Special Use for the sale and/or leasing of new and/or used automobiles within an enclosed structure to allow Rivian Automotive, LLC to open an electric vehicle service and sales center at 909 Asbury Drive, subject to the following conditions:

1. The Special Use is granted to Rivian Automotive, LLC to operate an electric vehicle service and sales center at 909 Asbury Drive, which shall not run with the land.
2. The Special Use granted to Rivian Automotive, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:
    a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
    b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.
3. Any incidental or directional signage for the site will be reviewed and administratively approved by Village Staff.

### Summary

Jamie Vassallo, Senior Design Manager for Rivian Automotive, and Brian Fleming, the project's architect, are seeking approval for a Special Use for the sale and/or leasing of Rivian vehicles at 909 Asbury Drive. Rivian Automotive, LLC, an electric vehicle manufacturer, is looking to open



smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

an electric vehicle service center in Buffalo Grove. The center will primarily function as an automobile service center and also serve as the location for test drives and final sales of Rivian vehicles made online.

## File Attachments

1. 909 Asbury Drive - Staff Report
2. 909 Asbury Drive - Plan Set



smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

# VILLAGE OF BUFFALO GROVE
# PLANNING & ZONING COMMISSION
# STAFF REPORT

| | |
|---|---|
| **Meeting Date:** | October 1, 2024 |
| **Subject Property Location:** | 909 Asbury Drive, Buffalo Grove, IL 60089 |
| **Petitioner:** | Jamie Vassallo (Rivian) & Brian Fleming (Architect) |
| **Prepared By:** | Andrew Binder, Associate Planner |
| **Request:** | The petitioner is seeking approval of a Special Use in the Industrial District (I) for the sale and/or leasing of new and/or used automobiles within an enclosed structure to allow Rivian Automotive, LLC to open an electric vehicle service and sales center at 909 Asbury Drive. |
| **Existing Lane Use and Zoning:** | The property is a 4.03-acre lot, improved with a 61,250 square foot vacant industrial building, and is zoned I: Industrial. |
| **Comprehensive Plan:** | The Village Comprehensive Plan calls for this property to be an industrial use. |

## PROJECT BACKGROUND

Jamie Vassallo, Senior Design Manager for Rivian Automotive, and Brian Fleming, the project's architect, are seeking approval for a Special Use for the sale and/or leasing of new and/or used automobiles at 909 Asbury Drive, *shown in Figure 1*. Rivian Automotive, LLC, an electric vehicle manufacturer, is looking to open an electric vehicle service center in Buffalo Grove. The center will serve primarily as an automobile service center, as well as a Rivian sales and test drive location. This is an innovative format that differs from the traditional model of auto sales and service. This is amongst Rivian's first suburban sales and service center in the Chicago metropolitan area. Other locations include Downtown Chicago and as well as in other major metropolitan areas such as Los Angeles, Dallas, and Denver.

*Figure 1: Subject Property*

According to the Village's Zoning Ordinance, garages for storage, repair, and servicing of motor vehicles, including body repair, painting, and engine rebuilding, are permitted in the Industrial District. However, the sale and/or leasing of new and/or used automobiles within an enclosed structure is considered a Special Use in the Industrial Zoning District.

The following report summarizes the petitioner's requests.

## SITE HISTORY

The subject property was developed for factory/warehouse use in 1988. The facility has changed tenants over the years and is now vacant.

## PLANNING & ZONING ANALYSIS

### Proposed Use & Operation

- Rivian Automotive is an American electric vehicle manufacturer that produces an electric SUV, pickup truck, and delivery van.
- Rivian plans to occupy the entire 61,250 sqft vacant building at 909 Asbury Dr, and all service center operations will be fully enclosed within the building, *as shown in Figure 2.*
- Rivian's direct-to-consumer sales and service model differs from the large-scale surface parking format that is commonplace in traditional sales and service centers. All vehicle sales will be conducted solely through Rivian's website. Vehicles are custom-built at the Rivian Main Plant in Normal, IL, and then delivered to the customer at their nearest Service Center to complete the final point of sale, negating the need for large-scale surface parking lots. Deliveries of vehicles and maintenance parts from the factory occur no longer than 72-hours before scheduled customer pick-up, ensuring that no vehicles remain on the property longer than three days.
- The front portion of the building, which represents roughly 5% of the total area, is reserved for customers test driving, picking up their purchased vehicles, and/or waiting for service.
- Rivian plans to have ten lifts to service vehicles and bays for tire/wheel maintenance, car detailing, and vehicle deliveries. The facility will house all equipment and tools necessary for vehicle maintenance and will have a dedicated parts and storage area. The office portion of this center will include a customer reception/waiting area, office/desk space, small conference rooms, a break room, and restrooms.
- Rivian will operate Monday through Friday from 8 am to 6 pm and Saturday and Sunday from 9 am to 6 pm. Vehicle and parts deliveries will occur Monday through Friday from 8 am to 3 am and Saturday and Sunday from 9 am to 3 am.
- Rivian anticipates having 46 employees within the center by the end of 2027.
- Rivian anticipates an average of 65 daily customers at this location. Two-thirds of them will visit for vehicle servicing, while one-third will be for test drives and final sales.
- Rivian anticipates an average of 3-6 deliveries a day, with a maximum of 10 deliveries in a single day.

*Figure 2: Subject Property (Source: Google Earth)*

## Existing and Surrounding Uses

- The Special Use is compatible with the surrounding area's other industrial uses and development. The subject property is surrounded by properties that are all zoned Industrial, and the existing uses include manufacturing, warehouse, and distribution:
    - North: Manufacturing/Warehouse (One Source)
    - South: Manufacturing/Distribution Center (Novomatic Americas)
    - East: Manufacturing/Distribution Center (Midmark/Ameed)
    - West: Manufacturing/Distribution Centers (MegaBAI/Consolidated Foam Inc)

*Figure 3: Site Plan*

## Parking & Site Access

- The Village code does not provide parking standards for sales and service centers. Per code, motor vehicle sales are required to have two spaces per 1,000 square feet of floor area. Parking standards are not provided for parts and service centers, however the 2023 Transportation Engineers (ITE) Parking Generation Manual, shows the parking demand for this type of use is approximately 1.79 spaces per 1,000 square feet. Applying both of these parking ratios to this project creates a parking range between 109-123, which is significantly below the 169 spaces that are being proposed. Within the 169 parking spaces, 6 will be ADA, thereby complying with ADA requirements. In addition, approximately 28 of the parking stalls will be EV charging stalls for Rivian vehicles, and 6 EV Stalls will be for Delivery Truck charging, *as shown in Figure 3*. The EV charging stalls will not be for public or common use.
- Rivian will have two off-street loading and unloading spaces for delivery trucks at the front of the building. Customers needing vehicle service will enter the parking lot and access the building from the east side through the parking lot.
- All proposed parking requirements are in compliance with the Village requirements for off-street parking facilities.

## Building Improvements & Signage

- Rivian plans to install new overhead doors on the north, east, and south sides of the building to facilitate vehicle access, *as shown in Figure 4*. In addition, the interior of the space will undergo renovations to suit Rivian's business operations.

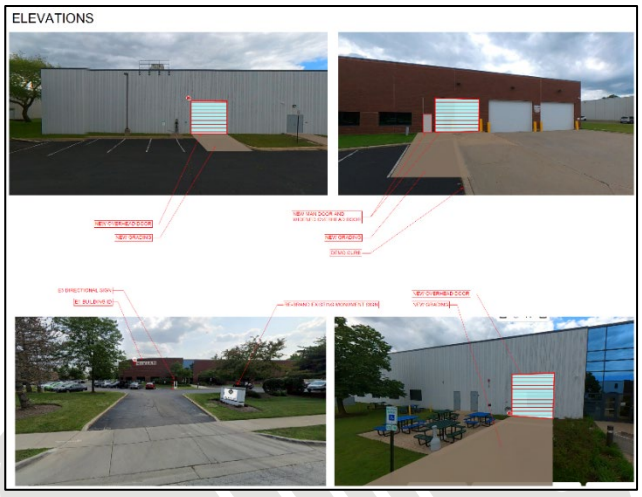



*Figure 4: Proposed Improvements & Signage*

- In the south parking lot, Rivian plans to install 34 electric vehicles (EV) charging parking stalls, including 28 pedestal chargers, and no advertising signage will be included. All building and site improvements must comply with building code requirements.
- The petitioner has provided a conceptual signage plan showing a new wall sign on the north elevation, re-facing of the existing monument sign along Asbury Drive, and new directional signage. All signs will be required to meet the requirements of the Village Sign Code.

## DEPARTMENT REVIEWS

| Village Department | Comments |
|---|---|
| Building | The Village's Building Staff has reviewed the proposal and has no issues or concerns. |
| Engineering | The Village's Engineering Staff has reviewed the proposal and has no issues of concerns. |

## SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the property owners within 250 feet of the site were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has not received any inquiries regarding the proposal.

## STANDARDS

### Special Use Standards

Pursuant to the Zoning Ordinance, the proposed use does require an amendment to the Special Use. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the amendment, based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in
   accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and

exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

*The petitioner has provided written responses to the Special Use standards, which are included in the attached packet.*

## STAFF RECOMMENDATION

Staff recommends **approval** of the Special Use to allow Rivian Automotive, LLC to open an electric vehicle service and sales center at 909 Asbury Drive, subject to the conditions in the Suggested PZC Motion due to the following reasons:

- The site has sufficient parking to accommodate the proposed use and traffic flow without generating off-street traffic.
- The proposed use is compatible with the surrounding area's other industrial uses;
- The proposed improvements will have minimal to no impact on the surrounding properties.

## SUGGESTED PZC MOTION

*The PZC recommends approval of a Special Use for the sale and/or leasing of new and/or used automobiles within an enclosed structure to allow Rivian Automotive, LLC to open an electric vehicle service and sales center at 909 Asbury Drive, subject to the following conditions:*

1. *The Special Use is granted to Rivian Automotive, LLC to operate an electric vehicle service and sales center at 909 Asbury Drive, which shall not run with the land.*
2. *The Special Use granted to Rivian Automotive, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:*
    a. *Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
    b. *Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*
3. *Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*

## ATTACHMENTS

a. Business Narrative
b. Site Plan
c. Floor Plan & Exterior Modification & Proposed Signage
d. EV Charger Specifications
e. Plat of Survey
f. Response to Special Use Standards

geniant + EASTLAKE STUDIO

## Rivian Service Center

**909 Asbury Drive Buffalo Grove, IL**

## Special Use Narrative

Rivian is proposing the creation of an electric vehicle service center in the Village of Buffalo Grove. A handful of these facilities already exist across Chicagoland and together they form an integral part in Rivian's developing nationwide network of support structures for the maintenance and sale of their proprietary vehicles. Following a period of due diligence in mid-2004, Rivian has found an existing building and adjoining parking located at **909 Asbury Drive** that is able to accommodate Rivian's program needs with minimal modification to the existing facilities. The recently-vacant property, owned by TradeLane Properties, is zoned for Industrial use and will remain industrial under the proposed service center build-out. While the service center aspect of this program is permitted by right, Rivian will need to seek special use approval to allow for sales and test drives of their vehicles within the limits of the applicable codes.

As portion of the proposed service center (less than the 5% of total area) will be customer-facing. Rivian wants to use this Front of House to serve as a waiting room for customers, but also to host test drives and finalize sales of vehicles purchased exclusively through Rivian's website (www.rivian.com). Vehicles are custom-built at the Rivian Main Plant in Normal, IL, then delivered to the customer at their nearest Service Center to complete the final point of sale. This model negates the need for large-scale surface parking lots common to traditional vehicle sales. Deliveries of vehicles and maintenance parts from the factory occur no longer than 72-hours before scheduled customer pick-up, ensuring that no vehicles remain on the property longer than three days. Existing parking facilities are sufficient for the proposed service center with accessory sales function under Zoning Code, as are the numbers and sizes of existing loading berths.

| **Hours of Operation:** | | **Hours for Deliveries:** | |
|---|---|---|---|
| Mon-Fri | : 8am – 6pm | Mon-Fri | : 8am – 3am |
| Sat-Sun | : 9am – 6pm | Sat-Sun | : 9am – 3am |

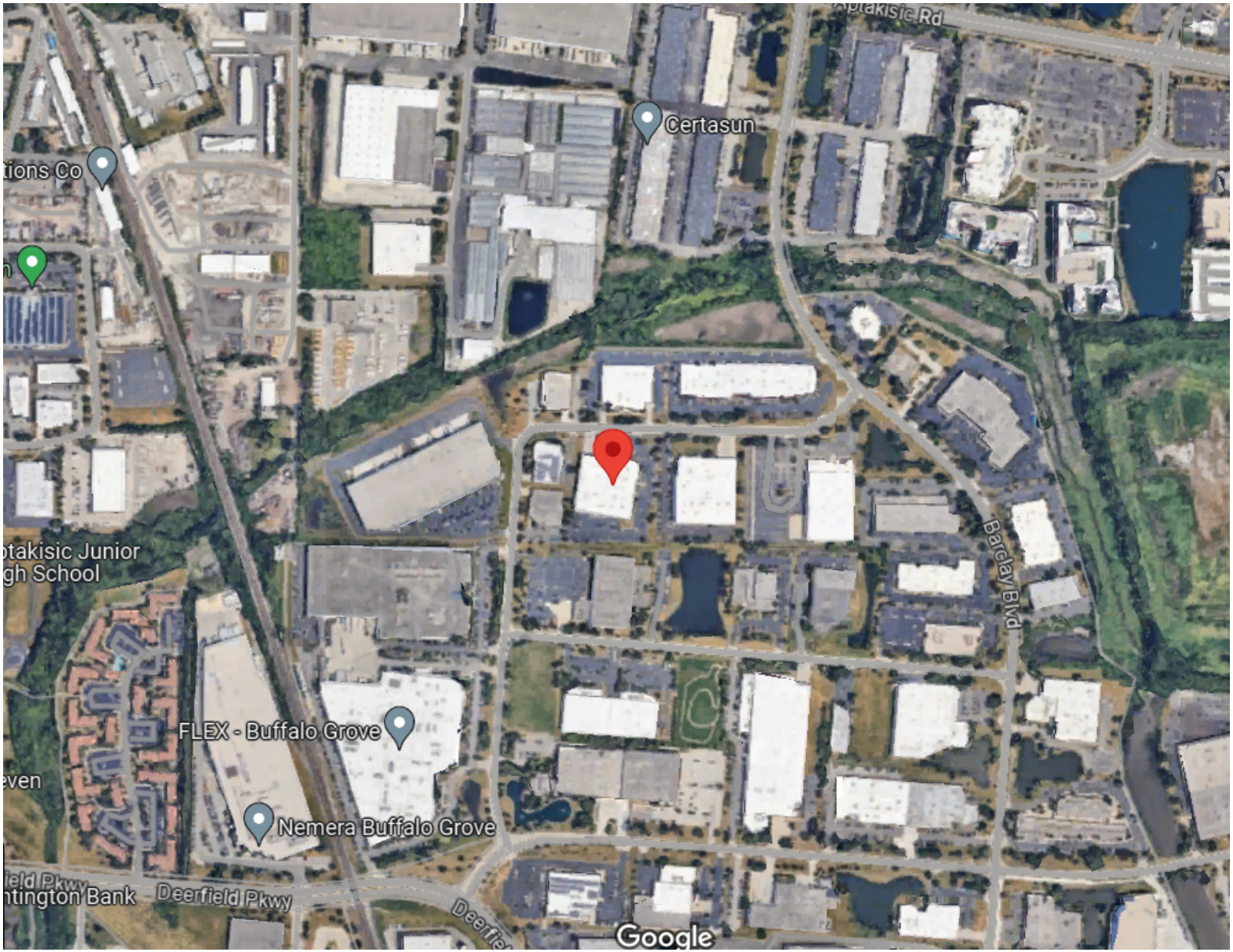
**Number of Employees :** 46 by EOY 2027
**Estimated Number of Customers per Day :** 21 per day (based on a forecast of 650 per month)
**Estimated Number of Vehicles per Day :** 21 per day (based on a forecast of 650 per month)

Attached to this narrative is a schematic presentation showing the proposed site plan, interior layout of the service center, and the building signage plans. If approved by the Village of Buffalo Grove Zoning and Planning Commission, the program and uses described in this special use application will be incorporated in a forthcoming set of permit and construction documents to be created by geniant-Eastlake Studio – Rivian's Architect of Record for this site. The Architect in charge of this process will be:

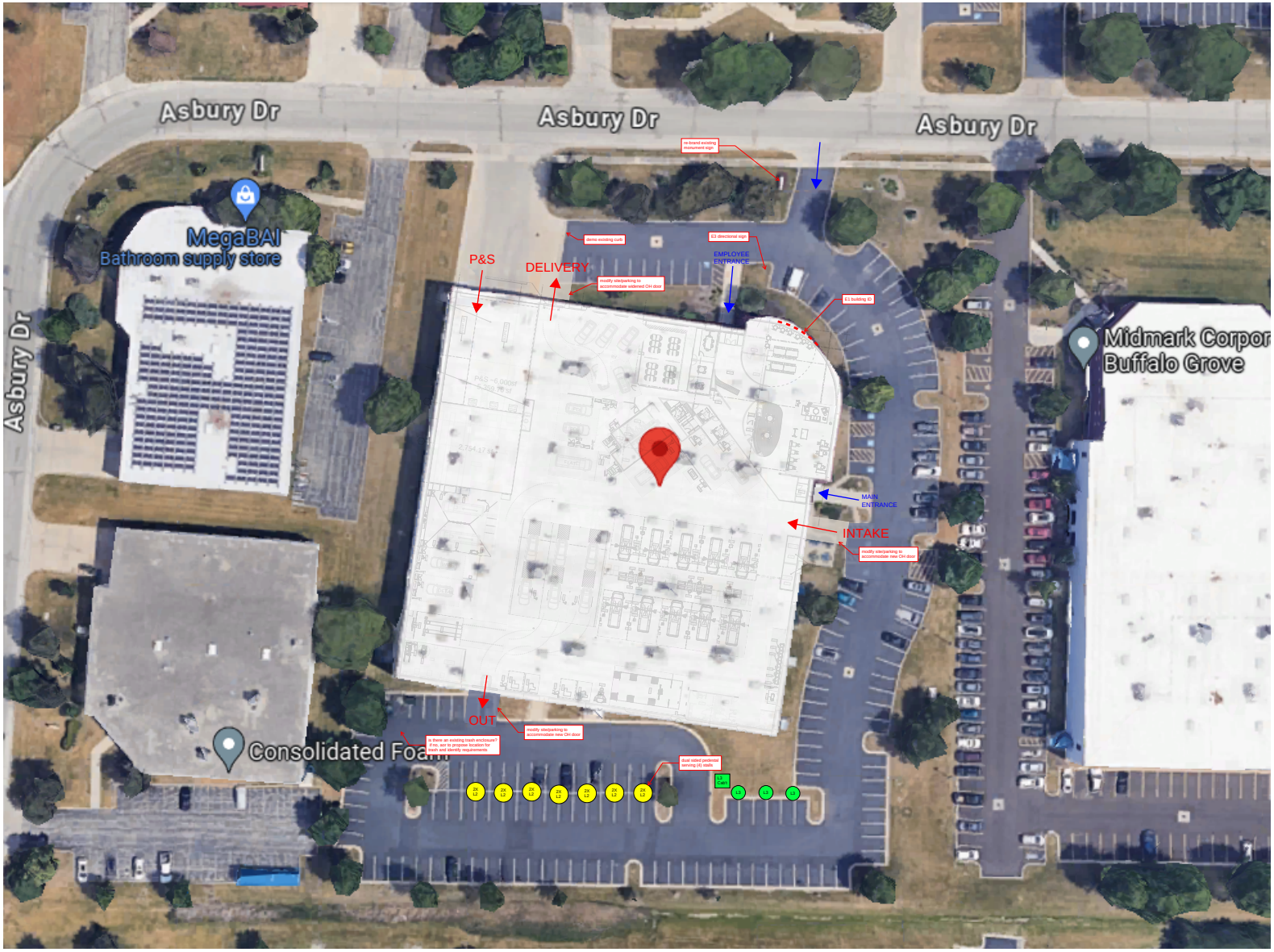
Brian W. Fleming, AIA
[ brian.fleming@geniant.com / 312.866.9173]

geniant-Eastlake Studio
333 N Michigan Avenue, Suite 2600
Chicago, IL 60601

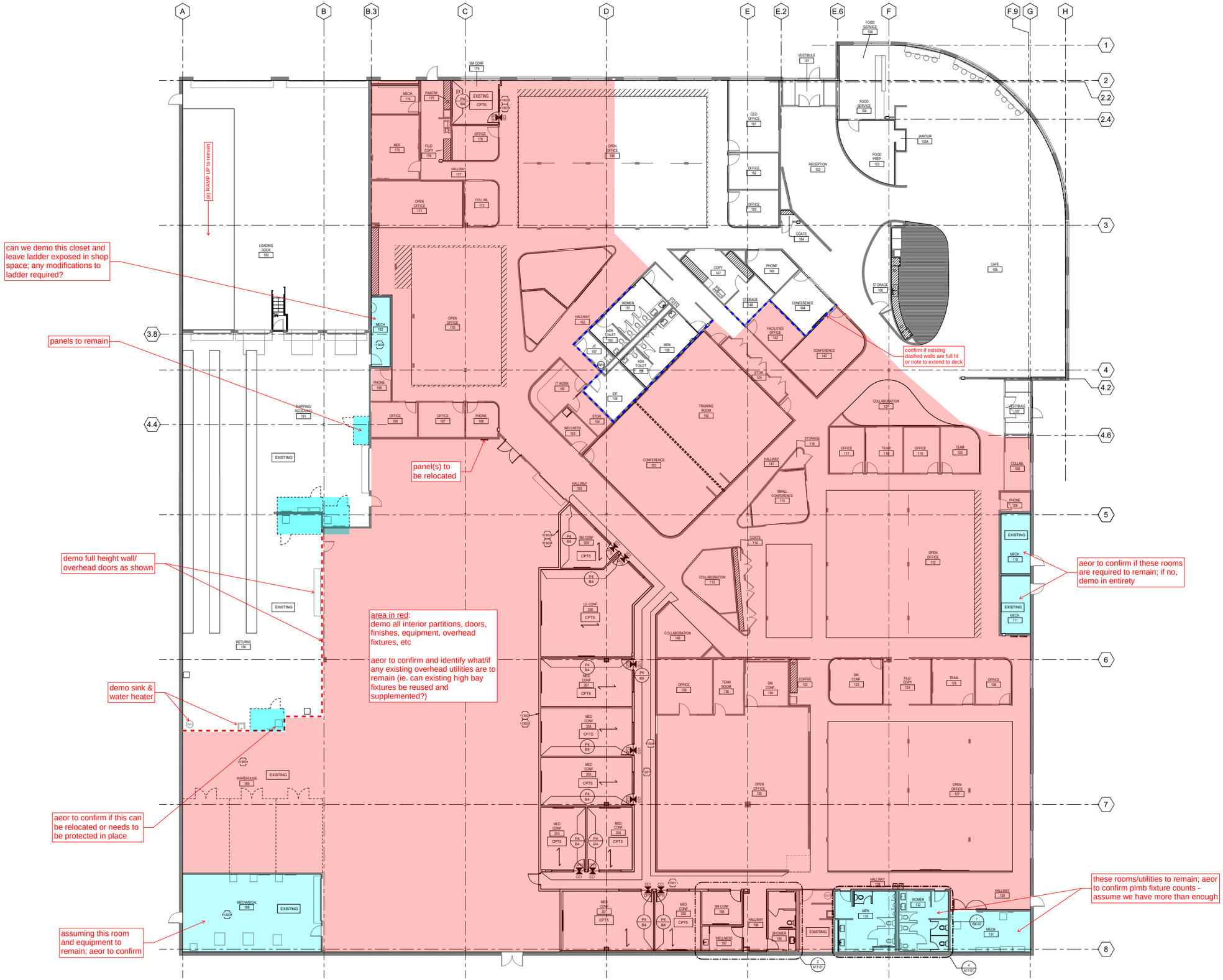
# SITE MAP


Certasun
FLEX - Buffalo Grove
Nemera Buffalo Grove
Deerfield Pkwy
Barclay Blvd
Google

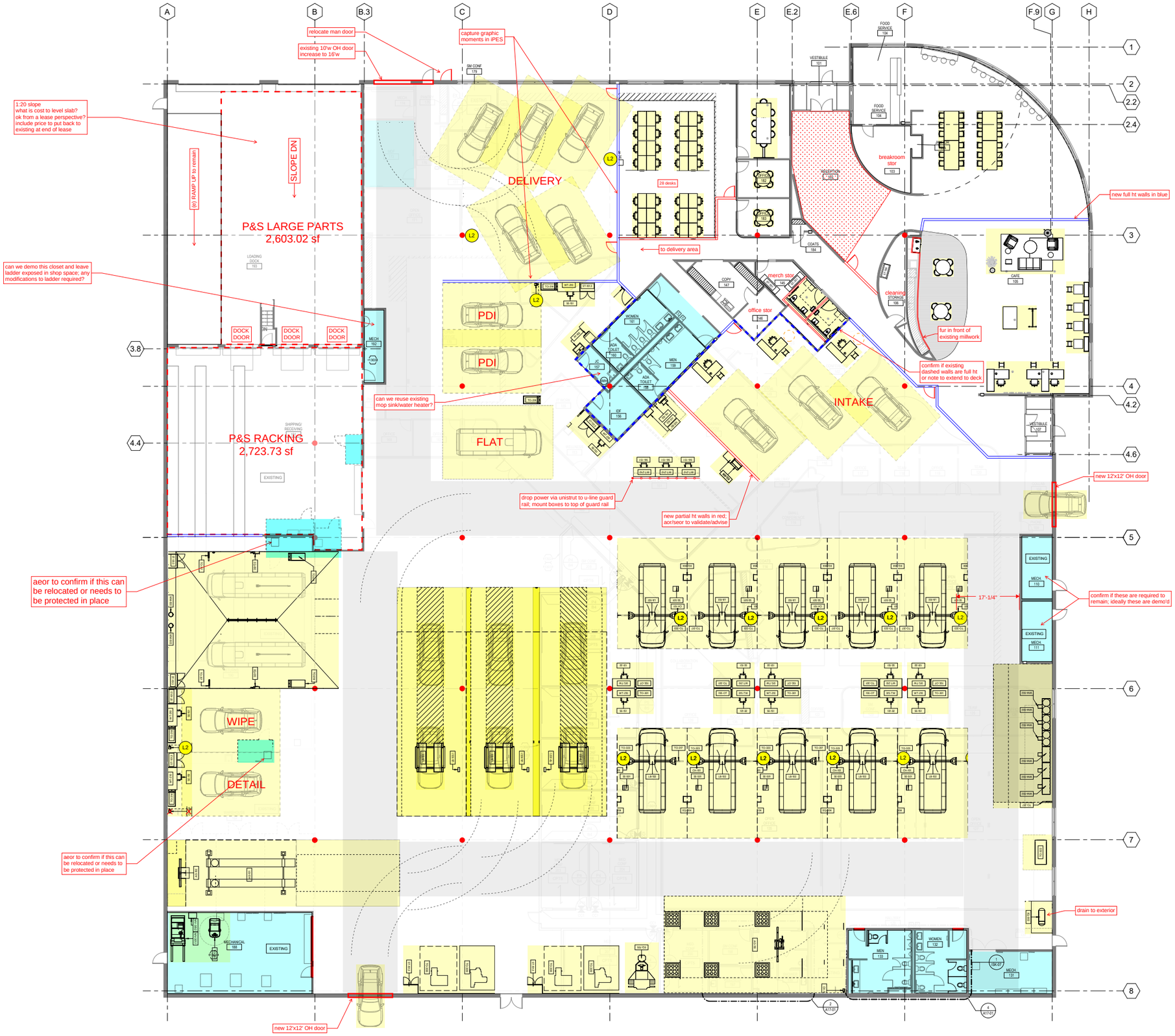
# SITE PLAN


Asbury Dr
Asbury Dr
Asbury Dr
Asbury Dr
re-brand existing monument sign
MegaBAI
Bathroom supply store
demo existing curb
E3 directional sign
EMPLOYEE ENTRANCE
P&S
DELIVERY
modify site/parking to accommodate widened OH door
E1 building ID
Midmark Corpor
Buffalo Grove
MAIN ENTRANCE
INTAKE
modify site/parking to accommodate new OH door
OUT
modify site/parking to accommodate new OH door
Consolidated Foam
is there an existing trash enclosure? if no, aor to propose location for trash and identify requirements
dual sided pedestal serving (4) stalls
2x L2
2x L2
2x L2
2x L2
2x L2
2x L2
2x L2
2x Level
L2
L2
L2

# DEMO PLAN

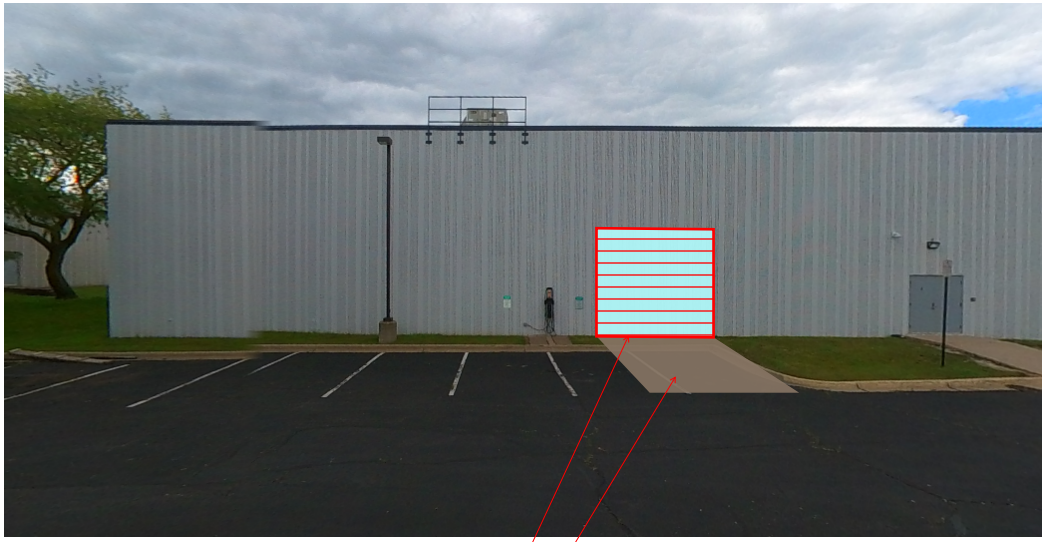

can we demo this closet and leave ladder exposed in shop space; any modifications to ladder required?
panels to remain
panel(s) to be relocated
demo full height wall/ overhead doors as shown
area in red:
demo all interior partitions, doors, finishes, equipment, overhead fixtures, etc
aeor to confirm and identify what/if any existing overhead utilities are to remain (ie. can existing high bay fixtures be reused and supplemented?)
demo sink & water heater
aeor to confirm if this can be relocated or needs to be protected in place
assuming this room and equipment to remain; aeor to confirm
confirm if existing dashed walls are full ht or note to extend to deck
aeor to confirm if these rooms are required to remain; if no, demo in entirety
these rooms/utilities to remain; aeor to confirm plmb fixture counts - assume we have more than enough
(o) RAMP UP to remain
LOADING DOCK 193
SHIPPING/ RECEIVING 191
EXISTING
RETURNS 190
WAREHOUSE 189
MECHANICAL 188
MECH 192
PHONE 199
OFFICE 198
OFFICE 197
PHONE 196
OPEN OFFICE 170
OPEN OFFICE 171
COLLAB 172
MDF 173
FILE/ COPY 176
HALLWAY 177
OFFICE 178
SM CONF 179
MECH 174
PANTRY 175
EXISTING CPT6
OPEN OFFICE 180
CEO OFFICE 181
OFFICE 182
OFFICE 183
COATS 184
VESTIBULE 101
FOOD SERVICE 104
FOOD PREP 103
JANITOR 103A
RECEPTION 102
CAFE 105
STORAGE 106
COPY 147
PHONE 145
STORAGE 146
CONFERENCE 144
FACILITIES OFFICE 143
CONFERENCE 142
STOR 148
HALLWAY 162
WOMEN 161
ADA TOILET 160
JC 157
MEN 159
ADA TOILET 158
IT WORK 155
IDF 156
STOR 154
WELLNESS 153
TRAINING ROOM 150
CONFERENCE 151
HALLWAY 165
SM CONF 209
LG CONF 208
MED CONF 207
MED CONF 206
MED CONF 205
MED CONF 203
MED CONF 204
MED CONF 202
MED CONF 230
SM CONF 198
WELLNESS 197
HALLWAY 196
SHOWER 199
COLLABORATION 127
OFFICE 117
TEAM 118
OFFICE 119
TEAM 120
STORAGE 116
HALLWAY 141
SMALL CONFERENCE 115
COATS 114
COLLABORATION 113
OPEN OFFICE 112
COLLABORATION 140
OFFICE 139
TEAM ROOM 138
SM CONF 136
COFFEE 122
SM CONF 123
FILE/ COPY 124
TEAM 125
OFFICE 126
OPEN OFFICE 135
OPEN OFFICE 127
VESTIBULE 107
COLLAB 108
PHONE 109
MECH 110
MECH 111
HALLWAY 132
MEN 130
WOMEN 129
MECH 131
A17-01
B17-01

# FLOOR PLAN



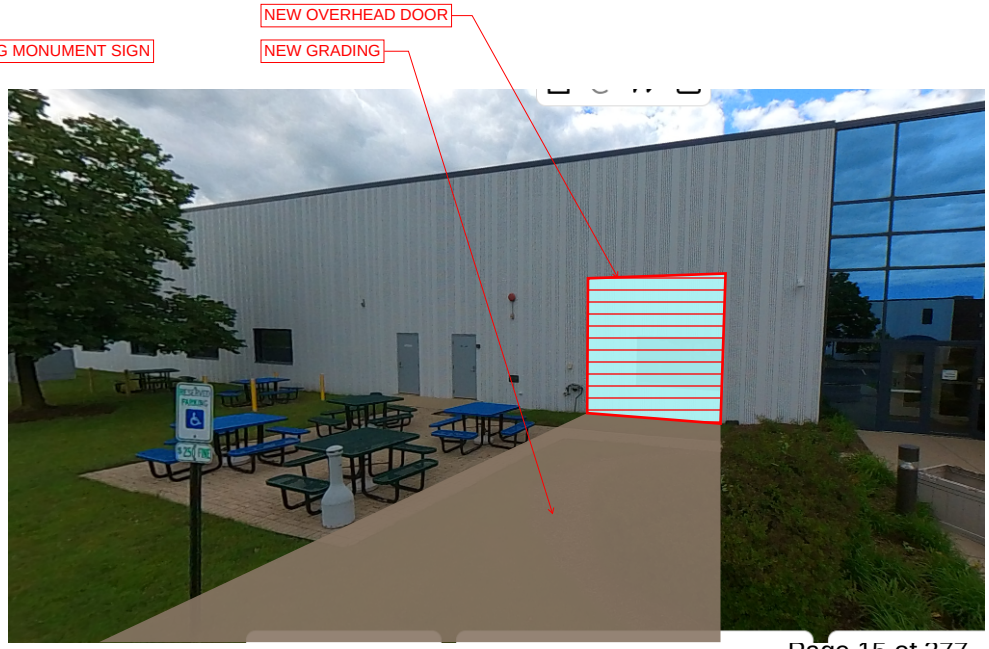

provided:
- 2 TIRE/WHEEL
- 2 WASHBAY
- 2 WIPE/DETAIL
- 2 PDI
- 1 FLAT
- 10 LIFTS
- 3 RES
- ~5 DELIVERY
- 3 INTAKE
- 14 CHARGERS:
  - 10 L2s ON LIFTS
  - 2 L2s AT FLATS
  - 2 L2s AT DELIVERY

# ELEVATIONS


NEW OVERHEAD DOOR
NEW GRADING

NEW MAN DOOR AND
WIDENED OVERHEAD DOOR
NEW GRADING
DEMO CURB

E3 DIRECTIONAL SIGN
E1 BUILDING ID
RE-BRAND EXISTING MONUMENT SIGN
RIVIAN
RIVIAN


NEW OVERHEAD DOOR
NEW GRADING

## RIVIAN WAYPOINTS CHARGER: KEY FEATURES

| |
|---|
| Max charge speed of 11.5kW[1], compared to common 6.8 or 7.2kW varieties |
| Aesthetic exterior design and SAE J1772 plug provides maximum compatibility |
| Plug and Charge (ISO 15118) compatible |
| Enables for over-the-air firmware updates via ethernet, cellular, or Wi-Fi |
| Remotely view and control settings via a Rivian-developed online portal, Rivian Energy Cloud |
| Time of sale information communicated via user-friendly display screen ($/kWh) |
| Provides charger location, real-time charging updates, and payment details to drivers |

[1] When plugged into a vehicle with sufficiently sized on-board charger and at 240V AC
[2] Pending

*Wall-Mount Waypoints Charger*

*Single Pedestal Waypoints Charger*

## RIVIAN WAYPOINTS CHARGER: TECHNICAL SPECIFICATIONS

| ELECTRICAL | |
|---|---|
| Input | 2-Pole, Single Phase, Nominal Voltage: 208 / 240V AC, 60Hz |
| Max. Continuous Current | 48A |
| DIP Switch Adjustable Max. Current Values | 40A, 32A, 24A, 20A, 16A, 12A, 6A |
| Vehicle Connector Type | SAE J1772 (IEC 62196 Type 1) |
| Output Cable Length | 18 ft [5.49m] |
| Recommended Installation Type | Hardwired with non-GFCI type Service Panel Breaker |
| Wiring | L1, L2, Ground (no neutral) |

| MECHANICAL, ENVIRONMENTAL, AND CERTIFICATIONS | |
|---|---|
| Operating Ambient Temperature | -35°C to +50°C |
| Ventilation | Not Required |
| Dimensions (Ind. Mount Plate) HxWxD | 16.27 x 7.32 x 5.75in [413.23 x 185.79 x 146.02mm] |
| Enclosure Rating | NEMA 3R, Outdoor Use |
| Certifications | UL and cUL Listed to UL2594, UL2231, UL1998 |
| Codes & Standards | FCC Part 15 Class B, NEC 265 compliant, ENERGY STAR[2] |
| Mounting Configurations | Wall Mount, Rivian Pedestal Mounted |

| CONNECTIVITY | |
|---|---|
| Card Reader (NFC) | ISO 14443 A/B, ISO 151693, and FeliCa |
| Bluetooth | Version 5.0 |
| Local Area Network (LAN) | Wi-Fi – 2.4GHz (802.11 b/g/n), Ethernet – 10/100BASE-T |
| Wide Area Network (WAN) | Cellular – LTE Cat M1 / LTE Cat NB1 |
| Vehicle Communication | ISO 15118 |

*Wall-Mount Waypoints Charger*

*Single Pedestal Waypoints Charger*

## RIVIAN WAYPOINTS CHARGER: KEY FEATURES

- Max charge speed of 11.5kW[1], compared to common 6.8 or 7.2 kW varieties
- Aesthetic exterior design and SAE J1772 plug provides maximum compatibility
- Plug and Charge (ISO 15118) compatible
- Enabled for over-the-air firmware updates via ethernet, cellular, or Wi-Fi
- Remotely view and control settings via a Rivian-developed online portal, Rivian Energy Cloud
- Time of sale information communicated via user-friendly display screen ($/kWh)
- Mobile app provides charger location, real-time charging updates, and payment details to drivers
- Rivian Waypoints Network is open and available to all EV drivers

*Rivian Pedestal Mounted, Front View*

*Rivian Pedestal Mounted, Side View*

## RIVIAN WAYPOINTS CHARGER: TECHNICAL SPECIFICATIONS

| ELECTRICAL | |
|---|---|
| Input | 2-Pole, Single Phase, Nominal Voltage: 208 / 240V AC, 60Hz |
| Max. Continuous Current | 48A |
| DIP Switch Adjustable Max. Current Values | 40A, 32A, 24A, 20A, 16A, 12A, 6A |
| Vehicle Connector Type | SAE J1772 (IEC 62196 Type 1) |
| Output Cable Length | 18 ft [5.49m] |
| Recommended Installation Type | Hardwired with non-GFCI type Service Panel Breaker |
| Wiring | L1, L2, Ground (no neutral) |

| MECHANICAL, ENVIRONMENTAL, AND CERTIFICATIONS | |
|---|---|
| Operating Ambient Temperature | -35°C to +50°C |
| Ventilation | Not Required |
| Dimensions (Ind. Mount Plate) HxWxD | 16.27 x 7.32 x 5.75in [413.23 x 185.79 x 146.02mm] |
| Enclosure Rating | NEMA 3R, Outdoor Use |
| Certifications | UL and cUL Listed to UL2594, UL2231, UL1998 |
| Codes & Standards | FCC Part 15 Class B, NEC 265 compliant, ENERGY STAR[2] |
| Mounting Configurations | Wall Mount, Rivian Pedestal Mounted |

| CONNECTIVITY | |
|---|---|
| Card Reader (NFC) | ISO 14443 A/B, ISO 151693, and FeliCa |
| Bluetooth | Version 5.0 |
| Local Area Network (LAN) | Wi-Fi – 2.4GHz (802.11 b/g/n), Ethernet – 10/100BASE-T |
| Wide Area Network (WAN) | Cellular – LTE Cat M1 / LTE Cat NB1 |
| Vehicle Communication | ISO 15118 |

[1] When plugged into a vehicle with sufficiently sized on-board charger and at 240V AC
[2] Pending

# Technical Specifications

# 3 Channel DC Power Cabinet

| | | |
|---|---|---|
| Module Data | Max Output Power | 50kW |
| | Max Output Current | 125A |
| | Power Factor | 0.99 |
| | Cooling Method | Liquid |
| Cabinet Data | AC Input Voltage | 480Y/277 VAC (60Hz) |
| | AC Input Connection | 3-phase L1, L2, L3, GND (no neutral) |
| | Full Load AC Amps | 448 A |
| | Short Circuit Rating | 65 kA |
| | Max Output Power | 300 kW DC |
| | Output Voltage | 200-920 V DC |
| | Total Output Current | 750 A DC (continuous) |
| | Max Output Current per Channel * | 500 A DC (continuous) |
| | Number of DC Output Channels | 3 |
| | Number of DC Dispensers Served | Up to 3 |
| | Number of Power Modules per Cabinet | 6 |
| | Dimensions | 2,362 H x 1,219 D x 1,118 W mm |
| | Weight | 1,200 kg |
| | Enclosure Rating | 3R |

** The 3 Channel DC Power Cabinet can be installed with either Adventure Network Dispenser or Fleet Dispenser. Max output current per channel is determined by the paired dispenser's rated current.*



© 2022 Rivian. All Rights Reserved.

# Technical Specifications

# DC Fleet Dispenser

| | | |
|---|---|---|
| Overview | Max Output Power | 184 kW |
| | Max Output Current | 200 A (continuous) |
| | Output Voltage Range | 200-920 V |
| | Connector Type | CCS 1 |
| | Cable Length | 18 ft (pedestal) |
| | Mounting | Pedestal and Gantry |
| | Dimensions | 810 H x 240 D x 350 W mm |
| | Enclosure Rating | 3R |
| | Certification | ETL |
| General Specs | Operational Altitude | 7000ft |
| | Operating Temperature | -20°C to 40°C |
| | Storage Temperature | -35°C to 70°C |
| | Operating Humidity | 0-100% |
| Connectivity | Local Area Network | 100BASE-T ethernet |
| | Wide Area Network | 4G LTE |
| | Vehicle Communications | DIN 70121, ISO 15118 |
| | Backend Communication | OCPP |
| | FCC Compliance | ETL, FCC Part 15 |

Version 2022.12

© 2022 Rivian. All Rights Reserved.

## LEGEND OF SYMBOLS & ABBREVIATIONS

| | | |
|---|---|---|
| UTILITY POLE | MANHOLE | P.O.C. POINT OF COMMENCEMENT |
| LIGHT POLE | SANITARY MANHOLE | P.O.B. POINT OF BEGINNING |
| TRANSFORMER | STORM STRUCTURE (CLOSED) | ° DEGREES |
| UTILITY PEDESTAL | STORM STRUCTURE (OPEN) | ' FEET/MINUTES |
| TRAFFIC SIGNAL | CURB INLET | " INCHES/SECONDS |
| SIGNAL BOX | VALVE VAULT | S.F. SQUARE FEET |
| GAS VALVE | FLARED END SECTION | (R) RECORD BEARING/DISTANCE |
| WATER VALVE | —W— WATER LINE | TF TOP OF FOUNDATION |
| ELECTRIC METER | —T— TELEPHONE/CATV LINE | FF FINISHED FLOOR |
| GAS METER | —G— GAS LINE | TP TOP OF PIPE |
| FIRE HYDRANT | —E— ELECTRIC LINE | B.S.L. BUILDING SETBACK LINE |
| AUTO SPRINKLER | —OHW— OVERHEAD WIRES | P.U.E. PUBLIC UTILITY EASEMENT |
| MONITORING WELL | —STM— STORM SEWER | D.E. DRAINAGE EASEMENT |
| GROUND LIGHT | —SAN— SANITARY SEWER | L ARC LENGTH |
| BOLLARD | —X— CHAIN LINK FENCE | R RADIUS LENGTH |
| B/BOX | —O— STOCKADE FENCE | C CHORD LENGTH |
| SIGN | GUARD RAIL | CB CHORD BEARING |
| FLAG POLE | CONCRETE SURFACE | CMP CORRUGATED METAL PIPE |

## ZONING INFORMATION

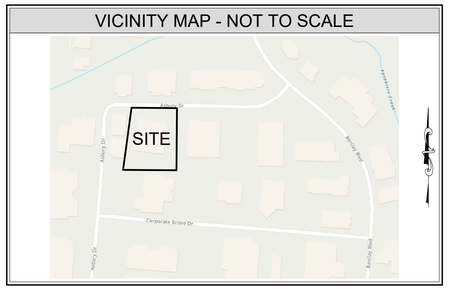
THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING ZONING INFORMATION.
PZR REPORT#147584-50 DATED 07-13-2021.

THE SUBJECT PROPERTY IS ZONED " I" INDUSTRIAL DISTRICT

FRONT SETBACK: 25'
SIDE SETBACK: 15'
REAR SETBACK: 15'
MAXIMUM BUILDING HEIGHT: 4 STORIES / 55 FT.
MINIMUM LOT AREA: 20,000 SQ. FT.
MINIMUM LOT WIDTH: 100'
MAXIMUM FLOOR AREA RATIO: 0.80
PARKING SPACE FORMULA: 2 SPACES PER EVERY 3 EMPLOYEES
(ESTIMATED 61 EMPLOYEES) (61 / 3) X 2 = 41
PARKING SPACES REQUIRED: 41 TOTAL PARKING SPACES

| EXISTING PARKING SPACE TABLE | |
|---|---|
| TYPE OF SPACE | TOTAL EXISTING |
| REGULAR | 163 |
| ADA | 6 |
| TOTAL | 169 |

## VICINITY MAP - NOT TO SCALE




## MISCELLANEOUS NOTES

MN1 SURVEY PREPARED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
INFO@JLHSURVEY.COM

MN2 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.

MN3 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MN4 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

MN5 ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF ASBURY DRIVE TO BE SOUTH 89 DEGREES 34 MINUTES 50 SECONDS EAST.

MN6 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

MN7 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 909 ASBURY DRIVE.

MN8 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM ASBURY DRIVE WHICH IS GOVERNED BY THE VILLAGE OF BUFFALO GROVE.

MN9 IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.

MN10 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

MN11 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

MN12 THE PROPERTY CLOSES MATHEMATICALLY AND WE FIND NO GAPS OR OVERLAPS.

MN13 PARCEL ID NO. 15-27-103-007.

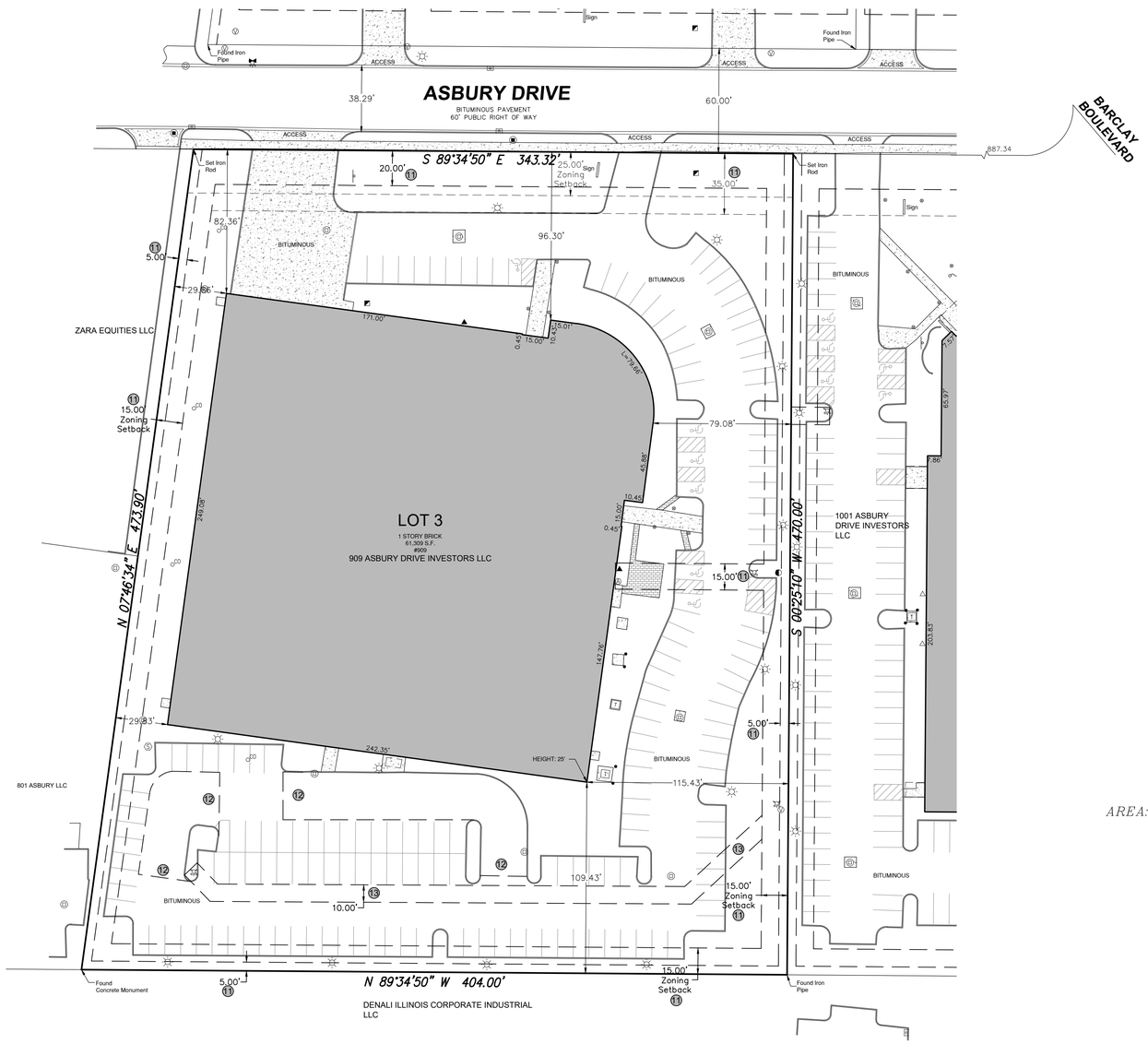
## RECORD DESCRIPTION

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF BUFFALO GROVE, COUNTY OF LAKE, STATE OF ILLINOIS, LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 3 IN CORUM-RESUBDIVISION OF LOTS 9, 10, 11,12,13,14 AND 15 IN ARBOR CREEK BUSINESS CENTRE, A SUBDIVISION IN SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, PURSUANT TO A PLAT OF SUBDIVISION RECORDED FEBRUARY 28, 1989 AS DOCUMENT 2769110, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR ARBOR CREEK BUSINESS CENTRE RECORDED AS DOCUMENT NO. 2577288; AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR ARBOR CREEK BUSINESS CENTER RECORDED AS DOCUMENT NO. 2751558.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 254523IL-O, DATED MAY 17, 2021.




AREA: 175,196.64 SF± OR 4.03 ACRES±

SCALE : 1" = 40'
0' 20' 40' 80'

## ITEMS CORRESPONDING TO SCHEDULE B-II

9 MATTERS AS SET FORTH IN PLAT ENTITLED ARBOR CREEK BUSINESS CENTRE, DATED DECEMBER 31, 1985 AND RECORDED JUNE 11, 1987 AS DOCUMENT NO. 2577287. UNDERLYING SUBDIVISION, SEE ITEM 11 BELOW, ITEM IS NOT SHOWN.

10 TERMS, CONDITIONS, COVENANTS AND EASEMENTS AS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS FOR ARBOR CREEK BUSINESS CENTRE BUFFALO GROVE, ILLINOIS, MADE BY AND BETWEEN CITIZENS BANK & TRUST COMPANY, LASALLE NATIONAL BANK, AND KLEFSTAD COMPANIES, INC., AN ILLINOIS CORPORATION, DATED AS OF APRIL 27, 1987 AND RECORDED JUNE 11, 1987 AS DOCUMENT NO. 2577288, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR ARBOR CREEK BUSINESS CENTRE BUFFALO GROVE, ILLINOIS, DATED AS OF NOVEMBER 7, 1988 AND RECORDED DECEMBER 22, 1988 AS DOCUMENT NO. 2751558, AS CORRECTED BY CERTIFICATE OF CORRECTION TO PLAT OF SUBDIVISION FOR ARBOR CREEK BUSINESS CENTRE BUFFALO GROVE, ILLINOIS, DATED AS OF NOVEMBER 8, 1988 AND RECORDED DECEMBER 22, 1988 AS DOCUMENT NO. 2751559. ITEM IS BLANKET IN NATURE AND NOT SHOWN.

11 MATTERS AS SET FORTH IN PLAT ENTITLED CORUM - RESUBDIVISION, DATED NOVEMBER 10, 1988 AND RECORDED FEBRUARY 28, 1989 AS DOCUMENT NO. 2769110. ITEM IS SHOWN, SEE DOCUMENT FOR PARTICULARS.

12 MATTERS AS SET FORTH IN PLAT ENTITLED EASEMENT EXHIBIT FOR FIRE LANE, RECORDED SEPTEMBER 2, 2005 AS DOCUMENT NO. 5852468. DOCUMENT IS ILLEGIBLE, ITEM IS SHOWN GRAPHICALLY.

13 MATTERS AS SET FORTH IN PLAT ENTITLED PLAT OF EASEMENT FOR WATER MAIN, RECORDED SEPTEMBER 2, 2005 AS DOCUMENT NO. 5852469. DOCUMENT IS ILLEGIBLE, ITEM IS SHOWN GRAPHICALLY.

# ALTA/NSPS LAND TITLE SURVEY

for

**KKR-AIP Portfolio**
**NV5 PROJECT NO. 202103772-0050**
**909 Asbury Drive**
**909 Asbury Drive, Buffalo Grove, IL 60089**

**BASED UPON TITLE COMMITMENT NO. 254523IL-O**
**OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**
**BEARING AN EFFECTIVE DATE OF MAY 17, 2021**

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; CHICAGO TITLE INSURANCE COMPANY; STEWART TITLE GUARANTY COMPANY (TX); FIDELITY NATIONAL TITLE INSURANCE COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY; NATIONAL LAND TENURE COMPANY; IL 909 ASBURY (DE) LLC; MORGAN STANLEY BANK, N.A., CITI REAL ESTATE FUNDING INC., GOLDMAN SACHS BANK USA, DBR INVESTMENTS CO. LIMITED AND DEUTSCHE BANK AG, NEW YORK BRANCH. TOGETHER WITH EACH OF THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AFFILIATES, TRANSFEREES, DESIGNEES OR PARTICIPANTS, AS THEIR INTERESTS MAY APPEAR; PLATINUM OWNER IL LLC, A DELAWARE LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BOCK & CLARK CORPORATION, AN NV5 COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 9, 2021.

09-23-2021
DATE

JAMES L. HARPOLE
REGISTRATION NO. 035-3190
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120
NETWORK PROJECT NO. 202103772-0050 RRF

STATE OF ILLINOIS
JAMES L. HARPOLE
035-3190
SHOREWOOD, IL
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

**Bock & Clark Corporation**
**an NV5 Company**

NV5

**Transaction Services** **1-800-SURVEYS (787-8397)**
**3550 W. Market Street, Suite 200, Akron, Ohio 44333**
**www.BockandClark.com** **maywehelpyou@bockandclark.com** **www.NV5.com**

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

## FLOOD NOTE:

*BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S)__X__OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No.__17097C0262K__, WHICH BEARS AN EFFECTIVE DATE OF__09/18/2013__AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED__07/19/2021__TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.*

## SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

## PROJECT REVISION RECORD

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|---|---|---|---|
| 07/19/2021 | FIRST DRAFT | 08/27/2021 | CLIENT COMMENTS |
| 08/13/2021 | CLIENT COMMENTS | 09/14/2021 | NEW TITLE |
| 08/18/2021 | CLIENT COMMENTS | | |
| FIELD WORK: DB | DRAFTED: SR | CHECKED BY: JLH | FB & PG: N/A |

## LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

**SPECIAL USE STANDARDS**

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

   **Response:** *The establishment, maintenance, and operation of the proposed Rivian Service Center would have no detrimental effect on public health, safety, morals, or general welfare. The proposed build-out would adaptively re-use an existing 61,000sf industrial space located within the Arbor Creek Business Centre to allow for EV maintenance and sales. Rivian's business model employs direct-to-consumer sales and service, thereby preventing the need for a traditional large-scale surface parking lot. Apart from a handful of new openings on the building's exterior, there will be minimal change to the existing condition.*

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

   **Response:** *Rivian has selected the site at 909 Asbury with the specific intent of respecting the existing neighbors, streets, and development within its district. The building's existing footprint matches the tenant's program, and parking requirements without necessitating large scale modifications to the building. There will be no FAR additions to the existing building, and no additional parking stalls added to the existing paved parking lot.*

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

   **Response:** *The proposed program will provide much-needed infrastructure for a growing EV presence in Buffalo Grove while reanimating an existing vacant building within the industrial district. Furthermore, the sales aspect of the program will be take place indoors, and be purchased vehicles will be delivered to the facility before being handed over to the customer.*

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

   **Response:** *Rivian has selected the site at 909 Asbury with the specific intent of respecting the existing neighbors, streets, and development within its district. All vehicle sales will take place within the existing building, and cars and parts will only be delivered from a separate logistics facility on an as-needed basis. The existing building and parking lot are more than sufficient to fulfil this need well within the property line.*

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

**Response**: *Existing utilities, roads, and drainage are adequate for Rivian's proposed use, and were researched and vetted with the landlord before the site was selected by Rivian. There is currently no plan to modify these existing conditions in a way that would impact the properties surrounding the service center.*

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

   **Response:** *The existing surface parking lot is currently larger than is required by Zoning for this occupancy, as well as Rivian's site-specific program. Access to the parking lot will occur from the existing driveways located along Asbury Drive. There are sufficient existing loading berths, and all vehicles – both customer and employee – will be parked within the property. No residential uses are adjacent to the parcel, so no screening will be necessary. Existing landscaping will remain intact unless indicated in the attached schematic plans.*

# AGENDA ITEM SUMMARY

**PLANNING AND ZONING COMMISSION**

Regular Meeting: October 1, 2024

## AGENDA ITEM 2.B.

## Consideration of an Amendment to Ordinance No. 2022-063, the Planned Unit Development and the Unified Sign Package with Variations to Title 14 (Sign Code) for the 7-story, mixed-use building in The Clove development at 100-250 McHenry Road.

### Contacts

Liaison: Trustee Weidenfeld
Staff: Kelly Purvis

### Staff Recommendation

Staff recommends approval.

### Recommended Motion

The PZC recommends approval of an amendment to Ordinance No. 2022-063, the Planned Unit Development and the Uniform Sign Package, with the following Variations from the Sign Code for the 7-story mixed-use building in The Clove development at 210-250 McHenry Road:

1. A variation from Section 14.16, to exceed the maximum allowable number of wall signs on the building;
2. A Variation from Section 14.16, to allow multiple wall signs to exceed the maximum size;
3. A Variation from Section 14.16 and 14.20 to allow temporary subdivision development signs and For Rent, Sale or Lease signs which exceed the number and size limitations permitted;

Subject to the following conditions:

1. The wall signs, projecting signs and temporary signs shall be installed in accordance with the documents and plans submitted as part of this petition.
2. Any additional incidental or directional signage shall be approved administratively by Village staff.
3. Staff shall be permitted to approve an extension of up to 6 months for the temporary signs, should full occupancy not be reached within one year.
4. The Petitioner shall comply with all applicable Village codes, regulations, and policies.



smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

## Summary

**Background**

Teresa Bateman, on behalf of BGA Residential, LLC, is seeking approval of an amendment to Ordinance No. 2022-063 related to a Unified Sign Package for the 7-story, mixed-use building. With construction on the building nearing completion, a more detailed sign plan has been submitted with some minor changes from what was originally approved. Since the building and sign plans were approved as part of The Clove PUD, an amendment to the PUD is required for the changes to the signage. The requests do not include any other changes to the site or its uses.

**Next Steps**

The PZC will open a public hearing, listen to testimony and public comments, and make a recommendation to the Village Board related to the requests.

## File Attachments

1. Staff Report
2. Final Plan Set
3. Standards
4. Ordinance 2022-063



smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

# VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

| | |
|---|---|
| **Meeting Date:** | October 1, 2024 |
| **Subject Property Location:** | 210-250 McHenry Road, Buffalo Grove, IL 60089 |
| **Petitioner:** | Teresa Bateman, BGA Residential, LLC |
| **Prepared By:** | Kelly Purvis, Deputy Director of Community Development |
| **Request:** | The petitioner is seeking approval of an amendment to Ordinance No. 2022-063, the Planned Unit Development and the Unified Sign Package for the 7-story, mixed-use building in The Clove development, with Variations to Title 14 (Sign Code) |
| **Existing Lane Use and Zoning:** | The property is zoned B-5 Town Center Business District and is improved with a 7-story, mixed-use building |
| **Comprehensive Plan:** | The 2009 Village Comprehensive Plan calls for this property to be Commercial and Multi-Family Residential Use. |

## PROJECT BACKGROUND

On June 20, 2022, the Village Board approved Ordinance No. 2022-063 granting approval of a Special Use for a mixed-use Planned Development, Final Plat of Subdivision, Final Development Plan, with Special Uses, Variations, and Amendments. The approved plan set also included sign plans for the various uses/businesses throughout the development.

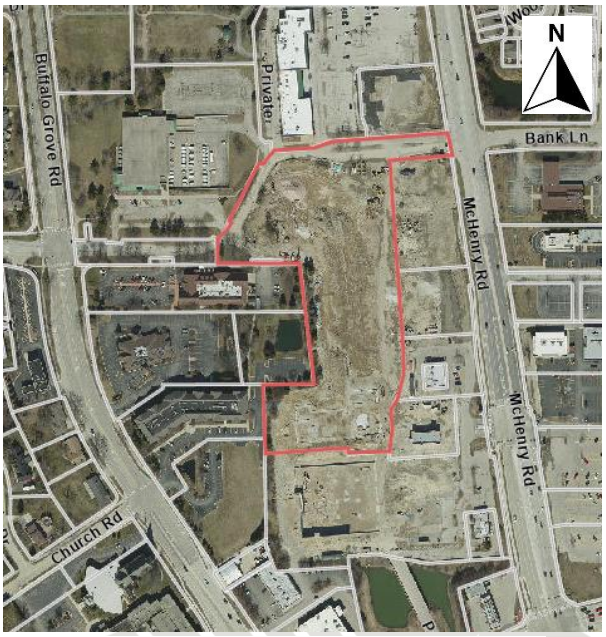


Figure 1: Subject Property

Teresa Bateman, on behalf of BGA Residential, LLC, is seeking approval of an amendment to Ordinance No. 2022-063 related to a Unified Sign Package for the 7-story, mixed-use building. With construction on the building nearing completion, a more detailed sign plan has been submitted with some minor changes from what was originally approved. Since the building and sign plans were approved as part of The Clove PUD, an amendment to the PUD is required for the changes to the signage.

The following report summarizes the petitioner's requests related to the proposed signage. The requests do not include any other changes to the site or its uses.

Figure 2. Rendering of the 7-Story Mixed-Use Building in The Clove

## PREVIOUS APPROVALS & PROPOSED PLAN

Related to the mixed-use building, Ordinance No. 2022-063 approved Variations to the Sign Code to exceed the maximum number of permitted wall signs, to exceed the maximum size for multiple wall signs, and to allow temporary development signs (including bandit signs, feather flags, banners and sandwich boards). The proposed sign package is substantially compliant with the approved plans with one minor change: the addition of projecting signs for the commercial tenant spaces on the first floor of the building. In addition, the proposed sign package includes more detailed sign plans and sign criteria specified by the building owner.

## PLANNING & ZONING ANALYSIS

*Commercial Signs*

One wall sign and one blade sign are proposed for each of the commercial tenants on the first floor of the mixed-use building, with the exception of the corner restaurant tenant which will have a total of two wall signs and two blade signs. The wall signs will be centered above each entrance and will be proportional to the tenant's building frontage. All signs will be installed at the same height for uniformity.

Figure 3. Example Projecting Sign

The projecting signs will also be attached to the building at the same height, have a minimum clearance of 8 feet, and a maximum projection of 18 inches. The signs will not exceed 6 square feet in area. This will provide a consistent look and keep the signs from interfering with pedestrian traffic on the sidewalks adjacent to the building. While the Sign Code defines "projecting signs" there are no regulations for these kinds of signs in the Code. Staff surveyed other communities and found that the size, location and placement of the proposed projecting signs is consistent with what other communities allow. In addition, staff thinks this signage will be more oriented toward pedestrians in one of our most walkable corridors and will create a "downtown" atmosphere.

The Sign Code allows one sign per business establishment and two signs for the corner tenant. The Sign Code also limits the width of the signs to 1/3 of the tenant's frontage. Variations will be needed to allow two signs per establishment (a wall sign and a projecting sign), four signs for the corner restaurant tenant (two wall signs and two projecting signs), and for the length of the wall signs to be up to 60% of the tenant's frontage. All wall signs will be proportional to the tenant's frontage, the background area provided above each tenant's windows, and centered above the main entrances.

Sandwich board signs will be permitted in front of each business with an annual permit application and in accordance with the sign criteria for the Unified Sign Package (which is more restrictive than the Sign Code requirements). No variations are needed for the sandwich board signs.

*Residential Signs*

The sign package proposes two residential wall signs. One will be placed over the main entrance to the residential portion of the building (approx. 8 sf) and the other will be installed at the top of the building, oriented toward Lake Cook Road (approx. 32 sf). Both signs will be internally illuminated.

Figure 3. Residential Signage Over Main Entrance

The Sign Code does not have regulations for mixed-use districts or buildings. However, the Code does limit multi-family buildings (in the R-8 and R-9 Districts) to one sign of not more than 32 sf. The proposed signage is reasonable given the mixed-use nature of the building.

*Temporary Signs*

The sign package contains several types of temporary signs including bandit signs, feather flags, sandwich boards, and banner signs. As shown in the attached Temporary Signage Location Exhibit, the bandit signs will be located throughout Town Center and at key entrances to The Clove. The feather flags (up to three) and sandwich board sign will be placed directly in front of the mixed-use building. The banners (up to two) would be installed directly on the building above the first floor (to avoid interference with commercial signage). The temporary signs are meant to help advertise availability of the residential units during the initial lease up period. It is anticipated that the building will be fully leased within 6 months. The temporary signage would be permitted to remain up to one year or until the units are fully leased, whichever is first to occur. Staff would like the ability to approve an additional extension, not to exceed 6 months, should that be necessary.

Figure 4. Temporary Bandit Signs

All of the proposed temporary signage was approved as part of the original PUD. Additional information, including the specific locations of the signs (shown on the Temporary Signage Location Exhibit) and duration the signs are permitted to remain (included in the Sign Criteria submitted by the building owner) have been submitted for the Commission's consideration.

Temporary signage for residential developments and for rent, sale, or lease signs are typically permitted for up to one year and permits can be renewed on an annual basis. One sign is typically permitted, and the signage cannot exceed 64 sf (for subdivision development signs) or 24 sf (for rent, sale, or lease signs).

Staff is supportive of the temporary signage package, as it is temporary, it will help to advertise availability of the residential units, and the Village has granted approval of other similar temporary sign packages for larger developments like Link Crossing.

## DEPARTMENT REVIEWS

| Village Department | Comments |
|---|---|
| Building | The Village's Building Staff has reviewed the proposed signage and has no concerns. |
| Engineering | The Village's Engineering Staff has reviewed the proposed signage and has no concerns. |

## SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property in three locations. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one phone call with general questions regarding the requests.

## STANDARDS

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Development amendments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in Section 17.16.060.
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Planned Unit Developments are also Special Uses, and therefore must meet the Special Use criteria as follows:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on Variations to the Sign Code based on the following criteria:

A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:
    1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel, or property in question; and
    2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
    3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
    4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
    1. The proposed signage is of particularly good design and in particularly good taste; and
    2. The entire site has been or will be particularly well landscaped.

**The Petitioner's responses to each set of standards are included in the plan set and attached for the Commission's review.**

## STAFF RECOMMENDATION

Staff recommends **approval** of an amendment to Ordinance No. 2022-063, the Planned Unit Development and the Uniform Sign Package, with Variations from the Sign Code, subject to the conditions in the suggested PZC Motion due to the following reasons:

- The building is unique as it is the only mixed-use building in the Village requiring both residential and commercial tenant signage;
- The proposed signs are appropriately proportioned to the building;
- The projecting signs will create a "downtown" atmosphere that is oriented to pedestrian traffic;
- The proposed signs are an improvement to the building and will provide appropriate identification for the new businesses and the residential component of the building;
- Similar temporary signage has been approved for other residential developments;
- The temporary signage will remain through lease up of the apartments or for one year, whichever occurs first, and then will be removed.

## SUGGESTED PZC MOTION

*The PZC recommends approval of an amendment to Ordinance No. 2022-063, the Planned Unit Development and the Uniform Sign Package, with the following Variations from the Sign Code for the 7-story mixed-use building in The Clove development at 210-250 McHenry Road:*

1. *A variation from Section 14.16, to exceed the maximum allowable number of wall signs on the building;*
2. *A Variation from Section 14.16, to allow multiple wall signs to exceed the maximum size;*
3. *A Variation from Section 14.16 and 14.20 to allow temporary subdivision development signs and For Rent, Sale or Lease signs which exceed the number and size limitations permitted;*

*Subject to the following conditions:*

1. *The wall signs, projecting signs and temporary signs shall be installed in accordance with the documents and plans submitted as part of this petition.*
2. *Any additional incidental or directional signage shall be approved administratively by Village staff.*
3. *Staff shall be permitted to approve an extension of up to 6 months for the temporary signs, should full occupancy not be reached within one year.*
4. *The Petitioner shall comply with all applicable Village codes, regulations, and policies.*

## ATTACHMENTS

a. Narrative Description
b. Building Rendering
c. Sign Package
d. Temporary Signage Exhibit
e. Sign Package Criteria for The Clove
f. Responses to Standards
g. Ord. 2022-063



smart. with heart.
50 Raupp Boulevard, Buffalo Grove, IL 60089 847-459-2500 vbg.org

Project Narrative

The Clove mixed used building is a business operation collective between multiple retailers and a multifamily residential tenant occupying the building.  This Signage program is to create a clear set of criteria for permanent and temporary sign usage regarding; what types of materials, allowable locations, quantity of signs, height and width sizing, and illumination characteristics that will be allowed on the building.

THE 250 RESIDENCES

# Signage Plan

Buffalo Grove, Illinois

THE
250
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

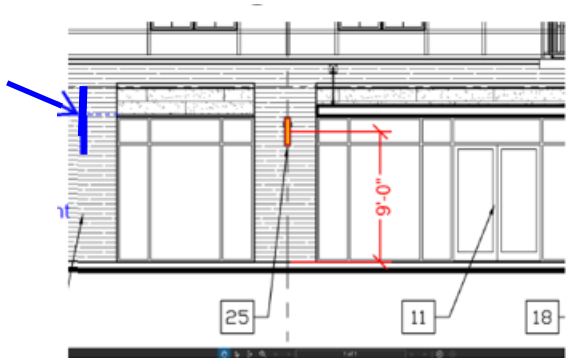
# Retail
# Building Wall Signs

1’2 ½” or 1’10” ht. Wall Panels
Applied Letters (backlit) or Panels
Designated Locations

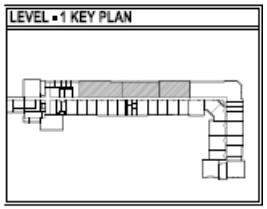
# Retail
# Blade Wall Signs

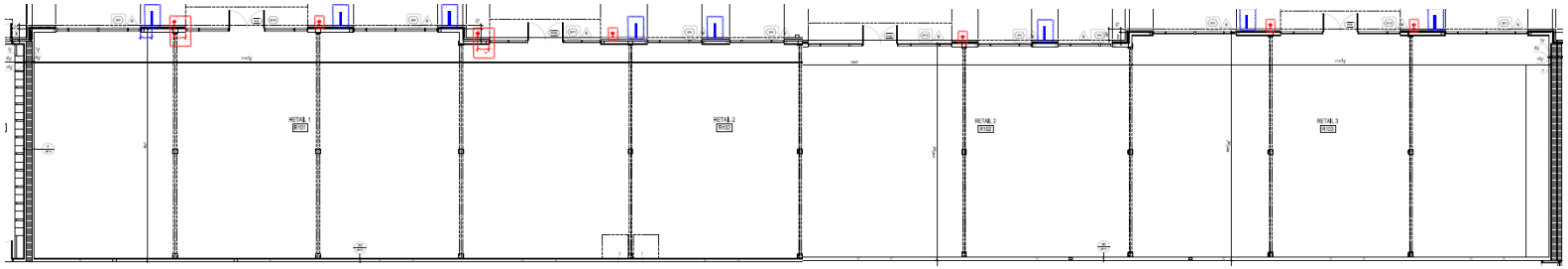
48” max ht. x 18” max depth from building
Arm hang or Scutcheon Direct Attached
Designated Locations

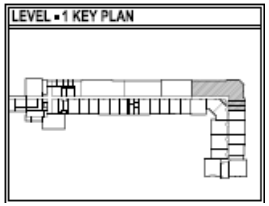
Top of blade sign to equal top of storefront 48" max ht x 18" max from building

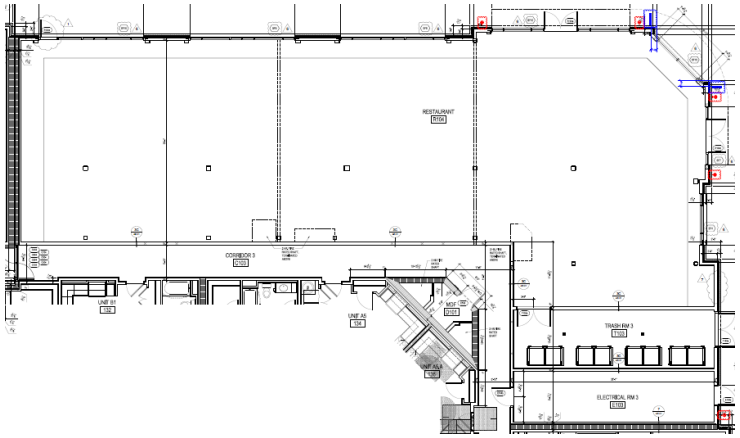


## Designated Locations



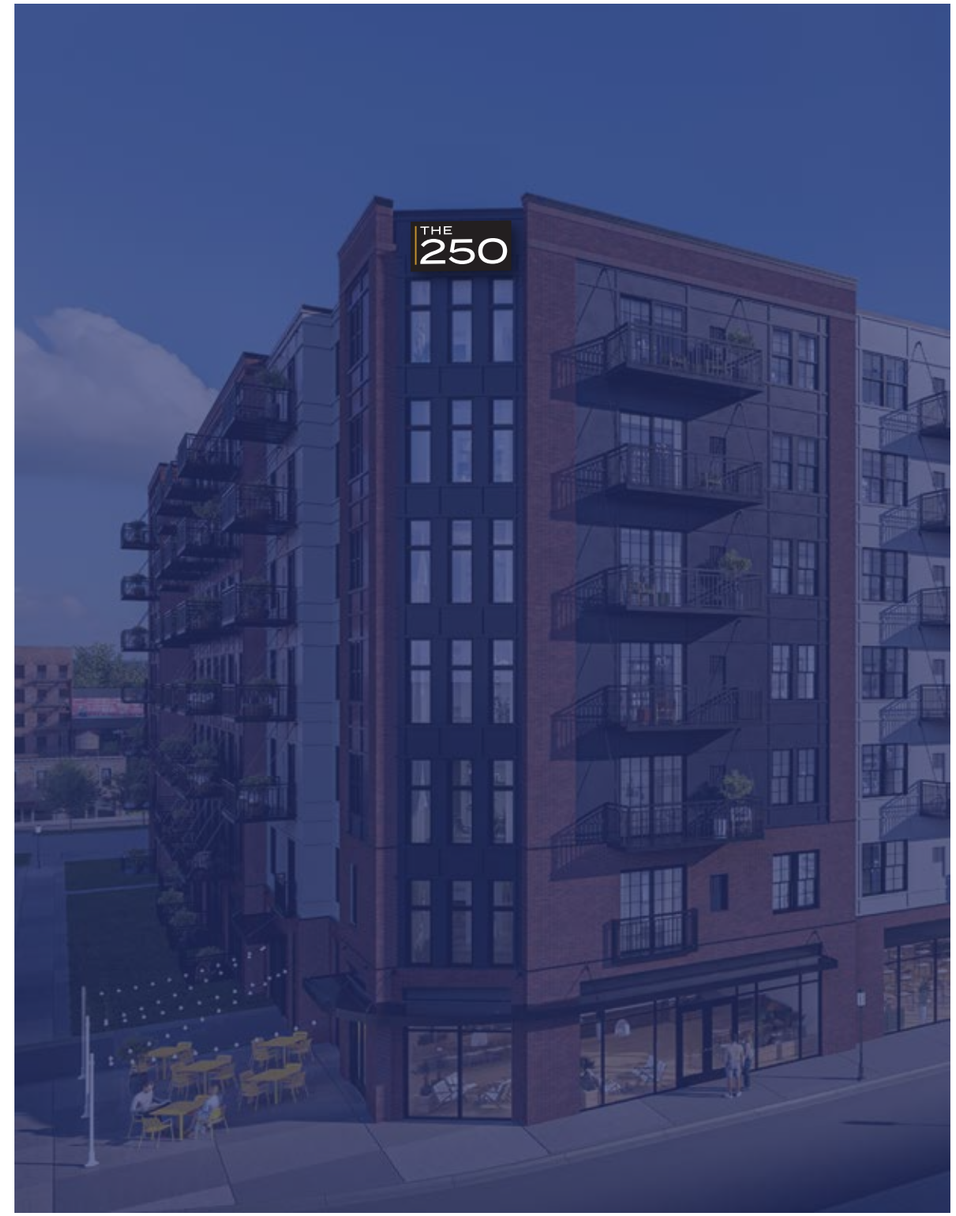


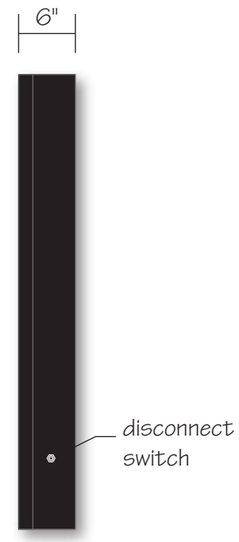
THE 250 RESIDENCES

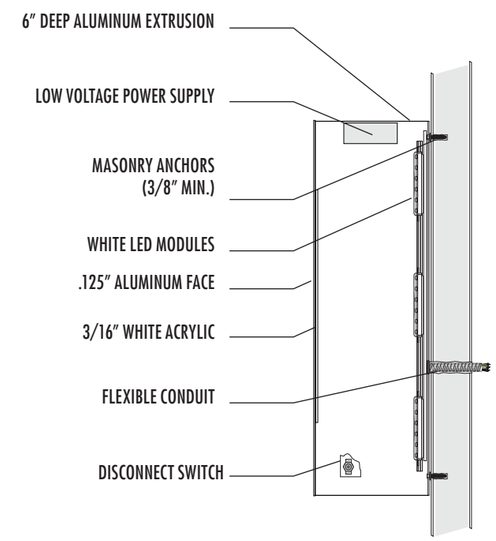
# Building and Residence Entrance

Buffalo Grove, Illinois




Nighttime Simulation - Routed & Backed



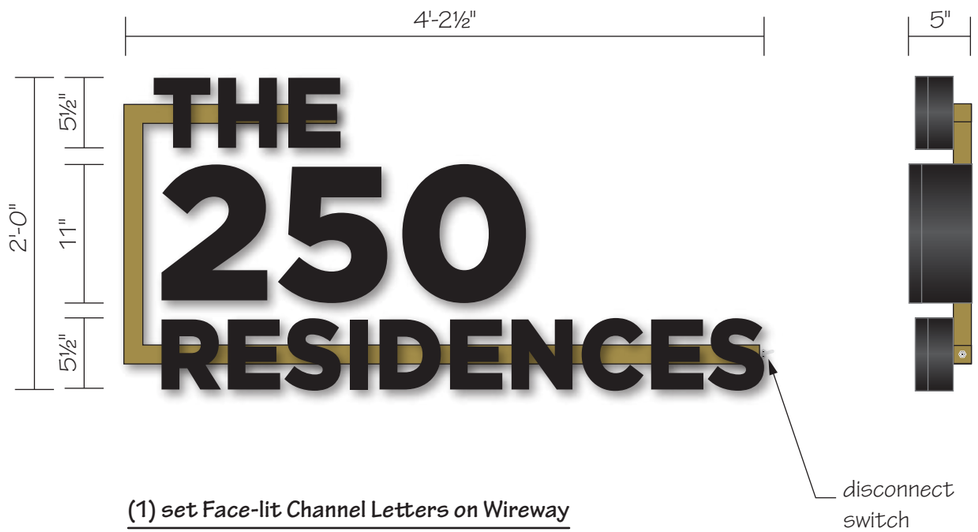




**(1) 4'-0" x 8'-0" x 6" Deep Single Face Illuminated Wall Sign**

**Cabinet:** SignComp extrusion painted Satin Black
**Face:** .125" aluminum painted Satin Black
**Graphics:** routed & backed w/ 7328 White acrylic, 3M 3630-141 Gold Nugget translucent vinyl applied
**Illumination:** White LEDs w/ low voltage power supplies
**Power:** (1) 120V @ 20amp circuit brought to site by others (TBD)
**Mounting:** flush on exterior wall w/ masonry anchors and hardware appropriate for conditions

**Option: White Lexan face w/ vinyl graphics applied**

black border on gold line &
gold border on black text

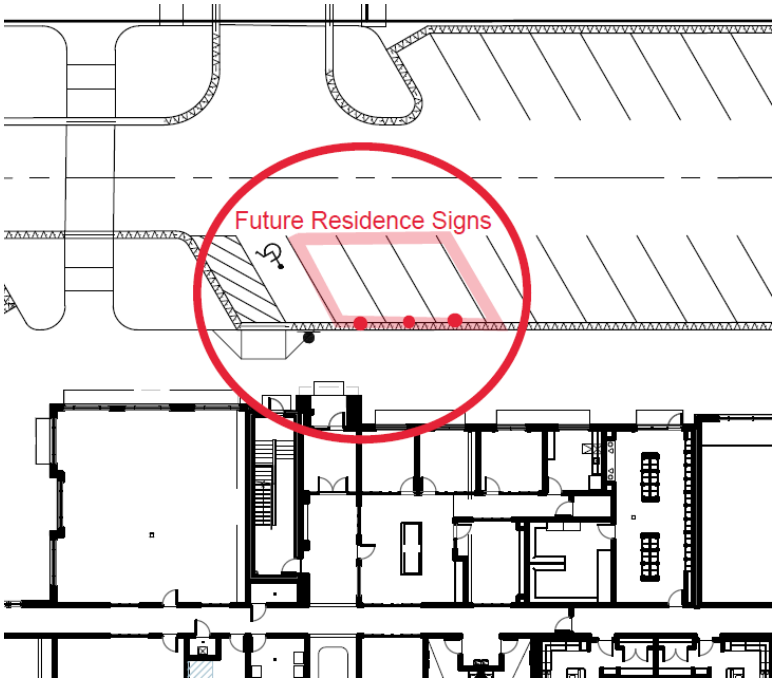


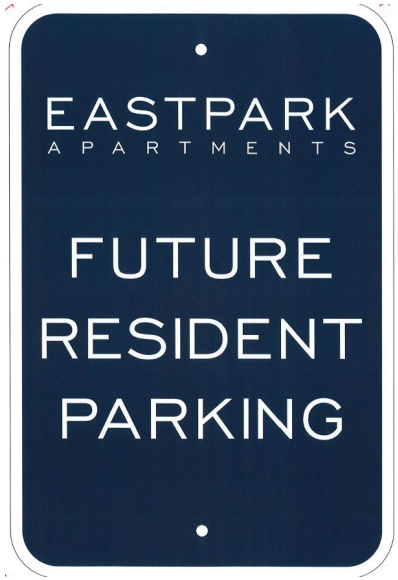

**(1) set Face-lit Channel Letters on Wireway**

**Wireway:** 1½" x 1½" aluminum tube painted MP 46400 Brilliant Gold
**The, Residences:** 3" deep .040 aluminum coil, prefinished Black, 3mm ACM Backs
**Faces:** 3/16" White acrylic, 1" Black trim cap, Black Perforated vinyl applied
**250:** 5" deep .040 aluminum coil, prefinished Black, 3mm ACM Backs
**Faces:** 3/16" White acrylic, 1" Black trim cap, Black Perforated vinyl applied
**Illumination:** White LEDs w/ low voltage power supplies
**Power:** (1) 120V @ 20amp circuit brought to site by others (TBD)
**Mounting:** flush on exterior wall w/ hardware appropriate for conditions

# Building
# Future Resident Signs

12” x 18” Post Style
Three signs placed in front of designated parking spaces located near main residential entrance.



THE 250 RESIDENCES

# Leasing Signage Plan

Buffalo Grove, Illinois

THE 250 RESIDENCES

# Proposed Signage

The proposed signs are essential for our residential properties and provide future residents information about the upcoming apartments.

They help connect the community directly to us to provide timely updates and answer questions.

1. **Bandit Signs** placed strategically in shopping, park and adjacent streets.
2. **Feather Flag Signs** placed near the leasing office.
3. **Sandwich Board Signs** placed near the leasing office.
4. **Building Banner Signs** placed on building.

# Bandit Signs

Approximately 24" x 36" on a wireframe.

Located throughout the shopping  areas and along the adjacent streets of Old Checker, McHenry and Lake Cook in accordance with the temporary sign exhibit.

# Feather Flag Signs

Approximately 9" high.

Two to three flags placed near the leasing office.

# Sandwich Board Signs

Approximately 24" x 36" sign movable frame.

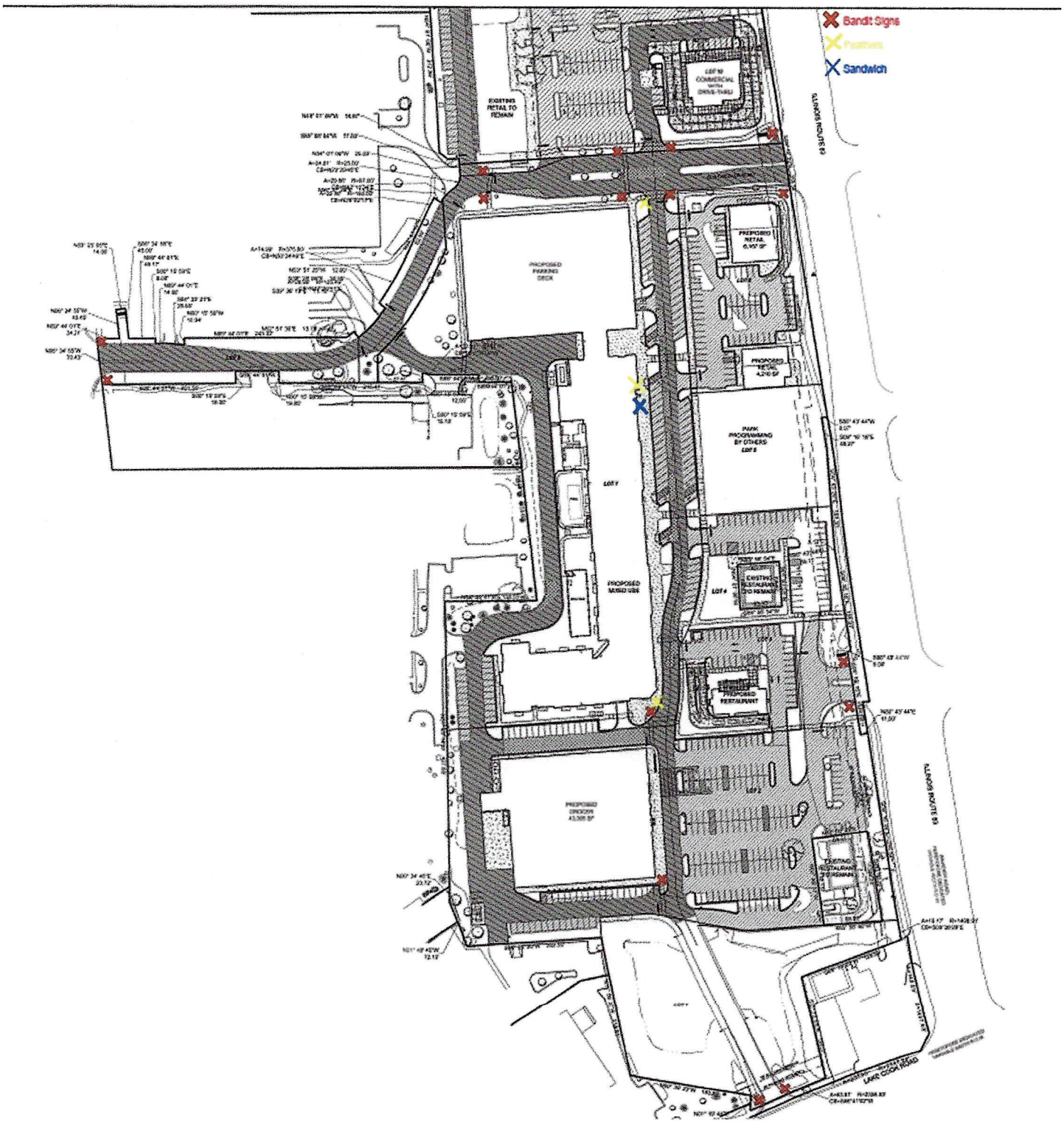
One, two-sided sandwich board place near the leasing office.

# Building Banner Signs

At least 4' x 8' or larger.

One to two banners placed on the building.

# Temporary Signage Location Exhibit



The Clove

**Sign Package Criteria**

*All signs for the 7-story mixed-use building in The Clove Development must be approved by the Landlord and must meet the following requirements:*

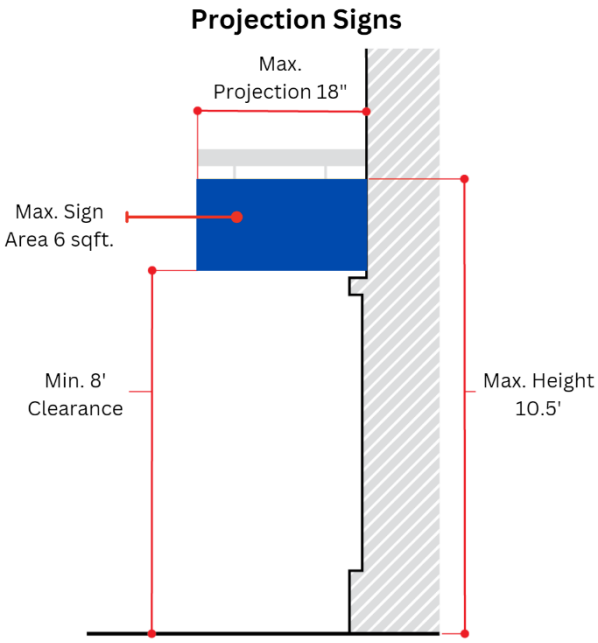
## First-Floor Commercial Tenants of the Mixed-Use Building for the Clove:

**Wall Signs:**

1) *Size*. The height of wall signs should not exceed 14.5" if the main entrance of the tenant space has a canopy. The maximum height for wall signs when the tenant space has no canopy is 22", as shown below. The sign's length shall not exceed 60% of the tenant's leased frontage nor be closer than two (2) feet to the tenant's lease lines.
2) *Height*. No wall sign shall extend above the first floor of the building, or thirteen (13) feet as measured from the existing ground or grade level directly below the sign.
3) *Location*. Wall signs shall be centered over the main entrance of the leased tenant space.
4) *Projection*. Such signs shall not horizontally project more than six (6) inches from the wall of the building or structure to which it is attached.
5) *Number of signs*. One (1) wall sign is permitted per business tenant.
6) *Colors*. No more than three colors shall be permitted on the sign. All backer boards, raceways, and sign trim must match the color of the building behind the sign.
7) *Materials*. Materials must be weatherproof and made of enduring materials, so as not to become a hazard due to disrepair, damage, or inclement weather. All letters and numbers must be permanently affixed to the building.
8) *Illumination*. Internally or externally illuminated signs and bare bulb signs shall be permitted provided they meet the following requirements:
   i. Individual letters or logos may be internally illuminated, but all other portions of the sign should be opaque.
   ii. Exposed or reflective-type bulbs must be covered with a translucent material. No strobe, neon, fiberoptics or other non-traditional illumination techniques are permitted; LED or more environmentally friendly styles are encouraged.
   iii. Illuminated signs should produce no more than thirty (30) foot-candles of illumination, four (4) feet from the sign and must be approved by the landlord.
   *iv.* External illumination should be shielded and directed so that the light source is not visible from a public street or private residence. Signs should only be illuminated by steady, shielded light sources directed at the sign or internal to it, so that the light intensity does not create a nuisance to adjacent property or a traffic hazard.
9) *Logos and Trademarks*. The approved color scheme must be followed when including logos and trademarks on signs. However, a federally registered trademark or service mark can be displayed on a sign in its registered form and color, even if it is inconsistent with the master sign plan.
10) *Other Requirements:*
    a) Building frontage for the purpose of this section shall be defined as the established main public entrance for each unit.
    b) The wall sign shall be designed to be an integral part of the building. The sign shall not cover or interfere with architectural features or details of the building.

**Projecting Signs**

1) *Size*. The maximum size of a projecting sign shall not exceed six (6) square feet per sign face.
2) *Height*. Projecting signs shall not extend above ten and a half (10.5) feet as measured from the existing ground or grade level directly below the sign. A minimum of eight (8) feet clearance shall be maintained from the lower edge of the sign face to grade.
3) *Number of Signs*. One (1) projecting sign shall be permitted per business establishment.
4) *Projection*. Projecting signs shall not horizontally project more than eighteen (18) inches beyond that portion of the building or structure to which it is attached. Projecting signs must be anchored to the building, as shown in the picture below:



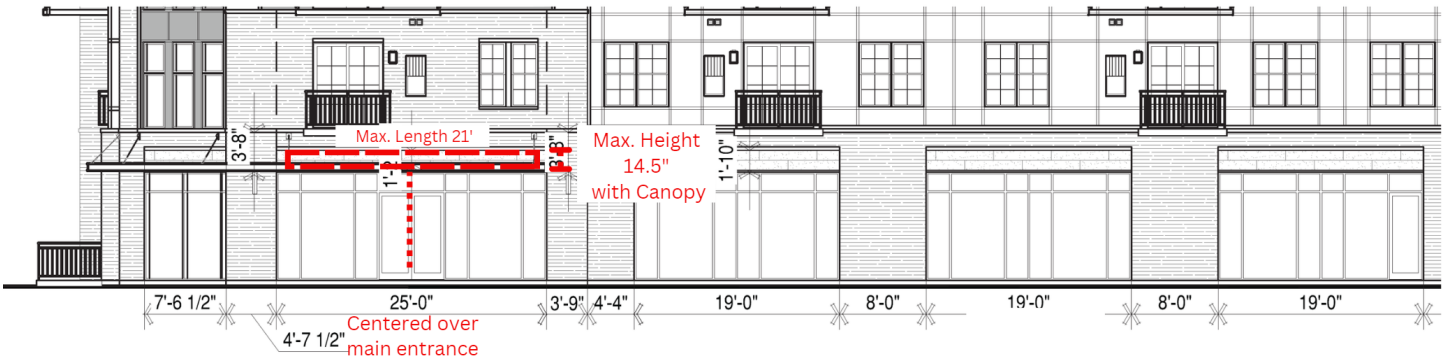

5) *Other Requirements*
   a. Only the name and/or logo and/or type of business is permitted on the sign.
   b. Illumination is not permitted.
   c. Hardware must remain in its original location once installed. Future tenants cannot relocate the blade sign's hardware location.
   d. All requirements related to wall sign colors, materials, and logos shall also apply to projecting signs.

## Corner Restaurant Tenant:

The corner tenant space of 4,500 sqft is permitted to install the following signage:

**Wall Signs**

1) Wall Signs:
   a. Wall sign at the main entrance along the east elevation:
      i. *Size*. The wall sign shall be a maximum height of 14.5" and a maximum of 21' in length.
      ii. *Height*. No wall sign shall extend above the first floor of the building, or thirteen (13) feet as measured from the existing ground or grade level directly below the sign.
      iii. *Location*. One wall sign shall be centered over the main entrance.
   b. Wall sign at the southeast corner elevation:
      i. *Size*. The wall sign shall be a maximum height of 14.5". The sign's length shall not exceed seven (7) feet.
      ii. *Height*. No wall sign shall extend above the first floor of the building, or thirteen (13) feet as measured from the existing ground or grade level directly below the sign.
      iii. *Location*. One wall sign shall be centered over the southeast façade.
   c. Both the east elevation and southeast corner wall signs must comply with all other wall sign requirements listed above for the retail tenant spaces excluding size, height, and location.
      i. Other Requirements
         1. The wall signs shall be designed to be an integral part of the building. The signs shall not cover or interfere with architectural features or details of the building.
2) Projecting Signs: There may be up to a total of two (2) projecting signs, one on the east and one on the south elevations; they must not be on the same elevation and shall comply with all the projecting sign requirements, as listed above.




ENLARGED EAST EXTERIOR ELEVATION (LEFT)

ENLARGED SOUTH EXTERIOR ELEVATION

**<u>Other Signage Requirements for the First-Floor Commercial Tenants of the Building:</u>**

1) **<u>Temporary Signs</u>**

*Sandwich, A-Frame or Similar Signs.* Must be placed within 5' of the primary entrance and cannot obstruct the entrance or walkway. May be on display on the sidewalk during business operation hours only and must be removed during non-business hours. All sandwich or A-Frame signs must be no larger than 24" x 36" in size and only (1) sign is permitted per business.

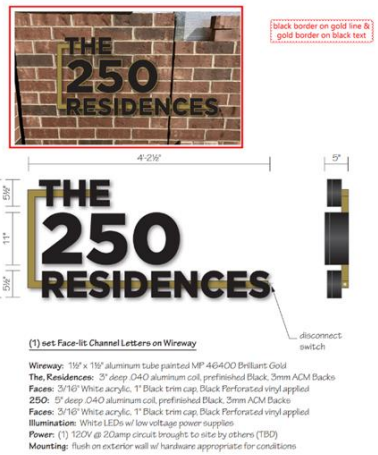
*Banner Signs.* Coming Soon and/or Grand Opening banners must comply with the Village's Sign Code Regulations. All banner signs shall be affixed to the building in such a manner that the building façade shall not be penetrated.

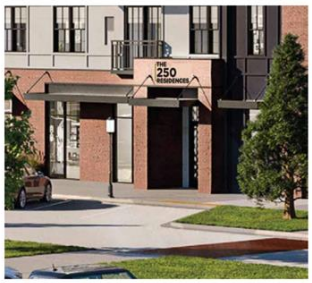
2) **<u>Window Signs.</u>** Signs affixed to windows shall cover no more than 40% of the window. Illuminated signs shall not be displayed on or in the windows.

## The 250 Residential Building:

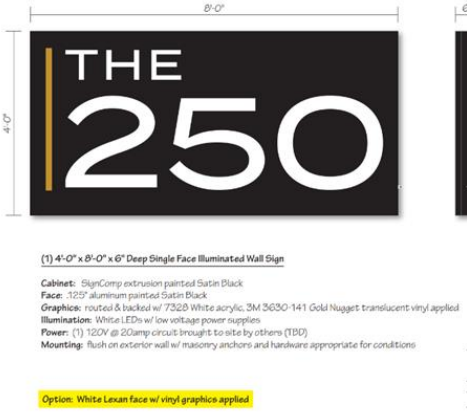
Signage for the residential portion of the building may include the following:

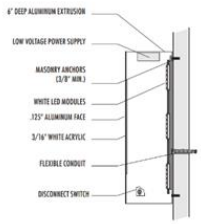
1. Wall Signs:
   a. **Wall sign at main entrance of the residential building along east elevation:**
      i. *Size*. The wall sign shall be a maximum height of 2' and a maximum of 4'-2.5" in length.
      ii. *Height*. No wall sign shall extend above the first floor of the building or thirteen (13) feet as measured from the existing ground or grade level directly below the sign.
      iii. *Location*. One wall sign shall be centered over the main entrance.



   b. **Wall sign at the southeast corner elevation:**
      i. *Size*. The wall signs shall be a maximum height of 4' and a maximum length of 8'.
      ii. *Height*. The wall sign shall be placed above the seventh story window between the top of the window and the roof line along the southeast corner of the building, as shown in the adjacent photo.
      iii. *Location*. One wall sign shall be centered over the southeast façade.



   c. Both the east elevation and southeast corner wall signs must meet the following requirements:
      i. Projection. Such signs shall not horizontally project more than six (6) inches from the wall of the building or structure to which they are attached.
      ii. Other Requirements
         1. The wall signs shall be designed to be an integral part of the building. The sign shall not cover or interfere with architectural features or details of the building.
2. **Temporary Residential Leasing Signs**
   a. *Sandwich, A-Frame or Similar Signs*. Must be placed within 5' of the primary entrance and cannot obstruct the entrance or walkway. May be on display on the sidewalks during leasing office hours only and must be removed during non-business hours. All sandwich or A-Frame signs must be no larger than 24" x 36" in size. A maximum of one (1) sandwich boards shall be permitted in the locations indicated on the temporary signage exhibit. After the initial lease up, the sandwich board signs shall be permitted on an as-needed basis to advertise availability of units.

b. *Banner Signs*. To be located above the first floor of the residential building or any floor of the parking garage. The size of the banner shall be proportioned to the space in which it's attached, as shown in the photos below, and must meet the following requirements:

   i. Coming Soon Leasing Banners Signs can be installed 60-90 days before leasing begins and must be removed before the leasing banner signs are installed. A maximum of two (2) signs are permitted to be installed.

   ii. Leasing Banner Signs may be installed after the "Coming Soon" leasing banners are removed. The banners shall be removed upon full occupancy of the building or within one (1) year of installation, whichever is first to occur. A maximum of two (2) signs are permitted to be installed.

c. *Feather Flags*. Feather flag signs will be permitted in the locations indicated on the temporary signage exhibit. The feather flags shall be removed upon full occupancy of the building or within one (1) year of installation, whichever is first to occur. After one year, any additional use of feather flags must adhere to the Village Code regulations. They can only be displayed for 60 days, twice a year, with an approved building permit.

d. *Bandit Signs*. Shall be permitted in the locations indicated on the temporary signage exhibit and shall not exceed 24" X 36" in area. Bandit Signs shall be removed upon full occupancy of the building or within one (1) year of installation, whichever is first to occur.

## PLANNED UNIT DEVELOPMENT STANDARDS

In addition to the special use standards, all planned unit developments shall meet the following general standards:

1. Have the minimum areas as set forth in Section 17.16.060.

**Response:**

Yes, we have met the standard per our PUD agreement

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

**Response:**

The requested PUD amendment will not create undue detrimental influence or effect to the surrounding neighborhood

3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;

**Response:**

The requested PUD Amendment does effectively treat the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features

4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

**Response:**

The requested PUD Amendment does meet all requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

**Response:**

This standard is not applicable as the requested amendment affects the signage of the property

During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

## SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

   **Response:**
   The proposed changes to the amendment regarding signage will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

   **Response:**
   The proposed changes to the amendment regarding signage shall be in harmony with the appropriate, orderly development of the district in which it is located.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

   **Response:**
   The proposed changes to the amendment regarding signage will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

   **Response:**
   The proposed changes to the amendment regarding signage will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

   **Response:**
   This standard is not applicable as the requested amendment affects the signage of the property.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit

driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

**Response:**

This standard is not applicable as the requested amendment affects the signage of the property.

VILLAGE OF BUFFALO GROVE
**Community Development Department**
Fifty Raupp Blvd
Buffalo Grove, IL 60089
Phone: 847.459.2530
Fax: 847.459.7944

# Sign Code – Variation Standard

## RESPONSE TO STANDARDS

During your testimony at the Public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
   **Response:**

   The proposed changes to the provisions and requirements are due to the unique mixed-use building style within the village. The unusual combination of both residential and retail usage within the same building would cause undue and unnecessary hardships in creating consistent streetscape and elevation character within the same building.

   a. The proposed number of signs for our retail tenants will be (1) sign and the corner unit (2). We are requesting to add (1) projection sign creating a more pedestrian friendly sidewalk atmosphere with the ability to serve both the residences and retail tenants.

   b. The proposed size for the retail wall signage will be in direct proportion of the tenant space and would be fixed.

   c. The proposal residential signs would be extra due to the mixed-use building style and would necessitate additional signage.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity;

   **Response:**
   The proposed changes would not materially be detrimental to the property owners with the vicinity. The signage would be minimized for the possible light spill, and in some cases will be more restrictive than the current ordinance.

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
   **Response:**

   The proposed variance requests are a result of the unique mixed-use building and do not apply generally to other properties in the Village.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.
   **Response:**
   The proposed change will not be contrary to the propose of this Title pursuant to Section 14.04.020.

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

1. The proposed signage is of particularly good design and in particularly good taste; and
   **Response:**

   The proposed changes are consistent with good design and good taste practices to provide a classy and elegant exterior feel as a unified mixed-use building.

2. The entire site has been or will be particularly well landscaped.
   **Response:**

   The Clove development is a well professional landscape design with a pedestrian complimented feel.

Additional information can be found at the Village's Sign Code Regulations webpage:
https://library.municode.com/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14.40VAAP
.

**ORDINANCE NO. 2022-063**

**AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE 86-61, AS AMENDED, FOR APPROVAL OF A SPECIAL USE FOR A MIXED USE PLANNED DEVELOPMENT, APPROVAL OF A FINAL PLAT OF SUBDIVISION AND APPROVAL OF A FINAL DEVELOPMENT PLAN WITH SPECIAL USES, VARIATIONS AND AMENDMENTS**

**VILLAGE OF BUFFALO GROVE,**
**COOK AND LAKE COUNTIES, ILLINOIS**

**100-228 N McHenry Road (excluding 150 N McHenry), and 270-314 N McHenry Road, Buffalo Grove, IL 60089 and commonly referred to as Buffalo Grove Town Center**

**WHEREAS**, the Village of Buffalo Grove is a Home Rule Unit by virtue of the Illinois Constitution of 1970; and,

**WHEREAS**, 100-228 N McHenry Road (excluding 150 N McHenry), and 270-314 N McHenry Road (hereinafter referred to as the "Property") and legally described on Exhibit A, is currently improved as a 22 acre commercial shopping center and was approved as a Planned Development in 1986; and,

**WHEREAS**, IMKD 5 LLC and Urban Street Group (hereinafter referred to as "Petitioner" or "Developer"), have entered into a contract to purchase and redevelop the existing Property. The development will include a 7-story, approximately 297-unit residential building and parking deck with approximately 18,000 square feet of commercial space on the ground floor, a new 43,000 square foot grocery store, multiple retail/restaurant outlets, façade improvements to the existing center north of Old Checker Road and a public park (collectively, the "Development") pursuant to and in accordance with Exhibit B attached hereto; and,

**WHEREAS**, the Petitioner has filed a petition requesting approval of: (1) an amendment to Planned Development Ordinances 86-61, as amended; (2) a Final Plat of Subdivision; (3) a Final Development Plan; and (4) the following special uses, variations, and amendments:

**Zoning Ordinance**

1. A Special Use for a 7-story mixed occupancy residential, commercial and office building with a 4-story attached parking deck; and
2. A Special Use for a supermarket; and
3. A Special Use for multiple drive-through restaurants/outlots as depicted on Exhibit B; and
4. Variation to Section 17.44.060 of the Zoning Ordinance reducing the required building and parking lot setbacks, as depicted on Exhibit B; and,
5. A Variation to Section 17.44.060 of the Zoning Ordinance reducing the required perimeter and landscaping setbacks and buffers as depicted on Exhibit B; and
6. A Variation to Section 17.44.060 of the Zoning Ordinance to reduce the minimum lot area and exceed the maximum lot coverage, maximum density and maximum floor area ratio as depicted on Exhibit B; and
7. A Variation to Section 17.44.060 of the Zoning Ordinance to increase the maximum building height for a 7-story mixed occupancy residential, commercial and office building with a 4-story attached parking deck; and

8. A Variation to Section 17.36.030 of the Zoning Ordinance regarding the dimensional requirements for parking lot design as depicted on Exhibit B; and
9. Amendment to allow certain permitted and special uses, as identified in the B5 Town Center Planned District, to be incorporated within the Development Plan and Final Planned Development Ordinance; and
10. A Variation to Sections 17.44.060 D and 17.44.060 E pertaining to parking, landscaping and lighting; and
11. Any additional Variations to Chapters 17.28 and 17.36 and Sections 17.44.060 that may be necessary to accommodate the proposed development as depicted on the Development Plans submitted as part of the petition.

**Sign Code**

1. A Variation to Chapter 14.16 of the Sign Code to exceed the maximum allowable number of wall signs for multiple buildings and outlots as shown on Exhibit B; and,
2. A Variation to Chapter 14.16 of the Sign Code to allow multiple wall signs to exceed the maximum size as for multiple buildings and outlots shown on Exhibit B; and,
3. A Variation to Chapter 14.16 of the Sign Code to allow ground signs to encroach into the required setbacks as depicted on Exhibit B; and,
4. Variation to Chapters 14.16 and 14.20 of the Sign Code to allow for an electronic message board sign which will exceed the maximum height, text and size as shown on Exhibit B; and,
5. A Variation to Chapter 14.16 of the Sign Code to allow ground signs to exceed the maximum number, size and height allowed as shown on Exhibit B; and,
6. Variations to Chapters 14.16 and 14.20 of the Sign Code to allow multiple menu boards to exceed the maximum size and height as shown on Exhibit B; and,
7. Variation to Chapter 14.16 of the Sign Code Sign Code to permit multiple ground signs and allow them to be closer than 250 feet as depicted on Exhibit B; and
8. A Variation to the Sign Code Section 14.16 and 14.20 to allow for temporary subdivision development signs
9. Any additional Variations to Chapters 14 that may be necessary to accommodate the proposed development as depicted on Exhibit B and submitted as part of the petition.
10. A Variation to the Sign Code Section 14.16 to exceed number and size of directional and incidental signs as shown on the Development Plans- Chris let's discuss this

**WHEREAS**, the proposed Development is being requested pursuant to the following exhibits:

| | |
|---|---|
| EXHIBIT A | Legal Description |
| EXHIBIT B | Complete Plan Set |
| EXHIBIT C | Minutes from the April 6, 2022 and May 18, 2022 Planning & Zoning Commission Meeting |

**WHEREAS**, the Village Planning & Zoning Commission conducted a public hearing on April 6, 2022 and May 18, 2022 concerning the Development; and,

**WHEREAS**, the Planning & Zoning Commission made a finding as represented by the minutes attached as Exhibit C and determined that the testimony and exhibits presented by the Petitioner at the

public hearing demonstrated support for the requested Development; and,

**WHEREAS**, the Planning & Zoning Commission voted 6-0 recommending approval of the Development.

**NOW, THEREFORE, BE IT ORDAINED** BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS:

**Section 1.** This ordinance is made pursuant to and in accordance with the Village's Zoning Ordinance and Sign Code and the Village's Home Rule powers. The preceding whereas clauses are hereby incorporated herein.

**Section 2.** The Corporate Authorities hereby adopt a proper, valid and binding ordinance approving; (1) an amendment to Planned Development Ordinances 86-61, as amended; (2) a Final Plat of Subdivision; (3) a Final Development Plan; and (4) special uses and variations to the Zoning Ordinance and Sign Code, with the following conditions:

1. The proposed development shall be developed in substantial conformance to the plans attached as Exhibit B, as well as those plans and findings as part of the April 6, 2022 and May 18, 2022 public hearing.

2. A final plat of subdivision shall be revised in a manner acceptable to the Village as required.

3. Final Engineering plans shall be revised in a manner acceptable to the Village as required.

4. Final landscape plan shall be subject to the review and approval of the Village. As directed by the Village Forester, developer must remove any trees that are in poor condition or are considered an invasive species and replaced with alternative trees. In addition, the developer must provide an alternative species in certain locations. Landscape maintenance is the responsibility of the owner.

5. Permitted and Special Uses for the first floor of the mixed-use building on Lot 7 shall conform to the B-5 commercial and office subdistrict. No more than a combined total of 7,000 square feet of the first-floor area, excluding lobby and leasing area, shall be used for medical, business, financial/banking and professional offices and/or health clubs as identified in the B-5 District.

6. Permitted and Special Uses for lots 2 through 6 and lot 10 shall conform with the uses and classifications listed in the B-5 zoning commercial subdistrict.

7. Permitted and Special Uses for lot 9 shall conform with the uses and classifications listed in the B-5 zoning commercial and office subdistrict.

8. The following additional uses shall be permitted on all lots:

    a. Candy and/or ice cream shop
    b. Liquor Store
    c. Dry-cleaning establishments when employing facilities for the cleaning and pressing of dry goods for retail trade only, conducted on the premises.

9. Any directional or incidental sign added to the sign package provided shall be reviewed administratively by staff.

10. The petitioners shall enter into a Redevelopment Agreement in a form and substance acceptable to the Village.

11. At the request of the Village and prior to the final acceptance of the public improvements, the petitioners shall donate the park space identified as lot 5 to the Village of Buffalo Grove.

12. The electronic sign shall be operated in conformance with all other standards set forth in Section 14.20.070 D of the Village of Buffalo Grove Sign Code. The sign shall be made available for Village promotions and other activities as determined by the Village.

13. Any amendments to the existing 1998 Operation and Easement Agreement shall be reviewed by the Village.

**Section 3.** The terms and conditions of approval set forth in Village Ordinance Ordinances 86-61, as amended, remain in full force and effect unless specifically modified by this Ordinance.

**Section 4.** This Ordinance shall be in full force and effect. This Ordinance shall not be codified.

| | |
|---|---|
| AYES: | 5 – Ottenheimer, Weidenfeld, Johnson, Smith, Pike |
| NAYES: | 0 – None |
| ABSENT: | 1 – Stein |
| PASSED: | June 20, 2022 |
| APPROVED: | June 20, 2022 |

APPROVED:

Beverly Sussman

Beverly Sussman, Village President

ATTEST:

Janet M. Sirabian

Janet M. Sirabian, Village Clerk

## EXHIBIT A – Legal Description

100-228 N McHenry Road (excluding 150 N McHenry), and 270-314 N McHenry Road

PARCEL 1:
LOT 3 IN BUFFALO GROVE TOWN CENTER UNIT 6, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN BUFFALO GROVE TOWN CENTER UNIT 5 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUFFALO GROVE TOWN CENTER UNIT 6, RECORDED OCTOBER 21, 1993 AS DOCUMENT 3419308, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 3 IN BUFFALO GROVE TOWN CENTER UNIT 8, BEING A RESUBDIVISION OF LOT 2 IN BUFFALO GROVE TOWN CENTER UNIT 5, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUFFALO GROVE TOWN CENTER UNIT 8, RECORDED JULY 24, 1998 AS DOCUMENT 4173676, IN LAKE COUNTY, ILLINOIS.

PARCEL 2A:
RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCEL 2 AS CONTAINED IN AGREEMENT DATED JULY 28, 1998 AND RECORDED JULY 29, 1998 AS DOCUMENT 4176874 BY BUFFALO GROVE JOINT VENTURE AND EAGLE FOOD CENTERS, INC.

PARCEL 3:
LOT 1 IN BUFFALO GROVE TOWN CENTER UNIT 9, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BUFFALO GROVE TOWN CENTER UNIT 7, IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUFFALO GROVE CENTER UNIT 9, RECORDED OCTOBER 6, 1999 AS DOCUMENT 4431048, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THAT PART OF LOT 1 TAKEN IN CASE 16ED9 ORDER RECORDED AS DOCUMENT 7487965 DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE NORTHWESTERLY 19.12 FEET (19.17 FEET, RECORDED) ALONG THE EASTERLY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1497.69 FEET, THE CHORD OF SAID CURVE BEARS ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2007) EAST ZONE BEARING OF NORTH 9 DEGREES 38 MINUTES 39 SECONDS WEST, 19.12 FEET TO A POINT OF TANGENCY ON SAID EASTERLY LINE; THENCE NORTH 9 DEGREES 16 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 295.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 43 MINUTES 31 SECONDS WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 9 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 9 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 155.91 FEET; THENCE NORTH 4 DEGREES 43 MINUTES 33 SECONDS WEST, A DISTANCE OF 151.30 FEET; THENCE NORTH 9 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 48.27 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 8.96 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 9 DEGREES 16 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 110.84 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE SOUTH 6 DEGREES 24 MINUTES 56 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 100.11 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE SOUTH 9 DEGREES 16 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 222.48 FEET TO A SOUTH LINE OF LOT 1; THENCE SOUTH 89 DEGREES 30 MINUTES 58 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 10.12 FEET TO THE EASTERLY LINE OF LOT 1; THENCE SOUTH 9 DEGREES 16 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 48.24 FEET TO THE POINT OF BEGINNING

PARCEL 3A;
EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, FOR DRAINAGE INTO RETENTION POND, AS CREATED BY THE DRAINAGE AND CONSTRUCTION EASEMENT AGREEMENT RECORDED NOVEMBER 30,1998 AS DOCUMENT NUMBER 4248745. OVER AND ACROSS THAT PART OF LOT 1 IN WALGREENS BUFFALO GROVE RESUBDIVISION, BEING A RESUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, AND PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE AND COOK COUNTIES, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF LOT 1 IN BUFFALO GROVE TOWN CENTER UNIT 1. BEING A SUBDIVISION IN SAID SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4,1988 AS DOCUMENT NUMBER 2737813, THAT POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN FIRNBACH SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST 1/4 OF SECTION 33, RECORDED AS DOCUMENT NUMBER 1032913; THENCE SOUTH 22 DEGREES 19 MINUTES 24 SECONDS EAST, 41.50 FEET ALONG SAID WEST LINE; THENCE NORTH 85 DEGREES 58 MINUTES 44 SECONDS EAST, 202^9 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 12 DEGREES 25 MINUTES 09 SECONDS EAST. 215.71 FEET; THENCE SOUTH 81 DEGREES 00 MINUTES 00 SECONDS EAST, 25.38 FEET ALONG THE NORTH LINE OF FORMER SCHOOL LOT, ALSO BEING THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 108.72 FEET; THENCE SOUTH 55 DEGREES 09 MINUTES 42 SECONDS WEST, 80.43 FEET; THENCE NORTH 34 DEGREES 06 MINUTES 02 SECONDS WEST, 61.34 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

**EXHIBIT B - The Clove Plan Set**

100-228 N McHenry Road (excluding 150 N McHenry), and 270-314 N McHenry Road

KENSINGTON
DEVELOPMENT PARTNERS

URBAN
STREET
GROUP

im
PROPERTIES

THE
CLOVE

# PROJECT SUMMARY

## Overview

IMKD 5, LLC (Kensington) has entered into a contract to purchase and redevelop the 20+ acre Town Center Development located at the northwest corner of Lake Cook Road and McHenry Road. The property is located along the Lake Cook Corridor which is seen as the commercial thoroughfare in the Village of Buffalo Grove. Presently the Corridor is lacking a true "destination" for the community and consumers. The existing Town Center Shopping Center situated on the development parcel is underutilized and contains several vacant storefronts.

Kensington's goal is to a provide a high quality redevelopment of the shopping center that will benefit the Village and the residents by creating job opportunities, serve further development of adjacent areas, strengthen the commercial sector of the Village and enhance the tax base of the Village.

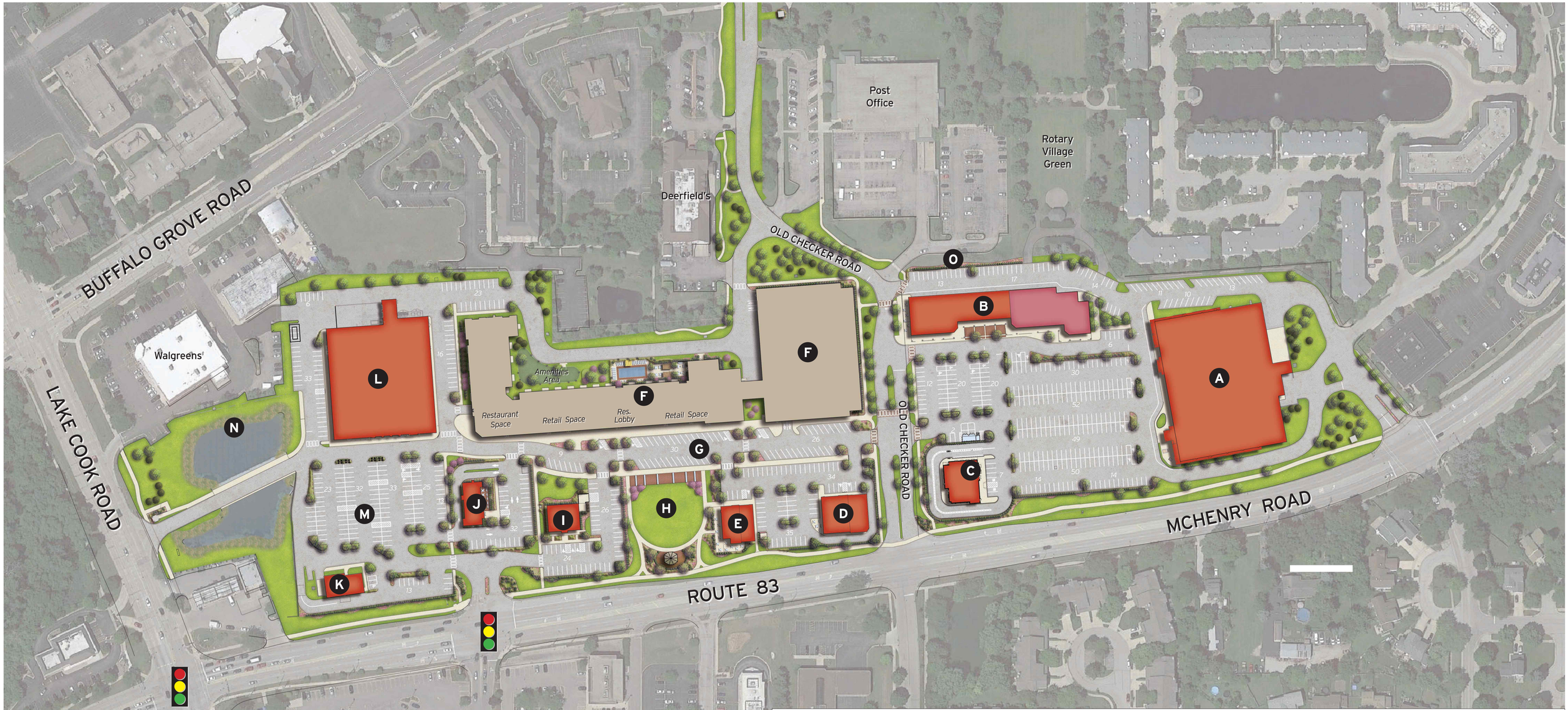
The program for this redevelopment includes a retail anchor grocery store, restaurant dining options as well as a mixed-use offering. In addition to the retail center, the redevelopment includes multifamily apartments and space for a public park. North of Old Checker Road, the existing multi-tenant building and Bowlero will continue to provide retail and entertainment options and will benefit from the new traffic to the development. The opportunity to create a multi-use hub is seen as a vehicle to drive traffic both during the daytime and evenings. We imagine this to be a place where residents and guests flock to shop and be entertained and we feel the proposed program addresses the communities' priorities outlined in both the Lake Cook Corridor Market Study and Plan along as well as the Village's Comprehensive Plan.

## Vision

Our proposed vision for the redevelopment is to create a one of a kind, eye catching retail mixed use center which will create interest and compliment the surrounding developments. Our goal is to make a new statement along the Lake Cook Corridor by utilizing architectural features that will announce the property from the adjacent roadways while dining plazas and green spaces will attract patrons to the property.

Benefiting from the high-end mid-rise apartments, the project will convey a sense of density unlike most along the thoroughfare. The core of the project will be the park at is center which is flanked on the north, south and west sides by future dining and retail options. Outdoor seating areas, lush landscaping and inviting destinations will be used to create much needed ambiance. The concept for the architectural design blends a pallet of materials including masonry, concrete, wood, steel, glass and metal panels. The key to the success of the design lies in its composition – juxtaposing materials against one another to create dynamic storefront and building facades.

# Overall Rendered Plan




## NOTES

**A EXISTING BOWLERO**
- 54,000 Square Feet

**B EXISTING COMMERCIAL BUILDING**
- ~22,600 SF Ground-Floor Retail
- ~11,400 SF Second Story Office/Services

**C NEW DRIVE-THRU RESTAURANT**
- Chick-Fil-A (5,400 Square Feet)

**D 1-STORY COMMERCIAL USES**
- ~6,150 SF Building Footprint

**E 1-STORY COMMERCIAL USES**
- ~4,200 SF Building Footprint

**F NEW MIXED-USE DEVELOPMENT**
- 7-Story Building with 4-Story Parking Deck
- 16,200 SF Ground-floor Retail/Dining Space
- 297 Residential Units (Floors 1-7)
- 558 Dedicated Parking Spaces for Residential & Ground-Floor Retail (1.87/unit)

**G NEW VILLAGE 'MAIN STREET'**
- Updated Circulation / Connectivity
- 65 On-Street Parking Spaces

**H VILLAGE GREEN**
- ~0.85 Acre Open Space
- Amenities Shown for Reference Only

**I 1-STORY COMMERCIAL USE**
- Boston Market to remain (3,000 SF)

**J NEW DRIVE-THRU RESTAURANT**
- Guzman & Gomez (3,000 SF)

**K EXISTING RESTAURANT**
- Burger King to remain (3,000 SF)
- Drive-Thru Lane

**L GROCER**
- 43,000 Square Feet

**M SHARED PARKING LOT**
- 196 Parking Spaces

**N ENHANCED RETENTION PONDS**
- Naturalized Landscape Edging

**O PARKING LOT SCREENING**
- Shrubs, Grasses, and Perennials

THE CLOVE

# MASTER PLAN CONCEPT - FULL SITE

BUFFALO GROVE,ILLINOIS

0 43' 85' 170' NORTH

KENSINGTON DEVELOPMENT PARTNERS

APRIL 29, 2022

THE CLOVE

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP

# Rendered Perspectives – Looking Southwest from restaurant's outdoor dining

KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

THE CLOVE

# Rendered Perspectives – Looking Southwest from Route 83 & Old Checker Road

KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

THE CLOVE

# Aerial View of THE CLOVE

KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

THE CLOVE

# Aerial View of THE CLOVE

KENSINGTON DEVELOPMENT PARTNERS

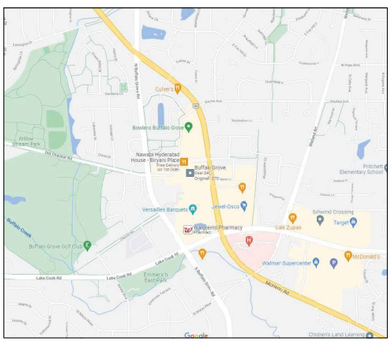
im PROPERTIES

THE CLOVE

# Final Plat of Subdivision

# FINAL PLAT OF SUBDIVISION
# OF
# BUFFALO GROVE TOWN CENTER REDEVELOPMENT
## BUFFALO GROVE, IL

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

PIN: 15-33-304-267
15-33-304-113
15-33-304-162
15-33-304-160

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42° 09' 17.33687" N
LONGITUDE: 87° 57' 39.21281" W
ELLIPSOIDAL HEIGHT: 582.718 SFT
GROUND SCALE FACTOR: 1.0000411519
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

### GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1" = 100'

### ABBREVIATIONS

PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

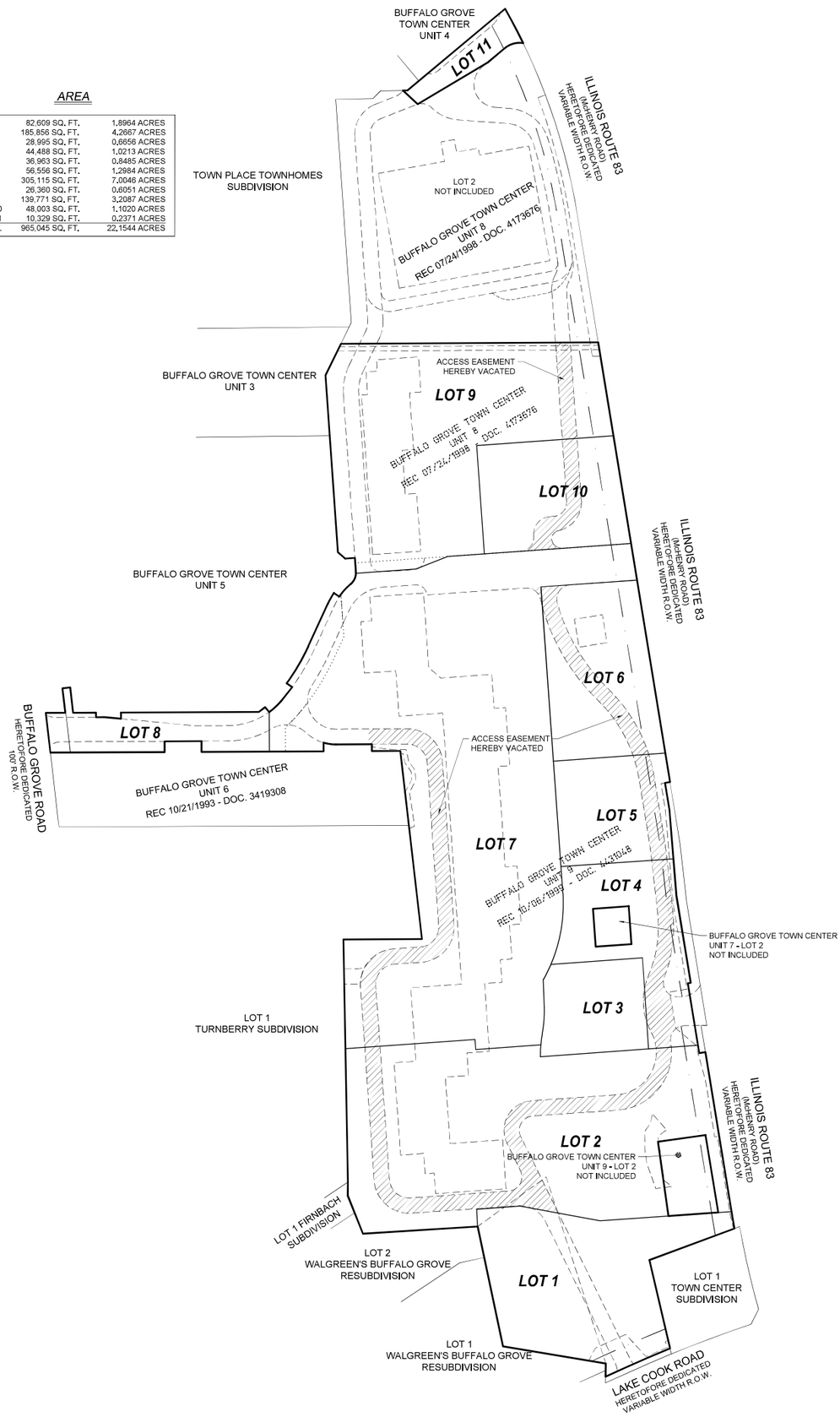
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
EX. EXISTING
PRO. PROPOSED

### AREA

| | | |
|---|---|---|
| LOT 1 | 82,609 SQ. FT. | 1.8964 ACRES |
| LOT 2 | 185,856 SQ. FT. | 4.2667 ACRES |
| LOT 3 | 28,995 SQ. FT. | 0.6656 ACRES |
| LOT 4 | 44,488 SQ. FT. | 1.0213 ACRES |
| LOT 5 | 36,963 SQ. FT. | 0.8485 ACRES |
| LOT 6 | 56,556 SQ. FT. | 1.2984 ACRES |
| LOT 7 | 305,115 SQ. FT. | 7.0046 ACRES |
| LOT 8 | 26,360 SQ. FT. | 0.6051 ACRES |
| LOT 9 | 139,771 SQ. FT. | 3.2087 ACRES |
| LOT 10 | 48,003 SQ. FT. | 1.1020 ACRES |
| LOT 11 | 10,329 SQ. FT. | 0.2371 ACRES |
| TOTAL | 965,045 SQ. FT. | 22.1544 ACRES |

### LEGEND

SECTION CORNER
QUARTER SECTION CORNER
SUBDIVISION PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
FOUND DISK IN CONCRETE
FBD FOUND BRASS DISC
FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FMN FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
SCM CONCRETE MONUMENT
ACCESS EASEMENT HEREBY VACATED




### OWNER & SUBDIVIDER

*Kensington Development Partners*
*700 Commerce Drive - Suite 130*
*Oak Park, IL 60523*
*630-402-6065*

### SURVEYOR / ENGINEER

*V3 Companies, Ltd.*
*7325 Janes Avenue*
*Woodridge, Illinois 60517*
*630 724 9200*

### IDOT ACCESS NOTES

1. EXISTING ACCESS TO ILLINOIS ROUTE 83 WILL BE MAINTAINED WITH NO MODIFICATIONS AND NO NEW HIGHWAY ACCESS.
2. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

### SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.

### SUBMITTED BY AND MAIL TO:


Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com


PREPARED FOR:
Kensington Development Partners
700 Commerce Drive - Suite 130
Oak Brook IL 60523
630.402.6065

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

FINAL PLAT OF SUBDIVISION
BUFFALO GROVE TOWN CENTER REDEVELOPMENT - BUFFALO GROVE, IL

| | | | |
|---|---|---|---|
| DRAFTING COMPLETED: 02/01/22 | DRAWN BY: EJM | PROJECT MANAGER: JRB | |
| FIELD WORK COMPLETED: N/A | CHECKED BY: EJM | SCALE: 1" = 100' | |

Project No: 20360
Group No: VP04.1
SHEET NO. 1 of 4

# FINAL PLAT OF SUBDIVISION
# OF
# BUFFALO GROVE TOWN CENTER REDEVELOPMENT

## BUFFALO GROVE, IL

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

GRAPHIC SCALE

40' 0 30' 60' 120' 240'

1" = 60'

STATE PLANE MERIDIAN

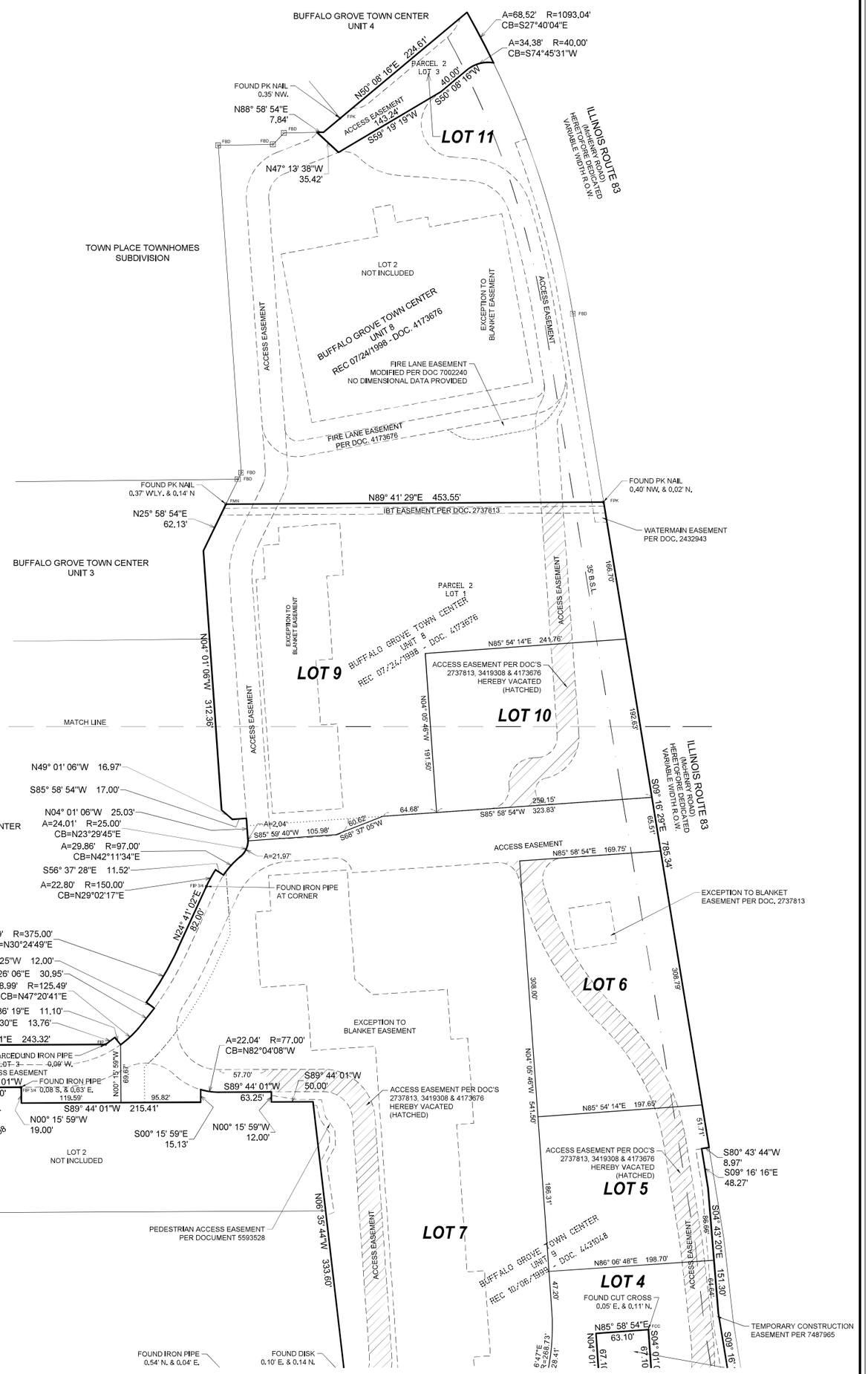
## ABBREVIATIONS

PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
EX. EXISTING
PRO. PROPOSED

## LEGEND

SECTION CORNER
QUARTER SECTION CORNER
SUBDIVISION PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
FOUND DISK IN CONCRETE
FBD FOUND BRASS DISC
FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FMN FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
SCM CONCRETE MONUMENT




| | | | | |
|---|---|---|---|---|
| Engineers Scientists Surveyors | 7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com | PREPARED FOR: Kensington Development Partners 700 Commerce Drive - Suite 130 Oak Brook IL 60523 630.402.6065 | REVISIONS NO. DATE DESCRIPTION | FINAL PLAT OF SUBDIVISION BUFFALO GROVE TOWN CENTER REDEVELOPMENT - BUFFALO GROVE, IL |

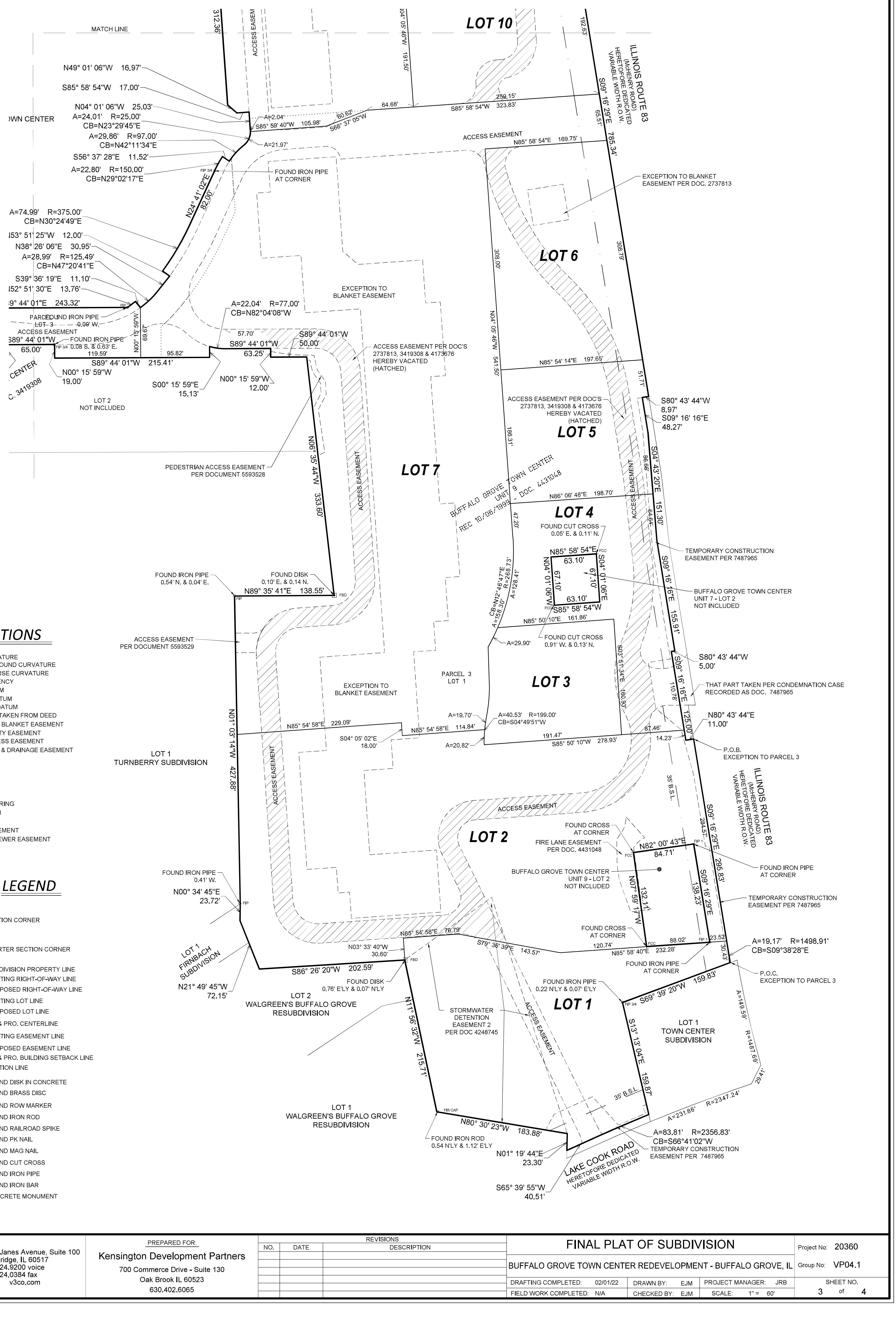
| | | | |
|---|---|---|---|
| DRAFTING COMPLETED: 02/01/22 | DRAWN BY: EJM | PROJECT MANAGER: JRB | Project No: 20360 |
| FIELD WORK COMPLETED: N/A | CHECKED BY: EJM | SCALE: 1" = 60' | Group No: VP04.1 |
| | | | SHEET NO. 2 of 4 |

# FINAL PLAT OF SUBDIVISION
OF
# BUFFALO GROVE TOWN CENTER REDEVELOPMENT
## BUFFALO GROVE, IL

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

GRAPHIC SCALE
60' 0 30' 60' 120' 240'
1" = 60'

STATE PLANE MERIDIAN




## ABBREVIATIONS

PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
EX. EXISTING
PRO. PROPOSED

## LEGEND

SECTION CORNER
QUARTER SECTION CORNER
SUBDIVISION PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
FOUND DISK IN CONCRETE
FBD FOUND BRASS DISC
FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FMN FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
SCM CONCRETE MONUMENT

| | | | |
|---|---|---|---|
| Engineers Scientists Surveyors | 7325 Janes Avenue, Suite 100<br>Woodridge, IL 60517<br>630.724.9200 voice<br>630.724.0384 fax<br>v3co.com | PREPARED FOR:<br>Kensington Development Partners<br>700 Commerce Drive - Suite 130<br>Oak Brook IL 60523<br>630.402.6065 | |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

| | | |
|---|---|---|
| FINAL PLAT OF SUBDIVISION | | Project No: 20360 |
| BUFFALO GROVE TOWN CENTER REDEVELOPMENT - BUFFALO GROVE, IL | | Group No: VP04.1 |
| DRAFTING COMPLETED: 02/01/22 | DRAWN BY: EJM — PROJECT MANAGER: JRB | SHEET NO. |
| FIELD WORK COMPLETED: N/A | CHECKED BY: EJM — SCALE: 1" = 60' | 3 of 4 |

# FINAL PLAT OF SUBDIVISION
# OF
# BUFFALO GROVE TOWN CENTER REDEVELOPMENT
## BUFFALO GROVE, IL

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF LAKE )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR THE VILLAGE OF BUFFALO GROVE, AMERITECH, THE GAS COMPANY, AND THE COMMONWEALTH EDISON COMPANY, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO

TO THE BEST OF THE OWNERS KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE

| LOT NUMBER(S) | SCHOOL DISTRICT |
|---|---|
| ALL | ELEMENTARY SCHOOL DISTRICT 102 |
| | HIGH SCHOOL DISTRICT 125 |

DATED THIS _____ DAY OF _____ 20____.

_____ NAME
_____ NAME
_____ TITLE
_____ TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF LAKE )

I, _____, A NOTARY PUBLIC IN AND FOR A SAID COUNTY IN THE AFORESAID STATE, DOES HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE _____ OF _____ AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS _____ AND OF SAID _____ AND CAUSED THE SEAL OF SAID TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE _____ OF SAID _____ AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____ FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

CORPORATE AUTHORITY'S CERTIFICTE

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, 20____.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

PLAN COMMISSION'S CERTIFICATE

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, 20____.

_____
PLAN COMMISSION CHAIRMAN

_____
PLAN COMMISSION SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF LAKE )

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OD OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, DATED THIS _____ DAY OF _____, 20____.

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, DATED
THIS _____ DAY OF _____, 20____.

_____
VILLAGE ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF LAKE )

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

THIS _____DAY OF _____, A.D. 20____.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF LAKE )

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF LAKE COUNTY

AFORESAID ON THE _____ DAY OF _____ A.D., 20____ AT_____ O'CLOCK __M.

_____
LAKE COUNTY RECORDER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

_____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

MORTGAGEE CERTIFICATE

THE UNDERSIGNED, AS MORTGAGEE, UNDER THAT CERTAIN MORTGAGE, DATED _____ AND RECORDED ON _____ AS DOCUMENT NUMBER _____ WITH THE_____ COUNTY RECORDER OF DEEDS, DOES HEREBY CONSENT TO AND APPROVE THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENTS DEPICTED HEREON.

FOR _____

BY: _____.

ITS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS )

COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, THE _____ OF _____ BANK, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT, AND THE FREE AND VOLUNTARY ACT OF THE BANK, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

SURFACE WATER DRAINAGE CERTIFICATE

_____, OWNER(S), AND I, _____, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

_____ OWNER
_____ OWNER

_____
REGISTERED PROFESSIONAL ENGINEER

PERMISSION TO RECORD

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE PULTE HOME COMPANY L.L.C., JOANNE BOWERS, TO RECORD THIS PLAT OF _____ WITH THE LAKE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS __ND DAY OF _____, A.D., 2022.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES, LTD, PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOT 3 IN BUFFALO GROVE TOWN CENTER UNIT 6, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN BUFFALO GROVE TOWN CENTER UNIT 5 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUFFALO GROVE TOWN CENTER UNIT 6, RECORDED OCTOBER 21, 1993 AS DOCUMENT 3419308, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 3 IN BUFFALO GROVE TOWN CENTER UNIT 8, BEING A RESUBDIVISION OF LOT 2 IN BUFFALO GROVE TOWN CENTER UNIT 5, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUFFALO GROVE TOWN CENTER UNIT 8, RECORDED JULY 24, 1998 AS DOCUMENT 4173676, IN LAKE COUNTY, ILLINOIS.

PARCEL 2A:
RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCEL 2 AS CONTAINED IN AGREEMENT DATED JULY 28, 1998 AND RECORDED JULY 29, 1998 AS DOCUMENT 4176874 BY BUFFALO GROVE JOINT VENTURE AND EAGLE FOOD CENTERS, INC.

PARCEL 3:
LOT 1 IN BUFFALO GROVE TOWN CENTER UNIT 9, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BUFFALO GROVE TOWN CENTER UNIT 7, IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUFFALO GROVE CENTER UNIT 9, RECORDED OCTOBER 6, 1999 AS DOCUMENT 4431048, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THAT PART OF LOT 1 TAKEN IN CASE 16ED9 ORDER RECORDED AS DOCUMENT 7487965 DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE NORTHWESTERLY 19.12 FEET (19.17 FEET, RECORDED) ALONG THE EASTERLY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1497.69 FEET, THE CHORD OF SAID CURVE BEARS ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2007) EAST ZONE BEARING OF NORTH 9 DEGREES 38 MINUTES 39 SECONDS WEST, 19.12 FEET TO A POINT OF TANGENCY ON SAID EASTERLY LINE; THENCE NORTH 9 DEGREES 16 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 295.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 43 MINUTES 31 SECONDS WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 9 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 9 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 155.91 FEET; THENCE NORTH 4 DEGREES 43 MINUTES 33 SECONDS WEST, A DISTANCE OF 151.30 FEET; THENCE NORTH 9 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 48.27 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 8.96 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 9 DEGREES 16 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 110.84 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE SOUTH 6 DEGREES 24 MINUTES 56 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 100.11 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE SOUTH 9 DEGREES 16 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 222.48 FEET TO A SOUTH LINE OF LOT 1; THENCE SOUTH 89 DEGREES 30 MINUTES 58 SECONDS WEST ALONG A SOUTH LINE OF SAID
LOT 1, A DISTANCE OF 10.12 FEET TO THE EASTERLY LINE OF LOT 1; THENCE SOUTH 9 DEGREES 16 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 48.24 FEET TO THE POINT OF BEGINNING

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17097C0262K & 17097C0264K) EFFECTIVE DATE SEPTEMBER 18, 2013.

DATED THIS ____ DAY OF _____, A.D., 2022.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES, LTD, PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.
emurray@v3co.com


Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com


PREPARED FOR:
Kensington Development Partners
700 Commerce Drive - Suite 130
Oak Brook IL 60523
630.402.6065

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |

FINAL PLAT OF SUBDIVISION

BUFFALO GROVE TOWN CENTER REDEVELOPMENT - BUFFALO GROVE, IL

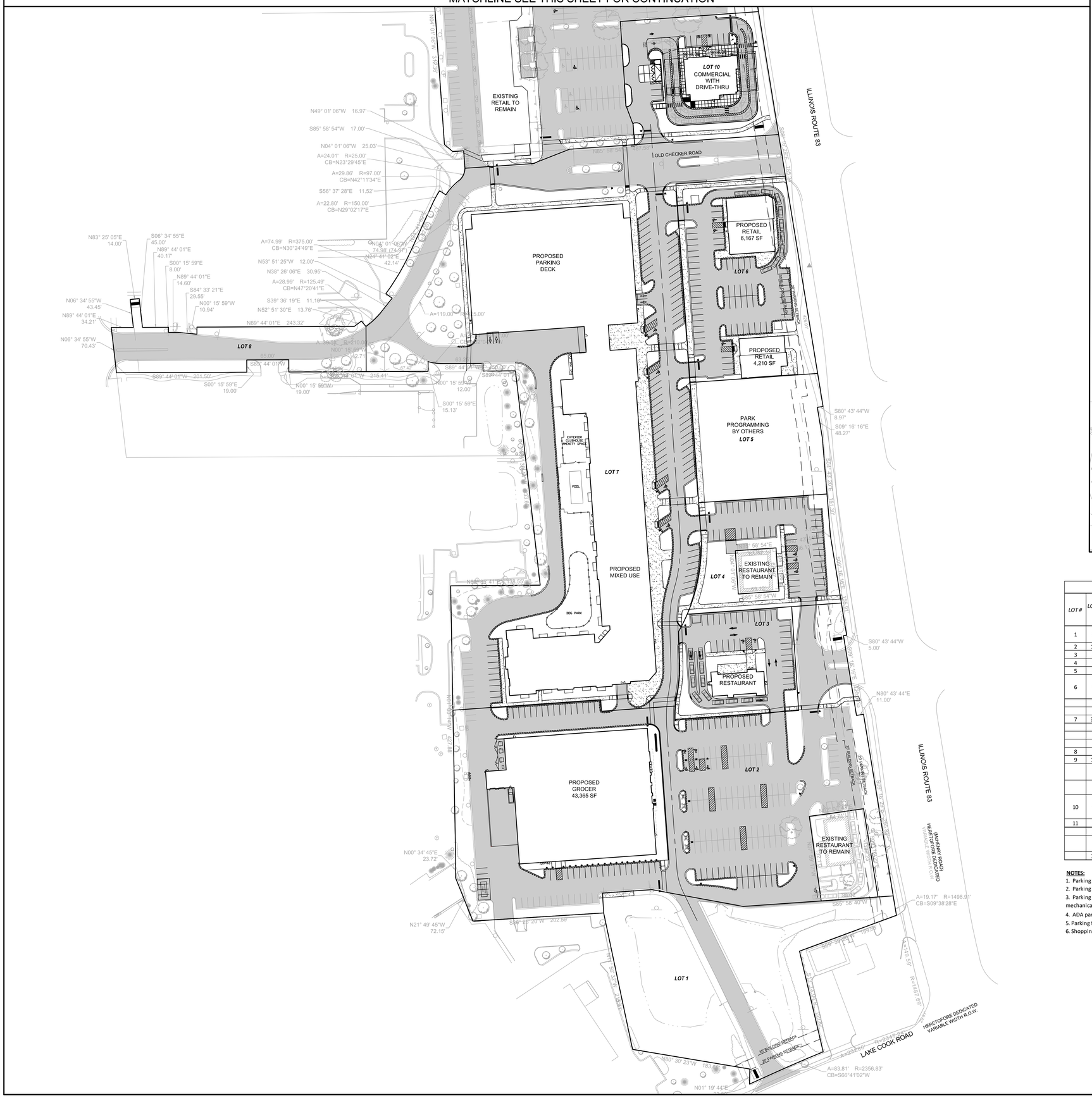
| | | | |
|---|---|---|---|
| DRAFTING COMPLETED: 02/01/22 | DRAWN BY: EJM | PROJECT MANAGER: JRB | |
| FIELD WORK COMPLETED: N/A | CHECKED BY: EJM | SCALE: 1" = | |

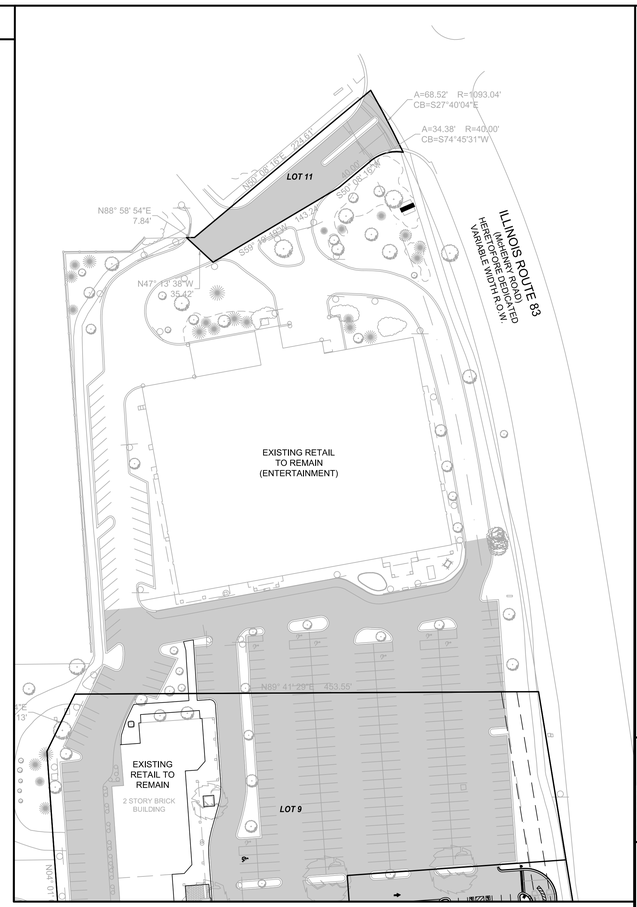
Project No: 20360
Group No: VP04.1
SHEET NO. 4 of 4

# DEVELOPMENT PLANS-RETAIL

# Site Plan

MATCHLINE SEE THIS SHEET FOR CONTINUATION




MATCHLINE SEE THIS SHEET FOR CONTINUATION

**SITE DATA TABLE**

| LOT # | LOT AREA (SF) | LOT AREA (ACRES) | USE (SEE NOTE 6) | BUILDING AREA (SF) | REQUIRED PARKING RATIO | REQUIRED PARKING COUNT | STANDARD PARKING | ADA PARKING | TOTAL PARKING | EXISTING PARKING | REQUIRED DRIVE-THRU STACKING | DRIVE-THRU STACKING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 82,609 | 1.90 | Stormwater/ Access | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A |
| 2 | 198,942 | 4.57 | Grocer | 43,000 | 1 per 220 sf | 195 | | | | | N/A | N/A |
| 3 | 28,995 | 0.67 | Restaurant | 2,927 | 1 per 220 sf | 13 | | | | | 10 per window | 12 |
| 4 | 31,402 | 0.72 | N/A | N/A | N/A | N/A | | | | | N/A | N/A |
| 5 | 36,963 | 0.85 | Park | N/A | 1 per 5,000 sf | 8 | See Note 2 | See Note 2 | See Note 2 | | N/A | N/A |
| 6 | 56,556 | 1.30 | Multi Tenant/ Restaurant | | | | | | | | 10 per window | 10 |
| | | | Restaurant | 6,227 | 1 per 220 sf | 28 | | | | | | |
| | | | Retail | 4,150 | 1 per 220 sf | 19 | | | | | 10 per window | 10 |
| 7 | 305,115 | 7.00 | Mixed - Use | | | | | | | | N/A | N/A |
| | | | Multi Family | 297 Units | 1.7 per Unit | 505 | See Note 3 | See Note 3 | See Note 3 | | N/A | N/A |
| | | | Retail | 14,300 | 1 per 220 sf | 65 | See Note 3 | See Note 3 | See Note 3 | | N/A | N/A |
| | | | Restaurant | 4,900 | 1 per 220 sf | 22 | See Note 3 | See Note 3 | See Note 3 | | N/A | N/A |
| 8 | 26,360 | 0.61 | Access | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A |
| 9 | 145,380 | 3.34 | Retail | 13,692 | 1 per 220 sf | 62 | | | | | N/A | N/A |
| | | | Restaurant | 9,000 | 1 per 220 sf | 41 | | | | | | |
| | | | Business/ Office | 11,400 | 1 per 220 sf | 52 | | | | | N/A | N/A |
| 10 | 42,394 | 0.97 | Future Retail Outlet | 5,000 | 1 per 220 sf | 23 | | See Note 4 | | | 10 per window | 32 |
| 11 | 10,329 | 0.24 | Access | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A |
| | 11,653 | 0.27 | Burger King | 2,916 | 1 per 220 sf | 13 | See Note 5 | See Note 5 | See Note 5 | | 10 per window | 10 |
| | 4,234 | 0.10 | Boston Market | 3,094 | 1 per 220 sf | 14 | See Note 1 | See Note 1 | See Note 1 | | N/A | N/A |
| | 188,421 | 4.33 | Bowlero | 57,155 | 1 per 220 sf | 260 | | | | | N/A | N/A |
| | | | | | | 1321 | | | 1346 | 1114 | | |

**NOTES:**

1. Parking for Boston Market provided on Lot 4.
2. Parking for park provided within the rest of the Town Center Development.
3. Parking for Lot 7 mixed-use provided in deck and on street. Ground floor building areas for the residential amenity area, service/loading area, and mechanical/trash area are primarily for the residential portion of the building , so those areas are excluded from the parking calculations.
4. ADA parking for Lot 10 included on Lot 10.
5. Parking for Burger King is provided on Lot 2.
6. Shopping Center classification used for all parking calculations, except for Park and Multi Family Use.

GRAPHIC SCALE

60 30 0 60

1" = 60'

ORIGINAL ISSUE DATE: APRIL 21, 2022

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO: 20360

PROJECT MANAGER: PM

DESIGNED BY: MV/TK

DRAWN BY: BD

# OVERALL LAYOUT PLAN

THE CLOVE

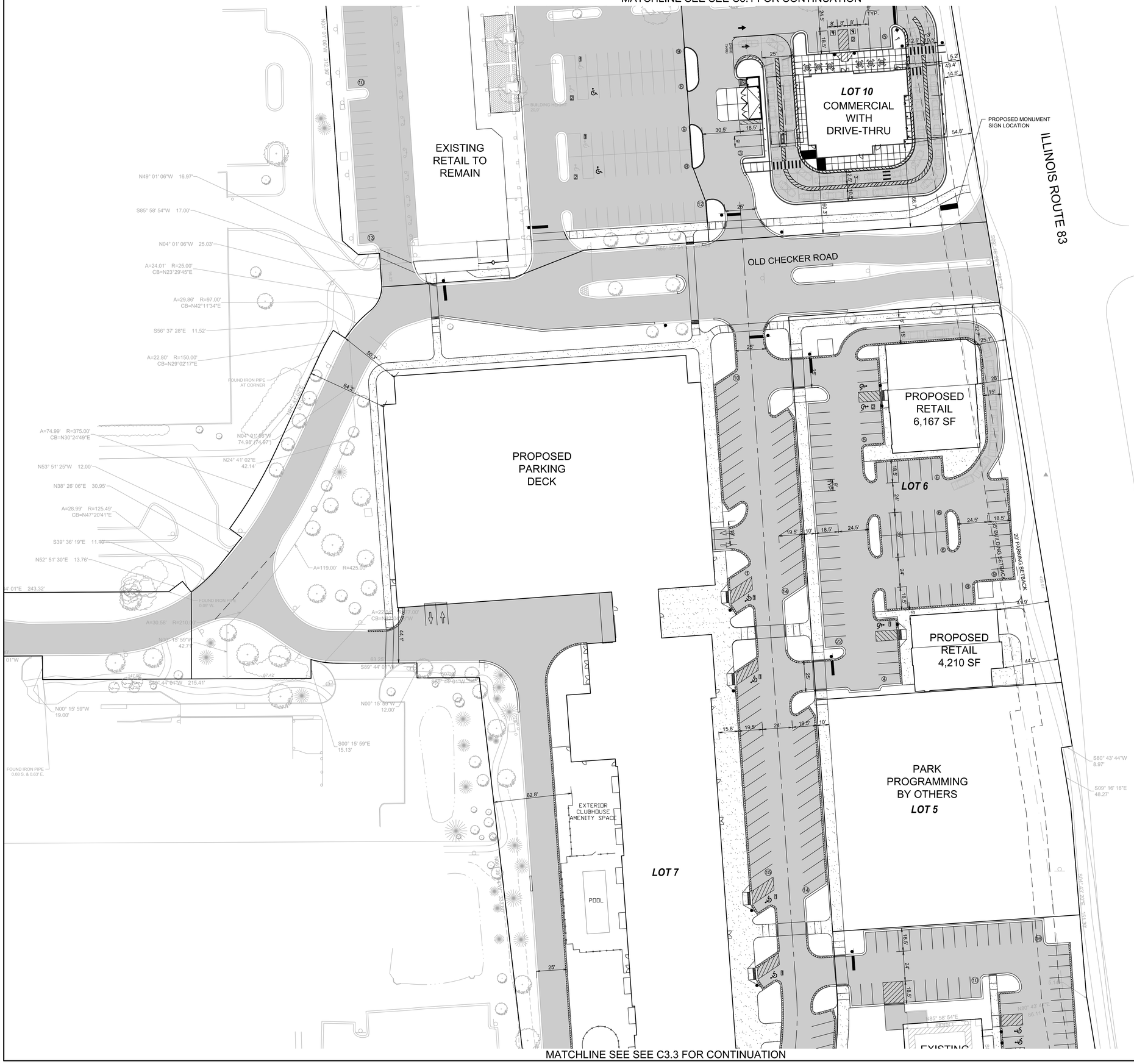
BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

C3.0

MATCHLINE SEE SEE C3.1 FOR CONTINUATION




MATCHLINE SEE SEE C3.3 FOR CONTINUATION

## PAVING LEGEND

- ASPHALT RESURFACING OR FULL DEPTH PAVEMENT AS NECESSARY
- CONCRETE SIDEWALK
- MAINTENANCE AS NECESSARY

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360

PROJECT MANAGER: PM

DESIGNED BY: MV/TK

DRAWN BY: BD

# LAYOUT PLAN - AREA 2

THE CLOVE

BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

C3.2

# DEVELOPMENT PLANS-RETAIL

# Preliminary Engineering

# PRELIMINARY ENGINEERING PLANS

FOR

# THE CLOVE

## BUFFALO GROVE, ILLINOIS

### PROJECT TEAM

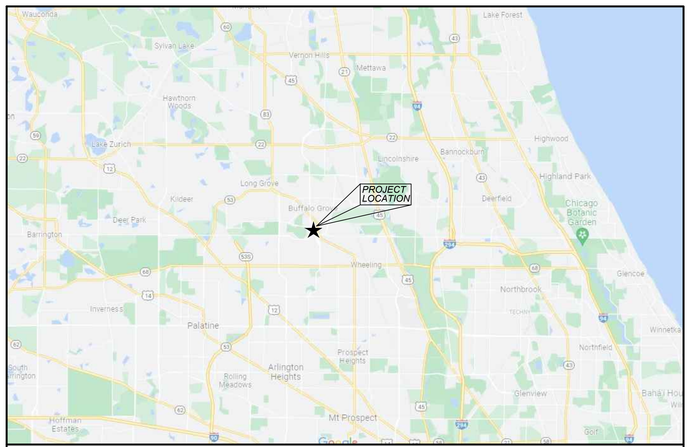

OWNER/DEVELOPER

IMKD5, LLC
710 Commerce Drive, Suite 130
Oak Brook, IL 60523
630 473 6550
Contact: Dan Rea

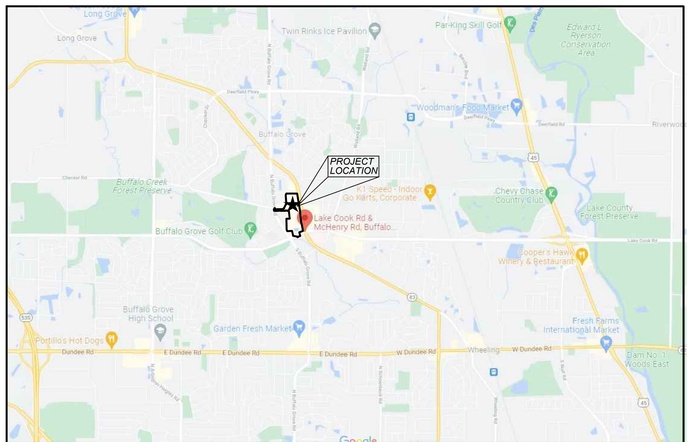
BGA Residential, LLC
2250 Progress Parkway
Schaumburg, IL 60173
312 726 9966
Contact: Jim Wells

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: John Brown, P.E.
jbrown@v3co.com
Project Engineer: Tom Kunschke, P.E.
tkunschke@v3co.com
Project Engineer: Matt Vogel
mvogel@v3co.com


VICINITY MAP
NO SCALE




LOCATION MAP
NO SCALE

### INDEX

#### CIVIL ENGINEERING PLANS


| | |
|---|---|
| C0.0 | TITLE SHEET |
| C1.0 | GENERAL NOTES , LEGEND, AND ABBREVIATIONS |
| C2.0 | EXISTING CONDITIONS PLAN |
| C2.1 | PRELIMINARY DEMOLITION PLAN - AREA 1 |
| C2.2 | PRELIMINARY DEMOLITION PLAN - AREA 2 |
| C2.3 | PRELIMINARY DEMOLITION PLAN - AREA 3 |
| C3.0 | PRELIMINARY OVERALL SITE PLAN |
| C3.1 | PRELIMINARY SITE PLAN - AREA 1 |
| C3.2 | PRELIMINARY SITE PLAN - AREA 2 |
| C3.3 | PRELIMINARY SITE PLAN - AREA 3 |
| C4.0 | PRELIMINARY OVERALL GRADING PLAN |
| C4.1 | PRELIMINARY GRADING PLAN - AREA 1 |
| C4.2 | PRELIMINARY GRADING PLAN - AREA 2 |
| C4.3 | PRELIMINARY GRADING PLAN - AREA 3 |
| C5.0 | PRELIMINARY OVERALL UTILITY PLAN |
| C5.1 | PRELIMINARY UTILITY PLAN - AREA 1 |
| C5.2 | PRELIMINARY UTILITY PLAN - AREA 2 |
| C5.3 | PRELIMINARY UTILITY PLAN - AREA 3 |


#### SUPPORTING DOCUMENTS

| | |
|---|---|
| 4 SHEETS | ALTA, TOPOGRAPHIC, & TREE SURVEY |

### BENCHMARKS

SOURCE:

STATION DESIGNATION: AJ3076
ESTABLISHED BY: SECI
DATE: 07/25/2000

ELEVATION: 676.01 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STATION LOCATED 33 FT SOUTH OF THE EASTBOUND CENTERLINE OF LAKE-COOK RD, 300 FT WEST OF BUFFALO GROVE ROAD AND 2.0 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 11-20-2021

ELEVATION: 686.60 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SOUTHEAST TAG BOLT ON FIRE HYDRANT NEAR SOUTH LINE OF PARCEL 2, LOCATED 4.0' SOUTH OF SOUTHERLY CURB OF ACCESS DRIVE AND 5.0' WEST OF BACK OF WALK ALONG WEST SIDE OF IL. RT. 83.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 11-20-2021

ELEVATION: 683.67 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST TAG BOLT ON FIRE HYDRANT ON LOT 1 IN TOWN CENTER SUBDIVISION (SHELL PROPERTY), LOCATED 16.6' NORTH OF THE NORTH CURB LINE OF LAKE COOK ROAD AND 53.9' WEST OF THE WEST CURB LINE OF IL. RT. 83.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

Call Before You Dig
JULIE
800.892.0123
Call 48 hours before you dig

Joint Utility Locating Information for Excavators

### PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOHN BROWN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF KENSINGTON DEVELOPMENT PARTNERS BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____DAY OF_____, A.D., 2022.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-050103
MY LICENSE EXPIRES ON FEBRUARY 30, 2022

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

TITLE SHEET
THE CLOVE
BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.
C0.0

# GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF BUFFALO GROVE.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF BUFFALO GROVE MUNICIPAL CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

# SPECIFICATIONS

## EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

## SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.

5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

## WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

   B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

## STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE ( RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

## IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

## PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

# LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | RIGHT-OF-WAY LINE |
| ℙ | | PROPERTY LINE (EXTERIOR) |
| | | LOT LINE (INTERIOR) |
| | | EASEMENT LINE |
| | x x | FENCE LINE |
| | | CENTERLINE |
| | | PROPERTY CORNER |
| 710 | 710 | CONTOUR |
| | | CURB & GUTTER |
| | | DEPRESSED CURB & GUTTER |
| | | REVERSE PITCHED CURB |
| x 706.00 | x 706.0 | SPOT ELEVATION |
| 782.62 / 782.12 | 782.62 / 782.12 | *TOP OF CURB ELEVATION* / *EDGE OF PAVEMENT ELEVATION* |
| | | UTILITY STUB |
| | | SANITARY SEWER |
| | | SANITARY FORCE MAIN |
| | | STORM SEWER |
| W | W | WATER MAIN |
| G | G | GAS MAIN |
| T/E | T/E | UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK |
| E | E | BURIED CABLE-ELECTRIC |
| T | T | BURIED CABLE-TELEPHONE |
| | | ATLAS LOCATED UTILITY |
| | | UTILITY STRUCTURE WITH CLOSED LID |
| | | CURB INLET |
| | | DRAINAGE STRUCTURE WITH OPEN LID |
| | | FIRE HYDRANT |
| | | VALVE IN VALVE BOX |
| | | GATE VALVE IN VALVE VAULT |
| | | POST INDICATOR VALVE |
| | | THRUST BLOCK |
| 12" 11 | | TREE |
| | | TREE LINE |
| | | CONCRETE HEADWALL |
| | | SUBMERGED HEADWALL |
| | | FLARED END SECTION (F.E.S.) |
| | | GUY WIRES |
| | | FLOOD LIGHT |
| | | UTILITY POLE |
| | | LIGHT STANDARD |
| | | TRAFFIC SIGNAL POLE |
| | | HAND HOLE |
| | | SOIL BORING |
| | | IRRIGATION HEADS |
| | | SIGN |
| T | T | TELEPHONE MANHOLE |
| M | M | MONITORING WELL |
| T | T | TELEPHONE PEDESTAL |
| TP | TP | TRANSFORMER PAD |
| | | UTILITY TO BE ABANDONED |
| | 12" | FEATURE TO BE REMOVED |
| | | STORMWATER FLOW DIRECTION |
| | | STORMWATER OVERFLOW ROUTE |
| | | DITCH CHECK |
| | | INLET FILTER BASKET |
| | | RIP RAP |
| | | BOLLARD |
| SF | SF | SILT FENCE |
| | | WATER MAIN PROTECTION |
| | C01 | UTILITY CROSSING LABEL |
| | | GUARDRAIL |
| | | RAILROAD TRACKS |
| | | RETAINING WALL |
| | | REVISION DELINEATION |
| | CLL | CONSTRUCTION LIMIT LINE |
| | | TREE PROTECTION FENCE |

# ABBREVIATIONS

| | |
|---|---|
| A | ARC LENGTH |
| B-B | BACK TO BACK OF CURB |
| B/C | BACK OF CURB |
| BLDG | BUILDING |
| BM | BENCHMARK |
| B/P | BOTTOM OF PIPE |
| BV/VV | BUTTERFLY VALVE IN VALVE VAULT |
| C & G | CURB AND GUTTER |
| CB | CATCH BASIN |
| ℄ | CENTERLINE |
| CL | CLOSED LID |
| CO | CLEAN OUT |
| DIP | DUCTILE IRON PIPE |
| DIA | DIAMETER |
| DIWM | DUCTILE IRON WATER MAIN |
| DWG | DRAWING |
| E | EAST OR ELECTRIC OR EDGE |
| EJ | EXPANSION JOINT |
| ELEV | ELEVATION |
| E/P | EDGE OF PAVEMENT |
| EX. | EXISTING |
| F & CL | FRAME & CLOSED LID |
| F & G | FRAME & GRATE |
| F & OL | FRAME & OPEN LID |
| FES | FLARED END SECTION |
| F-F | FACE TO FACE OF CURB |
| FF | FINISHED FLOOR |
| F/G | FINISHED GRADE |
| FH | FIRE HYDRANT |
| F/L | FLOW LINE |
| G | GAS LINE |
| GV/VB | GATE VALVE IN VALVE BOX |
| GV/VV | GATE VALVE IN VALVE VAULT |
| HDCP | HANDICAP |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| HDW | HEADWALL |
| HOR | HORIZONTAL |
| HP | HIGH POINT |
| HWL | HIGH WATER LEVEL |
| IE | INVERT ELEVATION |
| IN | INLET |
| LF | LINEAL FEET |
| LP | LOW POINT OR LIGHT POLE |
| L | LEFT |
| ME | MATCH EXISTING |
| MH | MANHOLE |
| MW | MONITORING WELL |
| N | NORTH |
| NIC | NOT IN CONTRACT / NOT INCLUDED |
| NWL | NORMAL WATER LEVEL |
| OC | ON CENTER |
| OL | OPEN LID |
| PC | POINT OF CURVATURE |
| PCC | PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE |
| PGL | PROFILE GRADE LINE |
| PI | POINT OF INTERSECTION |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PRC | POINT OF REVERSE CURVATURE |
| PT | POINT OF TANGENCY |
| PUE | PUBLIC UTILITY EASEMENT |
| PVC | POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS OR RIGHT |
| RCP | REINFORCED CONCRETE PIPE |
| ROW | RIGHT OF WAY |
| S | SLOPE OR SOUTH |
| SAN | SANITARY |
| SF | SILTATION FENCE |
| SFM | SANITARY FORCE MAIN |
| SHT | SHEET |
| SHW | SUBMERGED HEADWALL |
| SMH | SANITARY MANHOLE |
| STA | STATION |
| ST | STORM STRUCTURE OR STORM SEWER |
| STMH | STORM MANHOLE |
| T | TANGENT LENGTH OR TELEPHONE |
| T/C | TOP OF CURB |
| T/P | TOP OF PIPE |
| T/W | TOP OF WALL |
| TY | TYPE |
| TYP | TYPICAL |
| UP | UTILITY POLE |
| VC | VERTICAL CURVE |
| VERT | VERTICAL |
| VCP | VITRIFIED CLAY PIPE |
| W | WEST |
| WM | WATER MAIN |

*REVISIONS*

| *NO.* | *DATE* | *DESCRIPTION* |
|---|---|---|
| | | |

*ORIGINAL ISSUE DATE: APRIL 21, 2022*

| *NO.* | *DATE* | *DESCRIPTION* |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

*PROJECT NO.:* 20360
*PROJECT MANAGER:* PM
*DESIGNED BY:* MV/TK
*DRAWN BY:* BD

# GENERAL NOTES, LEGEND AND ABBREVIATIONS

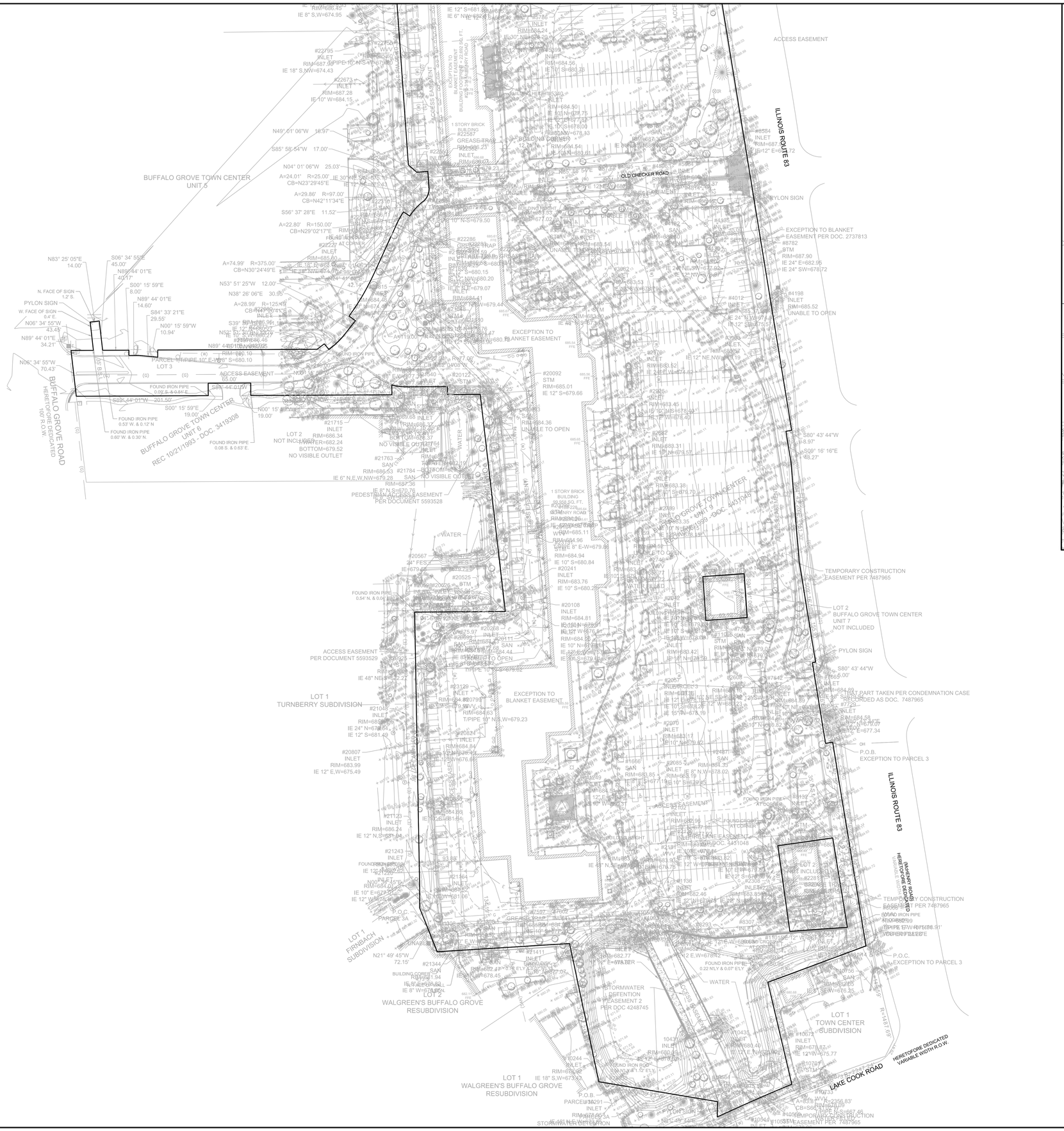
THE CLOVE

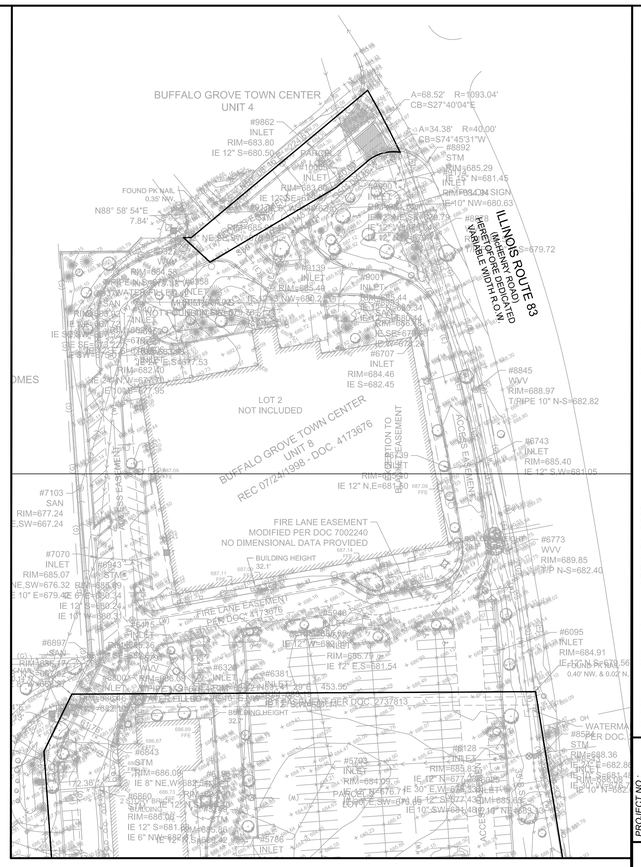
*BUFFALO GROVE* *ILLINOIS*


7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com


*DRAWING NO.*

C1.0




| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

ORIGINAL ISSUE DATE: APRIL 21, 2022

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

PROJECT NO: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# EXISTING CONDITIONS PLAN

THE CLOVE

BUFFALO GROVE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

GRAPHIC SCALE
60 30 0 60
1" = 60'

DRAWING NO.
C2.0

## DEMOLITION LEGEND

- MILL AND RESURFACE OR FULL DEPTH REMOVAL AS NEEDED
- CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED

GRAPHIC SCALE
30 15 0 30
1" = 30'

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# DEMOLITION PLAN - AREA 1

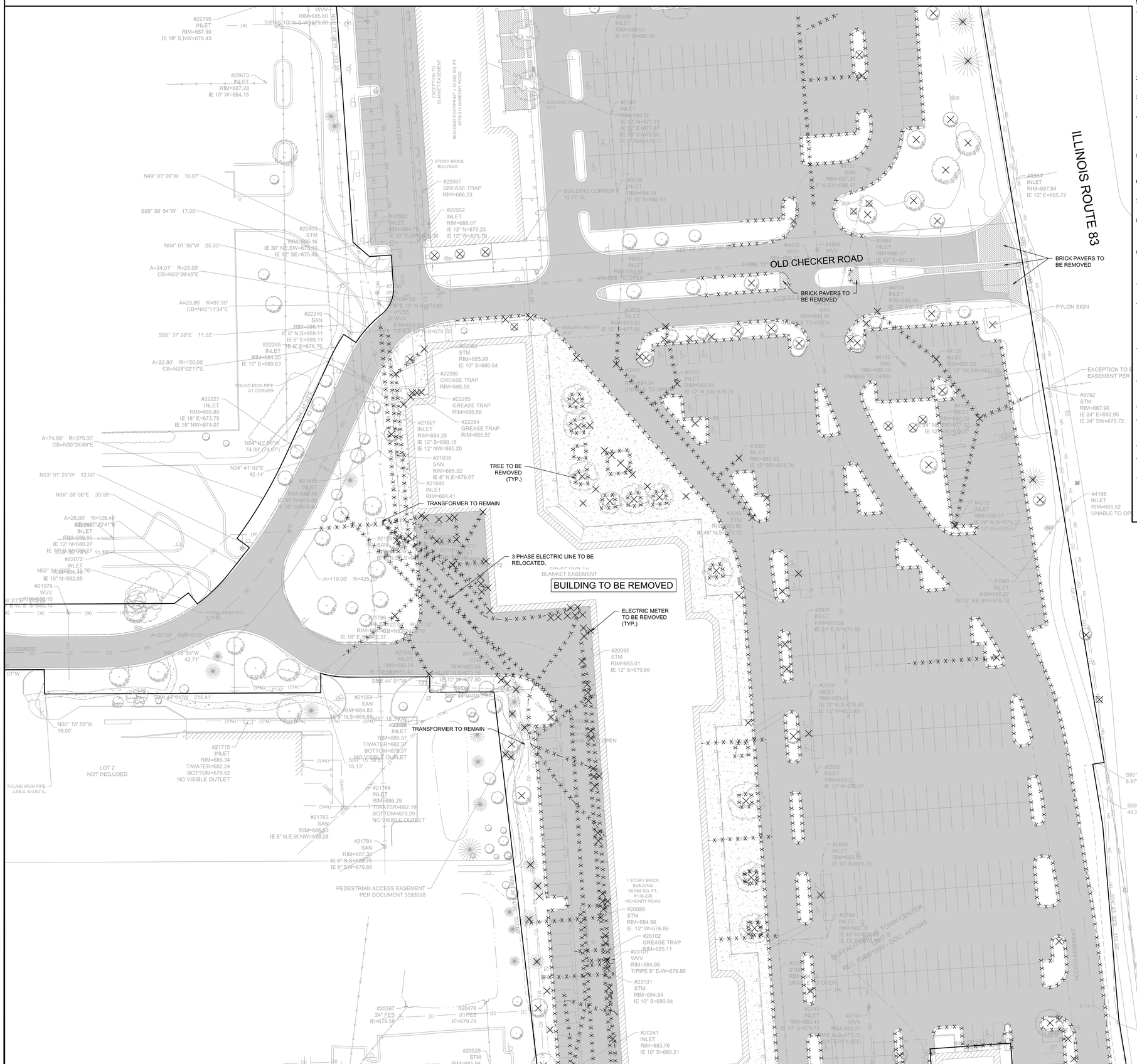
THE CLOVE

BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.
C2.1

MATCHLINE SEE SEE C2.1 FOR CONTINUATION




MATCHLINE SEE SEE C2.3 FOR CONTINUATION

## DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

## DEMOLITION LEGEND

- MILL AND RESURFACE OR FULL DEPTH REMOVAL AS NEEDED
- CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED

ORIGINAL ISSUE DATE: APRIL 21, 2022

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

| NO. | DATE | DESCRIPTION |
|---|---|---|

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# DEMOLITION PLAN - AREA 2

THE CLOVE

BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

C2.2

MATCHLINE SEE SEE C2.2 FOR CONTINUATION

## DEMOLITION LEGEND

- MILL AND RESURFACE OR FULL DEPTH REMOVAL AS NEEDED
- CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED

BUILDING TO BE REMOVED

EXCEPTION TO BLANKET EASEMENT

BOLLARDS TO REMAIN

TRANSFORMER TO REMAIN

CUT AND CAP EXISTING GAS MAIN

ACCESS EASEMENT PER DOCUMENT 5593529

LOT 1 TURNBERRY SUBDIVISION

LOT 1 FIRNBACH SUBDIVISION

LOT 2 WALGREEN'S BUFFALO GROVE RESUBDIVISION

LOT 1 WALGREEN'S BUFFALO GROVE RESUBDIVISION

LOT 2 BUFFALO GROVE TOWN CENTER UNIT 7 NOT INCLUDED

LOT 2 NOT INCLUDED

LOT 1 TOWN CENTER SUBDIVISION

PYLON SIGN

THAT PART TAKEN PER CONDEMNATION CASE RECORDED AS DOC. 7487965

P.O.B. EXCEPTION TO PARCEL 3

P.O.C. EXCEPTION TO PARCEL 3

P.O.C. PARCEL 3A

P.O.B. PARCEL 3A

PARCEL 3A STORMWATER DETENTION EASEMENT 2 PER DOC 4248745

STORMWATER DETENTION EASEMENT 2 PER DOC 4248745

ACCESS EASEMENT

FIRE LANE EASEMENT 2 PER DOC. 4431048

TEMPORARY CONSTRUCTION EASEMENT PER 7487965

ILLINOIS ROUTE 83 (McHENRY ROAD) HERETOFORE DEDICATED VARIABLE WIDTH R.O.W.

LAKE COOK ROAD HERETOFORE DEDICATED VARIABLE WIDTH R.O.W.

GRAPHIC SCALE 1" = 30'

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# DEMOLITION PLAN - AREA 3

THE CLOVE

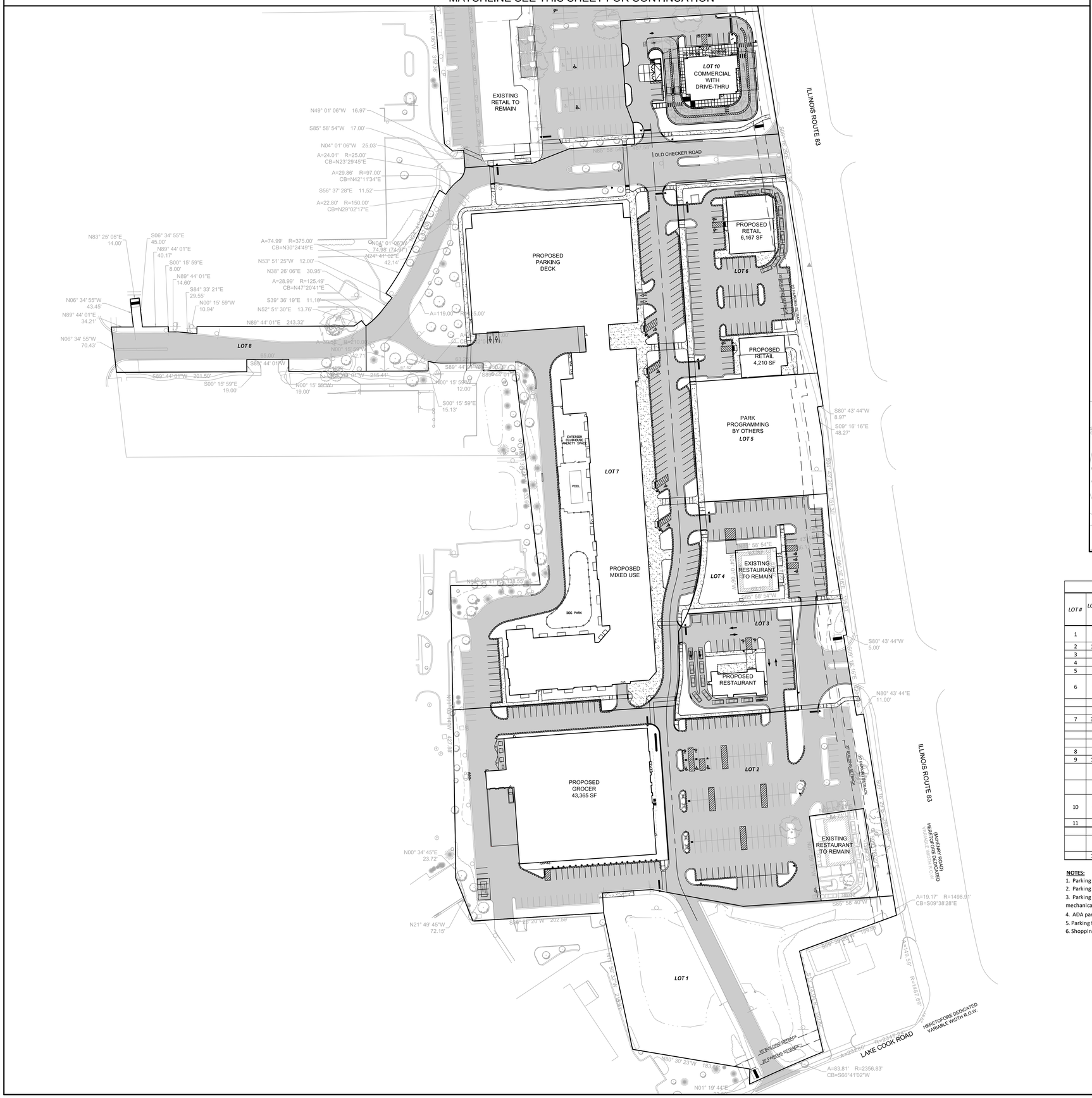
BUFFALO GROVE ILLINOIS

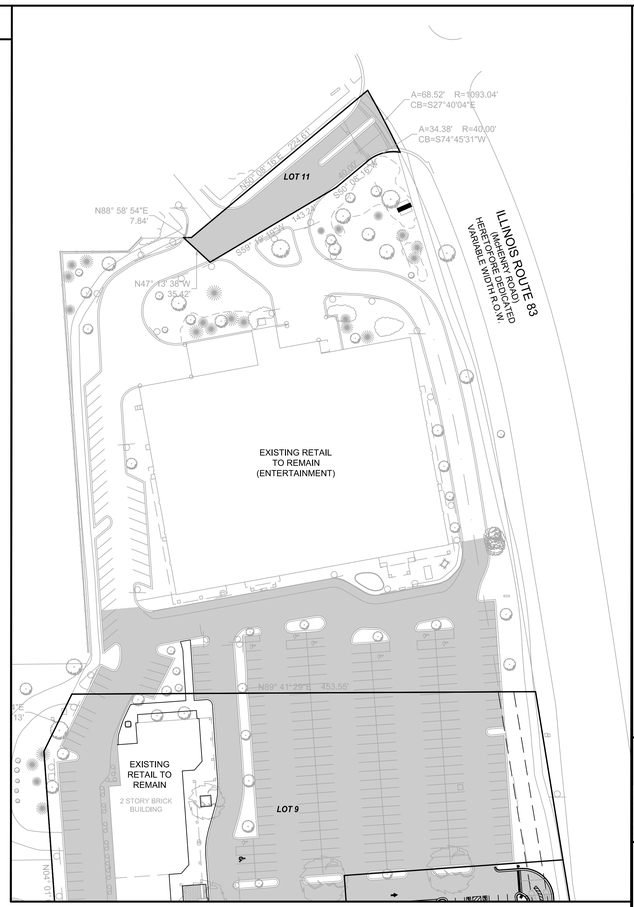
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C2.3

MATCHLINE SEE THIS SHEET FOR CONTINUATION




MATCHLINE SEE THIS SHEET FOR CONTINUATION

**SITE DATA TABLE**

| LOT # | LOT AREA (SF) | LOT AREA (ACRES) | USE (SEE NOTE 6) | BUILDING AREA (SF) | REQUIRED PARKING RATIO | REQUIRED PARKING COUNT | STANDARD PARKING | ADA PARKING | TOTAL PARKING | EXISTING PARKING | REQUIRED DRIVE-THRU STACKING | DRIVE-THRU STACKING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 82,609 | 1.90 | Stormwater/ Access | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A |
| 2 | 198,942 | 4.57 | Grocer | 43,000 | 1 per 220 sf | 195 | | | | | N/A | N/A |
| 3 | 28,995 | 0.67 | Restaurant | 2,927 | 1 per 220 sf | 13 | | | | | 10 per window | 12 |
| 4 | 31,402 | 0.72 | N/A | N/A | N/A | N/A | | | | | N/A | N/A |
| 5 | 36,963 | 0.85 | Park | N/A | 1 per 5,000 sf | 8 | See Note 2 | See Note 2 | See Note 2 | | N/A | N/A |
| 6 | 56,556 | 1.30 | Multi Tenant/ Restaurant | | | | | | | | 10 per window | 10 |
| | | | Restaurant | 6,227 | 1 per 220 sf | 28 | | | | | | |
| | | | Retail | 4,150 | 1 per 220 sf | 19 | | | | | 10 per window | 10 |
| 7 | 305,115 | 7.00 | Mixed - Use | | | | | | | | N/A | N/A |
| | | | Multi Family | 297 Units | 1.7 per Unit | 505 | See Note 3 | See Note 3 | See Note 3 | | N/A | N/A |
| | | | Retail | 14,300 | 1 per 220 sf | 65 | See Note 3 | See Note 3 | See Note 3 | | N/A | N/A |
| | | | Restaurant | 4,900 | 1 per 220 sf | 22 | See Note 3 | See Note 3 | See Note 3 | | N/A | N/A |
| 8 | 26,360 | 0.61 | Access | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A |
| 9 | 145,380 | 3.34 | Retail | 13,692 | 1 per 220 sf | 62 | | | | | N/A | N/A |
| | | | Restaurant | 9,000 | 1 per 220 sf | 41 | | | | | | |
| | | | Business/ Office | 11,400 | 1 per 220 sf | 52 | | | | | N/A | N/A |
| 10 | 42,394 | 0.97 | Future Retail Outlet | 5,000 | 1 per 220 sf | 23 | | See Note 4 | | | 10 per window | 32 |
| 11 | 10,329 | 0.24 | Access | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A |
| | 11,653 | 0.27 | Burger King | 2,916 | 1 per 220 sf | 13 | See Note 5 | See Note 5 | See Note 5 | | 10 per window | 10 |
| | 4,234 | 0.10 | Boston Market | 3,094 | 1 per 220 sf | 14 | See Note 1 | See Note 1 | See Note 1 | | N/A | N/A |
| | 188,421 | 4.33 | Bowlero | 57,155 | 1 per 220 sf | 260 | | | | | N/A | N/A |
| | | | | | | 1321 | | | 1346 | 1114 | | |

**NOTES:**

1. Parking for Boston Market provided on Lot 4.
2. Parking for park provided within the rest of the Town Center Development.
3. Parking for Lot 7 mixed-use provided in deck and on street. Ground floor building areas for the residential amenity area, service/loading area, and mechanical/trash area are primarily for the residential portion of the building , so those areas are excluded from the parking calculations.
4. ADA parking for Lot 10 included on Lot 10.
5. Parking for Burger King is provided on Lot 2.
6. Shopping Center classification used for all parking calculations, except for Park and Multi Family Use.

GRAPHIC SCALE

60 30 0 60

1" = 60'

ORIGINAL ISSUE DATE: APRIL 21, 2022

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO: 20360

PROJECT MANAGER: PM

DESIGNED BY: MV/TK

DRAWN BY: BD

# OVERALL LAYOUT PLAN

THE CLOVE

BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

C3.0

## PAVING LEGEND

- ASPHALT RESURFACING OR FULL DEPTH PAVEMENT AS NECESSARY
- CONCRETE SIDEWALK
- MILL AND RESURFACE

MATCHLINE SEE SEE C3.2 FOR CONTINUATION

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360

PROJECT MANAGER: PM

DESIGNED BY: MV/TK

DRAWN BY: BD

# LAYOUT PLAN - AREA 1

THE CLOVE

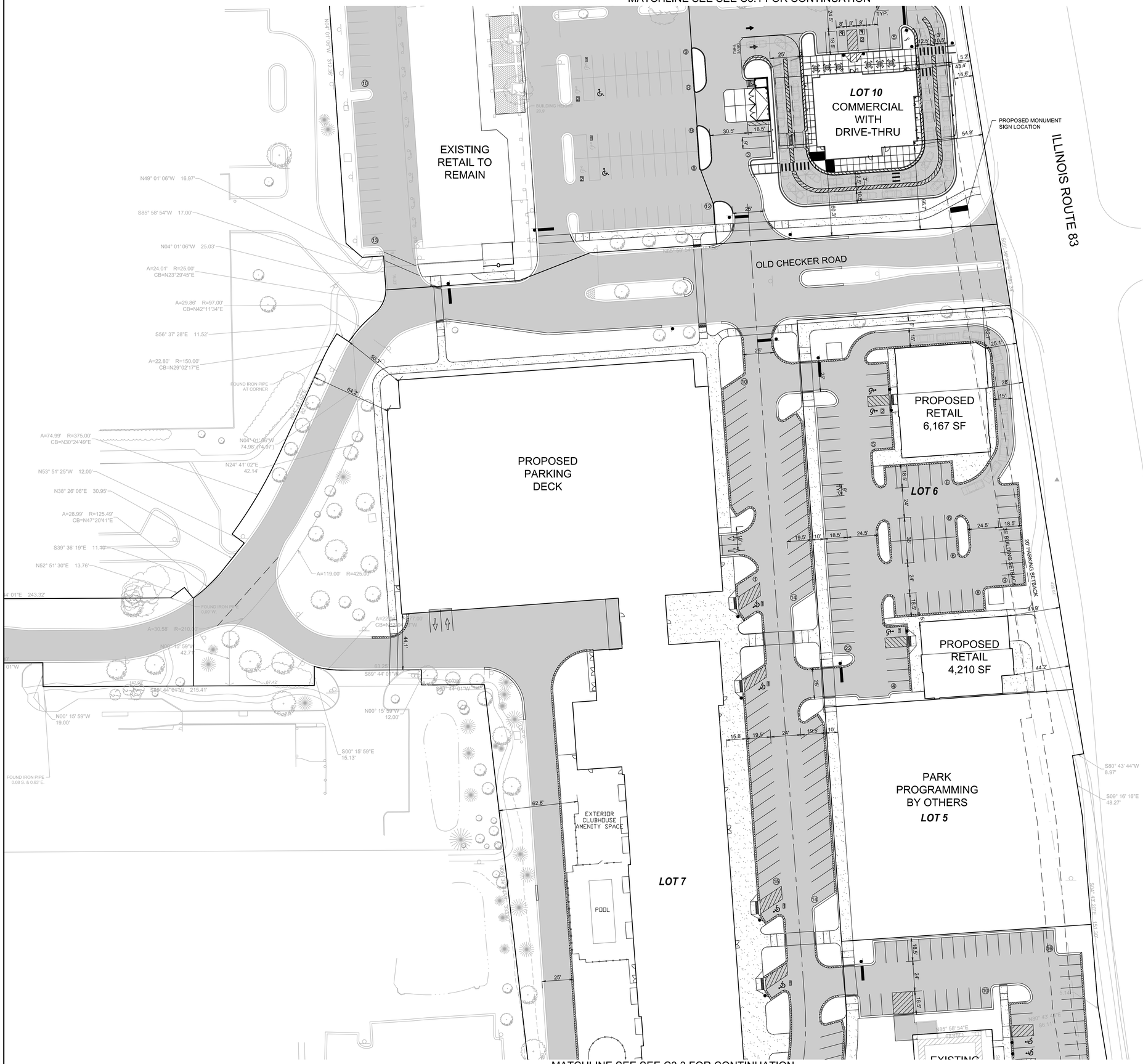
BUFFALO GROVE ILLINOIS


7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

C3.1

MATCHLINE SEE SEE C3.1 FOR CONTINUATION




MATCHLINE SEE SEE C3.3 FOR CONTINUATION

## PAVING LEGEND

- ASPHALT RESURFACING OR FULL DEPTH PAVEMENT AS NECESSARY
- CONCRETE SIDEWALK
- MAINTENANCE AS NECESSARY

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360

PROJECT MANAGER: PM

DESIGNED BY: MV/TK

DRAWN BY: BD

# LAYOUT PLAN - AREA 2

THE CLOVE

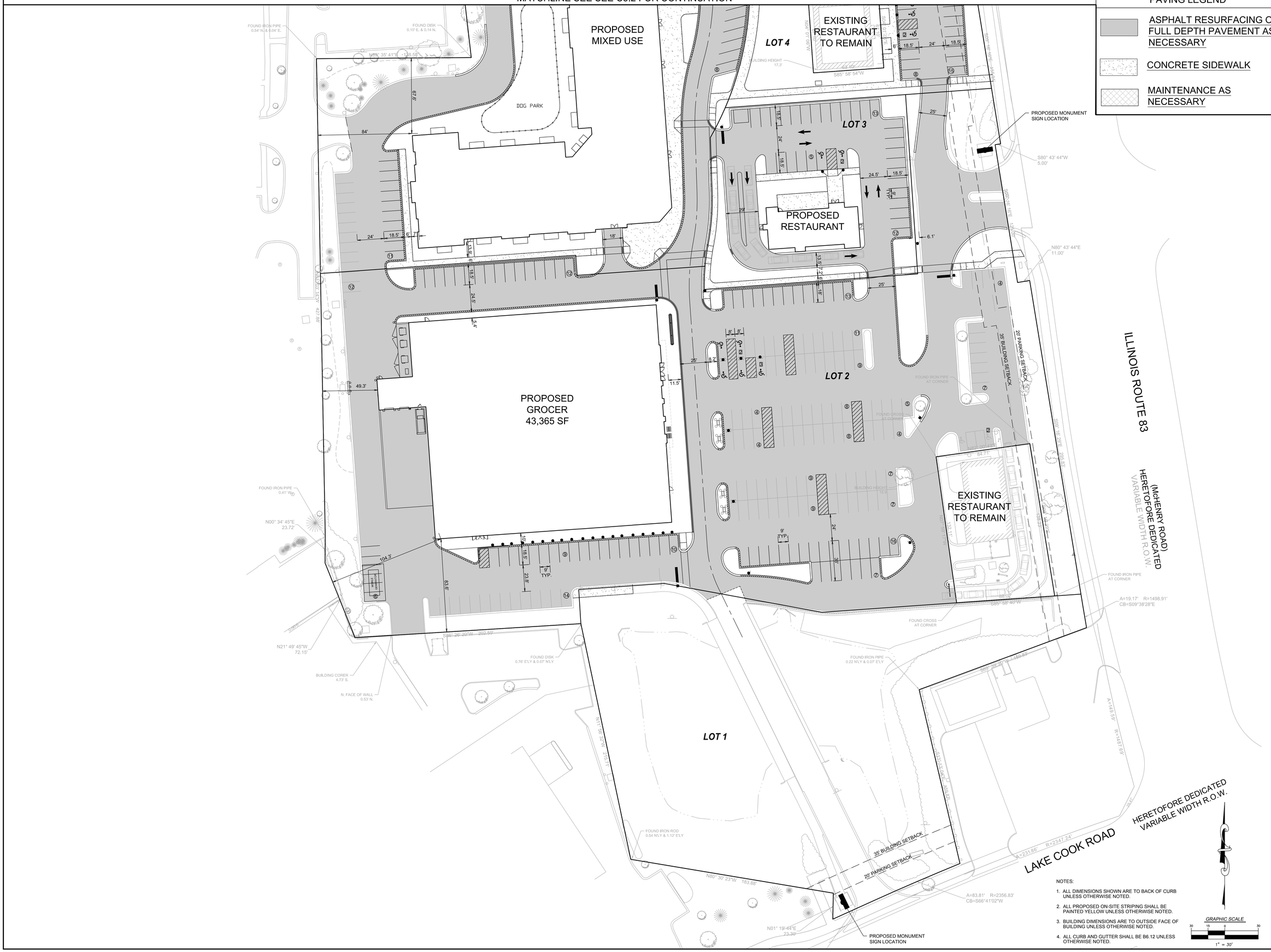
BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

C3.2

MATCHLINE SEE SEE C3.2 FOR CONTINUATION




## PAVING LEGEND

- ASPHALT RESURFACING OR FULL DEPTH PAVEMENT AS NECESSARY
- CONCRETE SIDEWALK
- MAINTENANCE AS NECESSARY

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# LAYOUT PLAN - AREA 3

THE CLOVE

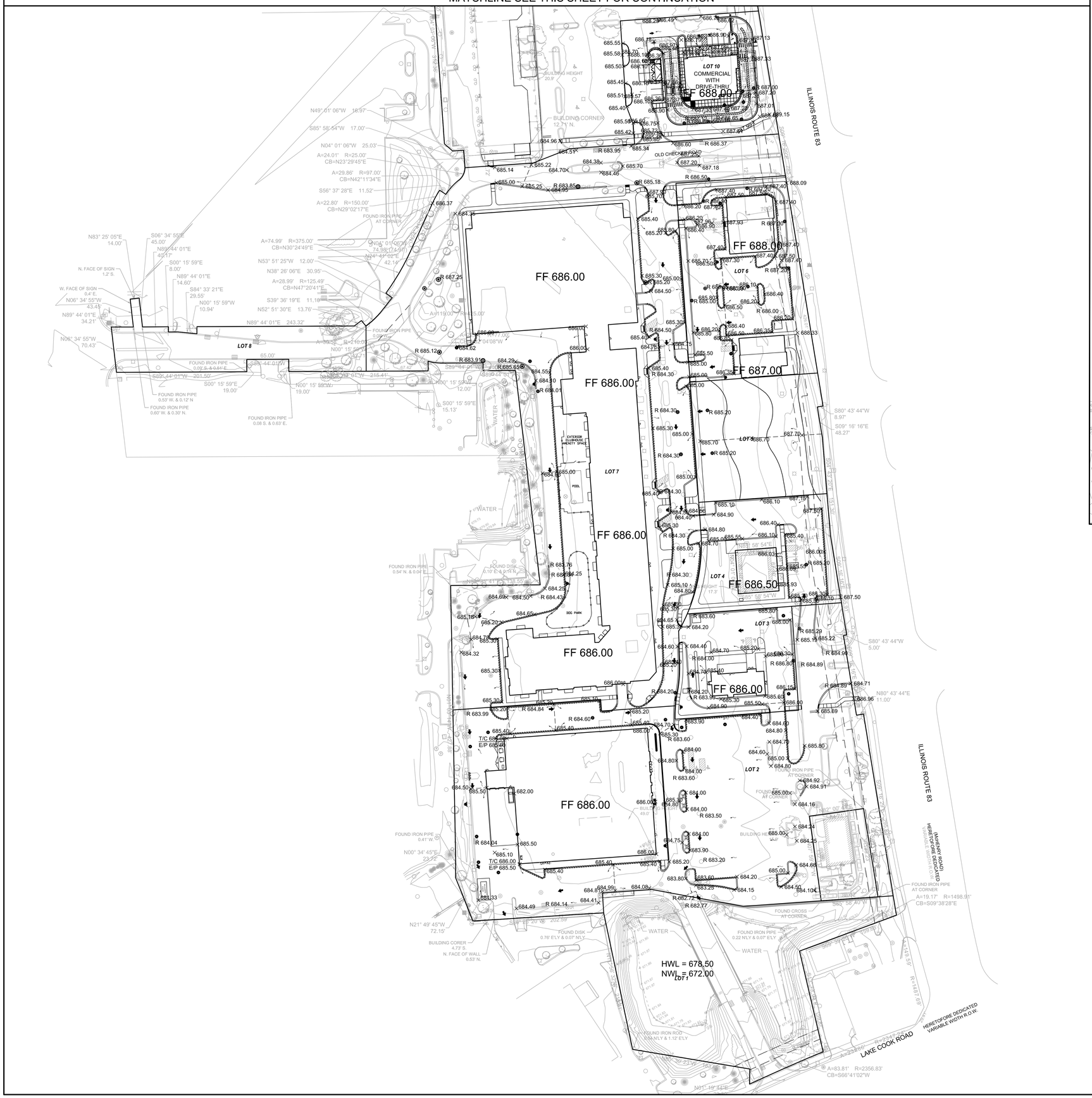
BUFFALO GROVE ILLINOIS

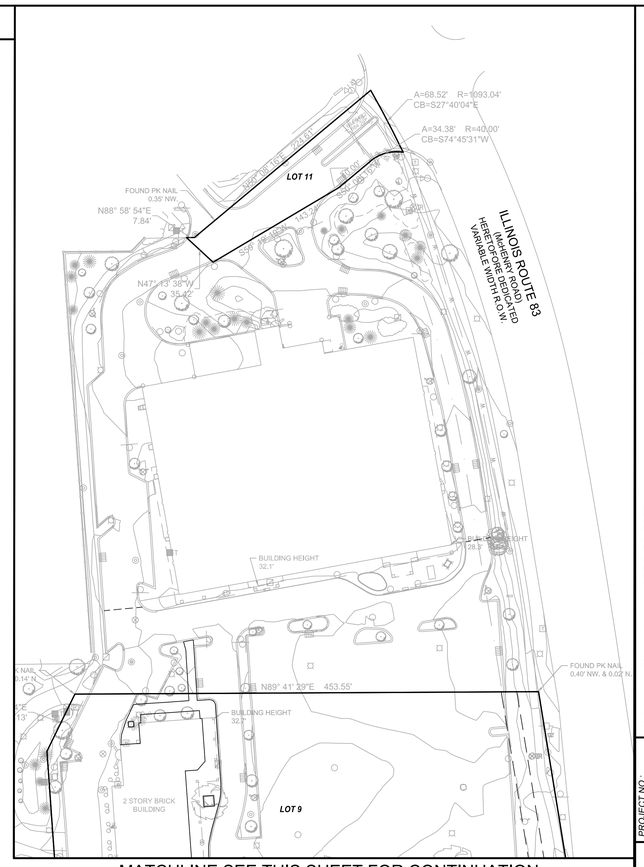
7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C3.3

MATCHLINE SEE THIS SHEET FOR CONTINUATION




MATCHLINE SEE THIS SHEET FOR CONTINUATION

GRAPHIC SCALE
60 30 0 60
1" = 60'

# OVERALL GRADING PLAN

THE CLOVE

BUFFALO GROVE ILLINOIS

ORIGINAL ISSUE DATE: APRIL 21, 2022

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.
C4.0

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

MATCHLINE SEE SEE C4.2 FOR CONTINUATION

GRAPHIC SCALE
30 15 0 30
1" = 30'

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# GRADING PLAN - AREA 1

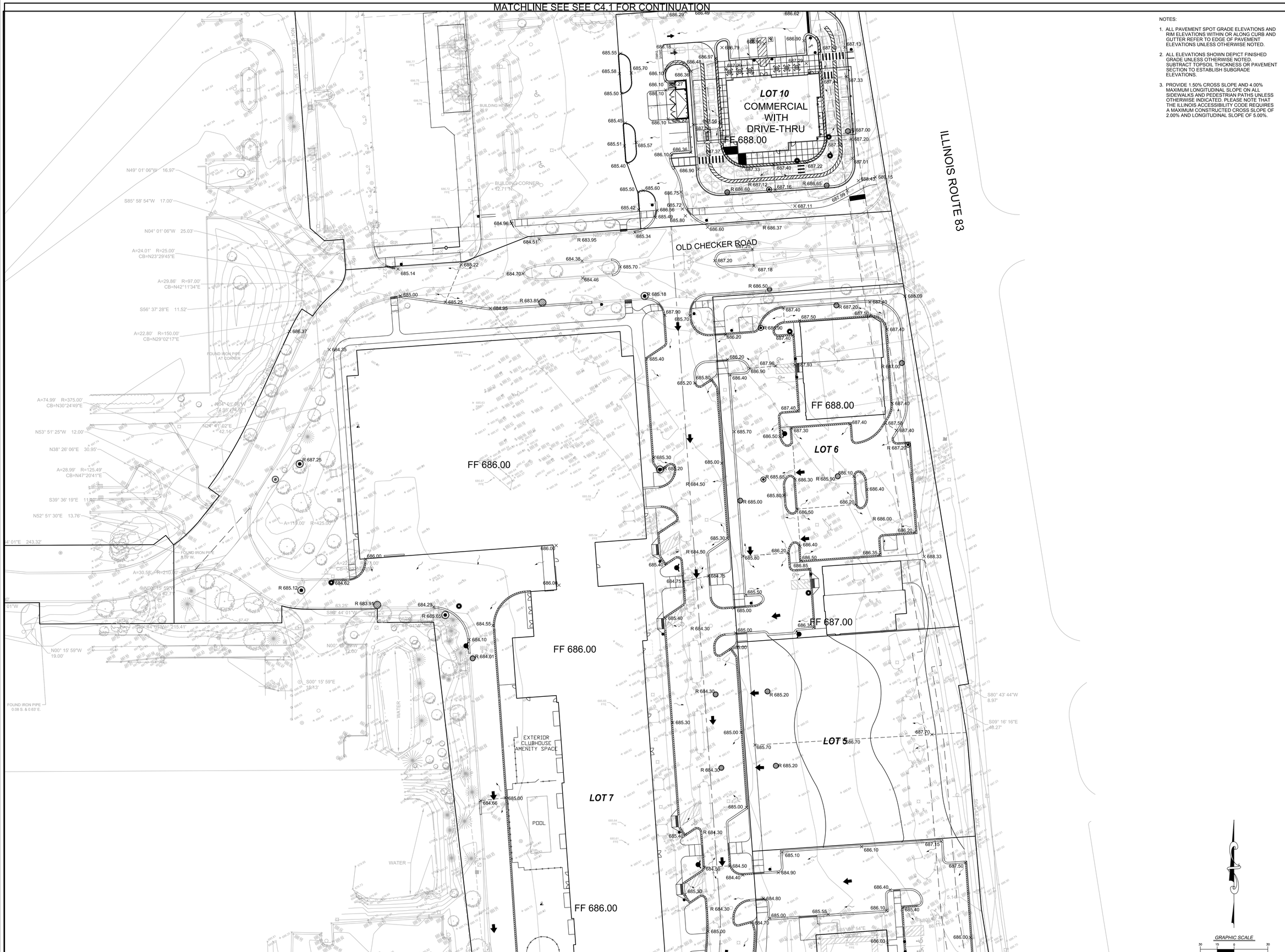
THE CLOVE

BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.
C4.1

MATCHLINE SEE SEE C4.1 FOR CONTINUATION




MATCHLINE SEE SEE C4.3 FOR CONTINUATION

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# GRADING PLAN - AREA 2

THE CLOVE

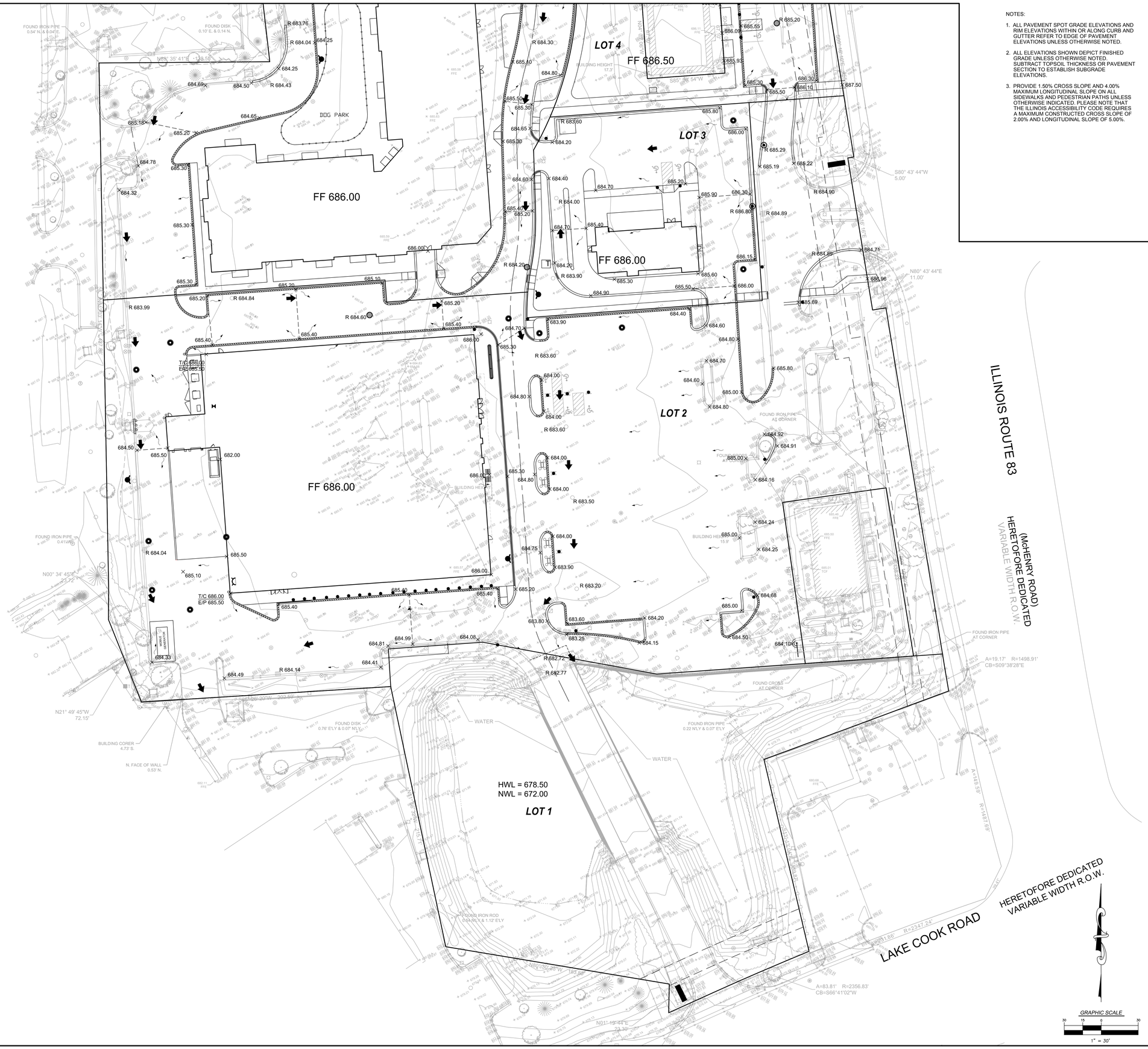
BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


GRAPHIC SCALE
1" = 30'

DRAWING NO.
C4.2

MATCHLINE SEE SEE C4.2 FOR CONTINUATION




NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# GRADING PLAN - AREA 3

THE CLOVE

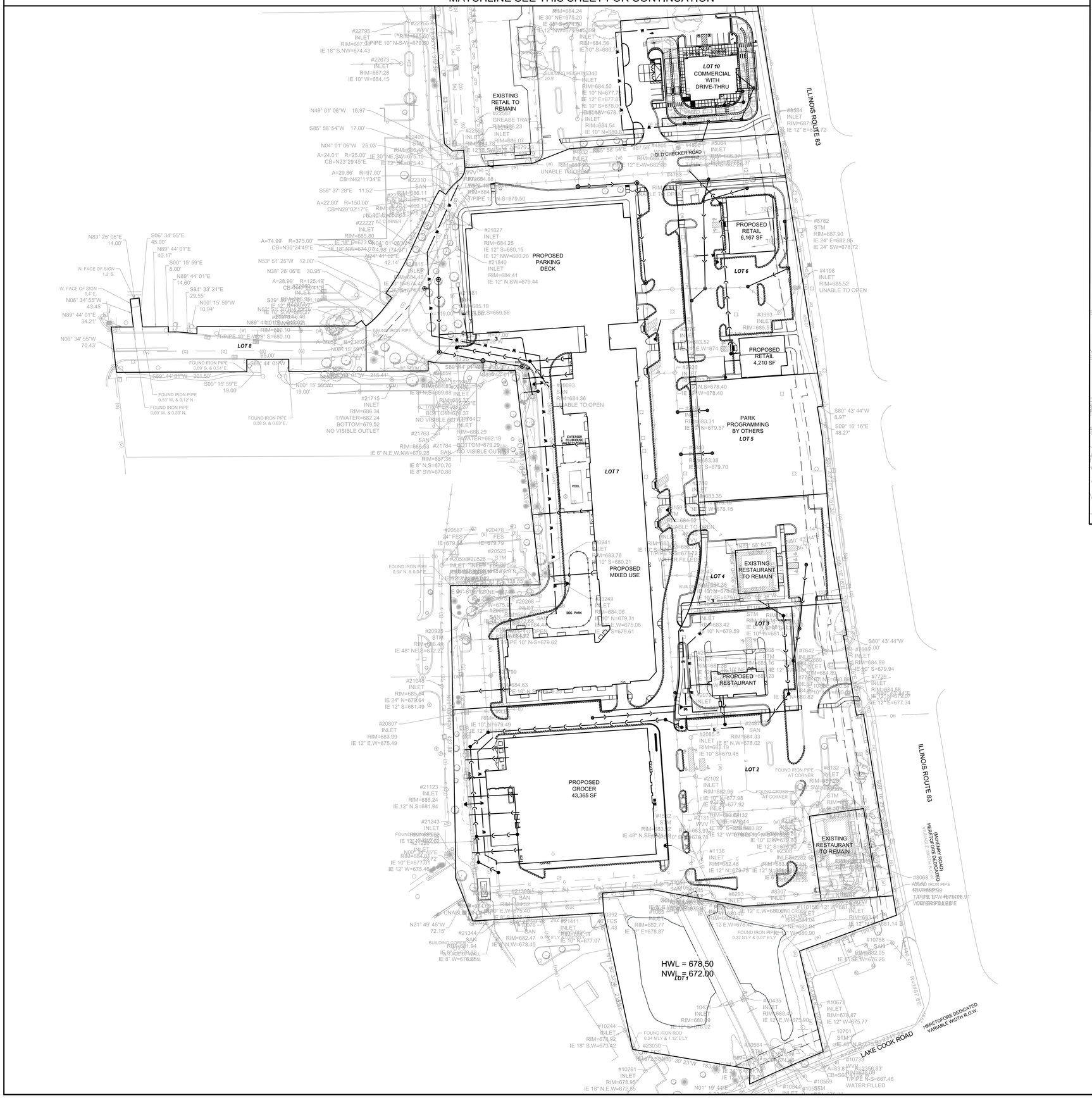
BUFFALO GROVE ILLINOIS

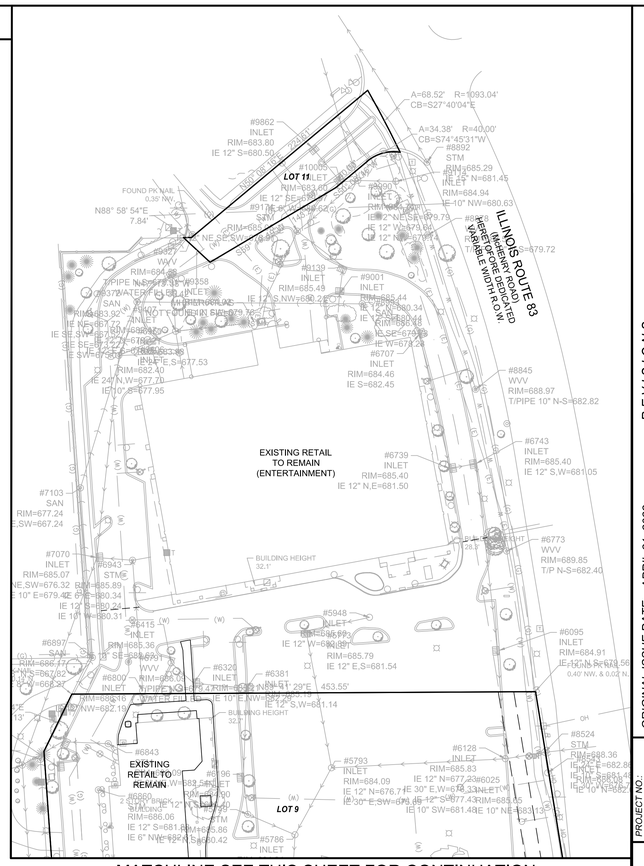
7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C4.3

MATCHLINE SEE THIS SHEET FOR CONTINUATION




MATCHLINE SEE THIS SHEET FOR CONTINUATION

GRAPHIC SCALE

1" = 60'

ORIGINAL ISSUE DATE: APRIL 21, 2022

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

| | |
|---|---|
| PROJECT NO: | 20360 |
| PROJECT MANAGER: | PM |
| DESIGNED BY: | MV/TK |
| DRAWN BY: | BD |

# OVERALL UTILITY PLAN

THE CLOVE

BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

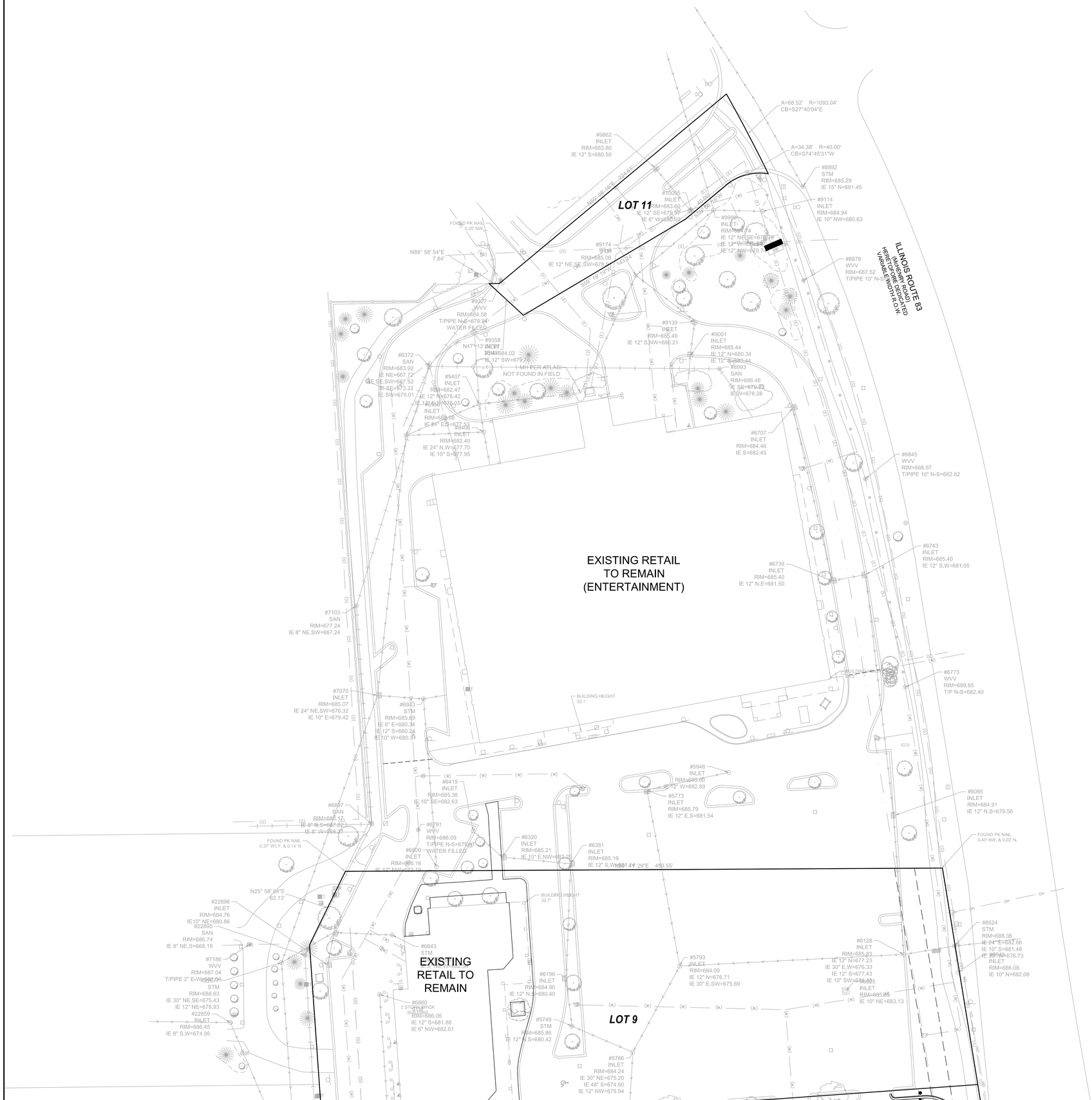
C5.0

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."

3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.




| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# UTILITY PLAN - AREA 1

THE CLOVE
BUFFALO GROVE ILLINOIS


7325 James Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com

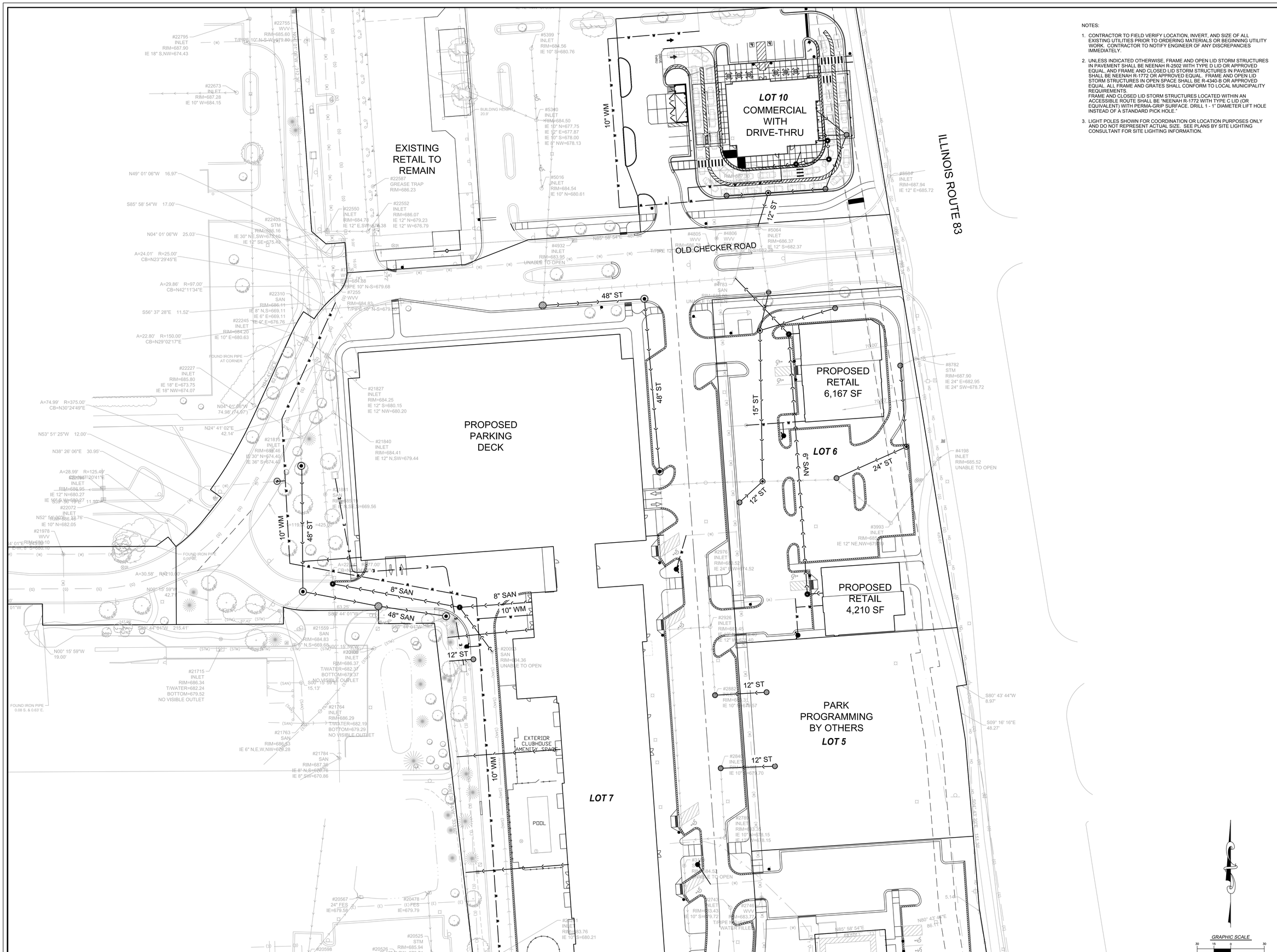

DRAWING NO.
C5.1

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL. AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."

3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.




MATCHLINE SEE SEE C5.3 FOR CONTINUATION

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# UTILITY PLAN - AREA 2

THE CLOVE

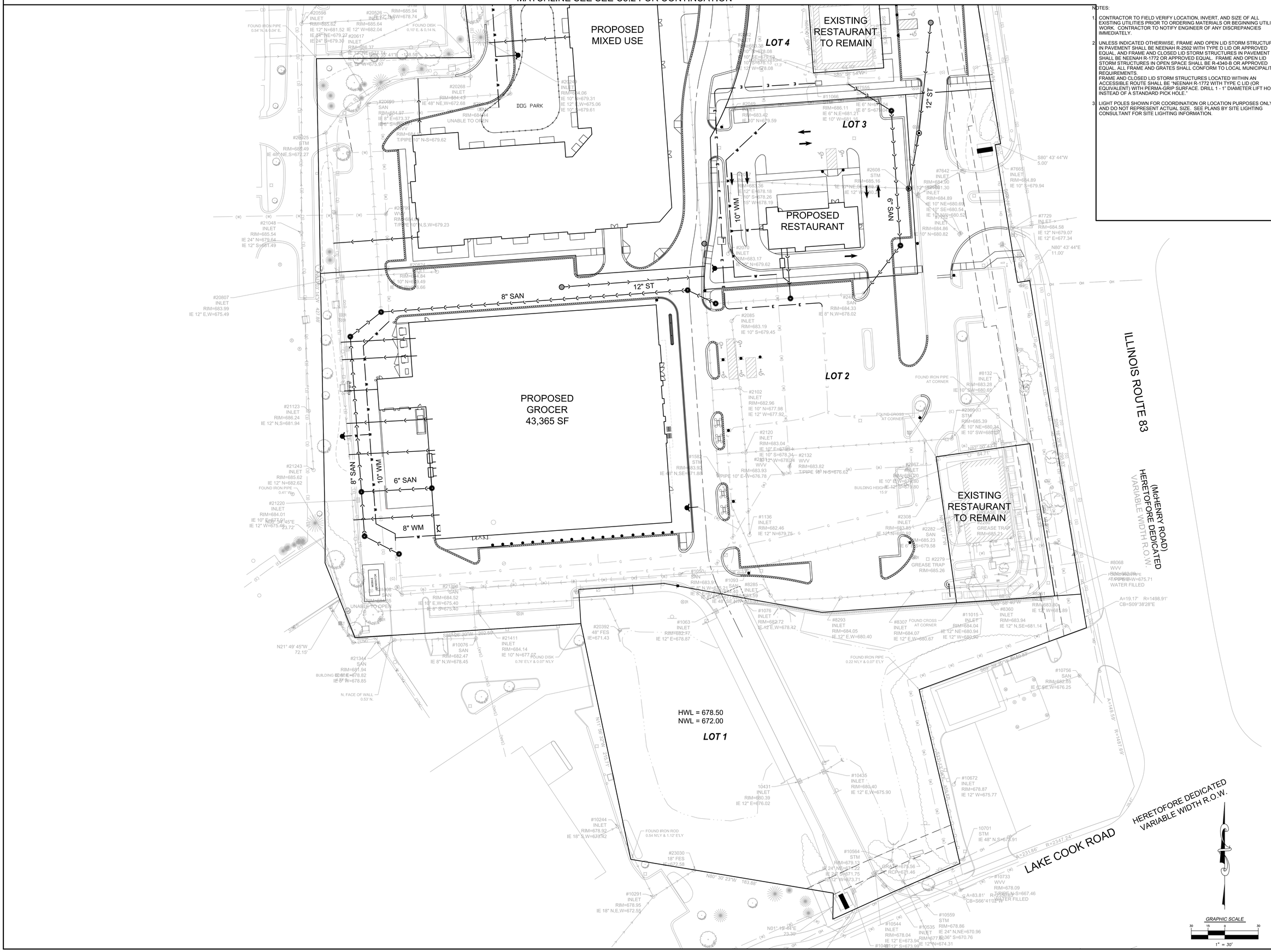
BUFFALO GROVE ILLINOIS


7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com


DRAWING NO.

C5.2

MATCHLINE SEE SEE C5.2 FOR CONTINUATION




NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ORIGINAL ISSUE DATE: APRIL 21, 2022

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-29-22 | REVISED TO INCLUDE PHASE 2 |
| 2 | 05-09-22 | REVISED LOT 10 |

PROJECT NO.: 20360
PROJECT MANAGER: PM
DESIGNED BY: MV/TK
DRAWN BY: BD

# UTILITY PLAN -AREA 3

THE CLOVE

BUFFALO GROVE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C5.3

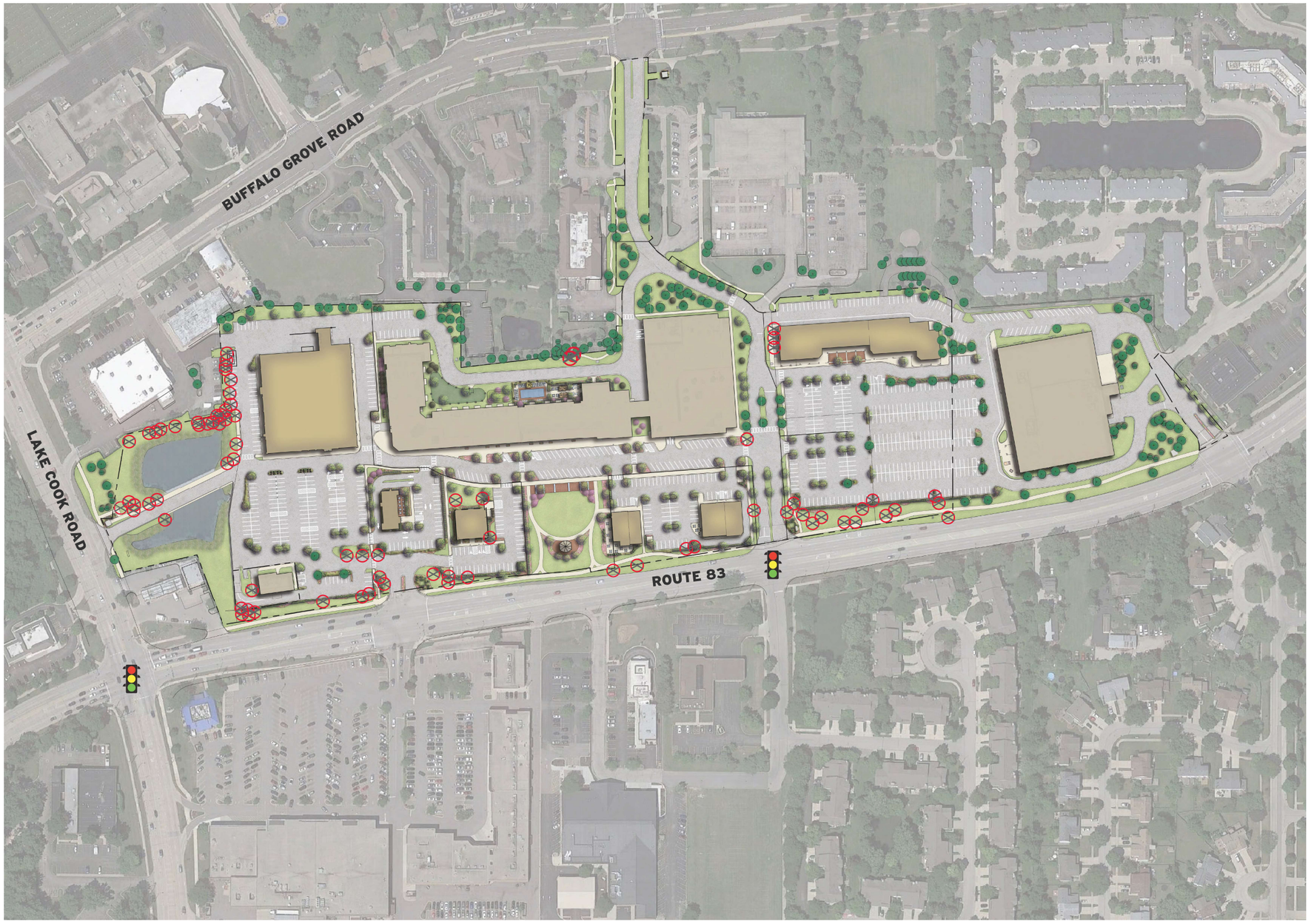
GRAPHIC SCALE
1" = 30'

# DEVELOPMENT PLANS-RETAIL

# Landscape Plan

**LEGEND**

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN





THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com


PREPARED FOR

**Kensington Development Partners**

700 Commerve Drive Suite 130
Oak Brook, Illinois 60523

PROJECT

**Buffalo Grove Town Center**

Buffalo Grove, IL

CONSULTANTS

*Civil Engineer*
V3 Companies
Woodridge, Illinois 60517
T 630.729.6116

It's smart. It's free. It's the law.

Call Before You Dig

**Call before you dig. 811**

ISSUED
March 7, 2022

REVISIONS

| No | Date | Issue |
|---|---|---|
| 01 | 03.07.22 | FOR DD |

CHECKED BY
KC

DRAWN BY
RB / AS

SHEET TITLE

**Tree Removals Plan**

SCALE IN FEET
1" = 125'

0' 62' 125' 250'

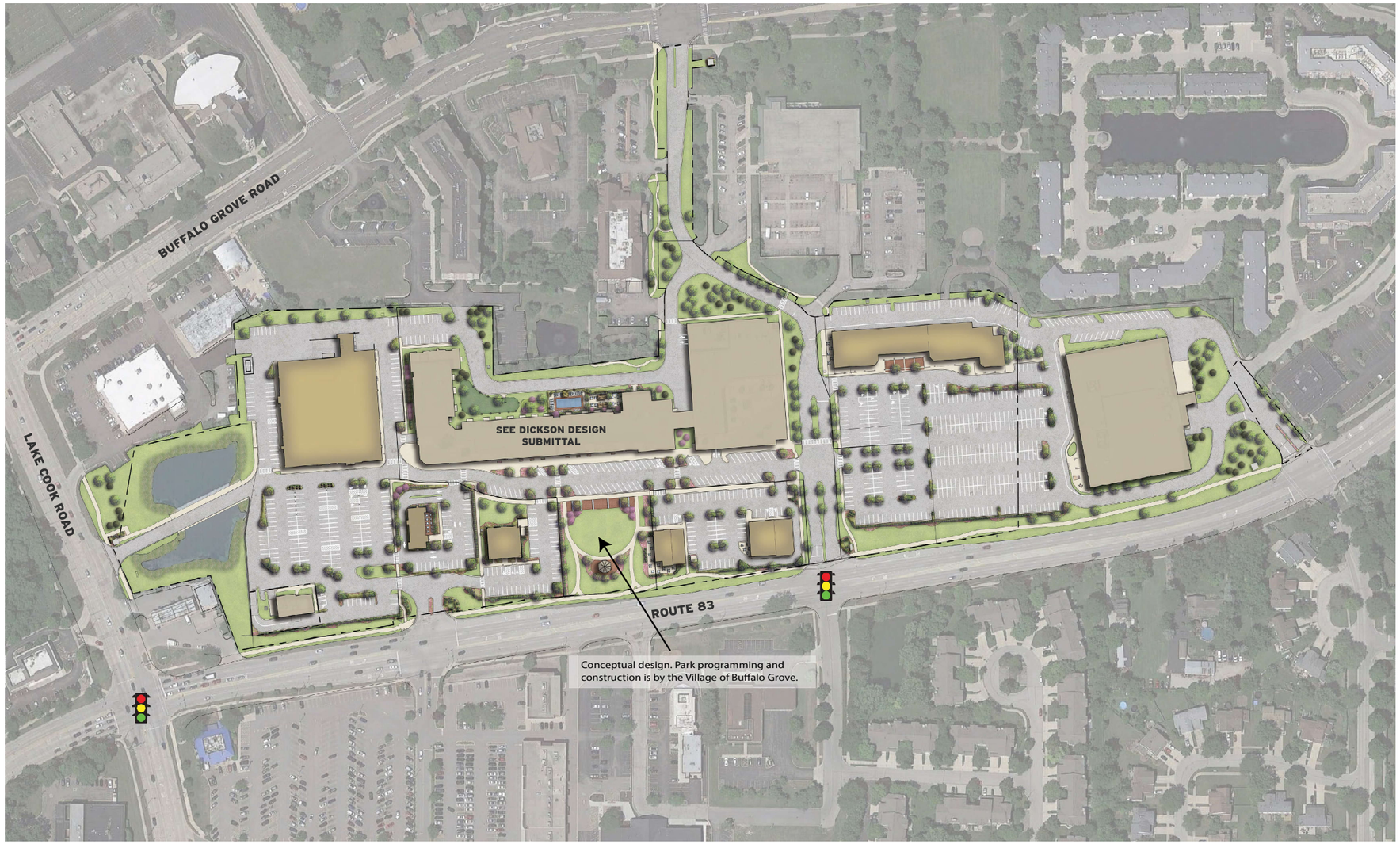
NORTH

SHEET NUMBER

**L0.0**

©2022 The Lakota Group

H:\Lakota_files\Projects\2020\200074-Buffalo Grove Town Center\07 Graphics\03 DD CD\01 CAD\v4BtheIslock.dwg




THE LAKOTA GROUP.
116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
**Kensington Development Partners**
700 Commerve Drive Suite 130
Oak Brook, Illinois 60523

PROJECT
**Buffalo Grove Town Center**
Buffalo Grove, IL

CONSULTANTS
*Civil Engineer*
V3 Companies
Woodridge, Illinois 60517
T 630.729.6116

It's smart. It's free. It's the law.
Call before you dig.
811

ISSUED
March 7, 2022

REVISIONS

| No | Date | Issue |
|---|---|---|
| 01 | 03.07.22 | FOR DD |

CHECKED BY
KC

DRAWN BY
RB / AS

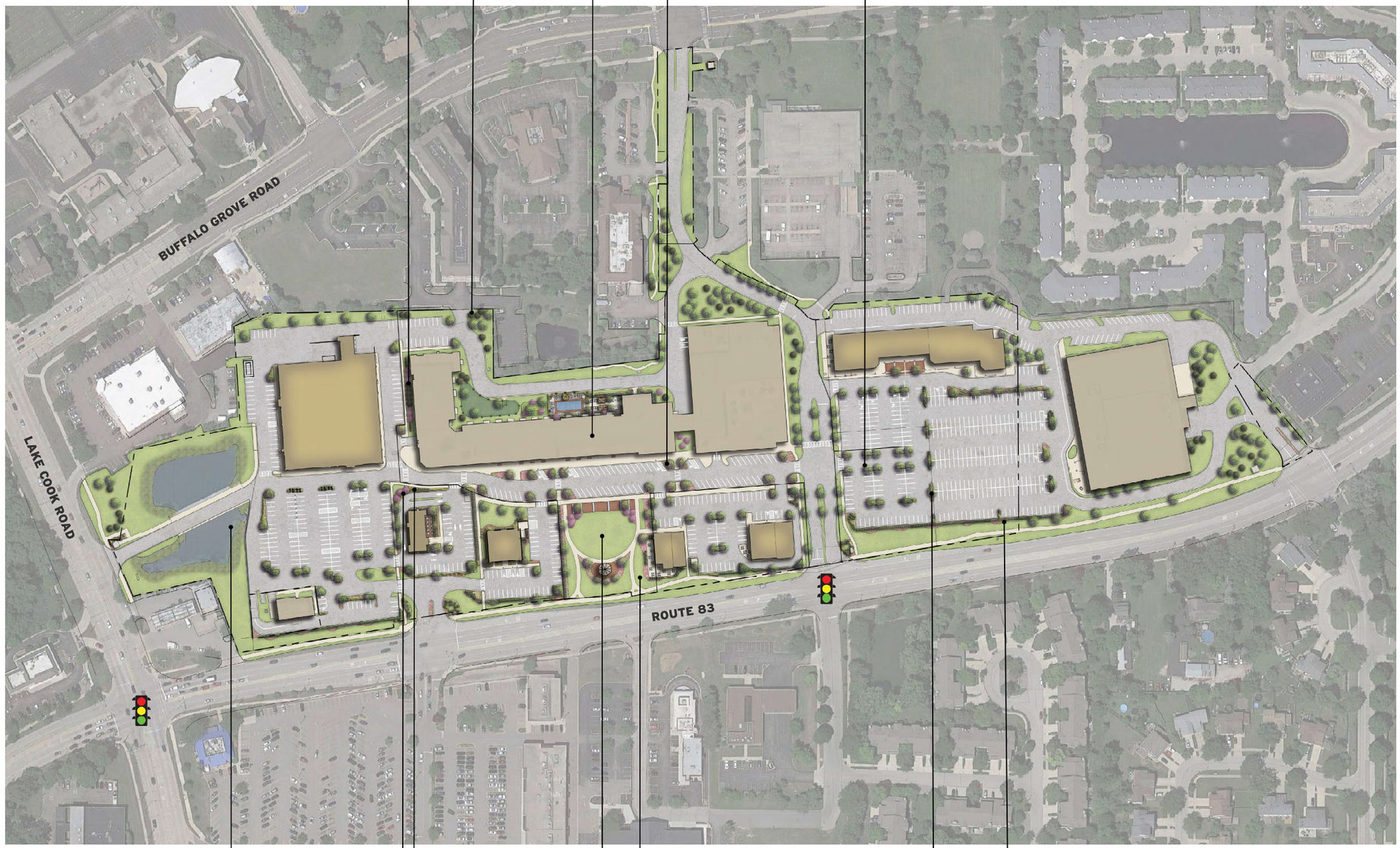
SHEET TITLE
**Overall Landscape Plan**

SCALE IN FEET
1" = 125'
0' 62' 125' 250'

NORTH

SHEET NUMBER
**L1.0**

©2022 The Lakota Group





THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com


PREPARED FOR
**Kensington Development Partners**
700 Commerve Drive Suite 130
Oak Brook, Illinois 60523

PROJECT
**Buffalo Grove Town Center**
Buffalo Grove, IL

CONSULTANTS
*Civil Engineer*
V3 Companies
Woodridge, Illinois 60517
T 630.729.6116

It's smart. It's free. It's the law.
Call before you dig.
811

ISSUED
March 7, 2022

REVISIONS

| No | Date | Issue |
|---|---|---|
| 01 | 03.07.22 | FOR DD |

CHECKED BY KC
DRAWN BY RB / AS

SHEET TITLE
**Overall Landscape Plan**

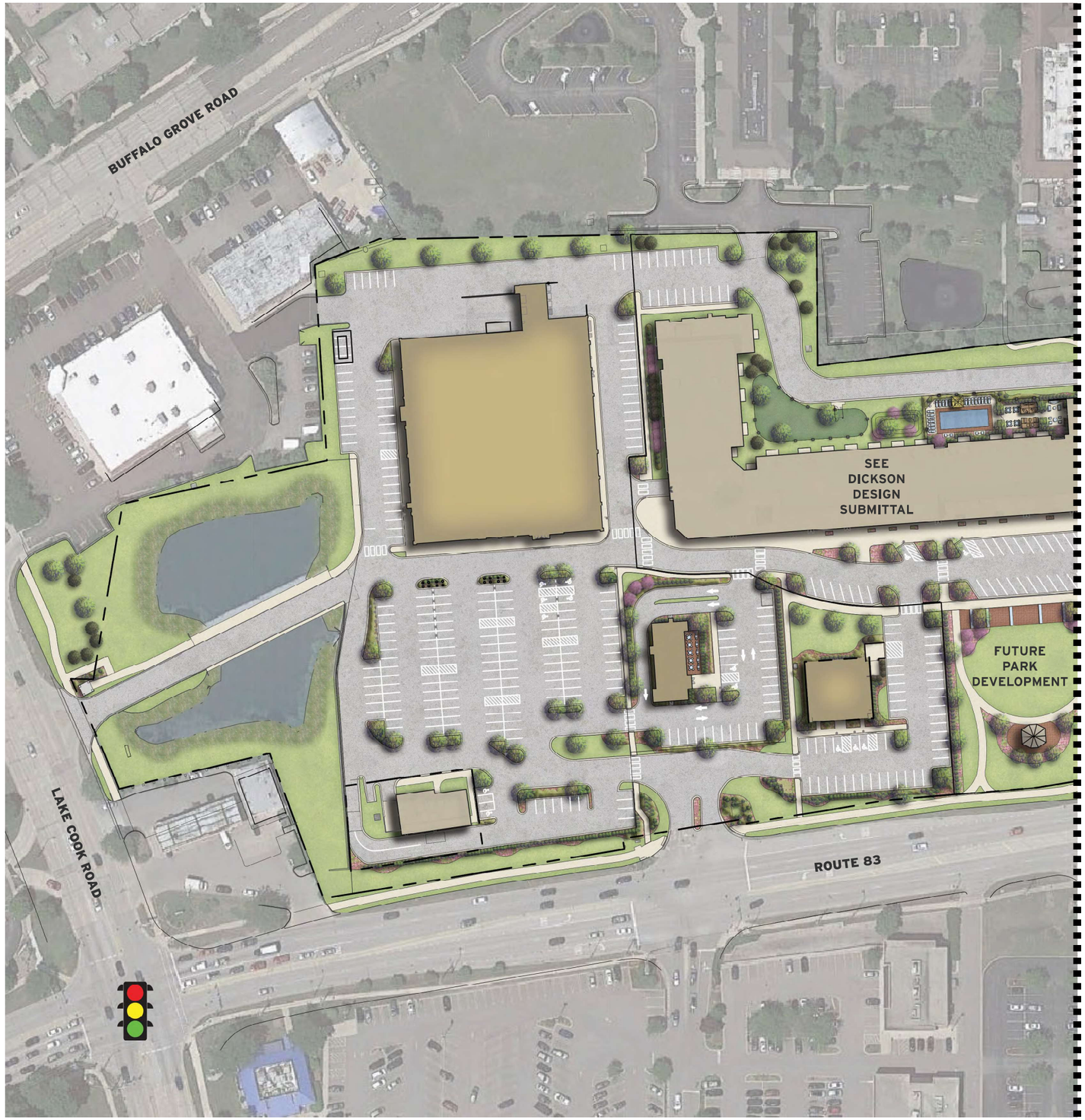
SCALE IN FEET
1" = 125'
0' 62' 125' 250'

NORTH

SHEET NUMBER
**L1.0**

©2022 The Lakota Group

H:\Lakota_Web\Projects\2020\20007-Buffalo Grove Town Center\07 Graphics\03 DD CD\01 CAD\v-tplbaback.dwg




MATCHLINE SEE SHEET L1.1


THE LAKOTA GROUP.

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com


PREPARED FOR

**Kensington Development Partners**

700 Commerce Drive Suite 130
Oak Brook, Illinois 60523

PROJECT

**Buffalo Grove Town Center**

Buffalo Grove, IL

CONSULTANTS

*Civil Engineer*
V3 Companies
Woodridge, Illinois 60517
T 630.729.6116

It's smart. It's free. It's the law.

Call before you dig. 811

ISSUED
March 7, 2022

REVISIONS

| No | Date | Issue |
|---|---|---|
| 01 | 03.07.22 | FOR DD |

CHECKED BY
KC

DRAWN BY
RB / AS

SHEET TITLE

**Enlarged Landscape Plan**

SCALE IN FEET
1" = 40'

0' 20' 40' 80'

NORTH

SHEET NUMBER

**L1.2**

©2022 The Lakota Group

H:\Lakota_Plan\Projects\2022\220007-Buffalo Grove Town Center\07 Graphics\03 DD CD\01 CAD\v-dtlhelsdu.dwg

THE CLOVE

# PHASE 2 MASTER PLAN CONCEPT - NORTH

BUFFALO GROVE, ILLINOIS

0 15' 30' 60' NORTH

KENSINGTON DEVELOPMENT PARTNERS

APRIL 29, 2022

THE CLOVE

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP

SPECIAL PAVING AND FURNITURE

DRIVE-THRU/PARKING LOT SCREENING

PARKING ISLAND PLANTING

RETAIL/PARKING CONNECTIVITY

**THE CLOVE**

# PHASE 2 MASTER PLAN - CHARACTER IMAGES

BUFFALO GROVE,ILLINOIS

KENSINGTON DEVELOPMENT PARTNERS

KENSINGTON DEVELOPMENT PARTNERS

APRIL 29, 2022

APRIL 29, 2022

THE CLOVE

THE LAKOTA GROUP.

THE LAKOTA GROUP.

© 2017 THE LAKOTA GROUP

© 2017 THE LAKOTA GROUP

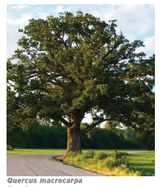
## DECIDUOUS TREES

*Celtis occidentalis*
**Common Hackberry**

*Ginkgo biloba 'Princeton Sentry'*
**Princeton Sentry Maidenhair Tree**

*Gymnocladus dioica*
**Kentucky Coffee Tree**

*Fagus sylvatica*
**European Beech**

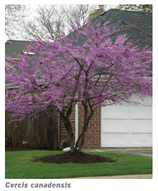

*Quercus macrocarpa*
**Bur Oak**

*Quercus robur*
**English Oak**

*Tilia euchlora 'Redmond'*
**Redmond Linden**

*Ulmus 'Homestead'*
**Homestead Elm**

## ORNAMENTAL TREES

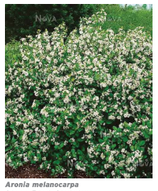

*Cercis canadensis*
**Eastern Redbud**

*Cornus mas 'Golden Glory'*
**Golden Glory Cornelian Cherry Dogwood**

## EVERGREEN TREES

*Pinus strobus 'Fastigiata'*
**Columnar Eastern White Pine**

## DECIDUOUS SHRUBS


*Aronia melanocarpa*
**Glossy Black Chokeberry**

*Myrica pensylvanica*
**Bayberry**

*Rhus aromatica 'Gro Low'*
**Gro Low Sumac**

*Spirea betulifolia 'Tor'*
**Birchleaf Spirea**

*Syringa patula 'Ms. Kim'*
**Ms. Kim Lilac**

*Viburnum prunifolium*
**Blackhaw Viburnum**

## EVERGREEN SHRUBS

*Juniperus chinensis 'Sea Green'*
**Sea Green Juniper**

*Juniperus horizontalis 'Plumosa Compacta'*
**Youngstown Andorra Juniper**

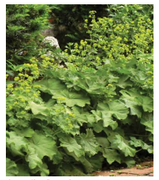
*Taxus media 'EverLow'*
**Everlow Yew**

*Taxus media 'Hicksii'*
**Hicks Yew**

*Thuja occidentalis 'Nigra'*
**American Arborvitae**

## PERENNIALS & ORNAMENTAL GRASSES

*Allium 'Summer Beauty'*
**Summer Beauty Allium**


*Carex 'Ice Dance'*
**Sedge**

*Deschampsia cespitosa*
**Tufted Hair Grass**

*Echinacea purpurea*
**Purple Coneflower**

*Geranium macrorhizum 'Bevans's Variety'*
**Bevan's Bigroot Geranium**

*Hemerocallis 'Little Wine Cup'*
**Little Wine Cup Daylily**

*Liatris spicata 'Floristan White'*
**Blazing Star**

*Nepeta x mussini 'Blue Wonder'*
**Blue Wonder Catmint**

*Miscanthus sinensis 'Purpurescens'*
**Purple Maiden Grass**

*Panicum virgatum 'Shenandoah'*
**Shenandoah Switch Grass**

*Sporobolus heterolepsis*
**Prairie Dropseed**

## GROUNDCOVERS

*Polygonatum odoratum var. pluriflorum 'Variegatum'*
**Solomon's Seal**

*Liriope spicata*
**Lilyturf**

*Waldsteinia ternata*
**Baren Strawberry**

## PLANT SCHEDULE

| BOTANIC NAME | COMMON NAME | SIZE |
|---|---|---|
| **DECIDUOUS TREES** | | |
| Celtis occidentalis | Common Hackberry | 3" caliper |
| Ginkgo biloba 'Princeton Sentry' | Ginkgo (Male) | 3.5" caliper |
| Gymnocladus dioica | Kentucky Coffee Tree | 3" caliper |
| Fagus sylvatica | European Beech | 3" caliper |
| Quercus macrocarpa | Bur Oak | 3" caliper |
| Quercus robur | English Oak | 3" caliper |
| Tilia euchlora 'Redmond' | Redmond Linden | 3" caliper |
| Ulmus 'Homestead' | Homestead Elm | 3" caliper |
| **ORNAMENTAL TREES** | | |
| Cercis canadensis | Red bud | 12' ht. |
| Cornus mas 'Golden Glory' | Cornelian Cherry Dogwood | 10' ht. |
| **EVERGREEN TREES** | | |
| Pinus strobus 'Fastigiata' | Columnar Eastern White Pine | 6' ht. |
| **DECIDUOUS SHRUBS** | | |
| Aronia melanocarpa | Glossy Black Chokeberry | 24-30" ht. |
| Myrica pensylvanica | Bayberry | 4' ht. |
| Rhus aromatica 'Gro Low' | Gro Low Sumac | 24-30" ht. |
| Spiraea betulifolia 'Tor' | Birchleaf Spirea | 18-24" ht. |
| Syringa patula 'Ms. Kim' | Ms. Kim Lilac | 42" ht. |
| Viburnum prunifolium | Blackhaw Viburnum | 6' ht. |
| **EVERGREEN SHRUBS** | | |
| Juniperus chinensis 'Sea Green' | Sea Green Juniper | 5 gal. |
| Juniperus horizontalis 'Plumosa Compacta' | Youngstown Andorra Juniper | 15-18" ht. |
| Taxus media 'EverLow' | Everlow Yew | 24" ht. |
| Taxus media 'Hicksii' | Hicks Yew | 42" ht. |
| Thuja occidentalis 'Nigra' | American Arborvitae | 8' ht. |
| **PERENNIALS, ORNAMENTAL GRASSES** | | |
| Allium 'Summer Beauty' | Summer Beauty Allium | 1 gal. |
| Carex 'Ice Dance' | Sedge | 1 gal. |
| Deschampsia cespitosa | Tufted Hair Grass | 1 gal. |
| Echinacea purpurea | Purple Coneflower | 1 gal. |
| Geranium macrorrhizum 'Bevan's Variety' | Geranium | 1 gal. |
| Hemerocallis 'Little Wine Cup' | Little Wine Cup Daylily | " |
| Liatris spicata 'Floristan White' | Gayfeather, Blazing Star | 1 gal. |
| Nepeta x mussini 'Blue Wonder' | Blue Wonder Catmint | 1 gal. |
| Miscanthus sinensis 'Purpurescens' | Purple Maiden Grass | 1 gal. |
| Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | 1 gal. |
| Sporobolus heterolepsis | Prairie Dropseed | 1 gal. |
| **GROUNDCOVERS** | | |
| Polygonatum odoratum var. pluriflorum 'Variegatum' | Solomon's Seal | quart |
| Liriope spicata | Lilyturf | quart |


**THE LAKOTA GROUP.**

**116 West Illinois Street**
**Floor 7**
**Chicago, Illinois 60654**
**p 312.467.5445**
**f 312.467.5484**
**thelakotagroup.com**


**PREPARED FOR**

**Kensington Development Partners**

**700 Commerve Drive Suite 130**
**Oak Brook, Illinois 60523**

**PROJECT**

# Buffalo Grove Town Center

**Buffalo Grove, IL**

**CONSULTANTS**

*Civil Engingeer*
**V3 Companies**
**Woodridge, Illinois 60517**
**T 630.729.6116**


It's smart. It's free. It's the law.
Call Before You Dig
Call before you dig.
811


**ISSUED**
**March 7, 2022**

**REVISIONS**

| No | Date | Issue |
|---|---|---|
| 01 | 03.07.22 | FOR DD |

**CHECKED BY** KC

**DRAWN BY** RB / AS

**SHEET TITLE**

**Plant Schedule & Images**

**SCALE IN FEET**
**N.T.S**

**NORTH**

**SHEET NUMBER**

**L2.0**


©2022 The Lakota Group


H:\Lakota_Files\Projects\2020\200074-Buffalo Grove Town Center\07 Graphics\03 DD CD\01 CAD\L-sitteleiscb.dwg

## DECIDUOUS TREES

Ginkgo biloba 'Princeton Sentry'
Princeton Sentry Maidenhair Tree

Gymnocladus dioica
Kentucky Coffee Tree

Fagus sylvatica
European Beech

Quercus macrocarpa
Bur Oak

Tilia euchlor 'Redmond'
Redmond Linden

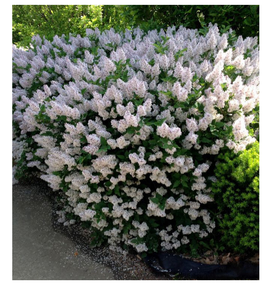
## DECIDUOUS SHRUBS

Aronia melanocarpa
Glossy Black Chokeberry

Myrica pensylvanica
Bayberry

Rhus aromatica 'Gro Low'
Gro Low Sumac

Spirea betulifolia 'Tor'
Birchleaf Spirea


Syringa patula 'Ms. Kim'
Ms. Kim Lilac

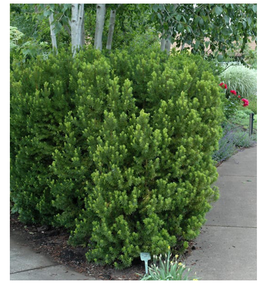
Viburnum prunifolium
Blackhaw Viburnum

## EVERGREEN SHRUBS

Juniperus chinensis 'Sea Green'
Sea Green Juniper

Juniperus horizontalis
'Plumosa Compacta'
Youngstown Andorra Juniper

Taxus media 'EverLow'
Everlow Yew

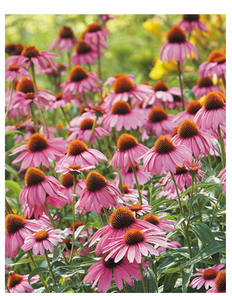

Taxus media 'Hicksii'
Hicks Yew

Thuja occidentalis 'Nigra'
American Arborvitae

## PERENNIALS & ORNAMENTAL GRASSES

Allium 'Summer Beauty'
Summer Beauty Allium

Deschampsia cespitosa
Tufted Hair Grass


Echinacea purpurea
Purple Coneflower

Hemerocallis
'Little Wine Cup'
Little Wine Cup Daylily

Liatris spicata
'Floristan White'
Blazing Star

Nepeta x mussini
'Blue Wonder'
Blue Wonder Catmint

Panicum virgatum 'Shenandoah'
Shenandoah Switch Grass

Sporobolus heterolepsis
Prairie Dropseed

## GROUNDCOVERS

Liriope spicata
Lilyturf

Waldsteinia ternata
Barren Strawberry

THE CLOVE

# PHASE 2 MASTER PLAN - PLANT IMAGES

BUFFALO GROVE,ILLINOIS

KENSINGTON DEVELOPMENT PARTNERS

APRIL 29, 2022

KENSINGTON DEVELOPMENT PARTNERS

APRIL 29, 2022

© 2017 THE LAKOTA GROUP

# DEVELOPMENT PLANS RETAIL

# Architectural Renderings

43k RETAIL STORE

# SHELL DESIGN | ANYWHERE, USA

[AOR]

COOL GREY STONEWOOD 02

2021.10.29

43k RETAIL STORE

# SHELL DESIGN | ANYWHERE, USA

[AOR]

COOL GREY STONEWOOD 03

2021.10.29

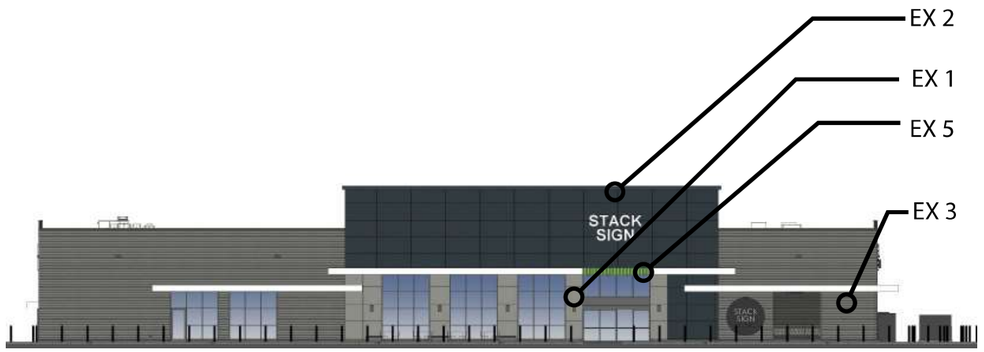
43k RETAIL STORE

# SHELL DESIGN | ANYWHERE, USA

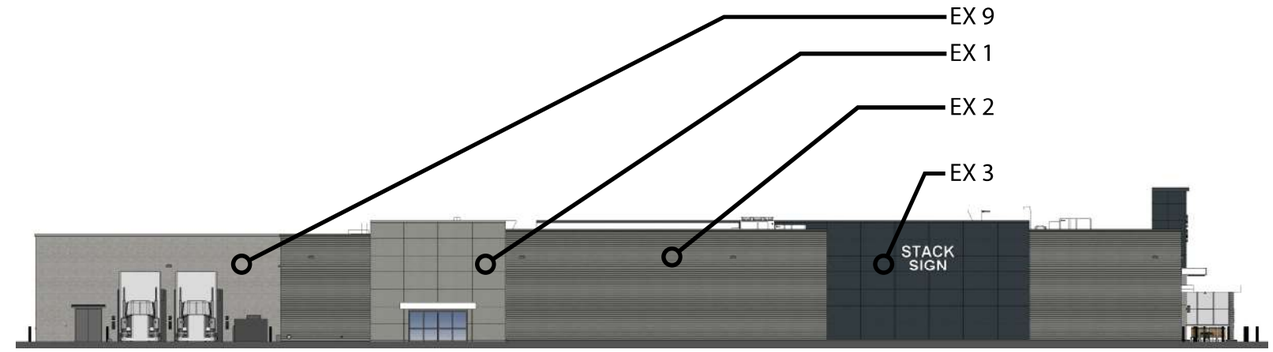
[AOR]

COOL GREY STONEWOOD 04

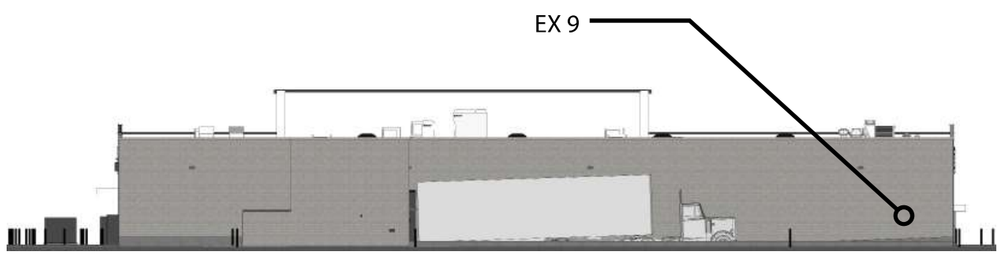
2021.10.29



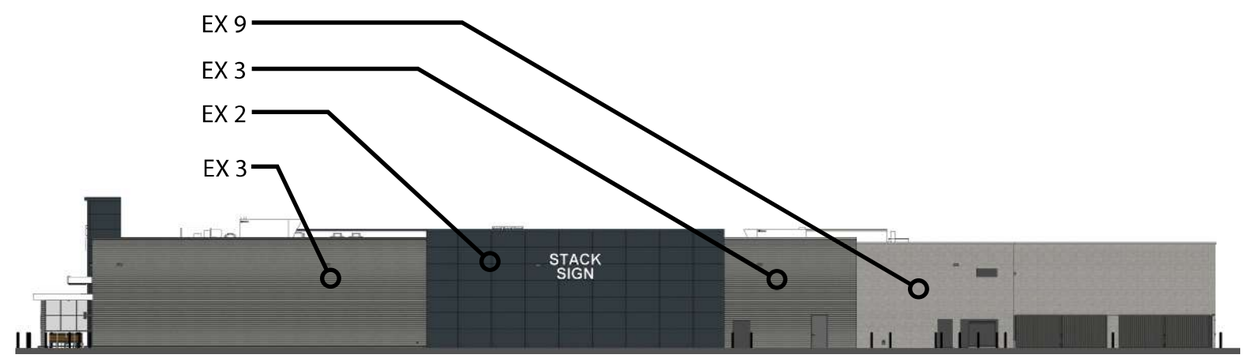

FRONT ELEVATION




STAGING ELEVATION




REAR ELEVATION




NON-STAGING ELEVATION

43k RETAIL STORE

# SHELL DESIGN | ANYWHERE, USA

[AOR]

COOL GREY STONEWOOD 05

2021.10.29

# EXTERIOR MATERIALS SCHEDULE

| IMAGE | TAG | MANUFACTURER | PRODUCT | MODEL + FINISH | SIZE |
|---|---|---|---|---|---|
| | EX1 | STONEWOOD ARCHITECTURAL PANELS | PHENOLIC PANEL - CONCEALED FASTENER | FASHION GRAY | 4′ X 8′ |
| | EX2 | STONEWOOD ARCHITECTURAL PANELS | PHENOLIC PANEL - CONCEALED FASTENER | GRAPHITE SPECTRUM | 4′ X 8′ |
| | EX3 | IMETCO | 24 GA GALVANIZED | LATITUDE FINISH: PREWEATHERED GALVALUME | 4′ X 8′ |
| | EX4 | MAPES ARCHITECTURAL CANOPIES | CANTILEVER CANOPY | BONE WHITE KYNAR | - |
| | EX5 | MAPES ARCHITECTURAL CANOPIES/ SOFFIT | CANTILEVER CANOPY/ ALUMINUM | SHERWIN WILLIAMS ELECTRIC LIME GREEN SW6921 | - |
| | EX6 | FIRESTONE | PARAPET COPING | CLEAR ANODIZED | - |
| | EX7 | KAWNEER | ALUMINUM STOREFRONT | BLACK ANODIZED 1600UT | - |
| | EX8 | FIRESTONE | PARAPET COPING | CHARCOAL GRAY | - |
| | EX9 | OLDCASTLE | BURNISHED CMU | 4303 | 8″ X 8″ X 16″ |
| | EX10 | OLDCASTLE | SLOPED COPING | CORDOVA MIDNIGHT | - |
| | EX11 | SHERWIN WILLIAMS | PAINT | REFLECTION SW7661 | - |
| | EX12 | ARCHITECTURAL CANOPIES | CANOPY 'FINS' | BLACK KYNAR | - |

10/20/2021 4:29:27 PM

## EXTERIOR ELEVATION KEYNOTES

XX.XXX

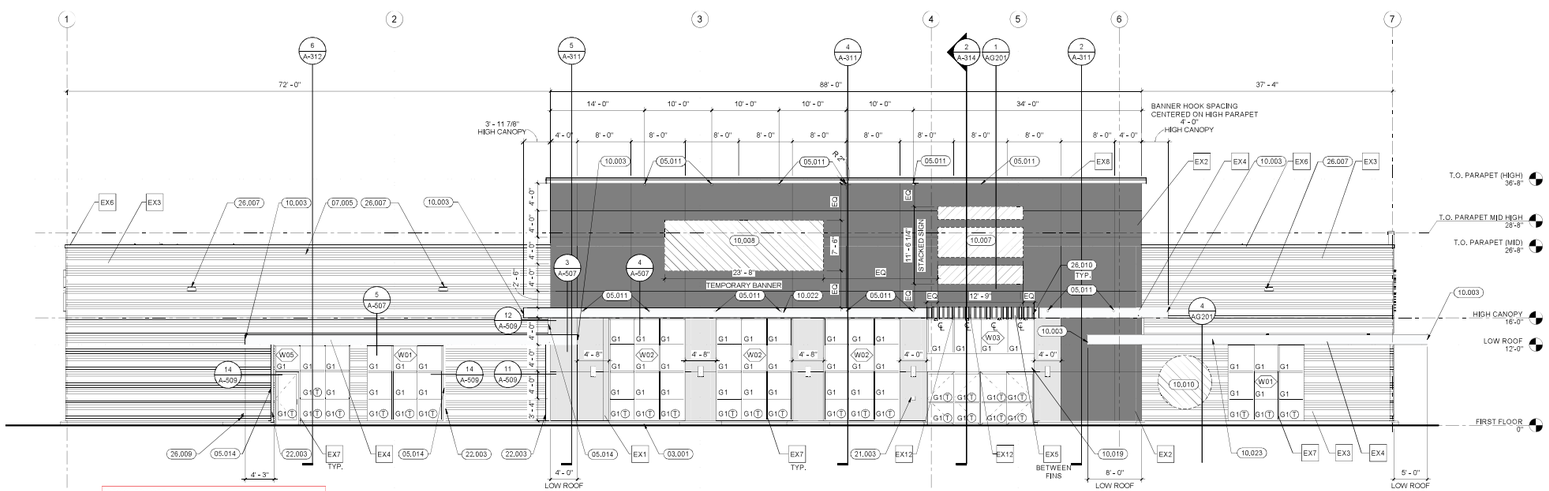
| | |
|---|---|
| 03.001 | 8" CONCRETE CURB |
| 03.017 | 1' WIDE, 2' TALL CURB AGAINST RETAINING WALL, REFER TO CIVIL |
| 05.011 | HOOKS FOR TEMPORARY BANNER, REFER TO WALL DETAILS SHEETS FOR CONNECTION DETAILS |
| 05.013 | RAIN HOOD |
| 05.014 | DOWNSPOUT COVER PREFINISHED, 24 GA, GALVANIZED STEAL. |
| 07.005 | ROOF LINE BEYOND |
| 08.002 | SERVICE DOOR |
| 10.003 | OVERFLOW PER MAPES DETAIL |
| 10.007 | PRIMARY SIGN - SIGNAGE BY TENANT, PROVIDE BLOCKING AND POWER AS NEEDED, REFER TO TENANT IMPROVEMENT DRAWINGS FOR EXTERIOR SIGNAGE DETAILS |
| 10.008 | TEMPORARY BANNER LOCATION, ENSURE THAT BANNER IS TIGHT WHEN INSTALLED, COORDINATE LOCATION WITH LOCATION OF SIGNAGE |
| 10.009 | SECONDARY SIGN - SIGNAGE BY TENANT, PROVIDE BLOCKING AND POWER AS NEEDED, REFER TO AG201 FOR EXTERIOR SIGNAGE DETAILS |
| 10.010 | 96" DIBOND PANEL SIGN WITH 1ST SURFACE COPY INSTALLED LEFT OF CART GARAGE ONTO CORRUGATED STEEL WALL |
| 10.019 | UNDERSIDE OF UPPER PREFABRICATED CANOPY, REFER TO ROOF PLAN |
| 10.021 | PREFABRICATED CANOPY |
| 10.022 | UPPER PREFABRICATED CANOPY (BELOW) |
| 10.023 | LOWER PREFABRICATED CANOPY (BELOW) |
| 11.002 | OVERHEAD INSULATED SECTIONAL LOADING DOCK DOOR - FINISH: WHITE |
| 11.003 | COMPACTOR DOOR |
| 11.005 | 30 YARD COMPACTOR CONTAINER |
| 11.006 | DOCK COMMUNICATION LIGHT |
| 21.003 | FIRE DEPARTMENT KEY BOX. REFER TO FIRE PROTECTION. |
| 22.003 | CANOPY DOWNSPOUT TO STORM, COORDINATE WITH CIVIL |
| 22.006 | OVERFLOW ROOF DRAIN DOWNSPOUT, REFER TO PLUMBING. |
| 26.007 | EXTERIOR WALL PACK LIGHTING - REFER TO ELECTRICAL |
| 26.009 | ELECTRICAL OUTLET- REFER TO ELECTRICAL. |
| 26.010 | LINEAR CANOPY LIGHT LOCATED BETWEEN THE FINS AND CENTERED ON EACH GLAZING UNIT, REFER TO ELECTRICAL |
| 26.303 | COORDINATE CONNECTION REQUIREMENTS FOR DOOR BELL WITH OWNER AND HARDWARE PROVIDER PRIOR TO ROUGH-IN. |

## EXTERIOR ELEVATION MATERIALS

XXX

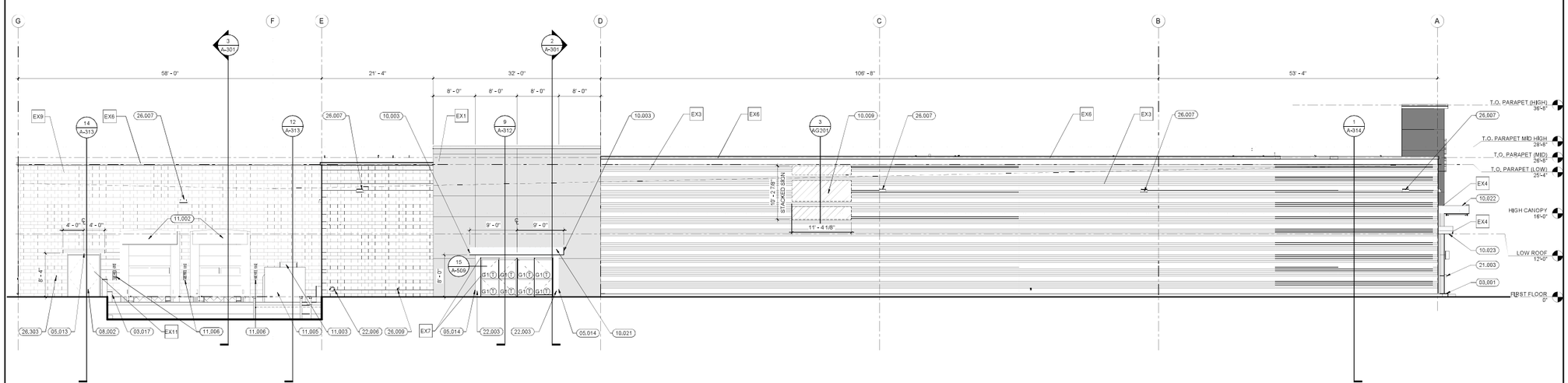
| TAG | PRODUCT | MANUFACTURER | MODEL/FINISH | SIZE | COMMENTS |
|---|---|---|---|---|---|
| EX1 | PHENOLIC PANEL - CONCEALED FASTENER | STONEWOOD ARCHITECTURAL PANELS | FASHION GREY 5619-CB | 4'x8' | |
| EX2 | PHENOLIC PANEL - CONCEALED FASTENER | STONEWOOD ARCHITECTURAL PANELS | GRAPHITE SPECTRUM 6726-A8 | 4'x8' | |
| EX3 | 24ga GALVANIZED | MMETCO | LATITUDE FINISH: PREVEATHERED GALVALUME | | |
| EX4 | CANTILEVER CANOPY | MAPES ARCHITECTURAL CANOPIES | BONE WHITE KYNAR | | |
| EX5 | CANTILEVER CANOPY | MAPES ARCHITECTURAL CANOPIES | SHERWIN WILLIAMS ELECTRIC LIME GREEN 6921 | | MAPES CUSTOM COLOR TO MATCH |
| EX6 | PARAPET COPING | FIRESTONE | CLEAR ANODIZED | | |
| EX7 | ALUMINUM STOREFRONT | KAWNEER | 1600UT - FINISH: BLACK ANODIZED | | |
| EX8 | PARAPET COPING | FIRESTONE | CHARCOAL | | |
| EX9 | BURNISHED CMU | OLDCASTLE | 4303 | 8"x8"x16" | ASH, RUNNING BOND |
| EX10 | SLOPED COPING | OLDCASTLE | CORDOVA MIDNIGHT | | |
| EX11 | PAINT | SHERWIN WILLIAMS | SW 7661 - REFLECTION | | PAINT HM EXTERIOR DOORS, DOWNSPOUTS, AND MISC METALS |
| EX12 | CANOPY 'FINS' | MAPES ARCHITECTURAL CANOPIES | BLACK KYNAR | | |
| EX13 | 20 GA CUSTOM BENT MTLT | | | 6"W x 1 1/2"H | POWDER COAT TO MATCH SHERWIN WILLIAMS ELECTRIC LIME GREEN SW6921 |

**DESIGNER NOTE:**
*IF LOCAL JURISDICTION REQUIRES RTU SCREENING USE CITYSCAPE PER THE WORK LETTER.*




**DESIGNER NOTE:**
*IN WALL CANOPY DRAINAGE, COORDINATE LOCATIONS WITH STRUCTURAL, PLUMBING, AND CIVIL.*

1 A-201 FRONT ELEVATION
1/8" = 1'-0"




2 A-201 SIDE-STAGING ELEVATION
1/8" = 1'-0"

ARCHITECT

CONSULTANT

SEAL

# RETAIL SHELL

XXX ST. CITY, STATE

PROJECT NUMBER: ARCHITECT PROJECT ### -##x | VERSION: 2.20201 | SITE CODE: XXXXXXXXXX

**PRELIMINARY - NOT FOR CONSTRUCTION**

THE COPYRIGHT AND OWNERSHIP OF ALL DESIGNS, METHODES AND TECHNOLOGIES DEVELOPED AND ILLUSTRATED IN THIS SET REMAIN THE PROPERTY OF THE OWNER AND THEIR CONSULTANTS.

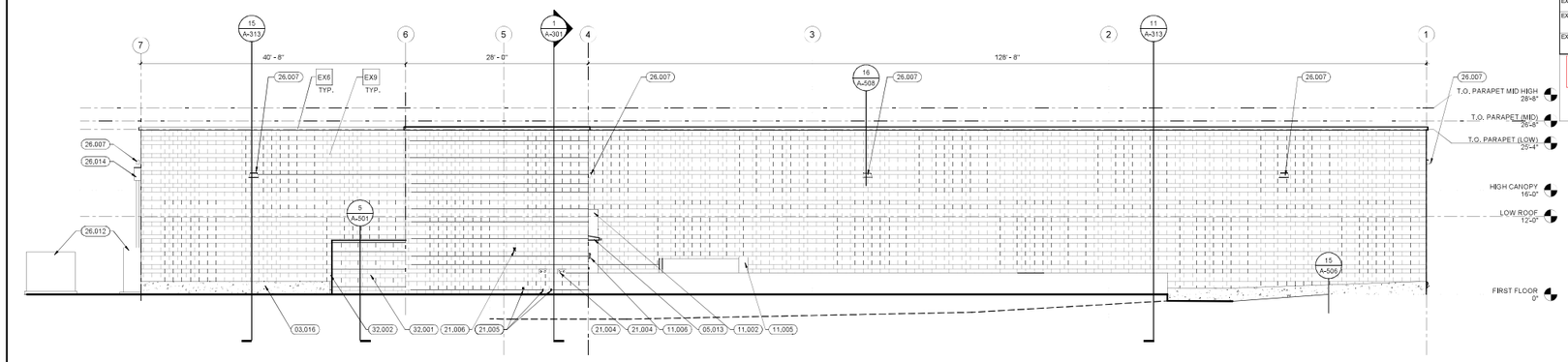
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL APPEARING HEREON IS SIGNED AND DATED BY THE ARCHITECT OR ENGINEER.

| DATE | ISSUED FOR | REV |
|---|---|---|

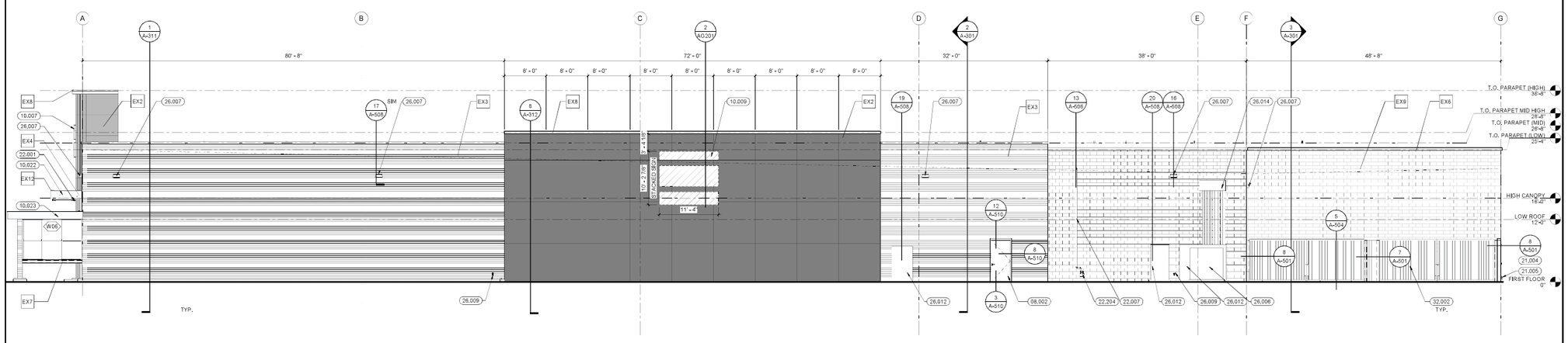
# A-201

EXTERIOR ELEVATIONS

10/25/2021 4:26:48 PM




1 A-202 REAR ELEVATION
1/8" = 1'-0"




2 A-202 NON-STAGING SIDE ELEVATION
1/8" = 1'-0"

## EXTERIOR ELEVATION KEYNOTES

XX.XXX

| | |
|---|---|
| 03.001 | 8" CONCRETE CURB |
| 03.016 | 6" WIDE, 2' TALL CURB AGAINST BUILDING. REFER TO CIVIL |
| 05.013 | RAIN HOOD |
| 08.002 | SERVICE DOOR |
| 10.007 | PRIMARY SIGN - SIGNAGE BY TENANT. PROVIDE BLOCKING AND POWER AS NEEDED. REFER TO TENANT IMPROVEMENT DRAWINGS FOR EXTERIOR SIGNAGE DETAILS |
| 10.009 | SECONDARY SIGN - SIGNAGE BY TENANT. PROVIDE BLOCKING AND POWER AS NEEDED, REFER TO AG201 FOR EXTERIOR SIGNAGE DETAILS |
| 10.022 | UPPER PREFABRICATED CANOPY (BELOW) |
| 10.023 | LOWER PREFABRICATED CANOPY (BELOW) |
| 11.002 | OVERHEAD INSULATED SECTIONAL LOADING DOCK DOOR - FINISH: WHITE |
| 11.005 | 30 YARD COMPACTOR CONTAINER |
| 11.006 | DOCK COMMUNICATION LIGHT |
| 21.004 | FIRE DEPARTMENT CONNECTION. REFER TO SPECIFICATIONS. |
| 21.005 | SPRINKLER SYSTEM OVERFLOW. REFER TO FIRE SUPRESSION. |
| 21.006 | FDC AND EXTERIOR WATERFLOW HORNSTROBE ASSEMBLY. REFER TO FIRE PROTECTION. |
| 22.001 | CANOPY DRAIN IN WALL CAVITY. REFER TO PLUMBING. |
| 22.007 | NATURAL GAS PIPING. REFER TO PLUMBING |
| 22.204 | 2 PSI GAS METER AND REGULATOR ASSEMBLY. COORDINATE WITH LOCAL UTILITY COMPANY FOR REQUIRED GAS DELIVERY PRESSURE. SEE GAS LOAD SCHEDULE ON SHEET P-601 FOR CONNECTED LOAD, RUN 2-1/2" 2 PSI NG LINE UP ALONG EXTERIOR WALL TO ROOF. |
| 26.006 | ELECTRICAL TRANSFORMER |
| 26.007 | EXTERIOR WALL PACK LIGHTING - REFER TO ELECTRICAL |
| 26.009 | ELECTRICAL OUTLET. REFER TO ELECTRICAL. |
| 26.012 | SWITCHBOARD. REFER TO ELECTRICAL |
| 26.014 | ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL |
| 32.001 | DUMPSTER ENCLOSURE |
| 32.002 | DUMPSTER ENCLOSURE GATE |

## EXTERIOR ELEVATION MATERIALS

XXX

| TAG | PRODUCT | MANUFACTURER | MODEL/FINISH | SIZE | COMMENTS |
|---|---|---|---|---|---|
| EX1 | PHENOLIC PANEL - CONCEALED FASTENER | STONEWOOD ARCHITECTURAL PANELS | FASHION GREY 5619-CB | 4'x8' | |
| EX2 | PHENOLIC PANEL - CONCEALED FASTENER | STONEWOOD ARCHITECTURAL PANELS | GRAPHITE SPECTRUM 6726-A8 | 4'x8' | |
| EX3 | 24ga GALVANIZED | MBETCO | LATITUDE FINISH: PREWEATHERED GALVALUME | | |
| EX4 | CANTILEVER CANOPY | MAPES ARCHITECTURAL CANOPIES | BONE WHITE KYNAR | | |
| EX5 | CANTILEVER CANOPY | MAPES ARCHITECTURAL CANOPIES | SHERWIN WILLIAMS ELECTRIC LIME GREEN 6921 | | MAPES CUSTOM COLOR TO MATCH |
| EX6 | PARAPET COPING | FIRESTONE | CLEAR ANODIZED | | |
| EX7 | ALUMINUM STOREFRONT | KAWNEER | 1600UT-1 FINISH: BLACK ANODIZED | | |
| EX8 | PARAPET COPING | FIRESTONE | CHARCOAL | | |
| EX9 | BURNISHED CMU | OLDCASTLE | 4303 | 8"x8"x16" | ASH, RUNNING BOND |
| EX10 | SLOPED COPING | OLDCASTLE | CORDOVA MIDNIGHT | | |
| EX11 | PAINT | SHERWIN WILLIAMS | SW 7661 - REFLECTION | | PAINT HM EXTERIOR DOORS, DOWNSPOUTS, AND MISC METALS |
| EX12 | CANOPY FINIS' | MAPES ARCHITECTURAL CANOPIES | BLACK KYNAR | | |
| EX13 | 20 GA CUSTOM BENT MTLT | | | 6"W x 1 1/2"H | POWDER COAT TO MATCH SHERWIN WILLIAMS ELECTRIC LIME GREEN SW6921 |

*DESIGNER NOTE:*
*IF LOCAL JURISDICTION REQUIRES RTU SCREENING USE CITYSCAPE PER THE WORK LETTER*

ARCHITECT

CONSULTANT

SEAL

PRELIMINARY - NOT FOR CONSTRUCTION

# RETAIL SHELL

XXX ST. CITY, STATE

PROJECT NUMBER: ARCHITECT PROJECT ### -##X | VERSION: 2.020201 | SITE CODE: XXX-XX XXXXX

THE COPYRIGHT AND OWNERSHIP OF ALL DESIGNS, METHODES AND TECHNOLOGIES DEVELOPED AND ILLUSTRATED IN THIS SET REMAIN THE PROPERTY OF THE OWNER AND THEIR CONSULTANTS.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL APPEARING HEREON IS SIGNED AND DATED BY THE ARCHITECT OR ENGINEER.

| DATE | ISSUED FOR | REV |
|---|---|---|

A-202

EXTERIOR ELEVATIONS

Elevate Sign Group

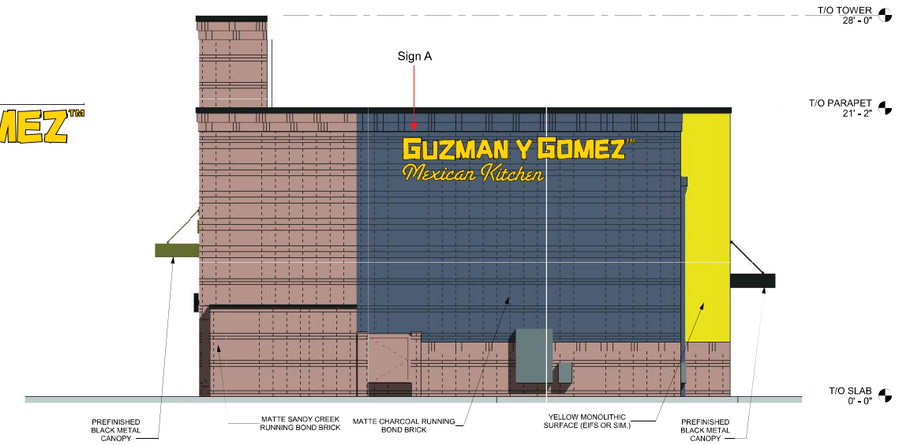
GYG Buffalo Grove IL

Paul Rzewuski
Elevate Sign Group
120 N. Ridge Ave.
Lombard, IL 60148
www.elevatesigngroup.com

# R4

## Sign A

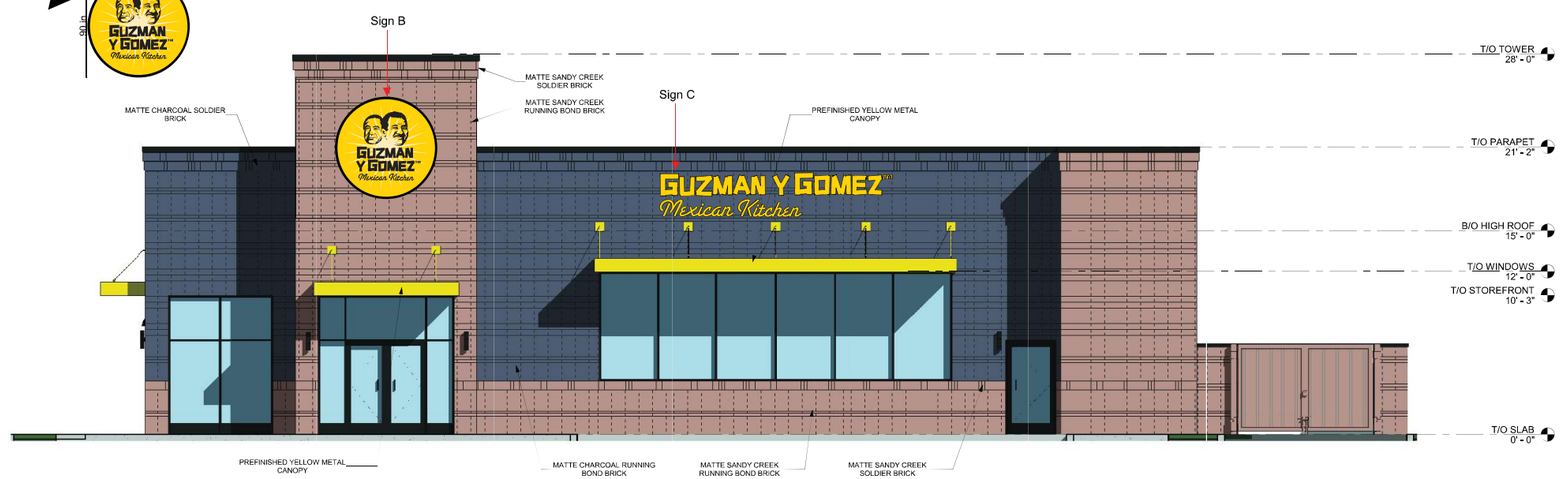
**UL Listed channel Letters**
**5in projection from wall**




1 West Elevation
1/4" = 1'-0"

## Sign B

**Illuminated LOGO**
**plex face/LED internal illumination**
**UL Listed**
**5in projection**




2 North Elevation
1/4" = 1'-0"

## Sign C

**UL Listed channel Letters**
**5in projection from wall**

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

BUFFALO GROVE TOWN CENTER
BUFFALO GROVE, IL
12.21.21

GUZMAN Y GOMEZ™ Mexican Taqueria

Elevate Sign Group

GYG Buffalo Grove IL

Paul Rzewuski
Elevate Sign Group
120 N. Ridge Ave.
Lombard, IL 60148
www.elevatesigngroup.com

R4

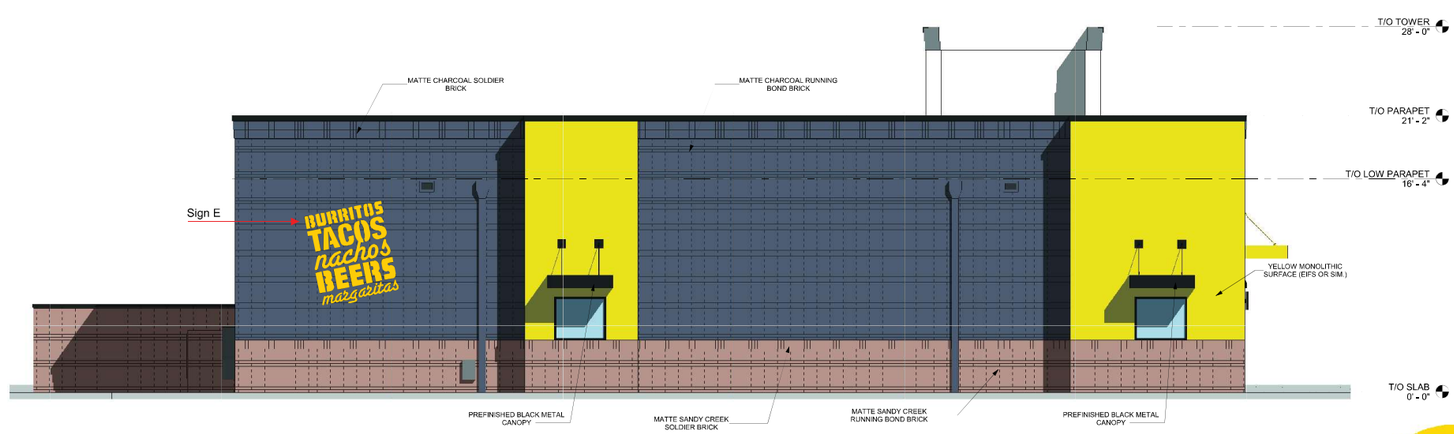
## Sign D

**UL Listed channel Letters**
**5in projection from wall**

1 East Elevation
1/4" = 1'-0"

## Sign E

**Non-illuminated Flat Cut Out Aluminum Letters**



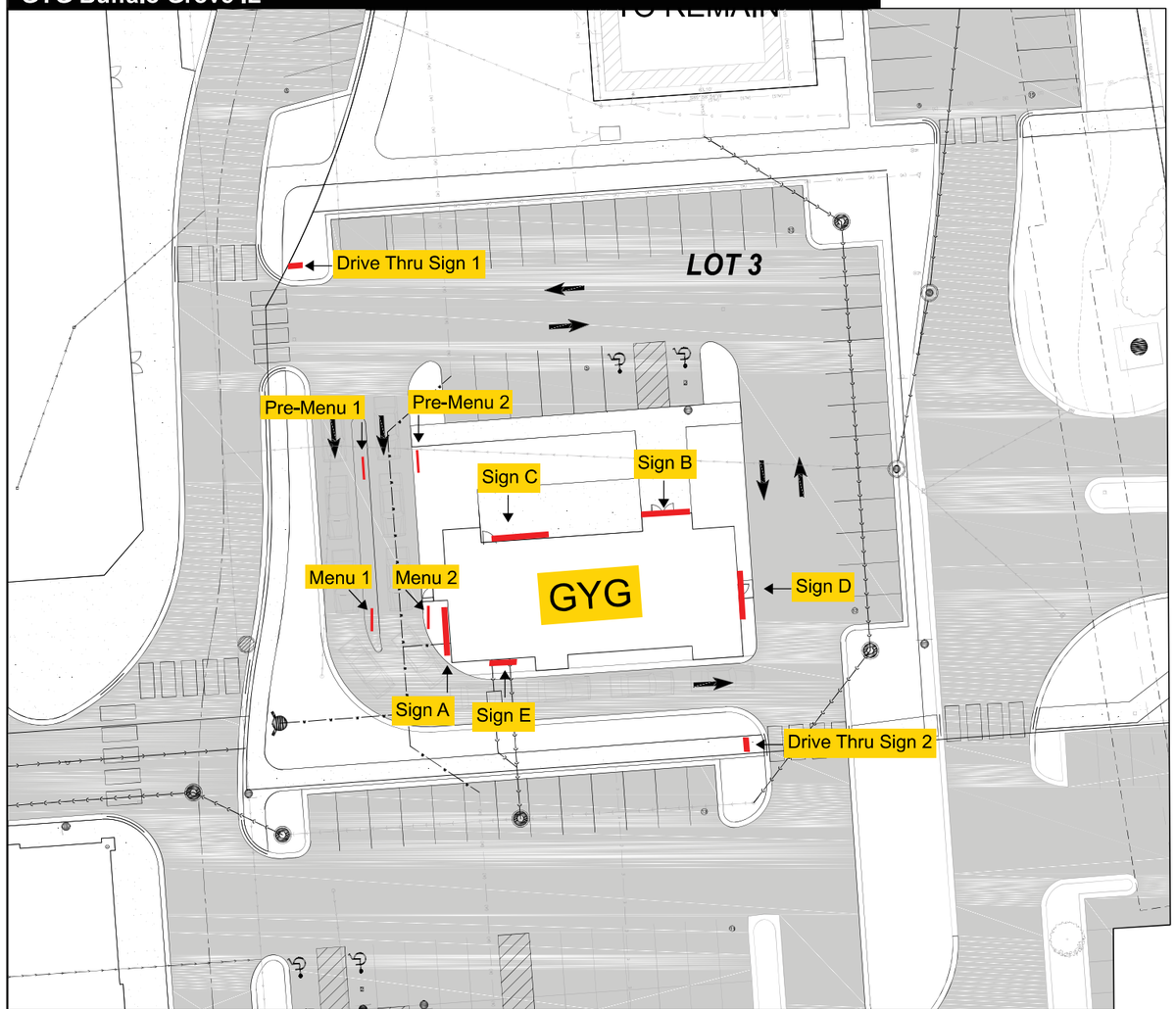

2 South Elevation
1/4" = 1'-0"

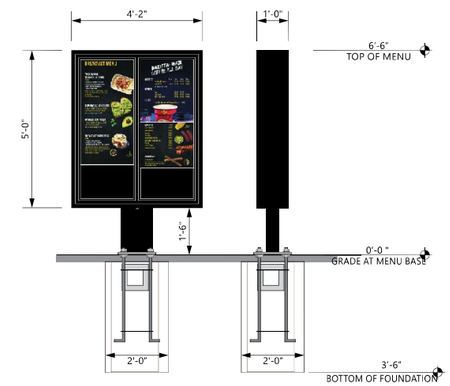
INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

BUFFALO GROVE TOWN CENTER
BUFFALO GROVE, IL
12.21.21

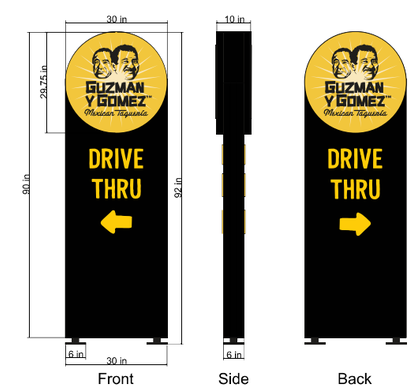
GUZMAN Y GOMEZ™ Mexican Taqueria

## GYG Buffalo Grove IL




**Typical Menu**




**Drive Thru Sign**

| PROJECT MANAGER: | SUBMITTED TO: | AGREEMENT: | ACCEPTED BY: |
|---|---|---|---|
| Elevate Sign Group<br>Paul Rzewuski<br>Elevate Sign Group<br>120 N. Ridge Ave.<br>Lombard, IL 60148<br>www.elevatesigngroup.com | | THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE, DUE TO VARIATIONS IN PRINTING, FABRICATION, PAINTING, SUBSTRATES, AND FINISHES. THE FINAL PRODUCT MAY DIFFER FROM DRAWING. SUPERIMPOSED DRAWINGS ARE INTENDED TO SHOW ORIENTATION AND LOCATION OF THE PROPOSED SIGNAGE. IT MAY NOT BE TO EXACT SCALE. COLOR SWATCHES OR CHIPS CAN BE PROVIDED IF REQUESTED BY CUSTOMER. IF COLORS ARE NOT SPECIFIED A CLOSE MATCH WILL BE PROVIDED AND DETERMINED BY THE PROJECT MANAGER.<br><br>ACCEPTED: BY SIGNING THIS DOCUMENT YOU THE CUSTOMER ACCEPTS THAT THE ABOVE PROPOSED SIGNAGE SPECIFICATIONS, COLORS, SPELLING, AND CONDITIONS ARE SATISFACTORY AND AUTHORIZE ELEVATE SIGN GROUP TO DO THE WORK AS SPECIFIED | NAME AND TITLE:<br>SIGNATURE:<br>DATE:<br>LANDLORD SIGNATURE: |

R4

# MULTI-TENANT BUILDINGS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

# MULTI-TENANT BUILDINGS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

West Elevation

South Elevation

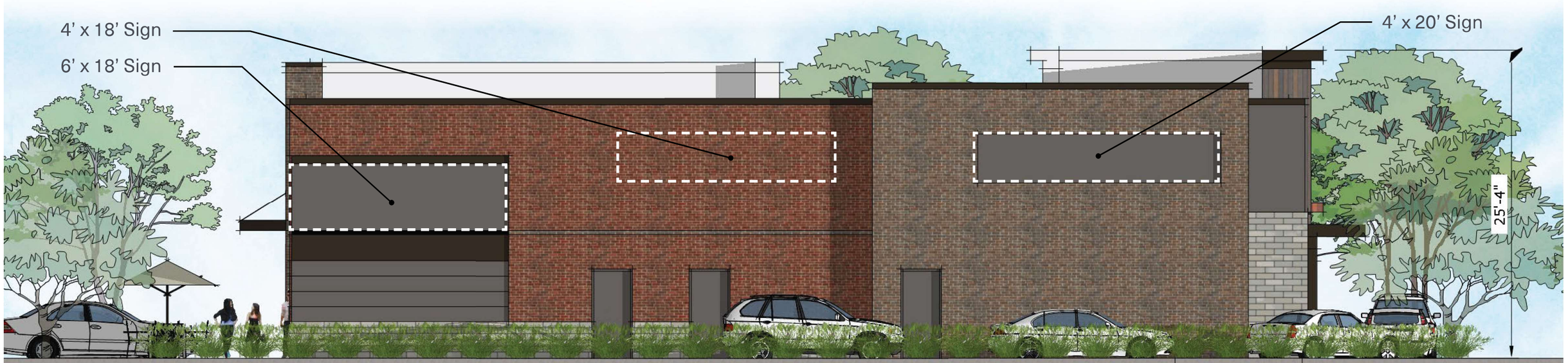
# NORTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

North Elevation




East Elevation

# NORTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

West Elevation

South Elevation

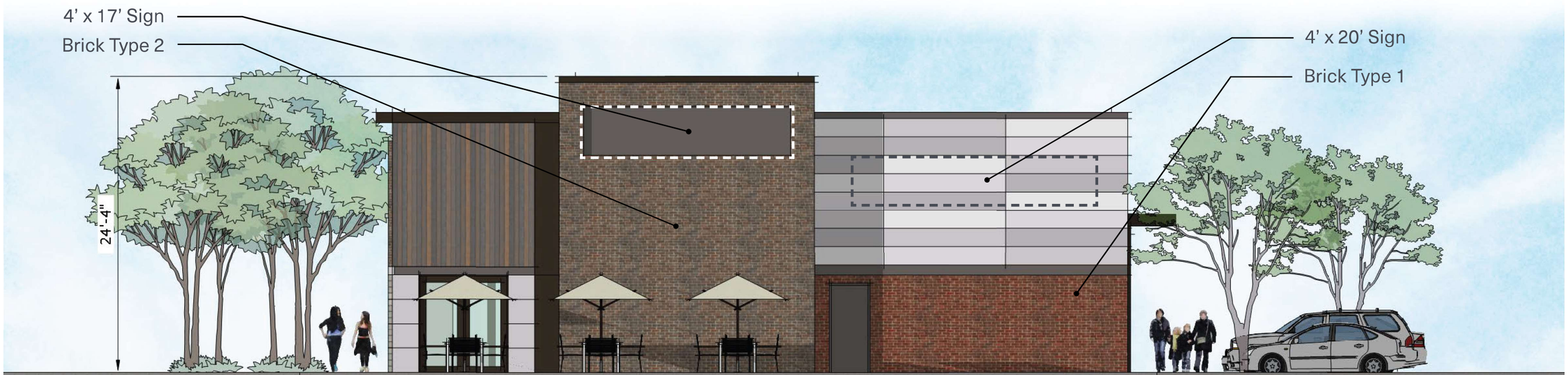
# SOUTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

North Elevation




East Elevation

# SOUTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

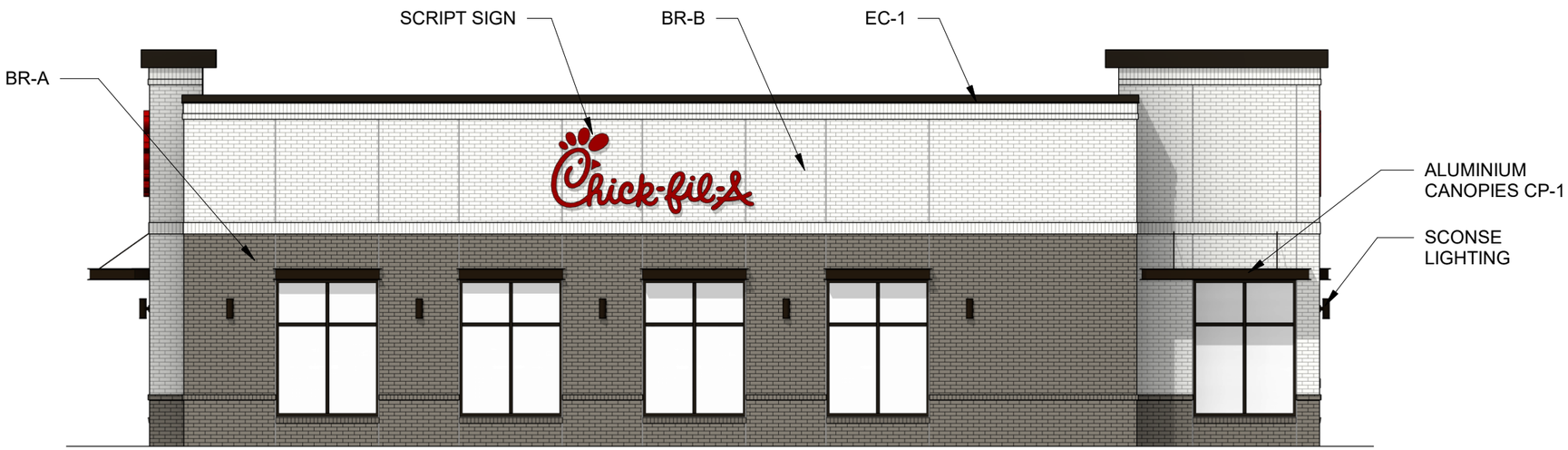
WOOLPERT

CHICK-FIL-A PERSPECTIVE VIEW

05252, BUFFALO GROVE TOWN CENTER FSU, BUFFALO GROVE, IL

05/04/2022

5/5/2022 4:47:59 PM
DD-2




WEST ELEVATION
1/8" = 1'-0"

## EXTERIOR FINISHES

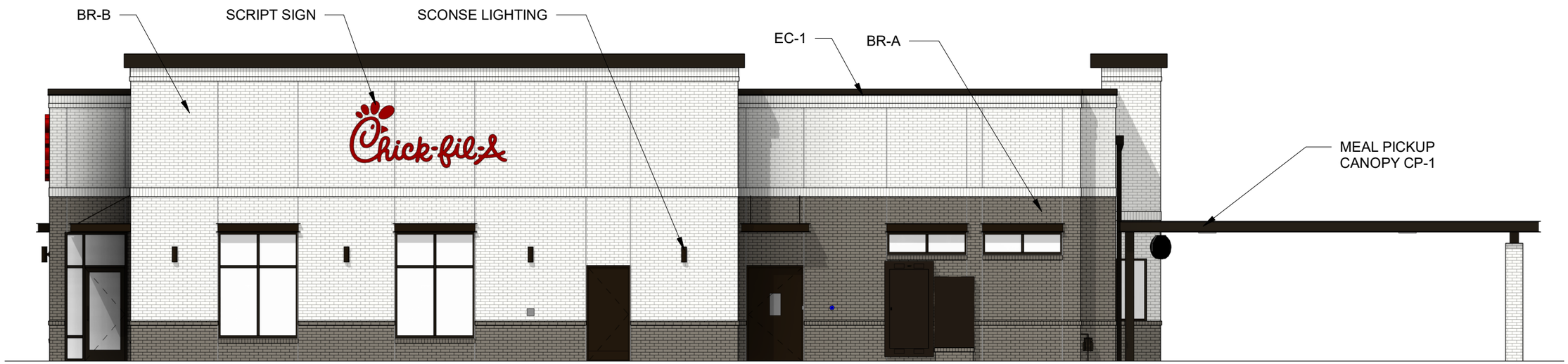
BR-A
BRICK VENEER
COLOR: SLATE GREY
SIZE: MODULAR

BR-B
BRICK VENEER
COLOR: RIDGEMAR
SIZE: MODULAR

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

ST-1
STOREFRONT
COLOR: DARK BRONZE



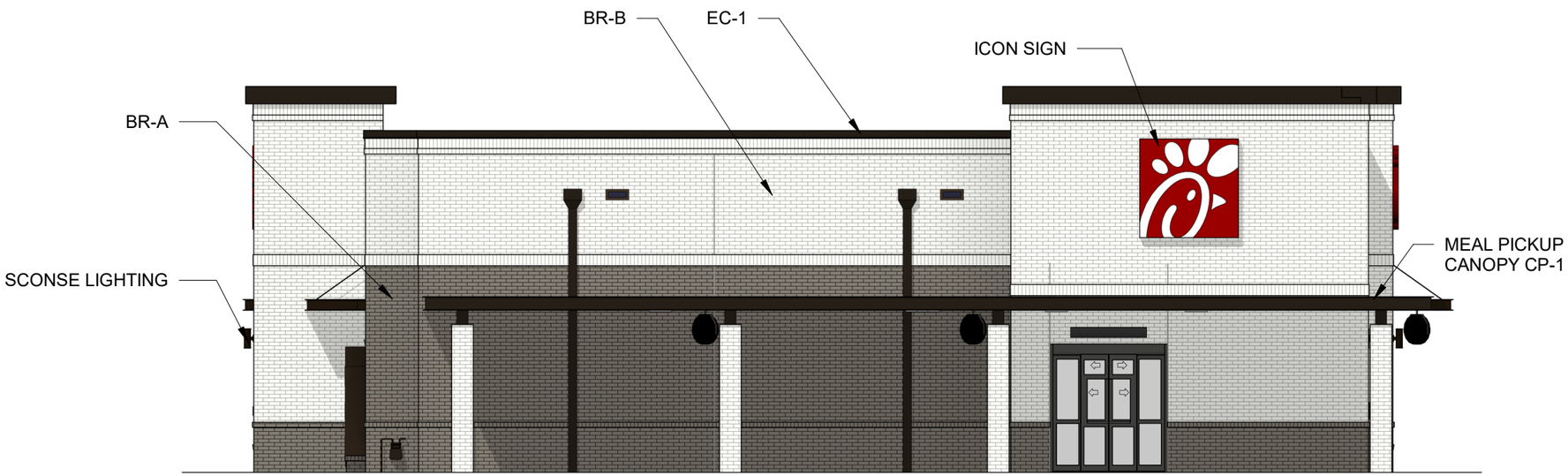

SOUTH ELEVATION
1/8" = 1'-0"

CHICK-FIL-A ELEVATION

05252, BUFFALO GROVE TOWN CENTER FSU, BUFFALO GROVE, IL

05/04/2022

5/5/2022 8:49:57 AM
DD-3




EAST ELEVATION

1/8" = 1'-0"

## EXTERIOR FINISHES

BR-A

BRICK VENEER
COLOR: SLATE GREY
SIZE: MODULAR

BR-B

BRICK VENEER
COLOR: RIDGEMAR
SIZE: MODULAR

EC-1

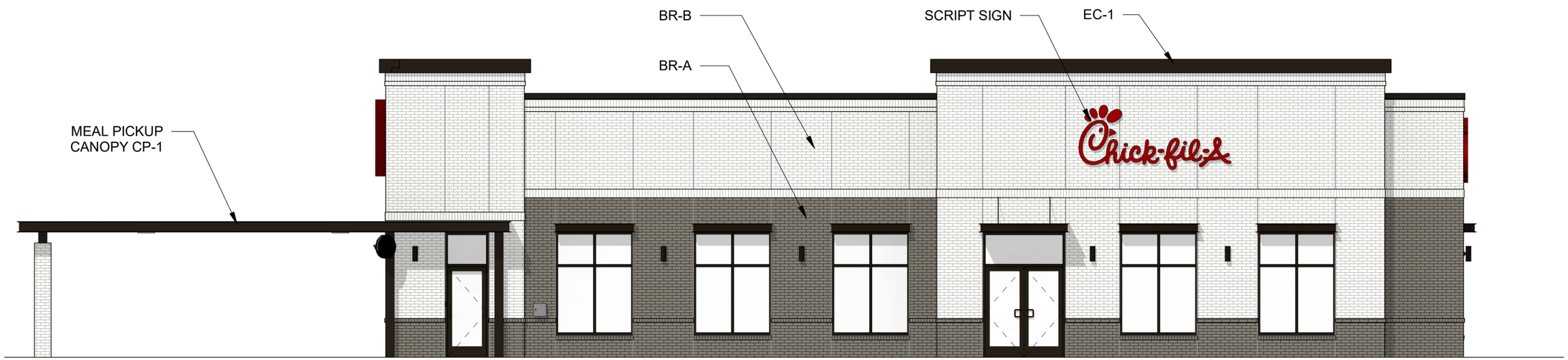
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

CP-1

PREFINISHED METAL
COLOR: DARK BRONZE

ST-1

STOREFRONT
COLOR: DARK BRONZE




NORTH ELEVATION

1/8" = 1'-0"

CHICK-FIL-A ELEVATIONS

05252, BUFFALO GROVE TOWN CENTER FSU, BUFFALO GROVE, IL

05/04/2022

5/5/2022 8:50:02 AM
DD-4

# Proposed Renovation of Existing North Building

KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

THE CLOVE

# Proposed Renovation of Building B

** Facade materials will include a combination of painting/staining of existing masonry, phenolic resin or fiber cement panels, and metal panels. Colors and placement of facade materials subject to change upon building design.

KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

THE CLOVE

# Proposed Renovation of Building B

KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

THE CLOVE

# Proposed Renovation of Building B

4-12-22

Proj No. 082

Attachment: Plan Set 5.13.22 (Consider Approval - Amend to PD, SU, Plat of Sub, Prelim & Final Dev Plan, SU and Var at Town Center)

KENSINGTON DEVELOPMENT PARTNERS

BUFFALO GROVE TOWN CENTER PROPOSED RENOVATION CONCEPT

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

# Proposed Renovation of Building B

KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

THE CLOVE

# DEVELOPMENT PLANS RETAIL

# Photometrics

**Calculation Summary**

| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|
| Buffalo Grove_8_Planar | Fc | 2.44 | 11.8 | 0.0 | N.A. | N.A. |
| CalcPts_1 | Fc | 0.00 | 0 | 0 | N.A. | N.A. |

**Luminaire Schedule**

| Symbol | Qty | Tag | Description | Lum. Lumens | Lum. Watts | Total Watts | LLF |
|---|---|---|---|---|---|---|---|
| | 15 | WM 11L | NTW-A-WM-T3-11L-40K-XX-XX_CON | 11175 | 74 | 1110 | 0.850 |
| | 50 | 3M 16L | CREE OSQM-B-16L-40K7-3M-Ux-xx-xx-xxxx | 16100 | 104 | 5200 | 0.850 |
| | 39 | 4M 16L | CREE OSQM-B-16L-40K7-4M-Ux-xx-xx-xxxx | 16098 | 104 | 4056 | 0.850 |
| | 32 | WM 7L | CREE NTW-A-WM-T3-7L-40K-XX-XX_STD1 | 6727 | 46.4 | 1484.8 | 0.850 |
| | 22 | 3M 16L | CREE OSQM-B-16L-40K7-3M-Ux-xx-xx-xxxx w_OS | 12700 | 104 | 2288 | 0.850 |
| | 2 | 5M 16L | CREE OSQM-B-16L-40K7-5M-Ux-xx-xx-xxxx | 15300 | 104 | 208 | 0.850 |

Photometric calculations are being provided to the recipient per the following disclaimers. This light level analysis is an estimate only, and is based on standard interior reflectance values of 0.8 ceilings, 0.5 walls, and 0.2 floors, unless otherwise specified. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can only be as accurate as is warranted by the input data, software and the IES files provided by our manufacturers.

A&M We Define Lighting

| # | Date | Comments |
|---|---|---|
| | | |
| | | |
| | | |

Revisions

Calculation By: Valerie Gunterman
Email: ValerieG@amirep.com

Date:3/7/2022

Scale: NTS

# Buffalo Grove Site

Photometric Calculation

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Project: Project_1** | | | | | | | |
| Symbol | Qty | Label | Arrangement | LMF | Lum. Lumens | Lum. Watts | Part Number |
| | 3 | 3M-30L | SINGLE | 1.000 | 31000 | 202 | OSQL-B-30L-40K7-3M-UL-NM-__ w/OSQ-ML-B-DA-__ |
| | 1 | 5M-30L | Single | 1.000 | 27800 | 202 | OSQL-B-30L-40K7-5M-UL-NM-__ w/OSQ-ML-B-DA-__ |
| | 4 | 5M-30L-2 | 2 @ 180° | 1.000 | 27800 | 202 | OSQL-B-30L-40K7-5M-UL-NM-__ w/OSQ-ML-B-DA-__ |
| | 1 | 5M-30L-3 | 3 @ 90° | 1.000 | 27800 | 202 | OSQL-B-30L-40K7-5M-UL-NM-__ w/OSQ-ML-B-DA-__ |
| | 10 | XP-4 | Single | 1.000 | 6100 | 47 | XSPW-B-WM-4ME-6L-40K-UL-__ |

| Calculation Summary (Footcandles calculated using initial lumen values @ 25°C) | | | | | | |
|---|---|---|---|---|---|---|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| CalcPts | Fc | 1.61 | 9.0 | 0.0 | N.A. | N.A. |
| PROPERTY LINE | Fc | 0.16 | 0.2 | 0.0 | N.A. | N.A. |
| CHICK-FIL-A PKG LOT | Fc | 2.84 | 8.8 | 1.0 | 2.84 | 8.80 |
| PARKING LOT | Fc | 2.39 | 9.0 | 0.9 | 2.66 | 10.00 |

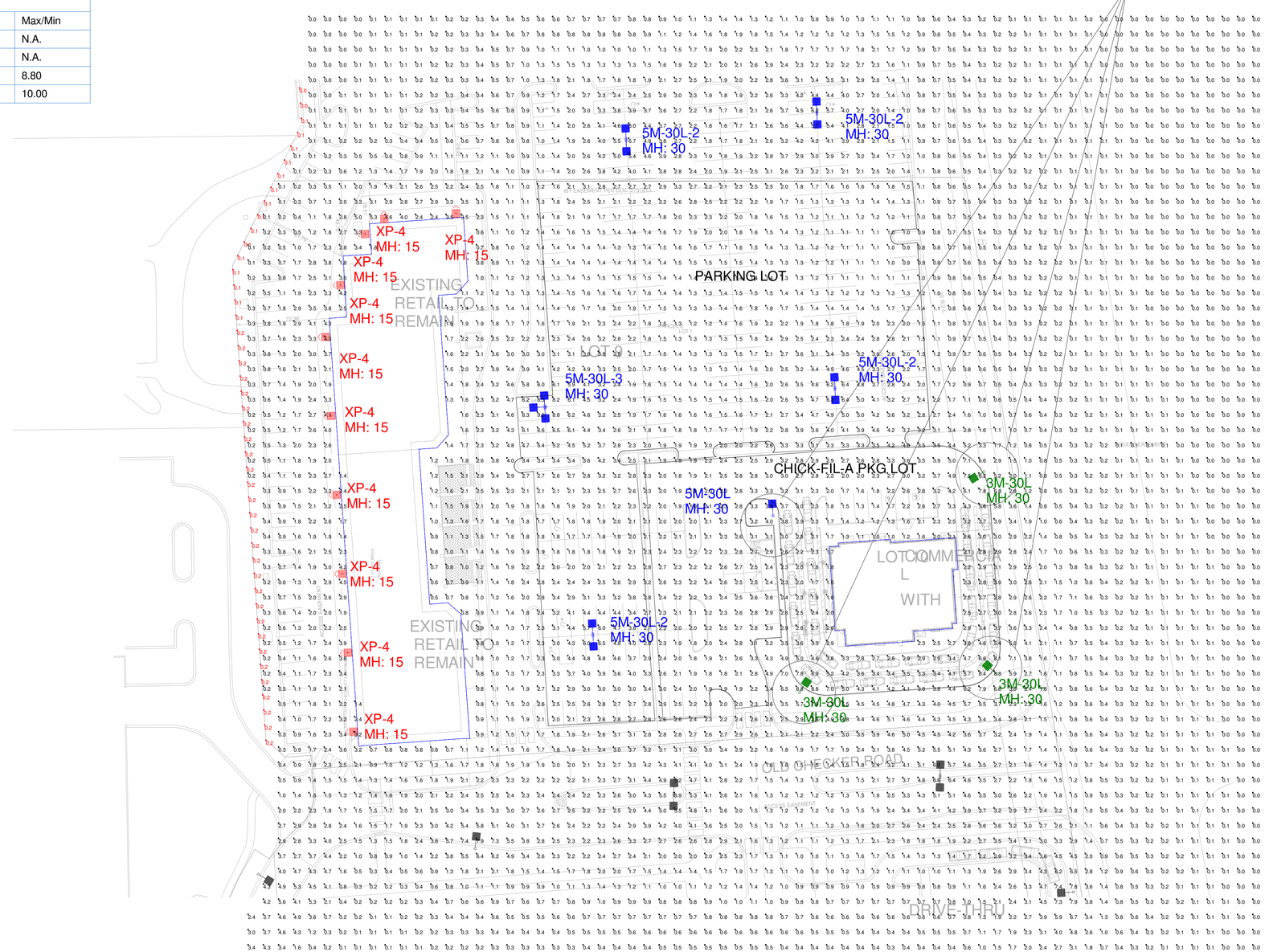
Pole Fixture Mounting Height: 30' AFG (27' pole +3' base)

Pole Schedule
(4) SSS-4-11-27-CW-BS-1D-C-__ (27' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 120 MPH sustained winds.

Additional Equipment:
(16) OSQ-ML-B-DA-__ (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

NEW POLE BASES




CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Buffalo Grove Chick-Fil-a Site Town Center

CASE #: 00493851 | Footcandles calculated at grade | Filename: 220428DL1CIS.AGI

Layout By:
Chris Schlitz

Date:4/28/2022

Scale 1" = 40'
0 80 160

# DEVELOPMENT PLANS RESIDENTIAL

# Site Plan

| Unit | Description | RSF | Unit Count Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 | Level 7 | Total | Percent | Total RSF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Units** | | | | | | | | | | | | |
| Unit A - Jr 1 Bed | 1 Bed / 1 Bath | 615 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 35 | 11.8% | 21,525 |
| Unit B1 - 1 Bed | 1 Bed / 1 Bath | 862 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 42 | 14.1% | 36,204 |
| Unit B2 - 1 Bed | 1 Bed / 1 Bath | 862 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 42 | 14.1% | 36,204 |
| Unit B3 - 1 Bed | 1 Bed / 1 Bath | 862 | 1 | 7 | 7 | 7 | 7 | 7 | 7 | 43 | 14.5% | 37,066 |
| Unit C2 - 1 Bed | 1 Bed / 1 Bath | 927 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 14 | 4.7% | 12,994 |
| Unit D1 - 1 + Den | 1 Bed / 1 Bath / Den | 1,010 | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 30 | 10.1% | 30,300 |
| Unit E1 - 2 Bed | 2 Bed / 2 Bath | 1,246 | 6 | 7 | 7 | 7 | 7 | 7 | 7 | 47 | 15.8% | 58,562 |
| Unit F1 - 2 Bed | 2 Bed / 2 Bath | 1,559 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 14 | 4.7% | 21,826 |
| Unit F2 - 2 Bed | 2 Bed / 2 Bath | 1,559 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 2.0% | 9,354 |
| Unit F3 - 2 Bed + Den | 2 Bed / 2 Bath / Den | 1,599 | 0 | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 4.0% | 19,188 |
| Unit G1 - 3 Bed | 3 Bed / 2 bath | 1688 | 0 | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 4.0% | 20,256 |
| Total Units | | | 24 | 45 | 45 | 45 | 45 | 45 | 45 | 297 | 100.0% | 302,899 |

| Public Spaces | | Residential Spaces | | | Parking | | Building GSF Total | 380,961 |
|---|---|---|---|---|---|---|---|---|
| Retail | 11,300 SF | Sales and Leasing Office | 3,000 SF | | Garage Parking | 558 | | |
| Restaurant | 4,900 SF | Amenities | 4,500 SF | | Surface Parking | 105 | | |
| Retail / Restaurant Total | 16,200 SF | Residential Amenity Total | 7,500 SF | | Total Parking | 663 | | |

URBAN STREET GROUP LLC

Site Plan

# Buffalo Grove Town Center

Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

February 24, 2022 | MU210689.00

URBANSTREET
GROUP LLC

Nicole Woods, AICP
Director of Community Development
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

May 10, 2022

Re: The Clove Building Height Adjustment,

Nicole,

As we continue to advance construction documents for The Clove residential apartment building our design team has requested an additional 2-0 heigh variance changing the originally submitted overall building height from 84'-6" to 86-6". The design process has advanced from the conceptual drawing stage to working construction documents involving additional design consultants including the structural engineer who has found they need deeper floor and roof trusses. The truss depth increase accounts for the majority of the height request with the remaining height being added to the parapet to provide better angulation and flashing details for at the roof to wall area and building coping. There are no other changes to the exterior of the building. Please feel free to contact me directly if there are any questions or additional issues that need to be addressed regarding this issue.

Sincerely,
Jim Wells

Jim Wells
Sr. Vice President, Development
Urban Street Group, LLC.
847-942-0841 Cell
jwells@urbanstreetgroup.com
as agent for BGA Residential, LLC.

# Exterior Elevations

East Elevation
Scale = 1:30

South Elevation
Scale = 1:30

## Mixed- Use Retail & Residential Building

## South Elevation

Scale = 1:20

URBAN TR E GROUP LLC

# Buffalo Grove Town Center

Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

*The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.*

May 6, 2022 | MU210689.00

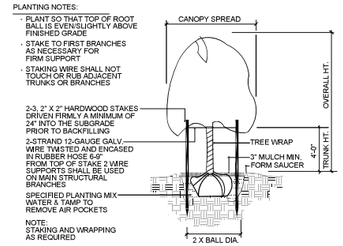
# DEVELOPMENT PLANS RESIDENTIAL
# Landscape Plan

PUD SUBMITTAL

## PLANT & MATERIALS LIST

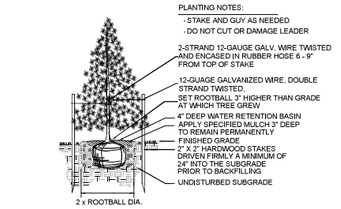
| CODE | QTY | SIZE | BOTANIC NAME | COMMON NAME |
|---|---|---|---|---|
| **Shade & Fastigiate Deciduous Trees** | | | | |
| AFAB | 1 | 2.5" caliper | Acer freemanii 'Autumn Blaze' | Autumn Blaze Freeman Maple |
| APCS | 2 | 2.5" caliper | Acer platanoides 'Crimson Sentry' | Crimson Sentry Norway Maple |
| AS | 1 | 2.5" caliper | Acer saccharum | Sugar Maple |
| CO | 2 | 2.5" caliper | Celtis occidentalis | Hackberry |
| GTI | 3 | 2.5" caliper | Gleditsia triacanthos var. inermis 'Skyline' | Skyline Thornless Honeylocust |
| GPS | 2 | 2.5" caliper | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo (*male species*) |
| LS | 1 | 2.5" caliper | Liquidambar styraciflua | American Sweetgum |
| LT | 1 | 2.5" caliper | Liriodendron tulipifera | Tulip Tree |
| MG | 3 | 2.5" caliper | Metasequoia glyptostroboides | Dawn Redwood |
| NS | 1 | 2.5" caliper | Nyssa sylvatica | Black Gum / Black Tupelo |
| PAMC | 2 | 2.5" caliper | Platanus acerifolia 'Morton Circle' | Exclamation London Planetree |
| QR | 1 | 2.5" caliper | Quercus rubra | Red Oak |
| QRRP | 2 | 2.5" caliper | Quercus robur 'Regal Prince' | Regal Prince English Oak |
| TTSS | 3 | 2.5" caliper | Tilia tomentosa 'Sterling Silver' | Sterling Silver Linden |
| UCA | 1 | 2.5" caliper | Ulmus carpinifolia 'Accolade' | Accolade Smooth Elm |
| **Ornamental Deciduous Trees** | | | | |
| AXAB12 | 1 | 12' high | Amelanchier grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry |
| AXAB10 | 1 | 10' high | Amelanchier grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry |
| AXAB | 2 | 8' high | Amelanchier grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry |
| MC | 2 | 6' high | Malus x 'Camelot' | Camelot Crab |
| MRR | 1 | 6' high | Malus x 'Royal Raindrops' | Royal Raindrops Crabapple |
| MB | 3 | 6' high | Malus x 'Beverly' | Beverly Flowering Crabapple |
| MST | 1 | 5' high | Malus sargentii 'Tina' | Tina Sargent Flowering Crabapple |
| SRI10 | 1 | 10' high | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac |
| VP | 6 | 6' high | Viburnum prunifolium | Blackhaw Viburnum |
| **Evergreen Trees** | | | | |
| PGD9 | 2 | 9' high | Picea glauca 'Densata' | Black Hills Spruce |
| PGD | 1 | 8' high | Picea glauca 'Densata' | Black Hills Spruce |
| PM10 | 1 | 10' high | Pseudotsuga menziesii | Douglas Fir |
| PM8 | 1 | 8' high | Pseudotsuga menziesii | Douglas Fir |
| PS10 | 1 | 10' high | Pinus strobus | White Pine |
| PS | 1 | 6' high | Pinus strobus | White Pine |
| **Fastigiate Evergreen Trees** | | | | |
| JCF | 10 | 6' high | Juniperus chinensis 'Fairview' | Fairview Chinese Juniper |
| **Evergreen & Broadleaf Evergreen Shrubs** | | | | |
| BGV30 | 30 | 30" wide | Buxus x 'Green Velvet' | Green Velvet Boxwood |
| **Large/Medium Deciduous Shrubs** | | | | |
| AMIB | 6 | 7 Gal./36" | Aronia melanocarpa 'Morton' | Iroquois Beauty Black Chokeberry |
| CSAF | 2 | 7 Gal./36" | Cornus stolonifera 'Arctic Fire' | Artic FireRedosier Dogwood |
| FBS | 1 | 7 Gal./36" | Fothergilla gardenii 'Blue Shadow' | Blue Shadow Dwarf Fothergilla |
| HAA | 6 | 7 Gal./36" | Hydrangea aborescens 'Annabelle' | Annabelle Smooth Hydrangea |
| HAIS | 18 | 7 Gal./36" | Hydrangea aborescens 'Invincibelle Spirit' | Invincibelle Spirit Smooth Hydrangea |
| HLQF | 6 | 7 Gal./36" | Hydrangea paniculata 'Little Quick Fire' | Little Quick Fire Panicle Hydrangea |
| HPL | 3 | 7 Gal./36" | Hydrangea paniculata 'Limelight' | Limelight Hydrangea |
| PDM | 9 | 7 Gal./36" | Physocarpus opulifolius 'Donna May' | Little Devil Ninebark |
| VDBM | 14 | 48" high | Viburnum dentatum 'Blue Muffin' | Blue Muffin Arrowwood Viburnum |
| VJ54 | 2 | 54" high | Viburnum x juddii | Judd Viburnum |
| VJ | 7 | 36" high | Viburnum x juddii | Judd Viburnum |
| **Small Deciduous Shrubs** | | | | |
| DGN | 19 | 5 Gal./24" | Deutzia gracilis 'Nikko' | Nikko Slender Deutzia |
| RGL | 15 | 5 Gal./24" | Rhus aromatica 'Gro-Low' | Gro Low Sumac |
| ROE | 24 | 5 Gal./24" | Rosa x 'Oso Easy Mango Salsa' | Mango Salsa Oso Easy Rose |
| SGF | 20 | 5 Gal./24" | Spiraea bumalda 'Goldflame' | Goldflame Bumald Spirea |
| **Ornamental Grasses** | | | | |
| CKF3 | 27 | 3 Gal. | Calamagrostis acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass |
| PAH3 | 14 | 3 Gal. | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass |
| SA | 14 | 1 Gal. | Sesleria autumnalis | Autumn Moor Grass |
| SH | 118 | 1 Gal. | Sporobolus heterolepsis | Prairie Dropseed |
| **Perennials** | | | | |
| AXBI | 15 | 1 Gal. | Amsonia x 'Blue Ice' | Blue Ice Blue Star |
| AXSB | 30 | 1 Gal. | Allium x 'Summer Beauty' | Summer Beauty Ornamental Onion |
| CNSN | 47 | 1 Gal. | Calamintha nepeta ssp. nepeta | Calamint |
| HPP | 5 | 1 Gal. | Heuchera micrantha 'Palace Purple' | Palace Purple Coralbells |
| NWL | 36 | 1 Gal. | Nepeta faassenii 'Walker's Low' | Walker's Low Catmint |
| SLL | 26 | 1 Gal. | Solidago rugosa 'Dansolitlem' | Little Lemon Goldenrod |
| SMH | 18 | 1 Gal. | Stachys monieri 'Hummelo' | Hummelo Lamb's Ear |
| **Groundcover** | | | | |
| ARCG | 21 | 1 Gal. | Ajuga reptans 'Catlin's Giant' | Catlin's Giant Bugleweed |
| VDB | 490 | 3" Pot | Vinca minor 'Dart's Blue' | Dart's Blue Periwinkle |
| **Materials** | | | | |
| - | 13 | C.Y. | - | Soil Amendments (1/3 sand, 1/3 compost, & 1/3 topsoil) |
| - | 37 | C.Y. | - | Shredded Hardwood Mulch |
| - | TBD | S.Y. | - | Kentucky Bluegrass Blend Sod |
| - | 510 | S.Y. | - | Kentucky Bluegrass Blend Sod (Dog Park) |
| **Amenities** | | | | |
| - | 8 | EACH | - | Concrete Planters |
| - | TBD | L.F. | - | Fence (Clubhouse) |
| - | TBD | L.F. | - | Fence (Pool) |
| - | TBD | L.F. | - | Fence (Dog Park) |
| - | TBD | EACH | - | Outdoor Site Furnishings |
| - | 1 | EACH | - | Outdoor Fireplace |
| - | 1 | EACH | - | Outdoor Kitchen |
| - | 2 | EACH | - | Pergola |

## PLANTING DETAILS



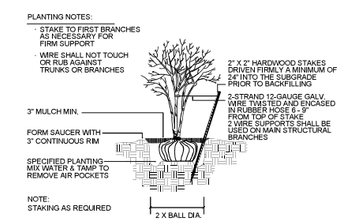

### TREE PLANTING & STAKING

**NOT TO SCALE**



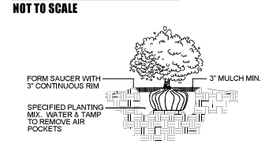

### EVERGREEN TREE PLANTING

**NOT TO SCALE**



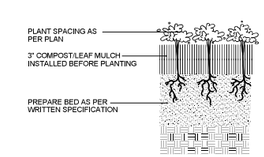

### MULTI-TRUNK TREE STAKING

**NOT TO SCALE**



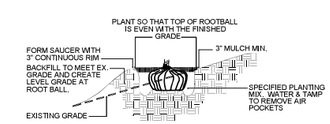

### SHRUB PLANTING

**NOT TO SCALE**




### PERENNIAL PLANTING

**NOT TO SCALE**




### HILLSIDE PLANTING

**NOT TO SCALE**

## GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
   F. MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

## PROJECT TEAM

**OVERALL RE-DEVELOPMENT DEVELOPER:**

KENSINGTON DEVELOPMENT PARTNERS
700 COMMERCE DRIVE, SUITE 130; OAK BROOK, IL 60523
TEL (630) 473-6550

**LANDSCAPE ARCHITECT:**

THE LAKOTA GROUP
116 WEST ILLINOIS STREET, FLOOR 7; CHICAGO, IL 60654
TEL (312) 467-5445
CONTACT: KEVIN CLARK / RENEE BLAIN

**RESIDENTIAL COMPONENT DEVELOPER:**

BGA RESIDENTIAL, LLC
2250 PROGRESS PARKWAY; SCHAUMBURG, IL 60173
TEL (312) 300-4769
CONTACT: JIM WELLS / MELISSA KELLY

**ARCHITECT:**

BSB DESIGN, INC. - CHICAGO
220 N. SMITH STREET, SUITE 210; PALATINE, IL60067
TEL (847) 705-2200
CONTACT: DOUG WIRTH

**CIVIL ENGINEER:**

V3 COMPANIES
7325 JANES AVENUE, SUITE 100; WOODRIDGE, IL 60517
TEL (630) 729-6180
CONTACT: JOHN BROWN

**POOL ENGINEER:**

WT GROUP
2675 PRATUM AVENUE; HOFFMAN ESTATES, IL 60192
TEL (224) 293-6333
CONTACT: NORBERT NAJBAR

**LANDSCAPE ARCHITECT:**

DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE; ALGONQUIN, IL 60102
TEL (847) 878-4019
CONTACT: SHARON DICKSON

## SHEET KEY


L0.1 PROJECT TEAM
GENERAL LANDSCAPE NOTES
PLANTING DETAILS
PLANT & MATERIALS LIST

L1.0 RESIDENTIAL DEVELOPMENT LOCATION MAP
SHEET KEY: RESIDENTIAL DEVELOPMENT SITE

L1.1 EXISTING CONDITIONS

L1.2 PROPOSED CONDITIONS:
TREE PRESERVATION & REMOVAL PLAN

L1.3 TREE INVENTORY
TREE SUMMARY
TREE CONDITION RATING KEY

L1.4 LANDSCAPE PLAN: DETAIL - AMENITY AREA (EXTERIOR CLUBHOUSE & POOL)

L1.5 LANDSCAPE PLAN: RESIDENTIAL NORTH

L1.6 LANDSCAPE PLAN: RESIDENTIAL SOUTH

L1.7 LANDSCAPE PLAN: RESIDENTIAL CENTER



dickson design STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019


CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

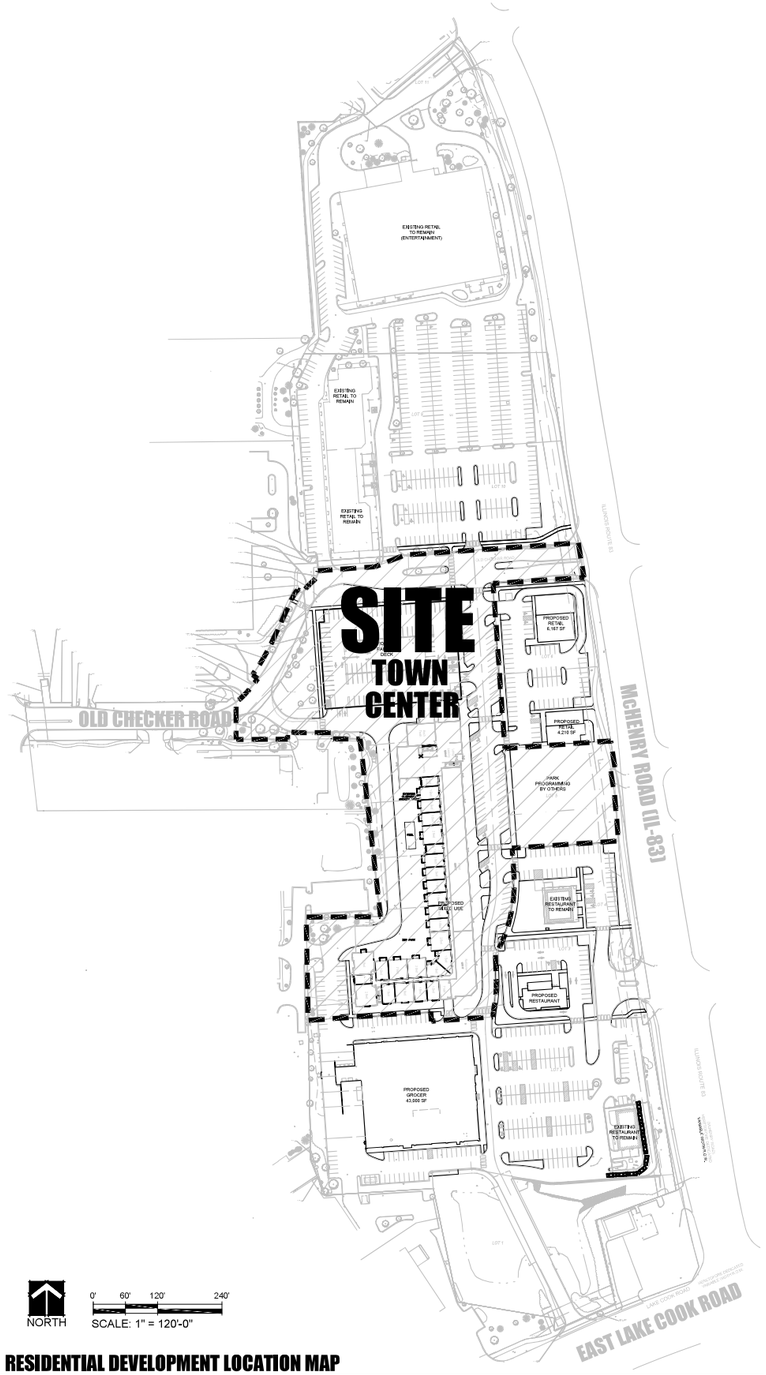
**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

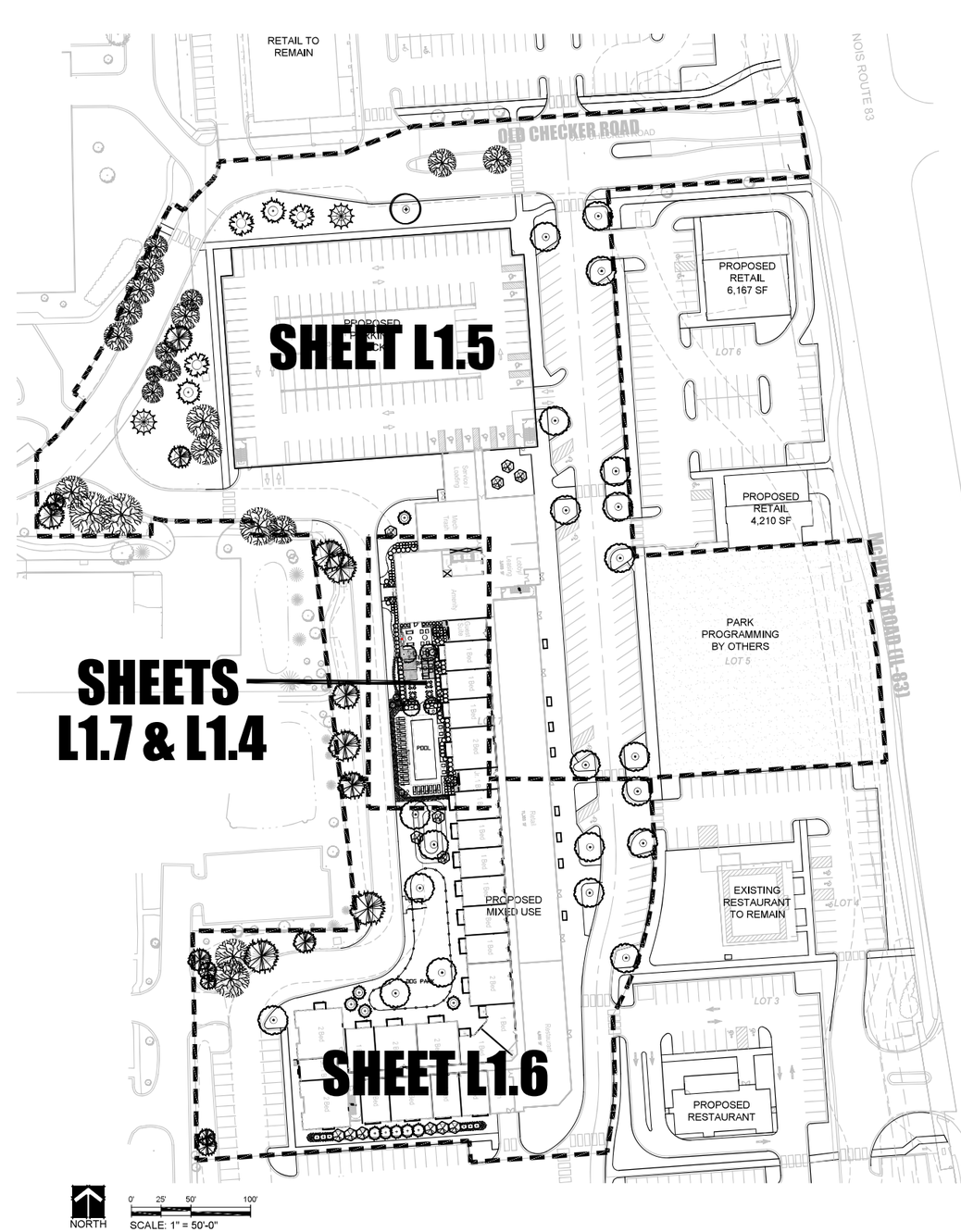
**LANDSCAPE PLAN: GENERAL NOTES**

SHEET NUMBER

**L0.1**




## RESIDENTIAL DEVELOPMENT LOCATION MAP




## SHEET KEY: RESIDENTIAL DEVELOPMENT SITE PLAN

NOTE! REFER TO PLANS PREPARED BY THE LAKOTA GROUP FOR LANDSCAPE AREAS OUTSIDE THE LIMITS OF THIS SITE.


dickson design STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019


CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

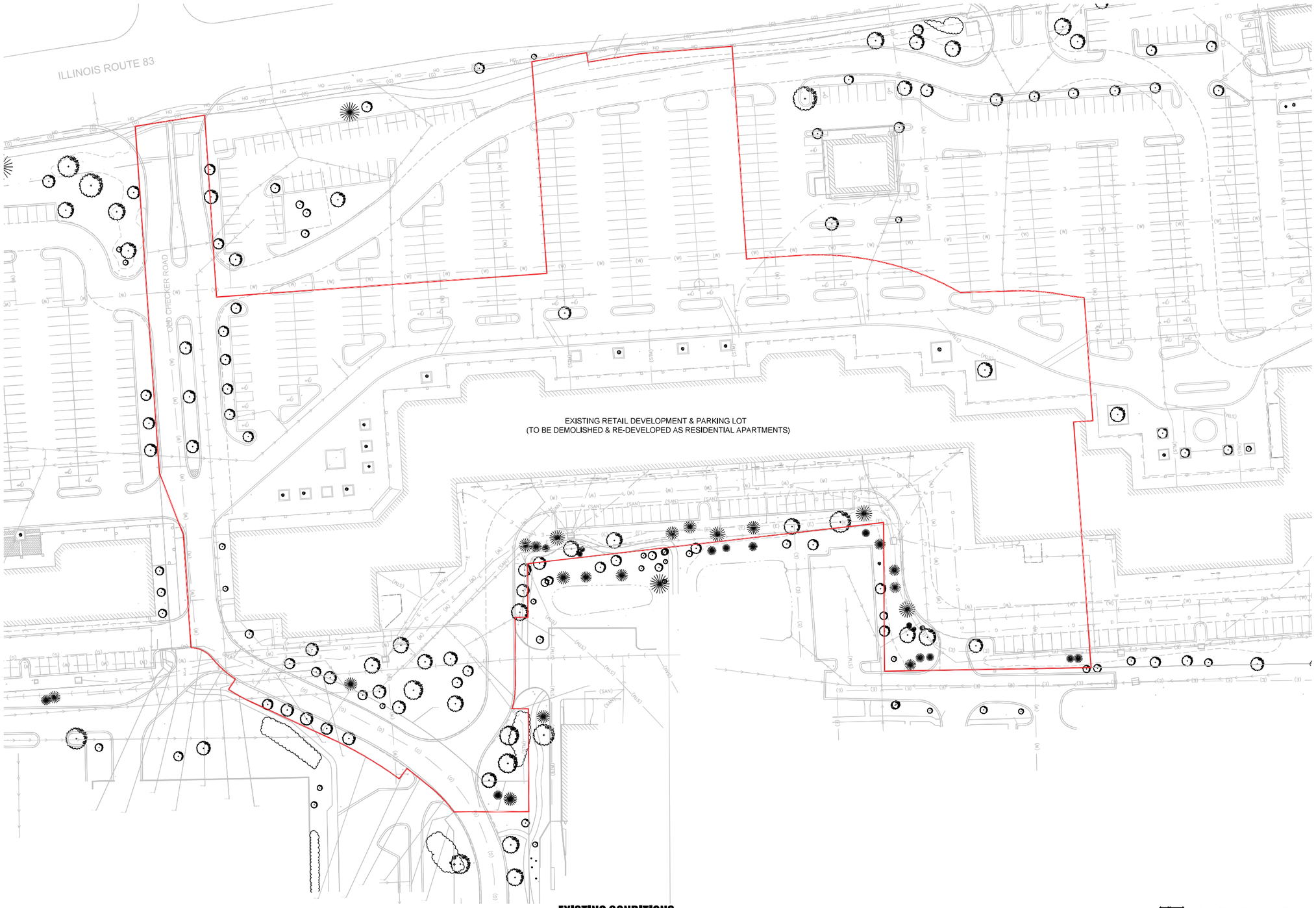
**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

**LANDSCAPE PLAN: SHEET KEY**

SHEET NUMBER

**L1.0**




## EXISTING CONDITIONS

NORTH

0' 20' 40' 80'
SCALE: 1" = 40'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

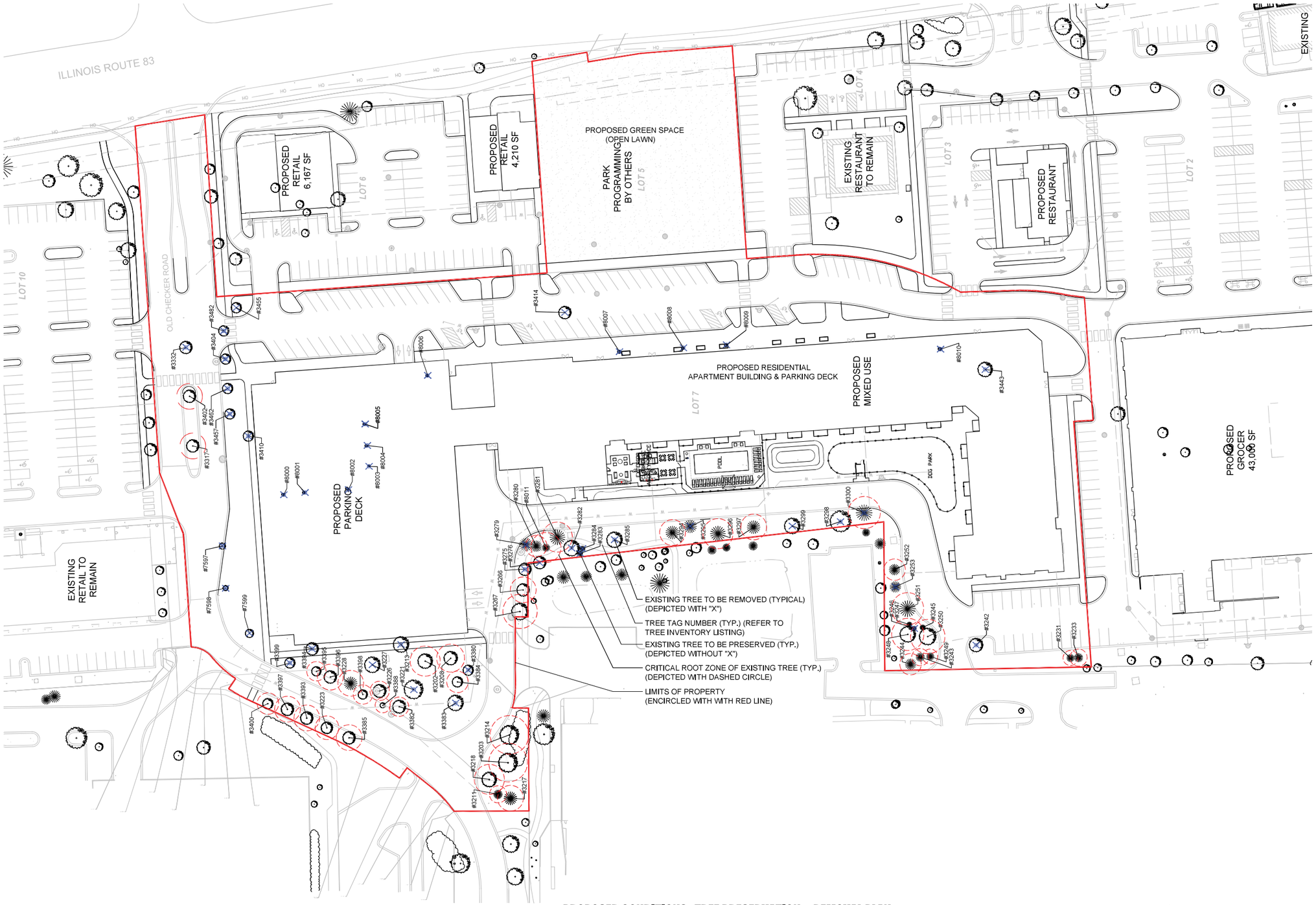
**BUFFALO GROVE TOWN CENTER**

**NWC IL-83/McHENRY RD & LAKE COOK RD**
**BUFFALO GROVE, IL**

**EXISTING CONDITIONS**

SHEET NUMBER

**L1.1**




## PROPOSED CONDITIONS : TREE PRESERVATION & REMOVAL PLAN

NORTH

0' 20' 40' 80'
SCALE: 1" = 40'-0"

dickson design STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

**PROPOSED CONDITIONS: TREE PRESERVATION & REMOVAL PLAN**

SHEET NUMBER

**L1.2**

## TREE INVENTORY - ONSITE TREES, RESIDENTIAL DEVELOPMENT

| Tag # | DBH (inches) | Multi-Stem (Inches) | Botanic Name | Common Name | Condition | OUTCOME | REASON |
|---|---|---|---|---|---|---|---|
| 3202 | 14 | - | *Tilia cordata* | Little-Leaved Linden | 2 | Preserve | - |
| 3203 | 18 | - | *Gleditsia triacanthos* | #REF! | 2 | Preserve | - |
| 3208 | 13 | - | *Gleditsia triacanthos* | Honey-Locust | 3 | Preserve | - |
| 3211 | 8 | - | *Picea abies* | #REF! | 3 | Preserve | - |
| 3213 | 15 | - | *Tilia cordata* | Little-Leaved Linden | 3 | REMOVE | Construction |
| 3214 | 18 | - | *Gleditsia triacanthos* | #REF! | 2 | Preserve | - |
| 3217 | 12 | - | *Picea abies* | #REF! | 3 | Preserve | - |
| 3218 | 14 | - | *Gleditsia triacanthos* | #REF! | 2 | Preserve | - |
| 3221 | 18 | - | *Fraxinus americana* | White Ash | 6 | REMOVE | Condition |
| 3223 | 11 | - | *Tilia cordata* | #REF! | 3 | Preserve | - |
| 3226 | - | 4,5 | *Crataegus spp.* | Hawthorn Cultivar | 3 | Preserve | - |
| 3227 | 15 | - | *Tilia cordata* | Little-Leaved Linden | 4 | REMOVE | Condition |
| 3228 | 12 | - | *Picea pungens* | #REF! | 3 | Preserve | - |
| 3231 | 7 | - | *Juniperus virginiana* | Eastern Red-Cedar | 2 | Preserve | - |
| 3233 | 8 | - | *Juniperus virginiana* | Eastern Red-Cedar | 3 | Preserve | - |
| 3242 | 13 | - | *Tilia cordata* | Little-Leaved Linden | 2 | Preserve | - |
| 3243 | 8 | - | *Picea abies* | Norway Spruce | 2 | Preserve | - |
| 3244 | 10 | - | *Picea abies* | Norway Spruce | 2 | Preserve | - |
| 3245 | 5 | - | *Juniperus virginiana* | Eastern Red-Cedar | 3 | Preserve | - |
| 3246 | 4 | - | *Juniperus virginiana* | Eastern Red-Cedar | 6 | REMOVE | Condition |
| 3247 | 5 | - | *Juniperus virginiana* | Eastern Red-Cedar | 3 | Preserve | - |
| 3248 | 15 | - | *Tilia cordata* | Little-Leaved Linden | 3 | Preserve | - |
| 3249 | 7 | - | *Picea abies* | Norway Spruce | 2 | Preserve | - |
| 3250 | 16 | - | *Tilia cordata* | Little-Leaved Linden | 2 | Preserve | - |
| 3251 | 15 | - | *Picea abies* | Norway Spruce | 2 | Preserve | - |
| 3252 | 10 | - | *Picea abies* | Norway Spruce | 3 | Preserve | - |
| 3253 | 10 | - | *Picea abies* | Norway Spruce | 6 | REMOVE | Condition |
| 3266 | 12 | - | *Tilia cordata* | #REF! | 2 | Preserve | - |
| 3267 | 16 | - | *Tilia cordata* | #REF! | 3 | Preserve | - |
| 3275 | 12 | - | *Acer negundo* | #REF! | 5 | REMOVE | Condition |
| 3276 | 12 | - | *Fraxinus americana* | White Ash | 6 | REMOVE | Condition |
| 3279 | 12 | - | *Picea pungens* | Colorado Blue Spruce | 4 | REMOVE | Condition |
| 3280 | 10 | - | *Picea pungens* | Colorado Blue Spruce | 2 | Preserve | - |
| 3281 | 14 | - | *Picea pungens* | Colorado Blue Spruce | 2 | Preserve | - |
| 3282 | 15 | - | *Fraxinus americana* | White Ash | 6 | REMOVE | Condition |
| 3283 | 5 | - | *Juniperus virginiana* | Eastern Red-Cedar | 3 | REMOVE | - |
| 3284 | 5 | - | *Juniperus virginiana* | Eastern Red-Cedar | 3 | REMOVE | - |
| 3285 | 15 | - | *Fraxinus americana* | White Ash | 6 | REMOVE | Condition |
| 3294 | 12 | - | *Picea pungens* | Colorado Blue Spruce | 3 | Preserve | - |
| 3295 | 12 | - | *Picea pungens* | Colorado Blue Spruce | 3 | REMOVE | Condition |
| 3296 | 14 | - | *Picea pungens* | Colorado Blue Spruce | 3 | Preserve | - |
| 3297 | 12 | - | *Juniperus virginiana* | Eastern Red-Cedar | 3 | Preserve | - |
| 3298 | 20 | - | *Fraxinus americana* | White Ash | 6 | REMOVE | Condition |
| 3299 | 15 | - | *Fraxinus americana* | White Ash | 6 | REMOVE | Condition |
| 3300 | 15 | - | *Picea pungens* | Colorado Blue Spruce | 3 | REMOVE | Construction |
| 3317 | 12 | - | *Acer spp.* | Maple Cultivar | 3 | Preserve | - |
| 3328 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | Preserve | - |
| 3332 | 12 | - | *Acer spp.* | Maple Cultivar | 3 | REMOVE | Construction |
| 3380 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 4 | REMOVE | Condition |
| 3382 | - | 5,4 | *Crataegus spp.* | Hawthorn Cultivar | 3 | Preserve | Construction |
| 3383 | 15 | - | *Fraxinus americana* | White Ash | 6 | REMOVE | Condition |
| 3384 | 10 | - | *Picea abies* | Norway Spruce | 2 | Preserve | - |
| 3385 | 12 | - | *Tilia cordata* | #REF! | 3 | Preserve | - |
| 3388 | - | 2,5 | *Crataegus spp.* | Hawthorn Cultivar | 3 | Preserve | - |
| 3393 | 12 | - | *Tilia cordata* | #REF! | 3 | Preserve | - |
| 3394 | 12 | - | *Acer spp.* | Maple Cultivar | 4 | REMOVE | Construction |
| 3395 | 9 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | Preserve | - |
| 3396 | 12 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | Preserve | - |
| 3397 | 12 | | *Tilia cordata* | #REF! | 3 | Preserve | |
| 3398 | 9 | - | *Gleditsia triacanthos* | Honey-Locust | 3 | Preserve | - |
| 3399 | 10 | - | *Acer spp.* | Maple Cultivar | 3 | Preserve | - |
| 3400 | 10 | - | *Tilia cordata* | #REF! | 3 | Preserve | - |
| 3402 | 12 | - | *Malus spp.* | Apple Cultivar | 3 | Preserve | - |
| 3404 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | Preserve | - |
| 3410 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | REMOVE | Construction |
| 3414 | 12 | - | *Fraxinus americana* | White Ash | 4 | REMOVE | Construction |
| 3443 | 14 | - | *Gleditsia triacanthos* | Honey-Locust | 3 | REMOVE | Construction |
| 3455 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | REMOVE | Construction |
| 3457 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | Preserve | - |
| 3462 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | Preserve | - |
| 3482 | 10 | - | *Gleditsia triacanthos* | Honey-Locust | 2 | REMOVE | Construction |
| 7597 | 6 | - | *Acer spp.* | Maple Cultivar | 3 | REMOVE | Construction |
| 7598 | 5 | - | *Acer spp.* | Maple Cultivar | 3 | REMOVE | Construction |
| 7599 | 8 | - | *Acer spp.* | Maple Cultivar | 3 | REMOVE | Construction |
| 8000 | - | 8' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8001 | - | 8' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8002 | - | 8' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8003 | - | 6' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8004 | - | 8' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8005 | - | 7' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8006 | - | 8' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8007 | - | 10' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8008 | - | 8' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8009 | - | 8' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8010 | - | 10' | *Misc. var.* | Misc. var. | TBD | REMOVE | Construction |
| 8011 | 10 | - | *Misc. var.* | Misc. var. | TBD | Preserve | - |

## TREE SUMMARY

EXISTING TREE SUMMARY:

- TREE SURVEY & TREE INVENTORY WAS COMPLETED BY: V3 COMPANIES *(WOODRIDGE, IL)*
- EXISTING TREE SUMMARY:
  - (86) EXISTING TREES TOTAL, ONSITE:
    - (7) Acer spp. / Maple cultivar
    - (3) Crataegus spp. / Hawthorn cultivar
    - (8) Fraxinus americana / White Ash
    - (16) Gleditsia triacanthos / Honeylocust
    - (8) Juniperus virginiana / Eastern Red Cedar
    - (1) Malus spp. / Apple cultivar
    - (12) Misc. var. / Misc. var.
    - (9) Picea abies / Norway Spruce
    - (8) Picea pungens / Colorado Blue Spruce
    - (13) Tilia cordata / Littleleaf Linden
    - (1) Acer negundo / Ash-Leaf Maple

OUTCOME:

- (39) TO BE REMOVED
- (47) TO BE PRESERVED

## TREE CONDITION RATING KEY

Condition Rating Scale:

1 = Excellent
*The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and requires no remedial action.*

2 = Good
*The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.*

3 = Fair
*The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree may need remedial care in order to minimize the impact of future stress and to ensure continued health.*

4 = Fair to Poor
*The tree is typical of the species but has some problems such as 30% to 50% deadwood in the crown, decay or structural defects, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.*

5 = Poor
*The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease or other problems, that even if aggressively corrected, would not result in the long-term survival of the tree.*

6 = Dead
*Less than 10% of the tree shows signs of life.*


dickson design STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019


CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

**TREE PRESERVATION & REMOVAL PLAN: TREE INVENTORY**

SHEET NUMBER

**L1.3**

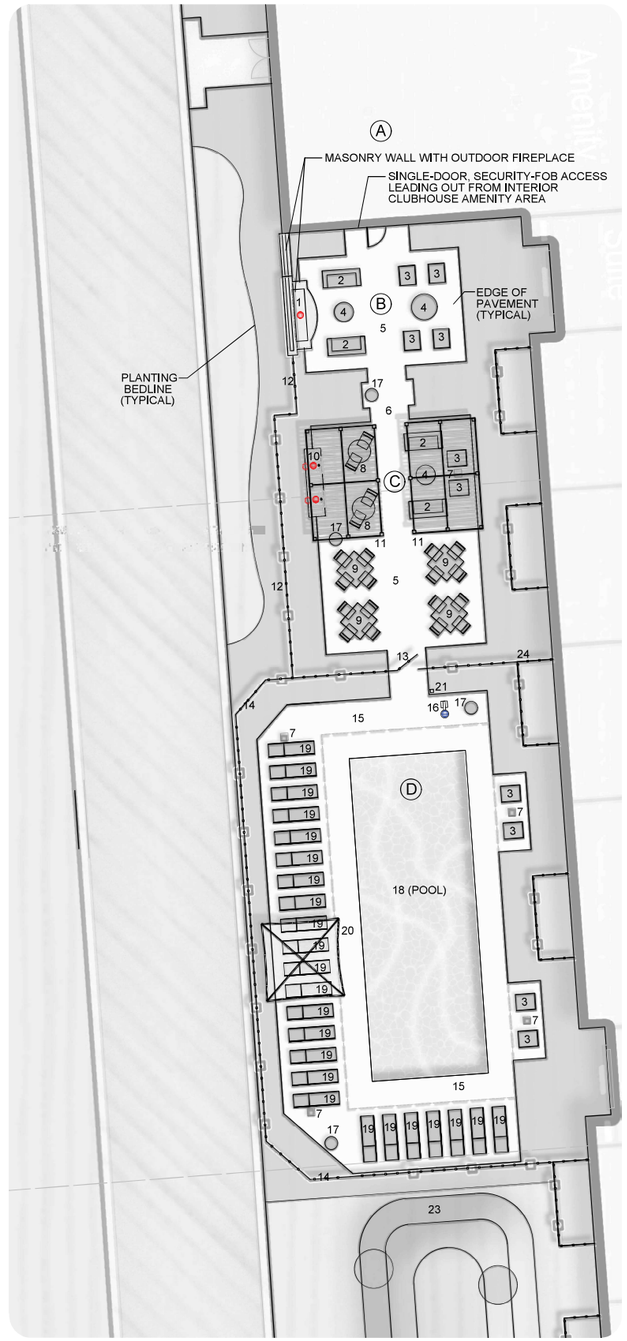
AMENITY DESCRIPTIONS:

- (A) INTERIOR AMENITY SPACE (REFER TO ARCHITECTURE PLANS)
- (B) OUTDOOR LIVING ROOM WITH BUILT-IN FIREPLACE & MOVEABLE SEATING
- (C) OUTDOOR DINING ROOM WITH BUILT-IN GRILL ISLAND, MOVEABLE SEATING, AND PERGOLA STRUCTURES
- (D) OUTDOOR POOL & POOL DECK WITH MOVEABLE SEATING, SHADE COVER, AND DRINKING FOUNTAIN

## LABEL KEY - EXTERIOR CLUBHOUSE & POOL DECK

| | |
|---|---|
| 1 | FIREPLACE |
| 2 | SOFA |
| 3 | CLUB CHAIR |
| 4 | COFFEE TABLE |
| 5 | CONCRETE PATIO |
| 6 | CONCRETE WALKWAY CONNECTION |
| 7 | SIDE TABLE |
| 8 | DINING TABLE, BAR HEIGHT, 2-TOP |
| 9 | DINING TABLE, STANDARD HEIGHT, 4-TOP |
| 10 | OUTDOOR GRILL ISLAND WITH (2) BBQ GAS GRILLS |
| 11 | PERGOLA |
| 12 | CLUBHOUSE FENCE |
| 13 | POOL FENCE GATE, SINGLE GATE, GATE 4' WIDE (SELF-CLOSING & SELF-LATCHING) |
| 14 | POOL FENCE, 4' HIGH |
| 15 | SLIP-RESISTANT, CONCRETE POOL DECK |
| 16 | DRINKING FOUNTAIN |
| 17 | LITTER RECEPTACLE |
| 18 | POOL (DESIGN BY OTHERS) |
| 19 | CHAISE LOUNGER |
| 20 | SHADE COVER |
| 21 | EMERGENCY TELEPHONE |
| 22 | HOSE BIB *(LOCATIONS TO BE DETERMINED AT FINAL PLANS)* |
| 23 | BERM (SCREENING POOL FROM DOG PARK) |
| 24 | FENCED BALCONIES (TYPICAL - REFER TO ARCHITECTURE PLANS) |

- ACCESS TO WATER NEEDED
- ACCESS TO ELECTRICAL NEEDED
- ACCESS TO GAS NEEDED




## AMENITY PLAN - DETAIL, EXTERIOR CLUBHOUSE & POOL

NOTE! FOR EASE OF REFERENCE, PLAN SHOWN WITHOUT PLANT MATERIAL.

NORTH

0' 5' 10' 20'
SCALE: 1" = 10'-0"

## AMENITY PLAN - DETAIL, EXTERIOR CLUBHOUSE & POOL

NORTH

0' 5' 10' 20'
SCALE: 1" = 10'-0"


dickson design STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019


CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

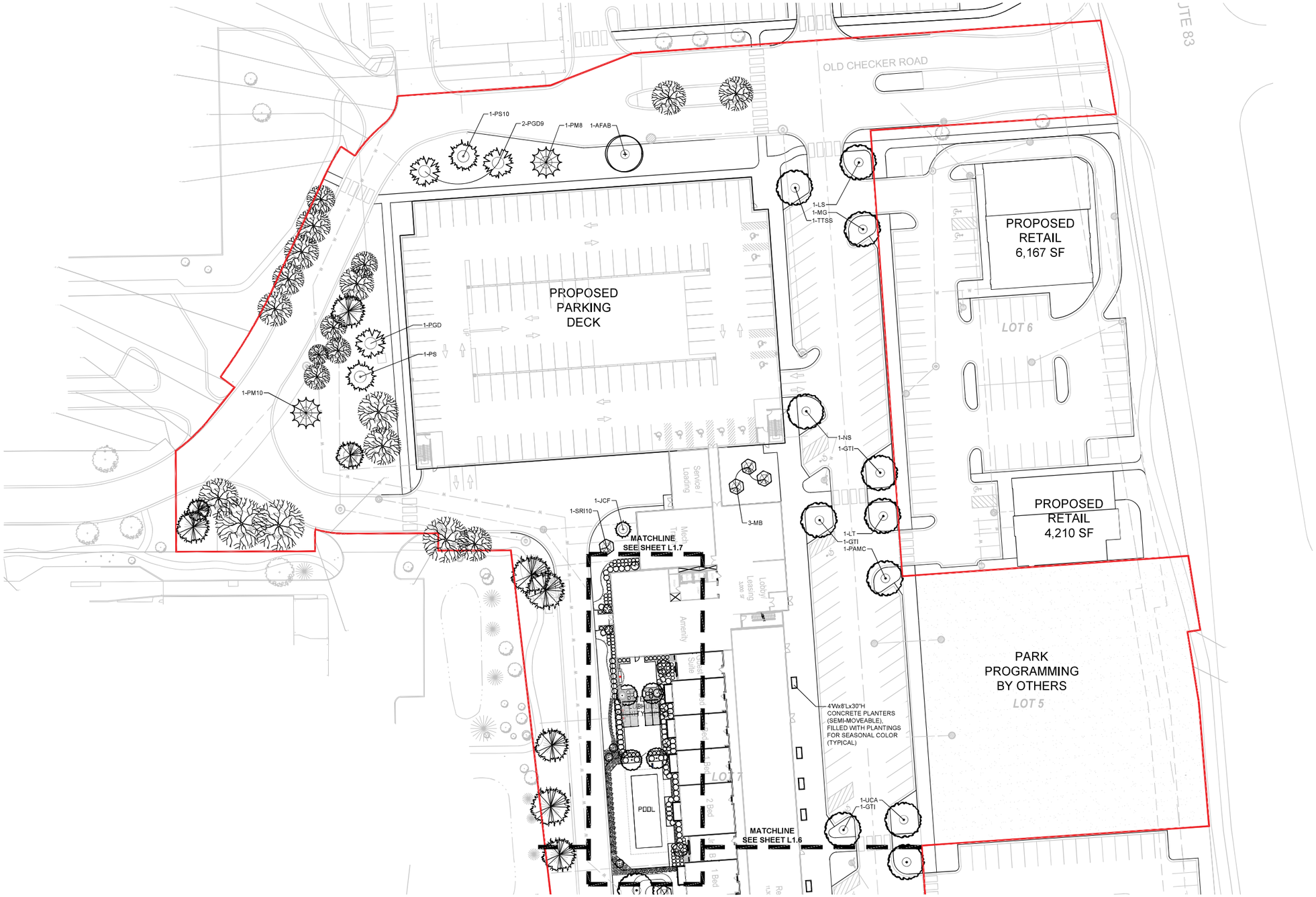
**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

**LANDSCAPE PLAN: DETAIL - AMENITY AREA**

SHEET NUMBER

**L1.4**




## LANDSCAPE PLAN: RESIDENTIAL NORTH

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

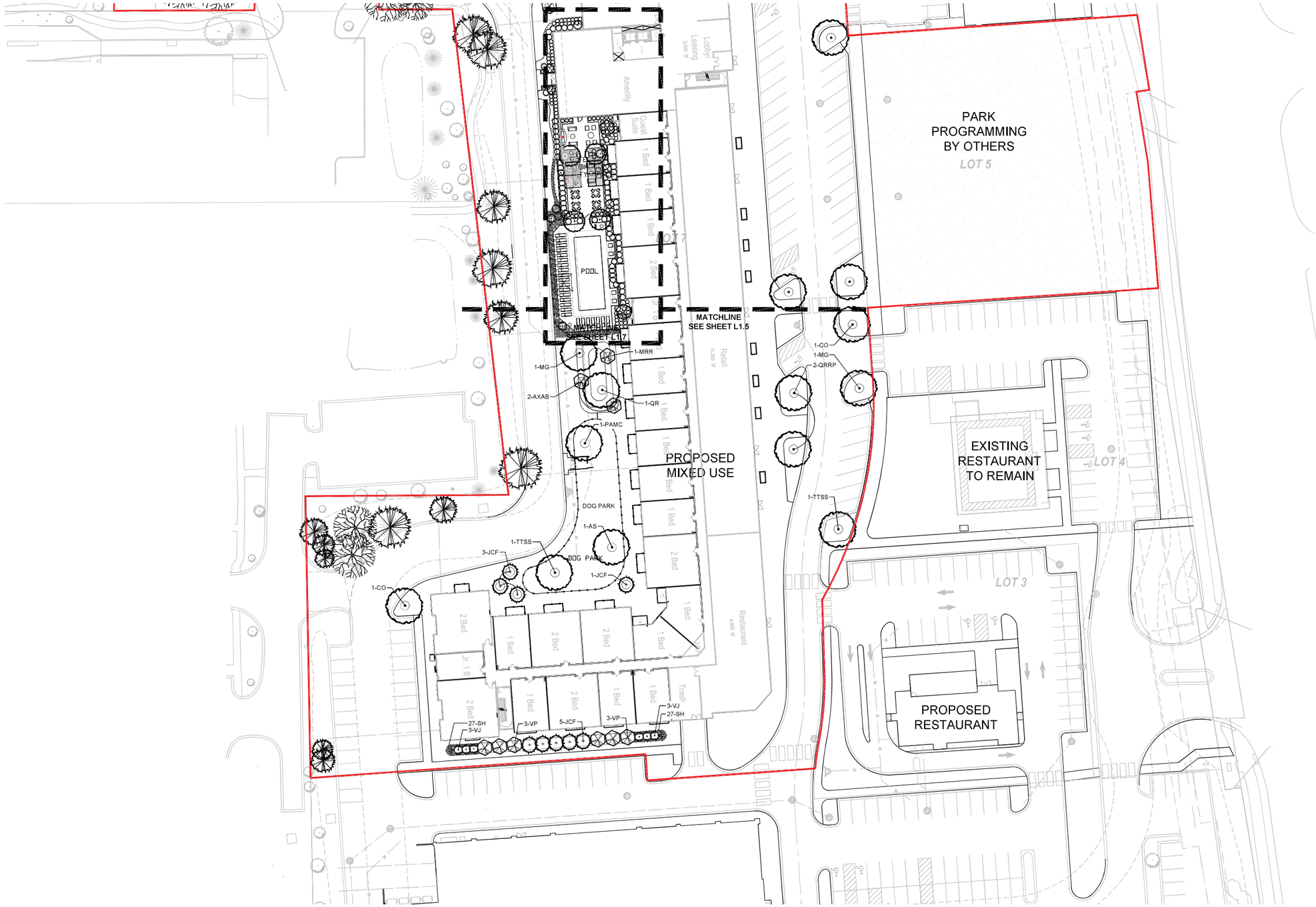
**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

**LANDSCAPE PLAN: DETAIL - RESIDENTIAL NORTH**

SHEET NUMBER

**L1.5**




## LANDSCAPE PLAN: RESIDENTIAL SOUTH

NORTH

0' 15' 30' 60'
SCALE: 1" = 30'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

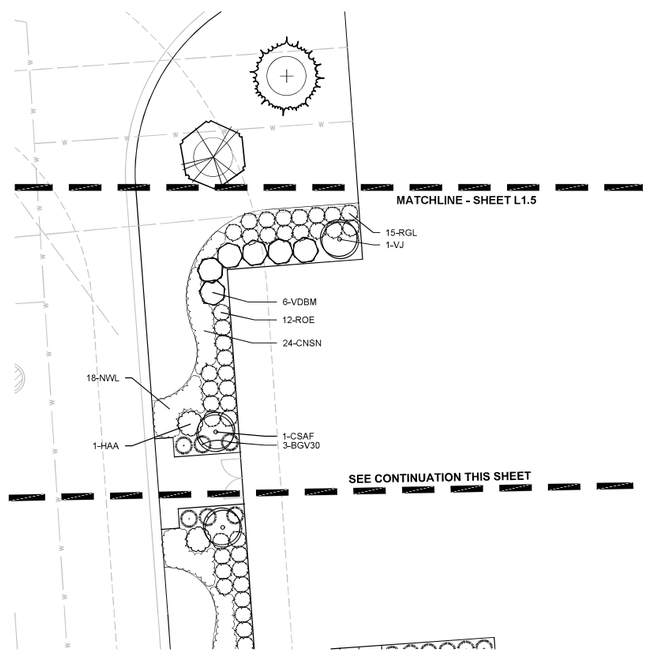
**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

**LANDSCAPE PLAN: DETAIL - RESIDENTIAL SOUTH**

SHEET NUMBER

**L1.6**

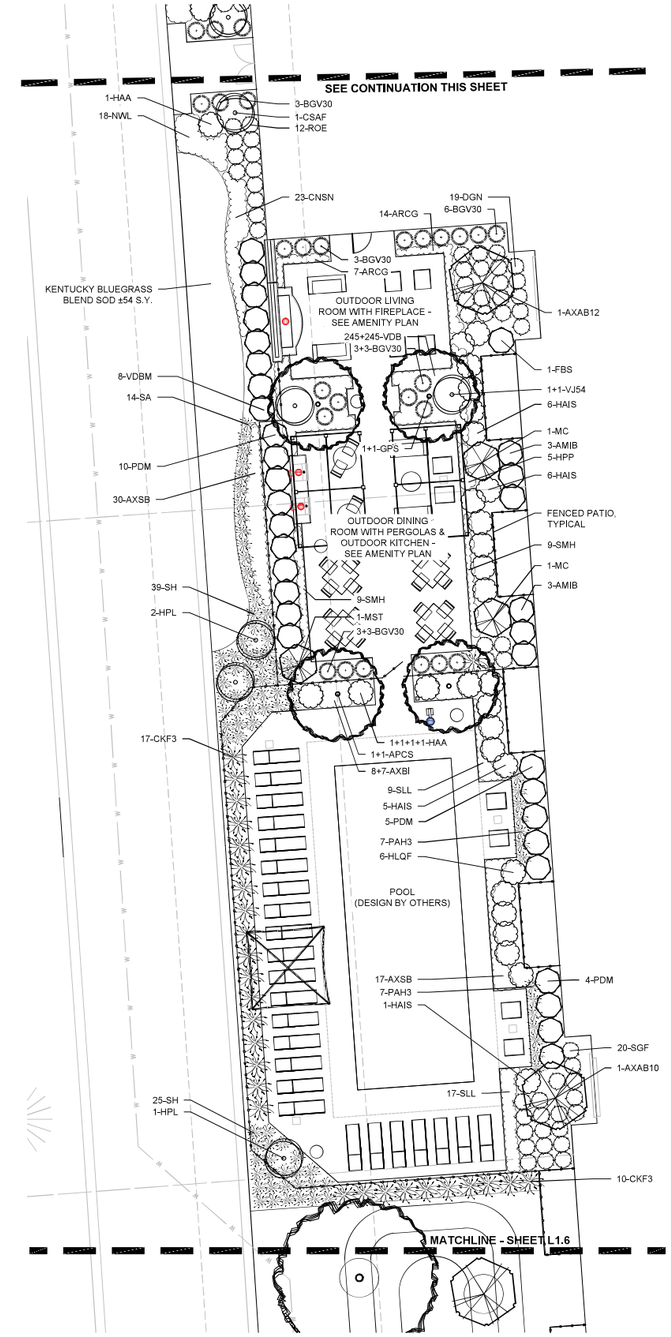



## LANDSCAPE PLAN: RESIDENTIAL CENTER (A)

NORTH

0' 5' 10' 20'

SCALE: 1" = 10'-0"




## LANDSCAPE PLAN: RESIDENTIAL CENTER (B)

NORTH

0' 5' 10' 20'

SCALE: 1" = 10'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

**BGA RESIDENTIAL, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**FEBRUARY 16, 2022**

REVISIONS

| | |
|---|---|
| 1. | PER SIDEWALK ADD 2/11/22 |
| 2. | UPDATED 2/17/22 |
| 3. | UPDATED 2/18/22 |
| 4. | ADD PLANT LABELS 3/7/22 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE TOWN CENTER**

**NWC IL-83/McHENRY RD & LAKE COOK RD**

**BUFFALO GROVE, IL**

**LANDSCAPE PLAN: DETAIL - AMENITY AREA**

SHEET NUMBER

**L1.7**

# DEVELOPMENT PLANS RESIDENTIAL
# Architecture/Renderings

URBAN STREET

Streetscape Character Concept

# Buffalo Grove Town Center

Buffalo Grove, IL

BSB DESIGN

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

February 25, 2022 | MU210689.00

| Unit | Description | RSF | Unit Count Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 | Level 7 | Total | Percent | Total RSF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Units** | | | | | | | | | | | | |
| Unit A - Jr 1 Bed | 1 Bed / 1 Bath | 615 | 2 | 5 | 5 | 5 | 6 | 6 | 6 | 35 | 11.8% | 21,525 |
| Unit B1 - 1 Bed | 1 Bed / 1 Bath | 862 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 42 | 14.1% | 36,204 |
| Unit B2 - 1 Bed | 1 Bed / 1 Bath | 862 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 42 | 14.1% | 36,204 |
| Unit B3 - 1 Bed | 1 Bed / 1 Bath | 862 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 43 | 14.5% | 37,066 |
| Unit C2 - 1 Bed | 1 Bed / 1 Bath | 921 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 14 | 4.7% | 12,894 |
| Unit D1 - 1 + Den | 1 Bed / 1 Bath / Den | 1,010 | 0 | 5 | 5 | 5 | 5 | 5 | 5 | 30 | 10.1% | 30,300 |
| Unit E1 - 2 Bed | 2 Bed / 2 Bath | 1,246 | 6 | 7 | 7 | 7 | 7 | 7 | 7 | 47 | 15.8% | 58,562 |
| Unit F1 - 2 Bed | 2 Bed / 2 Bath | 1,566 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 14 | 4.7% | 21,925 |
| Unit F2 - 2 Bed | 2 Bed / 2 Bath | 1,559 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 2.0% | 9,354 |
| Unit F3 - 2 Bed + Den | 2 Bed / 2 Bath / Den | 1,560 | 0 | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 4.0% | 18,708 |
| Unit G1 - 3 Bed | 3 Bed / 2 bath | 1,682 | 0 | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 4.0% | 20,184 |
| Total Units | | | 24 | 45 | 45 | 45 | 49 | 49 | 49 | 297 | 100.0% | 302,899 |

| Public Spaces | | Residential Spaces | | | Parking | | Building GSF Total | 380,961 |
|---|---|---|---|---|---|---|---|---|
| Retail | 11,300 SF | Sales and Leasing Office | 3,000 SF | | Garage Parking | 558 | | |
| Restaurant | 4,900 SF | Amenities | 4,500 SF | | Surface Parking | 105 | | |
| Retail / Restaurant Total | 16,200 SF | Residential Amenity Total | 7,500 SF | | Total Parking | 663 | | |

URBAN STREET GROUP LLC

Site Plan

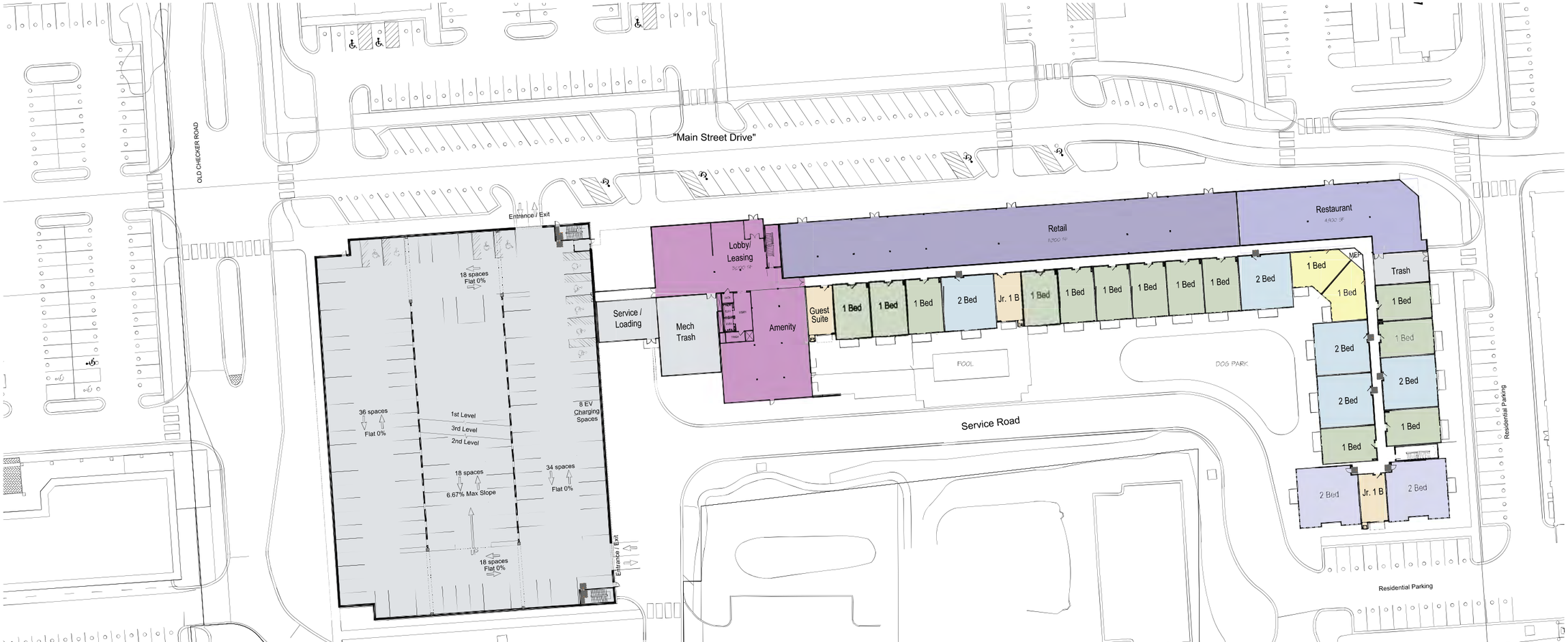
# Buffalo Grove Town Center

Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

February 24, 2022 | MU210689.00




| Unit | Description | RSF | Unit Count Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 | Level 7 | Total | Percent | Total RSF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Units** | | | | | | | | | | | | |
| Unit A - Jr 1 Bed | 1 Bed / 1 Bath | 615 | 2 | 5 | 5 | 5 | 6 | 6 | 6 | 35 | 11.8% | 21,525 |
| Unit B1 - 1 Bed | 1 Bed / 1 Bath | 862 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 42 | 14.1% | 36,204 |
| Unit B2 - 1 Bed | 1 Bed / 1 Bath | 862 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 42 | 14.1% | 36,204 |
| Unit B3 - 1 Bed | 1 Bed / 1 Bath | 862 | 1 | 7 | 7 | 7 | 7 | 7 | 7 | 43 | 14.5% | 37,066 |
| Unit C2 - 1 Bed | 1 Bed / 1 Bath | 921 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 14 | 4.7% | 12,894 |
| Unit D1 - 1 + Den | 1 Bed / 1 Bath / Den | 1,010 | 0 | 5 | 5 | 5 | 5 | 5 | 5 | 30 | 10.1% | 30,300 |
| Unit E1 - 2 Bed | 2 Bed / 2 Bath | 1,246 | 5 | 7 | 7 | 7 | 7 | 7 | 7 | 47 | 15.8% | 58,562 |
| Unit F1 - 2 Bed | 2 Bed / 2 Bath | 1,559 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 14 | 4.7% | 21,826 |
| Unit F2 - 2 Bed | 2 Bed / 2 Bath | 1,559 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 2.0% | 9,354 |
| Unit F3 - 2 Bed + Den | 2 Bed / 2 Bath / Den | 1,559 | 0 | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 4.0% | 18,708 |
| Unit G1 - 3 Bed | 3 Bed / 2 bath | 1688 | 0 | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 4.0% | 20,256 |
| Total Units | | | 24 | 45 | 45 | 45 | 46 | 46 | 46 | 297 | 100.0% | 302,899 |

| Public Spaces | | Residential Spaces | | Parking | | Building GSF Total | 380,961 |
|---|---|---|---|---|---|---|---|
| Retail | 11,300 SF | Sales and Leasing Office | 3,000 SF | Garage Parking | 558 | | |
| Restaurant | 4,900 SF | Amenities | 4,500 SF | Surface Parking | 105 | | |
| Retail / Restaurant Total | 16,200 SF | Residential Amenity Total | 7,500 SF | Total Parking | 663 | | |

URBAN STREET GROUP LLC

Site Plan

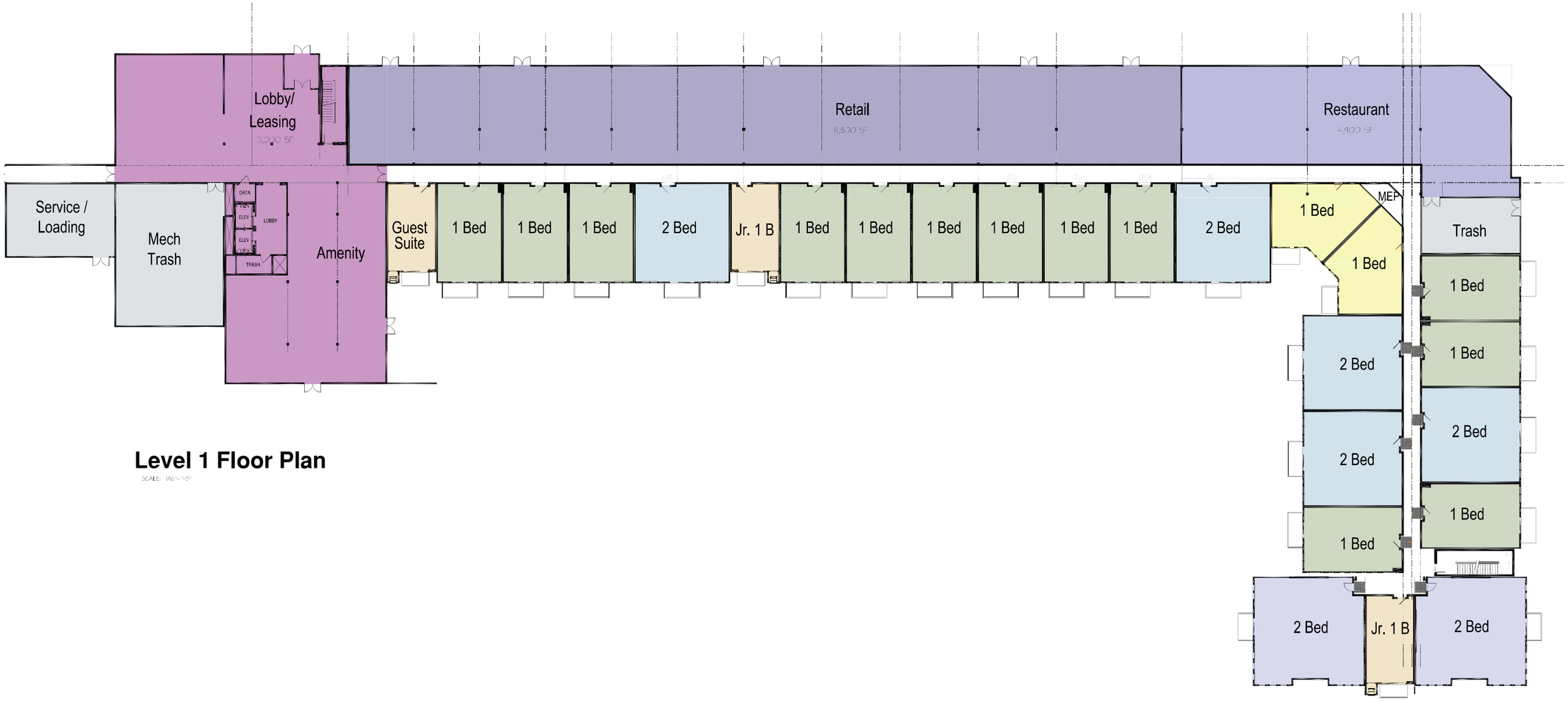
# Buffalo Grove Town Center

Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

*The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.*

February 24, 2022 | MU210689.00




## Level 1 Floor Plan

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

URBAN STREET GROUP LLC

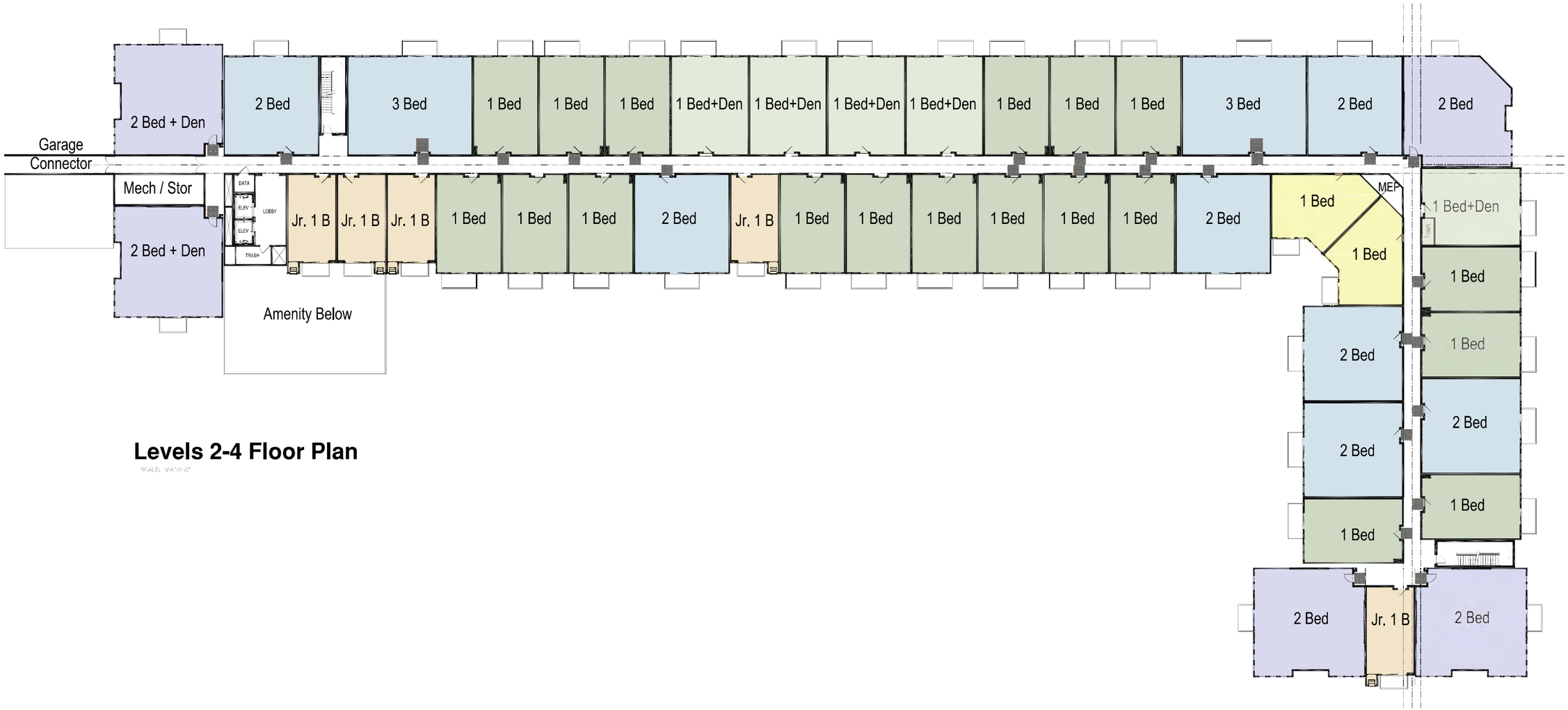
Building Assembly Plan

Buffalo Grove Town Center
Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

February 24, 2022 | MU210689.00




## Levels 2-4 Floor Plan

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

URBAN STREET GROUP LLC

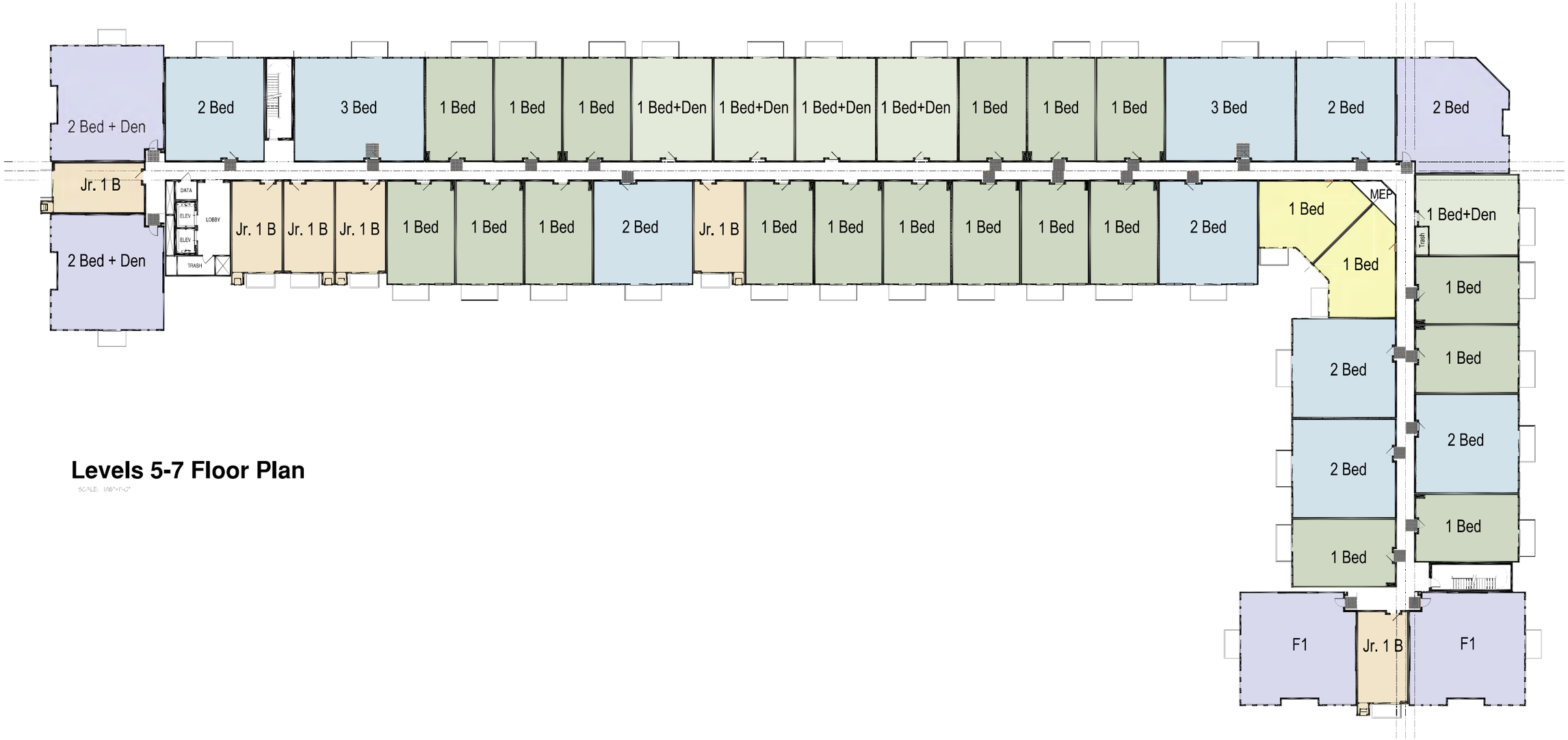
Building Assembly Plan

Buffalo Grove Town Center
Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

February 24, 2022 | MU210689.00




## Levels 5-7 Floor Plan

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

URBAN STREET GROUP LLC

Building Assembly Plan

Buffalo Grove Town Center
Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

February 24, 2022 | MU210689.00

URBANSTREET
GROUP LLC

Nicole Woods, AICP
Director of Community Development
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

May 10, 2022

Re: The Clove Building Height Adjustment,

Nicole,

As we continue to advance construction documents for The Clove residential apartment building our design team has requested an additional 2-0 heigh variance changing the originally submitted overall building height from 84'-6" to 86-6". The design process has advanced from the conceptual drawing stage to working construction documents involving additional design consultants including the structural engineer who has found they need deeper floor and roof trusses. The truss depth increase accounts for the majority of the height request with the remaining height being added to the parapet to provide better angulation and flashing details for at the roof to wall area and building coping. There are no other changes to the exterior of the building. Please feel free to contact me directly if there are any questions or additional issues that need to be addressed regarding this issue.

Sincerely,
Jim Wells

Jim Wells
Sr. Vice President, Development
Urban Street Group, LLC.
847-942-0841 Cell
jwells@urbanstreetgroup.com
as agent for BGA Residential, LLC.

## Mixed- Use Retail & Residential Building

## South Elevation

Scale = 1:20

URBAN TR E GROUP LLC

# Buffalo Grove Town Center

Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

*The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.*

May 6, 2022 | MU210689.00

# Exterior Elevations

East Elevation
Scale = 1:30

South Elevation
Scale = 1:30

URBAN STREET GROUP LLC

Streetscape Character Concept

# Buffalo Grove Town Center

Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

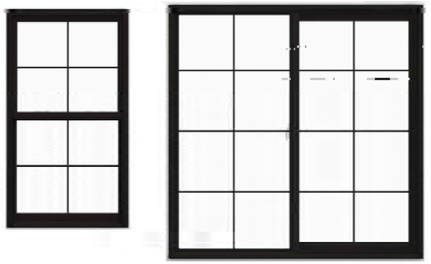
February 25, 2022 | MU210689.00

Cast Stone Sills / Banding “Super Black”

Cast Stone Sills / Banding “Natural”

Metal Coping
“Matte Black Steel”

Balconies and Railings
Metal “Black Sandtex”



“Black” Vinyl Single Hung Windows
“Black” Vinyl Patio Doors

Meridian Brick
Terra Haute Collection
“Vintage Port” - Utility Size

Solomon Colors
Mortar Color “94X”

Fiber Cement Siding
James Hardie “Anchor Black”
Smooth Finish

Fiber Cement Siding
James Hardie “Light Mist”
Smooth Finish

Painted Nominal Fiber Cement Trim
James Hardie “Anchor Black”
Smooth Finish

URBAN STREET

**NOTE: Product manufacturers are listed for color reference only and actual manufacturer may vary

Exterior Materials, Colors & Products
Buffalo Grove Town Center
Buffalo Grove, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

February 8, 2022 | MU210689.00

# DEVELOPMENT PLANS RESIDENTIAL

# Student Impact

GOODMAN WILLIAMS GROUP

REAL ESTATE RESEARCH

TO: Mr. Jon Dennis
Urban Street Group

FROM: Linda Goodman, Principal
Zach Lowe, Senior Consultant

DATE: March 7, 2022

RE: Analysis of Student Generation – Buffalo Grove Town Center

At the request of UrbanStreet Group, Goodman Williams Group investigated the potential impact of the redevelopment of a portion of the Buffalo Grove Town Center on area primary and secondary schools. Specifically focusing on the proposed development of 297 new market-rate, non-age restricted rental apartments, this memorandum provides a summary of our findings, along with a forecast of the number of students likely to live in the new units. Our analysis utilizes the unit size, mix, configuration and other product details included in the February 16, 2022 Project Summary provided by UrbanStreet Group.

With the current analysis, Goodman Williams Group concludes that the Buffalo Grove Town Center development is likely to generate a total of eleven students (i.e., children between the ages of five and nineteen). While many of these students will attend area public schools, some may also attend area parochial or private schools.

**Site and Development Plan**

UrbanStreet Group is negotiating to acquire a 4.4-acre property in Buffalo Grove, IL at the northwest corner of Lake Cook Road and McHenry Road to construct 297 multifamily residential units, together with associated parking and related building and community amenities.

The multifamily development will be the center of a larger 22-acre retail lifestyle redevelopment site that will include approximately 136,000 square feet of retail, including a newly built 35,000 square foot Amazon Fresh grocery store, as well as a new one-acre park that will be donated to the Village.

The development will occupy a site on the northwest corner of Lake Cook Road and McHenry Road and will be accessible directly off McHenry Road (Route 83), as well as Lake Cook Road and Buffalo Grove Road. Located approximately 30 miles northwest of Chicago's Loop, the site is well-served by area automotive transportation networks and boasts high accessibility and visibility.

The first phase of the current redevelopment plans for Buffalo Grove Town Center calls for the demolition of the existing shopping center and the construction of a seven-story building with 16,200 square feet of retail on the ground floor and rental apartments on floors two through seven. Additional redevelopment plans include new food and beverage offerings, outdoor amenities, and ample parking for residents and shoppers.

As currently conceived, the new development will include 297 units in one seven-story building, with an adjacent four-story parking structure providing 558 parking spaces. The residential development will be highly amenitized, including a community clubhouse, swimming pool, fitness center, café, demonstration kitchen, business offices, outdoor grilling, and dog area.

In consideration of anticipated impacts on area schools, UrbanStreet Group has agreed to pay a $54,000 school impact fee.

**Figure 1: Buffalo Grove Town Center Site Plan**

*Source: UrbanStreet Group*

A mix of one-, two and three-bedroom unit types will be offered, some with dens. Average proposed rents range from $1,790 to $3,815. The average plan size is 1,130 square feet, yielding an average rent of $2.43 per square foot. More details on the unit information can be seen in Table 1 on page 3.

**Table 1**
**Buffalo Grove Town Center Unit Information**

| Unit Type | # Units | % Mix | Average SF | Rent/Mo/Unit | Rent/SF |
|---|---|---|---|---|---|
| 1 BR / 1 BA | 176 | 59% | 615 – 921 | $2,120 - $2,4400 | $2.22 - $2.49 |
| 1 BR / 1 BA + den | 30 | 10% | 1,010 | $2,660 - $2,650 | $2.35 - $2.39 |
| 2 BR / 2 BA | 79 | 27% | 1,246 – 1,559 | $2,645 - $3,750 | $2.33 - $2.47 |
| 3 BR / 2 BA | 12 | 4% | 1,688 | $3,215 - $3,815 | $2.56 - $2.58 |
| Totals/Average | 297 | 100% | 1,130 | $2,542 | $2.43 |

*Source: UrbanStreet Group*

## Public Schools

The subject site is served by Aptakisic-Tripp School District #102 (kindergarten through eighth grade) and Adlai Stevenson School District #125 (ninth through twelfth grade). Public school students living within the proposed development will attend Tripp Elementary School (kindergarten through third grade), Meridian School (fourth through fifth grade), Aptakisic Junior High School (sixth through eighth grade), and Stevenson High School (ninth through twelfth grade). The schools within both districts are widely considered to be exceptional.

**Table 2**
**Public Schools in School Districts #102 and #125**

| School District / School | Grades | # Students (2021) |
|---|---|---|
| **Aptakisic-Tripp School District #102** | | |
| Tripp Elementary School | K - 3 | 554 |
| Meridian School | 4 – 5 | 647 |
| Aptakisic Junior High | 6 - 8 | 755 |
| **Adlai E Stevenson High School District #125** | | |
| Stevenson High School | 9 – 12 | 4,310 |

*Source: greatschools.org*

## Methodology

The fundamental measure of likely impacts on area schools utilized in this assignment is the number of school-age children (those aged 5-19 years) who are likely to reside within the new development and who would be considered incremental additions to the school system. In order to estimate this number, Goodman Williams Group analyzed apartment developments located throughout the region deemed comparable to what is planned for the subject site and for whom decennial Census data is available at the block level.

Comparability was determined on the basis of three factors: 1) Age of development (all were built after 2000); 2) Locational attributes (all are situated in suburban locations near primary thoroughfares proximate to major regional concentrations of employment); and 3) Product type (all are “luxury style” mixed-use and/or mid-rise buildings featuring a high level of features, finishes, and building amenities).

Our methodology involves using the most recent Decennial Census data available (2010) where the actual block level matches the boundaries of the comparable apartment development. That allows us to get actual data from the Census on the number of school age-children who lived in the apartments in 2010.

Four comparable developments were considered for this analysis, two of which are located within the northern suburbs of Glenview and Buffalo Grove, with the other two located in the western suburbs of Oakbrook Terrace and Downers Grove. It should be noted that this methodology, while highly accurate in allowing us to construct a picture of resident mix in 2010, does not allow us to include comparable apartment developments completed post 2010, since neither the Census Bureau’s annual American Community Survey, nor private demographic data sources like Esri Business Analyst, have current estimates of the demographics at the block level. (Additionally, 2020 Decennial Census data will not be released at the block level until later this year.) Therefore, some nearby developments completed after 2010 that may be considered comparable in terms of product type and vintage are not included in this analysis.

It is assumed that virtually all school-age children live in units with two or more bedrooms. (This is born out in our review of secondary research on the subject of school impacts of multifamily housing, as discussed below.) Therefore, the number of school-age children living within each comparable apartment development was divided by an estimate of the number of occupied units with two or more bedrooms to create a ratio representing the number of children per multi-bedroom unit. Occupancy data was derived from the Census, while data from CoStar provided unit mix characteristics for the apartment comparables. Note that, while occupancy data by unit type is not available, it is assumed that actual occupancies across each development at the time of the Census closely reflected the unit mix within the development.

## Findings

Our analyses revealed that the number of school-age children living within area apartment developments comparable to those planned for the subject site is quite low. Specifically, the number of school-age children living in multi-bedroom apartment units ranged from 0.05 to 0.21 per unit. On average, school-age children made up 4.1% of all apartment residents. By contrast, across the Chicago metropolitan region as a whole, school-age children made up 21.2% of the population at the time of the 2010 Census.

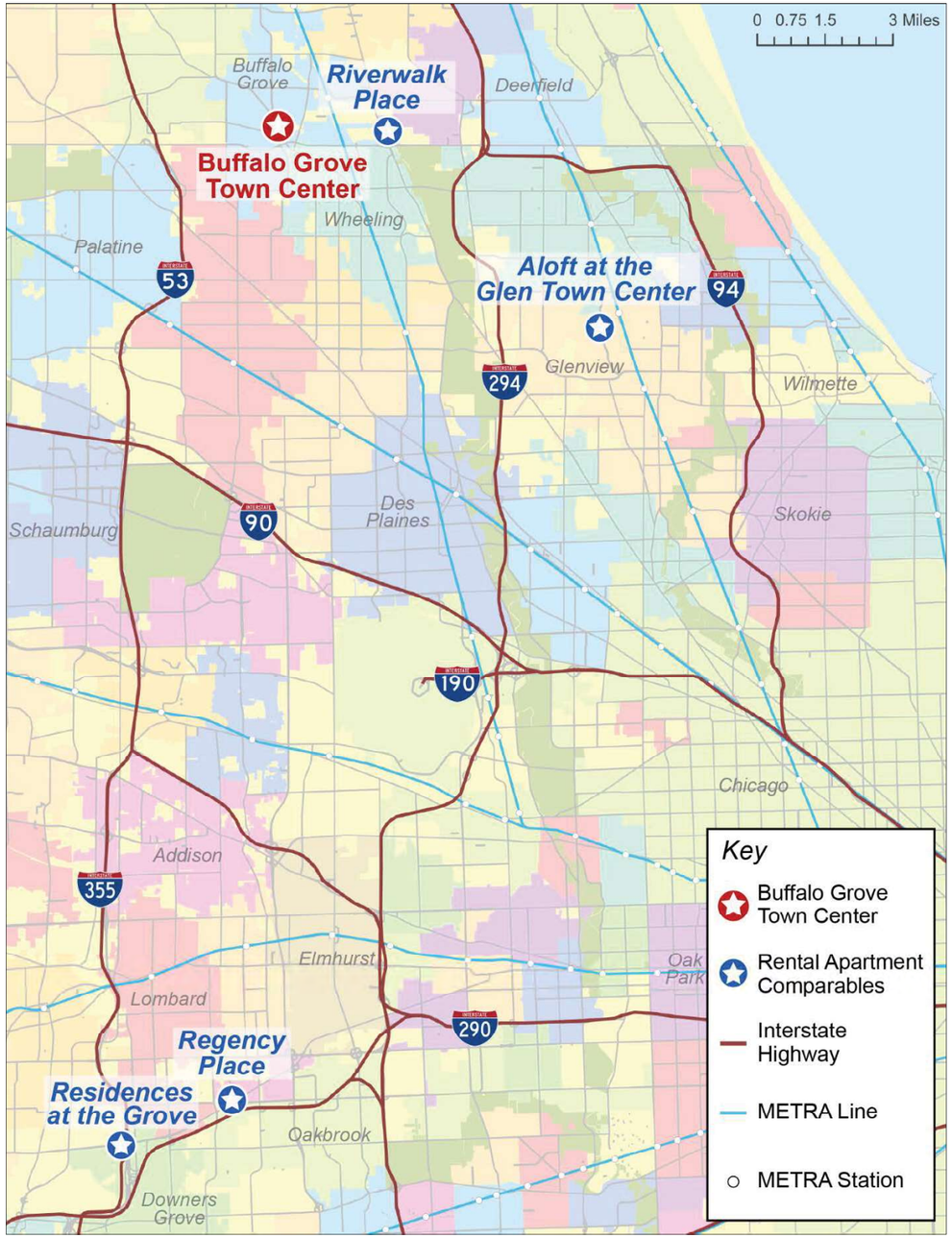
A closer look at the Census Data reveals that more than half (56.7%) of the 30 school age children living in the comparable apartment buildings were 5-14 years of age at the time of data collection and would most likely have attended a primary school. A smaller percentage (43.3%) were aged 15-19 and would likely have attended high school.

**Table 3**
**Summary of Rental Apartment Comparables**

| Attribute | Aloft at Glen Town Center | Regency Place | Residences at the Grove | Riverwalk Place | Average |
|---|---|---|---|---|---|
| Location | Glenview | Oakbrook Terrace | Downers Grove | Buffalo Grove | - |
| Year Built | 2004 | 2007 | 2008 | 2006 | - |
| Stories | 3 | 5 | 7 | 7 | - |
| Avg. Unit Size | 1,032 | 1,199 | 1,004 | 1,131 | 1,092 |
| Total Units | 181 | 112 | 294 | 90 | 169 |
| Studio | 0 | 0 | 21 | 0 | 5 |
| 1-Bed | 115 | 40 | 144 | 50 | 87 |
| 2-Bed | 66 | 56 | 129 | 40 | 73 |
| 3-Bed | 0 | 16 | 0 | 0 | 4 |
| Occupied Units (2010 Census) | 160 | 90 | 188 | 57 | 124 |
| Estimated Occupied Units w/ 2+ BR | 58 | 58 | 82 | 25 | 56 |
| Total Residents | 245 | 140 | 265 | 86 | 184 |
| Children Age 5-19 | 12 | 12 | 4 | 2 | 8 |
| Per Units w/ 2+ BR | 0.21 | 0.21 | 0.05 | 0.08 | 0.13 |
| Percent of All Residents | 4.9% | 8.6% | 1.5% | 2.3% | 4.1% |

*Sources: U.S. Census Bureau, CoStar, Goodman Williams Group*

**Figure 2: Map of Rental Apartment Comparables**




*Source: Goodman Williams Group*

All of the comparable developments are located within school districts that are generally considered good to very good. As one measure of district quality, the website SchoolDigger.com ranks all school districts within the state by student performance on standardized tests. As shown in the following table, out of 736 school districts within the state, the highest ranking elementary district among the comparables set is Glenview Community Consolidated School District 34, ranked 98th. The highest ranking high school district is Adlai E. Stevenson High School District, ranked fifth. (Ranking data for Aptakisic-Tripp Central Consolidated School District 102, which serves both Riverwalk Place and the subject site, is not available.)

**Table 4**
**School District Rankings – Comparable Developments**

| Development | School District | Rank* |
|---|---|---|
| Aloft at Glen Town Center | Glenview Community Consolidated School District 34 | 98 |
| | Northfield TWP HS District 225 | 14 |
| Regency Place | School District 45 DuPage County | 398 |
| | DuPage High School District 88 | 183 |
| Residences at the Grove | Lombard School District 44 | 182 |
| | Glenbard Township High School 87 | 109 |
| Riverwalk Place | Aptakisic—Tripp Consolidated School District 1012 | N/A |
| | Adlai E Stevenson High School District 125 | 5 |
| Subject Site | Aptakisic—Tripp Consolidated School District 1012 | N/A |
| | Adlai E Stevenson High School District 125 | 5 |

**Of 736 Illinois School Districts*
*Source: schooldigger.com*

## Conclusions

The investigation detailed in this memorandum suggests that student generation for new, luxury-style apartment units in suburban Chicago is quite low relative to many other forms of housing.

According to current plans, 91 of the 297 units to be developed at Buffalo Grove Town Center will contain two or more bedrooms. Of these, 87 are expected to be occupied once stabilized occupancy has been achieved (here defined as 95%). Based on the average number of school-age children found within the comparable area apartment developments, we thus estimate that the proposed apartments will generate eleven students.

In accordance with comparable averages, of the eleven students generated, slightly more than half at any given time can expected to be of primary school age, while the remainder will be of high school age. While most are likely to attend public schools, some may also attend area parochial or private schools.

**Table 5**
**Projected Student Generation in Buffalo Grove Town Center**

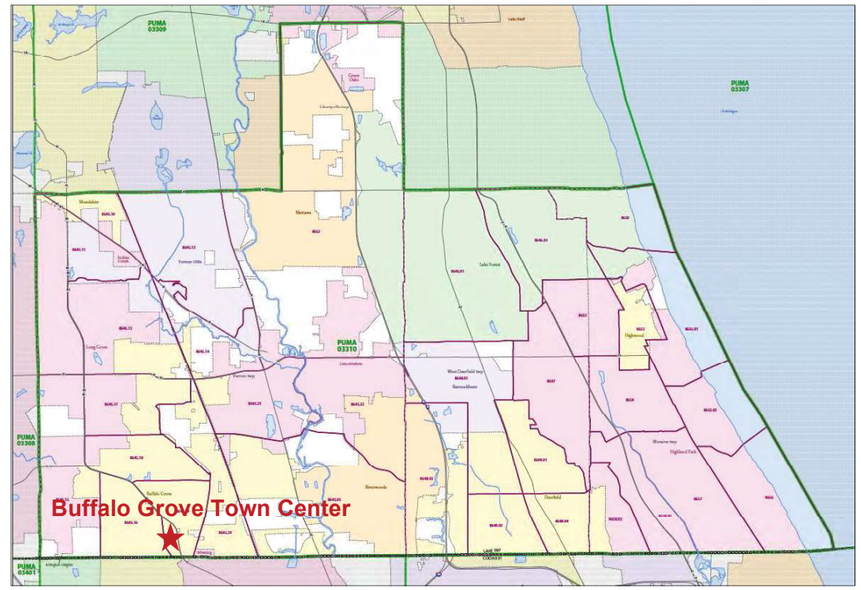
| | |
|---|---|
| Total Units | 297 |
| 1-Bedroom | 206 |
| 2-Bedroom | 79 |
| 3-Bedroom | 12 |
| Two or More Bedrooms Occupied* | 87 |
| Estimated School-Age Children per 2 Bedroom Unit | 0.13 |
| Total School-Age Children at Stabilized Occupancy (rounded) | 11.0 |

*Based on 95% stabilized occupancy
*Source: Goodman Williams Group*

## Additional Demographic Analysis

While block level data are not yet available from the Census Bureau beyond the 2010 Decennial Census, an analysis of Public Use Microdata Sample (PUMS) files from the American Community Survey allows us to further corroborate our primary findings with supporting evidence. These data are available at the Public Use Microdata Area (PUMA) and state levels. The subject site is located in the Lake County--Vernon, Moraine, West Deerfield & Libertyville (Southeast) Townships PUMA (number 03310), outlined in green in the map below.

**Figure 3: Lake County – Vernon Public Use Microdata Area (PUMA)**




*Source: U.S Census Bureau, American Community Survey Estimates 2015 - 2019*

As of the 2019 ACS, the Census Bureau estimated that 27,733 children between the ages of five and 18 lived within this PUMA, or 20.6% of the total PUMA population. Of these, 364 lived in multifamily buildings (including both rental and ownership units) with 20 or more units. There were a total of 5,887 units of this type in the PUMA, yielding a total of .06 students per unit (roughly six students per 100 units). For the state as a whole, this number stands at .09 students per unit (nine students per 100 units). Noting that this figure encompasses multifamily units of *all unit types* (i.e., including studio and one-bedroom units that generally house few, if any, school-age children), our somewhat higher forecast of 0.13 students per *two-bedroom* unit at Buffalo Grove Town Center is considered justified. (Note further that among the comparables analyzed, the average number of school-age children per development stood at eight, while the average number of occupied units of all types stood at 124 – yielding an average of 0.06 school-age children per unit among all unit types.)

**Table 5**
**School Age Children by Dwelling Structure Type in Lake County-Vernon PUMA**

| | | School-Age Children* | | |
|---|---|---|---|---|
| **Structure Type** | **Units** | **Total** | **Per Unit** | **Per 100 Units** |
| Mobile home or trailer | 30 | 0 | 0.00 | 0.0 |
| One-family house detached | 34,298 | 21,893 | 0.64 | 63.8 |
| One-family house attached | 6,087 | 2,823 | 0.46 | 46.4 |
| Multifamily, less than 20 units | 5,346 | 2,512 | 0.47 | 47.0 |
| Multifamily, 20 or more units | 5,887 | 364 | 0.06 | 6.2 |
| N/A | -- | 141 | -- | -- |

*5-18 years old

*Source: 2019 American Community Survey, 5-year estimates; Goodman Williams Group.*

## Recent Multifamily Experience and Supporting Research

It has been our experience, in analyzing apartment developments across the Chicago region, that newer market rate multifamily suburban rental developments attract few families with children. Generally speaking, parents choose less dense housing (in both rental and ownership forms) that offers the additional living space and/or private outdoor space that are desirable for child-rearing. This is amply evident in our analysis of comparable multifamily developments region-wide. It is particularly true within the luxury apartment segment in the suburbs, where rents are often equal to or even higher than monthly housing costs for many ownership homes.

Additionally, anecdotal evidence suggests that the aging of the regional population is in many ways changing the market profile of many higher-end apartment developments, with empty nesters and retirees representing an increasingly important target market. In fact, some developers and managers of apartment properties within the Chicago Metro have reported recently that older households now represent up to 50% of the tenant base for some newer developments, particularly within the northern and western suburbs.

Moreover, a growing body of secondary research on the subject of multifamily housing impacts on schools and other municipal services corroborates this experience. For example, a 2005 Urban Land Institute report notes that, “multifamily housing attracts predominantly childless couples, singles, and empty nesters.”[1] Similarly, a 2014 report from the Multifamily Housing Council found

[1] Haughey, Richard M. “Higher-Density Development: Myth and Fact.” ULI – The Urban Land Institute, 2005.

that, "on average, there are significantly fewer children in apartments than in single-family homes, whether renter or owner-occupied. The difference is even greater among recently built homes."[2]

A 2007 paper published in the land economics journal Middle States Geographer shows that demographic shifts and lifestyle changes led to a significant reduction in the number of children living in multifamily housing in the late 1990s and early 2000s. This research found that while perceptions of negative impacts from higher-density housing on municipal services and public schools persist, they do so "despite overwhelming evidence that demographic shifts have changed the composition of multi-family households."[3]

A 2015 analysis from the National Association of Home Builders[4] utilized ACS data to demonstrate that new construction, in general, contributes fewer students to public schools than existing housing and that larger-scale developments contribute the fewest number of students to the public schools in their area. Specifically, the analysis found that, on average, multifamily rental developments with 20 or more units generated 21.0 school-age children per 100 units. However, that number fell to 11.0 school-age children per 100 units for new construction.

Finally, these trends have been well-researched and documented over time. For example, a 1966 report by the American Society of Planning Officials (now the American Planning Association) analyzed 17 studies dealing with the impacts of multifamily housing on local schools in locations across the country demonstrated the significant and inverse relationship between rent level and student generation. Specifically, the studies analyzed showed that "conventional" (i.e., market rate) rental apartments produce, on average, far fewer than 0.5 students per two-bedroom unit, and essentially no students per one-bedroom unit. The report concluded that

> *Luxury apartments tend to be occupied by families with few or no school-age children, while low-rent apartments are occupied by both large and small families with an average higher number of school-age children. The reason, of course, is that for low-income families low-rent apartments, often in public housing projects, may be the only housing alternative, while high-income families with children prefer single-family homes.*[5]

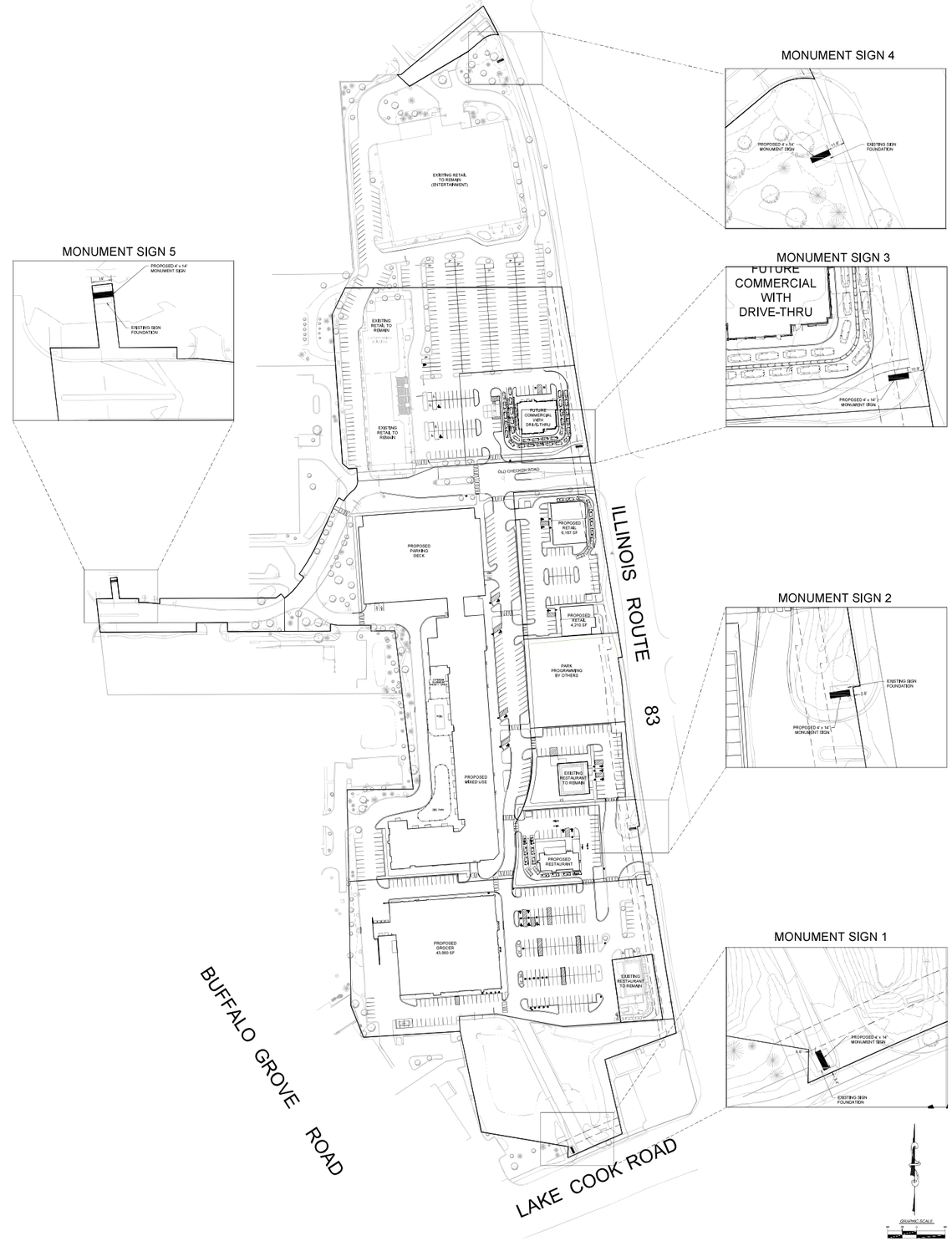
While this is a small sampling of available research on the municipal impacts of multifamily housing, the trends these reports discuss persist today and are evident in our findings.

As a final note, we recognize that our conclusion of an estimated 11 school age children likely to reside in the subject property is lower that what the Village of Buffalo Grove has projected based on a formula in their municipal code. Nonetheless, we feel it is a realistic projection that is fully supported by the findings of our research and analysis as detailed in this report.

---

[2] Obrinsky, Mark. "Apartments Versus Schools Redux." National Multifamily Housing Council, 2014.
[3] Ives-Dewey, Dorothy. "The Multi-Family Myth: Exploring the Fiscal Impacts of Apartments in the Suburbs." Middle States Geographer, 40, 39-46, 2007.
[4] Ford, Carmel. "Only 41 Children for Every 100 Housing Units in the U.S., on Average." HousingEconomics.com, 2015.
[5] "School Enrollment by Housing Type." American Society of Planning Officials, 1966.

# SIGNAGE PLAN
# Retail




MONUMENT SIGN 4




MONUMENT SIGN 5




MONUMENT SIGN 3




MONUMENT SIGN 2




MONUMENT SIGN 1




GRAPHIC SCALE
1" = 40'

DRAWING NO.
EX

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

# MONUMENT SIGNAGE PLAN

BUFFALO GROVE TOWN CENTER REDEVELOPMENT

BUFFALO GROVE ILLINOIS

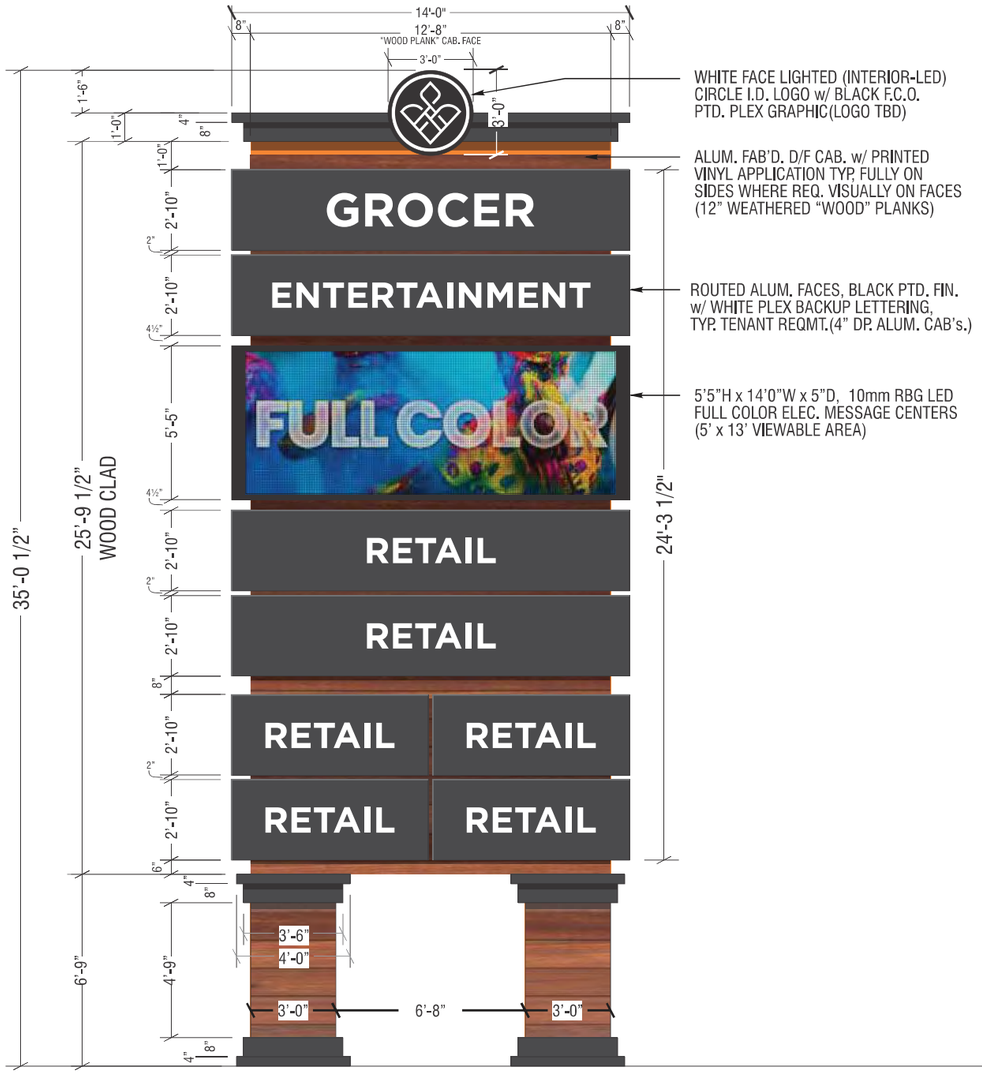
PROJECT NO.: 20360
PROJECT MANAGER: JRB
DESIGNED BY: JRB
DRAWN BY: BD

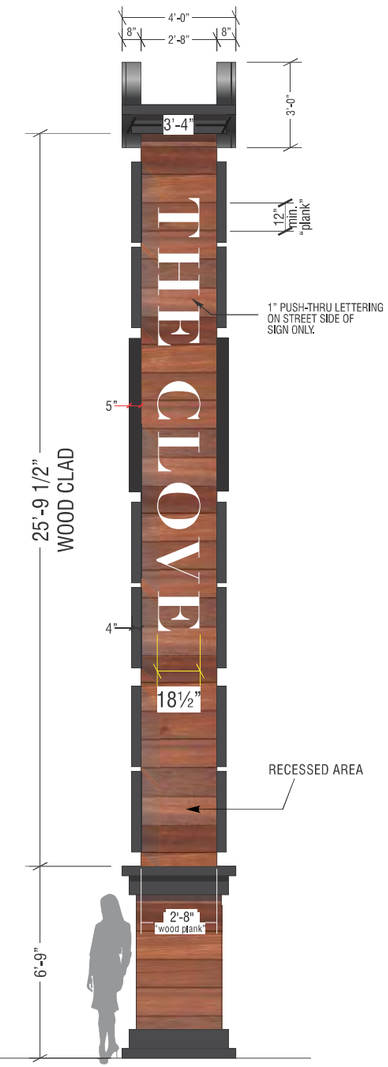
ORIGINAL ISSUE DATE: FEBRUARY 24, 2022

REVISIONS

| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
|---|---|---|---|---|---|
| | | | | | |

N:\2020\20360\Drawings\ACAD\LDS\03\Misc Drawings\Signage Plan 20360.dwg 2/24/2022




**1** ***Double Sided Pylon Sign w/ Message Center***

SCALE: 3/16" = 1'-0"

DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101

630-543-9490
FAX 630-543-9493

| DATE | REVISION |
|---|---|
| 12.2.21 | ADDED "COLUMN" POLE COVERS TO RAISE TO 26' OAH |
| 12.9.21 | REVISED CENTER NAME, PANEL LAYOUT & ADDED OPTION 2 |
| 12.15.21 | REVISED PANEL LAYOUT & ADDED OPTIONS 3 & 4 FOR RETAIL AND SIGN - KM |
| 1.26.22 | UPDATED PANEL LAYOUTS FOR SIGNS 1, 3 & 5 - KM |
| 1.31.22 | UPDATED PER CUSTOMER NOTES - KM |
| 3.7.22 | MOVE SPLIT TENANTS DOWN 6" TO INCREASE REVEAL ABOVE - KM |
| 3.10.22 | INCREASE MALL ID PUSH THRU TO 21" LTRS - KM |
| 3.15.22 | UPDATED LOGO & PUSH THRU MALL ID - KM |

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **CLIENT** | THE CLOVE | | | | | | |
| **ADDRESS** | NWC of LAKE COOK & MCHENRY ROADS | | | | | | |
| **CITY** | BUFFALO GROVE | **STATE** | IL | **DESIGNER** | KM | **SALESPERSON** | JST |
| **DRWG. NO.** | 90608 | **SCALE:** | NOTED | **DATE:** | 11.19.2021 | **SHEET NO.** | 2 |

**2** ***Double Sided Pylon Sign • Front & Side Elevations***

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

DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101

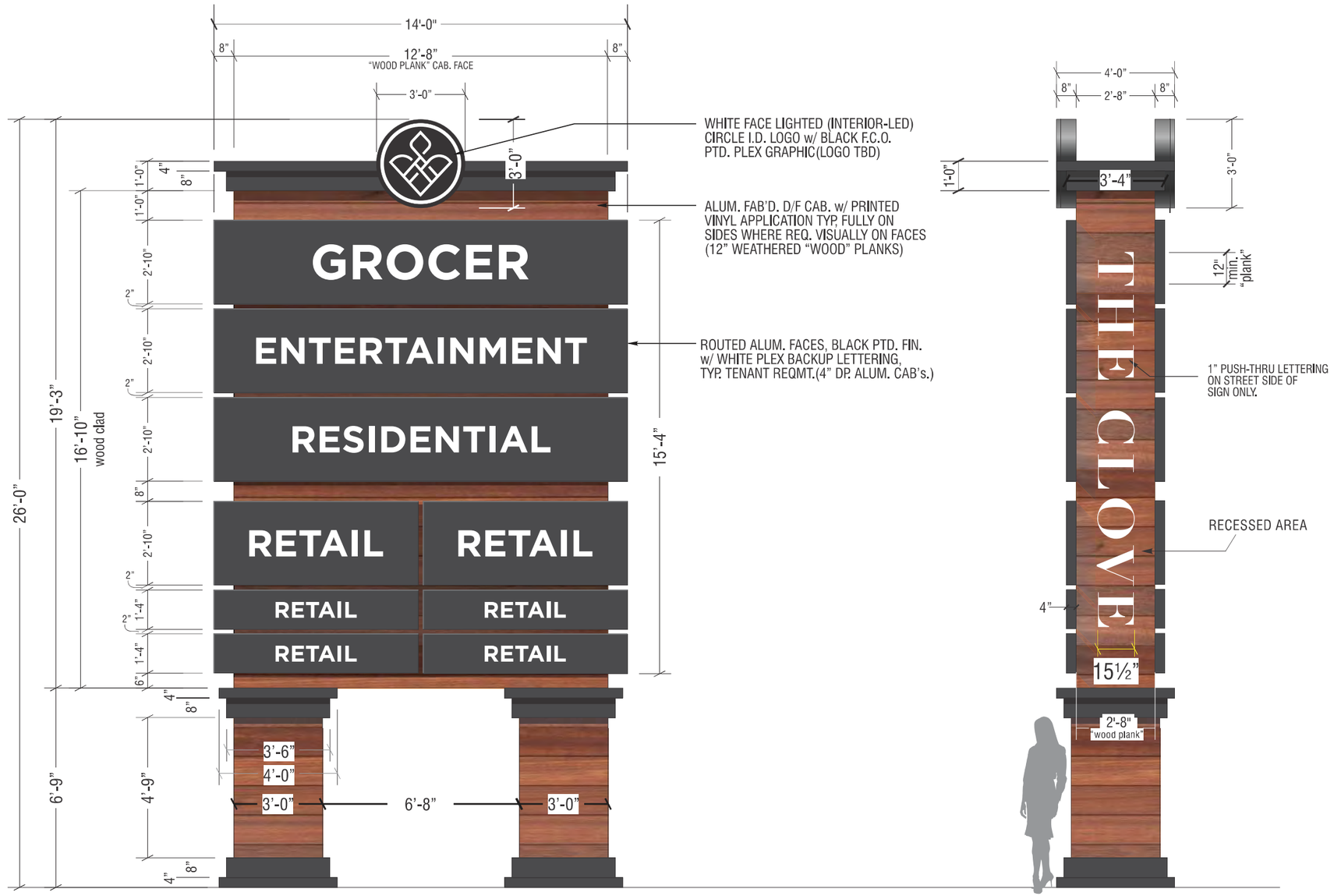
630-543-9490
FAX 630-543-9493

| DATE | REVISION |
|---|---|
| 12.2.21 | ADDED "COLUMN" POLE COVERS TO RAISE TO 26' OAH |
| 12.9.21 | REVISED CENTER NAME, PANEL LAYOUT & ADDED OPTION 2 |
| 12.20.21 | REVISED PANEL LAYOUT & ADDED OPTION 3 & REMOVED OPTION 2 - KM |
| 12.25.21 | REMOVED PANEL LAYOUT & ADDED OPTION 3 & REMOVED OPTION 2 - KM |
| 1.26.22 | UPDATED PANEL LAYOUTS FOR SIGNS 1, 3 & 5 - KM |
| 1.31.22 | UPDATED PER CUSTOMER NOTES - KM |
| 3.7.22 | MOVE SPLIT TENANTS DOWN 6" TO INCREASE REVEAL ABOVE - KM |
| 3.10.22 | INCREASE MALL ID PUSH THRU TO 21" LTRS - KM |
| 3.15.22 | UPDATED LOGO & PUSH THRU MALL ID - KM |

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CLIENT | THE CLOVE | | | | | | |
| ADDRESS | NWC of LAKE COOK & MCHENRY ROADS | | | | | | |
| CITY | BUFFALO GROVE | STATE | IL | DESIGNER | KM | SALESPERSON | JST |
| DRWG. NO. | 90608 | SCALE: | NOTED | DATE: | 11.19.2021 | SHEET NO. | 3 |




**3** ***Double Sided Pylon Sign • Front & Side Elevations***

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


DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493


| DATE | REVISION |
|---|---|
| 12.2.21 | ADDED "COLUMN" POLE COVERS TO RAISE TO 26' OAH |
| 12.9.21 | REVISED CENTER NAME, PANEL LAYOUT & ADDED OPTION 2 |
| 12.29.21 | REVISED NAME, LAYOUT & ADDED OPTIONS 3 & 4 PER TENANT - KM |
| 1.26.22 | UPDATED PANEL LAYOUTS FOR SIGNS 1, 3 & 5 - KM |
| 1.31.22 | UPDATED PER CUSTOMER NOTES - KM |
| 3.7.22 | MOVE SPLIT TENANTS DOWN 6" TO INCREASE REVEAL ABOVE - KM |
| 3.10.22 | INCREASE MALL ID PUSH THRU TO 21" LTRS - KM |
| 3.15.22 | UPDATED LOGO & PUSH THRU MALL ID - KM |

CUSTOMER APPROVAL DATE


This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.


| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **CLIENT** | THE CLOVE | | | | | | |
| **ADDRESS** | NWC of LAKE COOK & MCHENRY ROADS | | | | | | |
| **CITY** | BUFFALO GROVE | **STATE** | IL | **DESIGNER** | KM | **SALESPERSON** | JST |
| **DRWG. NO.** | 90608 | **SCALE:** | NOTED | **DATE:** | 11.19.2021 | **SHEET NO.** | 4 |

**4** ***Double Sided Pylon Sign • Front & Side Elevations***

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

DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101

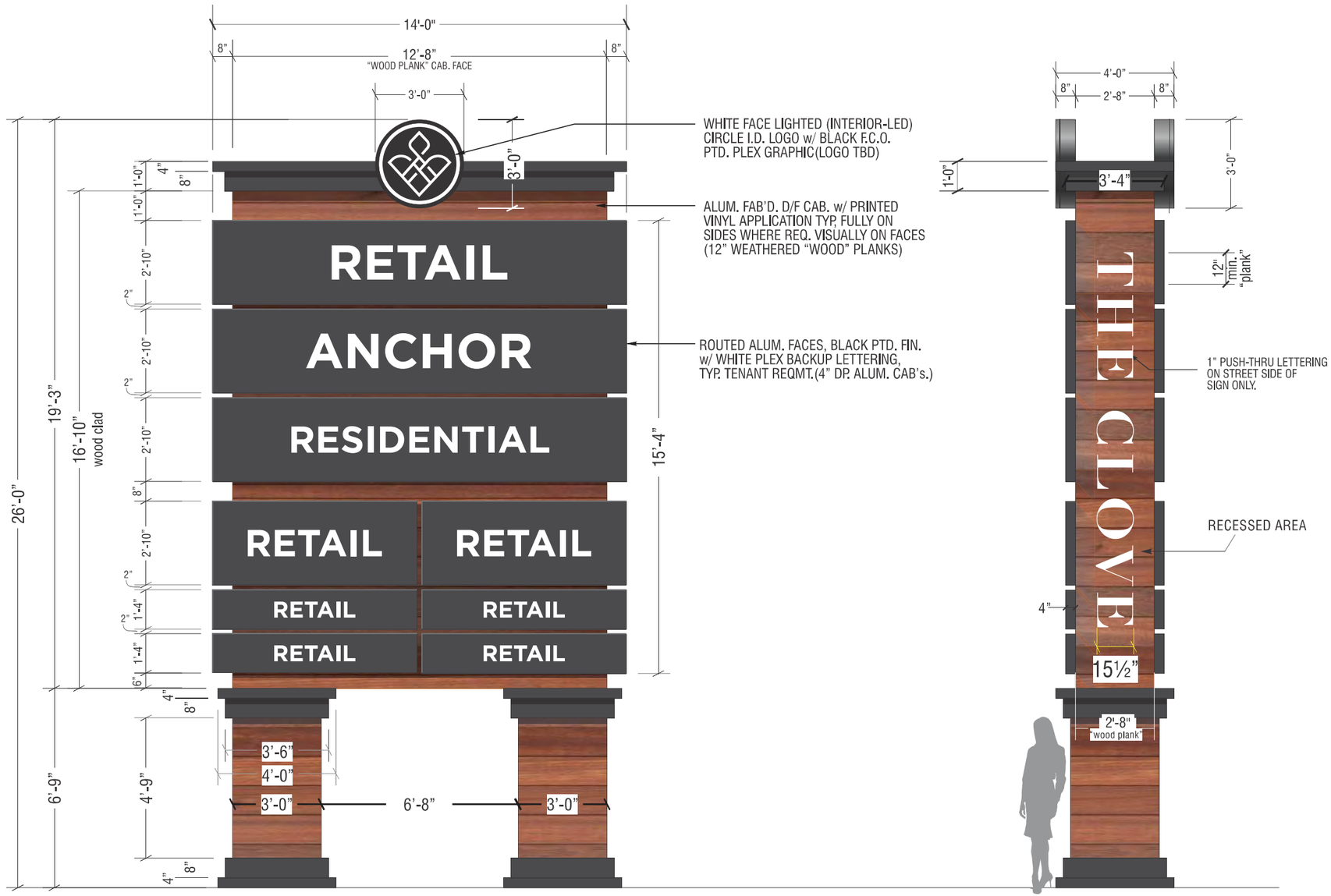
630-543-9490
FAX 630-543-9493

| DATE | REVISION |
|---|---|
| 12.2.21 | ADDED "COLUMN" POLE COVERS TO RAISE TO 26' OAH |
| 12.9.21 | REVISED CENTER NAME, PANEL LAYOUT & ADDED OPTION 2 |
| 12.15.21 | REMOVED NAME, ADDED EMC OPTIONS & REPRICED AS SIGN - KM |
| 1.26.22 | UPDATED PANEL LAYOUTS FOR SIGNS 1, 3 & 5 - KM |
| 1.31.22 | UPDATED PER CUSTOMER NOTES - KM |
| 3.7.22 | MOVE SPLIT TENANTS DOWN 6" TO INCREASE REVEAL ABOVE - KM |
| 3.10.22 | INCREASE MALL ID PUSH THRU TO 21" LTRS - KM |
| 3.15.22 | UPDATED LOGO & PUSH THRU MALL ID - KM |

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CLIENT | THE CLOVE | | | | | | |
| ADDRESS | NWC of LAKE COOK & MCHENRY ROADS | | | | | | |
| CITY | BUFFALO GROVE | STATE | IL | DESIGNER | KM | SALESPERSON | JST |
| DRWG. NO. | 90608 | SCALE: | NOTED | DATE: | 11.19.2021 | SHEET NO. | 5 |




**5** ***Double Sided Pylon Sign • Front & Side Elevations***

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


DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493


| DATE | REVISION |
|---|---|
| 12.2.21 | ADDED "COLUMN" POLE COVERS TO RAISE TO 26' OAH |
| 12.9.21 | REVISED CENTER NAME, PANEL LAYOUT & ADDED OPTION 2 |
| 12.15.21 | REMOVED PANEL LAYOUT & ADDED OPTIONS 3 & 4 FOR EACH SIGN - KM |
| 1.26.22 | UPDATED PANEL LAYOUTS FOR SIGNS 1, 3 & 5 - KM |
| 1.31.22 | UPDATED PER CUSTOMER NOTES - KM |
| 3.7.22 | MOVE SPLIT TENANTS DOWN 6" TO INCREASE REVEAL ABOVE - KM |
| 3.10.22 | INCREASE MALL ID PUSH THRU TO 21" LTRS - KM |
| 3.15.22 | UPDATED LOGO & PUSH THRU MALL ID - KM |

CUSTOMER APPROVAL DATE


This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.


| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CLIENT | THE CLOVE | | | | | | |
| ADDRESS | NWC of LAKE COOK & MCHENRY ROADS | | | | | | |
| CITY | BUFFALO GROVE | STATE | IL | DESIGNER | KM | SALESPERSON | JST |
| DRWG. NO. | 90608 | SCALE: | NOTED | DATE: | 11.19.2021 | SHEET NO. | 6 |

PROPOSED

SCALE: 1/8"=1'

EXISTING

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493

| DATE | REVISION |
|---|---|
| 12.2.21 | ADDED "COLUMN" POLE COVERS TO RAISE TO 26' OAH |
| 12.9.21 | REVISED CENTER NAME, PANEL LAYOUT & ADDED OPTION 2 |
| 12.15.21 | REVISED , PANEL LAYOUT & ADDED OPTION 3 PER JST - KD |
| 12.29.21 | REMOVED NAME, ADDED EMC OPTIONS & SEPARATE EACH SIGN - KM |
| 1.26.22 | UPDATED PANEL LAYOUTS FOR SIGNS 1, 3 & 5 - KM |
| 1.31.22 | UPDATED PER CUSTOMER NOTES - KM |
| 3.7.22 | MOVE SPLIT TENANTS DOWN 6" TO INCREASE REVEAL ABOVE - KM |
| 3.10.22 | INCREASE MALL ID PUSH THRU TO 21" LTRS - KM |
| 3.15.22 | UPDATED LOGO & PUSH THRU MALL ID - KM |

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CLIENT | THE CLOVE | | | | | | |
| ADDRESS | NWC of LAKE COOK & MCHENRY ROADS | | | | | | |
| CITY | BUFFALO GROVE | STATE | IL | DESIGNER | KM | SALESPERSON | JST |
| DRWG. NO. | 90608 | SCALE: | NOTED | DATE: | 11.19.2021 | SHEET NO. | 7 |

# Signage Types and Sizes Requested // THE CLOVE

| | Tenant Frontage (Elevation Type) | Elevation Location | ALLOWED # of Signs | ALLOWED Linear Feet of Frontage | ALLOWED Sign Face (sf) Allowed | PROPOSED # of Signs[1] | PROPOSED Sign Face (sf) Requested EACH[1] | PROPOSED Sign Face (sf) Requested TOTAL[1] |
|---|---|---|---|---|---|---|---|---|
| **Site Signage *Frontage listed is property frontage** | | | | | | | | |
| **Sign 1** | | | 1 | 124 | 120 | 1 | 315 sf | |
| **Sign 2** | | | 1 | 2176 | 120 | 1 | 175 sf | |
| **Sign 3** | | | 1 | 2176 | 120 | 1 | 196 sf | |
| **Sign 4** | | | 1 | 2176 | 120 | 1 | 160 sf | |
| **Sign 5** | | | 1 | 70 | 120 | 1 | 196 sf | |
| Lot 2 (GROCER) *Does not include parking lot signage for desginated parking or cart corrals | | | | | | | | |
| GROCER | Primary | East | 1 | 198 ft | 594 sf | 1 | 156 sf | **156 sf** |
| | Secondary | East | 0 | 198 ft | 0 sf | 1 | 100 sf | |
| | Secondary | North | 0 | 230 ft | 0 sf | 1 | 132 sf | **364 sf** |
| | Secondary | South | 0 | 230 ft | 0 sf | 1 | 132 sf | |
| | Temporary | East | 1 | 198 ft | 32 sf | 1 | 192 sf | **192 sf** |
| | | | | | | | | |
| Lot 3 Guzman Y Gomez | | | | | | | | |
| Guzman Y Gomez | Primary | North | 1 | 85 ft | 255 sf | 1 | 60 sf | |
| | Primary | North | 0 | 85 ft | 0 sf | 1 | 64 sf | **124 sf** |
| | Secondary | East | 0 | 40 ft | 0 sf | 1 | 87 sf | |
| | Secondary | South | 0 | 85 ft | 0 sf | 1 | 56 sf | |
| | Secondary | South | 0 | 85 ft | 0 sf | 1 | 50 sf | |
| | Secondary | West | 0 | 40 ft | 0 sf | 1 | 60 sf | **253 sf** |
| | Drivethru Sign | | | | | 2 | 19 sf | **38 sf** |
| | Menu Sign | | | | | 4 | 23 sf | **90 sf** |
| Lot 6 | | | | | | | | |
| MTB North - Tenant A | Primary | West | 1 | 33 ft | 89 sf | 1 | 64 sf | **64 sf** |
| | Secondary | West | 1 | 33 ft | | 1 | 16 sf | 16 sf |
| | Secondary | North | 0 | 75 ft | 0 sf | 1 | 72 sf | **152 sf** |
| | Secondary | East | 0 | 33 ft | 0 sf | 1 | 80 sf | |
| MTB North - Tenant B | Primary | West | 1 | 21 ft | 57 sf | 1 | 64 sf | **64 sf** |
| | Secondary | East | 0 | 21 ft | 0 sf | 1 | 72 sf | **72 sf** |
| MTB North - Tenant C | Primary | West | 1 | 32 ft | 86 sf | 1 | 96 sf | **96 sf** |
| | Secondary | South | 0 | 73 ft | 0 sf | 1 | 72 sf | **180 sf** |
| | Secondary | East | 0 | 32 ft | 0 sf | 1 | 108 sf | |
| MTB South - Tenant A | Primary | West | 1 | 33 ft | 89 sf | 1 | 80 sf | **80 sf** |
| | Secondary | East | 0 | 33 ft | 0 sf | 1 | 68 sf | **188 sf** |
| | Secondary | South | 0 | 73 ft | 0 sf | 1 | 120 sf | |
| MTB South - Tenant B | Primary | West | 1 | 29 ft | 78 sf | 1 | 80 sf | **80 sf** |
| | Secondary | East | 0 | 27 ft | 0 sf | 1 | 80 sf | **200 sf** |
| | Secondary | North | 0 | 73 ft | 0 sf | 1 | 120 sf | |
| Lot 7 // Ground Level Retail | | | | | | | | |
| Typical | Primary | East | 1 | 20 ft | 60 sf | **4 sf per every 1 lf for 90% of frontage of each individual tenant space** | | |
| South Tenant | Secondary | South | | | | 1 | 120 sf | **120 sf** |
| Lot 9 (EXISTING RETAIL TO REMAIN) | | | | | | | | |
| Typical | Primary | East | 1 | 20 ft | 60 sf | **4 sf per every 1 lf for 90% of frontage of each individual 1st and 2nd floor tenant space** | | |
| South Tenant | Secondary | South | | | | 1 | 120 sf | **120 sf** |
| North | Secondary | North | | | | 2 | 120 sf | **240 sf** |
| Lot 10 | | | | | | | | |
| Future Tenant | Primary | North | | | | 1 | 120 sf | **120 sf** |
| | Secondary | East | | | | 1 | 120 sf | |
| | Secondary | South | | | | 1 | 120 sf | |
| | Secondary | West | | | | 1 | 120 sf | **360 sf** |

10/28/2021 4:39:27 PM

## EXTERIOR ELEVATION KEYNOTES

(XX.XXX)

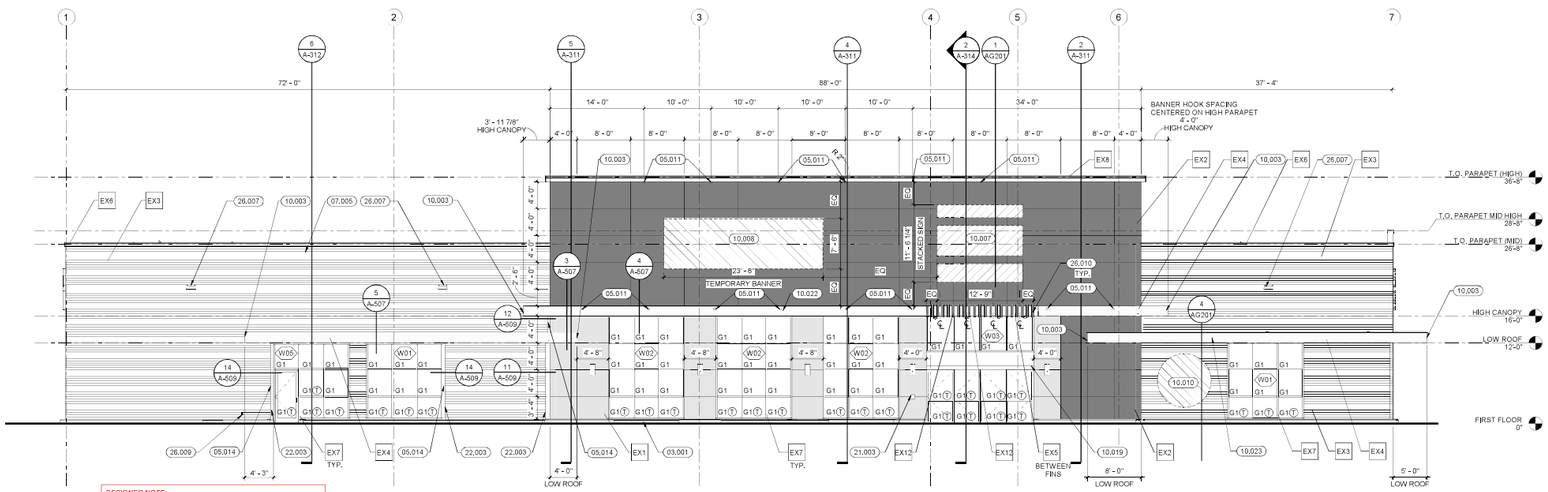
| | |
|---|---|
| 03.001 | 8" CONCRETE CURB |
| 03.017 | 1' WIDE, 2' TALL CURB AGAINST RETAINING WALL. REFER TO CIVIL |
| 05.011 | HOOKS FOR TEMPORARY BANNER. REFER TO WALL DETAILS SHEETS FOR CONNECTION DETAILS |
| 05.013 | RAIN HOOD |
| 05.014 | DOWNSPOUT COVER PREFINISHED, 24 GA. GALVANIZED STEAL. |
| 07.005 | ROOF LINE BEYOND |
| 08.002 | SERVICE DOOR |
| 10.003 | OVERFLOW PER MAPES DETAIL |
| 10.007 | PRIMARY SIGN - SIGNAGE BY TENANT. PROVIDE BLOCKING AND POWER AS NEEDED. REFER TO TENANT IMPROVEMENT DRAWINGS FOR EXTERIOR SIGNAGE DETAILS |
| 10.008 | TEMPORARY BANNER LOCATION. ENSURE THAT BANNER IS TIGHT WHEN INSTALLED. COORDINATE LOCATION WITH LOCATION OF SIGNAGE |
| 10.009 | SECONDARY SIGN - SIGNAGE BY TENANT. PROVIDE BLOCKING AND POWER AS NEEDED. REFER TO AG201 FOR EXTERIOR SIGNAGE DETAILS |
| 10.010 | 96" DIBOND PANEL SIGN WITH 1ST SURFACE COPY INSTALLED LEFT OF CART GARAGE ONTO CORRUGATED STEEL WALL |
| 10.019 | UNDERSIDE OF UPPER PREFABRICATED CANOPY. REFER TO ROOF PLAN |
| 10.021 | PREFABRICATED CANOPY |
| 10.022 | UPPER PREFABRICATED CANOPY (BELOW) |
| 10.023 | LOWER PREFABRICATED CANOPY (BELOW) |
| 11.002 | OVERHEAD INSULATED SECTIONAL LOADING DOCK DOOR - FINISH: WHITE |
| 11.003 | COMPACTOR DOOR |
| 11.005 | 30 YARD COMPACTOR CONTAINER |
| 11.006 | DOCK COMMUNICATION LIGHT |
| 21.003 | FIRE DEPARTMENT KEY BOX. REFER TO FIRE PROTECTION. |
| 22.003 | CANOPY DOWNSPOUT TO STORM. COORDINATE WITH CIVIL |
| 22.006 | OVERFLOW ROOF DRAIN DOWNSPOUT. REFER TO PLUMBING. |
| 26.007 | EXTERIOR WALL PACK LIGHTING - REFER TO ELECTRICAL |
| 26.009 | ELECTRICAL OUTLET. REFER TO ELECTRICAL. |
| 26.010 | LINEAR CANOPY LIGHT LOCATED BETWEEN THE FINS AND CENTERED ON EACH GLAZING UNIT. REFER TO ELECTRICAL |
| 26.303 | COORDINATE CONNECTION REQUIREMENTS FOR DOOR BELL WITH OWNER AND HARDWARE PROVIDER PRIOR TO ROUGHIN. |

## EXTERIOR ELEVATION MATERIALS

XXX

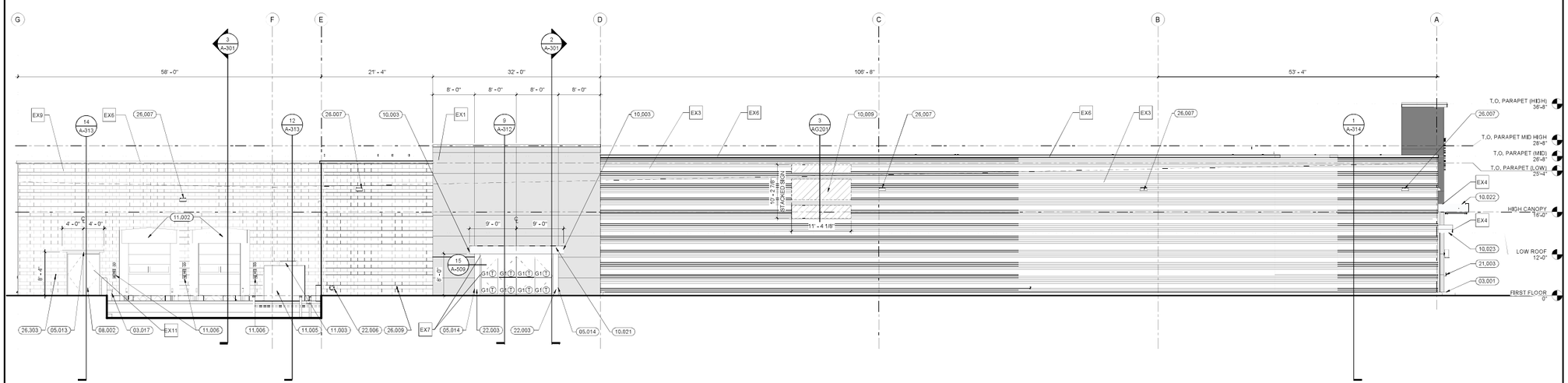
| TAG | PRODUCT | MANUFACTURER | MODEL/FINISH | SIZE | COMMENTS |
|---|---|---|---|---|---|
| EX1 | PHENOLIC PANEL - CONCEALED FASTENER | STONEWOOD ARCHITECTURAL PANELS | FASHION GREY 5ST8CB | 4'x8' | |
| EX2 | PHENOLIC PANEL - CONCEALED FASTENER | STONEWOOD ARCHITECTURAL PANELS | GRAPHITE SPECTRUM 9726x48 | 4'x8' | |
| EX3 | 24ga GALVANIZED | IMETCO | LATITUDE FINISH PREWEATHERED GALVALUME | | |
| EX4 | CANTILEVER CANOPY | MAPES ARCHITECTURAL CANOPIES | BONE WHITE KYNAR | | |
| EX5 | CANTILEVER CANOPY | MAPES ARCHITECTURAL CANOPIES | SHERWIN WILLIAMS ELECTRIC LIME GREEN 6921 | | MAPES CUSTOM COLOR TO MATCH |
| EX6 | PARAPET COPING | FIRESTONE | CLEAR ANODIZED | | |
| EX7 | ALUMINUM STOREFRONT | KAWNEER | 1600UT-FINISH: BLACK ANODIZED | | |
| EX8 | PARAPET COPING | FIRESTONE | CHARCOAL | | |
| EX9 | BURNISHED CMU | OLDCASTLE | 4303 | 8"x8"x16" | ASH, RUNNING BOND |
| EX10 | SLOPED COPING | OLDCASTLE | CORDOVA MIDNIGHT | | |
| EX11 | PAINT | SHERWIN WILLIAMS | SW 7691 - REFLECTION | | PAINT HM EXTERIOR DOORS, DOWNSPOUTS, AND MISC METALS |
| EX12 | CANOPY 'FINS' | MAPES ARCHITECTURAL CANOPIES | BLACK KYNAR | | |
| EX13 | 20 GA CUSTOM BENT MTLT | | | 6"W x 1 1/2"H | POWDER COAT TO MATCH SHERWIN WILLIAMS ELECTRIC LIME GREEN SW6921 |

*DESIGNER NOTE:*
*IF LOCAL JURISDICTION REQUIRES RTU SCREENING USE CITYSCAPE PER THE WORK LETTER.*




*DESIGNER NOTE:*
*IN WALL CANOPY DRAINAGE. COORDINATE LOCATIONS WITH STRUCTURAL, PLUMBING, AND CIVIL.*

1 A-201 FRONT ELEVATION
1/8" = 1'-0"




2 A-201 SIDE-STAGING ELEVATION
1/8" = 1'-0"

ARCHITECT

CONSULTANT

SEAL

# RETAIL SHELL

XXX ST. CITY, STATE

PROJECT NUMBER: ARCHITECT PROJECT ### 424 | VERSION: 2.02021 | SITE CODE: XXX.XXXXXXX

PRELIMINARY - NOT FOR CONSTRUCTION

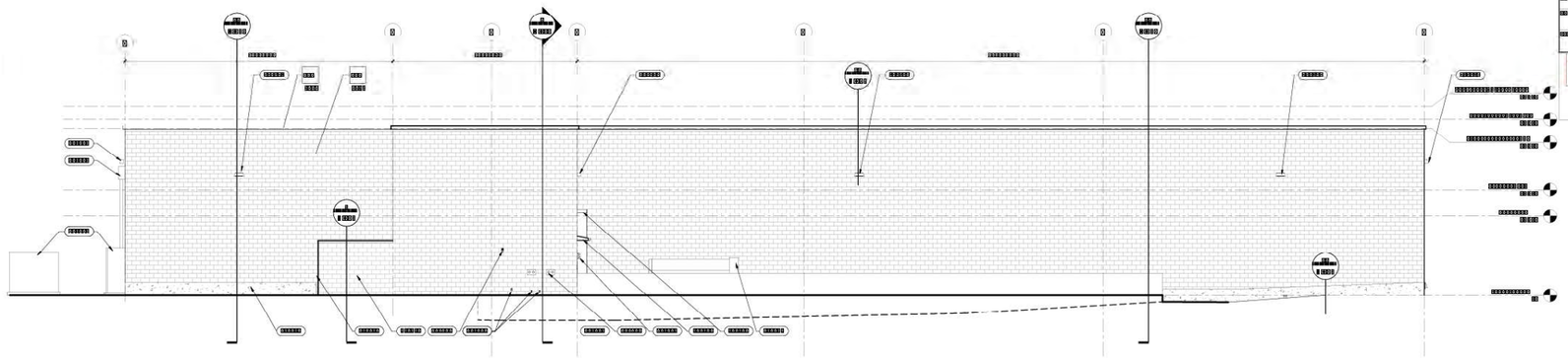
THE COPYRIGHT AND OWNERSHIP OF ALL DESIGNS, METHODES AND TECHNOLOGIES DEVELOPED AND ILLUSTRATED IN THIS SET REMAIN THE PROPERTY OF THE OWNER AND THEIR CONSULTANTS.

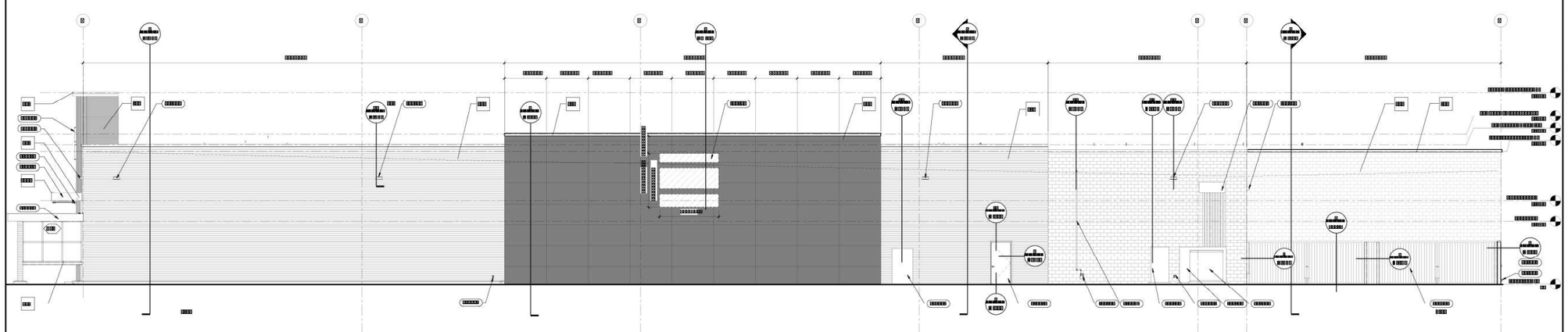
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL APPEARING HEREON IS SIGNED AND DATED BY THE ARCHITECT OR ENGINEER.

| DATE | ISSUED FOR | REV |
|---|---|---|

A-201

EXTERIOR ELEVATIONS





Elevate Sign Group

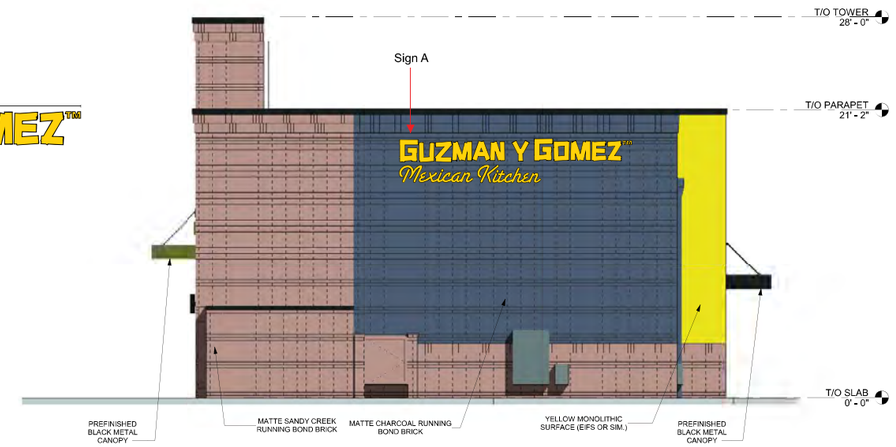
GYG Buffalo Grove IL

Paul Rzewuski
Elevate Sign Group
120 N. Ridge Ave.
Lombard, IL 60148
www.elevatesigngroup.com

# R4

## Sign A

**UL Listed channel Letters**
**5in projection from wall**




1 West Elevation
1/4" = 1'-0"

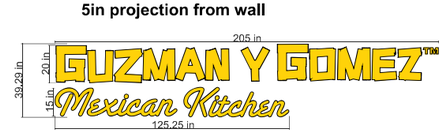
## Sign B

**Illuminated LOGO**
**plex face/LED internal illumination**
**UL Listed**
**5in projection**

2 North Elevation
1/4" = 1'-0"

## Sign C

**UL Listed channel Letters**
**5in projection from wall**




INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

BUFFALO GROVE TOWN CENTER
BUFFALO GROVE, IL
12.21.21

GUZMAN Y GOMEZ™ Mexican Taqueria

Elevate Sign Group

GYG Buffalo Grove IL

Paul Rzewuski
Elevate Sign Group
120 N. Ridge Ave.
Lombard, IL 60148
www.elevatesigngroup.com

R4

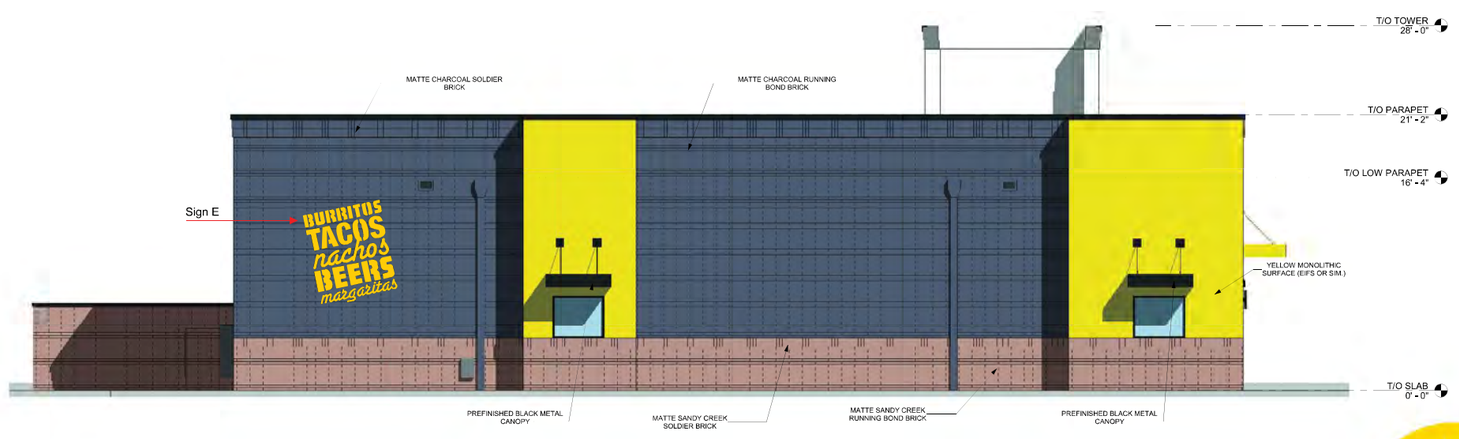
## Sign D

**UL Listed channel Letters**
**5in projection from wall**

1 East Elevation
1/4" = 1'-0"

## Sign E

**Non-illuminated Flat Cut Out Aluminum Letters**



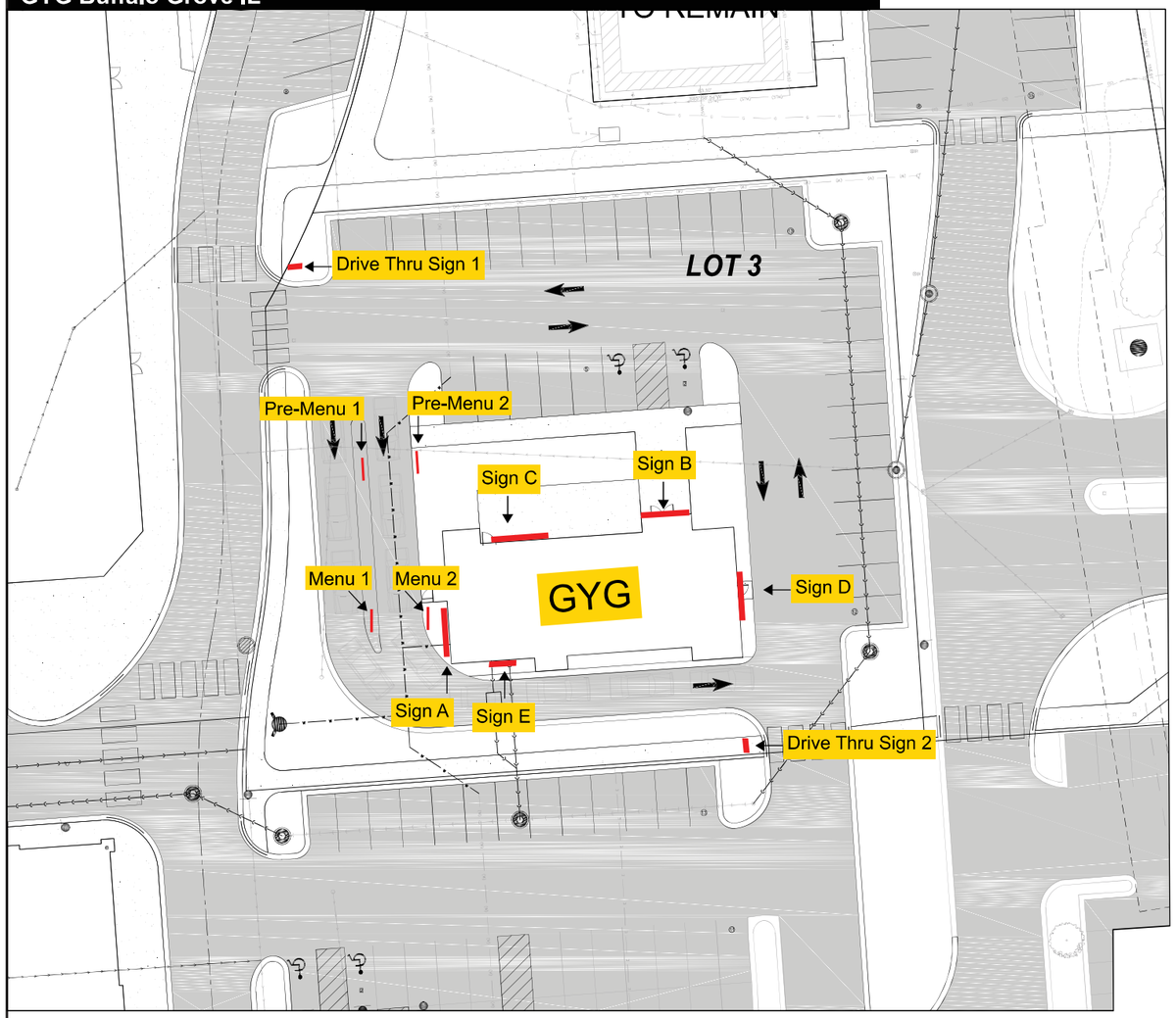

2 South Elevation
1/4" = 1'-0"

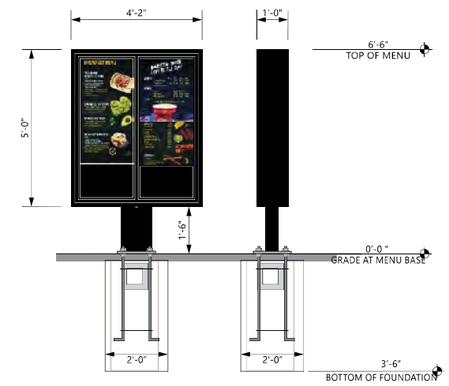
INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

BUFFALO GROVE TOWN CENTER
BUFFALO GROVE, IL
12.21.21

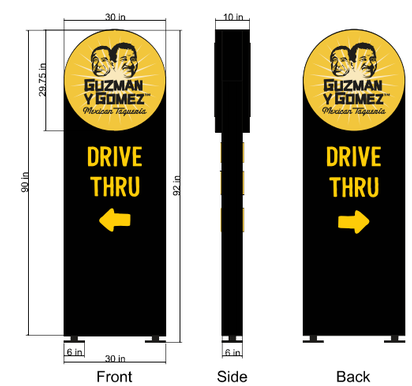
GUZMAN Y GOMEZ™
Mexican Taqueria

## GYG Buffalo Grove IL




**Typical Menu**




**Drive Thru Sign**

| PROJECT MANAGER: | SUBMITTED TO: | AGREEMENT: | ACCEPTED BY: |
|---|---|---|---|
| Elevate Sign Group<br>Paul Rzewuski<br>Elevate Sign Group<br>120 N. Ridge Ave.<br>Lombard, IL 60148<br>www.elevatesigngroup.com | | THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE, DUE TO VARIATIONS IN PRINTING, FABRICATION, PAINTING, SUBSTRATES, AND FINISHES, THE FINAL PRODUCT MAY DIFFER FROM DRAWING. SUPERIMPOSED DRAWINGS ARE INTENDED TO SHOW ORIENTATION AND LOCATION OF THE PROPOSED SIGNAGE. IT MAY NOT BE TO EXACT SCALE. COLOR SWATCHES OR CHIPS CAN BE PROVIDED IF REQUESTED BY CUSTOMER. IF COLORS ARE NOT SPECIFIED A CLOSE MATCH WILL BE PROVIDED AND DETERMINED BY THE PROJECT MANAGER.<br><br>ACCEPTED: BY SIGNING THIS DOCUMENT YOU THE CUSTOMER ACCEPTS THAT THE ABOVE PROPOSED SIGNAGE SPECIFICATIONS, COLORS, SPELLING, AND CONDITIONS ARE SATISFACTORY AND AUTHORIZE ELEVATE SIGN GROUP TO DO THE WORK AS SPECIFIED | NAME AND TITLE:<br>SIGNATURE:<br>DATE:<br>LANDLORD SIGNATURE: |

R4

West Elevation

South Elevation

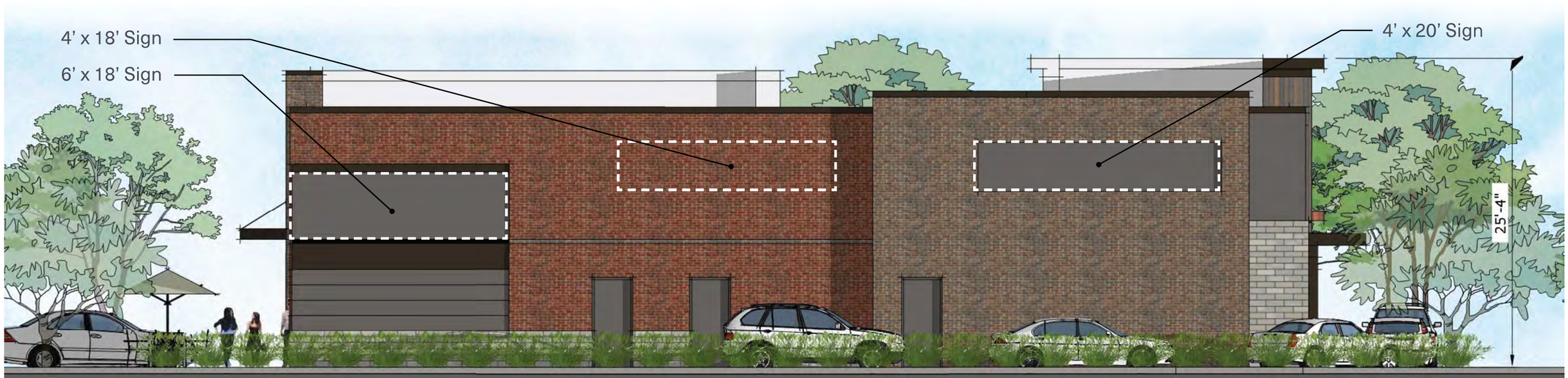
# NORTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

North Elevation




East Elevation

# NORTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

West Elevation

South Elevation

# SOUTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT

North Elevation

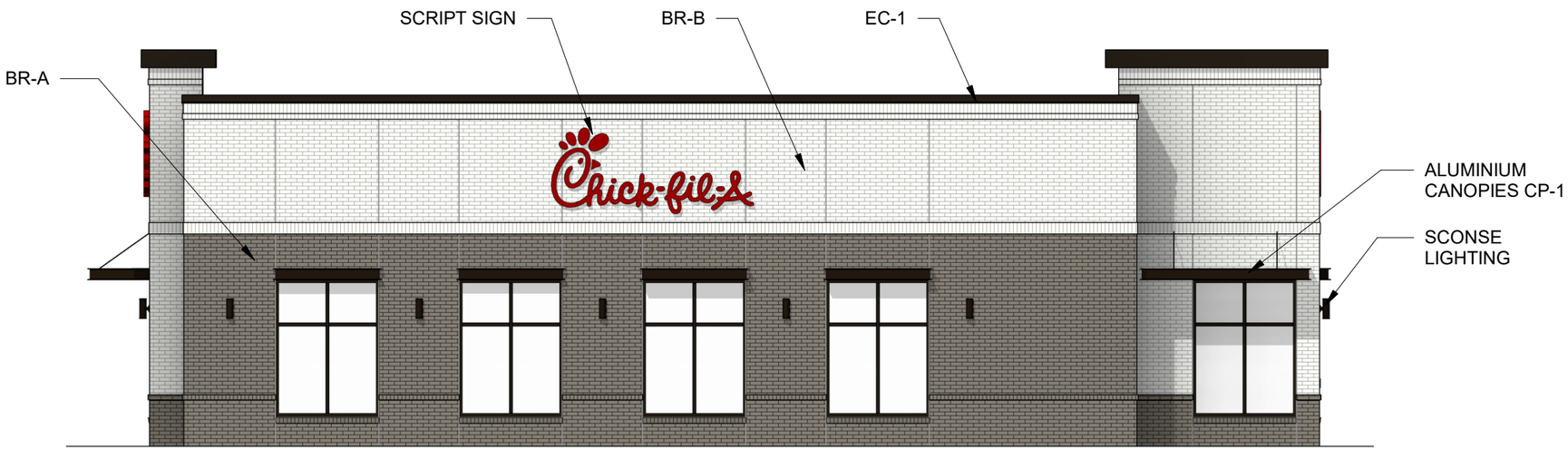
East Elevation

# SOUTH BUILDING — ELEVATIONS
## BUFFALO GROVE TOWN CENTER

MARCH 3, 2022

KENSINGTON DEVELOPMENT PARTNERS

WOOLPERT




WEST ELEVATION
1/8" = 1'-0"

## EXTERIOR FINISHES

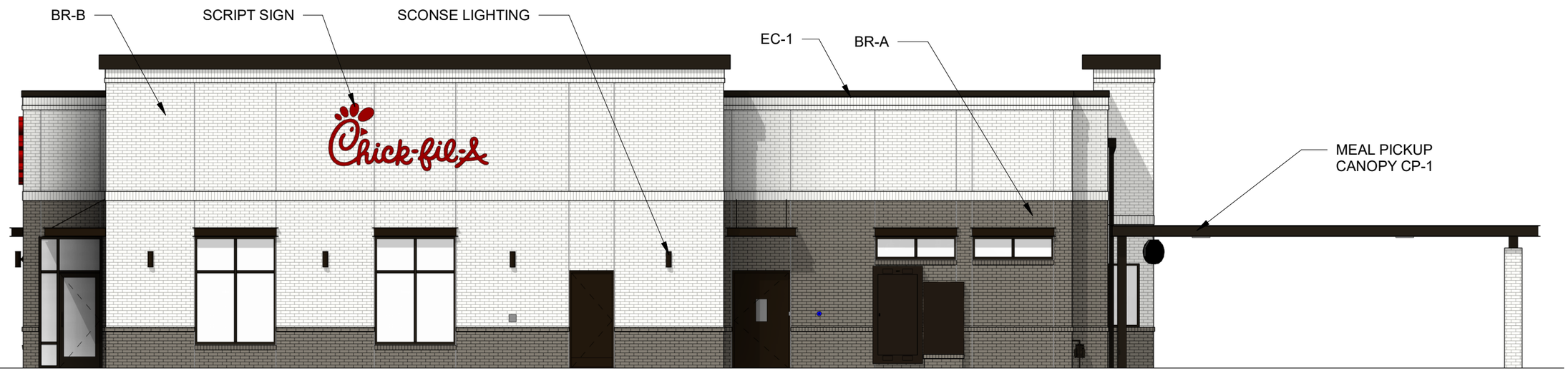
BR-A
BRICK VENEER
COLOR: SLATE GREY
SIZE: MODULAR

BR-B
BRICK VENEER
COLOR: RIDGEMAR
SIZE: MODULAR

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

ST-1
STOREFRONT
COLOR: DARK BRONZE



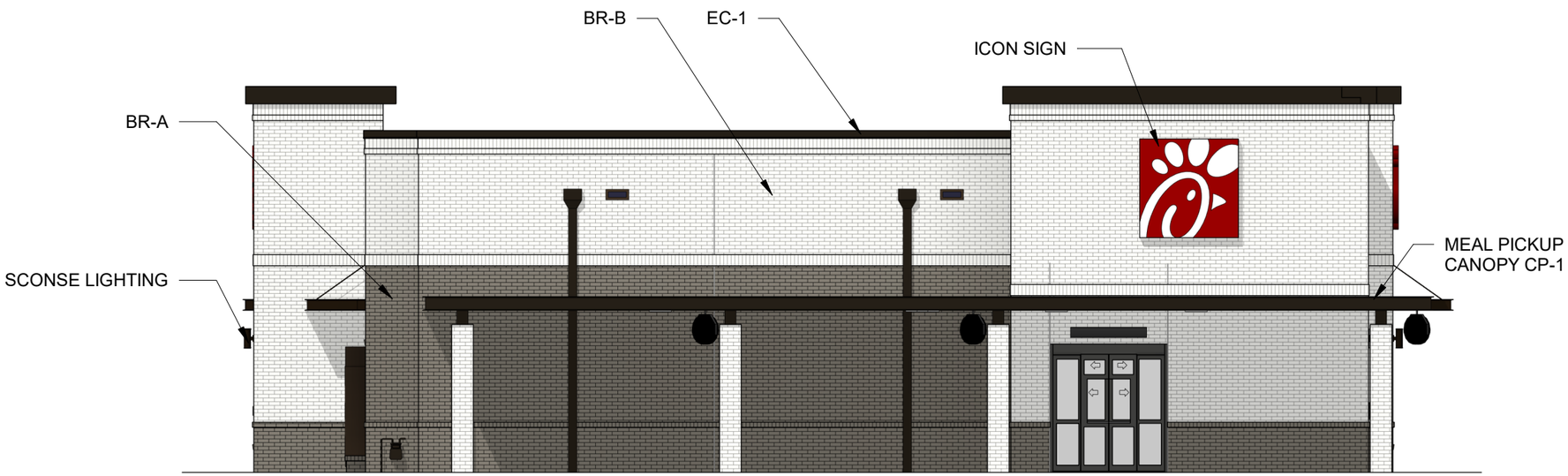

SOUTH ELEVATION
1/8" = 1'-0"

CHICK-FIL-A ELEVATION

05252, BUFFALO GROVE TOWN CENTER FSU, BUFFALO GROVE, IL

05/04/2022

5/5/2022 8:49:57 AM
DD-3




EAST ELEVATION

1/8" = 1'-0"

## EXTERIOR FINISHES

BR-A

BRICK VENEER
COLOR: SLATE GREY
SIZE: MODULAR

BR-B

BRICK VENEER
COLOR: RIDGEMAR
SIZE: MODULAR

EC-1

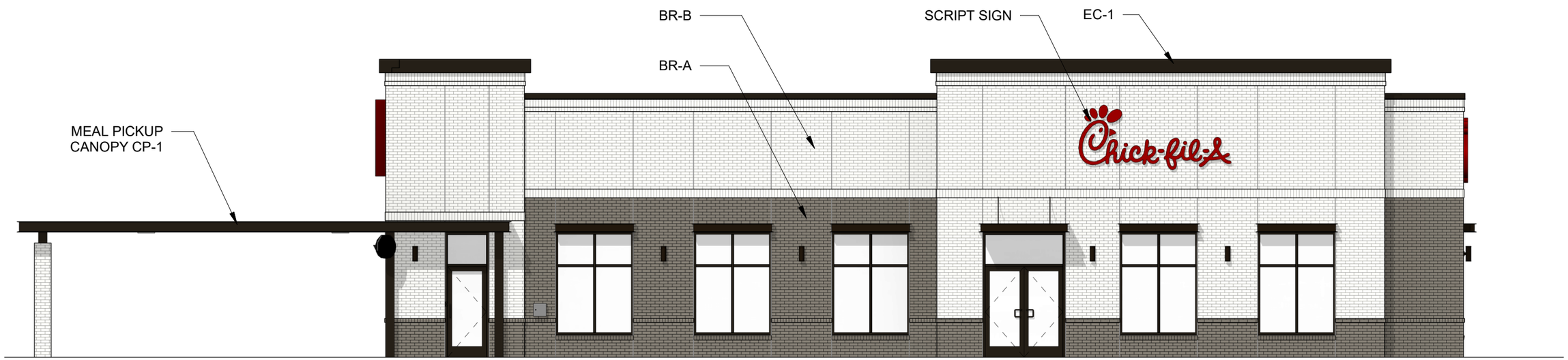
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

CP-1

PREFINISHED METAL
COLOR: DARK BRONZE

ST-1

STOREFRONT
COLOR: DARK BRONZE




NORTH ELEVATION

1/8" = 1'-0"

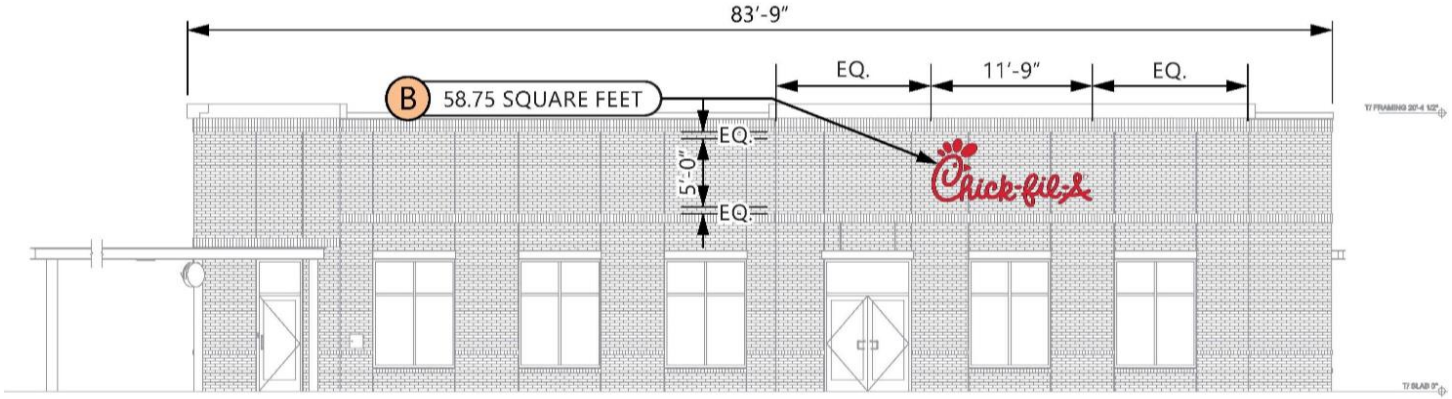
CHICK-FIL-A ELEVATIONS

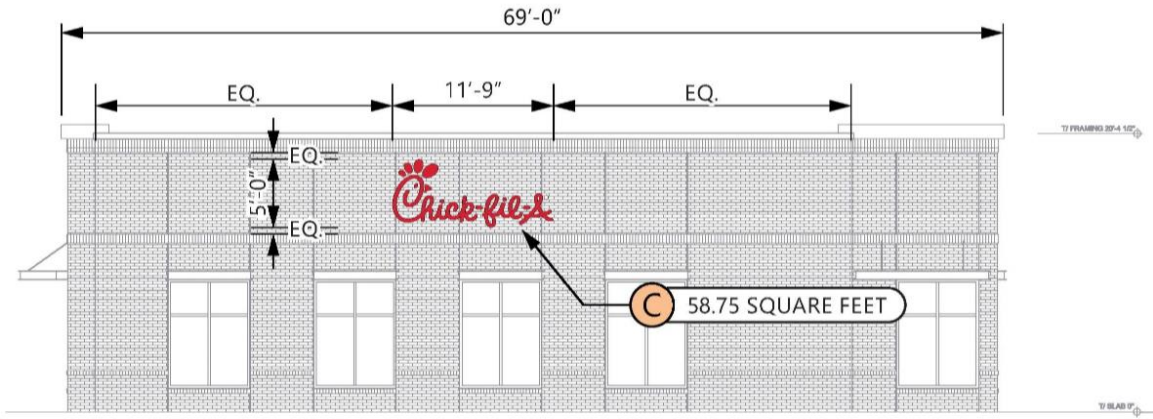
05252, BUFFALO GROVE TOWN CENTER FSU, BUFFALO GROVE, IL

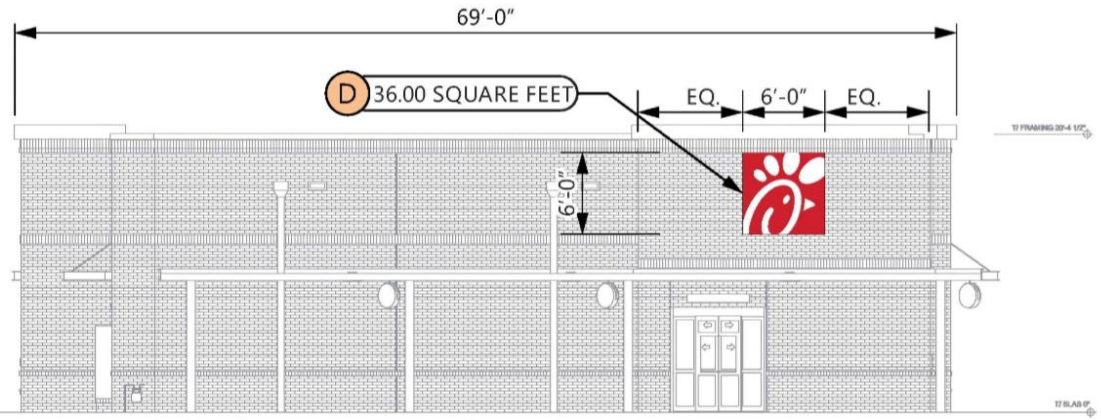
05/04/2022

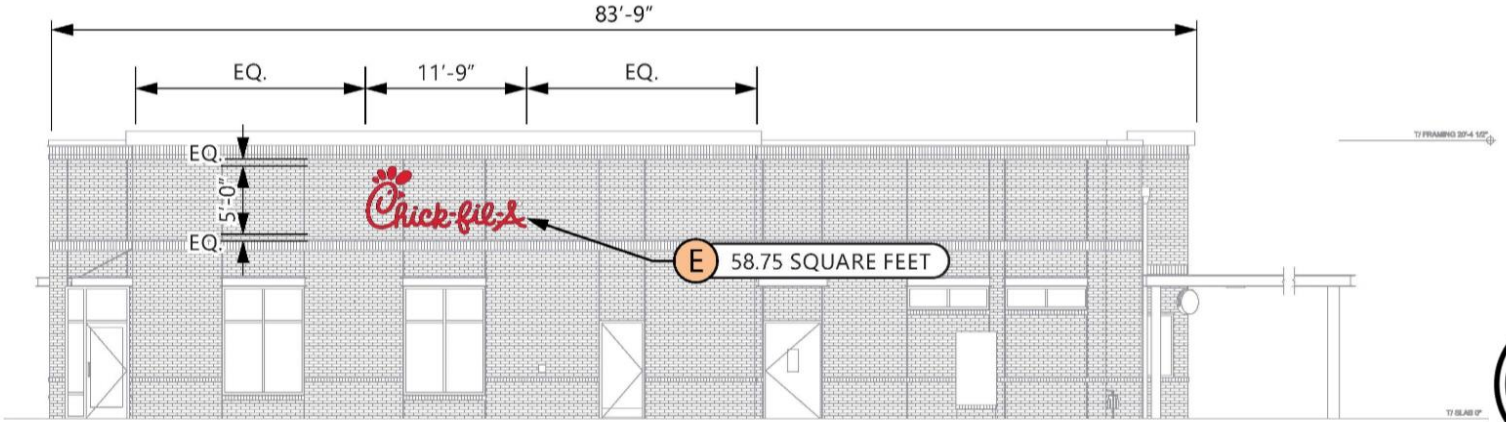
5/5/2022 8:50:02 AM
DD-4

# Chick Fil A Elevations




KENSINGTON DEVELOPMENT PARTNERS

im PROPERTIES

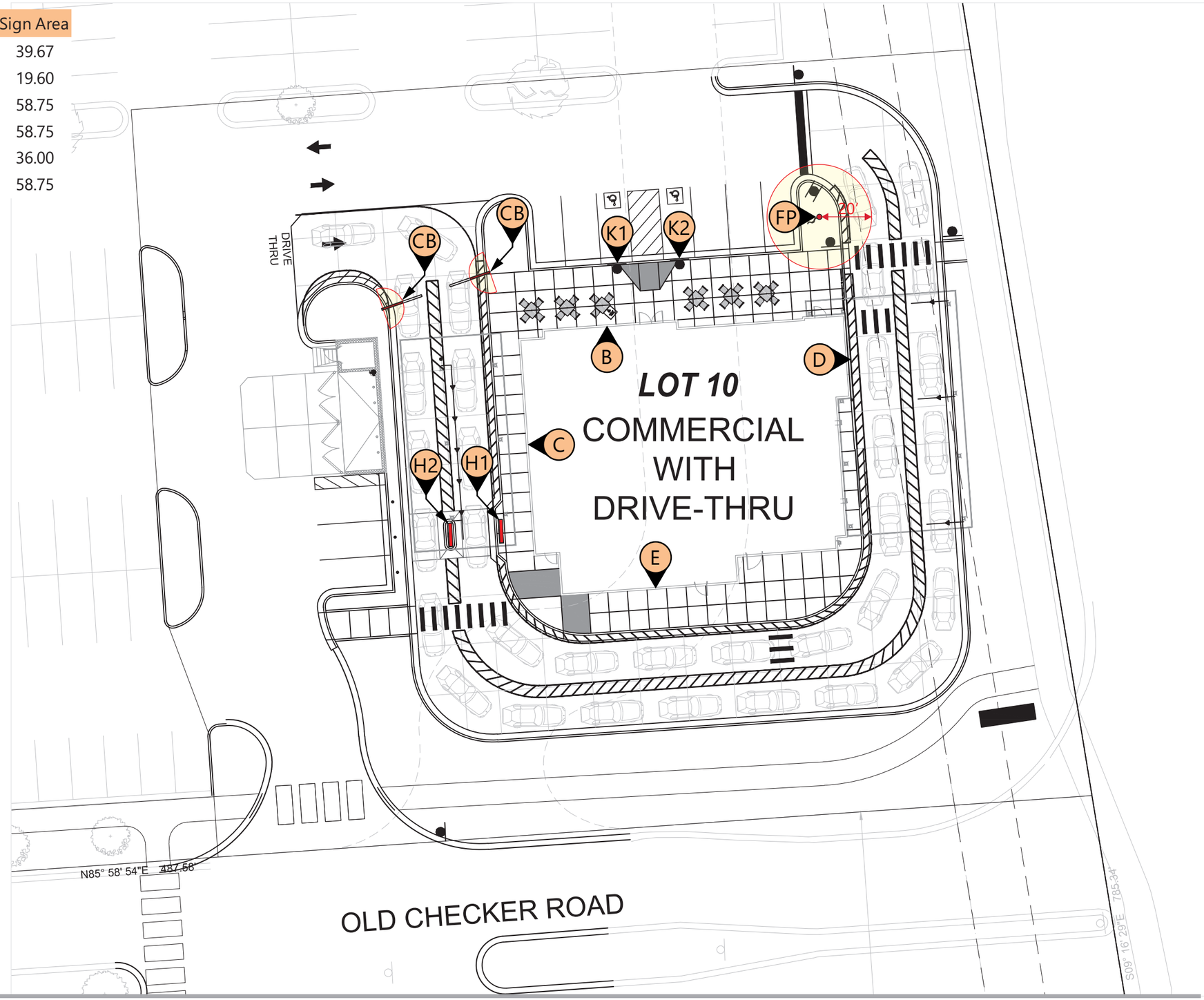
THE CLOVE

SCALE - 3/32" = 1'- 0"

| Item | Description | Qty | Sign Area |
|---|---|---|---|
| A1/A4 | Tenant Panels | 4 | 39.67 |
| A3 | Tenant Panels | 2 | 19.60 |
| B | Wall Sign - Script 5' set | 1 | 58.75 |
| C | Wall Sign - Script 5' set | 1 | 58.75 |
| D | Wall Sign - Icon | 1 | 36.00 |
| E | Wall Sign - Script 5' set | 1 | 58.75 |

| Item | Description | Qty |
|---|---|---|
| H1 | Menu Board (Lane 1) | 1 |
| H2 | Menu Board (Lane 2) | 1 |
| CB | Clearance Bar | 2 |
| FP | Flag pole (50') | 1 |

SIGN A1, A2, A3 SHOWN ON SITE PLAN ON FOLLOWING PAGE, NOT SHOWN ON THIS PAGE




40 20 0 40 80

GRAPHIC SCALE - 1" = 40'


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


SITE PLAN

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

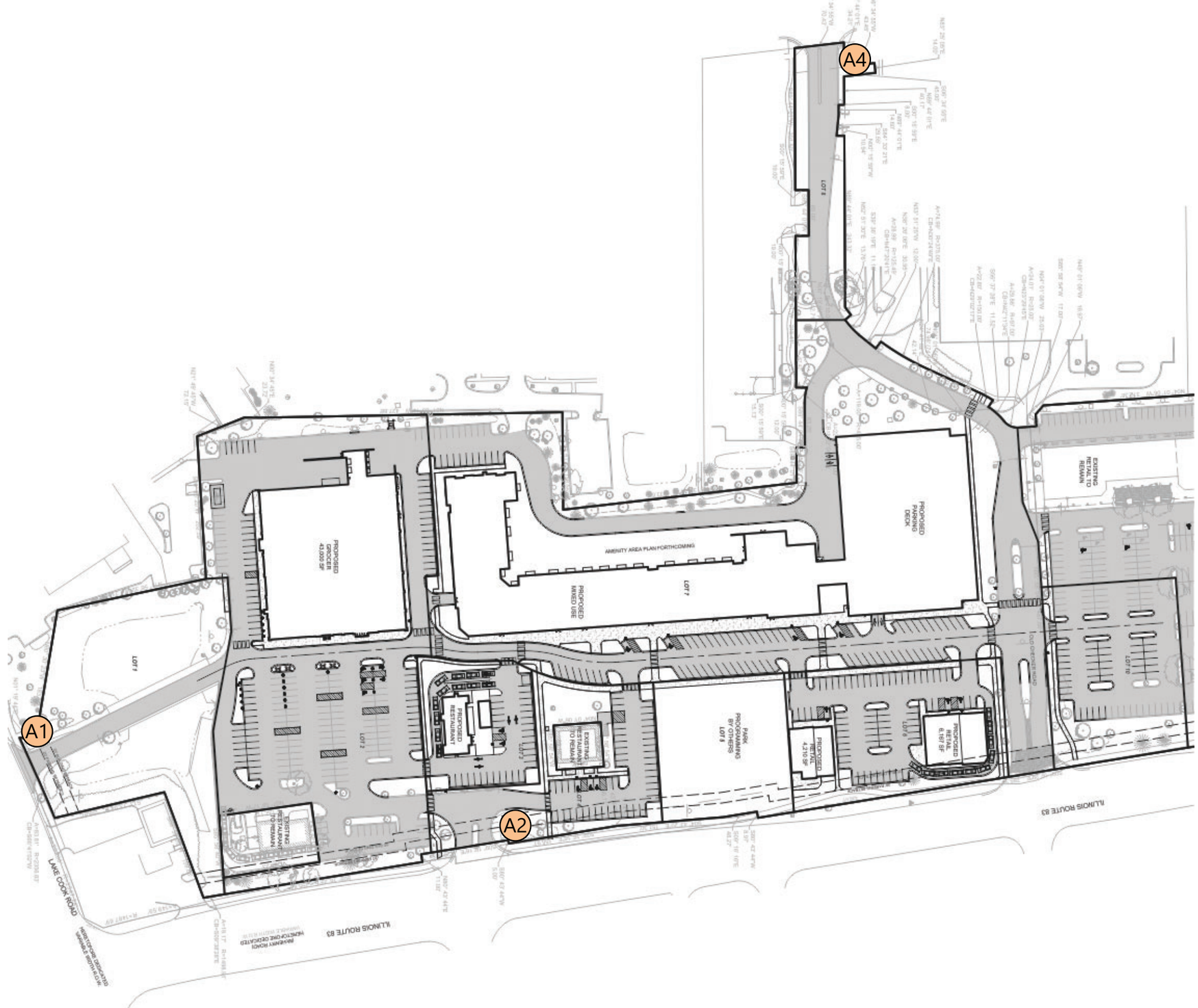
ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 4, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


SITE PLAN




5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

SITE PLAN

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

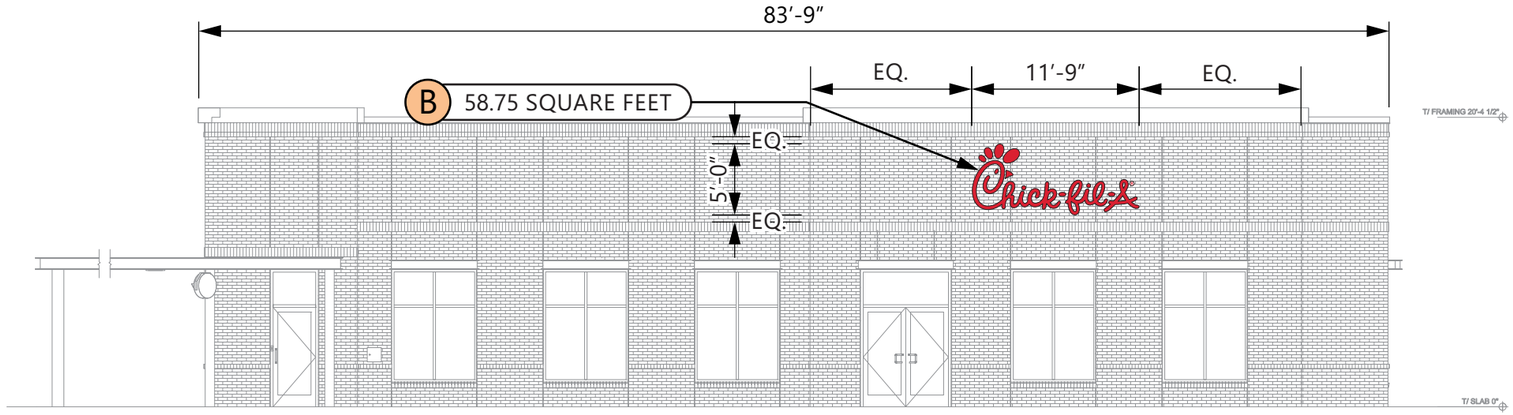
ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

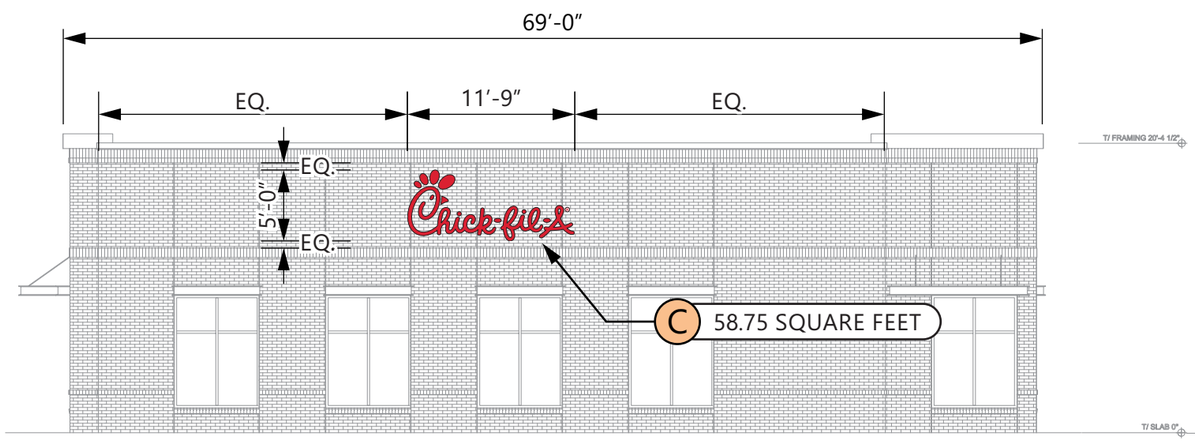
| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 4, 2022 |

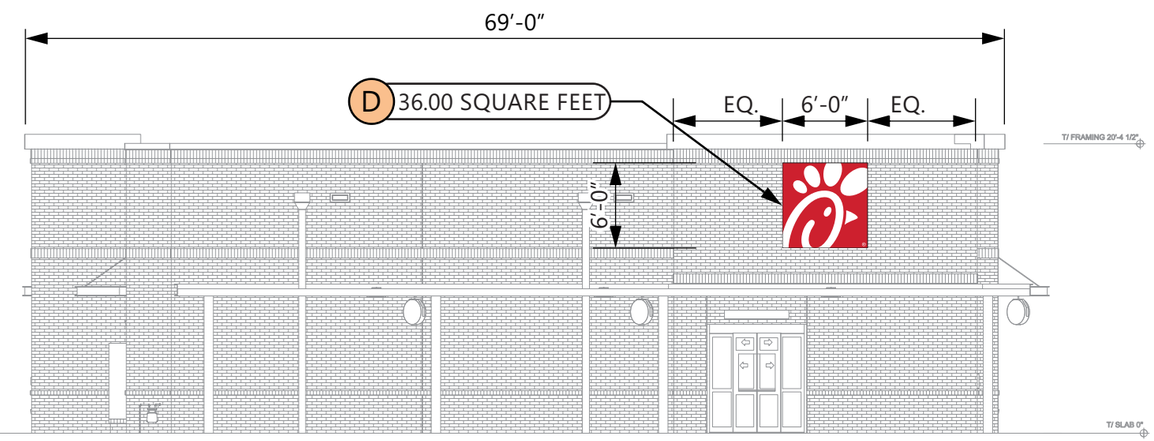
| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |

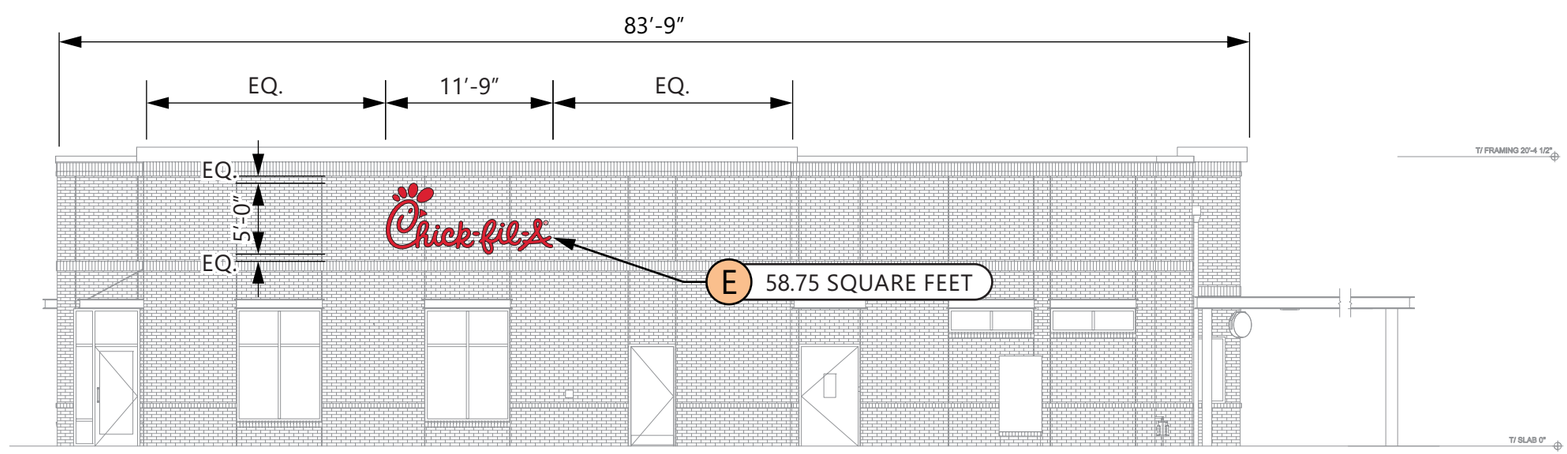
THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED

SITE PLAN




## ELEVATIONS

SCALE - 3/32" = 1'- 0"


CLAYTON Signs 50 YEARS SINCE 1965

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


ELEVATIONS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


BUILDING ELEVATIONS

## SPECIFICATIONS

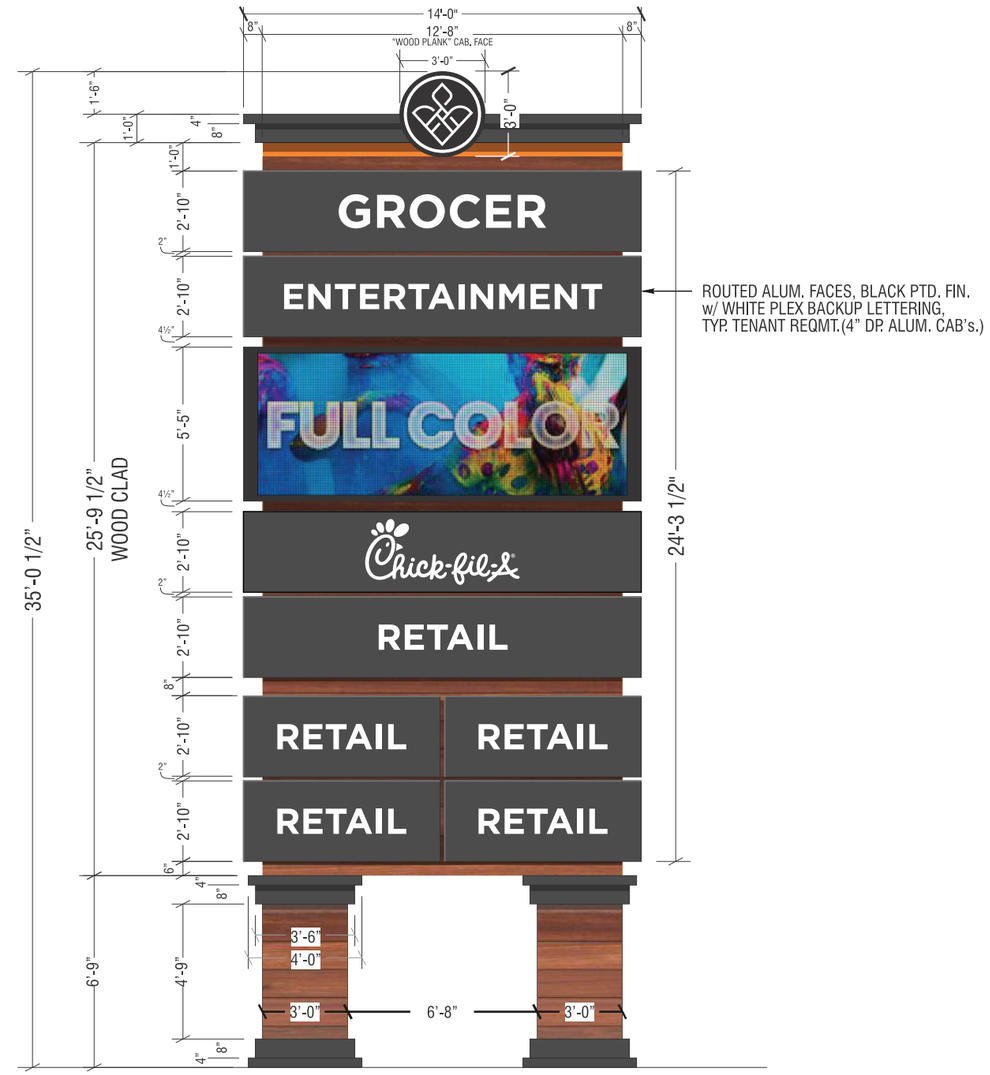
ALUMINUM FACES WITH ROUTED STENCIL-CUT GRAPHICS BACKED WITH ACRYLIC. FACES TO BE IN SAME POSITION ON BOTH SIDES OF EXISTING DOUBLE-FACED SIGN.

BLACK

7328 WHITE ACRYLIC

ELEVATION

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




ELEVATION

SCALE - 3/16" = 1'- 0"


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


TENANT SIGN

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
A1

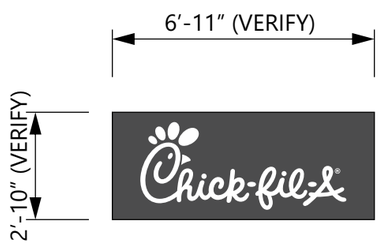
## SPECIFICATIONS

ALUMINUM FACES WITH ROUTED STENCIL-CUT GRAPHICS BACKED WITH ACRYLIC. FACES TO BE IN SAME POSITION ON BOTH SIDES OF EXISTING DOUBLE-FACED SIGN.

BLACK

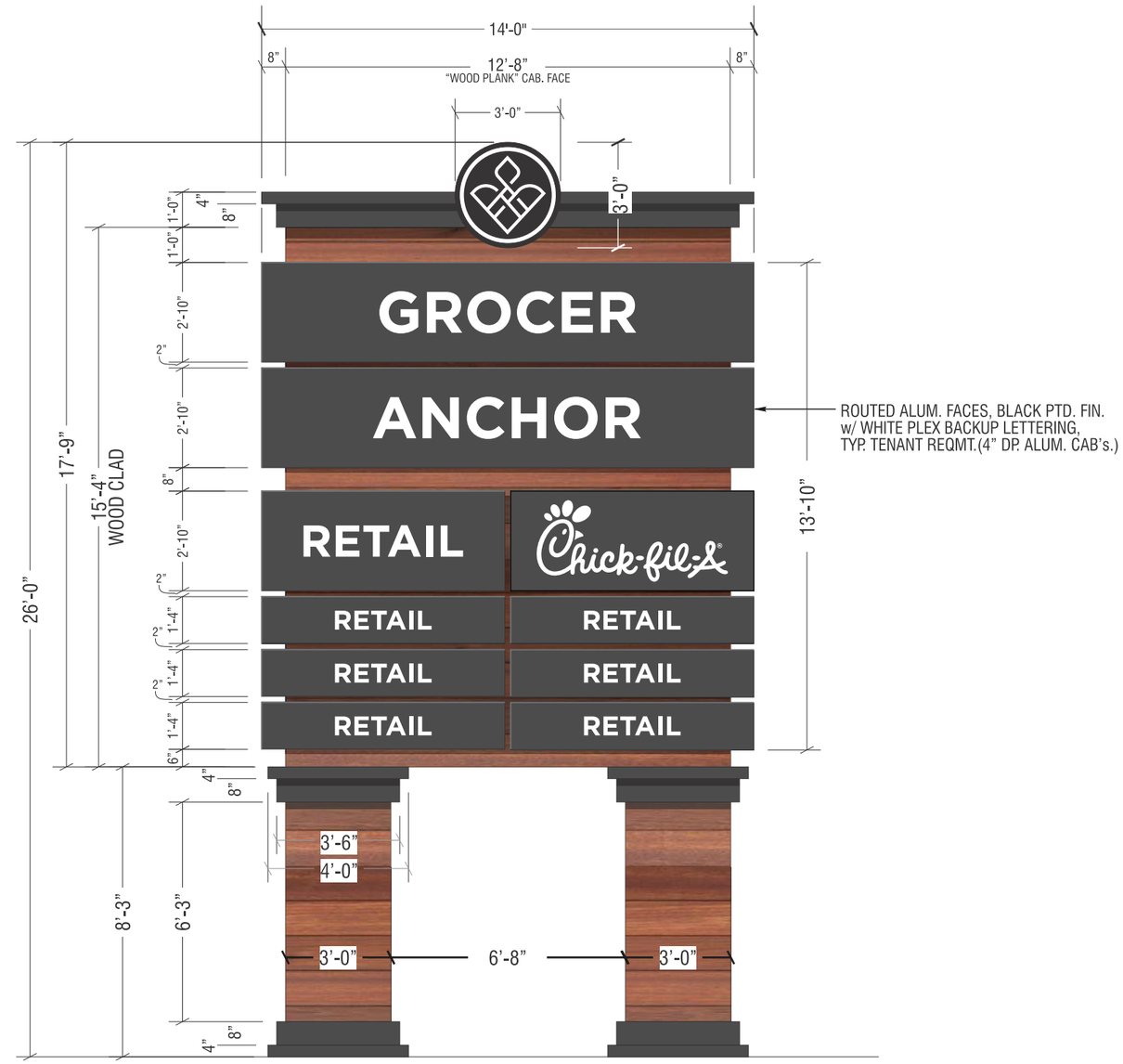
BEACIS M SINGLE STAGE (G2-SERIES) RED #48247

7328 WHITE ACRYLIC




ELEVATION

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





5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


TENANT SIGN

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
A2

## SPECIFICATIONS

ALUMINUM FACES WITH ROUTED STENCIL-CUT GRAPHICS BACKED WITH ACRYLIC. FACES TO BE IN SAME POSITION ON BOTH SIDES OF EXISTING DOUBLE-FACED SIGN.

BLACK

7328 WHITE ACRYLIC

ELEVATION

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

ELEVATION

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


CLAYTON Signs 50 YEARS SINCE 1965

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


TENANT SIGN

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
A4

# SPECIFICATIONS

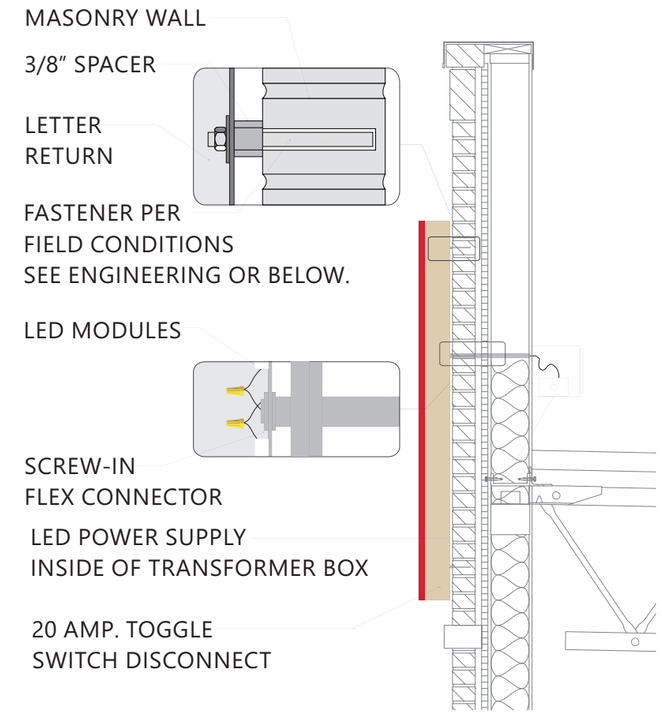
CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP

ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE

ELEVATION

SCALE - 1/2" = 1'- 0"




FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION

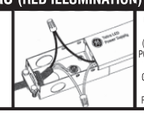
SCALE - 1/2" = 1'- 0"

**CHANNEL LETTERS (RED ILLUMINATION)** — WET LOCATION

CLAYTON Signs — c UL us LISTED

LED's
JTSLS016R-0.4 RED LED

POWER SUPPLY
BL-120-12-60 POWER SUPPLY



CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

THIS SIGN IS ITENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.


CLAYTON Signs 50 YEARS SINCE 1965
5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


LED-ILLUMINATED
CHANNEL LETTERS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED

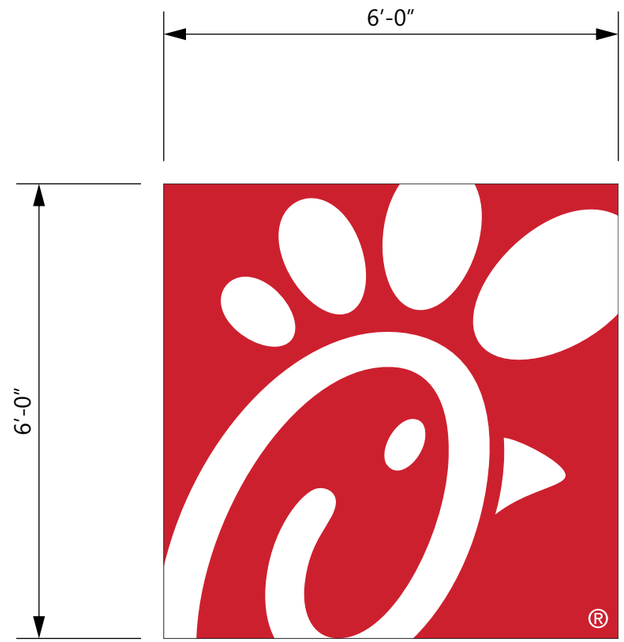

LOCATION
B,C,E

# SPECIFICATIONS

CABINET
ALUMINUM CABINET HAS EXTRUDED ALUMINUM
FACES
FLEX FACES DECORATED WITH TRANSLUCENT VINYL
FILM ON SURFACE OF ACRYLIC.
INTERNALLY ILLUMINATED WITH WHITE LED 6500K LIGHTS.
DISCONNECT SWITCH AS REQUIRED PER NEC.

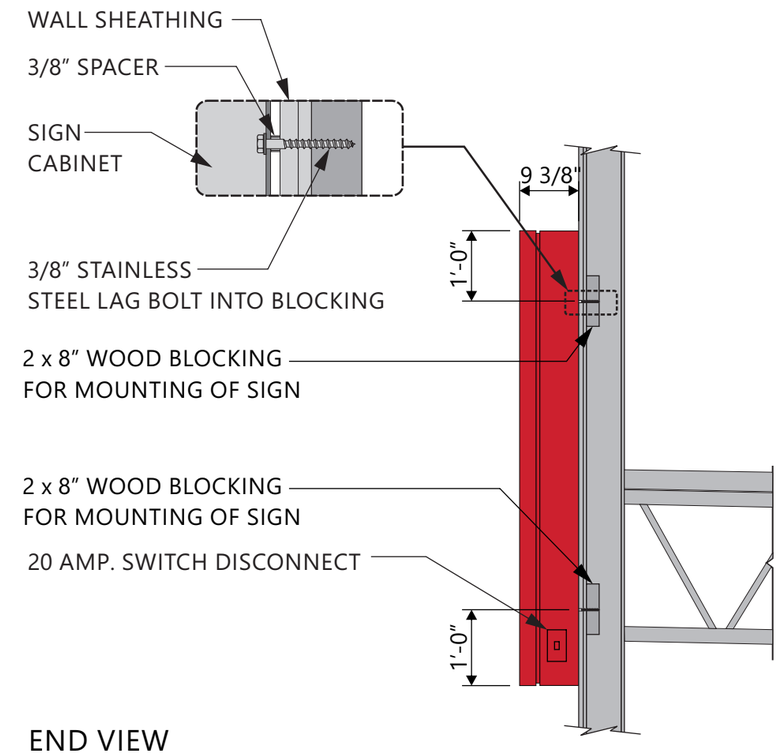
FACES
3M #3630-53 CARDINAL
RED TRANSLUCENT VINYL
CABINET
GENESIS M SINGLE STAGE
(G2-SERIES) RED #48247

3M PANOGRAPHIC III FLEX FACE




36.00 SQUARE FEET

ELEVATION
SCALE - 1/2" = 1'- 0"



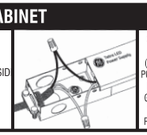

END VIEW
SCALE - 1/2" = 1'- 0"

**SINGLE FACED CABINET** — WET LOCATION

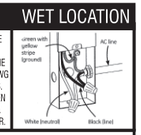
CLAYTON Signs — c UL us LISTED

LED's
GEWHSSPS3 - 71K - SINGLED SID

POWER SUPPLY
GEPS12 - 12V POWER SUPPLY



CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.




THIS SIGN IS ITENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.


CLAYTON Signs 50 YEARS SINCE 1965
5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


WALL SIGN

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
D

## SPECIFICATIONS

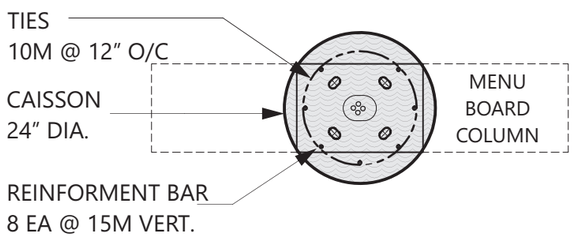
ALUMINUM CONSTRUCTION CABINETS
WITH DIGITAL DISPLAY BOARDS
WITH STATIC IMAGES

MENU BOARDS FURNISHED
BY COATES GROUP AND
INSTALLED BY HONOR BUILT
MENU BOARD COLUMN AND FRAMING
FURNISHED AND INSTALLED BY
PATTISON SIGN GROUP
ANCHOR CAGES AND FOOTINGS
FURNISHED AND INSTALLED BY
CLAYTON SIGNS

## COLORS

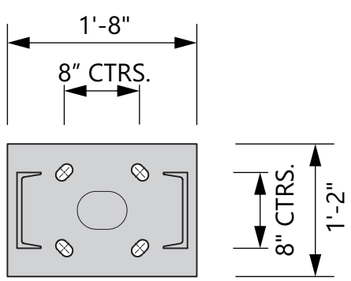
CHICK-FIL-A DARK BRONZE

WHITE REFLECTIVE VINYL FILM



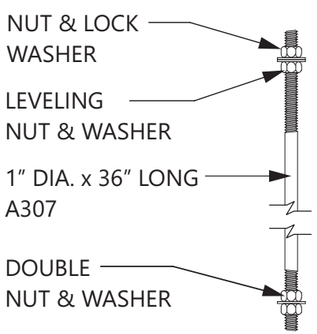

### PLAN VIEW

SCALE - 1/2" = 1'- 0"



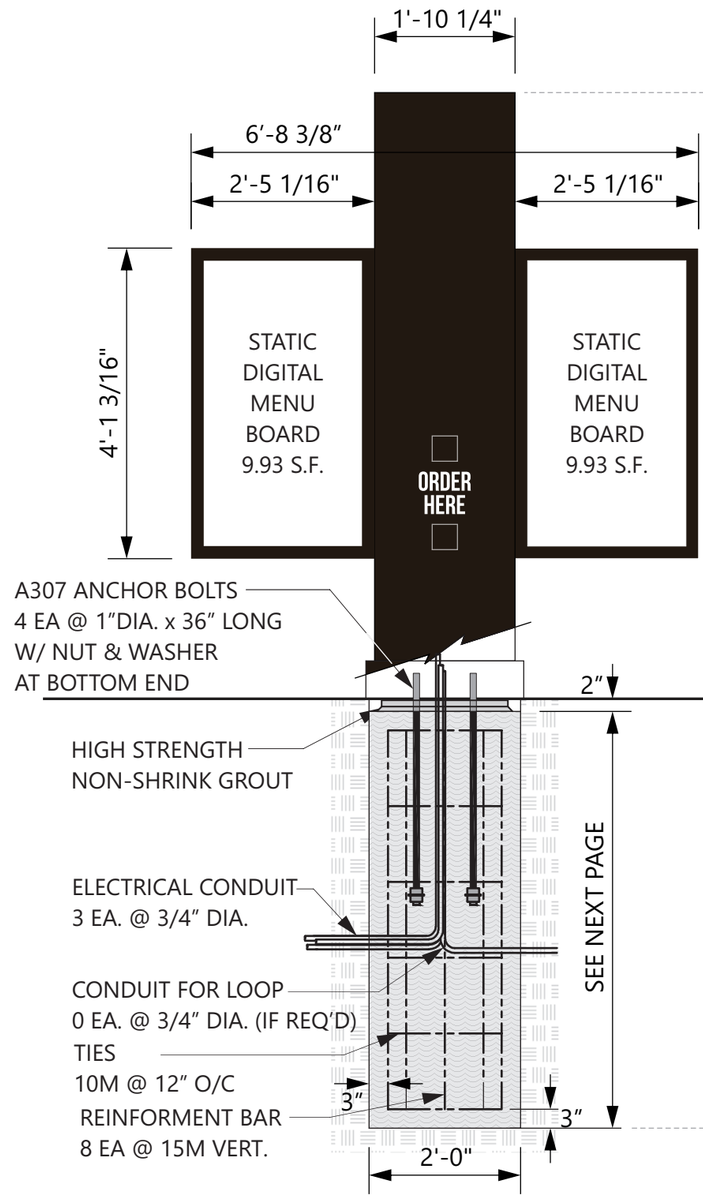

### BASE PLATE DETAIL

SCALE - 3/4" = 1'- 0"



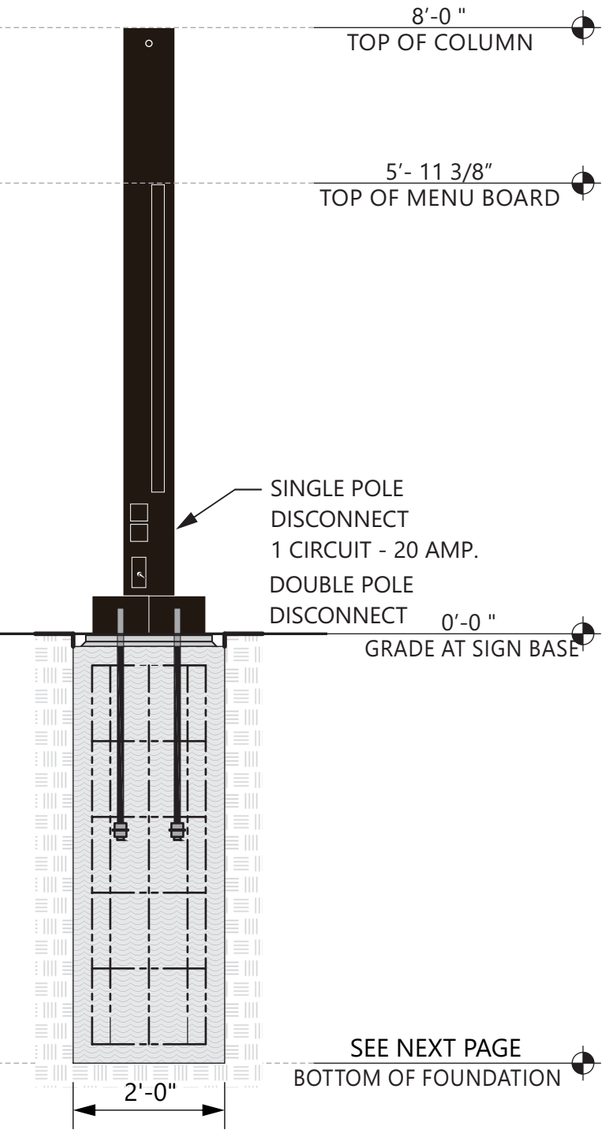

### ANCHOR BOLT - QTY. 4

NOT TO SCALE




### ELEVATION

SCALE - 1/2" = 1'- 0"




### END VIEW

SCALE - 1/2" = 1'- 0"


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


STATIC DIGITAL DRIVE-THRU
MENU BOARDS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED

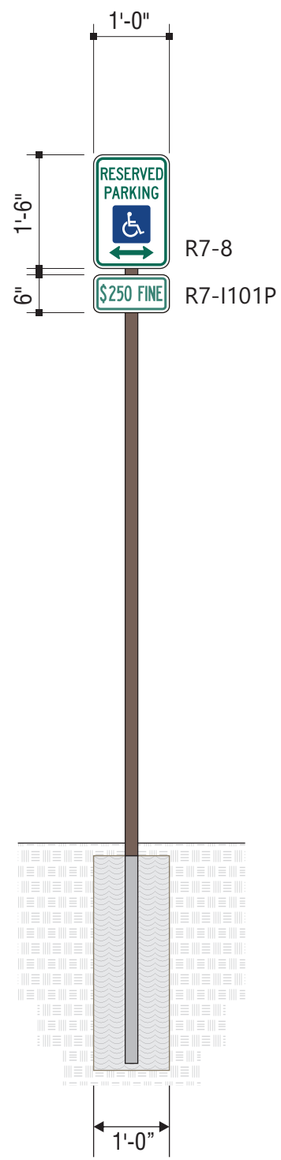

LOCATION
H1/H2

# SPECIFICATIONS

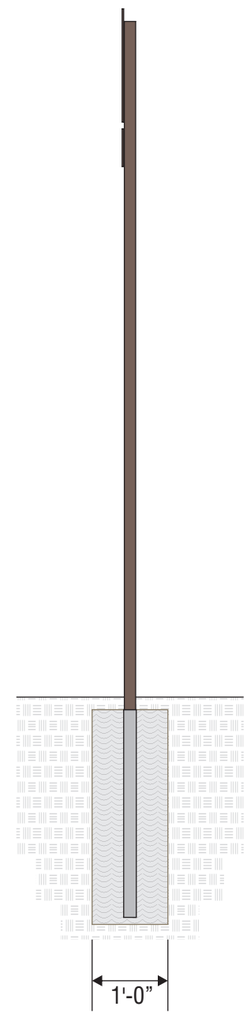
**SIGN PANELS**
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE

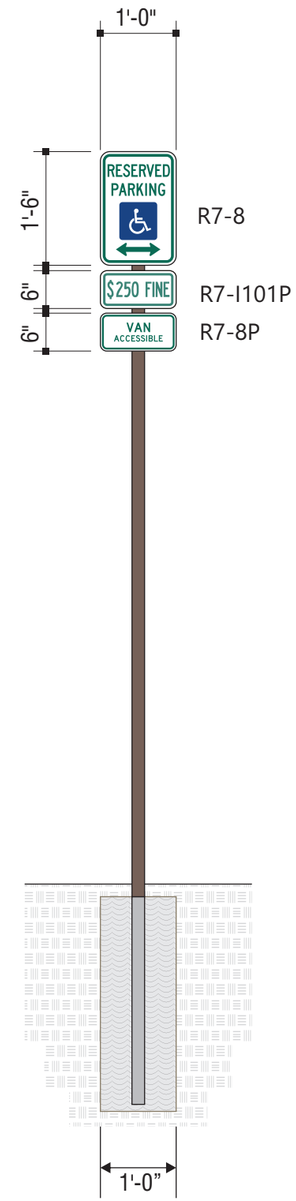
NOTE: IF THIS SIGN IS LOCATED ON THE SIDEWALK THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN' BY CLAYTON SIGNS.



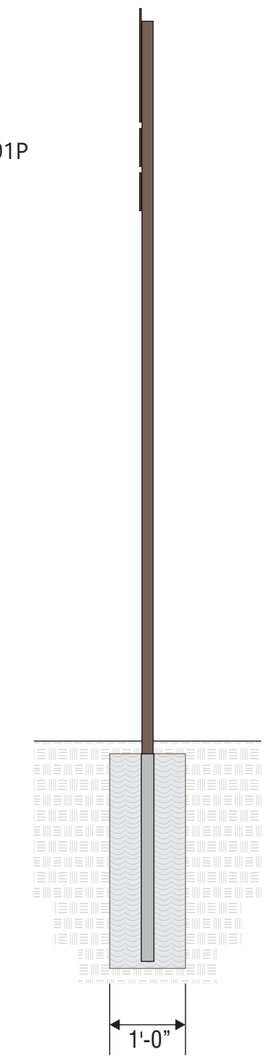

ELEVATION
SCALE - 1/2" = 1'- 0"



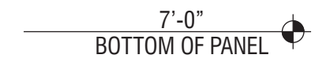

END VIEW
SCALE - 1/2" = 1'- 0"




ELEVATION
SCALE - 1/2" = 1'- 0"




END VIEW
SCALE - 1/2" = 1'- 0"



## ILLINOIS STANDARD
R7-I101P

| | | |
|---|---|---|
| COLOR | LEGEND AND BORDER | GREEN | REFLECTORIZED |
| | BACKGROUND | WHITE | REFLECTORIZED |

| SIGN SIZE | DIMENSIONS | | | | |
|---|---|---|---|---|---|
| | A | B | C | D | E |
| 12 X 6 | 12.00 | 6.00 | 1.50 | 10.00 | 4.25 |

| SIGN SIZE | SERIES BY LINE | MARGIN | BORDER |
|---|---|---|---|
| | 1 | | |
| 12 X 6 | 2.5 B | 0.375 | 0.438 |

All dimensions in inches. Sign not to scale.

Where a fine in excess of $250 is established by an agency in accordance with the statutes, the actual amount of the fine should be shown.

This plate may be mounted directly below the R7-8 sign or combined with that sign on a single 12 inch by 24 inch sign (R7-I101).


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
K1/K2

# SPECIFICATIONS

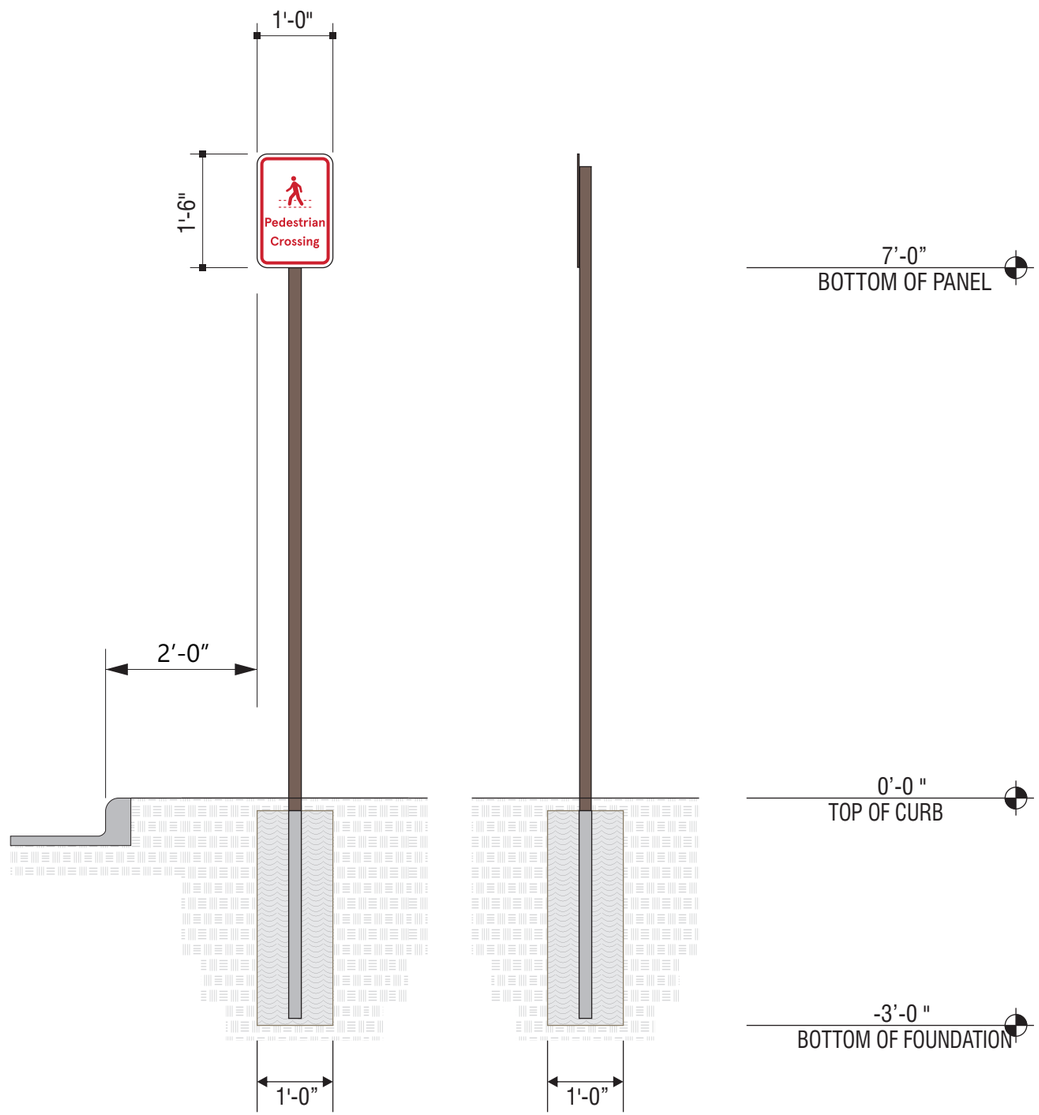
**SIGN PANELS**
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL
3M #680-82 REFLECTIVE RED.

SIGN PANEL
3M #680-10 REFLECTIVE WHITE

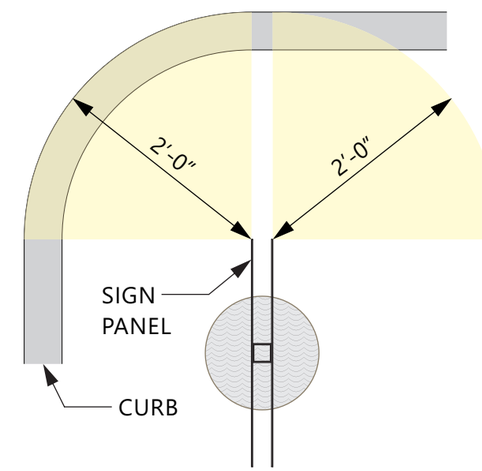
BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE

SOME COLORS MAY NOT BE USED ON
THIS PAGE




ELEVATION
SCALE - 1/2" = 1'- 0"

END VIEW
SCALE - 1/2" = 1'- 0"




PLAN VIEW
SCALE - 3/4" = 1'- 0"

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED

LOCATION
L

# SPECIFICATIONS

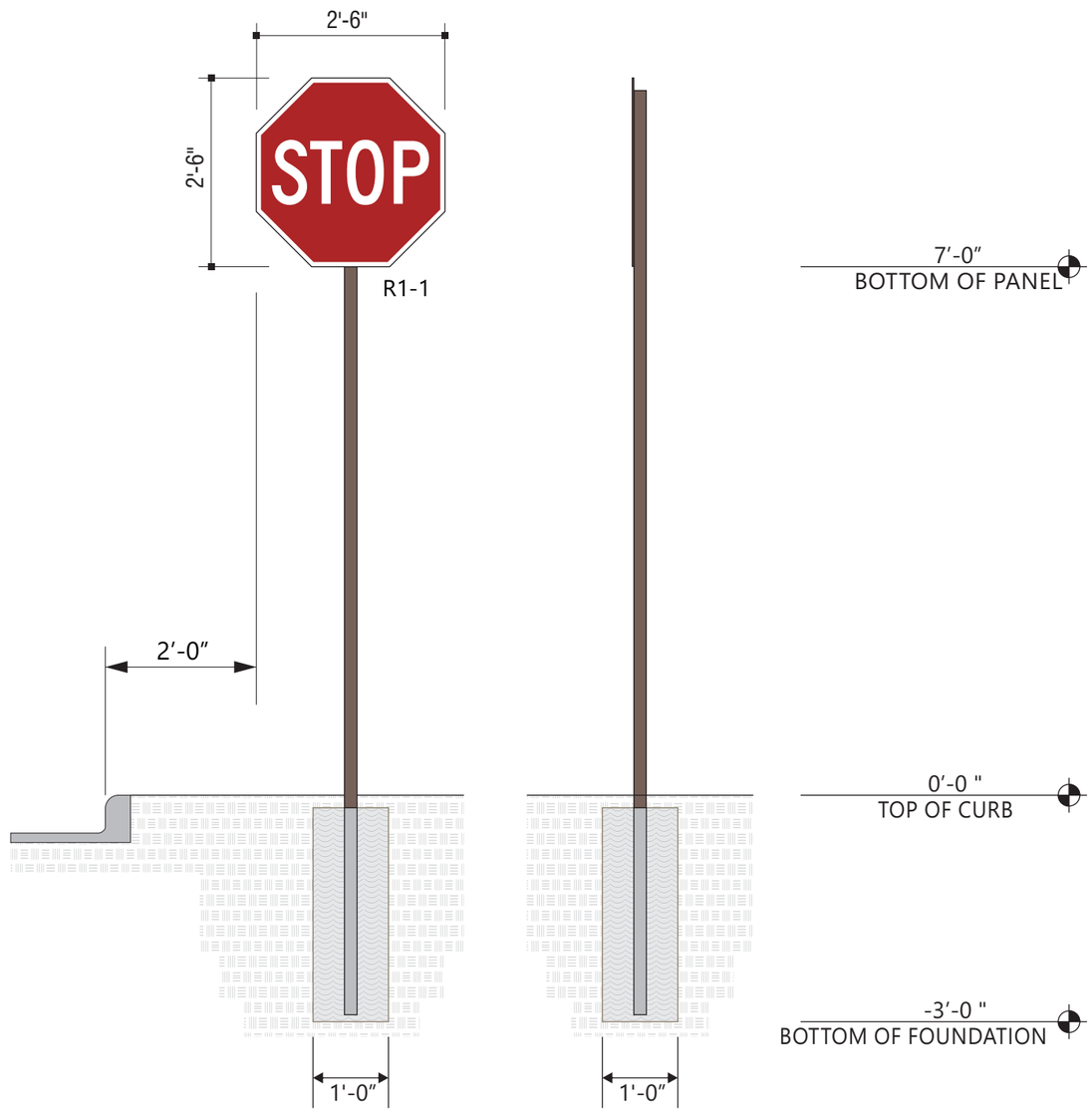
**SIGN PANELS**
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL
3M #680-82 REFLECTIVE RED.

SIGN PANEL
3M #680-10 REFLECTIVE WHITE

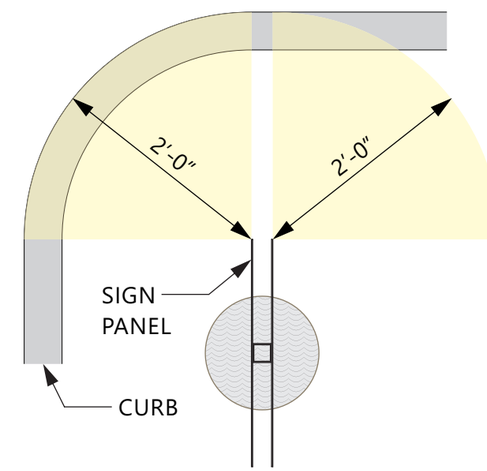
BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE

SOME COLORS MAY NOT BE USED ON
THIS PAGE




ELEVATION
SCALE - 1/2" = 1'- 0"

END VIEW
SCALE - 1/2" = 1'- 0"




PLAN VIEW
SCALE - 3/4" = 1'- 0"


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
M

# SPECIFICATIONS

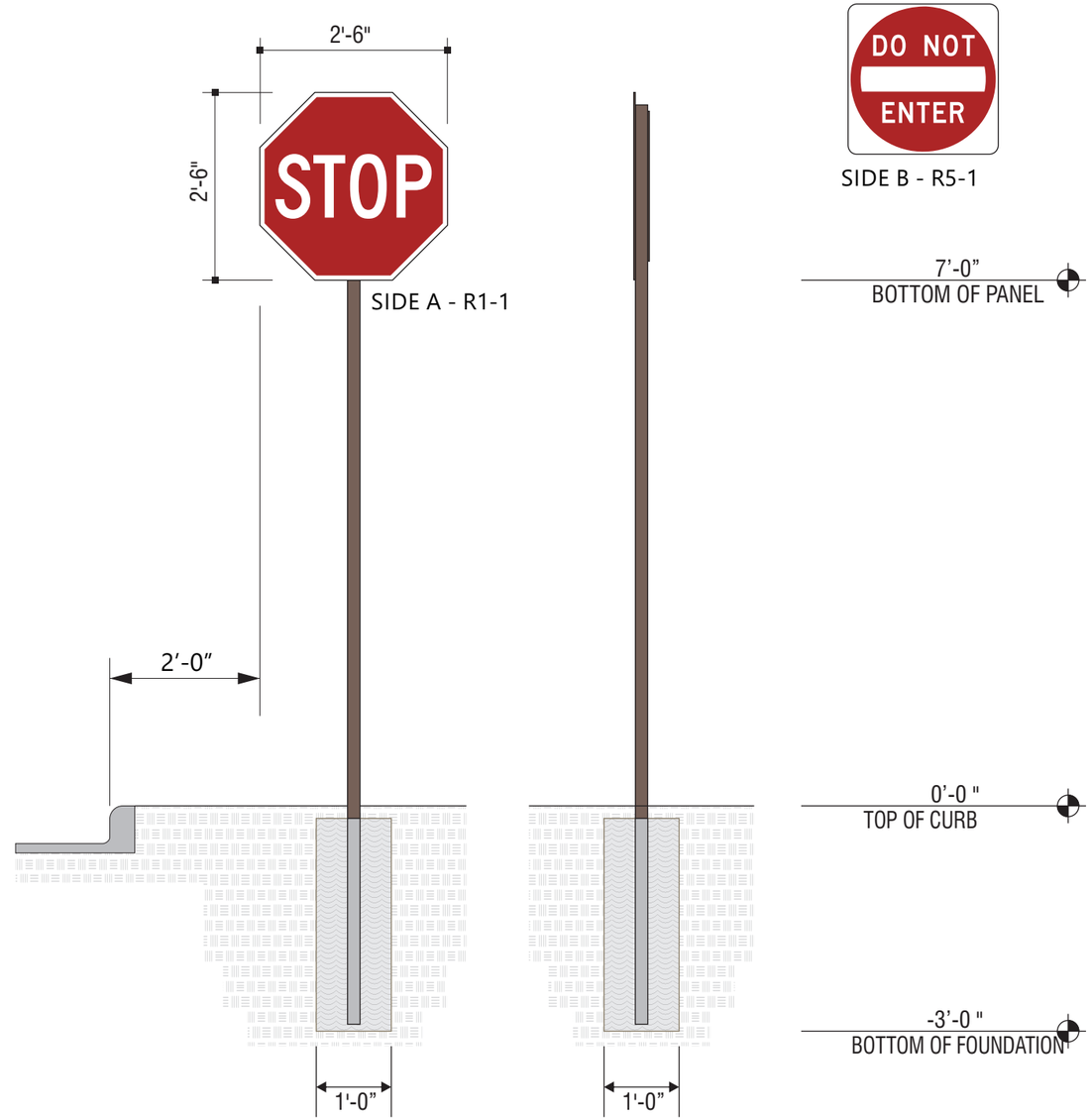
**SIGN PANELS**
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL
3M #680-82 REFLECTIVE RED.

SIGN PANEL
3M #680-10 REFLECTIVE WHITE

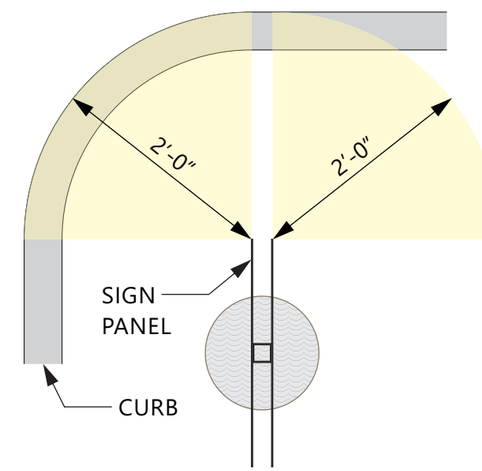
BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE

SOME COLORS MAY NOT BE USED ON
THIS PAGE




ELEVATION
SCALE - 1/2" = 1'- 0"

END VIEW
SCALE - 1/2" = 1'- 0"




PLAN VIEW
SCALE - 3/4" = 1'- 0"


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
N

# SPECIFICATIONS

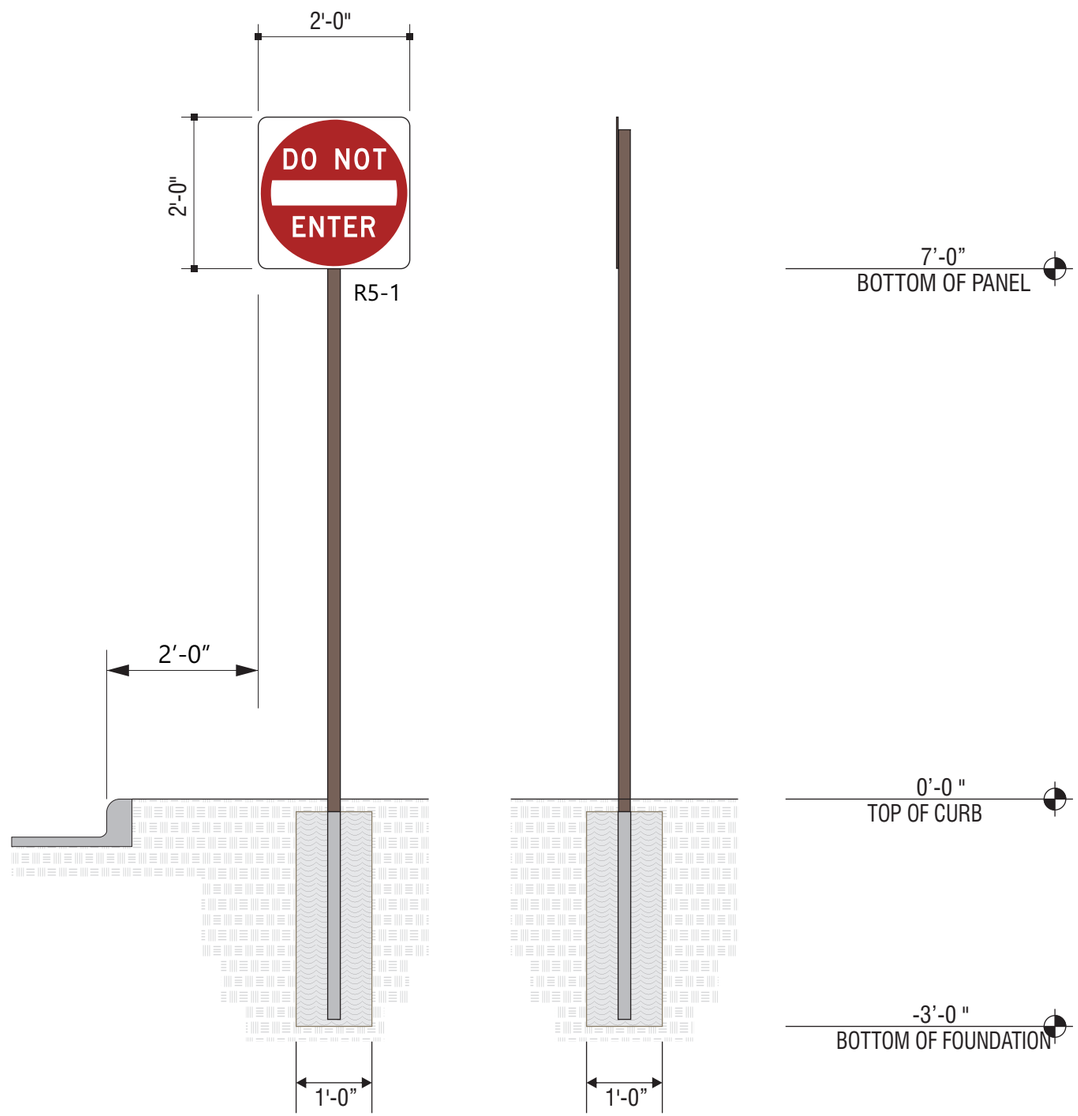
**SIGN PANELS**
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL
3M #680-82 REFLECTIVE RED.

SIGN PANEL
3M #680-10 REFLECTIVE WHITE

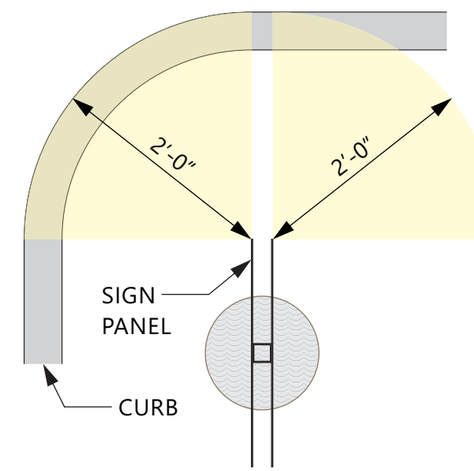
BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE

SOME COLORS MAY NOT BE USED ON
THIS PAGE




ELEVATION
SCALE - 1/2" = 1'- 0"

END VIEW
SCALE - 1/2" = 1'- 0"




PLAN VIEW
SCALE - 3/4" = 1'- 0"


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

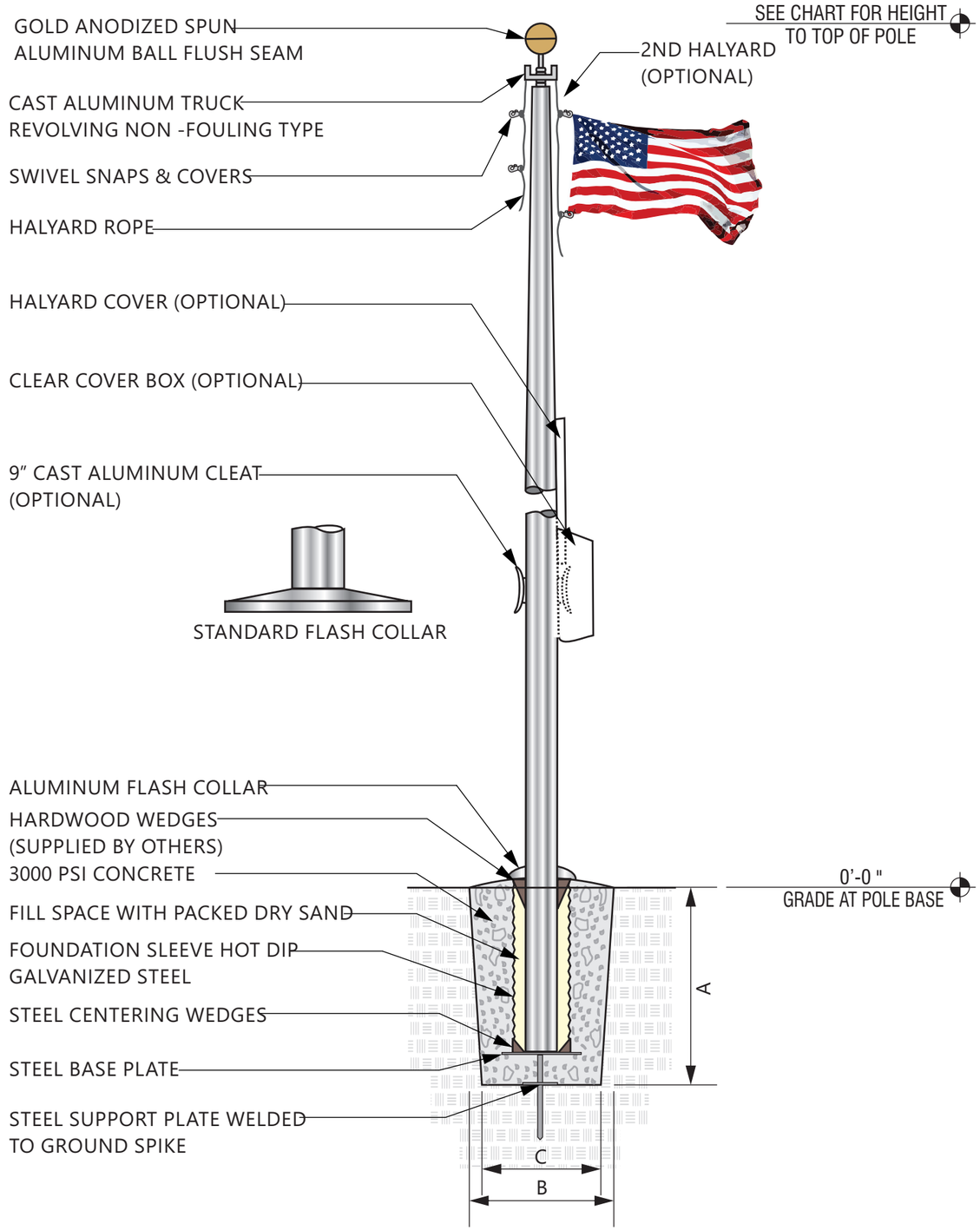
ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

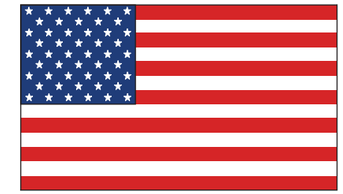
| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
O



## FLAG SIZES

| POLE | A | B | MATERIAL |
|---|---|---|---|
| 20' | 3'0" | 5'0" | POLYESTHER |
| 25' | 4'0" | 6'0" | POLYESTHER |
| 30' | 5'0" | 8'0" | POLYESTHER |
| 35' | 6'0" | 10'0" | POLYESTHER |
| 40' | 8'0" | 12'0" | POLYESTHER |
| 45' | 8'0" | 12'0" | POLYESTHER |
| 50' | 12'0" | 18'0" | POLYESTHER |

## FOUNDATION SIZES

| HEIGHT | A | B | C |
|---|---|---|---|
| 20' | 3'6" | 30" | 24" |
| 25' | 3'6" | 30" | 24" |
| 30' | 3'6" | 30" | 24" |
| 35' | 4'0" | 36" | 30" |
| 40' | 4'6" | 42" | 36" |
| 45' | 5'0" | 48" | 42" |
| 50' | 5'6" | 48" | 42" |

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND
SLEEVE BY SIGN CONTRACTOR

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

FLAG POLE

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED

LOCATION
FP

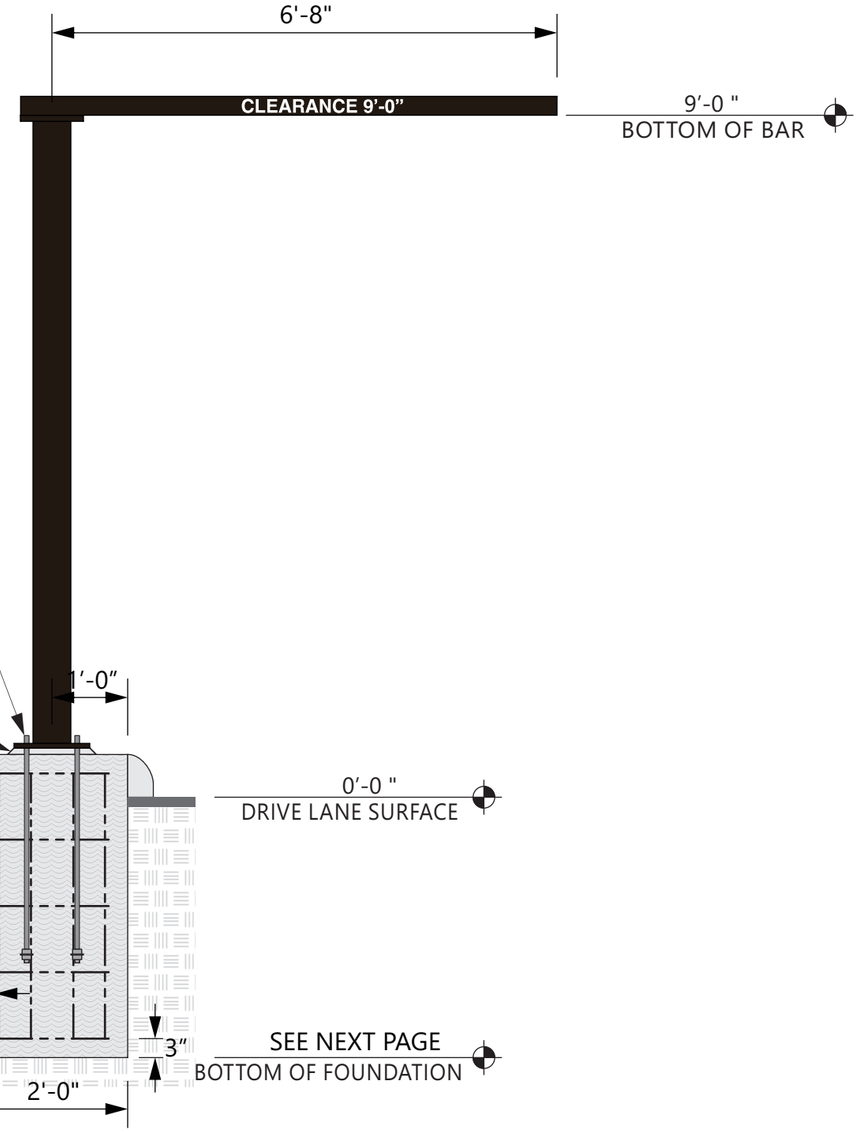
## SPECIFICATIONS

STEEL CLEARANCE BAR

CLEARANCE BAR FURNISHED
AND INSTALLED BY
PATTISON SIGN GROUP
ANCHOR CAGES AND FOOTINGS
FURNISHED AND INSTALLED BY
CLAYTON SIGNS

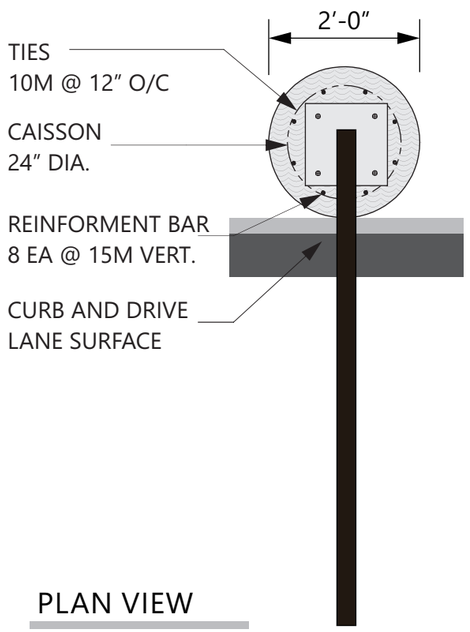
## COLORS

CHICK-FIL-A DARK BRONZE



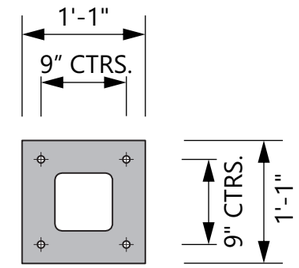

### ELEVATION

SCALE - 1/2" = 1'- 0"



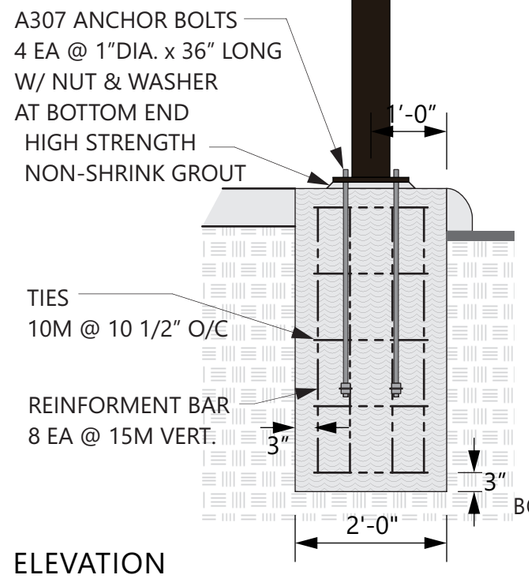

### PLAN VIEW

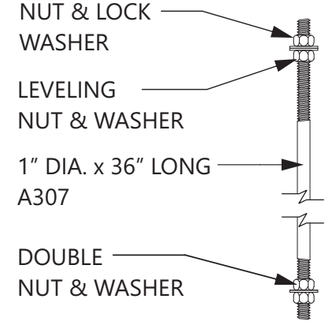
SCALE - 1/2" = 1'- 0"




### BASE PLATE DETAIL

SCALE - 3/4" = 1'- 0"




### ANCHOR BOLT - QTY. 4

NOT TO SCALE


5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com


DRIVE-THRU
CLEARANCE BAR

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

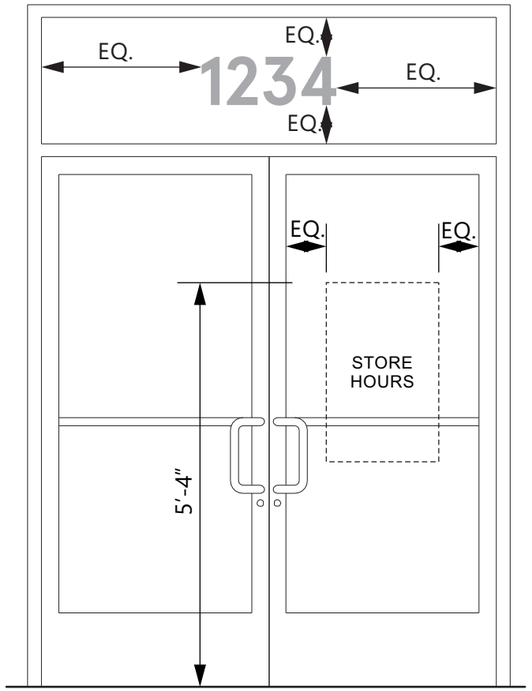
ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |

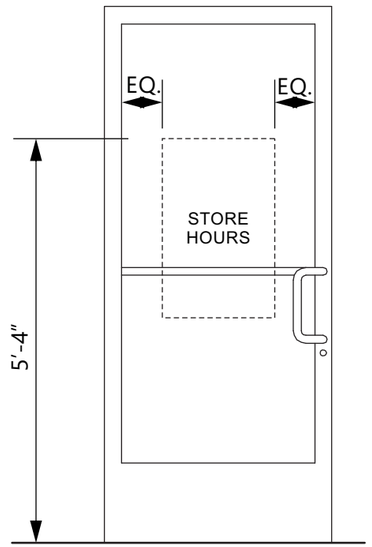

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED


LOCATION
CB




ELEVATION

SCALE - 1/2" = 1'- 0"




ELEVATION

SCALE - 1/2" = 1'- 0"

ELEVATION

SCALE - 1 1/2" = 1'- 0"

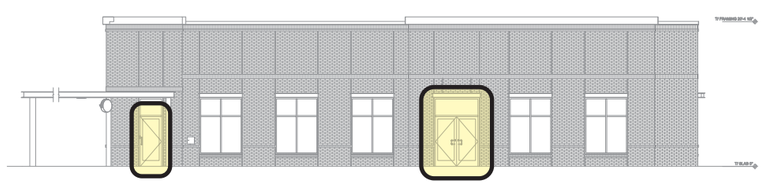
LETTERING IS 3M #7725-10 OPAQUE WHITE VINYL FILM (SHOWN IN GREY FOR ILLUSTRATION)
CREDIT CARD LOGOS ARE INDIVIDUAL PRINTED DECALS ON CLEAR FILM.
ALL GRAPHICS ARE APPLIED TO EXTERIOR SURFACE OF GLASS.
STORE HOURS MAY BE DIFFERENT PER STORE.
SUNDAY HAS RED VINYL FILM STRIKE THROUGH ON IT.
PROVIDE EXTRA 6:00 PER EACH SET.

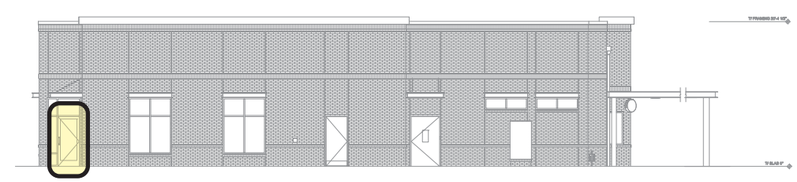
8" TALL ADDRESS NUMBERS ARE 3M #7725-10 OPAQUE WHITE VINYL FILM APPLIED TO EXTERIOR SURFACE OF GLASS. (SHOWN IN GREY FOR ILLUSTRATION)
APERCU BOLD FONT

VERIFY ADDRESS BEFORE MAKING NUMBERS

ELEVATION

NOT TO SCALE





5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

WINDOW GRAPHICS

DRAWING FILE - CFA - BUFFALO GROVE, IL SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

| | |
|---|---|
| DRAWN BY | Ben Holliday |
| ACCOUNT REP. | Ben Holliday |
| DRAWING DATE | May 2, 2022 |
| REVISION DATE | May 2, 2022 |

| STORE NUMBER | STORE ADDRESS |
|---|---|
| L05252 | Chick-fil-A at Buffalo Grove, IL<br>Illinois Rt 83<br>Buffalo Grove, IL |

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2022 ALL RIGHTS RESERVED

# SIGNAGE PLAN
# Residential
# Leasing & Construction
# Signage Plan

PUD SUBMITTAL

URBAN STREET GROUP

# Proposed Signage

The proposed signs are essential for our residential properties and provide future residents information about the upcoming apartments.

They help connect the community directly to us to provide timely updates and answer questions.

1. **Bandit Signs** placed strategically in shopping, park and adjacent streets.
2. **Feather Flag Signs** placed near the leasing office and adjacent streets.
3. **Sandwich Board Signs** placed near the leasing office and adjacent streets.
4. **Construction Fencing Signs** placed on fencing surrounding the project.
5. **Board Signs** located on site and adjacent streets.

# Bandit Signs

Approximately 24" x 36" on a wire frame.

Located throughout the shopping areas and along the adjacent streets of Old Checker, McHenry and Lake Cook.

# Feather Flag Signs

Approximately 9" high.

Two to three flags placed near the leasing office and adjacent streets of Old Checker, McHenry and Lake Cook.

# Sandwich Board Signs

Approximately 24" x 36" sign inserted into a moveable frame.

One, two-sided sandwich board placed near the leasing office and additional board placed on the adjacent streets of Old Checker, McHenry and Lake Cook.

# Construction Fencing Signs

Approximately 4' x 8'.

Three to four mesh banners placed on construction fencing.

# Board Signs

Approximately 10' x 12' sign.

Two, double-sided signs placed near leasing office and adjacent streets of Old Checker, McHenry and Lake Cook.

# PARKING & TRAFFIC STUDY

PUD SUBMITTAL

# Traffic Impact Study
# Buffalo Grove Town Center Redevelopment

Buffalo Grove, Illinois

Prepared For:

## IMKD 5, LLC & Urban Street Group, LLC-ACQ

Kenig, Lindgren, O'Hara, Aboona, Inc.

February 16, 2022

# Table of Contents

1. Introduction ..... 1

2. Existing Conditions ..... 5
   Site Location ..... 5
   Existing Roadway System Characteristics ..... 5
   Traffic Signal Interconnect ..... 7
   Lake Cook Road Corridor Construction ..... 8
   Existing Traffic Volumes ..... 8
   Crash Data Analysis ..... 10

3. Traffic Characteristics of the Proposed Development ..... 12
   Proposed Site and Development Plan ..... 12
   Directional Distribution of Development Traffic ..... 13
   Development Traffic Generation ..... 15

4. Projected Traffic Conditions ..... 17
   Development Traffic Assignment ..... 17
   Year 2027 No-Build Traffic Conditions ..... 17
   Year 2027 Total Projected Traffic Conditions ..... 17

5. Traffic Analysis and Recommendations ..... 21
   Traffic Analyses ..... 21
   Discussion and Recommendations ..... 27
   Parking Evaluation ..... 29

6. Conclusion ..... 32

# List of Figures and Tables

## Figures

Figure 1 – Site Location ..... 3
Figure 2 – Aerial View of Site Location ..... 4
Figure 3 – Existing Roadway Characteristics ..... 6
Figure 4 – Year 2021 Base Traffic Volumes ..... 9
Figure 5 – Directional Distribution ..... 14
Figure 6 – New Site Traffic Assignment ..... 18
Figure 7 – Year 2027 No-Build Traffic Volumes ..... 19
Figure 8 – Year 2027 Total Projected Traffic Volumes ..... 20

## Tables

Table 1 – Crash Data Summary – Lake Cook Road with McHenry Road ..... 10
Table 2 – Crash Data Summary – McHenry Road with Access Drives ..... 10
Table 3 – Crash Data Summary – McHenry Rd. with Old Checker Rd. ..... 11
Table 4 – Crash Data Summary – McHenry Road with Townplace Parkway ..... 11
Table 5 – Crash Data Summary – Buffalo Grove Rd. with Old Checker Rd ..... 11
Table 6 – Estiamted Site-Generated Traffic Volumes ..... 16
Table 7 – Capacity Analysis Results – Lake Cook Road with McHenry Road - Signalized ..... 22
Table 8 – Capacity Analysis Results – McHenry Road with Townplace Parkway - Signalized.. 23
Table 9 – Capacity Analysis Results – McHenry Road with Access Drives - Signalized ..... 24
Table 10 – Capacity Analysis Results – Buffalo Grove Rd. with Old Checker Rd. - Signalized 25
Table 11 – Capacity Analysis Results – McHenry Rd. with Old Checker Rd. - Unsignalized .... 26

# 1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed redevelopment of the Buffalo Grove Town Center located in the northwest quadrant of the intersection of Lake Cook Road with McHenry Road (IL Route 83) in Buffalo Grove, Illinois.

As proposed, a portion of the Town Center will be redeveloped to provide approximately 42,215 square-feet of new commercial space, a 297-unit apartment building with ground floor retail space, and an approximately 43,000 square-foot grocery store. As part of the proposed redevelopment, the existing Bowlero Buffalo Grove, the approximately 34,000 square-foot commercial building located on the north side of Old Checker Road, the Boston Market, and Burger King restaurants will be maintained.

Access to the Town Center will continue to be provided via the signalized access off McHenry Road aligned opposite The Grove shopping center access drive, the signalized intersection of McHenry Road with Townplace Parkway/Pauline Avenue, the two-way stop sign controlled intersection of McHenry Road with Old Checker Road, the signalized intersection of Buffalo Grove Road with Old Checker Road, and the right-in/right-out access drive off Lake Cook Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development.

**Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

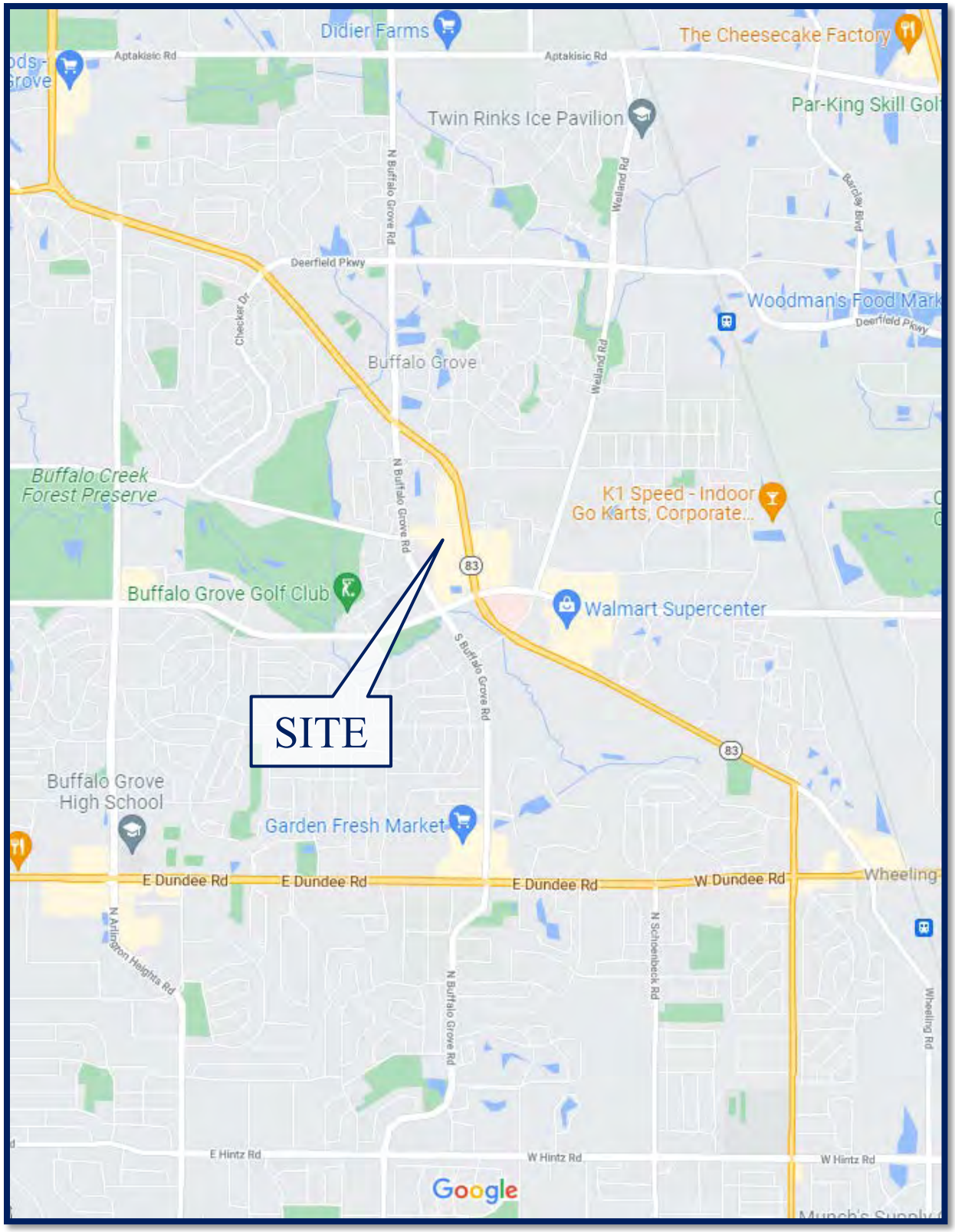
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning, evening, and Saturday midday peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the adequacy of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning, weekday evening, and Saturday midday peak hours for the following conditions:

1. Existing Conditions – Analyze the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. No-Build Condition – Analyze the capacity of the future roadway system using the no-build traffic volumes that include the existing traffic volumes, ambient growth factor, and traffic estimated to be generated by other area developments.

3. Projected Conditions – Analyze the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed development.




**Site Location** **Figure 1**

**Aerial View of Site Location** **Figure 2**

# 2. Existing Conditions

Existing traffic and roadway conditions were documented based on field visits and traffic counts conducted by KLOA, Inc. The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses and peak hour traffic flows along area roadways.

## Site Location

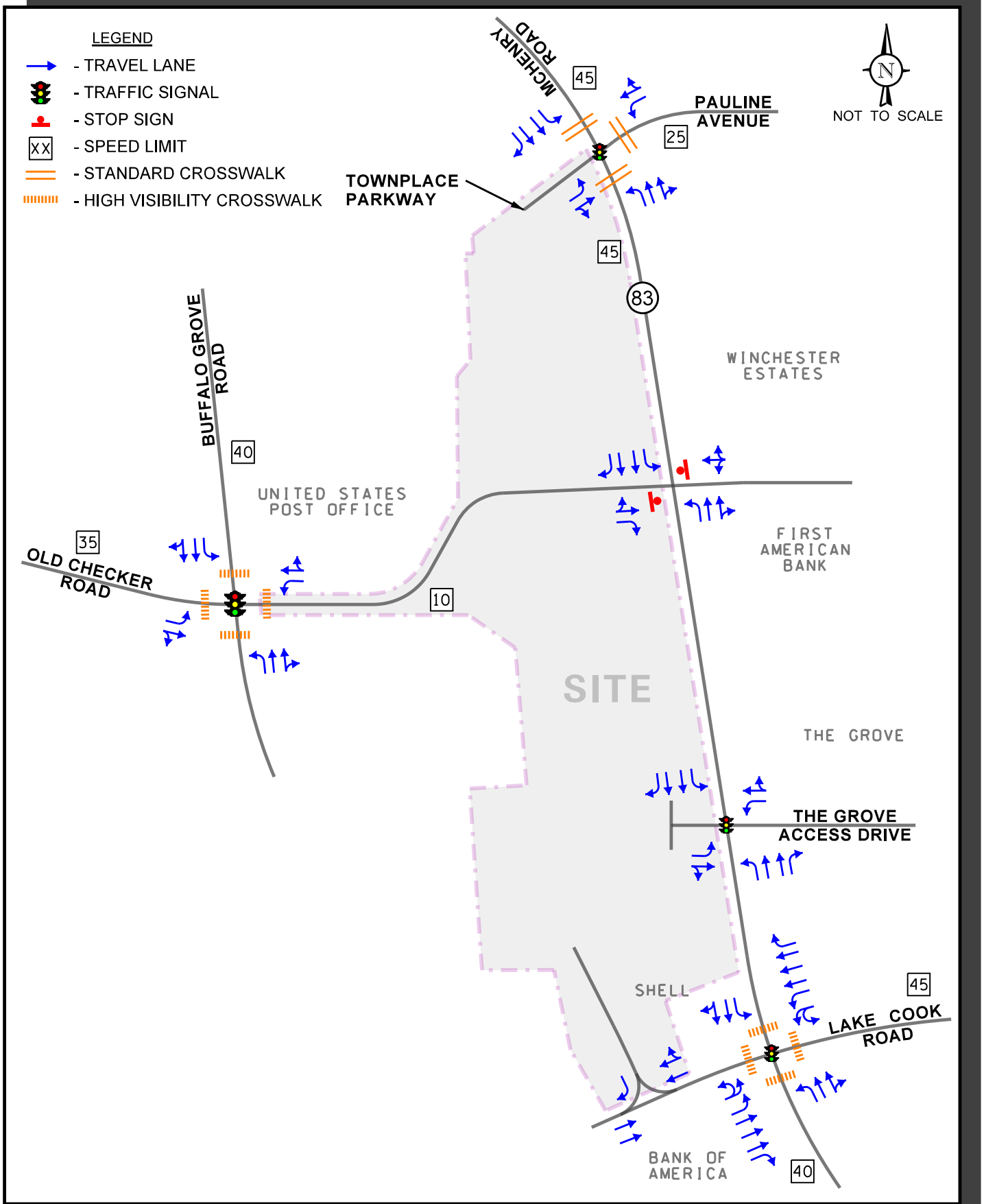
The site, which is located on the west side of McHenry Road and is bounded by Lake Cook Road on the south and Townplace Parkway on the north, currently contains the Buffalo Grove Town Center commercial development. The Town Center currently provides two strip commercial buildings, a bowling alley (Bowlero Buffalo Grove), and two restaurant outlot buildings. Land uses in the vicinity of the site provide a mixture of commercial and residential in all directions, including The Grove shopping center to the east.

## Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed development are illustrated in **Figure 3** and described below.

*Lake Cook Road* is an east-west arterial roadway that is under the jurisdiction of the Cook County Department of Transportation and Highways. Lake Cook Road is currently under construction (as discussed later) to provide three travel lanes in each direction within the vicinity of the site. Upon completion of the construction. Lake Cook Road at its signalized intersection with McHenry Road will provide dual left-turn lanes, three through lanes, and an exclusive right-turn lane on the eastbound and westbound approaches. Furthermore, all four legs of the intersection will provide high visibility crosswalks. Lake Cook Road is classified as a Strategic Regional Arterial, carries an AADT volume of 36,000 vehicles (IDOT AADT 2018) and has a posted speed limit of 45 miles per hour.

*McHenry Road* is generally a north-south arterial roadway that in the vicinity of the site provides two travel lanes in each direction. At its signalized intersection with Lake Cook Road, McHenry Road provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on the northbound and southbound approaches. Upon completion of the Lake Cook Road construction, this lane configuration will remain. At its signalized intersection with the Town Center/The Grove access drives, McHenry Road provide an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the northbound and southbound approaches. At its signalized intersection with Townplace Parkway/Pauline Avenue, McHenry Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the southbound approach. At its unsignalized intersection with Old Checker Road/Bank Lane, McHenry Road provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the southbound approach.




Town Center Redevelopment
Buffalo Grove, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-005 Figure: 3

McHenry Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an annual average daily traffic (AADT) volume of 17,200 vehicles (IDOT AADT 2019), and has a posted speed limit of 45 miles per hour north of Lake Cook Road and a posted speed limit of 40 miles per hour south of Lake Cook Road.

*Buffalo Grove Road* is a north-south arterial roadway that in the vicinity of the site provides two travel lanes in each direction. At its signalized intersection with Old Checker Road, Buffalo Grove Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound and southbound approaches. Both legs provide high visibility crosswalks. North of Lake Cook Road, Buffalo Grove Road is under the jurisdiction of the Lake County Department of Transportation (LCDOT), carries an AADT volume of 12,600 vehicles (IDOT AADT 2019) and has a posted speed limit of 40 miles per hour.

*Old Checker Road* is an east-west roadway that is classified as a collector road west of Buffalo Grove Road. At its signalized intersection of Old Checker Road with Buffalo Grove Road, Old Checker Road provides an exclusive left-turn lane and a shared through/right-turn lane on the eastbound and westbound approaches. Both legs provide high visibility crosswalks. At its unsignalized intersection with McHenry Road, Old Checker Road provides two eastbound lanes that are under stop-sign control and were historically striped to provide an exclusive left-turn lane and a shared through/right-turn lane. The east leg of this intersection is designated as Bank Lane which provides a shared left/through/right-turn lane that is under stop-sign control. West of Buffalo Grove Road, Old Checker Road is under local jurisdiction, carries an AADT volume of 3,000 vehicles, and has a posted speed limit of 35 miles per hour. Between Buffalo Grove Road and McHenry Road, Old Checker Road is under private ownership and has a posted speed limit of 10 miles per hour.

*Townplace Parkway* is generally an east-west local private roadway that extends from Buffalo Grove Road with McHenry Road. At its signalized intersection with McHenry Road, Townplace Parkway provides an exclusive left-turn lane and a shared through/right-turn lane.

*Pauline Avenue* is an east-west local roadway that extends from McHenry Road east to its terminus at Carman Avenue (east of Weiland Road). At its signalized intersection with McHenry Road, Pauline Avenue provides an exclusive left-turn lane and a shared through/right-turn lane. Pauline Avenue is under local jurisdiction and has a posted speed limit of 25 miles per hour.

## Traffic Signal Interconnect

The intersections along McHenry Road are part of an eleven-signal traffic signal interconnect system that extends from Arlington Heights Road on the west to Lexington Drive on the east. Which includes the intersection of McHenry Road with Highpoint Road/Buffalo Grove shopping center, Pauline Avenue, and Buffalo Grove Drive.

## Lake Cook Road Corridor Construction

It should be noted that the Cook County Department of Transportation and Highways, in partnership with IDOT, Lake County and the villages of Buffalo Grove and Wheeling are currently conducting a major roadway improvement project along Lake Cook Road between Raupp Boulevard and Hastings Lane. This project also includes the roadway segments for Buffalo Grove Road from north of Lake Cook Road to south of St. Mary's Parkway, McHenry Road from north of the signalized access drive serving the Town Center to south of Weiland Road, and Weiland Road from north of Woodstone Drive to its proposed extension to Buffalo Grove Road. As part of this project, Lake Cook Road is being widened to provide three through lanes in each direction within the study area.

## Existing Traffic Volumes

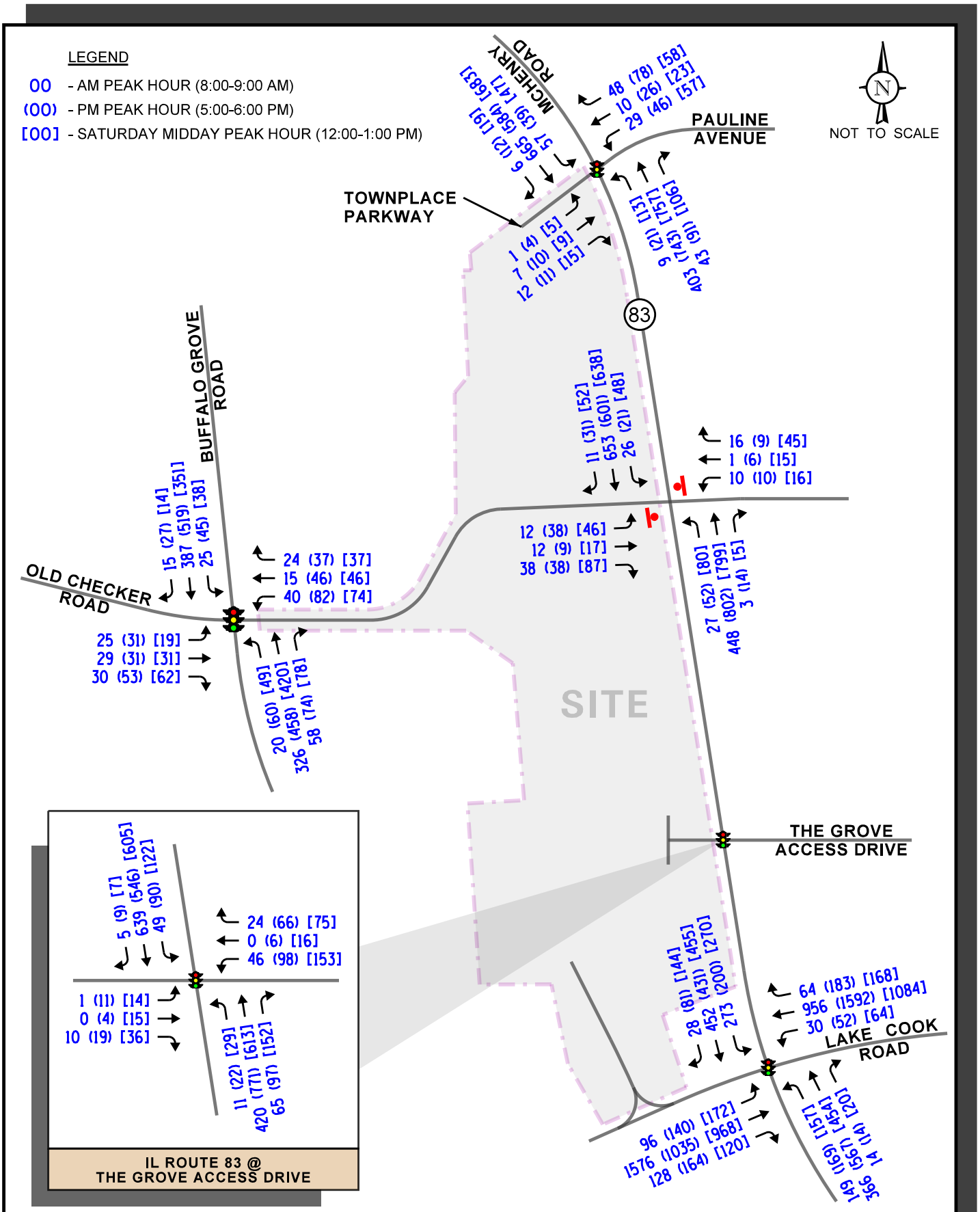
In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period vehicle, pedestrian, and bicycle movement traffic counts utilizing Miovision Scout Video Collection Units on Tuesday, December 21, 2021 during the morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods and on Saturday, December 18, 2021 during the midday (11:00 A.M. to 2:00 P.M.) peak period at the following intersections:

- McHenry Road with Lake Cook Road
- McHenry Road with Town Center/The Grove Signalized Access Drive
- McHenry Road with Old Checker Road
- McHenry Road with Townplace Parkway/Pauline Avenue
- Buffalo Grove Road with Old Checker Road

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 8:00 A.M. to 9:00 A.M., the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. and the Saturday midday peak hour occurs from 11:45 A.M. to 12:45 P.M.

However, due to the COVID-19 pandemic and construction currently being conducted at the intersection of Lake Cook Road with McHenry Road, it is anticipated that traffic volumes within the study area are not representative of normal traffic conditions. As such, the traffic volumes within the study area were compared to historical weekday traffic data available from 2018 on the IDOT Traffic Count Database System (TCDS) website. A result of the comparison indicated the through traffic volumes along Lake Cook Road were approximately 100 percent less during the weekday morning peak hour and 35 percent less during the weekday evening peak hour and the through traffic volumes along McHenry Road and Buffalo Grove Road were approximately 75 percent less during the weekday morning peak hour and 40 percent less during the weekday evening peak hour. As such, the weekday morning and weekday evening peak hour traffic volumes were adjusted accordingly to reflect normal traffic conditions. It should be noted that to adjust the Saturday midday traffic volumes, the weekday evening adjustment was applied to the area traffic volumes.

**Figure 4** illustrates the Year 2021 base traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.




Town Center Redevelopment
Buffalo Grove, Illinois

Year 2021 Base Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-005 Figure: 4

## Crash Data Analysis

KLOA, Inc. obtained crash data[1] for the most recent available five years (2016 to 2021) for the five study area intersections. The crash data for the intersections is summarized in **Tables 1** through **5, respectively.** A review of the crash data indicated that no fatalities were reported at either intersection.

Table 1
MCHENRY ROAD WITH LAKE COOK ROAD – CRASH SUMMARY

| | Type of Crash Frequency | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Year** | **Angle** | **Head On** | **Object** | **Rear End** | **Sideswipe** | **Turning** | **Other** | **Total** |
| 2016 | 0 | 0 | 0 | 11 | 0 | 7 | 0 | 18 |
| 2017 | 0 | 0 | 0 | 9 | 1 | 8 | 0 | 18 |
| 2018 | 4 | 0 | 0 | 8 | 0 | 11 | 0 | 23 |
| 2019 | 4 | 0 | 0 | 8 | 2 | 8 | 0 | 22 |
| 2020 | 1 | 0 | 0 | 7 | 1 | 8 | 0 | 17 |
| **Total** | **9** | **0** | **0** | **43** | **4** | **42** | **0** | **98** |
| **Average** | **1.8** | **0** | **0** | **8.6** | **< 1** | **8.4** | **0** | **19.6** |

Table 2
MCHENRY ROAD WITH SIGNALIZED ACCESS DRIVES – CRASH SUMMARY

| | Type of Crash Frequency | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Year** | **Angle** | **Head On** | **Object** | **Rear End** | **Sideswipe** | **Turning** | **Other** | **Total** |
| 2016 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 3 |
| 2017 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2018 | 0 | 0 | 0 | 2 | 1 | 1 | 0 | 4 |
| 2019 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 3 |
| 2020 | 0 | 0 | 0 | 1 | 0 | 2 | 1 | 4 |
| **Total** | **1** | **0** | **0** | **4** | **1** | **7** | **1** | **14** |
| **Average** | **< 1** | **0** | **0** | **< 1** | **0** | **1.4** | **< 1** | **2.8** |

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Table 3
MCHENRY ROAD WITH OLD CHECKER ROAD – CRASH SUMMARY

| | Type of Crash Frequency | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Year** | **Angle** | **Head On** | **Object** | **Rear End** | **Sideswipe** | **Turning** | **Other** | **Total** |
| 2016 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 4 |
| 2017 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 2018 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 2019 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 3 |
| 2020 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Total** | **7** | **0** | **1** | **0** | **0** | **3** | **0** | **11** |
| **Average** | **1.4** | **0** | **< 1** | **0** | **0** | **< 1** | **0** | **2.2** |

Table 4
MCENRY ROAD WITH TOWNPLACE PKWY/PAULINE AVENUE – CRASH SUMMARY

| | Type of Crash Frequency | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Year** | **Angle** | **Head On** | **Object** | **Rear End** | **Sideswipe** | **Turning** | **Other** | **Total** |
| 2016 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 |
| 2017 | 2 | 0 | 1 | 0 | 0 | 2 | 1 | 6 |
| 2018 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 3 |
| 2019 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 3 |
| 2020 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 |
| **Total** | **4** | **0** | **1** | **1** | **0** | **9** | **1** | **16** |
| **Average** | **< 1** | **0** | **< 1** | **< 1** | **0** | **1.8** | **< 1** | **3.2** |

Table 5
BUFFALO GROVE ROAD WITH OLD CHECKER ROAD – CRASH SUMMARY

| | Type of Crash Frequency | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Year** | **Angle** | **Head On** | **Object** | **Rear End** | **Sideswipe** | **Turning** | **Other** | **Total** |
| 2016 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 2017 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 4 |
| 2018 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 3 |
| 2020 | 1 | 0 | 0 | 1 | 0 | 2 | 0 | 4 |
| **Total** | **7** | **0** | **0** | **2** | **0** | **5** | **0** | **14** |
| **Average** | **1.4** | **0** | **0** | **< 1** | **0** | **1** | **0** | **2.8** |

# 3. Traffic Characteristics of the Proposed Development

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips the site will generate during the respective three peak hours and then determine the directions from which the proposed traffic will approach and depart the site.

## Proposed Site and Development Plan

As proposed, the site will be redeveloped with a mixed-used development consisting of nine buildings consisting of the following:

- Building 1 is the existing approximately 54,000 square-foot building that currently contains Bowlero Buffalo Grove.

- Building 2 is the existing approximately 34,000 square-foot commercial building located on the north side of Old Checker Road along the west side of the site. This building contains approximately 22,600 square-feet of ground floor commercial spaces and approximately 11,400 square-feet of second story office/service space.

- Building 3 is a proposed approximately 7,000 square-foot multi-tenant commercial building located on the north side of Old Checker Road fronting McHenry Road.

- Building 4 is a proposed approximately 10,377 square-foot multi-tenant commercial building located on the south side of Old Checker Road fronting McHenry Road.

- Building 5 is a proposed seven-story mixed-use building containing 297 residential units on floors one through seven, approximately 14,300 square-feet of ground floor retail, and an approximately 4,900 square-foot restaurant located on the ground floor. On the north side of the proposed mixed-use building, a four-story parking garage will be provided containing approximately 546 parking spaces.

- Building 6 is the existing approximately 3,000 square-foot Boston Market restaurant.

- Building 7 is a proposed approximately 3,000 square-foot fast food restaurant with drive-through.

- Building 8 is a proposed approximately 43,000 square-foot grocery store located in the southwest corner of the site.

- Building 9 is an existing approximately 3,000 square-foot Burger King restaurant that is located in the southeast corner of the site.

Overall, the development will provide a total of approximately 1,395 parking spaces consisting of 558 parking garage spaces and 837 surface parking spaces.

Access to the proposed development will continue to be provided via the existing access system serving the Town Center which consists of the following:

- A signalized full movement access drive off McHenry Road, located approximately 600 feet north of Lake Cook Road, aligned opposite the access drive serving The Grove shopping center. Upon completion of the reconstruction of the intersection of Lake Cook Road with McHenry Road, this access drive will continue to provide two outbound lanes providing an exclusive left-turn lane and a shared through/right-turn lane.

- A connection to Townplace Parkway which has a signalized intersection with McHenry Road, aligned opposite Pauline Avenue. As previously indicated, at its signalized intersection with McHenry Road, Townplace Parkway provides an exclusive left-turn lane and a shared through/right-turn lane.

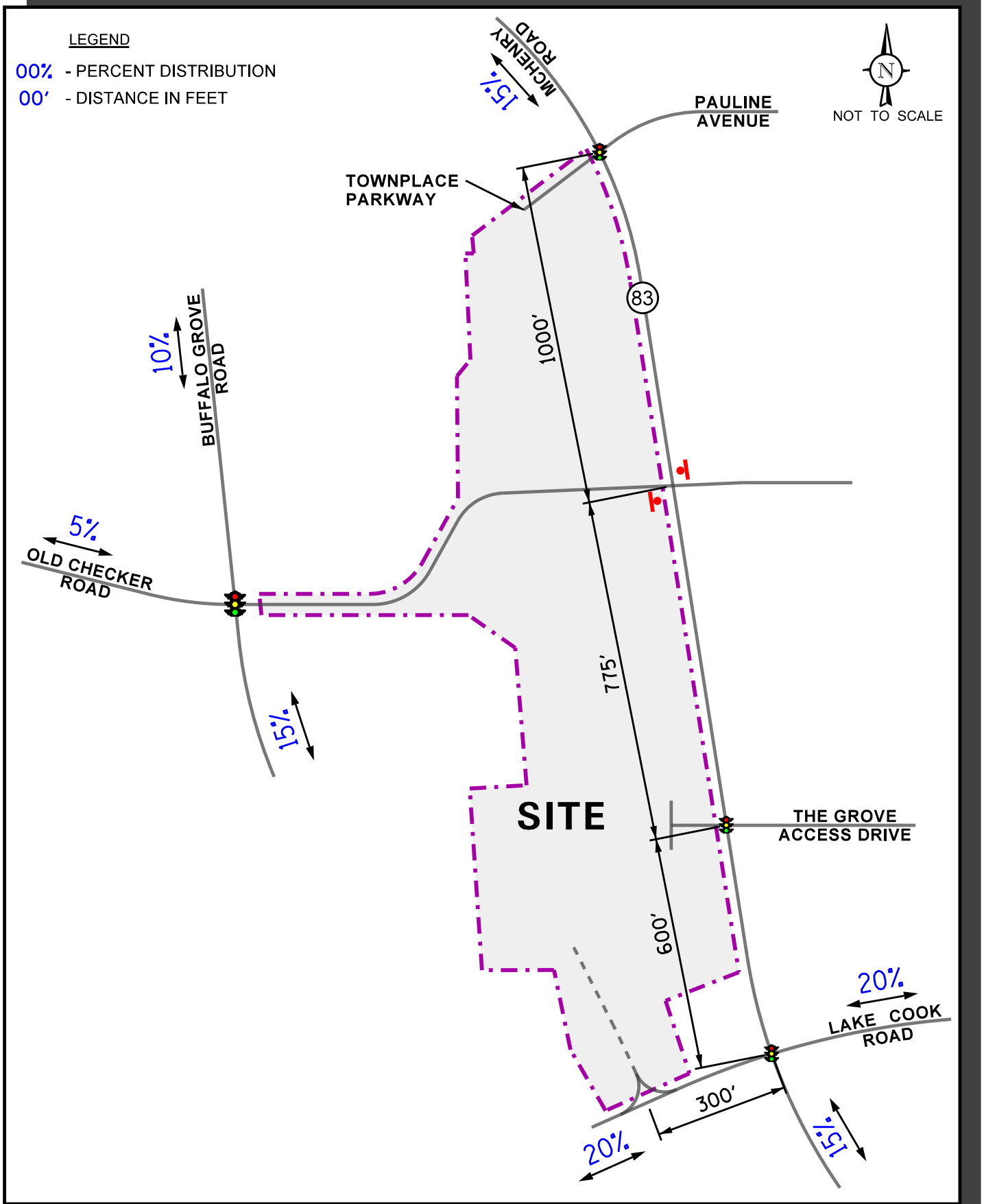
- Multiple connections to Old Checker Road which has a full movement unsignalized intersection with McHenry Road and a signalized intersection with Buffalo Grove Road. As previously indicated, at its unsignalized intersection with McHenry Road, Old Checker Road provides two eastbound lanes that were historically striped to provide an exclusive left-turn lane and a shared through/right-turn lane. At its signalized intersection with Buffalo Grove Road, Old Checker Road provides two westbound lanes striped to provide an exclusive left-turn lane and a shared through/right-turn lane.

- A right-in/right-out access drive off Lake Cook Road, located approximately 300 feet west of McHenry Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop-sign control. Upon completion of the reconstruction of the intersection of Lake Cook Road with McHenry Road, turning movements at this access drive will be physically restricted to right-turns only via a raised triangular median on the access drive and via a barrier median along Lake Cook Road

It should be noted that exclusive left-turn lanes and exclusive right-turn lanes are provided at all three access drives on McHenry Road. At the signalized intersection of Buffalo Grove with Old Checker Road an exclusive southbound left-turn lane is provided.

## Directional Distribution of Development Traffic

The directional distribution of how traffic will approach and depart the site was estimated based on the general travel patterns through the study area derived from the peak hour traffic volumes. **Figure 5** shows the established directional distribution for this development in addition to the distances, measured in feet, between the study area intersections.




Town Center Redevelopment Buffalo Grove, Illinois

Estimated Directional Distribution

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-005 Figure: 5

## Development Traffic Generation

The estimate of vehicle traffic to be generated by the proposed redevelopment is based upon the proposed land use types and sizes. The vehicle trip generation for all of the proposed land uses was calculated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. The volume of trips estimated to be generated by the existing land-uses within the town center was estimated based on the traffic counts conducted at the four main access drives serving the town center.

It is important to note that surveys conducted by ITE have shown that approximately 20 and 40 percent of trips made to retail uses and restaurant uses, respectively, are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. However, in order to provide a conservative analysis, no pass-by reduction was applied to the trips estimated to be generated by the proposed land-uses.

Additionally, based on a Multi-Use Trip Generation calculation based on ITE procedures, approximately 30 percent of the trips generated by the proposed development will be internal trips given the mixed-use nature of the development. Approximately 20 percent of these trips will trips made to multiple commercial establishments (retail to retail) with approximately 10 percent of trips being made by residents of the proposed development to the various existing and proposed commercial developments (retail to residential). However, in order to provide a conservative analysis, a ten to fifteen percent interaction was applied to the estimated trip generation for the new land-uses to take into consideration customers that may patronize multiple uses within the proposed development.

**Table 6** shows the estimated vehicle trip generation for the weekday morning, weekday evening, and Saturday midday peak hours.

Table 6
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

| ITE Land Use Code | Type/Size | Weekday Morning Peak Hour In | Out | Total | Weekday Evening Peak Hour In | Out | Total | Saturday Midday Peak Hour In | Out | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Residential Building** | | | | | | | | | | |
| 221 | Multi-Family Housing Mid-Rise (297 Units) | 27 | 92 | 119 | 71 | 45 | 116 | 61 | 59 | 120 |
| 932 | High-Turnover Sit-Down Restaurant (4,900 s.f.) | 26 | 21 | 47 | 27 | 17 | 44 | 28 | 27 | 55 |
| 822 | Strip Retail Plaza (11,100 s.f.) | 16 | 10 | 26 | 36 | 37 | 73 | 37 | 36 | 73 |
| **Shopping Center** | | | | | | | | | | |
| 822 | Strip Retail Plaza (17,377 s.f.) | 25 | 16 | 41 | 57 | 58 | 115 | 58 | 56 | 114 |
| 850 | Supermarket (43,000 s.f.) | 73 | 50 | 123 | 192 | 193 | 385 | 244 | 245 | 489 |
| 934 | Fast Food Restaurant with Drive Through (3,000) | 68 | 66 | 134 | 51 | 48 | 99 | 85 | 81 | 166 |
| ***Development Subtotal*** | | ***235*** | ***255*** | ***490*** | ***434*** | ***398*** | ***832*** | ***513*** | ***504*** | ***1,017*** |
| Interaction Reduction (10-15%) | | -36 | -35 | -71 | -67 | -62 | -129 | -64 | -65 | -129 |
| **New Site Traffic** | | **199** | **220** | **419** | **367** | **336** | **703** | **449** | **439** | **888** |

# 4. Projected Traffic Conditions

The total projected traffic volumes take into consideration the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

## Development Traffic Assignment

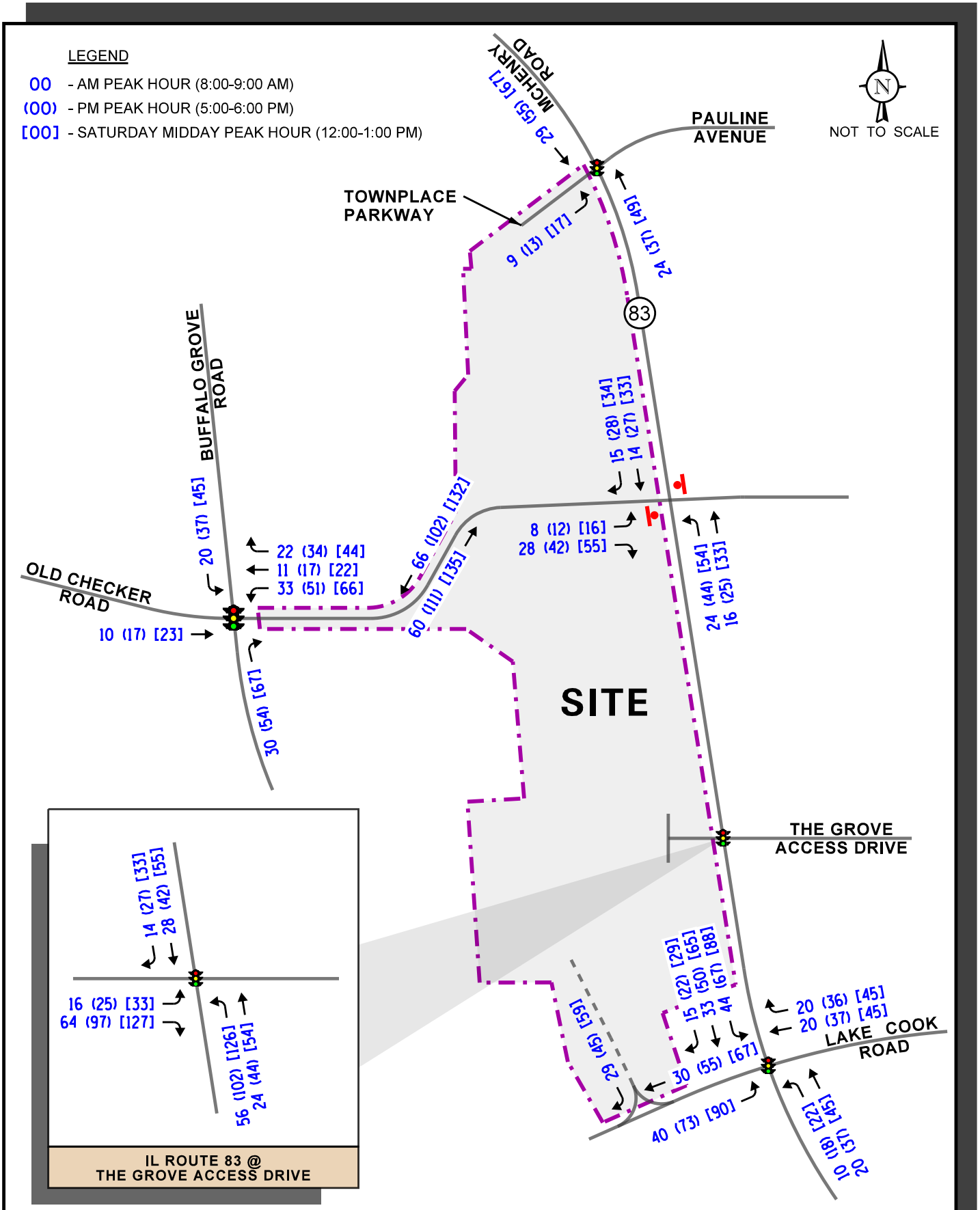
The estimated weekday morning, weekday evening, and Saturday midday peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips. As can be seen from Figure 6, given the multiple various access points including three signalized intersections the site generated traffic will distributed among the access system with only 35 percent of the site generated traffic utilizing the existing signalized access drive aligned opposite The Grove shopping center access drive.

## Year 2027 No-Build Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.6 percent per year. As such, traffic volumes were increased by approximately four percent total (one-year buildout plus five years) to represent Year 2027 total projected conditions. A copy of the CMAP projections letter is included in the Appendix. The Year 2027 no-build traffic volumes are illustrated in **Figure 7.**

## Year 2027 Total Projected Traffic Conditions

The new development-generated traffic (Figures 6) was added to the Year 2027 no-build traffic volumes to determine the Year 2027 total projected traffic volumes. **Figure 8** illustrates the Year 2027 total projected traffic volumes.

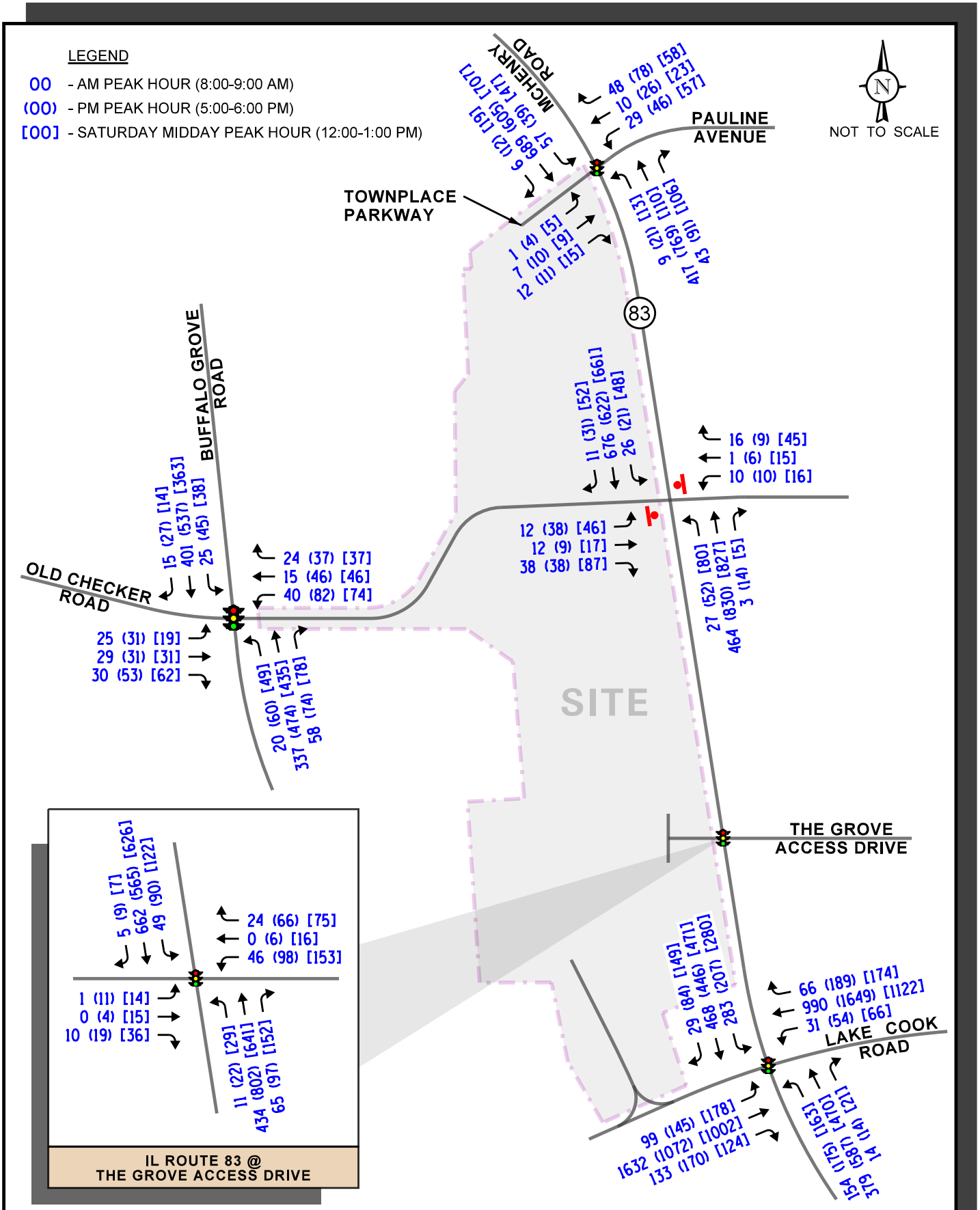



Town Center Redevelopment
Buffalo Grove, Illinois

Estimated Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-005 Figure: 6

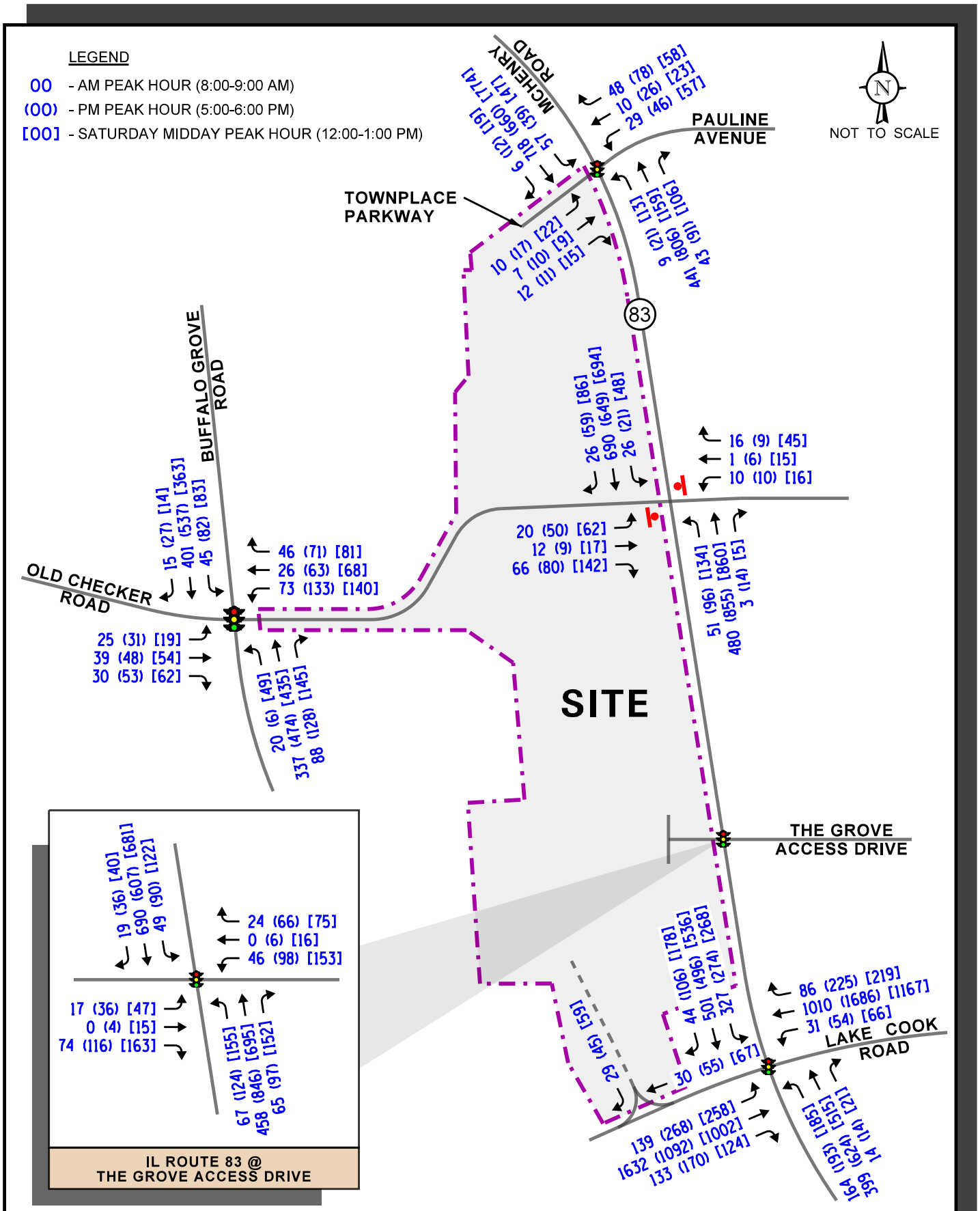



Town Center Redevelopment
Buffalo Grove, Illinois

Year 2027 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-005 Figure: 7




Town Center Redevelopment
Buffalo Grove, Illinois

Year 2027 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-005 Figure: 8

# 5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, weekday evening, and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

## Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the existing (Year 2021), no-build, and Year 2027 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th Edition* and analyzed using the Synchro/SimTraffic 11 software. To determine the average overall vehicle delay and levels of service, the analysis for the traffic-signal controlled intersections of McHenry Road with Townplace Parkway/Pauline Avenue and Buffalo Grove with Old Checker Road were accomplished using actual cycle lengths, phasings and offsets. Due to the ongoing construction along Lake Cook Road, the intersection of Lake Cook Road with McHenry Road was analyzed utilizing the traffic signal timings summarized in the November 2012 Intersection Design Study for the intersection, and the intersection of McHenry Road with the Town Center access drive were accomplished utilizing estimated phasings, offsets and reflected the proposed cycle lengths at the intersection of Lake Cook Road with McHenry Road.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, no-build and total projected conditions are presented in **Tables 7** through **11**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 7
CAPACITY ANALYSIS RESULTS – LAKE COOK ROAD WITH MCHENRY ROAD – SIGNALIZED

| | Peak Hour | Eastbound | | | Westbound | | | Northbound | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | T | R | L | T | R | L | TR | L | T | R | |
| Year 2021 Base Conditions | Weekday Morning Peak Hour | E 77.9 | B 15.0 | A 4.0 | E 62.1 | B 19.0 | A 5.7 | C 29.9 | D 51.3 | C 33.2 | D 40.7 | | C – 25.3 |
| | | B – 17.5 | | | B – 19.4 | | | D – 45.3 | | D – 38.0 | | | |
| | Weekday Evening Peak Hour | E 75.7 | B 12.8 | A 4.9 | E 68.8 | B 15.8 | A 4.2 | D 42.1 | D 52.4 | E 72.2 | D 44.0 | | C – 27.8 |
| | | B – 18.5 | | | B – 16.2 | | | D – 50.1 | | D – 52.0 | | | |
| | Saturday Midday Peak Hour | F 87.2 | B 10.8 | A 5.1 | E 77.1 | B 11.3 | A 4.2 | D 40.0 | D 46.7 | E 67.5 | D 47.4 | | C – 29.2 |
| | | C – 20.7 | | | B – 13.6 | | | D – 45.1 | | D – 53.6 | | | |
| Year 2027 No-Build Conditions | Weekday Morning Peak Hour | E 77.8 | B 15.9 | A 3.8 | E 61.7 | B 19.3 | A 5.5 | C 30.5 | D 52.2 | D 37.5 | D 41.0 | | C – 26.1 |
| | | B – 18.3 | | | B – 19.7 | | | D – 46.1 | | D – 39.7 | | | |
| | Weekday Evening Peak Hour | E 76.0 | B 12.8 | A 4.8 | E 68.4 | B 17.0 | A 4.1 | D 45.5 | D 54.0 | F 87.4 | D 44.8 | | C – 29.3 |
| | | B – 18.4 | | | B – 17.2 | | | D – 52.1 | | E – 56.7 | | | |
| | Saturday Midday Peak Hour | F 88.1 | B 10.5 | A 4.9 | E 77.5 | B 11.1 | A 4.1 | D 43.9 | D 47.0 | F 82.9 | D 50.8 | | C – 30.8 |
| | | C – 20.6 | | | B – 13.4 | | | D – 46.3 | | E – 60.8 | | | |
| Year 2027 Total Projected Conditions | Weekday Morning Peak Hour | F 85.1 | B 14.7 | A 4.0 | E 70.3 | C 20.1 | A 5.3 | C 29.8 | D 51.7 | D 42.6 | C 34.0 | | C – 26.3 |
| | | B – 19.0 | | | C – 20.3 | | | D – 45.5 | | D – 37.2 | | | |
| | Weekday Evening Peak Hour | F 95.7 | B 15.0 | A 5.7 | E 70.4 | C 26.2 | A 4.0 | D 45.5 | E 75.2 | E 73.4 | D 39.5 | | D – 36.4 |
| | | C – 25.8 | | | C – 24.9 | | | E – 68.3 | | D – 50.1 | | | |
| | Saturday Midday Peak Hour | F 93.0 | C 20.0 | A 7.0 | E 76.1 | C 25.5 | A 4.7 | C 32.0 | D 53.5 | E 57.1 | D 47.3 | | D – 36.2 |
| | | C – 30.9 | | | C – 24.7 | | | D – 48.0 | | D – 50.6 | | | |

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 8
CAPACITY ANALYSIS RESULTS – MCHENRY ROAD WITH TOWNPLACE PARKWAY – SIGNALIZED

| | Peak Hour | Eastbound | | | Westbound | | | Northbound | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | T | R | L | T | R | L | TR | L | T | R | |
| Year 2021 Base Conditions | Weekday Morning Peak Hour | B 20.0 | C 28.2 | | C 21.8 | C 30.3 | | A 5.3 | A 9.1 | A 1.2 | A 3.6 | A 3.8 | A 7.4 |
| | | A – 9.0 | | | A – 3.4 | | | A – 9.0 | | A – 3.4 | | | |
| | Weekday Evening Peak Hour | B 19.2 | C 31.2 | | C 22.4 | C 29.8 | | A 6.3 | B 12.2 | A 3.1 | A 5.9 | A 6.0 | B 11.1 |
| | | C – 29.1 | | | C – 26.7 | | | B – 12.1 | | A – 5.7 | | | |
| | Saturday Midday Peak Hour | B 17.0 | C 28.3 | | C 20.1 | C 27.4 | | A 6.8 | B 13.7 | A 3.3 | A 5.4 | A 5.5 | B 11.2 |
| | | C – 26.5 | | | C – 24.4 | | | B – 13.6 | | A – 5.3 | | | |
| Year 2027 No-Build Conditions | Weekday Morning Peak Hour | B 20.0 | C 28.2 | | C 21.8 | C 30.3 | | A 5.3 | A 9.2 | A 1.2 | A 3.6 | A 3.8 | A 7.4 |
| | | C – 27.8 | | | C – 27.4 | | | A – 9.1 | | A – 3.4 | | | |
| | Weekday Evening Peak Hour | B 18.5 | C 29.8 | | C 21.2 | C 30.8 | | A 6.8 | B 13.1 | A 3.1 | A 6.2 | A 6.2 | B 11.7 |
| | | C – 27.9 | | | C – 27.9 | | | B – 12.9 | | A – 6.0 | | | |
| | Saturday Midday Peak Hour | B 17.0 | C 28.3 | | C 20.1 | C 27.4 | | A 6.8 | B 14.0 | A 3.3 | A 5.4 | A 5.4 | B 11.2 |
| | | C – 26.5 | | | C – 24.4 | | | B – 13.9 | | A – 5.3 | | | |
| Year 2027 Total Projected Conditions | Weekday Morning Peak Hour | C 21.2 | C 27.7 | | C 21.5 | C 30.3 | | A 5.6 | A 9.5 | A 1.3 | A 4.0 | A 4.3 | A 7.7 |
| | | C – 25.5 | | | C – 27.3 | | | A – 9.4 | | A – 3.8 | | | |
| | Weekday Evening Peak Hour | B 19.9 | C 29.2 | | C 20.2 | C 30.8 | | A 6.8 | B 13.1 | A 3.1 | A 6.2 | A 6.2 | B 11.7 |
| | | C – 24.9 | | | C – 27.8 | | | B – 12.9 | | A – 6.0 | | | |
| | Saturday Midday Peak Hour | B 17.0 | C 28.3 | | C 20.1 | C 27.4 | | A 6.8 | B 14.6 | A 3.4 | A 5.4 | A 5.4 | B 11.6 |
| | | C – 26.5 | | | C – 24.4 | | | B – 14.5 | | A – 5.2 | | | |

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 9
CAPACITY ANALYSIS RESULTS – MCHENRY ROAD WITH ACCESS DRIVE – SIGNALIZED

| | Peak Hour | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | T | R | L | T | R | L | TR | | L | T | R | |
| Year 2021 Base Conditions | Weekday Morning Peak Hour | D 44.0 | D 54.6 | | D 50.6 | D 54.4 | | A 1.1 | A 3.4 | A 0.5 | A 3.0 | A 5.0 | A 3.2 | A – 7.1 |
| | | D – 53.7 | | | D – 51.9 | | | A – 3.0 | | | A – 4.8 | | | |
| | Weekday Evening Peak Hour | D 36.5 | E 56.0 | | D 45.8 | D 51.4 | | A 2.2 | A 4.7 | A 1.5 | A 5.9 | A 9.0 | A 5.9 | B – 11.0 |
| | | D – 49.5 | | | D – 48.2 | | | A – 4.3 | | | A – 8.5 | | | |
| | Saturday Midday Peak Hour | C 31.6 | E 58.6 | | D 41.9 | D 44.1 | | A 4.3 | A 6.7 | A 1.9 | A 8.3 | B 12.3 | A 8.1 | B – 14.6 |
| | | D – 52.9 | | | D – 42.7 | | | A – 5.7 | | | B – 11.6 | | | |
| Year 2027 No-Build Conditions | Weekday Morning Peak Hour | D 44.0 | D 54.6 | | D 50.6 | D 54.4 | | A 0.9 | A 2.9 | A 0.6 | A 3.0 | A 5.1 | A 3.2 | A – 6.9 |
| | | D – 53.7 | | | D – 51.9 | | | A – 2.5 | | | A – 4.9 | | | |
| | Weekday Evening Peak Hour | D 36.5 | D 56.0 | | D 45.8 | D 51.4 | | A 2.2 | A 4.8 | A 1.5 | A 6.0 | A 9.0 | A 5.9 | B – 10.9 |
| | | D – 49.5 | | | D – 48.2 | | | A – 4.4 | | | A – 8.6 | | | |
| | Saturday Midday Peak Hour | C 31.6 | D 58.6 | | D 41.9 | D 43.5 | | A 4.4 | A 7.1 | A 1.9 | A 8.4 | B 12.4 | A 8.4 | B – 14.6 |
| | | D – 52.9 | | | D – 42.5 | | | A – 6.0 | | | B – 11.7 | | | |
| Year 2027 Total Projected Conditions | Weekday Morning Peak Hour | C 34.2 | E 60.7 | | D 37.1 | D 45.4 | | A 2.6 | A 4.1 | A 1.4 | A 6.5 | B 12.0 | A 6.5 | B – 12.4 |
| | | E – 55.8 | | | D – 39.9 | | | A – 3.6 | | | B – 11.5 | | | |
| | Weekday Evening Peak Hour | C 33.7 | E 70.5 | | D 37.4 | D 45.5 | | A 3.9 | A 7.0 | A 2.5 | A 8.6 | B 13.9 | A 7.4 | B – 15.4 |
| | | E – 62.0 | | | D – 40.8 | | | A – 6.3 | | | B – 12.9 | | | |
| | Saturday Midday Peak Hour | C 27.0 | E 63.6 | | C 32.6 | D 37.2 | | A 9.9 | B 11.5 | A 3.7 | B 12.9 | C 20.5 | B 11.9 | C – 20.3 |
| | | E – 56.0 | | | C – 34.4 | | | B – 10.1 | | | B – 19.0 | | | |

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 10
CAPACITY ANALYSIS RESULTS – BUFFALO GROVE ROAD WITH OLD CHECKER ROAD – SIGNALIZED

| | Peak Hour | Eastbound | | | Westbound | | | Northbound | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | T | R | L | T | R | L | TR | L | T | R | |
| Year 2021 Base Conditions | Weekday Morning Peak Hour | C 20.5 | C 20.2 | | C 20.3 | C 20.3 | | A 3.8 | A 7.1 | A 3.7 | A 5.7 | | A 8.6 |
| | | C – 20.3 | | | C – 20.3 | | | A – 6.9 | | A – 5.6 | | | |
| | Weekday Evening Peak Hour | C 23.4 | C 23.9 | | C 25.5 | C 23.8 | | A 4.3 | A 9.4 | A 4.2 | A 9.5 | | B 11.9 |
| | | C – 23.8 | | | C – 24.7 | | | A – 8.9 | | A – 9.1 | | | |
| | Saturday Midday Peak Hour | C 22.6 | C 23.9 | | C 24.9 | C 23.3 | | A 4.3 | A 8.4 | A 4.3 | A 9.4 | | B 11.8 |
| | | C – 23.7 | | | C – 24.0 | | | A – 8.1 | | A – 8.9 | | | |
| Year 2027 No-Build Conditions | Weekday Morning Peak Hour | C 20.8 | C 20.5 | | C 20.6 | C 20.5 | | A 3.8 | A 7.1 | A 3.7 | A 5.7 | | A 8.5 |
| | | C – 20.6 | | | C – 20.6 | | | A – 6.9 | | A – 5.6 | | | |
| | Weekday Evening Peak Hour | C 23.7 | C 24.3 | | C 25.9 | C 24.2 | | A 4.3 | A 9.4 | A 4.2 | A 9.4 | | B 11.9 |
| | | C – 24.2 | | | C – 25.0 | | | A – 8.9 | | A – 9.0 | | | |
| | Saturday Midday Peak Hour | C 22.7 | C 24.1 | | C 25.1 | C 23.5 | | A 4.3 | A 8.4 | A 4.3 | A 9.4 | | B 11.8 |
| | | C – 23.9 | | | C – 24.2 | | | A – 8.1 | | A – 8.9 | | | |
| Year 2027 Total Projected Conditions | Weekday Morning Peak Hour | C 22.5 | C 22.7 | | C 24.7 | C 23.1 | | A 4.2 | A 9.6 | A 4.3 | A 7.0 | | B 11.2 |
| | | C – 22.7 | | | C – 23.9 | | | A – 9.4 | | A – 6.7 | | | |
| | Weekday Evening Peak Hour | C 24.0 | C 25.6 | | C 31.1 | C 27.2 | | A 4.2 | A 10.8 | A 4.7 | A 7.0 | | B 13.3 |
| | | C – 25.3 | | | C – 29.2 | | | A – 10.7 | | A – 6.7 | | | |
| | Saturday Midday Peak Hour | C 23.9 | C 28.1 | | D 39.0 | C 29.9 | | A 4.5 | B 11.9 | A 5.1 | A 9.8 | | B 16.4 |
| | | C – 27.5 | | | C – 34.3 | | | B – 11.3 | | A – 8.9 | | | |

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 11
CAPACITY ANALYSIS RESULTS – MCHENRY ROAD WITH OLD CHECKER ROAD

| Intersection | Weekday Morning Peak Hour | | Weekday Evening Peak Hour | | Saturday Midday Peak Hour | |
|---|---|---|---|---|---|---|
| | LOS | Delay | LOS | Delay | LOS | Delay |
| **Existing Conditions** | | | | | | |
| • Eastbound Left Turn | C | 19.5 | C | 24.9 | E | 36.3 |
| • Eastbound Through/Right Turn | B | 13.9 | B | 14.2 | C | 16.9 |
| • Westbound Approach | B | 13.5 | C | 22.7 | D | 25.8 |
| • Northbound Left Turn | A | 9.7 | A | 9.2 | A | 9.7 |
| • Southbound Left Turn | A | 8.5 | A | 9.9 | B | 10.0 |
| **Year 2027 No-Build Conditions** | | | | | | |
| • Eastbound Through/Left Turn | C | 20.1 | D | 25.8 | E | 38.3 |
| • Eastbound Right Turn | B | 14.2 | B | 14.5 | C | 17.4 |
| • Westbound Approach | B | 13.7 | C | 23.6 | D | 27.2 |
| • Northbound Left Turn | A | 9.8 | A | 9.3 | A | 9.8 |
| • Southbound Left Turn | A | 8.5 | B | 10.0 | B | 10.2 |
| **Year 2027 Projected Conditions** | | | | | | |
| • Eastbound Through/Left Turn | C | 22.4 | D | 34.9 | F | 73.7 |
| • Eastbound Right Turn | B | 14.3 | B | 14.6 | C | 20.5 |
| • Westbound Approach | B | 14.8 | D | 29.4 | E | 41.2 |
| • Northbound Left Turn | B | 10.1 | A | 9.9 | B | 10.7 |
| • Southbound Left Turn | A | 8.6 | B | 10.2 | B | 10.4 |

LOS = Level of Service
Delay Measured in Seconds

## Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

### *McHenry Road with Lake Cook Road*

The results of the capacity analysis indicate that overall (with the proposed geometric improvements and proposed signal timings as outlined in the November 2012 IDS) this intersection currently operates at the acceptable level of service (LOS) C during the weekday morning, weekday evening and Saturday midday peak hours. Under Year 2027 no-build conditions, this intersection is projected to continue operating at LOS C during the weekday morning, weekday evening and Saturday midday peak hours with increases in delay of approximately one, two, and two seconds, respectively over existing conditions.

Under Year 2027 total projected conditions, this intersection overall is projected to continue operating at LOS C during the weekday morning peak hour and is projected to operate at LOS D during the weekday evening and Saturday midday peak hours with increases in delay of less than one second, approximately six seconds, and approximately ten seconds over no-build conditions. Furthermore, the Lake Cook Road approaches are projected to continue operating at LOS C or better during the peak hours and the McHenry Road approaches are projected to continue operating at LOS D or better during the peak hours with the exception of the northbound approach during the weekday evening peak hour which is projected to operate at LOS E. However, this level of service is a result of the majority of green time being allocated to the Lake Cook Road approaches, which as previously indicated is classified as a Strategic Regional Arterial.

As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed redevelopment and no additional geometric improvements will be required.

### *McHenry Road with Townplace Parkway/Pauline Avenue*

The results of the capacity analysis indicate that overall this intersection currently operates at LOS A during the weekday morning peak hour and at LOS B during the weekday evening and Saturday midday peak hours. Under Year 2027 no-build and total projected conditions, this intersection overall is projected to continue operating at existing levels of service during the peak hours with increases in delay of less than one second. Furthermore, all of the approaches are projected to continue operating at LOS C or better during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed redevelopment and no roadway improvements or signal modifications will be required.

### *McHenry Road with Signalized Access Drive*

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS A during the weekday morning peak hour and at LOS B during the weekday evening and Saturday midday peak hours. Under Year 2027 no-build conditions, this intersection overall is projected to continue operating at LOS A during the weekday morning peak hour and at LOS B during the weekday evening and Saturday midday peak hours with increases in delay of less than one second.

Under Year 2027 total projected conditions, this intersection overall is projected to operate at LOS B during the weekday morning and weekday evening peak hours and at LOS C during the Saturday midday peak hour with increases in delay of approximately two, one and eight seconds, respectively over no build conditions. Furthermore, the northbound and southbound approaches are projected to continue operating at LOS B or better during the peak hours and the eastbound and westbound approaches are projected to operate at LOS E or better during the peak hours. However, it should be noted that the resulting LOS E is expected for an access driveway that has a signalized intersection with a major arterial roadway such as McHenry Road. This is due to the majority of green time being allocated to the McHenry Road approaches.

It should be noted that the eastbound approach currently has an internal intersection with the north-south drive aisle serving the shopping center approximately 80 feet west of McHenry Road and this configuration will be maintained upon buildout of the proposed shopping center. Under existing conditions, the northbound and southbound approaches are under stop-sign control and inbound movements from McHenry Road operate under a free flow conditions. The results of the capacity analyses indicate that the 95$^{th}$ percentile queues for the eastbound approach at McHenry Road are projected to be 50 to 80 feet which can be accommodated without blocking inbound traffic and will not impact any parking spaces. However, in order to further clarify the operations of the internal connection, signage should be provided for the northbound and southbound drive-aisle approaches that inform drivers that inbound movements from McHenry Road do not stop.

Overall, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed redevelopment and will ensure efficient and flexible access is provided.

### *Buffalo Grove Road with Old Checker Road*

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS A during the weekday morning peak hour and at LOS B during the weekday evening and Saturday midday peak hours. Under Year 2027 no-build condition, this intersection overall is projected to continue operating at LOS A during the weekday morning peak hour and at LOS B during the weekday evening and Saturday midday peak hours with increase in delay of less than one second.

Under Year 2027 total projected conditions, this intersection overall is projected to operate at LOS B during all three peak hours with increases in delay of approximately five seconds or less. Furthermore, all of the approaches are projected to continue operating at LOS C or better during the peak hours with increases in delay of approximately ten seconds or less over existing conditions.

As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed redevelopment and will ensure efficient and flexible access is provided. No roadway improvements or signal modifications will be required at this intersection.

### *McHenry Road with Old Checker Road*

The results of the capacity analysis indicate that the eastbound movements at this intersection currently operate at LOS C or better during the weekday morning and weekday evening peak hours and at LOS E or better during the Saturday midday peak hour. Further, northbound and southbound left-turn movements operate at LOS B or better during both peak hours. Under Year 2027 no-build conditions, all movements are projected to continue to operate at LOS C or better during the weekday peak hours and LOS E or better during the Saturday midday peak hour. Under Year 2027 total projected conditions, eastbound and westbound movement are projected to operate at LOS D or better during the weekday morning and weekday evening peak hours. During the Saturday midday peak hour, the eastbound left turn is projected to operate at LOS F and the westbound approach is projected to operate at LOS E. This delay is typical and expected at the unsignalized intersection of a local road with an arterial road such as McHenry Road.

However, this analysis does not take into consideration the signalized intersections along McHenry Road which will create gaps in the traffic stream, allowing vehicles to exit. Further, while eastbound and westbound vehicles may experience some delays, all movements are projected to operate with a volume to capacity (v/c) of less than one and 95$^{th}$ percentile queues of less than three vehicles indicating that vehicles will be able to turn. Lastly, during times of congestion, vehicles turning onto McHenry Road can utilize the signalized intersections of McHenry Road with Townplace Parkway to the north or the access drives to the south. As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the full buildout of the proposed redevelopment and will ensure efficient and flexible access is provided.

## Parking Evaluation

As proposed, the development will provide a total of approximately 1,395 parking spaces consisting of 558 parking garage spaces and 837 surface parking spaces. It should be noted that the parking garage will be electronically gated. Of the 558 parking garage spaces, 518 parking spaces will be reserved for residents of the proposed dwelling units. Given the electronic gate restriction, the remaining 40 parking spaces within the garage will be assigned at the discretion of the residential developer. It is our understand that these spaces will be assigned to the employees of the residential building as well as the employees or patrons for the commercial space within the residential building. Furthermore, 70 angled parking spaces located along the east side of the residential building (within Lot 7), will be for use of the 16,000 square-feet of commercial space within the residential building. Overall, the proposed residential building will provide a total of 628 parking spaces and the remainder of the shopping center will provide 767 parking spaces.

### *Village of Buffalo Grove Code Requirements*

Based on the Village of Buffalo Grove municipal code, multifamily residential developments are required to provide parking at a ratio of 1.7 spaces per unit. Furthermore, shopping centers are required to provide parking at a ratio of one space per 220 square feet and park spaces requires parking at one parking space per 5,000 square feet.

As such, the proposed residential building is required to provide a total of 505 residential parking spaces and 73 commercial parking spaces for a total of 578 parking spaces. Therefore, the proposed 518 residential parking spaces and 110 commercial parking spaces for the residential building will meet the Village parking requirements.

For the remainder of the shopping center, the approximately 156,204 square feet of commercial space (inclusive of the existing and proposed land-uses) will require 710 parking spaces and the park space will require eight parking spaces for a total of 718 parking spaces. Therefore, the proposed 767 parking spaces will meet the Village Parking requirement.

### *ITE Parking Generation Manual, 5th Edition*

Based on information published in the ITE, *Parking Generation Manual*, 5th Edition, multifamily residential, retail, restaurant, and office land-uses have the following estimated peak parking demands:

- Multifamily Housing - Midrise
  - Weekday (Monday to Friday) – 1.31 spaces per dwelling unit
  - Saturday – 1.22 spaces per dwelling unit
- High Turnover Sit-Down Restaurant
  - Weekday (Monday to Thursday) – 9.44 spaces per 1,000 s.f.
  - Friday – 11.33 spaces per 1,000 s.f.
  - Saturday – 12.28 spaces per 1,000 s.f.
- Shopping Center
  - Weekday (Monday to Thursday) – 1.95 spaces per 1,000 s.f.
  - Friday – 2.61 spaces per 1,000 s.f.
  - Saturday – 2.91 spaces per 1,000 s.f.
- Supermarket
  - Weekday (Monday to Thursday) – 2.93 spaces per 1,000 s.f.
  - Friday – 4.59 spaces per 1,000 s.f.
  - Saturday – 3.64 spaces per 1,000 s.f.
- Fast Food Restaurant with Drive-Through
  - Weekday (Monday to Thursday) – 8.66 spaces per 1,000 s.f.
  - Friday – 12.41 spaces per 1,000 s.f.
  - Saturday – 9.18 spaces per 1,000 s.f.
- Office
  - Weekday (Monday to Friday) – 2.39 spaces per 1,000 s.f.
  - Saturday – 0.28 spaces per 1,000 s.f.

As such, the proposed residential building is projected to have the following average peak parking demands:

- Weekday
  - Residential: 389 spaces
  - Restaurant: 46 spaces
  - Retail: 22 spaces
  - **Total: 457 spaces**

- Friday
    - Residential: 389 spaces
    - Restaurant: 56 spaces
    - Retail: 29 spaces
    - **Total: 474 spaces**
- Saturday
    - Residential: 362 spaces
    - Restaurant: 60 spaces
    - Retail: 32 spaces
    - **Total: 454 spaces**

Therefore, the proposed 518 residential parking spaces and 110 commercial parking spaces for the residential building will be adequate in accommodating the estimated peak parking demands. The remainder of the shopping center, inclusive of all existing commercial and office space and the proposed commercial space is projected to have the following average peak parking demands:

- Weekday
    - Supermarket: 126 spaces
    - Fast Food Restaurants with Drive-Through: 47 spaces
    - Shopping Center: 154 spaces
    - Restaurants: 167 spaces
    - Office: 27 spaces
    - **Total: 521 spaces**
- Friday
    - Supermarket: 197 spaces
    - Fast Food Restaurants with Drive-Through: 67 spaces
    - Shopping Center: 206 spaces
    - Restaurants: 201 spaces
    - Office: 27 spaces
    - **Total: 698 spaces**
- Saturday
    - Supermarket: 157 spaces
    - Fast Food Restaurants with Drive-Through: 50 spaces
    - Shopping Center: 229 spaces
    - Restaurants: 217 spaces
    - Office: 3 spaces
    - **Total: 656**

Therefore, the proposed 767 parking spaces will be adequate in accommodating the estimated average peak parking demand for the shopping center.

Overall, the proposed 1,395 parking spaces will meet the Village parking requirements and will be adequate in accommodating the estimated average peak parking demands for the shopping center.

# 6. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The volume of traffic estimated by the proposed retail and restaurant development will be reduced due to internal capture and pass-by trips.

- The results of the capacity analyses indicate that the existing roadway system will have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development.

- The existing access system consisting of two signalized connections to McHenry Road, a signalized connection to Buffalo Grove Road, an unsignalized connection to McHenry Road, and a right-in/right-out connection to Lake Cook Road will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided.

- Overall, the proposed 1,395 parking spaces will meet the Village parking requirements and will be adequate in accommodating the estimated average peak parking demands for the shopping center.

# AGENDA ITEM SUMMARY

**PLANNING AND ZONING COMMISSION**

Regular Meeting: October 1, 2024

## AGENDA ITEM 2.C.

## Consideration of a Special Use for a Planned Unit Development, a Final Plat of Re-Subdivision, and Zoning Variation requests to accommodate the resubdivision of the properties at 1020-1040 Lake Cook Road, 151 – 201 Hastings Drive, and 301 Hastings Drive.

### Contacts

Liaison: Trustee Weidenfeld
Staff: Andrew Binder

### Staff Recommendation

Staff recommends approval.

### Recommended Motion

The PZC recommends approval of a Special Use for a Planned Unit Development, a Final Plat of Re-Subdivision, and Zoning Variations to accommodate the creation of new lots for the detention ponds within the properties at 1020-1040 Lake Cook Road, 151 – 201 Hastings Drive and 301 Hastings Drive, subject to the following conditions:

1. The proposed project shall substantially conform with the plans attached as part of the petition.
2. The Final Plats of Subdivision shall be revised in a manner acceptable to the Village.
3. The Declarations shall be revised in a manner acceptable to the Village Attorney and shall not be modified in any way without prior Village approval.

### Summary

Chevy Chase Business Park Limited Partnership is seeking approval for a Planned Unit Development, a Final Plat of Re-Subdivision, and zoning variations. The purpose is to subdivide the detention ponds from the other parcels and create an association to maintain the ponds, simplifying their maintenance and management. No new development, site changes, or changes to the uses are proposed on the parcels.

### File Attachments

1. Chevy Chase Business Park - Staff Report
2. Chevy Chase Business Park - Plan Set



smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

# VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

| | |
|---|---|
| **Meeting Date:** | October 1, 2024 |
| **Subject Property Location:** | 1020-1040 Lake Cook Road, 151 – 201 Hastings Drive & 301 Hastings Drive<br>Buffalo Grove, IL 60089 |
| **Petitioner:** | Chevy Chase Business Park Limited Partnership |
| **Prepared By:** | Andrew Binder, Associate Planner |
| **Request:** | The petitioner is seeking approval for a Special Use for a Planned Unit Development, a Final Plat of Re-Subdivision, and Zoning Variation requests to accommodate the resubdivision of the properties at 1020-1040 Lake Cook Road, 151 – 201 Hastings Drive and 301 Hastings Drive. |
| **Existing Lane Use and Zoning:** | The properties are zoned I: Industrial. |
| **Comprehensive Plan:** | The Village Comprehensive Plan calls for this property to be an industrial use. |

## PROJECT BACKGROUND

Chevy Chase Business Park Limited Partnership is seeking approval of a Planned Unit Development, a Final Plat of Re-Subdivision, and zoning variations at 1020-1040 Lake Cook Road, 151 – 201 Hastings Drive, and 301 Hastings Drive, *as shown in Figure 1.* Chevy Chase Business Park owns the subject properties and plans to subdivide out the detention ponds from the other parcels and to create an association to maintain the detention ponds. One of the ponds is currently divided along property lines for 151-201 Hastings and 301 Hastings, and the other pond is located solely at 1020-1040 Lake Cook Road. The new re-subdivision aims to simplify the maintenance and management of these ponds.

*Figure 1: Subject Properties*

A new association will be formed to oversee the upkeep of the detention ponds by creating individual parcels. The new association will ensure that maintenance responsibilities and costs are clearly allocated, even if property ownership changes in the future. The petitioner has submitted Declarations for the Association, which a have been reviewed by the Village Attorney and Engineer.

No new development, site changes, or changes to the uses are proposed on the parcels. The following report summarizes the petitioner's requests.

## PLANNING & ZONING ANALYSIS

The petitioner is requesting to subdivide the properties for 151-201 Hastings and 301 Hastings and 1020-1040 Lake Cook Road to create separate parcels for the existing detention ponds, *as shown in Figure 2 and Figure 3*. The existing buildings, parking lots, and accessory structures will remain, and no other changes are proposed with this request. The PUD is requested so that the site will continue to be managed as a cohesive development even though the properties will be separate.

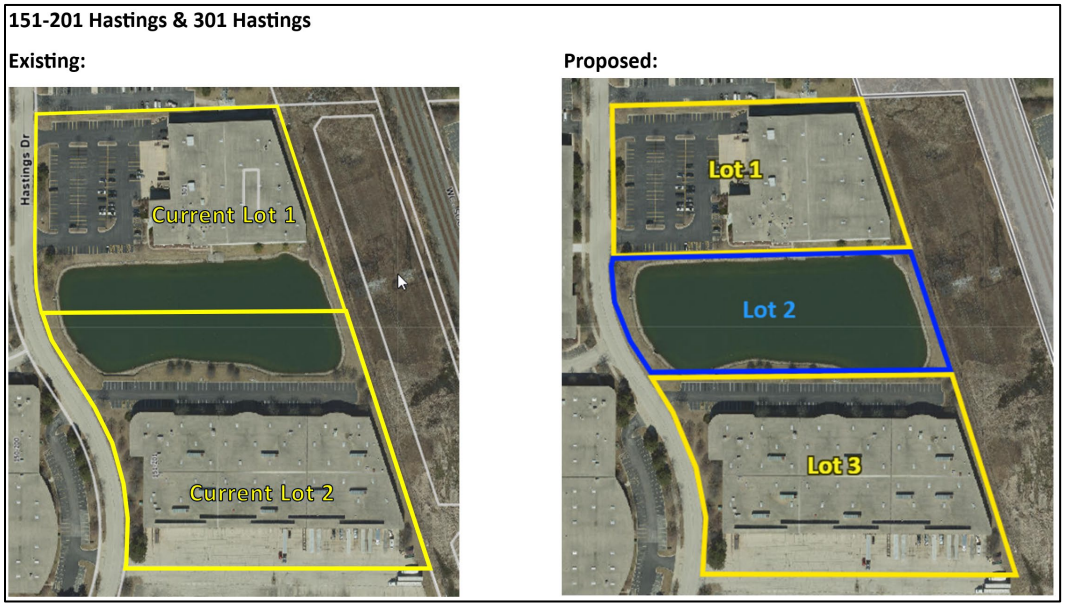



*Figure 2: Proposed Re-Subdivision for 151-201 Hastings & 301 Hastings*

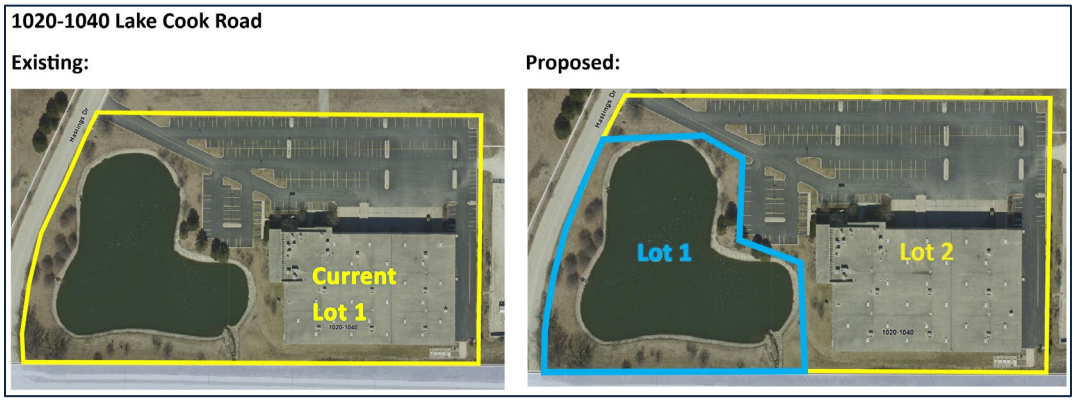



*Figure 3: Proposed Re-Subdivision for 1020-1040 Lake Cook Road*

### Setbacks Variations

With the changes to the parcel lines and no new buildings being added, the re-subdivision will create three non-conforming conditions on the properties. The variations that are being requested are:

1. The proposed lot configuration for 1020-1040 Lake Cook Road does not meet the frontage requirements. Per the Village's Industrial District requirements, lots must have a minimum frontage of 100 feet. However, the frontage of 1020-1040 Lake Cook Road along Hastings Drive is proposed to be approximately 60.59 feet, *as shown in red in Figure 4*.

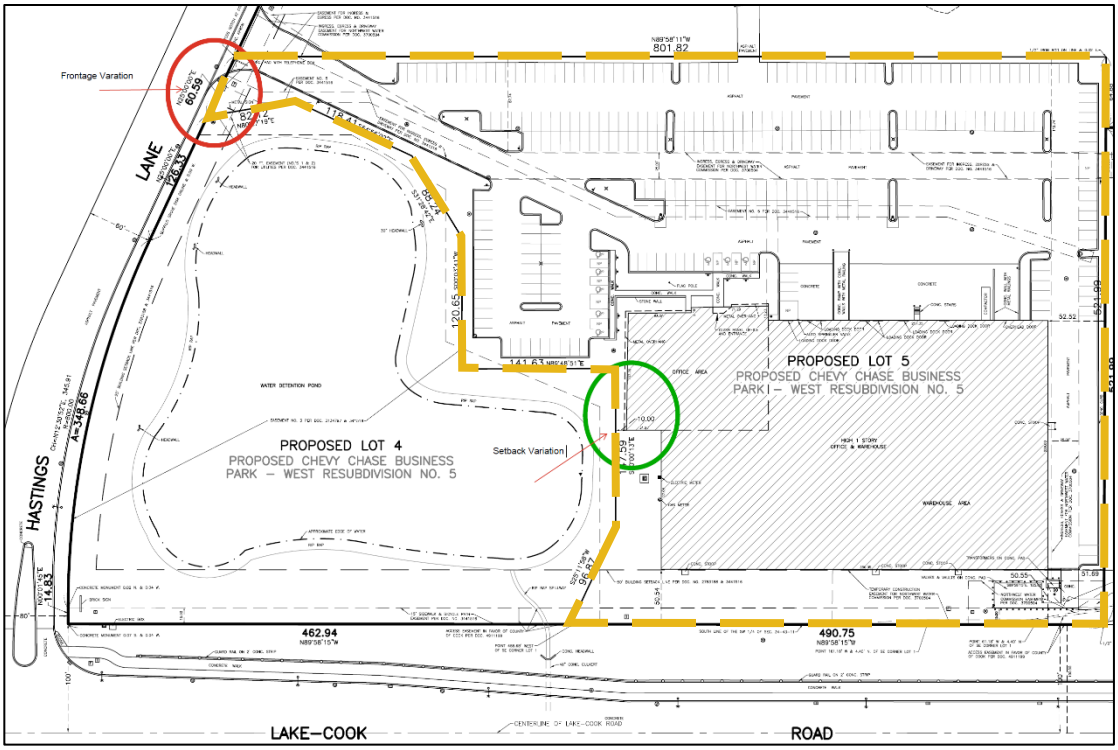



*Figure 4: Frontage and Front Yard Variation Request*

2. The new property lines have resulted in the existing building encroaching within the required setbacks of the Industrial District. The building at 1020-1040 Lake Cook Road has a setback of 10 feet (in green in *Figure 4*) from the required 25-foot front yard setback within the Industrial District. Additionally, the existing building at 301 Hastings is within the 15-foot side yard setback, with the closest distance being approximately 12.87 feet, *as shown in Figure 5.*

Staff has reviewed these variation requests and has no concerns.

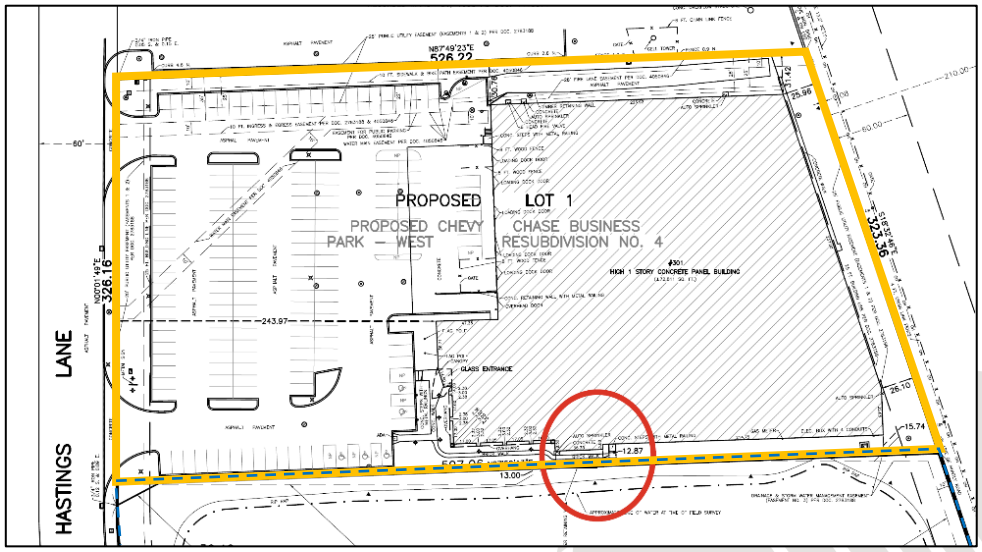



*Figure 5: Side Yard Variation Request*

### Existing Uses

The subject properties are all zoned Industrial and the existing businesses are:

- 301 Hastings: Recreational Special Use (K1 Speed)
- 151 – 201 Hastings: Warehouse/Storage (Returns Management Inc & Genesis Electronics Recycling)
- 1020-1040 Lake Cook Road: Warehouse/Distribution (Banner Plumbing Supply)

### Stormwater & Engineering

The Village's Engineering Staff has reviewed the proposal and has minimal concerns related to stormwater and the detention ponds. The newly created association will be required to maintain the detention ponds according to Lake County Stormwater Management and the Village's requirements.

## DEPARTMENT REVIEWS

| Village Department | Comments |
|---|---|
| Building | The Village's Building Staff has reviewed the proposal and has no issues or concerns. |
| Engineering | The Village's Engineering Staff has reviewed the proposal and has no issues of concern. |

## SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the property owners within 250 feet of the site were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one general inquiry regarding the proposal.

## STANDARDS

Planned Unit Development Criteria

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in Section 17.16.060.
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Special Use Criteria

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

*The petitioner has provided written responses to both sets of standards, which are included in the attached packet.*

Zoning Variation Criteria

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts.
2. The plight of the owner is due to unique circumstances.
3. The proposed variation will not alter the essential character of the neighborhood.

*The petitioner has provided written responses to the variation standards, which are included in the attached packet.*

## STAFF RECOMMENDATION

Staff recommends **approval** of the Special Use for a Planned Unit Development, a Final Plat of Re-Subdivision, and Zoning Variations, subject to the conditions in the Suggested PZC Motion due to the following reasons:

- There will be no new developments, site changes, or proposed uses on the parcels, and the site will remain as it currently is;
- The proposed changes will help delineate the maintenance responsibility of the detention ponds as well as enforcement of the maintenance of the ponds in the future;
- The variations are for the existing buildings, and the request is minimal and reasonable;
- The proposed changes will have minimal to no impact on the surrounding properties.

## SUGGESTED PZC MOTION

*The PZC recommends approval of a Special Use for a Planned Unit Development, a Final Plat of Re-Subdivision, and Zoning Variations to accommodate the creation of new lots for the detention ponds within the properties at 1020-1040 Lake Cook Road, 151 – 201 Hastings Drive and 301 Hastings Drive, subject to the following conditions:*

1. *The proposed project shall substantially conform with the plans attached as part of the petition.*
2. *The Final Plats of Subdivision shall be revised in a manner acceptable to the Village.*

3. *The Declarations shall be revised in a manner acceptable to the Village Attorney and shall not be modified in any way without prior Village approval.*

## ATTACHMENTS

a. Letter to PZC
b. PUD Site Plan
c. Proposed Plat of Re-subdivision for 151 – 201 Hastings Drive and 301 Hastings Drive
d. Proposed Plat of Re-subdivision for 1020-1040 Lake Cook Road
e. Responses to the PUD, Special Use, and Variation Standards.



smart. with heart.
50 Raupp Boulevard, Buffalo Grove, IL 60089 847-459-2500 vbg.org

**Seyfarth Shaw LLP**
233 South Wacker Drive
Suite 8000
Chicago, Illinois 60606-6448
**T** (312) 460-5000
**F** (312) 460-7000

jrubin@seyfarth.com
T (312) 460-5600

www.seyfarth.com

September 4, 2024

**VIA EMAIL**

Village of Buffalo Grove
Community Development Department
50 Raupp Blvd.
Buffalo Grove, IL 60089
Phone: (847) 459-5592
Attn: Andrew Binder

Re: Chevy Chase Business Park West ("CCBP - West") - PUD Application Narrative

Dear Mr. Binder:

This letter is intended to serve as the required Narrative for the PUD application referenced above.

CCBP – West is currently made up of four parcels within which there are portions improved by buildings with rentable area as well as detention ponds used for drainage and runoff. The existing parcel lines run through the center of the detention ponds. The existing lot splits across the detention ponds make maintenance and management of these detention ponds more difficult, especially in allocating the cost to maintain, repair and replace among the owners of the parcels and their mortgagees and their respective successors.

The most efficient way to streamline maintenance obligations of the detention ponds is to re-subdivide, creating separate parcels for the detention ponds and, following approval of the same from the Village of Buffalo Grove, convey the detention ponds to a to-be-formed association of which the current parcel owners will be members, which will be responsible for their maintenance. This will insure that, upon any future transfer of the improved and to be improved parcels (other than the detention ponds), maintenance of the detention ponds will remain constant and the costs will be properly allocated.

No changes (including, without limitation, new additions, height variations, new improvements, zoning changes, etc.) other than the re-subdivision to identify the detention ponds as stand-alone legal parcels is requested for approval. The proposed CCBP – West PUD will not affect the surrounding neighborhood.

Thank you for your consideration.

Very truly yours,

SEYFARTH SHAW LLP

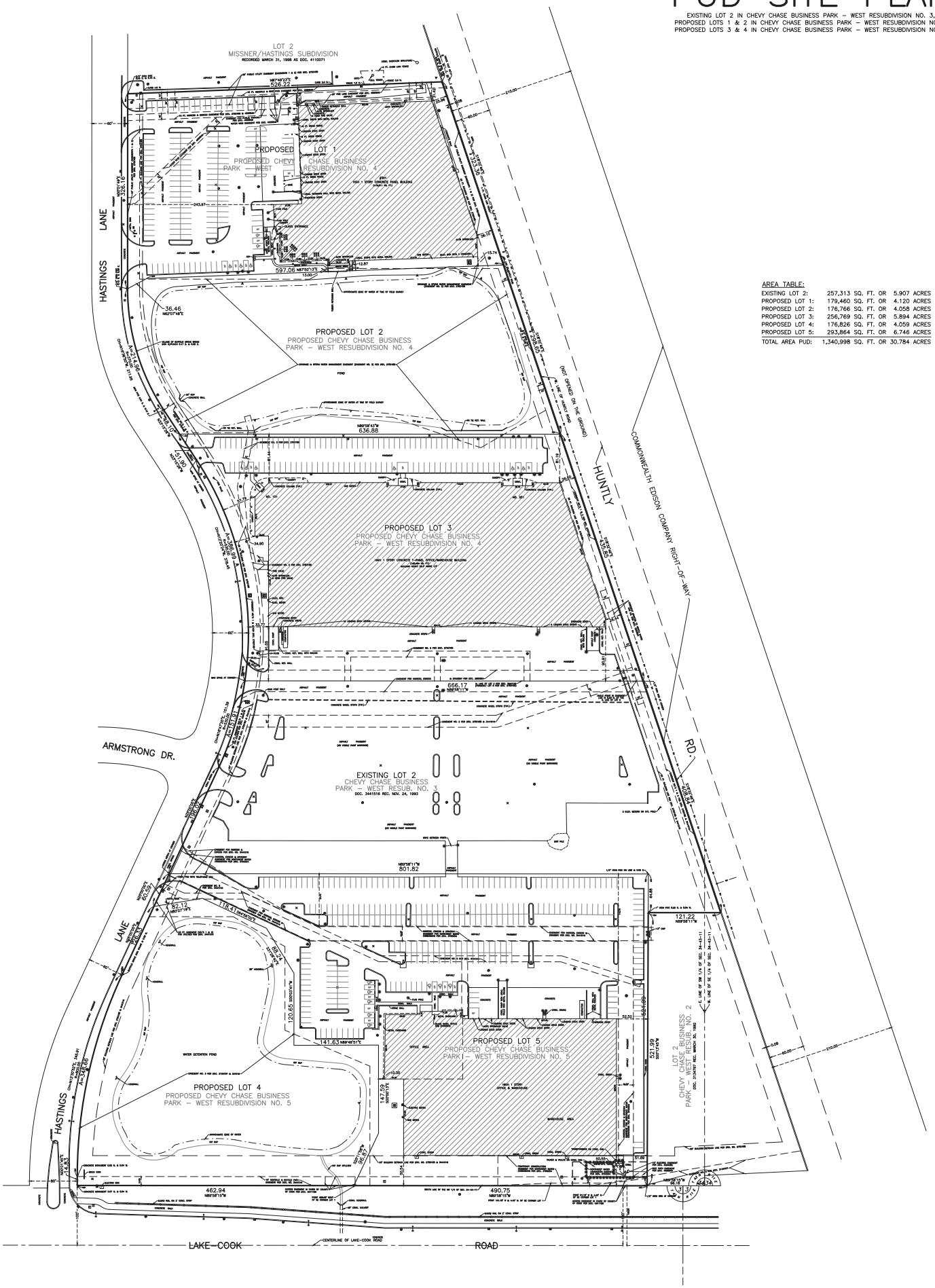
Joel D. Rubin

JDR:MM

313474559v.1

# PUD SITE PLAN

EXISTING LOT 2 IN CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 3,
PROPOSED LOTS 1 & 2 IN CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 4
PROPOSED LOTS 3 & 4 IN CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 5




AREA TABLE:

| | | | |
|---|---|---|---|
| EXISTING LOT 2: | 257,313 SQ. FT. OR | 5.907 | ACRES |
| PROPOSED LOT 1: | 179,460 SQ. FT. OR | 4.120 | ACRES |
| PROPOSED LOT 2: | 176,766 SQ. FT. OR | 4.058 | ACRES |
| PROPOSED LOT 3: | 256,769 SQ. FT. OR | 5.894 | ACRES |
| PROPOSED LOT 4: | 176,826 SQ. FT. OR | 4.059 | ACRES |
| PROPOSED LOT 5: | 293,864 SQ. FT. OR | 6.746 | ACRES |
| TOTAL AREA PUD: | 1,340,998 SQ. FT. OR | 30.784 | ACRES |

DRAFTED BY: BJE
PAGE: 1 OF 1
ORDER NO.: 240065
FILE: 34-43-11
PROJECT NO.: 112

| REVISION DATE | ORDER NO. | REVISION |
|---|---|---|
| JUNE 4, 2024 | 240065 | ADDED LOT 2 IN CHEDY CHASE BUSINESS PARK WEST RESUB NO. 3 |
| APR. 30, 2024 | 240065 | INITIAL PUD SITE PLAN |

CLIENT: HAMILTON PARTNERS, INC.

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 766-7900 FAX (630) 766-7902
EMAIL: EJMOLLOY@EJMOLLOY.COM

FINAL PLAT OF SUBDIVISION

# CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 4

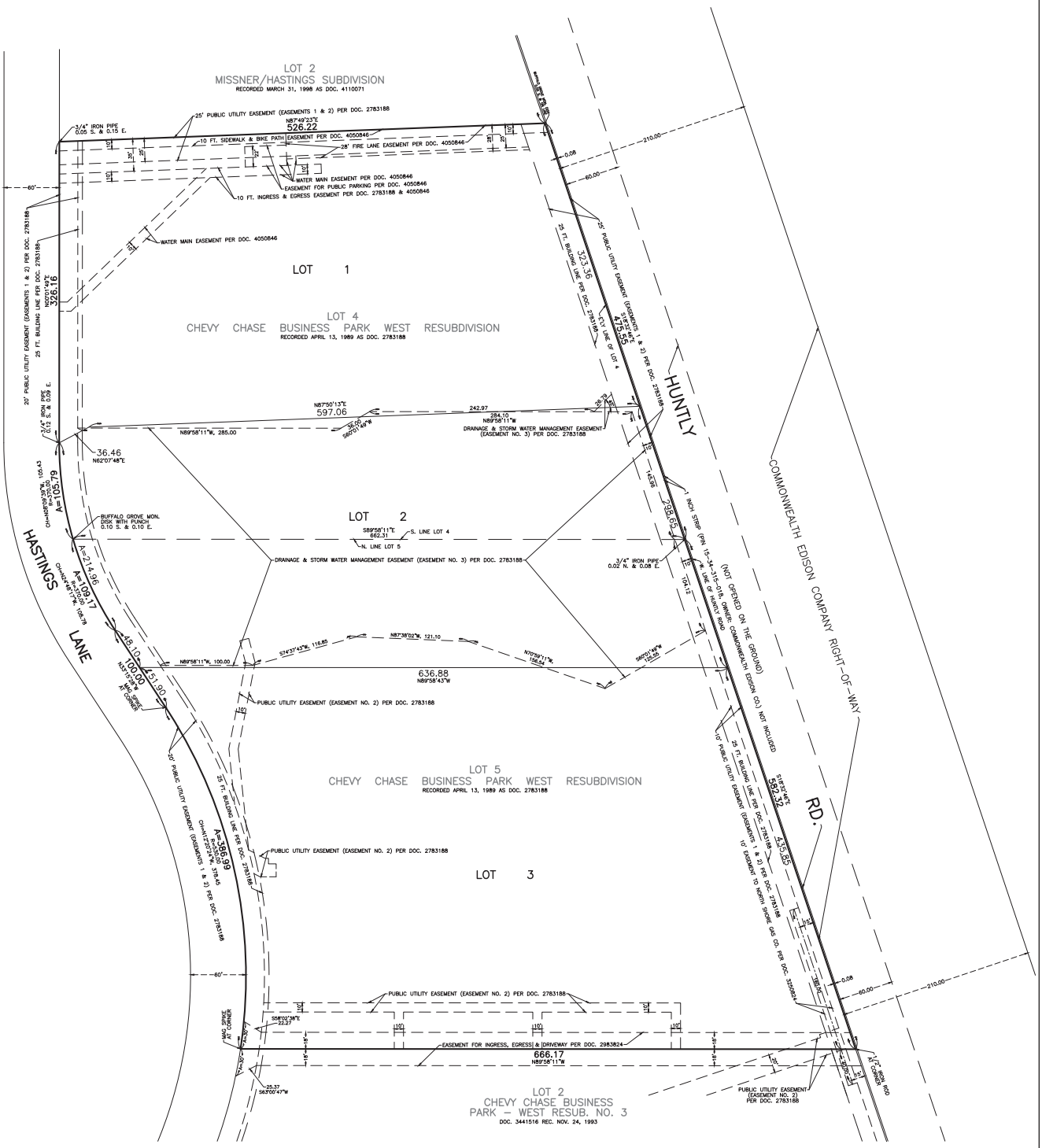
BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS

N

1" = 50'

0 50' 100'

GRAPHIC SCALE




FOR REVIEW

| | | | |
|---|---|---|---|
| DRAFTED BY: BJE | | | |
| PAGE: 1 OF 2 | | | |
| ORDER NO.: 230014.3(A) | | | |
| FILE: 34-43-11 | JUNE 20, 2023 | 230014.3 | ADDED MORTGAGEE CERTIFICATE |
| PROJECT NO.: 112 | FEB. 16, 2023 | 230014 | PRELIMINARY SUBDIVISION PLAT – INITIAL |
| | REVISION DATE | ORDER NO. | REVISION |

CLIENT: HAMILTON PARTNERS, INC.

AREA SUMMARY:

| | | | |
|---|---|---|---|
| LOT 1: | 179,460 SQ. FT. OR | 4.120 | ACRES |
| LOT 2: | 176,766 SQ. FT. OR | 4.058 | ACRES |
| LOT 3: | 256,769 SQ. FT. OR | 5.894 | ACRES |
| TOTAL: | 612,995 SQ. FT. OR | 14.072 | ACRES |


PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

FINAL PLAT OF SUBDIVISION

# CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 4

BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF _____ )
) SS
COUNTY OF _____ )

CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF RESUBDIVIDING SAME INTO TWO LOTS AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: APTAKISIC TRIPP CONSOLIDATED SCHOOL DISTRICT #102, 1351 ABBOTT COURT, BUFFALO GROVE, IL 60089, (847) 353-5650, STEVENSON HIGH SCHOOL DISTRICT #125, 2 STEVENSON DRIVE, LINCOLNSHIRE, IL 60069 (847) 415-4100, COLLEGE OF LAKE COUNTY DISTRICT NO. 532.

SIGNED AT _____, THIS _____ DAY OF _____, A.D. 2023

CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP

BY: _____ TITLE: _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____ )
) SS
COUNTY OF _____ )

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2023

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF _____ )
)S.S.
COUNTY OF _____ )

STATE FARM LIFE INSURANCE COMPANY, AN ILLINOIS CORPORATION, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED MARCH 2, 2021 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS ON MARCH 3, 2021 AS DOCUMENT NO. 7757558 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING DEPICTED HEREON.

DATED THIS _____ DAY OF_____, A.D. 2023

STATE FARM LIFE INSURANCE COMPANY, AN ILLINOIS CORPORATION

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____ )
) SS
COUNTY OF _____ )

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF STATE FARM LIFE INSURANCE COMPANY, AN ILLINOIS CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2023

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____ , 2023

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____ , 2023

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN. BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

DATE THIS _____ DAY OF _____ , 2023

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS _____ DAY OF _____, 2023.

_____
VILLAGE ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF LAKE )

I, ROBIN M. O'CONNOR, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2023.

_____
COUNTY CLERK

FOR REVIEW

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 20TH DAY OF JUNE , A.D. 2023

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-004840

FOR REVIEW

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY , AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVIDING SAME INTO A TWO LOT SUBDIVISION:

LOT 4 IN CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION, BEING PART OF COLUMBIAN GARDEN'S UNIT NO. 4, IN PART OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION RECORDED APRIL 13, 1989 AS DOCUMENT 2783188, IN LAKE COUNTY, ILLINOIS.

ALSO

LOT 5 IN CHEVY CHASE BUSINESS PARK–WEST RESUBDIVISION, BEING PART OF COLUMBIAN GARDENS UNIT NO. 4 IN PART OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHEVY CHASE BUSINESS PARK–WEST RESUBDIVISION, RECORDED APRIL 13, 1989 AS DOCUMENT NUMBER 2783188, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS COMMUNITY–PANEL NO'S. 17097C0262K, 17097C0264K, 17097C0266K AND 17097C0270K WITH A MAP REVISED DATES OF SEPTEMBER 18, 2013, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BUFFALO GROVE, LAKE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT THE IRON PIPE/ROD SURVEY STAKES NOTED ON THE ANNEXED PLAT HAVE BEEN ESTABLISHED ON THE SITE OR, WILL BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS AFTER THE RECORDING DATE OF THIS SUBDIVISION.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 20TH DAY OF JUNE , A.D. 2023

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-004840

FOR REVIEW

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
VALID ONLY WITH EMBOSSED SEAL (EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)

THOMAS A. MOLLOY
35-3409
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BENSENVILLE, ILLINOIS

PLAT SUBMITTED BY:
HAMILTON PARTNERS, INC.
300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

AFTER RECORDING RETURN TO:
VILLAGE CLERK'S OFFICE
VILLAGE OF BUFFALO GROVE
50 RAUPP BOULEVARD
BUFFALO GROVE, IL 60089

TAX PARCEL PERMANENT INDEX NUMBERS:
15-34-315-017
15-34-315-019
15-34-315-020

SEND FUTURE TAX BILLS TO:
CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP
HAMILTON PARTNERS, INC.
300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

DRAFTED BY: BJE
**PAGE: 2 OF 2**
**ORDER NO.: 230014.3(A)**
**FILE: 34-43-11**
**PROJECT NO.: 112**

| REVISION DATE | ORDER NO. | REVISION |
|---|---|---|
| JUNE 20, 2023 | 230014.3 | ADDED MORTGAGEE CERTIFICATE |
| FEB. 16, 2023 | 230014 | PRELIMINARY SUBDIVISION PLAT – INITIAL |

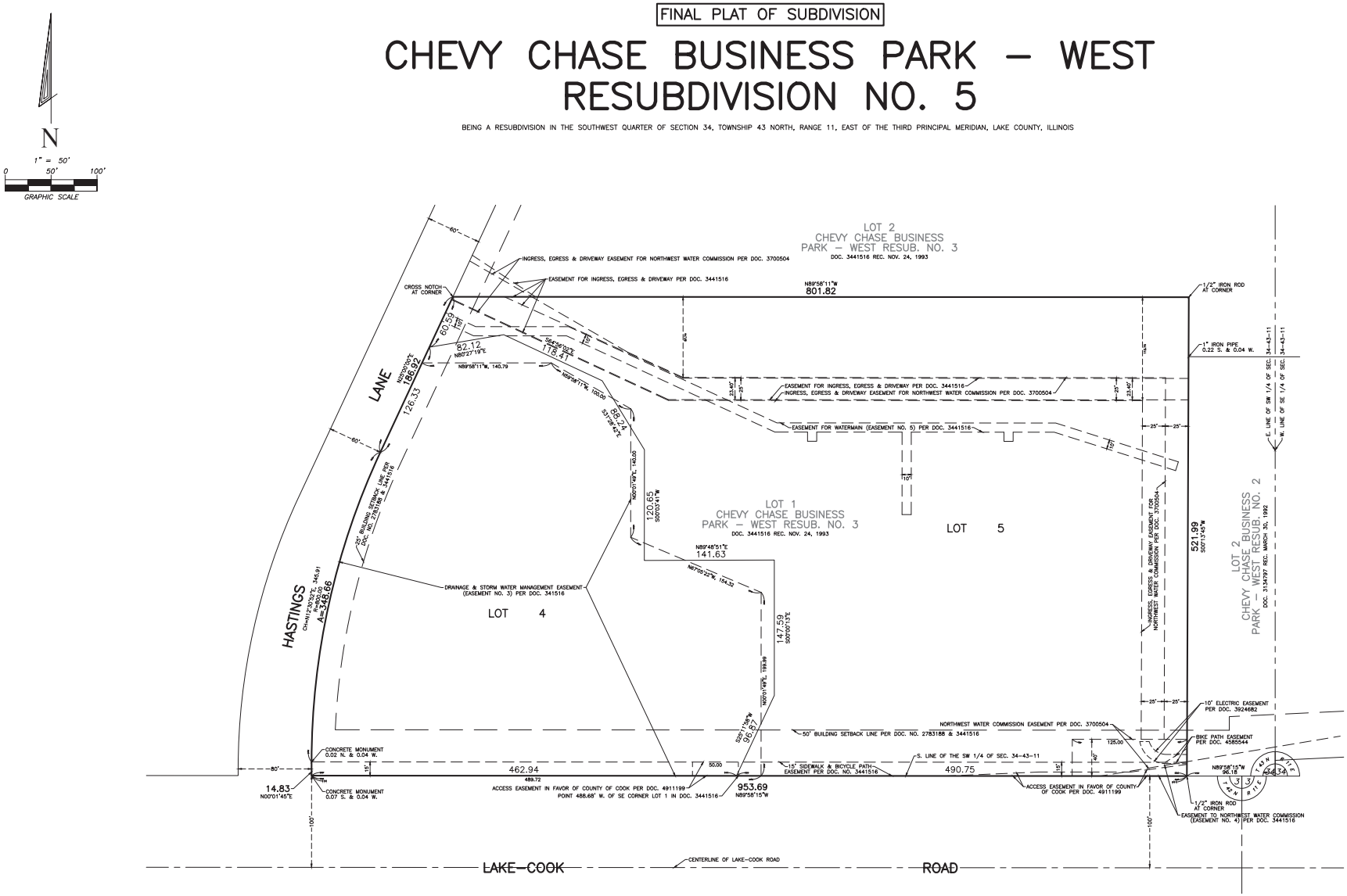
CLIENT: HAMILTON PARTNERS, INC.

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

FINAL PLAT OF SUBDIVISION

# CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 5

BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS




| | | | |
|---|---|---|---|
| DRAFTED BY: BJE | | | |
| PAGE: 1 OF 2 | | | |
| ORDER NO.: 230014.3(B) | | | |
| FILE: 34-43-11 | JUNE 20, 2023 | 230014.3 | ADDED MORTGAGEE CERTIFICATE |
| PROJECT NO.: 112 | FEB. 16, 2023 | 230014 | PRELIMINARY SUBDIVISION PLAT – INITIAL |
| | REVISION DATE | ORDER NO. | REVISION |
| CLIENT: HAMILTON PARTNERS, INC. | | | |

AREA SUMMARY:

| | | | |
|---|---|---|---|
| LOT 4: | 176,826 SQ. FT. OR | 4.059 | ACRES |
| LOT 5: | 293,864 SQ. FT. OR | 6.746 | ACRES |
| TOTAL: | 470,690 SQ. FT. OR | 10.805 | ACRES |

LOTS 1, 2 & 3 INTENTIONALLY OMITTED

FOR REVIEW


PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

FINAL PLAT OF SUBDIVISION

# CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 5

BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF _____ )
) SS
COUNTY OF _____ )

CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF RESUBDIVIDING SAME INTO TWO LOTS AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: APTAKISIC TRIPP CONSOLIDATED SCHOOL DISTRICT #102, 1351 ABBOTT COURT, BUFFALO GROVE, IL 60089, (847) 353-5650, STEVENSON HIGH SCHOOL DISTRICT #125, 2 STEVENSON DRIVE, LINCOLNSHIRE, IL 60069 (847) 415-4100, COLLEGE OF LAKE COUNTY DISTRICT NO. 532.

SIGNED AT _____, THIS _____ DAY OF _____, A.D. 2023

CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP

BY: _____ TITLE: _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____ )
) SS
COUNTY OF _____ )

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2023

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF _____ )
)S.S.
COUNTY OF _____ )

GUARDIAN LIFE INSURANCE COMPANY OF AMERICA, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED MAY 19, 2005 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS ON JUNE 1, 2005 AS DOCUMENT NO. 5790294 AND UNDER THE PROVISIONS OF A CERTAIN CORRECTED MORTGAGE DATED MAY 26, 2005 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS ON JUNE 23, 2005 AS DOCUMENT NO. 5803842 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING DEPICTED HEREON.

DATED THIS _____ DAY OF_____, A.D. 2023

GUARDIAN LIFE INSURANCE COMPANY OF AMERICA

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____ )
) SS
COUNTY OF _____ )

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF GUARDIAN LIFE INSURANCE COMPANY OF AMERICA, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2023

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____ , 2023

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____ , 2023

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN. BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

DATE THIS _____ DAY OF _____ , 2023

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF COOK AND LAKE )

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS _____ DAY OF _____, 2023.

_____
VILLAGE ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF LAKE )

I, ROBIN M. O'CONNOR, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2023.

_____
COUNTY CLERK

PLAT SUBMITTED BY:
HAMILTON PARTNERS, INC.
300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

AFTER RECORDING RETURN TO:
VILLAGE CLERK'S OFFICE
VILLAGE OF BUFFALO GROVE
50 RAUPP BOULEVARD
BUFFALO GROVE, IL 60089

TAX PARCEL PERMANENT INDEX NUMBERS:
15-34-315-030

SEND FUTURE TAX BILLS TO:
CHEVY CHASE BUSINESS PARK LIMITED PARTNERSHIP
HAMILTON PARTNERS, INC.
300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

FOR REVIEW

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 20TH DAY OF JUNE , A.D. 2023

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-004840

FOR REVIEW

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY , AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVIDING SAME INTO A TWO LOT SUBDIVISION:

LOT 1 IN CHEVY CHASE BUSINESS PARK – WEST RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1993 AS DOCUMENT 3441516, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NO'S. 17097C0262K, 17097C0264K, 17097C0266K AND 17097C0270K WITH A MAP REVISED DATES OF SEPTEMBER 18, 2013, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT THE IRON PIPE/ROD SURVEY STAKES NOTED ON THE ANNEXED PLAT HAVE BEEN ESTABLISHED ON THE SITE OR, WILL BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS AFTER THE RECORDING DATE OF THIS SUBDIVISION.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 20TH DAY OF JUNE , A.D. 2023

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-004840

FOR REVIEW

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)

THOMAS A. MOLLOY 35-3409 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BENSENVILLE, ILLINOIS

VALID ONLY WITH EMBOSSED SEAL

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

DRAFTED BY: BJE
PAGE: 2 OF 2
ORDER NO.: 230014.3(B)
FILE: 34-43-11
PROJECT NO.: 112
CLIENT: HAMILTON PARTNERS, INC.

| REVISION DATE | ORDER NO. | REVISION |
|---|---|---|
| JUNE 20, 2023 | 230014.3 | ADDED MORTGAGEE CERTIFICATE |
| FEB. 16, 2023 | 230014 | PRELIMINARY SUBDIVISION PLAT – INITIAL |

During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony, you need to address the three (3) Variation Standards listed below:

## Criteria for Zoning Variation.

A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

**Response:**

In order to lessen the obligations of any current or future fee owner(s) in Chevy Chase Business Park ("**CCBP**"), the Owner has determined that is in the best interest for the future operation of CCBP to re-subdivide the parcels and, following approval of the same from the Village of Buffalo Grove, convey the detention ponds to a to-be-formed association which will be responsible for the maintenance of the detention ponds in CCBP. This will insure that, upon transfer of the owned parcels (other than the detention ponds), maintenance of the detention ponds will remain constant.

2. The plight of the owner is due to unique circumstances;

**Response:**

At this time, the parcel lines run through the center of the detention ponds that benefit CCBP. The most efficient way to streamline maintenance obligations of the detention ponds is to re-subdivide so that the detention ponds are stand-alone parcels that are owned, operated and managed by an association. This resubdivision will streamline operations and ensure that changes in fee ownership of the parcels at CCBP will not result in confusion or lapses in maintenance/management of the detention ponds.

3. The proposed variation will not alter the essential character of the neighborhood

**Response:**

No changes (including, without limitation, new additions, height variations, new improvements, zoning changes, etc.) other than the re-subdivision to identify the detention ponds as stand-alone legal parcels is requested for approval.

## PLANNED UNIT DEVELOPMENT STANDARDS

In addition to the special use standards, all planned unit developments shall meet the following general standards:

1. Have the minimum areas as set forth in Section 17.16.060.

**Response: Please refer to the proposed resubdivision plats delivered in connection with this application, which identify the new setback lines and location of existing buildings on each property.**

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

**Response: The proposed resubdivision will not affect the surrounding neighborhood at all. No additional improvements are contemplated, the properties to be resubdivided are wholly owned by the applicant herein, and no change in the maintenance or operation of the properties is proposed.**

3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;

**Response: The proposed changes in this resubdivision will not have any anticipated effect or otherwise alter any existing efforts to preserve streams, wooded areas, scenic views, floodplain areas, and similar physical features not already**

4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

**Response: The proposed resubdivision does not require any rezoning or variations other than the new parcel boundaries which serves only to separate out the detention ponds as individual parcels so that the owner may convey such detention pond parcel(s) to an association, which will streamline responsibility for maintenance of the same.**

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

**Response: The proposed subdivided lots will simply separate out the detention ponds from the other portions of land on the property. No outlots are proposed by this resubdivision, and the proposed resubdivision will not create any new issue for future development on these parcels.**

During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

**SPECIAL USE STANDARDS**

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

   **Response: Making the detention ponds their own parcels will allow them to be consistently maintained and, as necessary, repaired.**

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

   **Response: No improvements will be made to the property, and no changes will be made at this time to the existing detention ponds. The only proposed change is to subdivide the parcels so that the detention ponds exist as independent parcels from the other portions of land.**

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

   **Response: This proposed resubdivision does not propose any use or change to improvements, etc. already existing at the properties. No visible changes or alterations will result from the resubdivision. Contrarily, the resubdivision will result in owners of the non-detention pond parcels having more autonomy and authority over their individual parcels.**

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

   **Response: No buildings or structures will be impacted by this resubdivision. No construction or new improvements are planned at this time. The updated plats of resubdivision reflect the new setback distances of the existing improvements from the property lines.**

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

   **Response: The existing utilities, access roads drainage, and/or other facilities are adequate for the existing improvements at the Property.**

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

   **Response: No changes to the existing parking and/or entrance and exit driveways are required.**