



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: October 16, 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 Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road, 1351 Abbot Court, and Aptakisic Park. (Trustee Weidenfeld, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes
 - 1. September 18, 2024 - Draft Planning and Zoning Commission Minutes
 - 2. October 1, 2024 - Draft Planning and Zoning Commission 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 16, 2024

AGENDA ITEM 2.A.

Consideration of a Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road, 1351 Abbot Court, and Aptakisic Park.

Contacts

Liaison: Trustee Weidenfeld

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of a Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road and & 1351 Abbot Court, and the Aptakisic Park property, subject to the following conditions:

- 1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering Plans shall be submitted in a manner acceptable to the Village.*
- 3. The Final Landscaping Plan shall be submitted in a manner acceptable to the Village.*
- 4. The Plat of Consolidation shall be submitted in a manner acceptable to the Village.*
- 5. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*
- 6. The potential suggested secondary access from Weiland Road, as depicted on the Secondary Access Exhibit, may change in scope and location, but shall be permitted if feasible and if approved by all parties. Staff shall review and approve any modifications to the plan administratively.*

Summary

Aaron Bruder from CAGE Engineering has requested approval on behalf of School District 102 (D102) to expand the parking lot at Aptakisic Junior High School (AJHS) located at 1231 Weiland Road and 1351 Abbot Court, including the Aptakisic Park property. AJHS currently experiences congestion, traffic backups, limited parking, and conflicts between car traffic and pedestrians/cyclists. The expansion aims to improve traffic operations and provide additional parking by extending the south parking lot at AJHS into the Aptakisic Park site south of the school.

File Attachments

1. 1231 Weiland Rd - Staff Report
2. 1231 Weiland - Final Plan Set
3. Ord. 2017-035
4. Ord. 2024-010





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	October 16, 2024
Subject Property Location:	1231 Weiland Rd, Buffalo Grove, IL 60089
Petitioner:	Aaron Bruder, CAGE Engineering, Inc, On behalf of Aptakisic Tripp School District 102
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner is seeking approval of a Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road, 1351 Abbot Court, and Aptakisic Park.
Existing Lane Use and Zoning:	The property is improved with a public junior high school, District 102's administrative office building, and a park. The Junior High and administrative office building is zoned R-E, and the park is zoned R-9.
Comprehensive Plan:	The 2009 Comprehensive Plan outlines that these properties should be Public/Semi-public (School) for the school and Parks/Open Space (Public and Private) for the park property.

PROJECT BACKGROUND

Aaron Bruder of CAGE Engineering has petitioned the Village on behalf of School District 102 (D102) for the approval of plans to accommodate a proposed parking lot expansion on the Aptakisic Junior High School (AJHS) property at 1231 Weiland Road, 1351 Abbot Court, and the Aptakisic Park property *shown in Figure 1*.

AJHS currently experiences on-site congestion and traffic backups, with limited queuing capacity for parent vehicles, several conflict points between car traffic and pedestrians/cyclists, and insufficient parking during high-attendance events. The School District aims to improve on-site traffic operations and provide additional parking by expanding the south parking lot at AJHS into the Aptakisic Park site immediately south of the school. Aptakisic Park is a 3.94-acre public park improved with a youth baseball field and walking paths. The baseball field will be removed, and the walking paths reconfigured to accommodate the new 152-stall parking lot.

As proposed, the project will require approval of a Plat of Consolidation, a Zoning Map Amendment, and an amendment to the Special Use and Preliminary Plan approved by Ordinance 2017-035 as amended by Ordinance 2024-010 to accommodate the proposed parking lot addition. The following report summarizes the petitioner's requests.

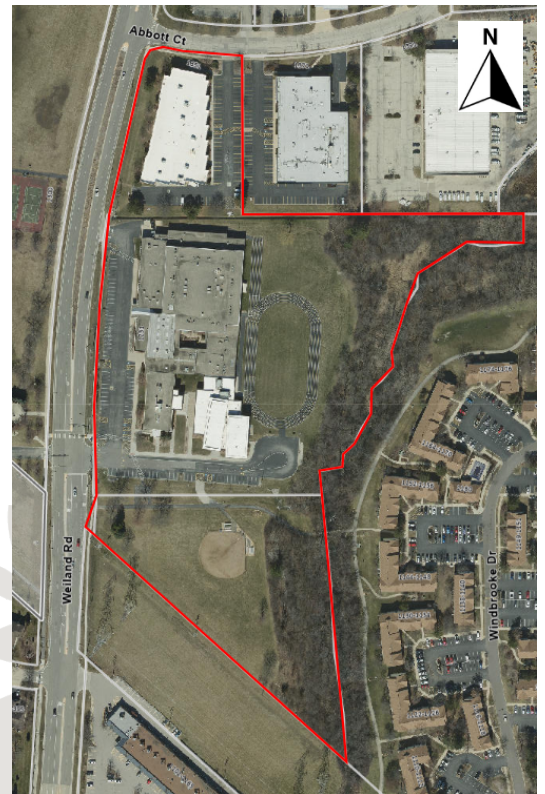


Figure 1: Subject Properties

PLANNING & ZONING ANALYSIS

Use & Setbacks

- Schools are Special Uses in all residential districts. The proposed modifications to the school campus require an amendment to the Special Use that was granted in 2017 and amended in 2024 for the building connection and gymnasium additions. The 2009 Comprehensive Plan indicates that this site should remain Public/Semi-Public (School) and Parks/Open Space (Public and Private).
- The proposed parking lot will be constructed to the south of the existing school building and will be setback 25' from the property line along Weiland Road, which complies with the setback requirements in the R-E District. The parking stall and drive aisle dimensions are also compliant. No zoning variations are needed for this development.

Lot Consolidation & Map Amendment

- The Junior High property, including the admin office building, will be consolidated with the Aptakisic Park property to the south, creating one lot. The park property will be rezoned from R-9: Multi-Family Dwelling District to R-E Residential District to match the zoning of the school lot.

Existing Traffic Analysis

- Eriksson Engineering Associates conducted a traffic review in 2023 for the building addition projects that included an assessment of the existing roadway conditions around the school, as well as the school's student drop-off and pick-up procedures and other observations based on school traffic operations. The traffic review revealed that the current queue, shown in *Figure 2*, can accommodate 41 cars, which is insufficient. The report recommended expanding the parking area to accommodate more vehicle queueing, as vehicles overflow into and beyond the northbound right-turn lane on Weiland Road at the signalized intersection with the school driveway. Additionally, it was noted that there are several points of conflict between pedestrian/bike traffic and parent vehicles, which hinders the parents' ability to move through the queue quickly.

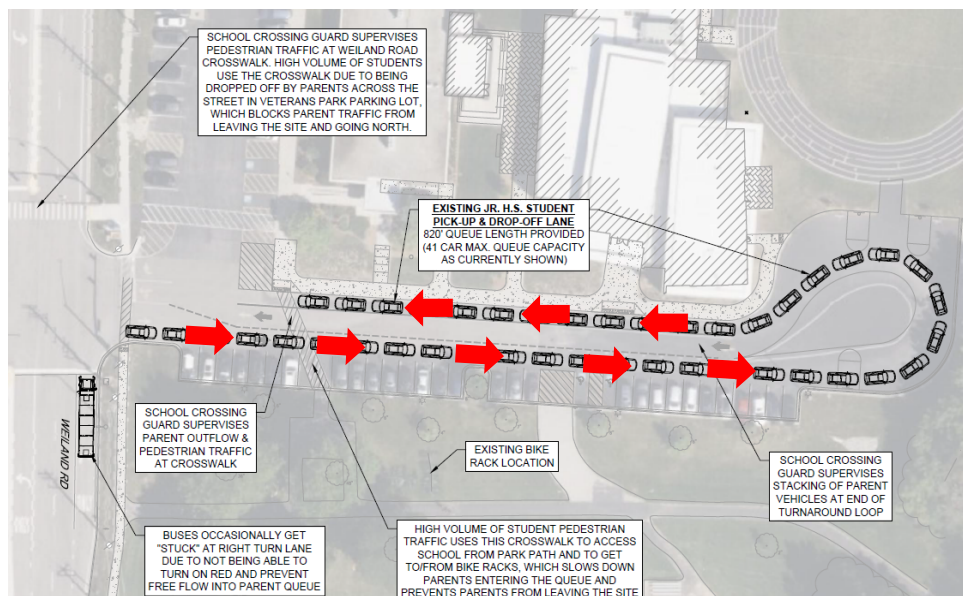


Figure 2: Existing Parent Drop-off/Pick-up Operation

Proposed Parking Lot Access & Circulation

- D102 is proposing to expand the existing 31-stall, south parking lot into a 152-stall parking lot, as shown in Figure 3. The parking lot will have two access points; during pick-up/drop-off operations the one on the west will be used as an entrance and the one on the east will be used as an exit.
- The perimeter drive aisle around the lot will create a designated lane for parent vehicles to queue during arrival and dismissal. Traffic will circulate the parking lot in a counterclockwise manner. The perimeter driveway will increase vehicle queuing by 68%, from 41 vehicles to 69 vehicles. The driveway includes a section of double-wide stacking along the south and east sides of the lot. Parents will be directed to form two lines with new directional striping and signage and will be supervised by crossing guards to merge back into a single lane at the student drop-off/pick-up zone closest to the school.
- The bike rack will be moved from its current location (south of the current parking lot) to the north of the new parking lot, next to the school. This new location will eliminate the need for cyclists to cross through the parent queue to park their bikes and/or to cross back towards the school.
- Crossing guards and traffic cones will continue to be used to ensure traffic protocols are being followed. In addition, new crosswalks will be added and crossing guards will help prevent pedestrians and cyclists from crossing through the middle of the parent queue during arrival and dismissal.
- The school buses will continue to drop-off and pick-up students in front of the school building using the west parking lot area. The current drop-off and pick-up zone allows all school buses to be staged on-site without blocking any vehicular driveways or pedestrian crosswalks. The proposed improvements to the parking lot will help reduce the bus congestion on Weiland Road.

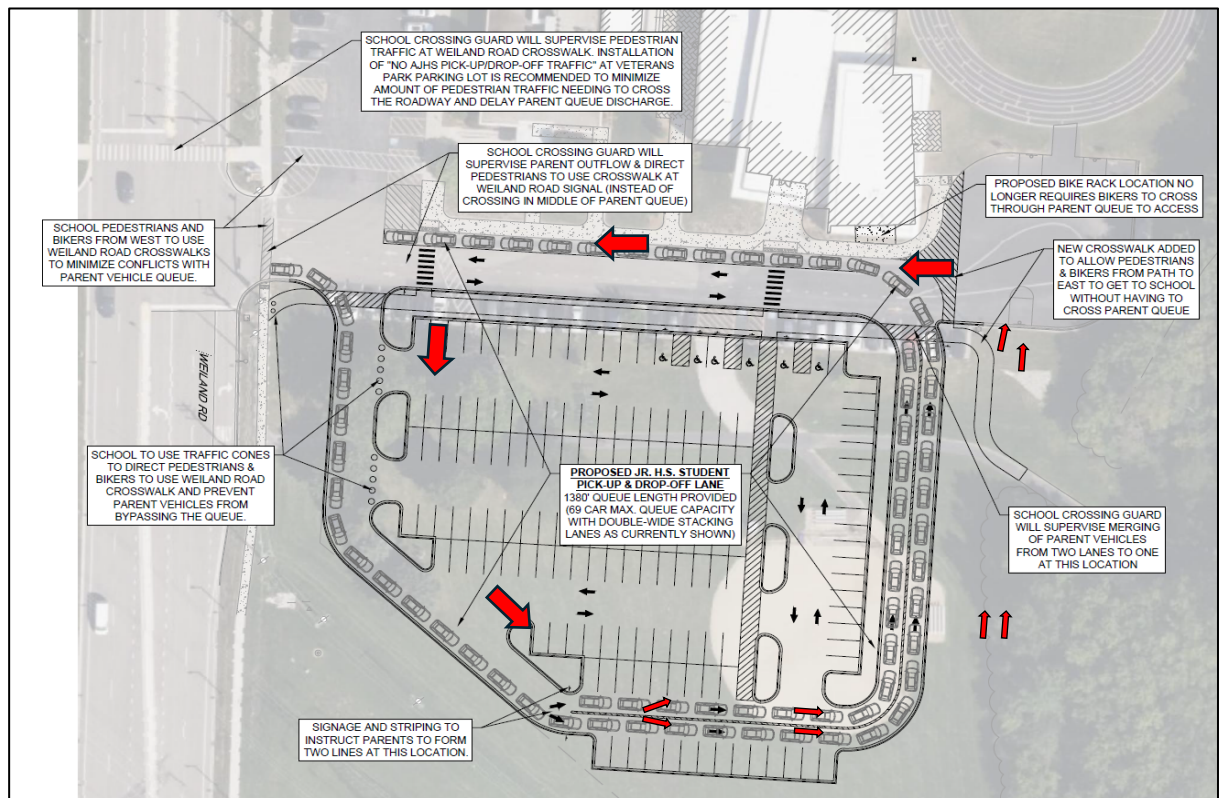


Figure 3: Proposed Parking Lot Configuration

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff has reviewed the proposal and has no concerns.
Engineering	The Village's Engineering Staff has reviewed the proposal and has no concerns.
Fire	The Village's Fire Department has reviewed the proposal and has no 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 requires 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 Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance 2017-35 as amended by Ordinance No.

2024-010 to accommodate a proposed parking lot expansion on the Aptakisic Junior High School and Aptakisic Park properties subject to the conditions in the Suggested PZC Motion due to the following reasons:

- The expansion of the parking lot will help reduce traffic congestion by increasing the vehicle queuing capacity on-site. This will help minimize backups occurring on Weiland Road and improve safety conditions for pedestrians, cyclists, and vehicles in the vicinity of the school;
- The number of parking stalls exceeds the parking code requirements, and the additional parking will accommodate large events at the school.

SUGGESTED PZC MOTION

The PZC recommends approval of a Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road and & 1351 Abbot Court, and the Aptakisic Park property, subject to the following conditions:

1. *The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
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5. *Any directional or incidental signage added to the site shall be reviewed administratively by staff.*
6. *The potential suggested secondary access from Weiland Road, as depicted on the Secondary Access Exhibit, may change in scope and location, but shall be permitted if feasible and if approved by all parties. Staff shall review and approve any modifications to the plan administratively.*

ATTACHMENTS

- | | |
|-------------------------------------|--------------------------------------|
| a. Narrative Description | h. Plat of Survey |
| b. Site Plan | i. Draft Plat of Consolidation |
| c. Preliminary Engineering Plans | j. Potential Secondary Access Plan |
| d. Photometric Plan | k. Response to Special Use Standards |
| e. Light Fixture Cut Sheets | l. Ordinance 2017-035 |
| f. Traffic Study & Parking Analysis | m. Ordinance 2024-010 |
| g. Landscape Plan | |



September 20, 2024

Kelly Purvis
Deputy Director of Community Development
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

RE: Aptakismic Junior High School Parking Lot Expansion
1231 Weiland Road
Development Review Submittal Cover Letter & Narrative

Kelly:

We are pleased to be reaching out to you on behalf of our client, Aptakismic-Tripp Community Consolidated School District 102 (D102), who is the owner of the property located at 1231 Weiland Road. The site is currently occupied by the Aptakismic Junior High School (AJHS) campus. As previously discussed between the Village and our project team, D102 is proposing an expansion to the existing south parking lot at AJHS into the Aptakismic Park site located immediately south of the school to improve on-site traffic operations and provide additional on-site parking. Please consider this as our formal development review submittal to the Village of Buffalo Grove as necessary to initiate each of the Concept and Preliminary Plan Review, Special Use Permit, Rezoning, and Resubdivision/Consolidation processes as we understand will be required for the project to proceed.

Provided within this cover letter are a narrative statement describing the project and a detailed list of all attachments included as part of the formal submittal.

Should you have any questions regarding the proposed development or require any additional information, please do not hesitate to contact me via telephone at 847.849.7726 or at abruder@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.

Aaron J. Bruder, PE
Director of Engineering – Illinois

CC: Dr. Jessica McIntyre (Superintendent; Aptakismic-Tripp CCSD102)
Scott Blumberg (Assistance Superintendent for Business Services/CSBO; Aptakismic-Tripp CCSD102)
Evan Tiberi (Director of Facilities and Operations; Aptakismic-Tripp CCSD102)
Erin M. Miller, LEED AP (Principal; ARCON Associates, Inc.)
Jeffrey F. Minor, AIA (Architect; ARCON Associates, Inc.)



Aptakisic Junior High School Parking Lot Expansion Narrative Statement / Use Description

The proposed improvements by Aptakisic-Tripp Community Consolidated School District 102 (D102) consist of the construction of a new expansion to the existing Aptakisic Junior High School (AJHS) south parking lot, located at 1231 Weiland Road in the Village of Buffalo Grove, Illinois. The site where the expansion will be located is currently occupied by Aptakisic Park, a 3.94-acre public park facility that includes an asphalt-paved walking path and a youth baseball field. In addition to the proposed expansion, the project scope will also include the replacement of the existing public walking path and associated stormwater management facilities in accordance with Village and County requirements.

The primary objectives of the project are to address several existing deficiencies at the AJHS campus with respect to school traffic circulation that leads to on-site congestion and backups into the adjacent public roadway network: limited queuing capacity for parent vehicles during student arrival/dismissal periods, an excessive number of potential conflict points between vehicular and pedestrian/bike traffic, and insufficient parking supply for peak demands during high-attendance events at the school. Each of these issues will be addressed as follows (with additional details being provided in the attached documents):

1. The provided on-site queue length for parent vehicles during arrival/dismissal periods will be expanded from 820 feet to 1,380 feet, encompassing additional driveway length and a double-stack queue to provide a maximum queue capacity of 69 vehicles (a 68% increase from the existing 41-vehicle capacity).
2. The existing bike racks will be relocated and additional traffic control measures (crosswalks, crossing guards, and cones) will be implemented to prevent any student pedestrian/bike traffic from having to cross through the middle of the queue of parent vehicles during arrival/dismissal periods.
3. The proposed parking lot will provide an additional 121 parking spaces compared to the existing condition, increasing the number of parking spaces on-site from 87 spaces to 208 (a 139% increase).

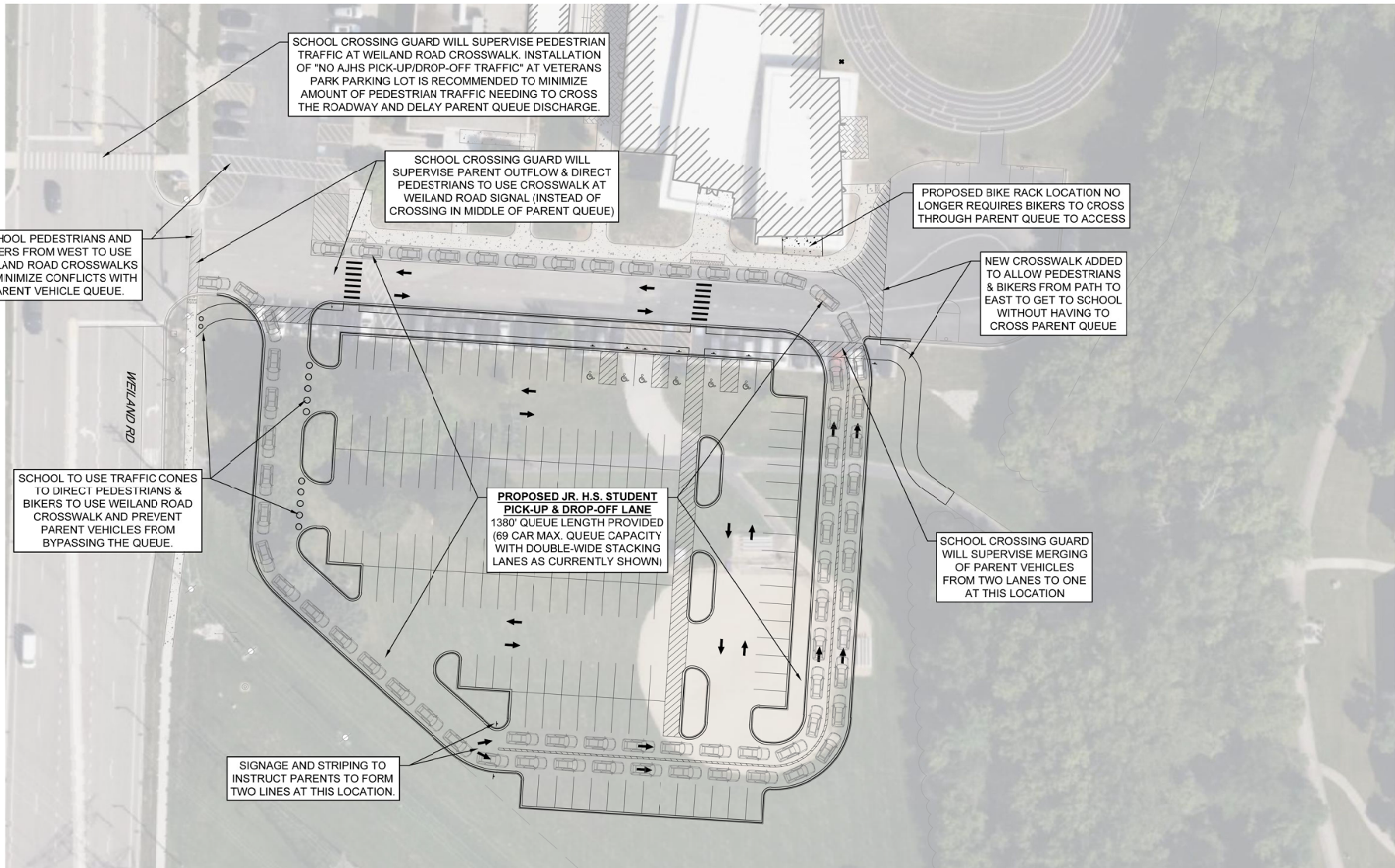
It is expected that these improvements will result in significant improvements to the regional traffic circulation during morning arrival and afternoon dismissal periods, minimizing the risk of vehicular backups onto the public roadway to the extents practicable given the available space for the expansion with the Aptakisic Park property.

Lastly, we also acknowledge the Village's request during prior correspondence regarding this project to investigate the feasibility of incorporating a secondary access point to the expanded parking lot from Weiland Road. This secondary access point would be an inbound-only driveway primarily routed through the Commonwealth Edison (ComEd) electrical transmission right-of-way which is adjacent to the subject property. An exhibit depicting a potential configuration for this secondary access was prepared by CAGE Engineering, Inc. and formally presented to ComEd's Real Estate & Facilities team on Tuesday, September 10th, 2024. A copy of that exhibit is included herein for reference and review. As of the date of this submittal, no response/feedback has been received from ComEd regarding the feasibility of the secondary access; any updates will be provided by our team to the Village as soon as possible while the project progresses through the various formal review processes.



Aptakisic Junior High School Parking Lot Expansion
List of Village Formal Submittal Attachments

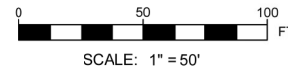
- A. Petition for Concept and Preliminary Plan Review
- B. Proof of Ownership
- C. Recovery of Village Costs Form
- D. Certificate of Mailing List Form (*including Exhibit "A" – Mailing List & Exhibit "B" – Legal Description*)
- E. Responses to Special Use Standards
- F. Plat of Survey
- G. Preliminary Engineering Plans (*including detailed site plan, signage/stripping plans, and turning exhibit*)
- H. Detailed Landscape Plans (*including tree survey/protection plan*)
- I. School Traffic Operations & Parking Analysis Memo
- J. Photometric Plan
- K. Light Fixture Cut Sheets
- L. Plat of Consolidation
- M. Preliminary Stormwater Management Report
- N. Potential Secondary Access Exhibit (*as formally issued to ComEd for review on 09/10/2024*)



APTAKISIC JUNIOR HIGH SCHOOL
1231 WEILAND ROAD
BUFFALO GROVE, ILLINOIS

PROPOSED PARENT PICK-UP & DROP-OFF OPERATIONS EXHIBIT

SCALE: 1"=50' (11x17)



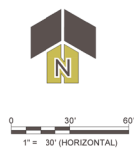
SEPTEMBER 20, 2024

PR-1





DEMOLITION LEGEND	
[Cross-hatch pattern]	BUILDING DEMOLITION
[Diagonal lines]	ASPHALT PAVEMENT REMOVAL, FULL DEPTH
[Stippled pattern]	CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
[Dashed line]	SAWCUT PAVEMENT, FULL DEPTH
[Line with cross-ticks]	CURB & GUTTER REMOVAL
[Line with cross-ticks]	UTILITY REMOVAL
[Star symbol]	TREE/BUSH REMOVAL
[X symbol]	UTILITY STRUCTURE REMOVAL TO BE REMOVED



2000 CASOT DRIVE
SUITE 225
LISLE, IL 60532
P. 630.988.0007
WWW.CAGECIVIL.COM

CAGE
CIVIL ENGINEERING

REVISIONS

NO.	DESCRIPTION

APTAKISIC-JRPP SCHOOL DISTRICT 102
**APTAKISIC JUNIOR H.S.
PARKING EXPANSION**
1231 WELAND ROAD
BUFFALO GROVE, IL 60089

PROJ. NO. 240108

ENG. AJB/HKC

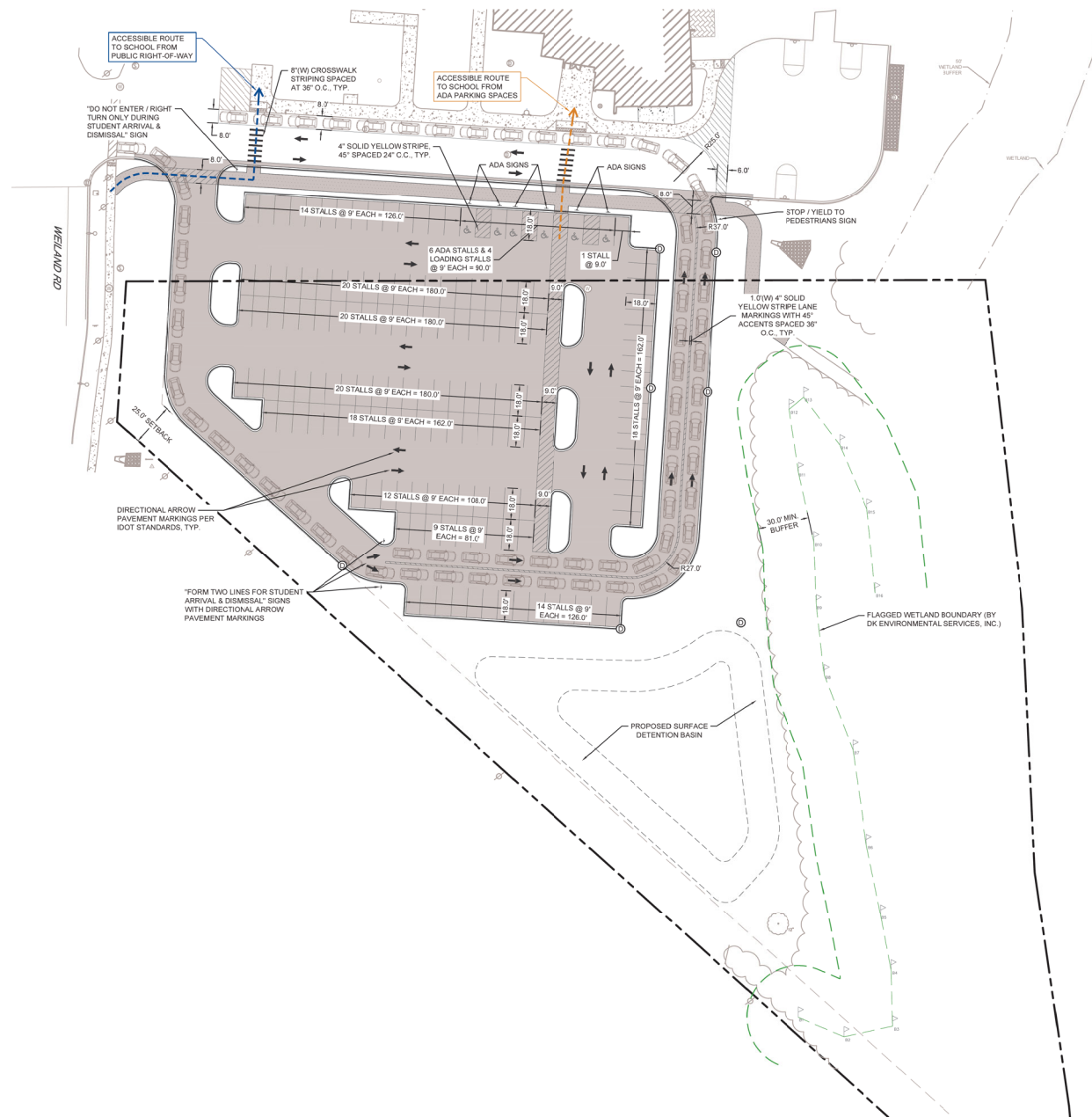
DATE: 09/20/2024

SHEET TITLE

**EXISTING
CONDITIONS &
DEMOLITION
PLAN**

SHEET NUMBER

C1.0A



PROPOSED LEGEND	
	COMBINATION CURB & GUTTER
	DEPRESSED CURB & GUTTER
	FULL-DEPTH ASPHALT PARKING LOT PAVEMENT
	FULL-DEPTH ASPHALT WALKING PATH PAVEMENT

- SHEET NOTES:**
1. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FACE OF CURB (GUTTER FLOWLINE).
 2. ALL CURB RADII ARE TO BE TAKEN FROM THE FACE OF CURB (GUTTER FLOWLINE).

2009 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P. 630.988.0007
WWW.CAGECIVIL.COM



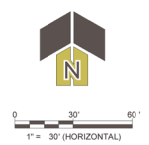
REVISIONS	

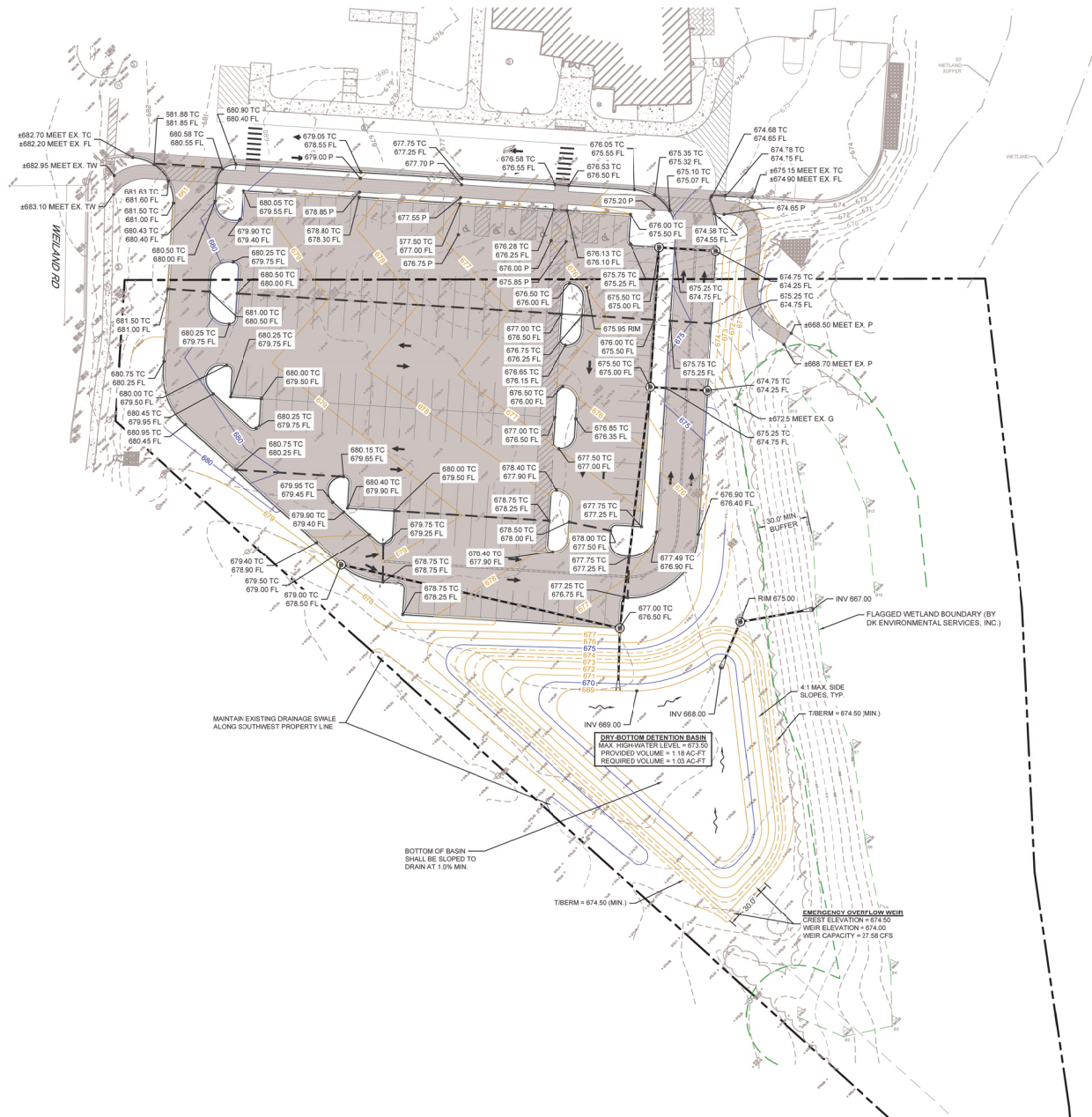
APTAKISIC-TRIPP SCHOOL DISTRICT 102
**APTAKISIC JUNIOR H.S.
PARKING EXPANSION**
1231 WEILAND ROAD
BUFFALO GROVE, IL 60089

PROJ. NO. 240108
ENG. AJB/HKC
DATE: 09/20/2024

SHEET TITLE
**SITE SIGNAGE &
STRIPING PLAN**

SHEET NUMBER
C2.1A
3 OF 6





GRADING LEGEND	
100.00 TW	TOP OF SIDEWALK GRADE
100.00 TC	TOP OF CURB GRADE
100.00 P	PAVEMENT GRADE
100.00 G	GROUND GRADE
100	MAJOR CONTOUR
100	MINOR CONTOUR
100	EXISTING MAJOR CONTOUR
100	EXISTING MINOR CONTOUR

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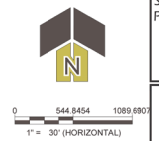
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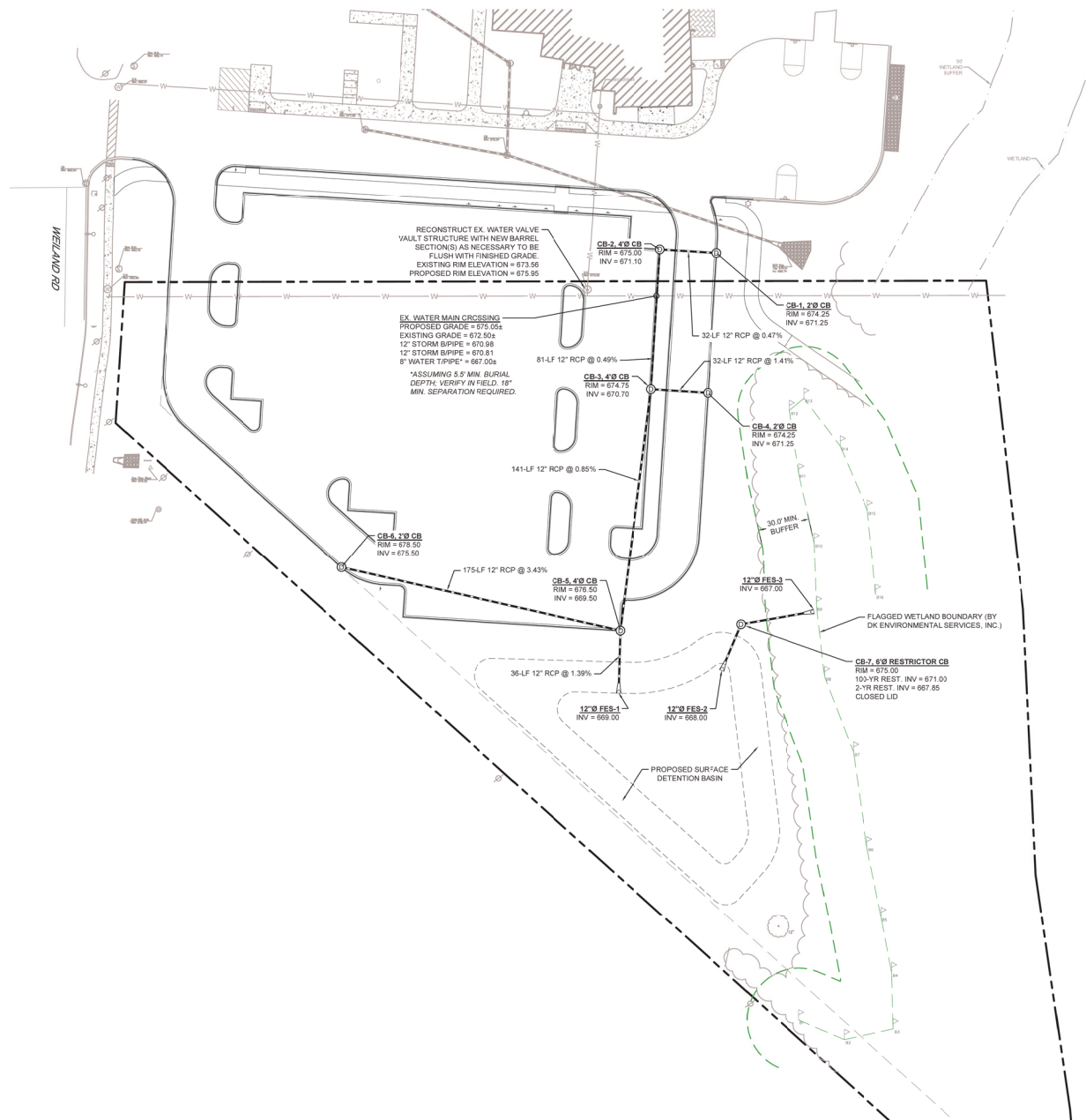
APTAKIS-JRPP SCHOOL DISTRICT 102
**APTAKIS JUNIOR H.S.
PARKING EXPANSION**
1231 WEILAND ROAD
BUFFALO GROVE, IL 60089

PROJ NO: 240108
ENG: AJB/HKC
DATE: 09/20/2024

SHEET TITLE
**SITE GRADING
PLAN**

SHEET NUMBER
C3.0A





UTILITY LEGEND	
	PROPOSED STORM PIPE
	PROPOSED STORM STRUCTURE
	PROPOSED STORM CLEANOUT
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE
	EXISTING STORM STRUCTURE

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Lisle, IL 60532
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WWW.CAGECIVIL.COM



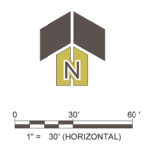
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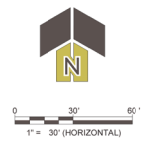
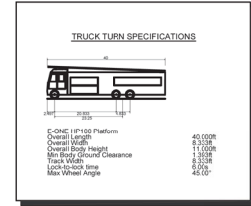
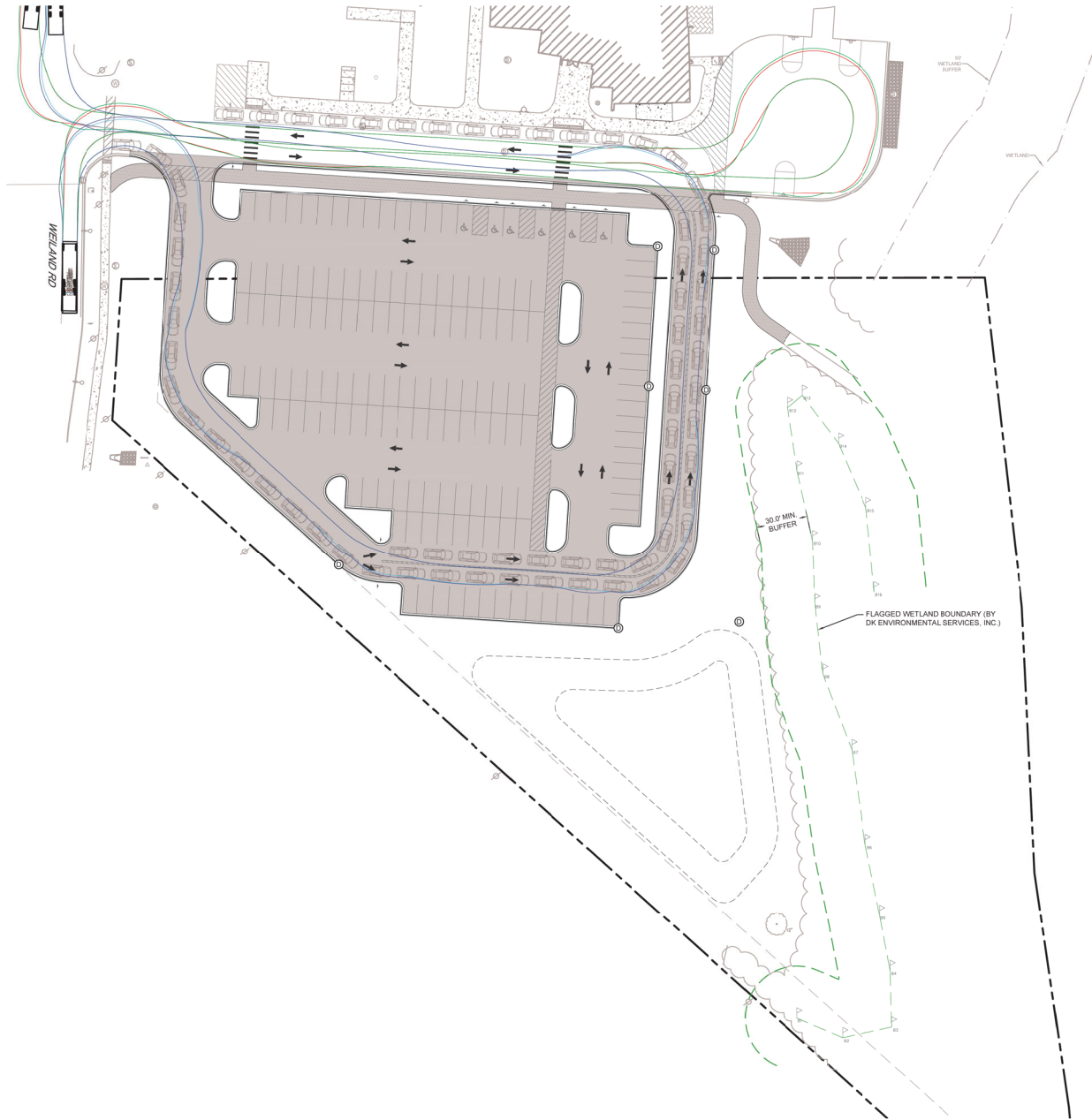
APTAKISIC-JRPP SCHOOL DISTRICT 102
**APTAKISIC JUNIOR H.S.
PARKING EXPANSION**
1231 WEILAND ROAD
BUFFALO GROVE, IL 60089

PROJECT NO. 240108
ENG. AJB/HKC
DATE: 09/20/2024

SHEET TITLE
**SITE UTILITY
PLAN**

SHEET NUMBER
C4.0A





2000 CABOT DRIVE
 SUITE 225
 Lisle, IL 60532
 P. 630.988.0007
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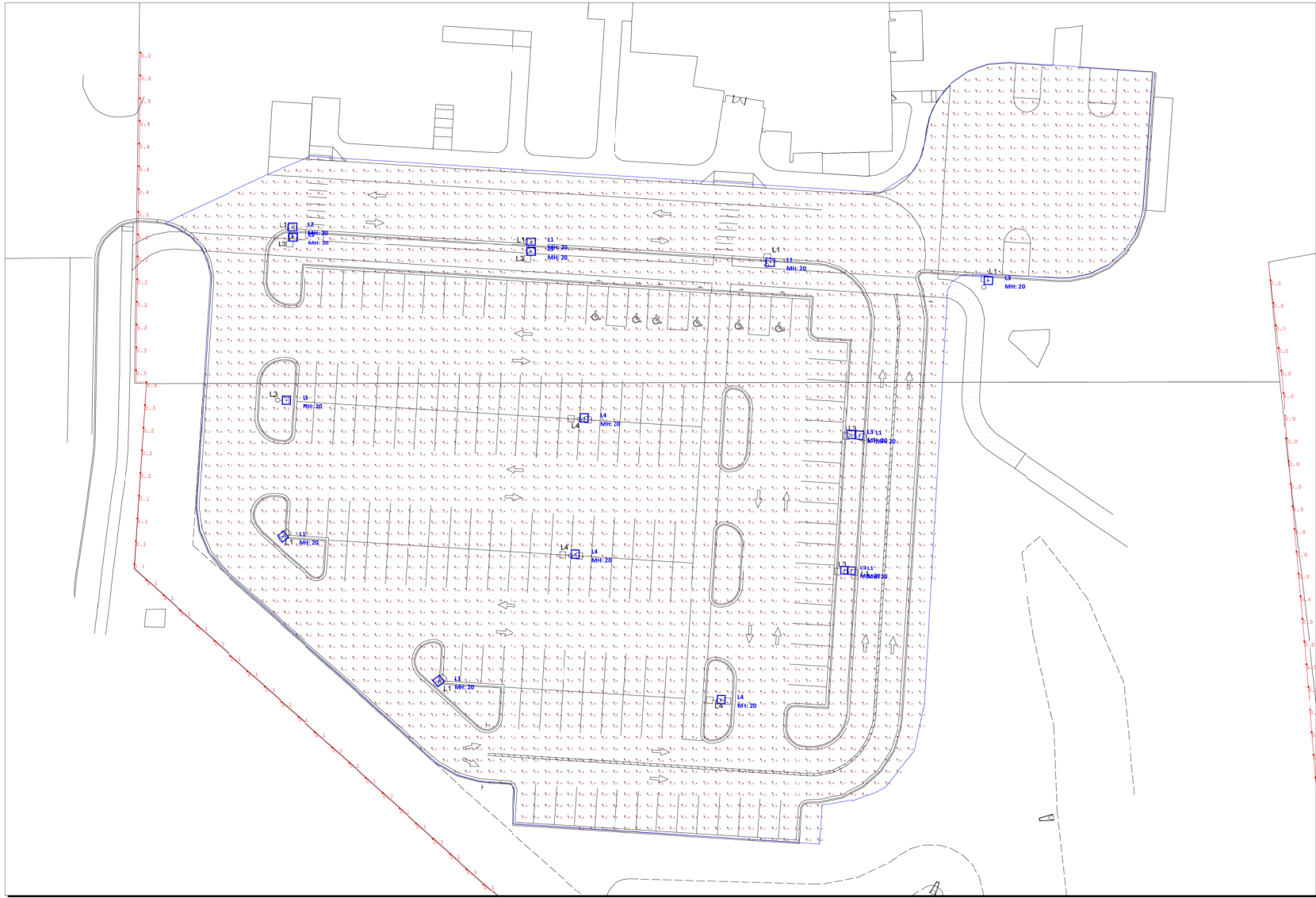
REVISIONS	

APTAKISIC-TRIPP SCHOOL DISTRICT 102
**APTAKISIC JUNIOR H.S.
 PARKING EXPANSION**
 1231 WEILAND ROAD
 BUFFALO GROVE, IL 60089

PROJ NO: 240108
 ENG: AJB/HKC
 DATE: 09/20/2024

SHEET TITLE
**TRUCK TURN
 EXHIBIT**

SHEET NUMBER
C5.0A

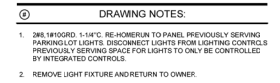


Luminaire Schedule				
Symbol	Qty	LLF	Description	Type
	6	0.950	DSX1 LED P6 50K 80CRI T3M	L1
	1	0.950	DSX1 LED P5 50K 80CRI T4M	L2
	6	0.950	DSX1 LED P6 50K 80CRI TFTM	L3
	3	0.950	DSX1 LED P6 50K 80CRI T5W	L4

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Object_1_Planar	Illuminance	Fc	2.70	10.8	0.1	27.00
Property Line	Illuminance	Fc	0.05	0.4	0.0	N.A.

- Notes :
1. Calculation Work Plane : Ground Level
 2. Fixture Mounting Height : 20'
 3. Calculation Point Spacing : 5' x 5'

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REVISIONS	
No.	Date

Sheet Number:

E1.1A



LIGHTING	
NO SCALE	
2' X 4' LIGHT FIXTURE, RECESSED OR SURFACE MOUNTED PER LIGHTING FIXTURE SCHEDULE.	
2' X 2' LIGHT FIXTURE, RECESSED OR SURFACE MOUNTED PER LIGHTING FIXTURE SCHEDULE.	
TYPICAL - HALF SHADING DENOTES LIGHTING FIXTURE UNWITCHED (EMERGENCY LIGHT OR NIGHTLIGHT).	
LIGHT FIXTURE, WALL, CEILING OR PENDANT MOUNTED PER LIGHTING FIXTURE SCHEDULE.	
STRIP LIGHT FIXTURE, PER LIGHTING FIXTURE SCHEDULE.	
WALL MOUNTED FIXTURE PER LIGHTING FIXTURE SCHEDULE.	
LIGHT FIXTURE, RECESSED OR SURFACE MOUNTED PER LIGHTING FIXTURE SCHEDULE.	
RECESSED MOUNTED WALLWASHER, PER LIGHTING FIXTURE SCHEDULE.	
WALL MOUNTED FIXTURE, PER LIGHTING FIXTURE SCHEDULE.	
LINEAR WALL MOUNTED FIXTURE, PER LIGHTING FIXTURE SCHEDULE.	
EMERGENCY EXIT FIXTURE, SURFACE, CEILING MOUNTED, SINGLE OR DOUBLE FACE, WITH OR WITHOUT DIRECTIONAL ARROWS PER EXIT SIGN SCHEDULE.	
EMERGENCY EXIT FIXTURE, SURFACE, WALL MOUNTED, SINGLE OR DOUBLE FACE, WITH OR WITHOUT DIRECTIONAL ARROWS PER EXIT SIGN SCHEDULE.	
HIGH IMPACT EMERGENCY EXIT FIXTURE, SURFACE, WALL MOUNTED, SINGLE OR DOUBLE FACE, WITH OR WITHOUT DIRECTIONAL ARROWS PER EXIT SIGN SCHEDULE.	
EMERGENCY, DUAL HEAD, BATTERY PACK LIGHTING FIXTURE, RECESSED CEILING MOUNTED.	
EMERGENCY REMOTE HEAD.	
WALL MOUNTED, DUAL TECHNOLOGY, ULTRASONIC AND PASSIVE INFRARED OCCUPANCY SENSOR SWITCH.	
CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR TYPE AND LAYOUT BY MANUFACTURER'S RECOMMENDATIONS ("GUARANTEED LAYOUT").	
CEILING MOUNTED DAYLIGHT HARVESTING SENSOR TYPE AND LAYOUT BY MANUFACTURER'S RECOMMENDATIONS.	

FIRE ALARM	
FA SYSTEM ADDRESSABLE CONTROL PANEL.	
FA SYSTEM REMOTE OPERATOR CONSOLE W/ MICROPHONE.	
FA SYSTEM PULL STATION.	
FA SYSTEM VISUAL (STROBE) SIGNAL, WALL MOUNTED.	
FA SYSTEM VISUAL (STROBE) SIGNAL, CEILING MOUNTED.	
FA SYSTEM COMBO SPEAKER / VISUAL (STROBE) SIGNAL, WALL MOUNTED.	
FA SYSTEM COMBO SPEAKER / VISUAL (STROBE) SIGNAL, CEILING MOUNTED.	
FA SYSTEM SPEAKER, WALL MOUNTED.	
FA SYSTEM SPEAKER, CEILING MOUNTED.	
FA SYSTEM, HIGH OUTPUT TPCA - CENTRAL SPEAKER ARRAY.	
FA SYSTEM SMOKE DETECTOR, CEILING MOUNTED. "H" TO DENOTE DEVICE AS A COMBO SMOKE/HEAT DETECTOR.	
FA SYSTEM HEAT DETECTOR, CEILING MOUNTED. PROVIDE RATE OF RISE OR FIXED TEMPERATURE. (F) TYPE TO BEST PROTECT ENVIRONMENT INSTALLED.	
FA SYSTEM MAGNETIC DOOR HOLD OPEN DEVICE.	
FA SYSTEM DOOR CLOSER DEVICE.	
FA SYSTEM CARBON MONOXIDE DETECTOR.	
FA SYSTEM KEY OPERATED REMOTE TEST SWITCH WITH INDICATING LIGHT.	
FA SYSTEM ZONE ADAPTER MODULE.	
FA SYSTEM SPRINKLER BELL.	
FA SYSTEM STARTER, FLOW SWITCH.	
FA SYSTEM VALVE SUPERVISORY (TAMPER) SWITCH.	
DUCT MOUNTED CARBON MONOXIDE (CO) DETECTOR.	
DUCT MOUNTED SMOKE DETECTOR.	

CLOCK, PAGING & SOUND	
WALL MOUNTED ANALOG CLOCK.	
CEILING MOUNTED ANALOG CLOCK.	
DUAL FACE DIGITAL CLOCK.	
FLUSH, ROUND-TYPE CEILING MOUNTED PAGING SPEAKER.	
SURFACE, SQUARE-TYPE CEILING MOUNTED PAGING SPEAKER.	
PROJECTION TYPE, SURFACE, SQUARE-TYPE WALL MOUNTED SPEAKER.	
TWO POSITION CALL SWITCH (NORMAL-EMERGENCY).	
PREWIRED ADMINISTRATIVE TELEPHONE JACK INTEGRATED WITH PAGING SYSTEM WALL MOUNTED.	
COMBINATION WALL MOUNTED SPEAKER / CALL SWITCH.	
COMBINATION OF SPEAKER AND CLOCK.	
SURFACE MOUNTED LOCAL SOUND SYSTEM SPEAKER.	
MICROPHONE OUTLET.	
VOLUME CONTROL AND LOCAL SOUND SYSTEM INPUT.	
WALL MOUNTED LATERAL LOUD SPEAKER AT 10' AS SURFACE MOUNTED. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH VENDOR. REFER SHEET E-1.2 TYPICAL VENDOR SPEAKER DETAIL FOR ADDITIONAL INFORMATION.	
OVERHEAD LOUDSPEAKERS INCLUDING MOUNTED COORDINATE EXACT LOCATION AND REQUIREMENTS WITH VENDOR.	
MICROPHONE SUSPENDED FROM CEILING APPROXIMATELY 16'-18' AFF. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH VENDOR.	

RACEWAY AND BOXES	
NO SCALE	
CEILING MOUNTED JUNCTION BOX.	
WALL MOUNTED JUNCTION BOX.	
JUNCTION BOX WITH FLEXIBLE CONDUIT AND FINAL CONNECTION TO EQUIPMENT.	
CONDUIT ROUTED CONCEALED IN WALLS AND CEILING. HASH MARKS DENOTE QUANTITY OF #12 CONDUCTORS OR AS NOTED.	
CONDUIT ROUTED EXPOSED. INSTALL PARALLEL TO WALLS AND CEILING. HASH MARKS DENOTE QUANTITY OF #12 CONDUCTORS OR AS NOTED.	
DENOTES CONDUIT CONTAINING A #12 EQUIPMENT GROUND CONDUCTOR OR AS NOTED.	
FLEXIBLE CONDUIT.	
SOLID CIRCUIT DENOTES DEVICE FED WITH AND/OR MOUNTED ON SURFACE BOX ON SURFACE CONDUIT. VERIFY ROUTING IN FIELD.	
WIREMOLD V700 SERIES OR EQUAL. FINISHED OR PAINTED TO MATCH WALL. PROVIDE RECEPTABLES AND/OR OUTLET BOXES AS SHOWN.	
POWER POLE FROM ACCESSIBLE CEILING ABOVE.	
DENOTES SURFACE MOUNTED RACEWAY. REFER TO PLANS FOR SPEC.	
DENOTES PLUG/MOLD. REFER TO PLANS FOR SPEC.	

SERVICE AND DISTRIBUTION	
NON-FUSED SAFETY DISCONNECT SWITCH, AMPERE RATING AND NUMBER OF POLES AS NOTED.	
FUSED DISCONNECT SWITCH, AMPERE RATING AND NUMBER OF POLES AS NOTED.	
CIRCUIT BREAKER DISCONNECT SWITCH.	
CIRCUIT BREAKER MAIN STARTER WITH FUSED DISCONNECT SWITCH.	
CONTROL OR MISC. PANEL AS NOTED.	
CIRCUIT BREAKER PANELBOARD.	
DISTRIBUTION PANEL.	
MOTOR CONNECTION, HORSEPOWER, VOLTAGE AND PHASE AS NOTED.	
TRANSIENT VOLTAGE SURGE PROTECTOR MOUNTED ADJACENT TO SWITCHBOARD OR PANELBOARD.	
METER.	
TRANSFORMER.	

DATA, VOICE AND VIDEO	
SINGLE VOICE JACK - 1" A.F.F. PROVIDE 1 GANG EXTRA DEEP BACKBOX WITH 1" C. WITH INSULATED BUSHING STUBBED INTO ACCESSIBLE CEILING SPACE. "W" DENOTES WALL MOUNTED "H" A.F.F. REFER TO DETAILS.	
DUAL DATA JACK - 1" A.F.F. PROVIDE 1 GANG EXTRA DEEP BACKBOX WITH 1" C. WITH INSULATED BUSHING STUBBED INTO ACCESSIBLE CEILING SPACE. REFER TO DETAILS.	
APPROXIMATE LOCATION OF CEILING MOUNTED DATA JACK FOR WIRELESS NETWORK. VERIFY EXACT SPECIFICATION / MODEL TYPE WITH OWNER'S IT DIRECTOR. REFER TO DETAILS.	
APPROXIMATE LOCATION OF WALL MOUNTED DATA JACK FOR WIRELESS NETWORK. VERIFY EXACT SPECIFICATION / MODEL TYPE WITH OWNER'S IT DIRECTOR. REFER TO DETAILS.	

WIRING DEVICES	
SINGLE POLE 20 AMP 120-277 VOLT SWITCH INSTALLED 4" A.F.F.	
SINGLE POLE 20 AMP 120-277 VOLT KEY TYPE SWITCH INSTALLED 4" A.F.F. REFER TO PLANS FOR SPEC.	
SINGLE POLE 20 AMP DIMMER SLIDE SWITCH INSTALLED 4" A.F.F. COMPATIBLE WITH VOLTAGE TYPE AND LAMP TYPE SWITCH BY SWITCH.	
THREE WAY 20 AMP 120-277 VOLT TOGGLE SWITCH INSTALLED 4" A.F.F. "X" DENOTES KEY TYPE.	
THREE WAY 20 AMP DIMMER SLIDE SWITCH INSTALLED 4" A.F.F. "X" DENOTES KEY TYPE.	
MANUAL MOTOR STARTER, THERMAL OVERLOAD TOGGLE SWITCH.	
MANUAL SINGLE PHASE FUSIBLE DISCONNECT SWITCH W/ FUSE USED PER EQUIPMENT MANUFACTURER'S RECOMMENDATION.	
MAGNETIC MOTOR STARTER THERMAL OVERLOAD SWITCH WITH INDICATING LIGHT AND PERMANENT IDENTIFICATION NAMEPLATE.	
20 AMP 2P 3 WIRE, GROUNDING TYPE, 120 VOLT SPECIFICATION GRADE DUPLEX RECEPTABLE NEMA 5-20R INSTALLED 16" A.F.F. UNLESS NOTED OTHERWISE, "OP" DENOTES RECEPTABLE EQUIPPED WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER.	
20 AMP 2P 3 WIRE, GROUNDING TYPE, 120 VOLT SPECIFICATION GRADE DUPLEX RECEPTABLE NEMA 5-20R INSTALLED 16" A.F.F. UNLESS NOTED OTHERWISE, "OP" DENOTES RECEPTABLE EQUIPPED WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER.	
20 AMP 2P 3 WIRE, GROUNDING TYPE, 120 VOLT SPECIFICATION GRADE DUPLEX RECEPTABLES NEMA 5-20R INSTALLED ABOVE COUNTER TOP OR COUNTER TOP BACK SPLASH. "UP" DENOTES RECEPTABLE EQUIPPED WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER.	
SHADING DENOTES RECEPTABLE ON EMERGENCY POWER, RED IN COLOR.	
RECEPTACLE MOUNTED IN FLOOR BOX (SINGLE GANG).	
VOLTS (V) RECEPTABLE (RECEPTABLE) AND RECEPTABLE 1 MOUNTED IN FLOOR BOX (THREE GANG).	
SPECIALIZED RECEPTABLE FOR RESPECTIVE EQUIPMENT AS NOTED ON PLANS.	
HAND DRYER OR HAIR DRYER, 120V, DEDICATED 20A, CIRCUIT - VERIFY PRIOR TO ROUGH-IN.	
MOTORIZED DOOR OPERATOR.	
ADA PUSH-BUTTON FOR MOTORIZED DOOR OPERATOR.	
PROJECTOR INPUT PROVIDE 2 GANG, DOUBLE DEEP BACKBOX WITH SINGLE GANG RING. PROVIDE RING CONNECTOR WITH STAINLESS STEEL FACE PLATE AND RING CABLE CONNECTED TO PROJECTOR.	
CEILING MOUNTED CORD REEL.	

SECURITY / MISC.	
ACCESS CONTROL.	
HOLD OPEN FIRE ALARM & LOCKDOWN. MOST OF THESE ARE FOR THE LOCKDOWN SYSTEM, HOWEVER, WHERE LOCATED AT A SMOKE / FIRE DOOR, THEY SHOULD BE PART OF BOTH SYSTEMS.	
CAMERA - SINGLE DOME.	
CAMERA.	
CAMERA - 4-IN-1.	
INDICATING DETECTOR, SIGNAL, "X" DENOTES "MISER" FOR LOCKDOWN, "B" DENOTES "BLUE" FOR INTERCOM IN-USE.	
KEYPAD.	
INTERCOM CALL STATION.	
INTERCOM MASTER STATION.	
DOOR RELEASE.	
DOOR CONTACT OR POSITION SWITCH.	
ELECTRIC STRIKE.	
CARD READER LOCATION. PROVIDE SINGLE GANG BACKBOX AT 48"X4" F.F. WITH 3/4" CONDUIT STUBBED INTO "SAFE-SIDE" CEILING SPACE FOR SECURITY CABLING.	

ABBREVIATIONS	
A	AMPERE
ADDTL.	ADDITIONAL
A.F.F.	ABOVE FINISH FLOOR
C	CONDUIT
CB	CIRCUIT BREAKER
CCT	CIRCUIT
CLG	CEILING
DA	DIAMETER
DED	DEDICATED CIRCUIT
DISC.	DISCONNECT
DIST	DISTRIBUTION
E.C.	ELECTRICAL CONTRACTOR
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EW	ELECTRIC WATER COOLER
EW	ELECTRIC WATER HEATER
EX, X	EXISTING TO REMAIN
FLA	FULL LOAD AMPS
FU	FUSE
GFI, GFCI	GROUND FAULT CURRENT INTERRUPTER
GRD	GROUND
HP	HORSEPOWER
IMC	INTERMEDIATE METAL CONDUIT
J-BOX, JB	JUNCTION BOX
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MLD	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
N	NEW
N.C.	NOT IN CONTRACT
NL	NIGHTLIGHT
N.T.S.	NOT TO SCALE
PB	PULLBOX
PNL	PANEL
REQD	REQUIRED
SWB	SWITCH
SWD	SWITCHBOARD
TYP	TYPICAL
V	VOLTS
VA	VOLTS - AMPERES
VR	VANDAL-RESISTANT
W	WATTS OR WIRE
WG	WIRE GUARD
WP	WEATHERPROOF
WXR	TRANSFORMER
1P	SINGLE POLE
2P	TWO POLE
3P	THREE POLE
Ø, PH	PHASE

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MOUNTING	LAMPS	VOLTAGE	MANUFACTURER & CATALOG NUMBER	REMARKS	
A	2'X4' LED LIGHTING FIXTURE, LOW PROFILE	RECESSED GRID	LED 3500K	120VOLT	LITHONIA 2VTL4 40, ADJ E21, LP355 MVOLT		
AA	2'X4' LED LIGHTING FIXTURE, LOW PROFILE, HIGH OUTPUT.	RECESSED GRID	LED 3500K	120VOLT	LITHONIA 2VTL4 60, ADJ E21, LP355 MVOLT		
AF	2'X4' LED LIGHTING FIXTURE, LOW PROFILE	RECESSED GRID	LED 3500K	120VOLT	LITHONIA 2VTL4 40, ADJ E21, LP355 MVOLT	ORDER DGA4 FBV1 AS SEPARATE CATALOG NUMBER FOR SURFACE MOUNTING IN DRYWALL CEILING	
B	2'X2' LED LIGHTING FIXTURE, LOW PROFILE	RECESSED GRID	LED 3500K	120VOLT	LITHONIA 2VTL2 33, ADJ E21, LP355 MVOLT		
BF	2'X2' LED LIGHTING FIXTURE, LOW PROFILE	RECESSED FLANGE	LED 3500K	120VOLT	LITHONIA 2VTL2 33, ADJ E21, LP355 MVOLT	ORDER DGA4 FBV1 AS SEPARATE CATALOG NUMBER FOR SURFACE MOUNTING IN DRYWALL CEILING	
C	4'-0" LED STRIP LIGHT	SURFACE	LED 3500K	120VOLT	LITHONIA CLX 148 3000LM SEF ROL W/ MVOLT G210 35K		
DS	1'X4' LED LIGHTING FIXTURE, LOW PROFILE	SURFACE	LED 3500K	120VOLT	LITHONIA 1VTL4 33, ADJ E21, LP355 MVOLT	ORDER 1X48MBP148 AS SEPARATE CATALOG NUMBER FOR SURFACE MOUNTING TROFFER KIT	
G	6 IN. LED DOWN LIGHT	RECESSED	LED 2500K	120VOLT	GOTHAM EVOR 3500 60R W/ LD MVOLT E21	VERIFY DIAMETER OF CAN LIGHT TO BE REPLACED IN FIELD FOR EACH LOCATION BEFORE PURCHASE	
GR	6 IN. LED RETROFIT DOWN LIGHT	RECESSED	LED 3500K	120VOLT	GOTHAM EVOR 3500 60R W/ LD MVOLT E21	VERIFY DIAMETER OF CAN LIGHT TO BE REPLACED IN FIELD FOR EACH LOCATION BEFORE PURCHASE	
GW	6 IN. EXTERIOR CANOPY RETROFIT CAN LIGHT	RECESSED	LED 3500K	120VOLT	LITHONIA 1798 20LM 35K MVOLT 1/4 ROCI 27 MM C20 VET	VERIFY DIAMETER OF CAN LIGHT TO BE REPLACED IN FIELD FOR EACH LOCATION BEFORE PURCHASE	
11	PARKING LOT POLE LIGHT	POLE	LED 3500K	120VOLT	LITHONIA DSK1 P5 40K 80CR 14M MVOLT SPA D08X0	ORDER PHOTOCELL SEPARATELY, CATALOG NUMBER DLI127F 1.5 JU	
12	PARKING LOT POLE LIGHT	POLE	LED 3500K	120VOLT	LITHONIA DSK1 P5 40K 80CR 14M MVOLT SPA D08X0	ORDER PHOTOCELL SEPARATELY, CATALOG NUMBER DLI127F 1.5 JU	
13	PARKING LOT POLE LIGHT	POLE	LED 3500K	120VOLT	LITHONIA DSK1 P6 40K 80CR 17FM MVOLT SPA D08X0	ORDER PHOTOCELL SEPARATELY, CATALOG NUMBER DLI127F 1.5 JU	
14	PARKING LOT POLE LIGHT	POLE	LED 3500K	120VOLT	LITHONIA DSK1 P6 40K 80CR 17FM MVOLT SPA D08X0	ORDER PHOTOCELL SEPARATELY, CATALOG NUMBER DLI127F 1.5 JU	
M	EXTERIOR WALL MOUNTED DOWN LIGHT WITH EMERGENCY BATTERY	WALL	LED 3500K	120VOLT	DSK0V1 LED 10C 530 40K T25 MVOLT E20WC		
M2	EXTERIOR WALL MOUNTED DOWN LIGHT, HIGH OUTPUT.	WALL	LED 3500K	120VOLT	DSK LED P1 40K 80CR 13M MVOLT WBA D08X0		
P	TRACK LIGHT	SURFACE	LED 3500K	120VOLT	JUNG TRACK T 12FT VH HEAD: T385, G2 35K 80CR PDM FL VH	VERIFY LENGTH IN FIELD	
S	4'-0" LED WALL-MOUNTED LINEAR LIGHT DIRECT/INDIRECT, HIGH OUTPUT.	WALL	LED 3500K	120VOLT	80 8000LM SEF ALD 080 MVOLT G210 35K 80CR DWH	ORDER WIRE GUARD SEPARATELY, SIZE FOR LUMEN PACKAGE	
W	LED HIGH BAY LIGHT FIXTURES	PENDANT	LED 3500K	120VOLT	LITHONIA 80 8000LM SEF ALD 080 MVOLT G210 35K 80CR DWH	ORDER WIRE GUARD SEPARATELY, SIZE FOR LUMEN PACKAGE	
Z	ANGLED COVE LIGHT	SURFACE	LED 3500K	120VOLT	LUMINOVOE LCN2 RO LD 12 40 35K T4W XX WH	FIELD VERIFY EXISTING FIXTURE LENGTHS, HARDWARE FITTINGS, AND FEEDING POINTS.	
EXT	LED DUAL HEAD EMERGENCY LIGHTING UNIT NICKEL CADMIUM BATTERIES, EXTREME TEMPERATURE	AS REQUIRED	LED	120VOLT	LITHONIA ELK LED G0	VERIFY EXACT MOUNTING WITH ARCHITECT	
Q	LED EMERGENCY EXIT SIGN NICKEL CADMIUM BATTERIES	AS REQUIRED	LED	120VOLT	LITHONIA EDGR W 1 H BL	VERIFY EXACT MOUNTING WITH ARCHITECT, (SINGLE OR DOUBLE) AS REQUIRED	

LIGHTING FIXTURE SCHEDULE NOTES

- VERIFY COLOR/TEMPERATURE OF ALL LIGHTING FIXTURES WITH ARCHITECT AND OWNER.
- ALL LIGHT FIXTURES SHALL BE RATED FOR THE BUILDING VOLTAGE WITH MULTI-VOLTAGE WHERE AVAILABLE.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND LOCATIONS.
- CONTRACTOR SHALL SHALL PROVIDE EACH LIGHT FIXTURE COMPLETE WITH PLASTER FRAME AND ALL OTHER INSTALLATION AND HANGING HARDWARE AS REQUIRED FOR A COMPLETE AND FINISHED INSTALLATION AT EACH FIXTURE LOCATION.
- REFER TO APPLICABLE SECTIONS OF THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR LIGHT FIXTURES.
- ALTERNATE MANUFACTURERS FOR APPROVED EQUIVALENTS WILL BE CONSIDERED FOR ALL LIGHTING FIXTURES. HUBBELL LIGHTING AND EXTON COVER LIGHTING ARE ACCEPTABLE MANUFACTURERS.
- COLOR SELECTION OF EXISTING EXTERIOR LIGHT FIXTURES WILL BE BY ARCHITECT. COLORS TO BE SELECTED FROM MANUFACTURER'S COLOR PALETTE.

NOTE:

ALL SYMBOLS, ABBREVIATIONS, ETC., ARE GENERAL OFFICE STANDARDS AND ARE NOT ALL NECESSARILY USED IN THIS PROJECT.

MOUNTING HEIGHT NOTE:

REFER TO ARCHITECTURAL FLOOR PLANS FOR ADDITIONAL INFORMATION REGARDING MOUNTING HEIGHTS AND LOCATIONS OF ELECTRICAL DEVICES BEFORE ROUGH-IN.

BIDDING NOTE:

SEE DRAWING ME-T FOR GENERAL NOTES, HVAC / PLUMBING / FIRE PROTECTION / ELECTRICAL COORDINATION SCHEDULE AND ADDITIONAL DETAILS APPLICABLE TO THIS TRADES WORK.

SCHOOL DISTRICT 102 - SCHOOL BUILDING MASTER LIGHTING CONTROL SCHEDULE

LIGHTING CONTROLS SCHEDULE:							
AREA SERVED	VACANCY SENSOR	OCCUPANCY SENSOR	TIME-CLOCK	DIMMING	DAYLIGHTING (WHEN CODE REQD)	REMARKS	
TOILETS AND JANITOR CLOSETS		✓				PROVIDE OCCUPANCY SENSOR WALL PDD IN SINGLE TOILET BATHROOMS AND JANITOR CLOSETS.	
CLASSROOM		✓		✓	✓	CLASSROOM LIGHTS TO TURN ON LIGHTS TO 50% UPON OCCUPANCY. *NORM 25 0X WMF TWO 25 SCENE DIMMING WALL PDD CONTROLS	
CORRIDORS		✓			✓	CORRIDOR LIGHTS TO TURN ON LIGHTS TO 100% UPON OCCUPANCY. PROVIDE KEY TYPE SWITCHES.	
ELECTRICAL ROOMS, MECHANICAL ROOMS, AND BOILER ROOMS						PROVIDE MANUAL ON/OFF CONTROLS	
BUILDING EXTERIOR			✓			PROVIDE TIME SWITCH WITH PHOTOCELL	



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2025 BUILDING RENOVATIONS

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Buffalo Grove, IL 60089

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PROGRESS DRAWING NOT FOR CONSTRUCTION

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No.	Date

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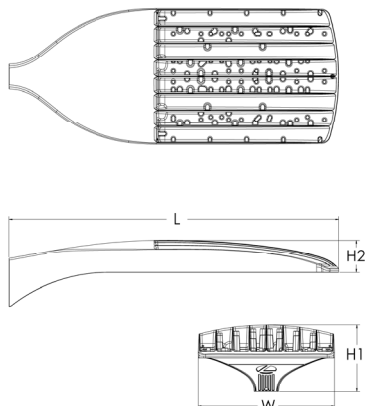
E4.0

D-Series Size 2 LED Area Luminaire



Specifications

EPA:	1.06 ft ² (0.10 m ²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED											
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting				
DSX2 LED	Forward optics	(this section 70CRI only)		AFR	Automotive front row	T5M	Type V medium	MVOLT	(120V-277V) ¹	Shipped included	
	P1 P5	30K 30COK	70CRI			T5LG	Type V low glare	HVOLT	(347V-480V) ^{5,6}	SPA	Square pole mounting (#8 drilling)
	P2 P6	40K 40COK	70CRI	T1S	Type I short	T5W	Type V wide	XVOLT	(277V - 480V) ^{7,8}	RPA	Round pole mounting (#8 drilling)
	P3 P7	50K 50COK	70CRI	T2M	Type II medium	BLC3	Type III backlight control ³	120 ^{16, 26}		SPAS	Square pole mounting #5 drilling ⁹
	P4 P8			T3M	Type III medium			208 ^{16, 26}		RPAS	Round pole mounting #5 drilling ⁹
	Rotated optics	(this section 80CRI only, extended lead times apply)		T3LG	Type III low glare ³	BLC4	Type IV backlight control ³	240 ^{16, 26}		SPA8N	Square narrow pole mounting #8 drilling
	P10 ¹ P13 ¹	27K 2700K	80CRI	T4M	Type IV medium			277 ^{16, 26}			
	P11 ¹ P14 ¹	30K 30COK	80CRI	T4LG	Type IV low glare ³	LCCO	Left corner cutoff ³	347 ^{16, 26}		WBA	Wall bracket ¹⁰
	P12 ¹	35K 3500K	80CRI	TFTM	Forward throw medium	RCCO	Right corner cutoff ³	480 ^{16, 26}		MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		40K 40COK	80CRI								
	50K 50COK	80CRI									

Control options		Other options		Finish <i>(required)</i>	
Shipped installed		PER7	Seven-pin receptacle only (controls ordered separate) ^{14, 21}	Shipped installed	DDBXD Dark Bronze
NLTAR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-10' mounting height, ambient sensor enabled at 2fc ^{11, 12, 20, 21}	FAO	Field adjustable output ^{15, 41}	SPD20KV	20KV surge protection
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{13, 20, 21}	BL30	Bi-level switched dimming, 30% ^{16, 21}	HS	Houseside shield (black finish standard) ²²
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	BL50	Bi-level switched dimming, 50% ^{16, 21}	L90	Left rotated optics ¹
PER5	Five-pin receptacle only (controls ordered separate) ^{14, 21}	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	R90	Right rotated optics ¹
		DS	Dual switching ^{10, 19, 21}	CCE	Coastal Construction ²³
				HA	50°C ambient operation ²⁴
				BAA	Buy America(n) Act Compliant
				SF	Single fuse (120, 277, 347V) ²⁶
				DF	Double fuse (208, 240, 480V) ²⁶
				3G	Vibration rated for 3G ²⁷
				Shipped separately	EGSR External Glare Shield (reversible, held install required, matches housing finish)
				BSDB	Bird Spikes (field install required)
					DBLXD Black
					DNAXD Natural Aluminum
					DWHXD White
					DBDTXD Textured dark bronze
					DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX2EGSR (FINISH)	External glare shield (specify finish)
DSX2B5DB (FINISH)	Bird spike deterrent bracket (specify finish)

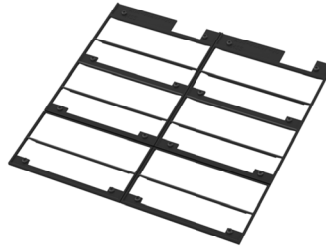
NOTES

- Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
- 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories



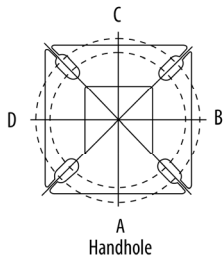
External Glare Shield (EGSR)



House Side Shield (HS)

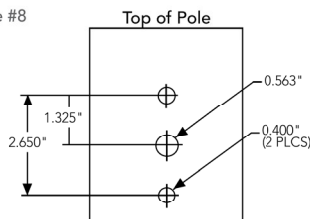
Drilling

HANDHOLE ORIENTATION



Handhole

Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00



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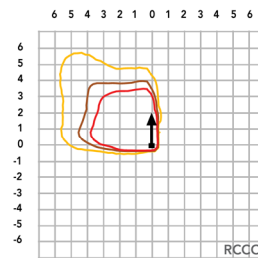
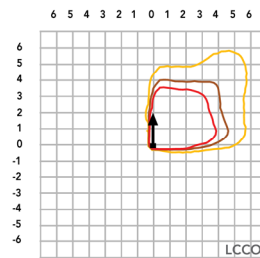
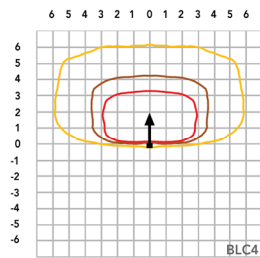
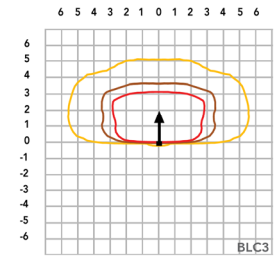
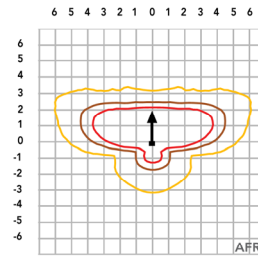
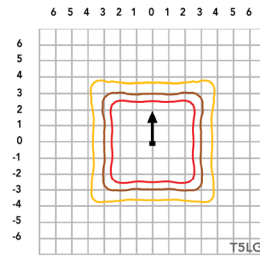
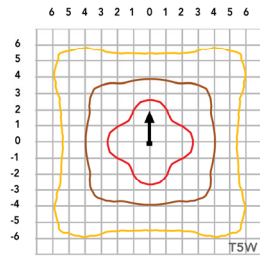
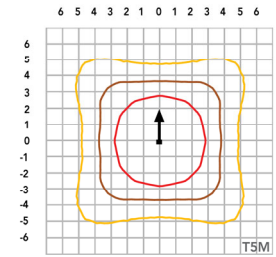
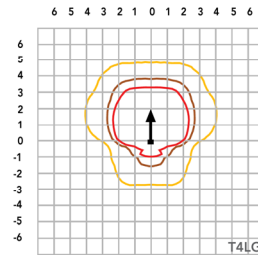
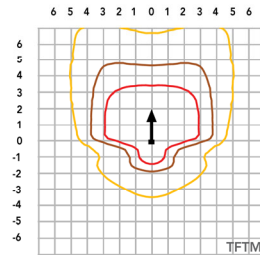
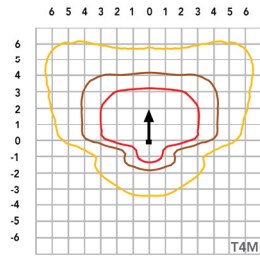
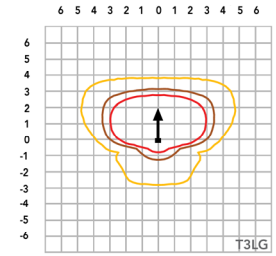
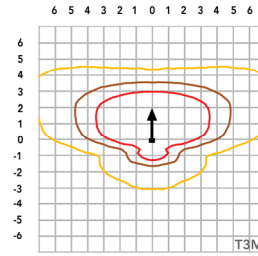
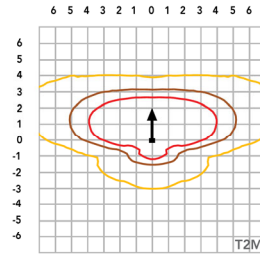
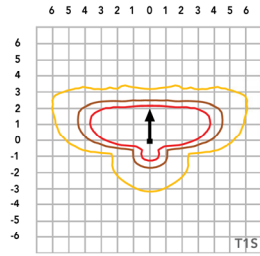
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Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

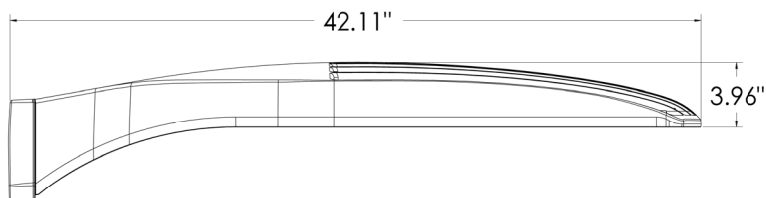
Performance Data

Lumen Output

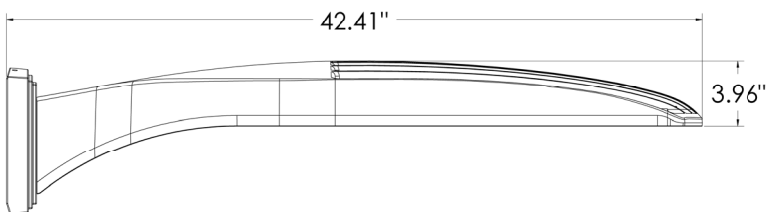
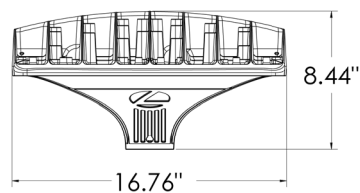
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				P14	415W	90	1400	AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608
T1S	51,272	5	0					5	123	53,435	5	0	5	129	54,476	5	0	5	131
T2M	47,497	5	0					5	114	49,500	5	0	5	119	50,465	5	0	5	121
T3M	48,040	5	0					5	116	50,067	5	0	5	121	51,043	5	0	5	123
T3LG	42,919	5	0					5	103	44,730	5	0	5	108	45,602	5	0	5	110
T4M	48,756	5	0					5	117	50,813	5	0	5	122	51,803	5	0	5	125
T4LG	44,343	5	0					5	107	46,214	5	0	5	111	47,115	5	0	5	113
TFTM	49,101	5	0					5	118	51,172	5	0	5	123	52,169	5	0	5	126
T5M	50,164	5	0					5	121	52,280	5	0	5	126	53,299	5	0	5	128
T5W	50,977	5	0					5	123	53,127	5	0	5	128	54,163	5	0	5	130
T5LG	50,309	5	0					4	121	52,432	5	0	4	126	53,453	5	0	4	129
BLC3	34,945	5	0					5	84	36,420	5	0	5	88	37,130	5	0	5	89
BLC4	36,090	5	0					5	87	37,613	5	0	5	91	38,346	5	0	5	92
RCCO	35,261	2	0					5	85	36,749	2	0	5	88	37,465	2	0	5	90
LCCO	35,261	2	0					5	85	36,749	2	0	5	88	37,465	2	0	5	90
AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131				

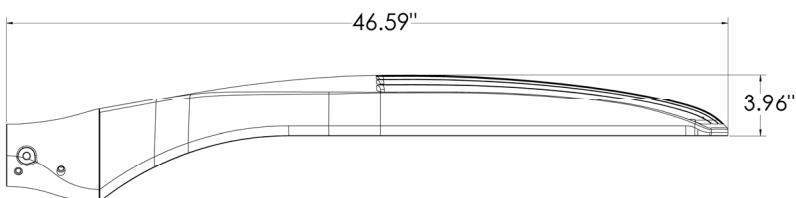
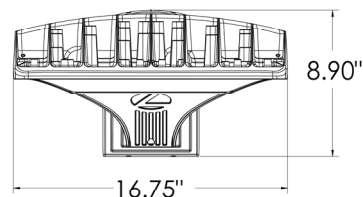
Dimensions



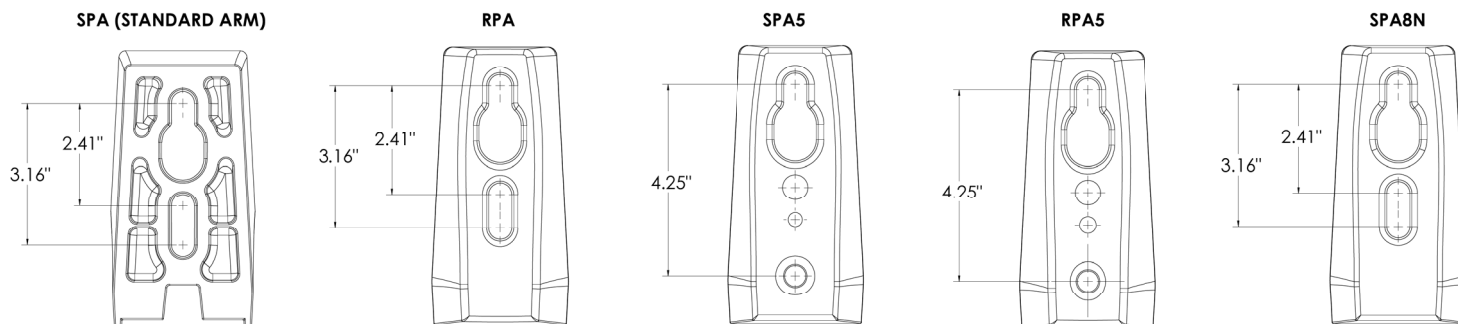
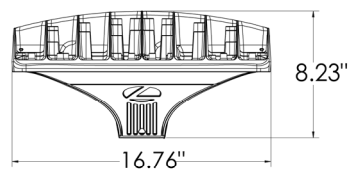
DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs



DSX2 with WBA mount
Weight: 50 lbs

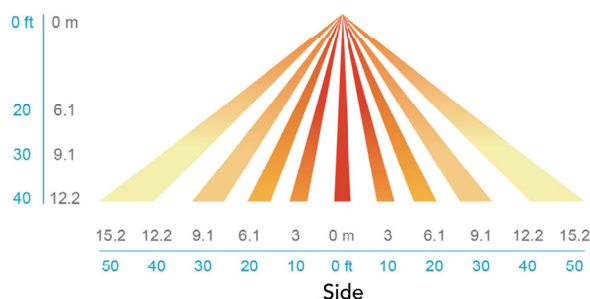
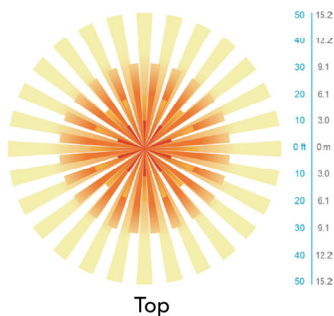
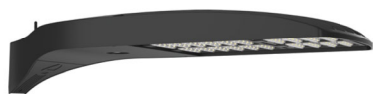


DSX2 with MA mount
Weight: 50 lbs



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drillings from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

MEMORANDUM



To: Dr. Jessica McIntyre (Superintendent, Aptakisic-Tripp CCSD102)
Scott Blumberg (Assistance Superintendent for Business Services/CSBO, Aptakisic-Tripp CCSD102)
Evan Tiberi (Director of Facilities and Operations, Aptakisic-Tripp CCSD102)

From: Aaron Bruder (Director of Engineering – Illinois)

Date: September 20, 2024

Re: Aptakisic Junior High School Parking Lot Expansion
Traffic Operations & Parking Analysis

CAGE Engineering, Inc. (CAGE) has been retained by Aptakisic-Tripp Community Consolidated School District 102 (D102) to assist with the design and implementation of an expansion to the existing Aptakisic Junior High School (AJHS) south parking lot and parent pick-up/drop-off lane. AJHS is located at 1231 Weiland Road in the Village of Buffalo Grove, Illinois. This memorandum summarizes the proposed parking lot expansion and its associated impacts to the on-site school traffic operations and parking supply.

Existing School Traffic Operations

The site's existing conditions and traffic patterns during morning arrival/afternoon dismissal periods were previously analyzed as part of a traffic review by Eriksson Engineering Associates, Ltd. in November 2023. That traffic review – which is attached herein as Exhibit A – included an assessment of existing roadway conditions around the school, the school's student drop-off and pick-up procedures, and other observations based on school traffic operations. Eriksson's analysis concluded that the existing 41-car queue capacity for parents was not sufficient and would ideally be expanded to provide additional space on-site for overflow vehicles which currently back up into and beyond the northbound right-turn lane on Weiland Road at the signalized intersection with the school driveway.

To supplement the original findings from Eriksson's analysis regarding existing school traffic operations, additional exhibits (EX-1, EX-2, and EX-3) are provided herein and briefly described as follows:

- **EX-1** further details the existing parent pick-up & drop-off operations. The 41-car existing queue capacity as noted in the Eriksson analysis is graphically verified, locations of school crossing guards are shown, and other traffic observations that cause conflicts/delays are noted. Most critically, there are several conflicts between student pedestrian/bike traffic and parent vehicles which restrict the ability for parents to freely move through the queue and ensure its capacity is fully utilized.
- **EX-2** identifies the existing bus operations during morning arrival periods. It is not understood that there are any circulation/queueing capacity issues with buses during morning arrival due to the staggered arrival of the buses. However, it is noted that buses are occasionally "stuck" at the front of the Weiland northbound right-turn lane due to being unable to turn right on red (a restriction which does not apply to parent vehicles); this occasionally creates additional backup of vehicles onto Weiland Road for the duration of the red light cycle until a green signal is again active and the buses can freely access the site.
- **EX-3** identifies the existing bus operations during afternoon dismissal periods. It is not understood that there are any circulation/queueing capacity issues with buses during afternoon dismissal due to buses occupying two separate lanes, ensuring that all buses used by the school can easily be staged on-site without blocking any other vehicular driveways or pedestrian crosswalks.



Proposed School Traffic Operations Improvements

As previously noted, the proposed improvements consist of an expansion to the existing AJHS south parking lot and parent pick-up/drop-off lane. The southernmost row of parking spaces will be displaced and reconfigured in a larger parking lot that will extend into the existing Aptakistic Park property that will include an extended perimeter drive aisle that will serve as the parent vehicle queue during morning arrival and afternoon dismissal periods. The existing asphalt pedestrian path through the park will also be reconfigured in a manner that improves traffic operations during those critical periods.

The attached **PR-1** exhibit provided herein overlays the proposed site plan for the parking lot expansion onto an aerial image of the school campus and identifies several improvements/modifications to school traffic operations that will result, further described as follows:

- By utilizing a perimeter driveway around the entirety of the expanded parking lot – including a section of double-wide stacking along the south and east sides of the lot – the total provided queue length for parent vehicles is increased to 1,380 feet for a total capacity of up to 69 vehicles, an increase of 28 vehicles (68%) from the existing conditions. Parents will be directed to form two lines by new directional striping and signage near the southwest corner of the parking lot and will be supervised to merge back into a single lane at the student drop-off/pick-up zone closest to the school by a crossing guard.
- The bike rack – which previously was located south of the drop-off/pick-up lane and required students to cross through the parent queue (occasionally twice) to access – has been relocated to the north side of the lane and will no longer directly conflict with parent traffic movements except at the Weiland Road signalized intersection, where pedestrian movements are protected by a dedicated pedestrian signal.
- To further supplement protection of pedestrian movements and elimination of pedestrian/vehicular conflicts, the school will continue to utilize crossing guards and will implement traffic cones to ensure that all pedestrians/bikers are crossing at the Weiland Road intersection instead of any of the crosswalks that conflict with the parent queue (which would only be utilized during non-arrival/dismissal times). Removing the crosswalk conflict at the beginning of the parent queue once entering the site will improve parents' ability to enter the queue and pull forward without needing to be stopped to allow for children to cross in front of them as is currently experienced.
- Lastly, it is recommended that "No AJHS Pick-Up/Drop-Off Traffic" is installed at the Veterans Park parking lot across Weiland Road from the school. This would ensure that parents are utilizing the expanded driveway queue as intended and help to minimize the amount of pedestrian traffic that needs to cross Weiland Road to access the school, which in turn will improve parents' ability to freely exit the site in the northbound direction and discharge from the queue once their students have been dropped off/picked up.

In total, the overall traffic operations and staffing needs from the school will remain similar in the proposed conditions as they do currently, with the proposed expansion significantly increasing the parent vehicle queue capacity for minimizing conflict points between vehicles, pedestrians, and bikers in a way that allows for all traffic to more seamlessly utilize the allocated space. These improvements will result in significant improvements to the regional traffic circulation during morning arrival and afternoon dismissal periods, minimizing the risk of vehicular backups onto the public roadway to the extents practicable with the available space for the expansion.



Parking Analysis

In addition to the extension of the parent drop-off/pick-up lane and associated operational improvements as described above, the proposed parking lot expansion will also significantly increase the amount of parking spaces provided on the AJHS campus. The existing 31 parking spaces currently provided along the south side of the campus will be displaced and superseded by the expanded parking lot, which will include a total of 152 new spaces. The existing and proposed parking conditions are summarized in **Table 1** below.

	Existing Conditions	Proposed Conditions	Net Change
West Parking Lot	56 (53 + 3 ADA)	56 (53 + 3 ADA)	+0
South Parking Lot	31 (29 + 2 ADA)	152 (146 + 6 ADA)	+121 (117 + 4 ADA)
Total On-Site Parking	87 (82 + 5 ADA)	208 (199 + 9 ADA)	+121 (117 + 4 ADA)

Table 1. AJHS existing & proposed conditions parking lot summary.

Village of Buffalo Grove zoning ordinance requirements for elementary schools dictate that such school facilities are required to provide 1 parking space per employee. The school employs a maximum staff population of 100 persons, meaning that 100 parking spaces would be required per Village ordinance (although it is noted that some staff are able to park in the adjacent D102 district office parking lot located immediately north of the school, a facility which is now contiguous with AJHS via a recent addition which linked the two buildings). Nonetheless, the proposed improvements will more than double both the existing parking supply and the Village zoning requirement for the school, thereby ensuring that sufficient parking is available for staff and parents alike during higher-attendance events such as after-school sporting events and open houses. D102 will also continue its agreement with the Buffalo Grove Park District to utilize the Veterans Park parking lot across the street for overflow parking, although the proposed expansion will greatly reduce the likelihood of such overflow occurring.

Should you have any questions regarding the contents of this memorandum or the proposed improvements, please do not hesitate to contact me via telephone at 847.849.7726 or at abruder@cagecivil.com.

Sincerely,

CAGE ENGINEERING, INC.

Aaron J. Bruder, PE
Director of Engineering – Illinois

Attachments: Exhibit A (Eriksson Engineering Associates, Ltd. traffic analysis memo, dated 11/27/2023)
Exhibits EX-1, EX-2, EX-3, and PR-1 (by CAGE Engineering, Inc., dated 09/20/2024)



Memorandum

TO: Benjamin Bercher
Wold Architects & Engineers

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: November 27, 2023

RE: Aptakisic Junior High School
District 102 Administration Center
Expansion Traffic Review
Buffalo Grove, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by the Aptakisic-Tripp Community Consolidated School District 102 and WOLD Architects and Engineers to conduct a traffic review of the proposed expansion plans for Aptakisic Junior High School and the District Administration Center in Buffalo Grove, Illinois. The school district is proposing to expand the size of existing gymnasium and build a connection to the administration center to the school and create additional classrooms.

Aptakisic Junior High School is located at 1231 Weiland Road in Buffalo Grove. The school is on the east side of Weiland Road across from Veterans Park. It currently serves 884 students in 6th thru 8th grades with 100 staff. It has a full unsignalized access drive on the north side of the school and a full signalized drive on the south side.

The Administration Center is located at 1351 Abbott Court in Buffalo Grove. It has a single unsignalized access point on Abbott Court.

EEA completed a traffic review to assess the existing conditions at the site and determine how the expansion will impact traffic conditions.

Existing Roadways

Weiland Road is a four-lane north-south major collector road with two travel lanes in each direction and a center left-turn median. It has a 40-mph speed limit with a 20-mph school speed zone by the school. The signalized intersection serving the school and Veterans Park has separate northbound and southbound left-turn lanes and a northbound right-turn lane. Veterans Park has a single lane exit. The school drive has a shared left-turn/thru lane and a separate right-turn lane. The west, north, and east legs have pedestrian crosswalks and signals.

Abbott Court is a local road that extends east of Weiland Road and then curves north and then back west to Weiland Road. It serves a combination of commercial, recreational, and institutional uses. The south end has an unsignalized intersection with Weiland Road and the north end is signalized. No on-street parking is permitted on the south side of the road by the Administration Center.

Both roads are under the jurisdiction of the Village of Buffalo Grove.

School Procedures

A copy of the school's student drop-off and pick-up procedures is attached.

Classroom time is from 7:50 AM to 2:50 PM. Eighteen school buses use the west parking lot to unload and load their passengers. In the morning, the buses enter the south entrance and turn left into the west lot. A staff member is present to create an opening in exiting parent traffic to allow the turn. After unloading, the buses exit the north entrance.

In the afternoon, the buses enter the north entrance and face southbound when the load students. After they are loaded, the buses exit the signalized south entrance via the traffic signal. A staff member will stop exiting parent traffic to allow the buses to leave as a group.

All parent vehicles must enter from the south signalized entrance and go east thru the south parking lot and loop back west to the south side of the school for drop-off in the morning and pick-up in the afternoon.

Staff can enter either drive to park at either lot.

School Observations

EEA observed the school's arrival period on Wednesday November 15th and dismissal on Friday November 17th, 2023.

Arrival

1. Weather sunny and clear with temperature at 54° F.
2. At approximately 7:37 AM, parent vehicles started stacking onto Weiland road until 7:47 AM or 10 minutes.
3. Most of the queuing was on northbound Weiland Road in the northbound right-turn lane and northbound curb lane extending up to the Creekside Commons driveway approximately 500 feet to the south.
4. The left northbound thru lane was clear that enabled non-school traffic to pass the queued vehicles.
5. Several parents stopped in the queue on Weiland Road let their students exit from the vehicle.
6. A couple of parents dropped off their students in the parking lot behind the 7-11 convenience store.
7. School bus traffic operated well.

Dismissal

1. Weather sunny and clear with temperature at 50° F.
2. No afternoon queuing was observed in the Weiland Road thru lanes. A couple of vehicles were stopped in the right-turn lane.
3. Several parents used the 7-11 lot or the Veteran's Park lot to wait for and pick-up their student(s).
4. School bus traffic operated well.
5. A few students crossed Weiland Road at the signal to the Veteran Park lot and were picked up by their parents.
6. Dismissal lasted about 15 minutes in total.

Northbound Queuing on Weiland Road

During the morning arrival period, there is a significant amount of parent vehicles queuing on Weiland Road for approximately ten minutes. The available on-site stacking lane is 825 feet long or 41 vehicles. The ideal solution would be to add additional space on-site for the overflow vehicles. Unfortunately, the school site is small and landlocked preventing it from expanding the parent drop-off.

Proposed Campus Changes

The school district is proposing to add a third gymnasium and updated locker rooms to adequately meet the physical education requirements for their existing student population. In addition, an enclosed building connection is proposed between the junior high and the administration center to allow access to additional classrooms for specific programming needs. Existing administrative space will be remodeled into classrooms with some administrative functions moved offsite to make room for the remodel. Twelve parking spaces will be removed in the administrative lot.

These changes are considered elbow room improvements to accommodate existing programming needs for the current student population. They are not designed to accommodate an increase in the number of students. In the administrative center, the activity will decrease proportionality with the space reallocated to the school. Overall, there will be no significant change in the traffic volumes or flow around the school due to these changes.

EXHIBIT A

APTAKISIC JUNIOR HIGH SCHOOL STUDENT DROP OFF and PICK UP PROCEDURES 2021-2022

The safety of everyone who comes to our schools is extremely important. Please keep these guidelines in mind when coming to the Junior High:

- Follow instructions from school staff members and on posted signs.
- Be courteous and patient. Leave extra time when dropping off and picking up your students.
- Encourage students to ride the bus to and from school as often as possible.

Morning Drop-Off

- *Parents drop-off students at the south end of the building and exit at the new traffic signal at the south entrance/exit.* Please follow the signs around the drop-off loop, stay in a single-file line along the curb, and pull forward to the designated location to drop off your student. Exit at the new traffic signal onto Weiland Road. **ALL** parent drop-off traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road. The north exit will be used for buses only during arrival and dismissal.
- *Buses drop off in front of the school.* The front or west lot will be used for bus drop off only. **ALL** parent drop-off traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road.
- *Bike riders:* The bike rack is on the south side of the building. Students should use the sidewalk and designated crosswalk to access the bike rack area.
- *Walkers:* The cross walk at Weiland Road has been moved to the north side of the new traffic signal at the south entrance/exit. The crossing guard will also be moved to this location.

EXHIBIT A

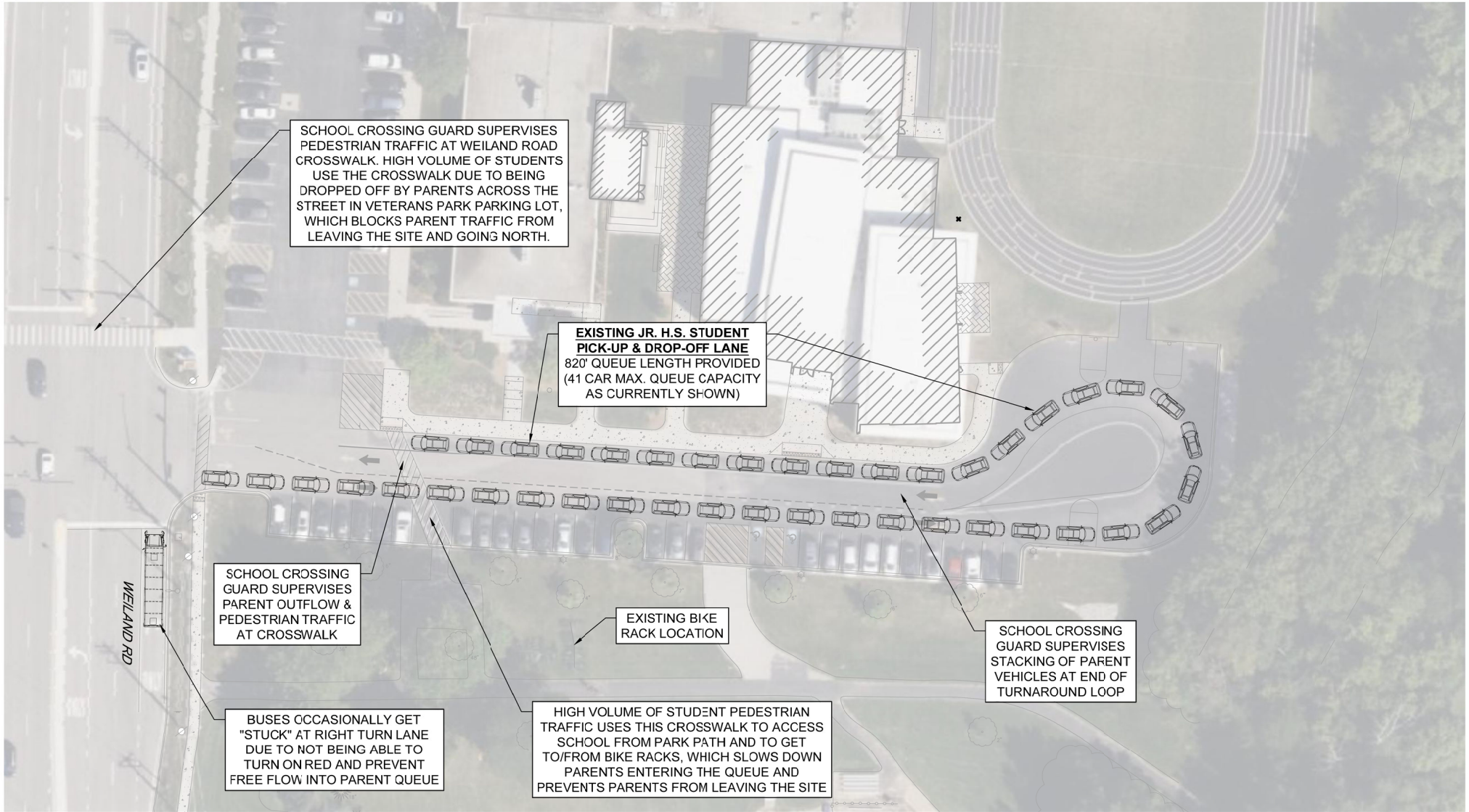


After School Pick-Up - 2:50 pm

- *Parents pick up at the south end of the building and exit at the new traffic signal at the south entrance/exit.* Please follow the signs around the pick-up loop, stay in a single file line along the curb, and pull forward to the designated location to pick-up your student. Student pick up is only allowed along the curb side area designated by the solid white line. Once your student is picked up, parents may use the left (inside) lane to then exit the parking lot at the new traffic signal at the south entrance/exit making a right or left turn onto Weiland Road. For safety, students must stay in the designated student areas along the curb and will **NOT** be permitted to walk through the pick-up loop for any reason. The north exit will be used for buses only during arrival and dismissal. **Please do not arrive at school before 2:40pm for pick-up.**
- *Buses pick up in front of the school.* The front or west lot will be used for bus pick-up only. **ALL** parent pick-up traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road.
- *Bike riders:* The bike rack is on the south side of the building. Students should use the sidewalk and designated crosswalk to access the bike rack area.
- *Walkers:* The cross walk at Weiland Road has been moved to the north side of the new traffic signal at the south entrance/exit. The crossing guard will also be moved to this location.

EXHIBIT A

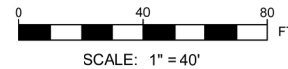




APTAKISIC JUNIOR HIGH SCHOOL
1231 WEILAND ROAD
BUFFALO GROVE, ILLINOIS

EXISTING PARENT PICK-UP &
DROP-OFF OPERATIONS EXHIBIT

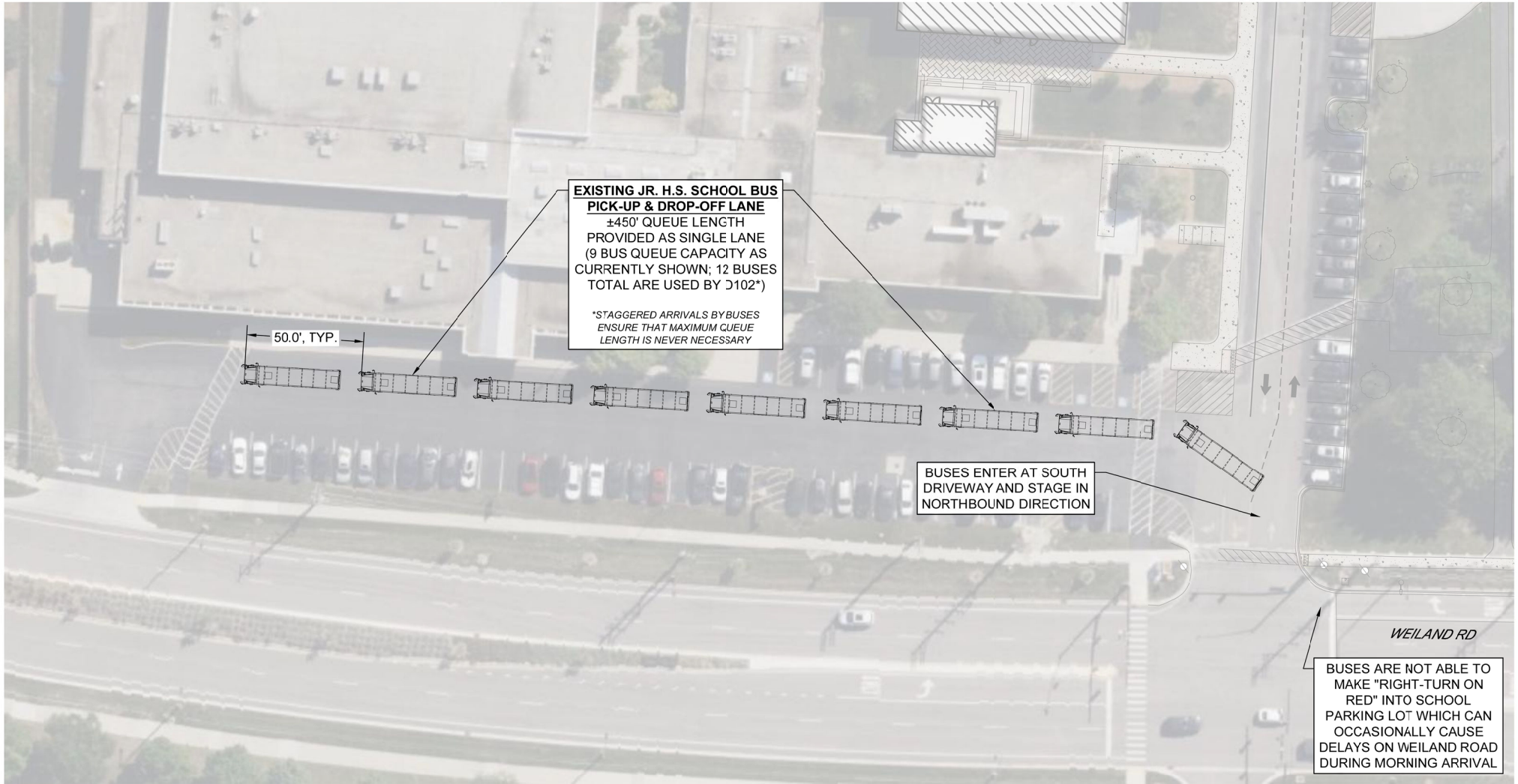
SCALE: 1"=40' (11x17)

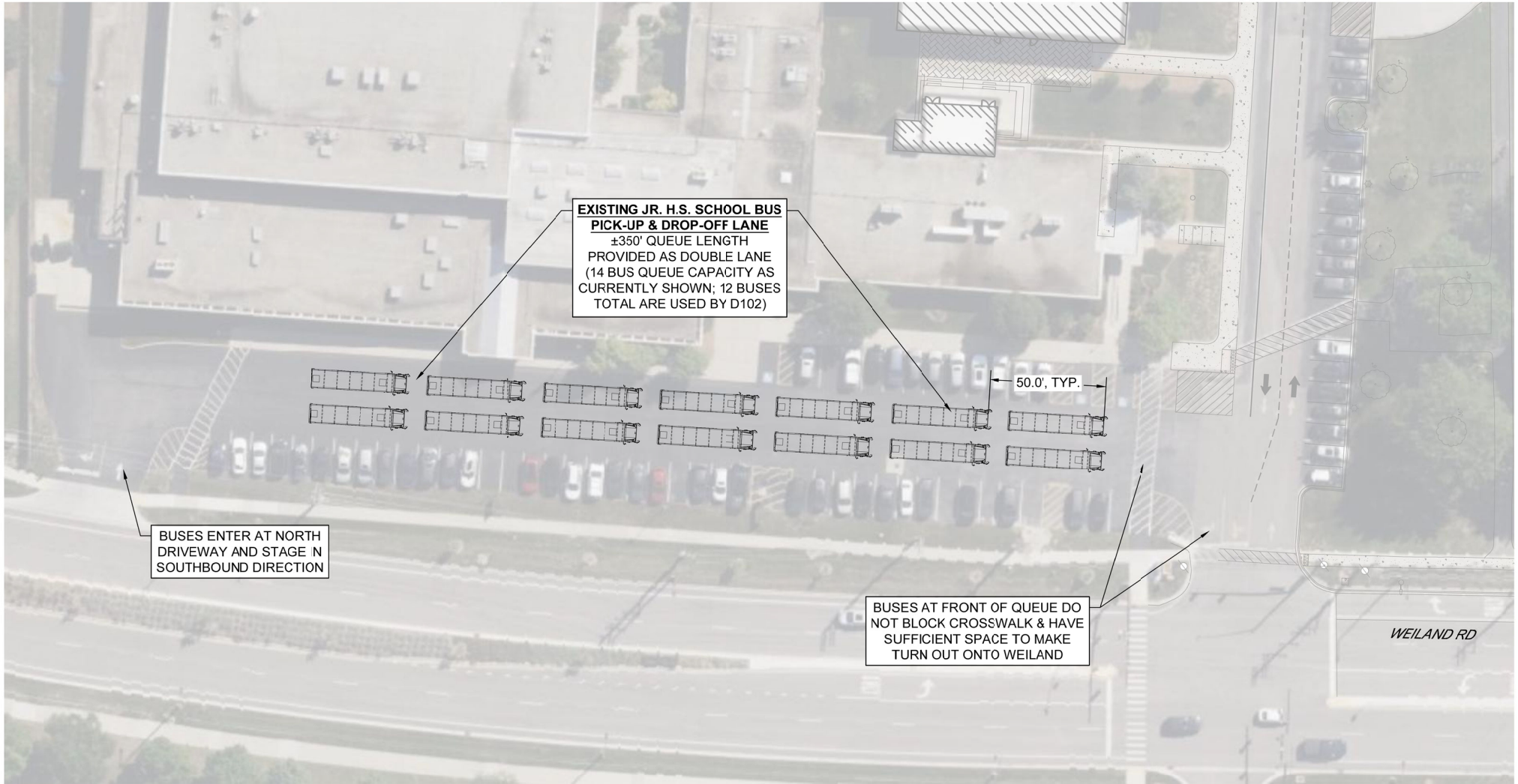


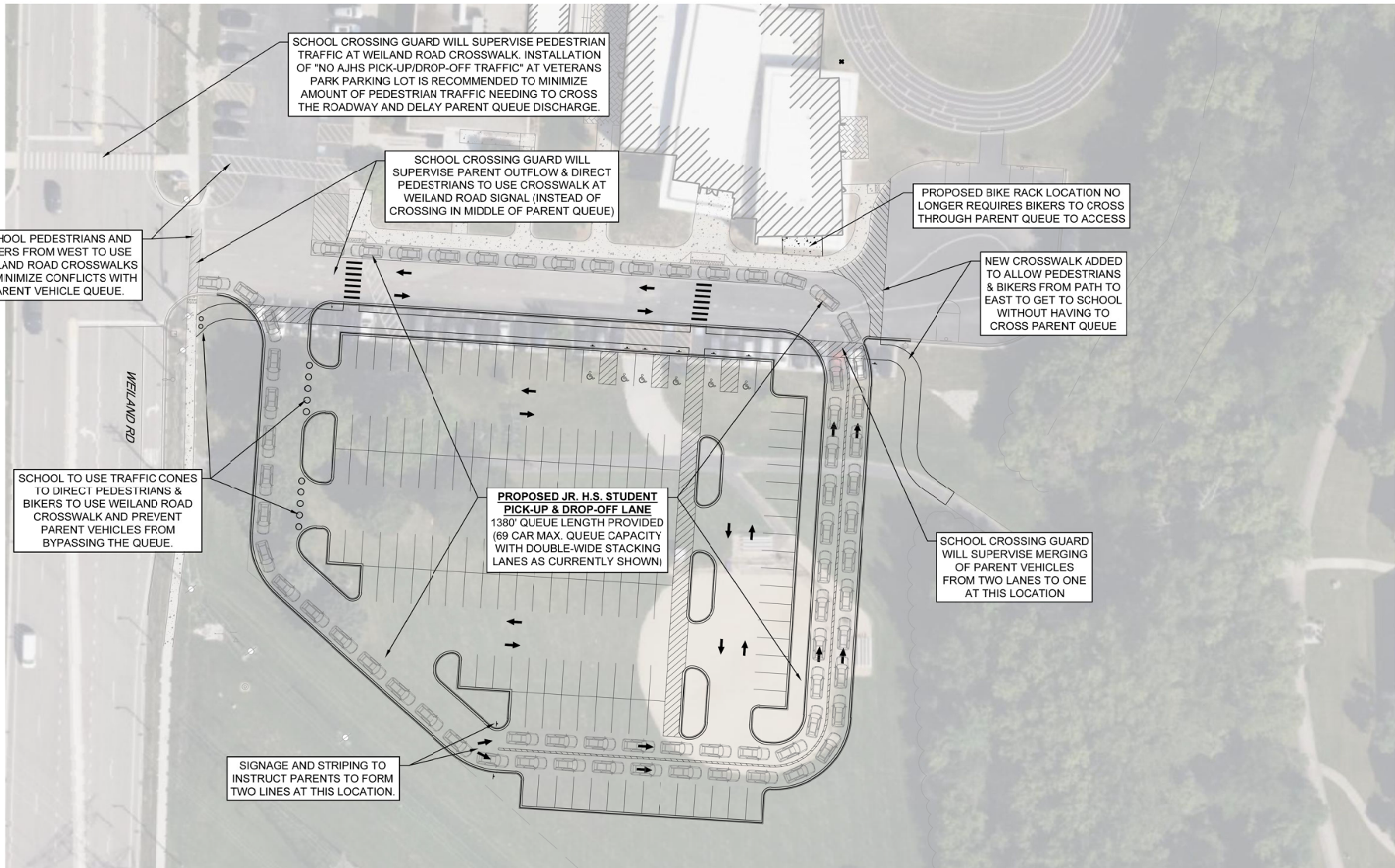
EX-1



SEPTEMBER 20, 2024



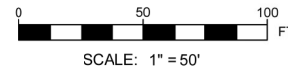




APTAKISIC JUNIOR HIGH SCHOOL
1231 WEILAND ROAD
BUFFALO GROVE, ILLINOIS

PROPOSED PARENT PICK-UP & DROP-OFF OPERATIONS EXHIBIT

SCALE: 1"=50' (11x17)



SEPTEMBER 20, 2024

PR-1



SURVEY OF EXISTING TREES

BEST 5					
TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	6"	Ulmus ssp.	Hybrid Elm	5	Remove for Development
102	6"	Quercus rubra	Red Oak	4	Remove for Development
103	4"	Celtis occidentalis	Common Hackberry	4	Remove for Development
104	7"	Ulmus ssp.	Hybrid Elm	5	Remove for Development
105	6"	Quercus rubra	Red Oak	3	Remove for Development
106	6"	Quercus rubra	Red Oak	4	Remove for Development
107	6"	Celtis occidentalis	Common Hackberry	4	Remove for Development
108	6"	Quercus rubra	Red Oak	3	Remove for Development
109	2"	Quercus macrocarpa	Bur Oak	2	Remove for Development
110	27"	Gleditsia triacanthos v. iner	Honeylocust	5	Remove for Development, KEY
111	48"	Acer saccharinum	Silver Maple	4	Remove for Development
112	21"	Tilia americana	American Linden	5	Remove for Development, SGNF
113	36"	Acer saccharinum	Silver Maple	4	Remove for Development
114	24"	Acer platanoides	Norway Maple	5	Remove for Development, KEY
116	18"	Picea pungens 'Glauc'	Colorado Blue Spruce	4	Remove for Development, SGNF
119	18"	Acer platanoides	Norway Maple	4	Remove for Development, SGNF
120	21"	Tilia cordata	Littleleaf Linden	5	Remove for Development, SGNF
121	12"	Gleditsia triacanthos v. iner	Honeylocust	5	PROTECT, SGNF
TOTAL TREES REMOVED = 15 = 178 TOTAL CAL. INCHES - 258 CAL. INCHES FULL REPLACEMENT					

Condition evaluation scale:
5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
4 - Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
0 - Tree is dead.

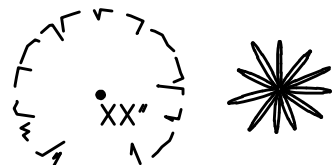
EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A RECREATIONAL LOT. SEVERAL VERY LARGE TREES EXIST ON THE PROPERTY. 17 TREES RANGING IN SIZE FROM 2"-48" WILL BE REMOVED AS PART OF THIS PROJECT. *- 2 LARGE SILVER MAPLES HAVE NOT BEEN INCLUDED IN TREE REPLACEMENT CALCULATIONS BECAUSE OF SPECIES.

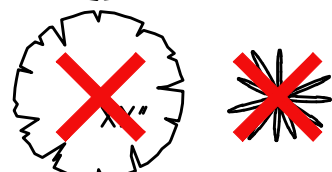
TREE PROTECTION & REMOVAL NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND



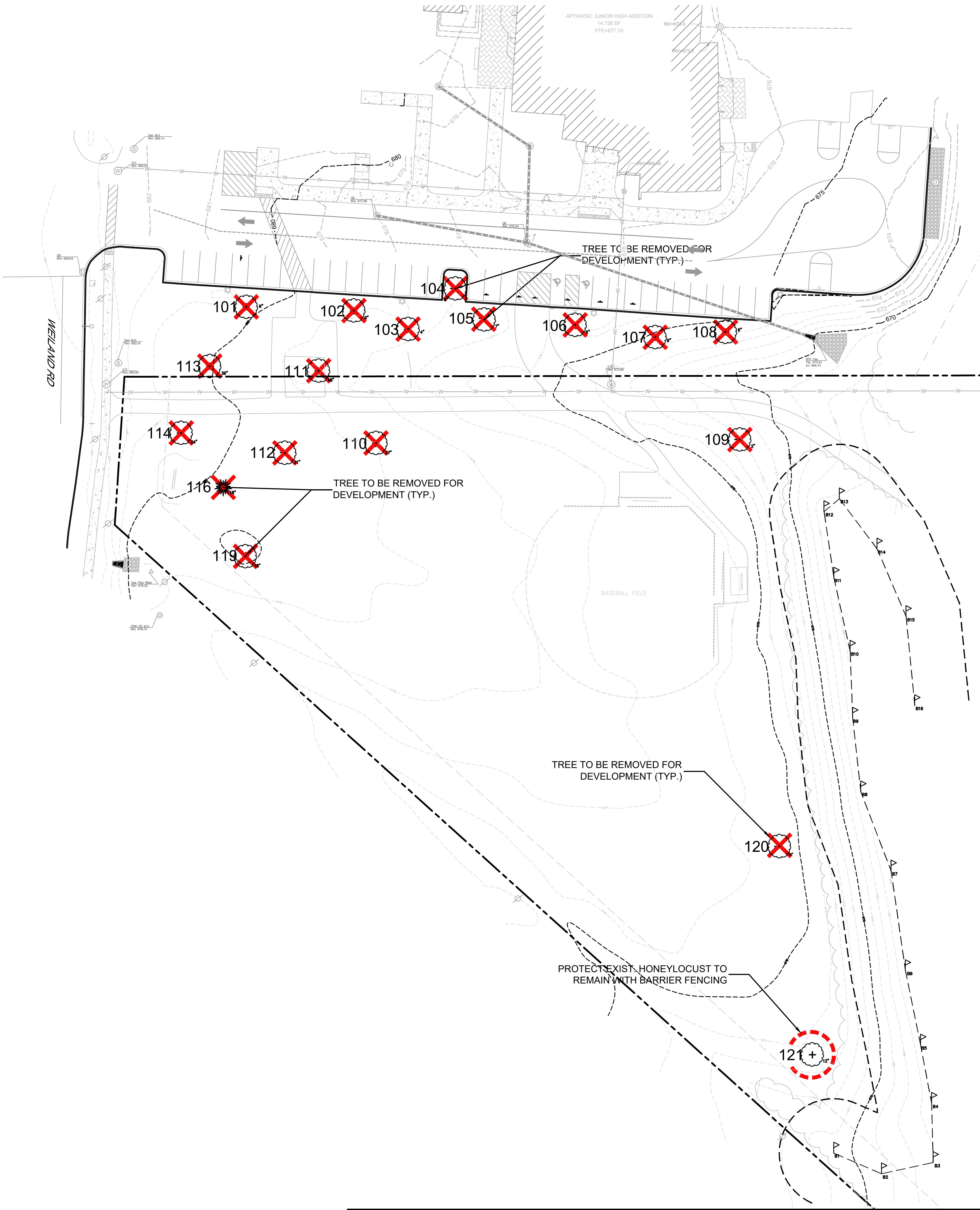
EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

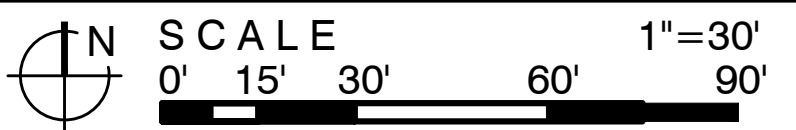


BARRIER FENCING TO BE INSTALLED



1

TREE PROTECTION & REMOVAL PLAN



LG
Workshop,LLC

Landscape Architecture
Master Planning
Site Planning

1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME

Aptakisic Junior
High School

Proposed
Parking Lot

1231 Weiland Rd,
Buffalo Grove, IL 60089

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	10/04/2024
2.	Revised per Comment	10/11/2024

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2408034

DATE
08-20-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL
PLAN

SHEET NUMBER

L.1



PROJECT TEAM

CIVIL ENGINEER:
CAGE
CIVIL ENGINEERING

PROJECT NAME

Aptakisic Junior
High School

Proposed
Parking Lot

1231 Weiland Rd,
Buffalo Grove, IL 60089

DRAWING ISSUED

NO. TITLE DATE
1. Issued for Permit 10/04/2024
2. Revised per Comment 10/11/2024

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2408034

DATE
08-20-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN

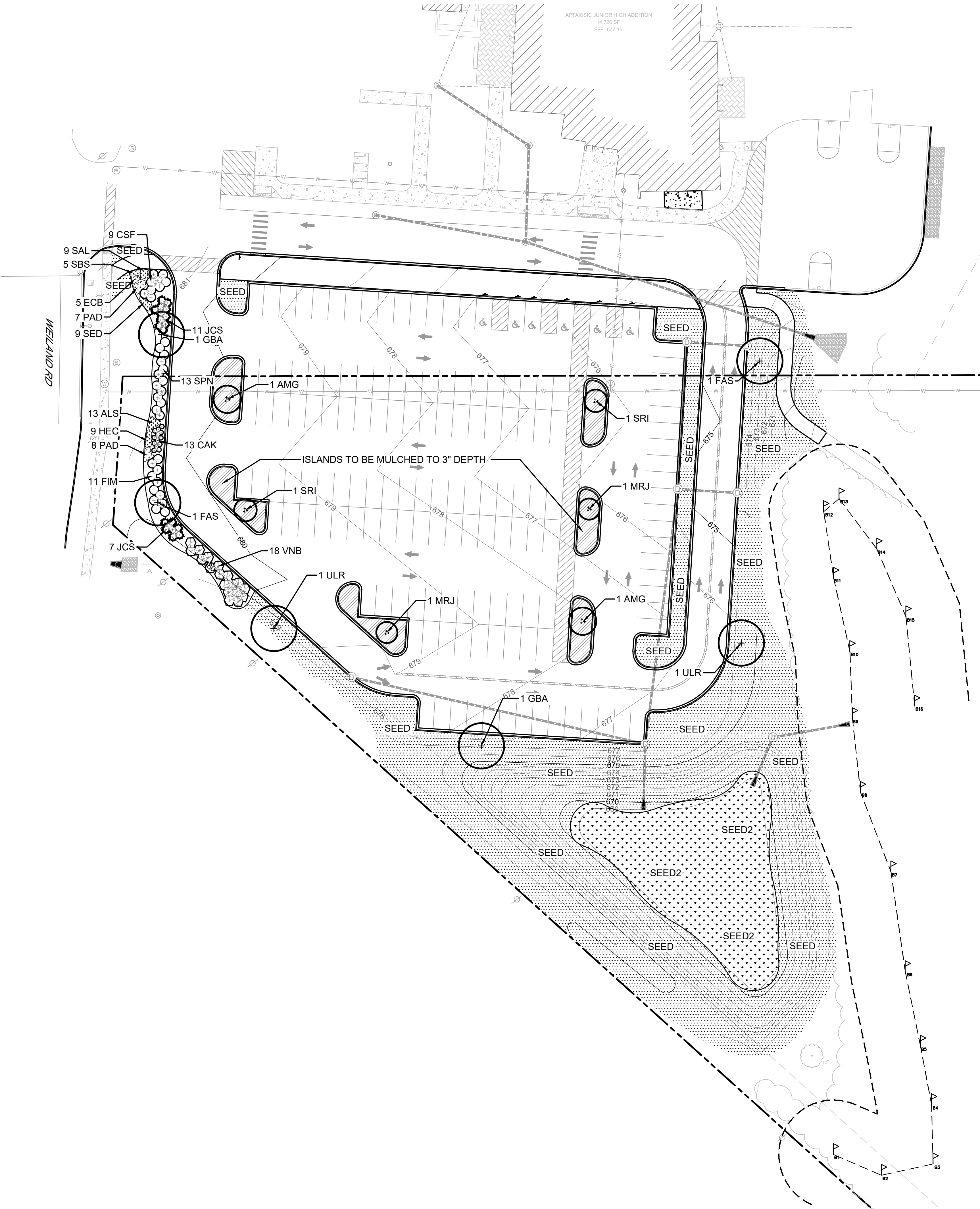
SHEET NUMBER

L.2

PLANT LIST					
SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
FAS	2.5" cal.	2	Fagus sylvatica	European Beech	B&B
GBA	2.5" cal.	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B&B
ULR	2.5" cal.	2	Ulmus x 'Regal'	Regal Elm	B&B
ORNAMENTAL TREES					
AMG	6' multi.	2	Amelanchier grandiflora 'Autumn Brill'	Autumn Brilliance Apple Serviceberry	B&B
MRJ	6' multi.	2	Malus x 'Red Jewel'	Red Jewel Crabapple	B&B
SRI	6' multi.	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	B&B
DECIDUOUS SHRUBS					
CSF	24" ht.	9	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B
FIM	24" ht.	11	Forsythia intermedia 'MNICH101'	Believe It Or Not Forsythia	B&B
SPN	24" ht.	13	Salix purpurea 'Nana'	Arctic Willow	B&B
VNB	24" ht.	18	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B
EVERGREEN SHRUBS					
JCS	24" ht.	18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
ORNAMENTAL GRASSES					
CAK	#1 gal.	13	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	
GROUND COVER / PERENNIALS					
ALS	#1 cont.	13	Allium 'Summer Beauty'	Summer Beauty Onion	18" O.C.
ECB	#1 cont.	5	Echinacea x. 'Balsomoblanc'	Sombrero Blanco Coneflower	18" O.C.
HEC	#1 cont.	9	Hemerocallis x. 'Chicago Apache'	Chicago Apache Daylily	18" O.C.
PAD	#1 cont.	15	Perovskia atriplicifolia 'Denim n Lace'	Denim n Lace Russian Sage	24" O.C.
SAL	#1 cont.	9	Salvia nemerosa 'May Night'	May Night Sage	18" O.C.
SBS	#1 cont.	5	Stachys byzantina 'Silver Carpet'	Silver Carpet Lambs Ears	18" O.C.
SED	#1 cont.	9	Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
TURF / SEED MIXES					
MULCH	sq. yd.	520	3" depth - Western Bed for and all islands.		
SEED	sq. yd.	3544	Seeded Lawn - See Notes Below		
SEED2	sq. yd.	826	Native Seed Mix - Basin Bottom - Native Lo Pro Detention / Floodplain Mix		
SEED: ALL SEEDED AREAS TO RECEIVE FERTILIZER. FERTILIZER SHALL BE STANDARD COMMERCIAL 10-8-6 OR 10-6-4 GRADE, OR AS OTHERWISE APPROVED BY THE VILLAGE ENGINEER, UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR APPLICATION WITH PROPOSED EQUIPMENT. TURF SEED MIXTURE SHALL BE A CERTIFIED SEED MIX CONSISTING OF THIRTY PERCENT PARK KENTUCKY BLUEGRASS, THIRTY PERCENT DAWSON CREEPING RED FESCUE, THIRTY PERCENT "FULTS" PUCCINELLIA DISTANS, AND TEN PERCENT PENNFINE PERENNIAL RYEGRASS, AND SHALL BE APPLIED AT THE MINIMUM RATE OF ONE HUNDRED EIGHTY POUNDS PER ACRE					
SEED2: NATIVE SEED MIX - NATIVE LO PRO DETENTION / FLOODPLAIN MIX AVAILABLE THROUGH: GENESIS NURSERY, INC. 23200 HURD RD. TAMPICO, IL 61283 PHONE: 877-817-5325					
APPLY AMERICAN EXCELSIOR PREMIER STRAW W/ BIO. FIBERNET EROSION CONTROL BLANKET OR EQUAL STAKED EVERY SQ. YD. ON ALL AREAS TO RECEIVE SEED.					

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROP. LARGE DECIDUOUS SHRUB
- PROP. MEDIUM DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL MASSING
- 3" MULCH - SEE NOTE #8
- SEEDED TURF
- SEED(2)ED NATIVE BASIN BOTTOM

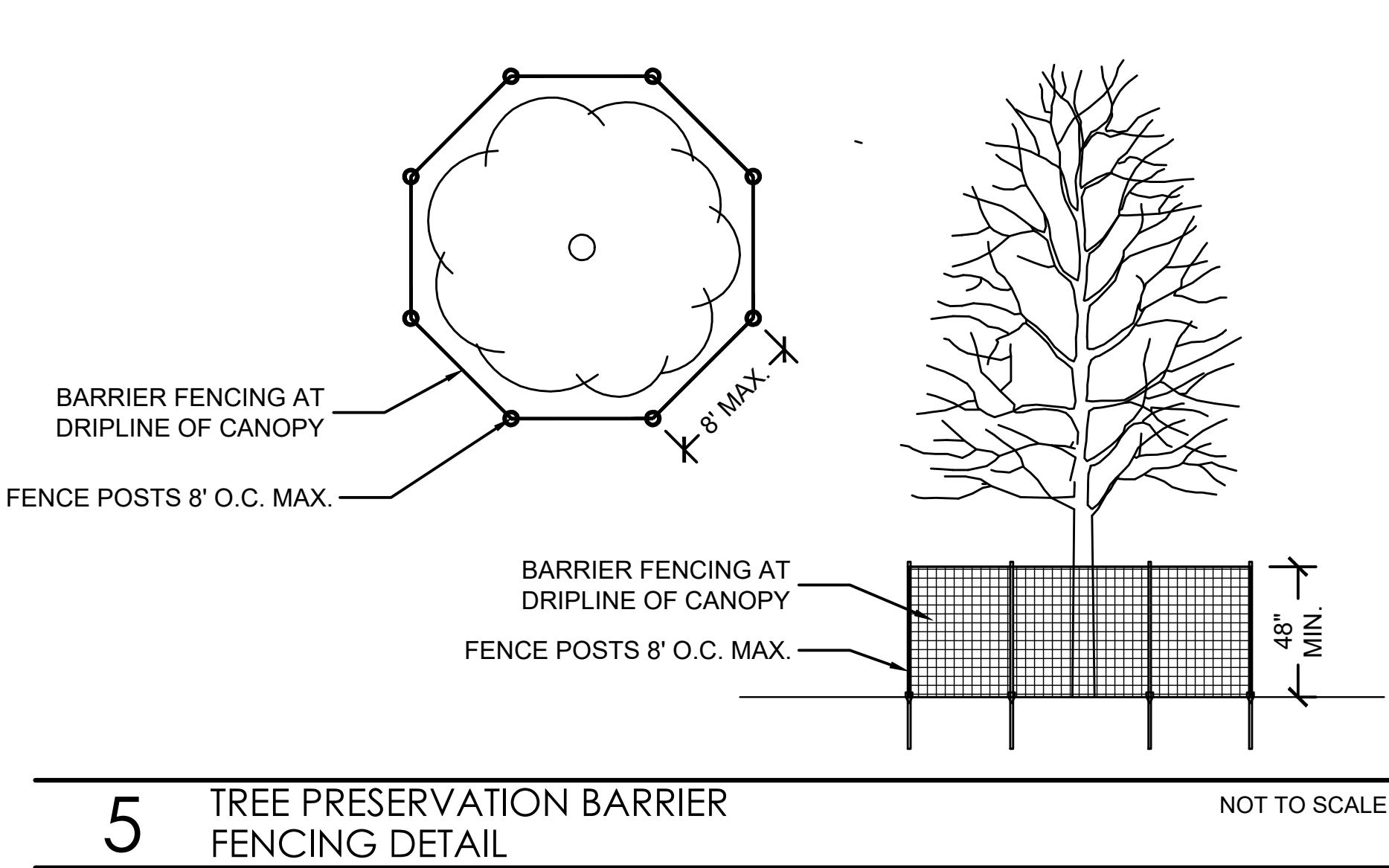
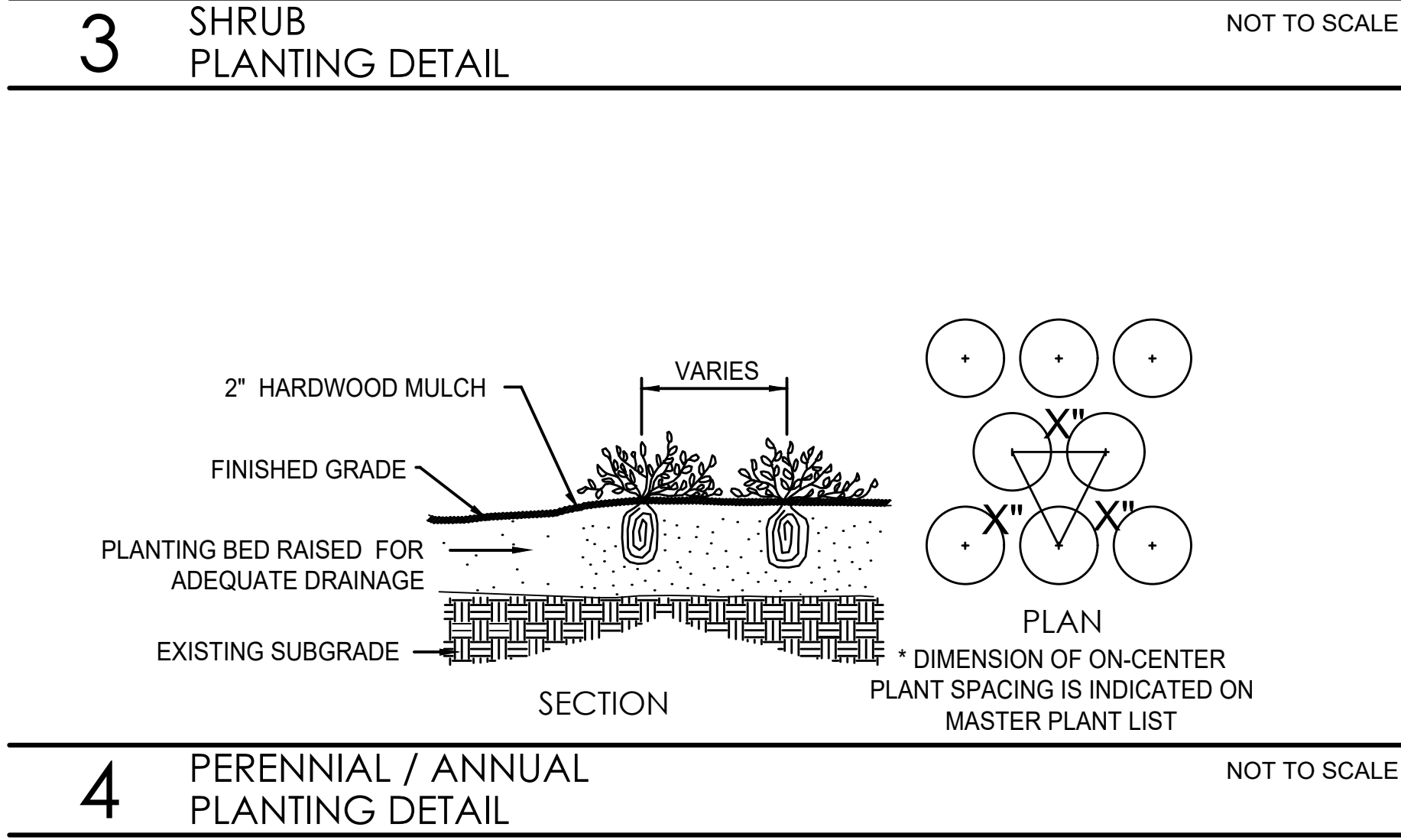
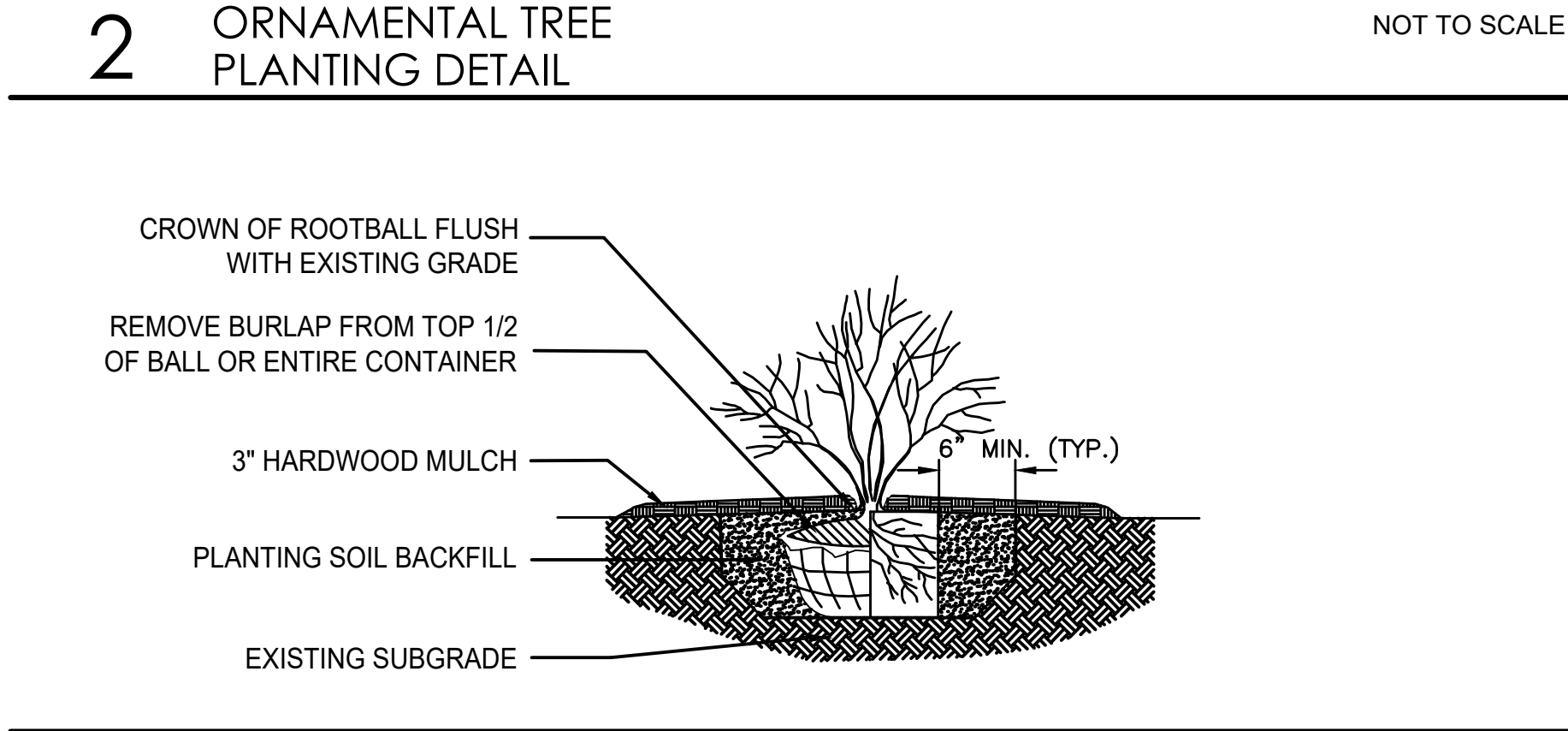
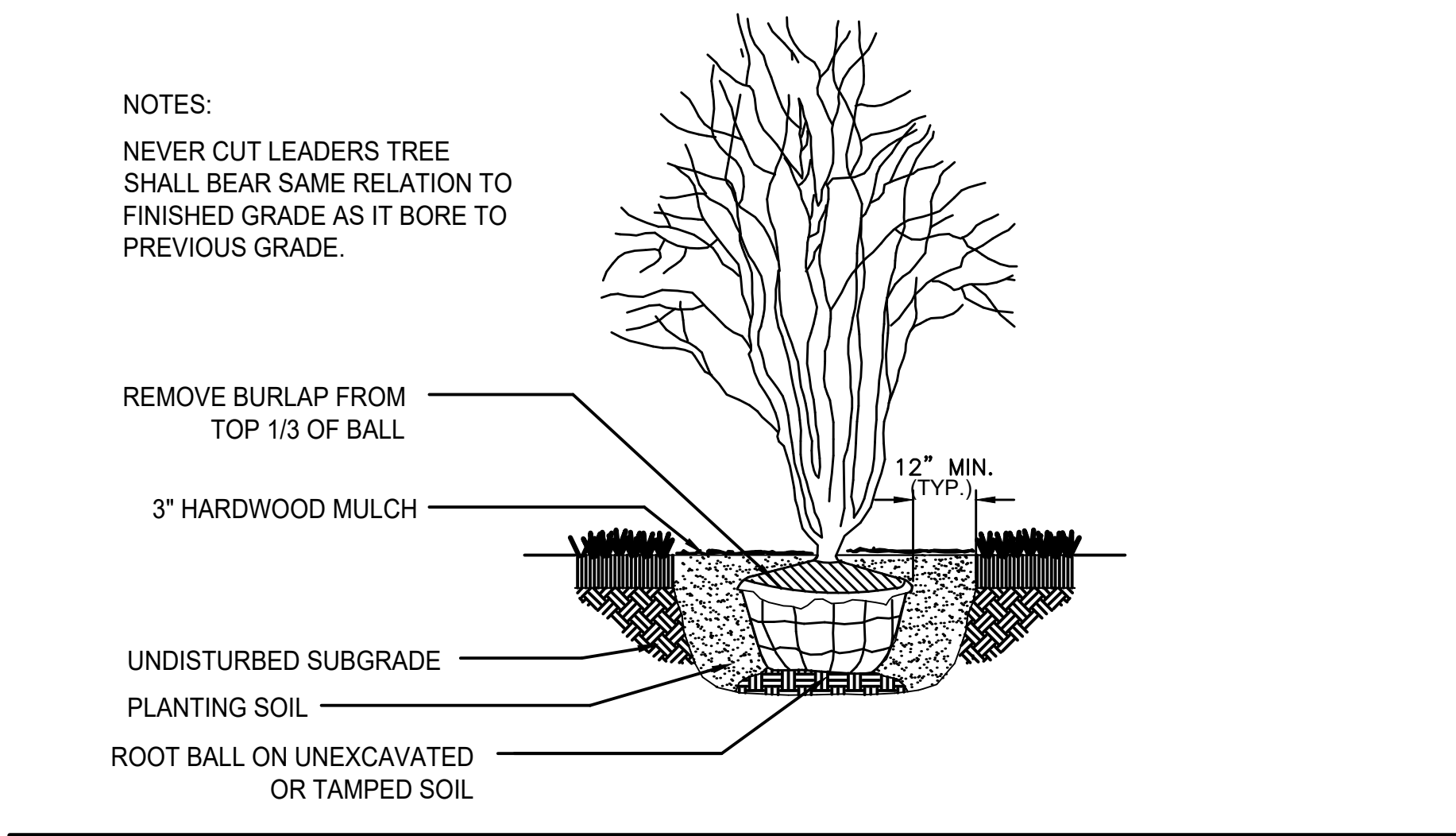
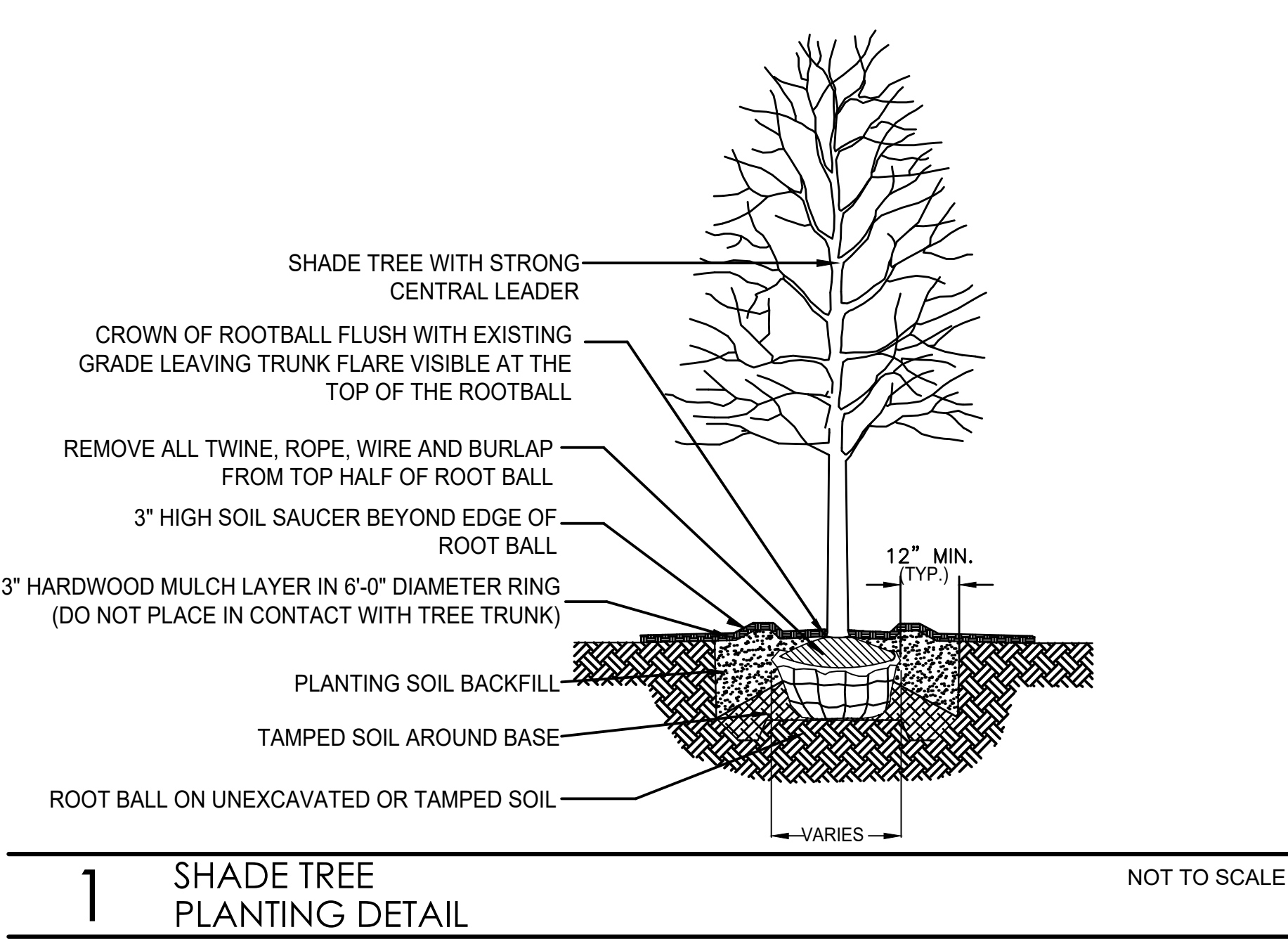


1 LANDSCAPE PLAN

N SCALE 1"=30' 0' 15' 30' 60' 90'



PROJECT TEAM



5 TREE PRESERVATION BARRIER FENCING DETAIL

SEED(2)ED NATIVE BASIN BOTTOM - PLANT LIST

REMOVE Leersia oryzoides - Rice Cut Grass - from the mix below.

Native La Pro Detention / Floodplain Mix	36		
Native species per mix	710		
Native seeds per square foot	24.51		
Native FQI NE Illinois	19.41		
Native Mean C Value NE Illinois	4.09		
Native Mean C Value Illinois	3.24		
Mean W Value NE Illinois	(3.83)		
Mean W Value Illinois	(3.89)		

ACRONYMS																						bloom time																			
S&W	ILL	USDA	vPlants	scientific name	common name	family	type	C	index	acro	C	index	acro	height	color	M	A	M	J	J	A	S	O	N	seeds/oz	seeds/lb	lb/ac	seeds/ acre	seeds/ftsq	% by weight	% by count										
AGRALA	AGRALA	AGG12	AGG12	Agrostis gigantea (A.alba)	Red Top Grass	Gramineae	Ad P Grass	0	-3	FACW	0	-3	FACW	2.5-3.5 (3.0)	na										312,500	5,000,000	0.500	2,500,000	57.39	3.58%	8.08%										
AGRALP	AGRALP	AGS12	AGS12	Agrostis stolonifera (A.alba palustris)	Beet Grass	Gramineae	Ni P Grass	10	-5	[OBL]	8	-5	FACW	1.0-2.0 (1.5)	na										400,000	6,400,000	1.500	9,600,000	220.39	10.74%	31.04%										
CXREBB	CXREBB	CABE2	CABE2	Carex Bobbi	Bobbi Sedge	Cyperaceae	Ni P Sedge	6	-5	OBL	8	-5	OBL	2.0-3.0 (2.5)	na										112,500	1,800,000	0.350	900,000	20.66	3.58%	2.91%										
CXGRAN	CXGRNG	CAGR3	CAGR3	Carex granularis	Meadow Sedge	Cyperaceae	Ni P Sedge	4	-4	FACW+	2	-4	FACW+	1.0-1.5 (1.3)	na										20,625	330,000	0.125	41,250	9.95	0.90%	0.13%										
CXLUPE	CXLUPE	CALU3	CALU3	Carex lupuliformis	Koobbed Hop Sedge	Cyperaceae	Ni P Sedge	10	-5	[OBL]	5	-4	FACW+	2.0-3.0 (2.5)	na										5,125	82,000	0.063	5,166	0.12	0.45%	0.02%										
CXSCOP	CXSCOP	CASC5	CASC5	Carex scoparia	Pointed Broom Sedge	Cyperaceae	Ni P Sedge	7	-3	FACW	5	-3	FACW	1.0-3.0 (2.0)	na										87,500	1,400,000	0.313	438,200	10.06	2.24%	1.42%										
CXSTIP	CXSTIP	CAST5	CAST5	Carex stipula	Awfroot Sedge	Cyperaceae	Ni P Sedge	3	-5	OBL	2	-5	OBL	2.0-3.0 (2.5)	na										35,000	560,000	0.063	35,280	0.81	0.45%	0.11%										
CKXVULP	CXVULP	CAVU2	CAVU2	Carex vulpionidea	Fox Sedge	Cyperaceae	Ni P Sedge	2	-5	OBL	3	-5	OBL	2.0-3.0 (2.5)	na										97,188	1,555,000	0.500	777,500	17.85	3.58%	2.51%										
CYPESC	CYPESC	CYES	CYES	Cyperus esculentus	Barnyard Nut Sedge	Cyperaceae	Ni P Sedge	0	-1	[FAC+]	0	-3	FACW	0.5-2.0 (1.3)	yellowish										75	1,200	0.063	76	0.60	0.45%	0.00%										
ECRCRU	ECRCRU	ECRC	ECRC	Echinochloa crusgalli	Field Nut Grass	Gramineae	Ni A Grass	0	-3	FACW	+	-3	FACW	1.5-3.5 (2.5)	na										7,375	118,000	2.500	295,000	6.77	17.91%	0.95%										
ELORBT	ELORBT	ELOR2	ELOR2	Elyochloa obtusa	Blunt Spike Rush	Cyperaceae	Ni A Sedge	3	-5	OBL	2	-5	OBL	1.0-1.5 (1.3)	na										131,250	2,100,000	0.015	31,500	0.72	0.11%	0.10%										
ELYCAN	ELYCAN	ELCA4	ELCA4	Elymus canadensis	Canada Wild Rye	Gramineae	Ni P Grass	4	1	FAC+	4	1	FAC+	2.0-4.0 (3.0)	na										7,500	120,000	1.000	120,000	2.75	7.16%	0.39%										
ELYVIR	ELYVIR	ELYV3	ELYV3	Elymus virginicus	Virginia Wild Rye	Gramineae	Ni P Grass	4	-2	FACW	4	-2	FACW	1.5-3.0 (2.3)	na										5,750	92,000	2.000	184,000	4.22	14.33%	0.59%										
GLYSTR	GLYSTR	GLST	GLST	Glyceria striata	Fowl Mann Grass	Gramineae	Ni P Grass	4	-3	[FACW]	4	-5	OBL	1.5-3.0 (2.3)	na										153,125	2,450,000	0.125	306,250	7.03	0.90%	0.99%										
JUNEEF	JUNEEF	JUEF	JUEF	Juncus effusus	Common Rush	Juncaceae	Ni P Rush	7	-5	OBL	4	-5	OBL	1.0-2.0 (1.5)	green										2,812,500	45,000,000	0.015	675,000	15.50	0.11%	2.18%										
JUNTEN	JUNTEN	JUTE	JUTE	Juncus tenuis	Slender Rush	Juncaceae	Ni P Rush	0	2	[FAC+]	0	0	FAC	0.2-1.3 (1.0)	green										3,080,000	48,000,000	0.015	720,000	16.53	0.11%	2.33%										
JUNTOR	JUNTOR	JUTO	JUTO	Juncus torreyi	Torrey Rush	Juncaceae	Ni P Rush	4	-3	FACW	3	-3	FACW	0.5-1.5 (1.0)	green										2,375,000	38,000,000	0.015	570,000	13.09	0.11%	1.84%										
PANDJI	PANDJI	PNDJ	PNDJ	Panicum dichotomiflorum	Knee Grass	Gramineae	Ni A Grass	0	-2	FACW	0	-2	FACW	1.0-4.0 (2.0)	na										40,063	641,000	0.250	160,250	3.68	1.79%	0.52%										
POPAAS	POPAAS	POPV2	POPV2	Poa palustris	Marsh Blue Grass	Gramineae	Ni P Grass	9	-4	FACW+	7	-4	FACW+	1.0-2.0 (1.5)	na										688,750	2,700,000	0.250	675,000	15.50	1.79%	2.18%										
SCIPUN	SCIAM	SCPU10	SCPU10	Scirpus americanus	Chairmakers Rush	Cyperaceae	Ni P Sedge	5	-5	OBL	3	-5	OBL	3.0-4.0 (3.5)	brown										14,063	225,000	0.625	140,625	3.23	4.48%	0.45%										
SCIATR	SCIATR	SCAT2	SCAT2	Scirpus atrovirens	Dark Green Rush	Cyperaceae	Ni P Sedge	4	-5	OBL	4	-5	OBL	2.0-5.0 (3.5)	brown										581,250	9,300,000	0.750	6,975,000	160.12	5.37%	22.55%										
SCIPEN	SCIPEN	SCPE4	SCPE4	Scirpus pendulus (S.immitis)	Red Bulrush	Cyperaceae	Ni P Sedge	4	-5	OBL	3	-5	OBL	1.0-5.0 (4.0)	brown										331,250	5,300,000	0.125	662,500	15.21	0.90%	2.14%										
Grandwood totals																						11,500	25,889,677	594	82.38%	83.70%															

ACRONYMS	scientific name	common name	family	type	C	index	acro	C	index	acro	height	color	M	A	M	J	J	A	S	O	N	seeds/oz	seeds/lb	lb/ac	seeds/ acre	seeds/ftsq	% by weight	% by count
ALISUB	ALIPPA	ALSU	ALSU	Alisma subcordatum	Common Water Plantain	Alismaceae	Ni P Forb	4	-5	OBL	2	-5	OBL	1.0-3.0 (2.0)	white							81,250	1,300,000	0.375	487,500	11.19	2.69%	1.58%
ASCINC	ASCINC	ASIN	ASIN	Asclepias incarnata	Swamp Milkweed	Asclepiadaceae	Ni P Forb	5	-5	OBL	4	-5	OBL	2.0-4.0 (3.0)	pink							5,625	90,000	0.188	16,920	0.39	1.35%	0.05%
BIDECR	BIDECR	BICE	BICE	Bidens cernua	Nodding Bid Marigold	Compositae	Ni A Forb	5	-5	OBL	2	-5	OBL	1.0-4.0 (2.5)	yellow							20,625	330,000	0.313	103,290	2.37	2.24%	0.33%
BIDPRO	BIDPRO	BIPR	BIPR	Bidens frondosa	Common Beggarstick	Compositae	Ni A Forb	1	-3	FACW	1	-3	FACW	3.0-4.0 (3.5)	yellow							5,250	84,000	0.125	10,500	0.24	0.90%	0.03%
BOECYC	BOECYC	BOCY	BOCY	Budneria cylindrica	Fake Nettle	Urticaceae	Ni P Forb	2	-5	OBL	3	-5	OBL	2.0-3.0 (2.5)	yellow							180,733	2,891,720	0.015	43,376	1.00	0.11%	0.14%
BOLLAR	BOLLAR	BOAS	BOASR	Boltonia asteroides	False Aster	Compositae	Ni P Forb	9	-5	[OBL]	5	-3	FACW	2.0-4.0 (3.0)	white							278,125	4,450,000	0.063	280,350	6.44	0.45%	0.91%
HELAUT	HELAUT	HEAU	HEAU	Helianthus annuus	Sunflower	Compositae	Ni P Forb	5	-4	FACW+	3	-4	FACW+	2.0-4.0 (3.0)	yellow							131,250	2,100,000	0.094	197,400	4.53	0.97%	0.64%
MMIRIN	MMIRIN	MIRI	MIRI	Mimulus ringens	Monkey Flower	Scrophulariaceae	Ni P Forb	6	-5	OBL	5	-5	OBL	1.0-2.0 (1.5)	blue							2,812,500	45,000,000	0.031	1,395,000	32.02	0.22%	4.51%
PENSED	PENSED	PES66	PES66	Pentstemon sedoides	Ditch Stonecrop	Scrophulariaceae	Ni P Forb	5	-5	OBL	2	-5	OBL	1.0-2.0 (1.5)	green							3,687,500	59,000,000	0.006	354,000	8.13	0.04%	1.14%
SAGLAT	SAGLAT	SALA2	SALA2	Sagittaria latifolia	Common Arrowhead	Alismaceae	Ni P Forb	4	-5	OBL	4	-5	OBL	2.0-4.0 (2.5)	white							75,000	1,200,000	0.063	75,600	1.74	0.45%	0.24%
ASTSIS	ASTSIM	SYLA4	ASLA80	Symphoricarpos lanceolatus	Panicled Aster	Compositae	Ni P Forb	3	-5	OBL	3	-5	OBL	4.0-5.0 (4.5)	white							193,750	3,100,000	0.031	96,100	2.21	0.22%	0.31%
ASTNOV	ASTNOV	SYNO2	ASNO	Symphoricarpos ramosus anglicus (Aster n)	New England Aster	Compositae	Ni P Forb	4	-3	FACW	4	-3	FACW	3.0-5.0 (4.0)	blue							87,500	1,400,000	0.125	175,000	4.02	0.90%	0.57%
TEUCAN	TEUCAN	TECA3	TECA3	Teucrium canadense	Germander	Labiatae	Ni P Forb	3	-3	FACW	3	-2	FACW	2.0-3.0 (2.5)	pink							15,938	255,000	0.031	7,905	0.18	0.22%	0.03%
VERHAS	VERHAS	VEHA2	VEHA2	Verbena hastata	Blue Vervain	Verbenaceae	Ni P Forb	4	-4	FACW+	3	-4	FACW+	2.0-6.0 (3.0)	blue							112,500	1,800,000	1.000	1,800,000	41.32	7.16%	5.82%
v123121																												
Forb totals																												
Gronnwood and Forb totals																												

Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key	Key
OBL = -5, FACW+ = -4, FACW = -3, FACW = -2, FAC+ = -1, FAC = 0, FAC = 1, FACU+ = 2, FACU = 3, FACU = 4, UPL = 5.																												

LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF BUFFALO GROVE LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESAL VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 3 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR

- MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
 - CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
 - SEE

LEGAL DESCRIPTION: LOT 2 IN WINDBROOKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1986, AS DOCUMENT NUMBER 2411928, IN LAKE COUNTY, ILLINOIS.

[illegible]

File: 210001 Capital.doc/2004-0-09/24-007/24-003 Paul Signed 02180204.doc, Printed: 3/18/2004 12:39 PM.

Illinois Professional Land Surveyor No. 035-002638
License Expiration Date 11/30/24



BEING A CONSOLIDATION OF VARIOUS LOTS AND PARCELS IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER, ALL IN SECTION 28 TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



Aptakisic Junior High Consolidated Plat

BEING A CONSOLIDATION OF VARIOUS LOTS AND PARCELS IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER ALL IN SECTION 28 TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

Issued for Review
October 7, 2024

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF LAKE)

Aptakisic-Trigg CCSD 102 does hereby certify that it is the Owner of the property described hereon and that it has caused the said property to be surveyed and consolidated as shown hereon.

Dated _____, A.D. 2024.

By: _____ Attest: _____

(Print Name)

(Print Name)

(Title)

(Title)

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, a notary public in and for said county in the state aforesaid do hereby certify that

_____ and _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such

_____ and _____ appeared before me this day in person and acknowledged they signed the said instrument as their own free and voluntary act for the use and purposes therein set forth.

Given under my hand and notarial seal.

This _____ day of _____, A.D. 2023

Notary Public

LAND SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF COOK) SS

B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of consolidating it into ONE (1) Lot as shown hereon:

PARCEL 1:

LOT 3 IN ABBOT BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1991 AS DOCUMENT 3038077, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER LINE OF APTAKISIC ROAD (NOW CALLED WELAND ROAD); THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY IN QUESTION.

EXCEPT WINDROBROOK SUBDIVISION.

EXCEPT ANY PARTS TAKEN FOR ROAD PURPOSES AND THAT PART OF THE LAND DEDICATED IN THE PLAT OF DEDICATION RECORDED DECEMBER 27, 1989 AS DOCUMENT NO. 2864096 AND THAT PART OF THE LAND CONVEYED IN THE WARRANTY DEED RECORDED JANUARY 9, 2019 AS DOCUMENT NO. 7536398.

PARCEL 3:

LOT 2 IN WINDROBROOK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1986, AS DOCUMENT NUMBER 2411928, IN LAKE COUNTY, ILLINOIS.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

It further certifies that this property is situated in Zone X, an Area of Minimal Flood Hazard, and zone AE, an area of special flood hazard where the base flood elevation has been determined, as designated by Flood Insurance Rate Map No. 1709700262K, effective date September 18, 2013.

Dated at Northbrook, Illinois, this _____ day of _____, A.D., 2024.

B. H. SUHR & COMPANY, INC.
LAND SURVEYORS

By: _____

MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2024

FOR REVIEW ONLY

SURVEYOR PERMISSION TO RECORD:

The undersigned hereby authorizes the Village of Buffalo Grove and/or its designated agents to record this Plat of Subdivision with the Office of the Lake County Recorder of deeds on behalf of the undersigned.

By: _____

MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2024

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF LAKE)

I, _____, Village Collector of the Village of Buffalo Grove, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereon that have been apportioned against the tract of land included in this plat of Consolidation.

Dated this _____ day of _____, A.D., 2024.

Village Collector

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF LAKE)

Approved by the Plan Commission of the Village of Buffalo Grove, Cook and Lake County,

Illinois, at a meeting held the _____ day of _____, A.D., 20____.

By: _____

Chairman

Attest: _____

Secretary

VILLAGE BOARD CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF LAKE)

Approved by the President and Board of Trustees of the Village of Buffalo Grove, Cook and

Lake County, Illinois, at a meeting held the _____ day of _____, A.D., 2024.

By: _____

Village President

Attest: _____

Village Clerk

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF LAKE)

Approved this _____ day of _____, A.D., 2024, by the Village Engineer of the Village of Buffalo Grove Cook and Lake County, Illinois.

Village Engineer

COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, County Clerk of _____ 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.

Given under my hand and seal of the County Clerk of _____ County, Illinois.

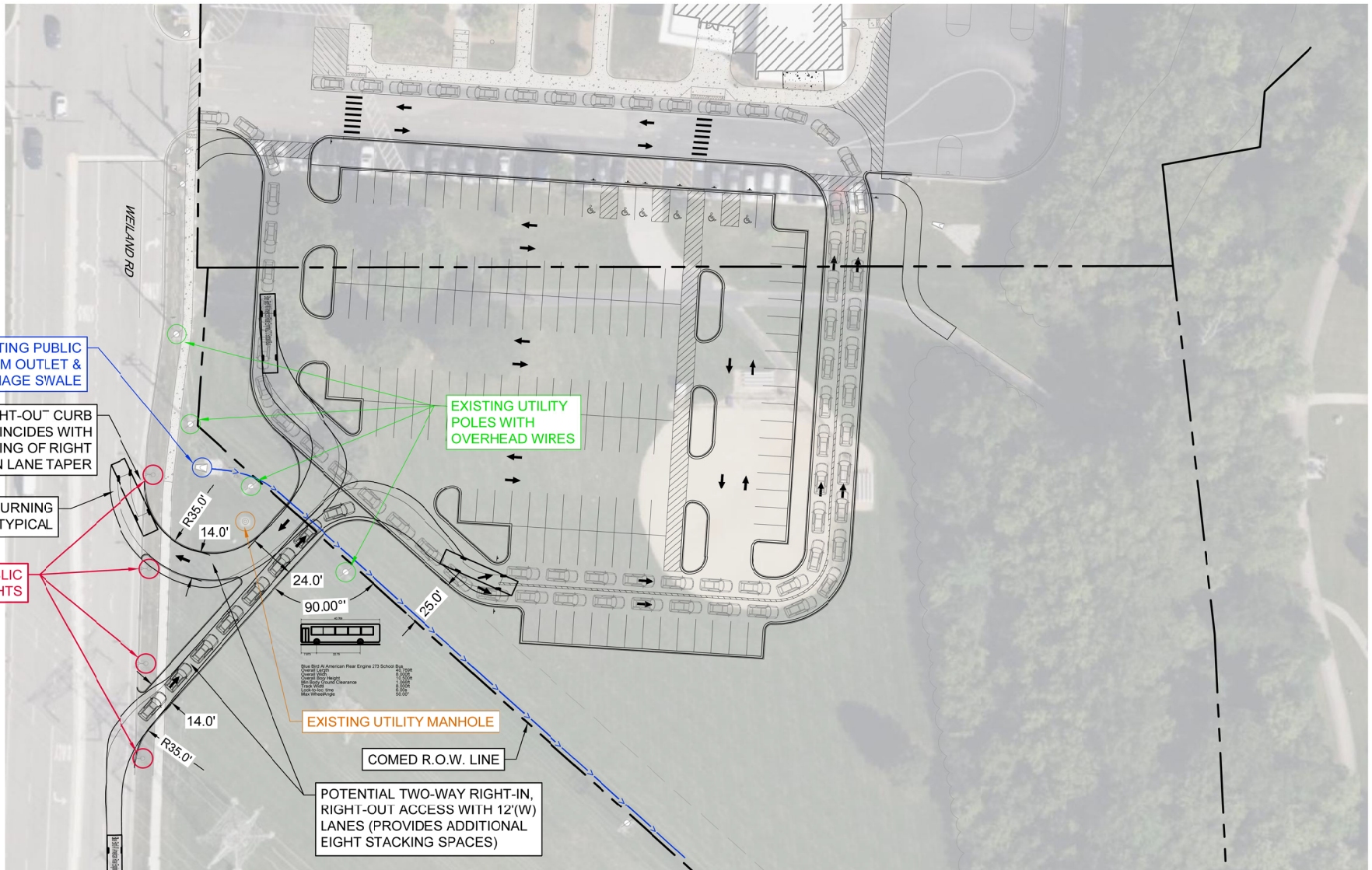
This _____ day of _____, A.D. 20____.

County Clerk

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	
459 SKEOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS 60062	
TEL: (847) 864-4331 / FAX (847) 864-4331	
E-MAIL: SURVEY@BHSUHR.COM	
LOCATION _____	1231 Welland Road
ORDER No. _____	24-070-A
ORDERED BY _____	Evan Tiberi
B.H. Suhr & Co., Inc. is a member firm of the B.H. Suhr Group, Inc.	

Parcel	PARID	Area
1	15-28-418-001	90,017 sq. ft., more or less.
2	15-28-418-001	400,942 sq. ft., more or less.
3	15-28-410-001	171,524 sq. ft., more or less.
		Total = 670,383 sq. ft., more or less.

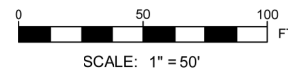
SUBMITTED BY AND RETURN PLAT TO:	
VILLAGE OF BUFFALO GROVE	LOT 1 SEND TAX BILL TO:
PLANNING & ZONING COMMISSION	
50 RAUPP BOULEVARD	
BUFFALO GROVE, IL 60089	



APTAKISIC JUNIOR HIGH SCHOOL
1231 WEILAND ROAD
BUFFALO GROVE, ILLINOIS

POTENTIAL SECONDARY
ACCESS EXHIBIT - OPTION 2

SCALE: 1"=50' (11x17)



EX-2



OCTOBER 7, 2024

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 Special Use consists of an expansion of the existing Aptakisic Jr. High School parking lot and parent drop-off/pick-up queue. The expansion will increase the queuing and parking capacity for on-site vehicles to the extents practicable, thereby minimizing the possibility of backups occurring onto the adjacent Weiland Road and improving the safety conditions in the vicinity of the school. The improvements will also minimize the amount of potential conflict points between vehicles and pedestrians on the school property during morning drop-off and afternoon pick-up periods, providing additional safety for students, parents, and staff.

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: As described above, the proposed special use is intended specifically to improve the existing on-site school traffic operations in an appropriate, orderly manner with respect to the adjacent street. The traffic improvements will result in school operations being more harmonious with the surrounding areas.

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: Due to the anticipated traffic and safety improvements by the proposed special use, it is not understood that any diminished or impaired property valuations within the neighborhood will result. Additionally, the proposed special use is not immediately adjacent to any other active land uses aside from the existing school: it is separated from the Windbrooke Crossing apartment complex to the east by approximately 250 feet of heavily wooded wetland/creek area, and it is separated from the Creekside Commons commercial center to the south by the 200 feet-wide Commonwealth Edison (ComEd) transmission right-of-way.

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 special use does not include the construction of any new buildings or structures.

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

Response: The proposed special use is sufficiently accessible by the existing traffic signal at Weiland Road which currently and will continue to provide full access to the school property. Drainage for the proposed special use is being accounted for with a new stormwater detention facility which complies with 100-year runoff control requirements in accordance with Village of Buffalo Grove and Lake County Stormwater Management Commission requirements, and site lighting being accommodated for with new light poles that will be fed from the school's existing electrical service. No other utilities are required.

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: As described above, the proposed special use is intended specifically to prevent traffic hazards and minimize congestion in the public streets to the extents practicable. Parking areas are sufficiently screened from the adjoining residential use (the Windbrooke Crossing apartment complex to the east) by the existing heavily wooded wetland/creek area which separates the two properties.

ORDINANCE NO. 2017 - 035

**AN ORDINANCE APPROVING A SPECIAL USE AND VARIATION
IN THE RE RESIDENTIAL DISTRICT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School**

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

WHEREAS, the property at 1231 Weiland Road ("Property") legally described in EXHIBIT A attached hereto is zoned in the RE Residential District; and,

WHEREAS, Aptakisic-Tripp School District 102 ("Petitioner"), has petitioned the Village for approval of a special use and variation to expand an existing elementary school at the Property; and,

WHEREAS, the Village Plan Commission conducted a public hearing on August 2, 2017 concerning the petition for the special use and variation; and,

WHEREAS, the Plan Commission determined that the petition meets the criteria of a special use and variation as set forth in the Buffalo Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission voted 9 to 0 to recommend approval of the special use and variation; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed expansion of the elementary school is a reasonable use of the Property and will serve the best interests of the Village.

WHEREAS, the proposed expansion of the Aptakisic School shall be operated in accordance with and pursuant to the following exhibits:

- EXHIBIT A Legal Description
- EXHIBIT B Acceptance and Agreement concerning special uses
- EXHIBIT C Engineering Plans and Building Elevations

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 the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

Section 2. The Corporate Authorities hereby grant a special use and variations to Aptakisic-Tripp School District 102 for an existing elementary school at the Property subject to the following conditions:

1. The proposed development shall substantially conform to the plans attached as part of this petition.
2. Final engineering shall be revised in a manner acceptable to the Village Engineer.
3. The petitioner shall provide a traffic study prior to the start of construction.

Section 3. This Ordinance shall be in full force and effect upon the submittal of a signed Exhibit B (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

AYES: 5 – Berman, Stein, Ottenheimer, Weidenfeld, Johnson

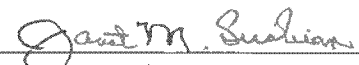
NAYS: 0 - None

ABSENT: 0 - None

PASSED: August 21, 2017.

APPROVED: August 21, 2017.

ATTEST:


Janet M. Sirabian, Village Clerk

APPROVED:

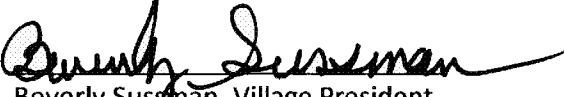

Beverly Sussman, Village President

EXHIBIT A
LEGAL DESCRIPTION

Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School

SUBJECT PROPERTY LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID, THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER OF APTAKISIC ROAD, THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY.

AND ALSO EXCEPT THAT PART PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES RECORDED MARCH 22, 1989 AS DOCUMENT 89244

SUBJECT PROPERTY COMMON DESCRIPTION: 1231 Weiland Road, Buffalo Grove, IL
(PIN 15-28-400-058)

EXHIBIT B**Acceptance and Agreement Concerning Special Use****Aptakisic School****1231 Weiland Road****Special Use and Variation for an Elementary School**

Aptakisic-Tripp School District 102 acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2017-035 pertaining to the special use and variation, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

Aptakisic-Tripp School District 102

By: StacyName (print): Stacey Bacha-Title: Asst. Supt.

EXHIBIT C
Engineering Plans and Building Elevations

Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School

APTAKISIC-TRIPP SCHOOL DISTRICT 102 APTAKISIC JUNIOR HIGH ADDITION



Wight

Wight & Company
wightco.com
1230 North Fremont Road
Darien, IL 60015
P 630-985-7000
F 630-985-7979

**Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089**

PROJECT TEAM

CLIENT
APTAKISIC-TRIPP COMMUNITY
CONSOLIDATED SCHOOL DISTRICT 102
1231 WEILAND RD, BUFFALO GROVE,
IL 60089
PHONE: (630) 985-7000
CONTACT: SHAWN BRONKHORST
Design Firm Registration #JH-000451

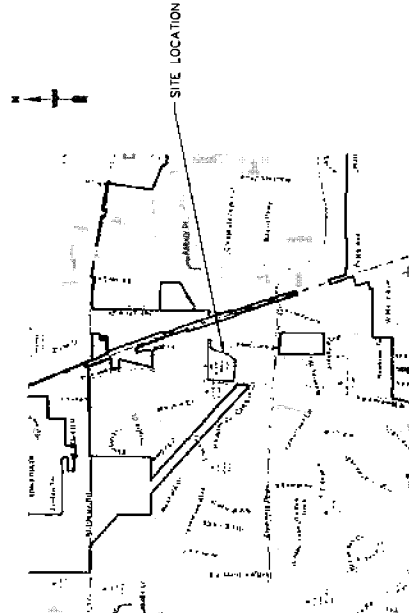
LANDSCAPE ARCHITECT:
WIGHT & COMPANY
1230 NORTH FREMONT ROAD
DARIEN, IL 60015
PHONE: (630) 985-7000
FAX: (630) 985-7979
CONTACT: MAIT AJOMO
Design Firm Registration #JH-000451

ARCHITECT:
WIGHT & COMPANY
1230 NORTH FREMONT ROAD
DARIEN, IL 60015
PHONE: (630) 985-7000
FAX: (630) 985-7979
CONTACT: MAIT AJOMO
Design Firm Registration #JH-000451

**MECHANICAL/ELECTRICAL/PLUMBING/
FIRE PROTECTION ENGINEER:**
WIGHT & COMPANY
1230 NORTH FREMONT ROAD
DARIEN, IL 60015
PHONE: (630) 985-7000
FAX: (630) 985-7979
CONTACT: MAIT AJOMO
Design Firm Registration #JH-000451

CIVIL PLANS

- C0.00 COVER SHEET
- C1.01 TOPOGRAPHIC SURVEY (2 SHEETS)
- C2.01 DEMOLITION PLAN
- C3.00 SITE PLAN
- C4.00 GRADING & EROSION CONTROL PLAN
- C5.00 UTILITY PLAN
- C6.00 LANDSCAPE PLAN
- EX1.0 EXISTING DROP OFF/PICK UP OPERATIONS
- EX2.0 PROPOSED DROP OFF/PICK UP OPERATIONS OPTION 1
- EX3.0 PROPOSED DROP OFF/PICK UP OPERATIONS OPTION 2
- EX4.0 PROPOSED DROP OFF/PICK UP OPERATIONS OPTION 3
- EX5.0 FIRE TRUCK EXHIBIT
- 001 PHOTOMETRICS



LOCATION PLAN

BENCHMARKS

ALL ELEVATIONS SHOWN HEREON ARE
IN REFERENCE WITH NAVD83 (GDT) AND
NAVD83 (VRS)
SITE BENCHMARKS:
SITE BENCHMARK #1:
VBC BM 50 BRASS MONUMENT
ELEVATION: 881.15
CONTROL POINT #1
MAG NAIL - 200811.55
EASTING - 108846.37
ELEV = 579.18
CONTROL POINT #4
CROSS CUT
NORTHING: 200811.55
EASTING: 108830.85
ELEV = 582.04

FOR UNDERGROUND UTILITY LOCATIONS,
CALL JULIE
TOLL FREE TEL 1-800-892-0123

MALE SUBURBS & DCCG CHICAGO

- YELLOW _____ GAS
- RED _____ ELECTRICAL
- ORANGE _____ CABLE/TELEVISION/COMMUNICATION
- BLUE _____ WATER
- GREEN _____ SEWER
- WHITE _____ SANITARY DRAIN

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT
SUPERVISION.

DATED AT DARIEN, ILLINOIS,
THIS _____ DAY OF _____ 2016

SIGNED: _____ ENGINEER
EXPIRATION DATE: NOVEMBER 30, 2017

00% DO 06/22/2017
PRELIMINARY ZONING CODED 05/25/2017
20% DESIGN REQUIREMENTS 05/09/2017

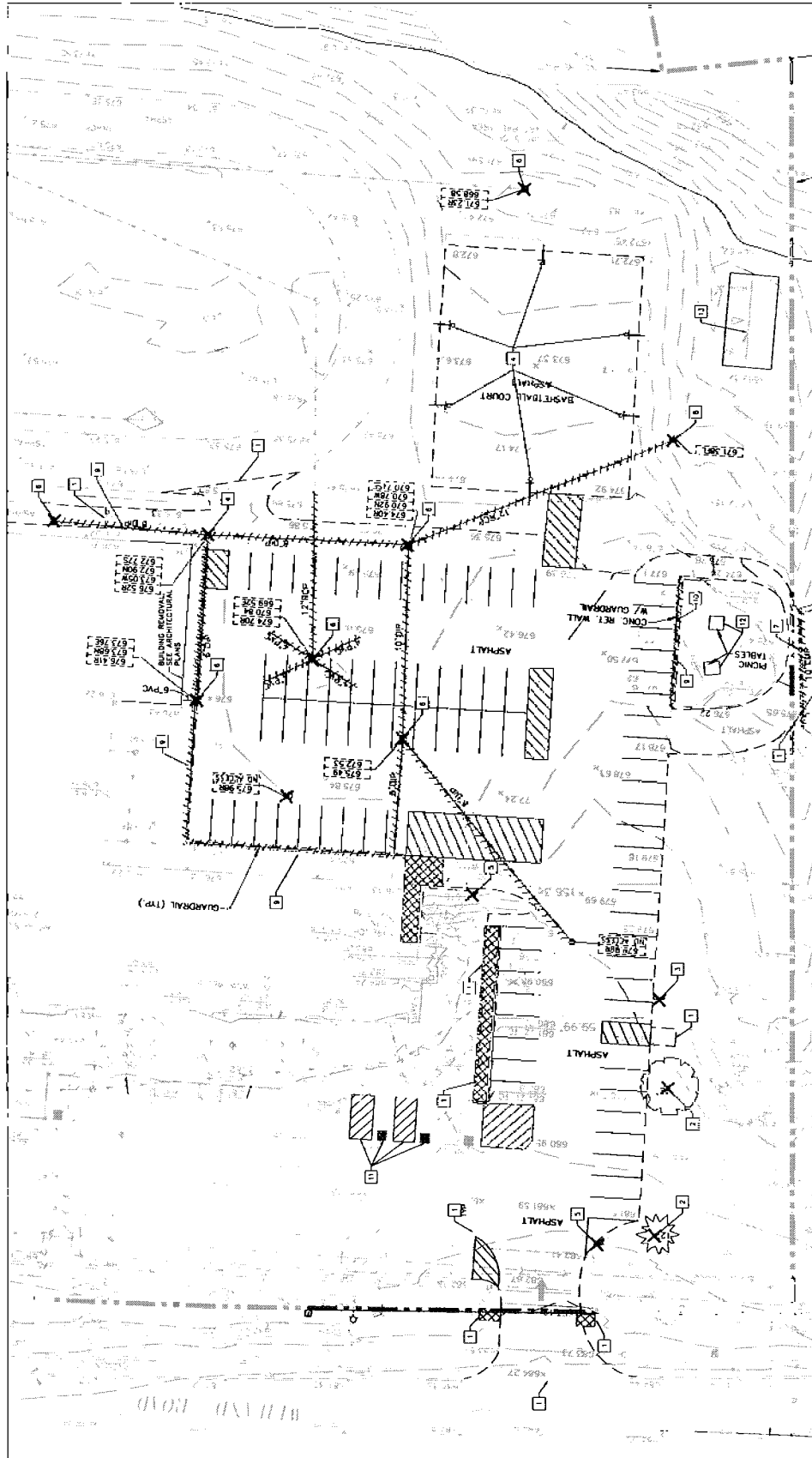
DATE
DESCRIPTION
APTAKISIC JUNIOR HIGH

1231 Weiland Road
Buffalo Grove, IL 60089

COVER SHEET

Project Number: 3333-15
Drawn By:
Sheet

C0.00



DEMOLITION NOTES:

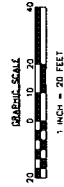
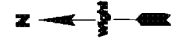
- [illegible]

KEY NOTES

- ## KEY NOTES
1. REMOVE PAVEMENT/GRASS & OUTLET 750MM x 1 NEAREST JOINT
 2. REMOVE TREE
 3. REMOVE LIGHT POLE
 4. REMOVE SIGN
 5. REMOVE AND RELOCATE BASKETBALL HOOPS
 6. REMOVE SIGN
 7. REMOVE STRUCTURE
 8. REMOVE UTILITY LINE
 9. REMOVE FLARED END SECTION, RELOCATE IF IN GOOD CONDITION
 10. REMOVE GROUND RAIL
 11. REMOVE CONCRETE RETAINING WALL
 12. REMOVE PAVED STREETS/DRIVEWAY
 13. REMOVE PAVING TABLES AND FOUNDATION
 14. REMOVE SWING SET & SURROUNDING PLAY SURFACE

LEGEND

- | | | | | |
|--------------|---------------------|---|---|---|
| ITEM REMOVAL | LINEAR ITEM REMOVAL | CONCRETE SLAB/SIDEWALK AND STONE BASE REMOVAL | FULL DEPTH HMA PAVEMENT REMOVAL | HMA REMOVAL & REPLACEMENT |
| X | //////// |  |  |  |





wight

Wight & Company
wightco.com
2400 North La Grange Road
Deerfield, IL 60015
P 847.944.3300
F 847.944.3779

Aptakisic-Tripp School
District 102
1231 Welland Road
Buffalo Grove, IL 60089

REV DESCRIPTION DATE
01/14/2011
06/22/2011
PRELIMINARY DOWNS LOOSE 05/25/2011
25% DESIGN PROGRESS 05/25/2011
APAKISIC JUNIOR HIGH

1231 Welland Road
Buffalo Grove, IL 60089

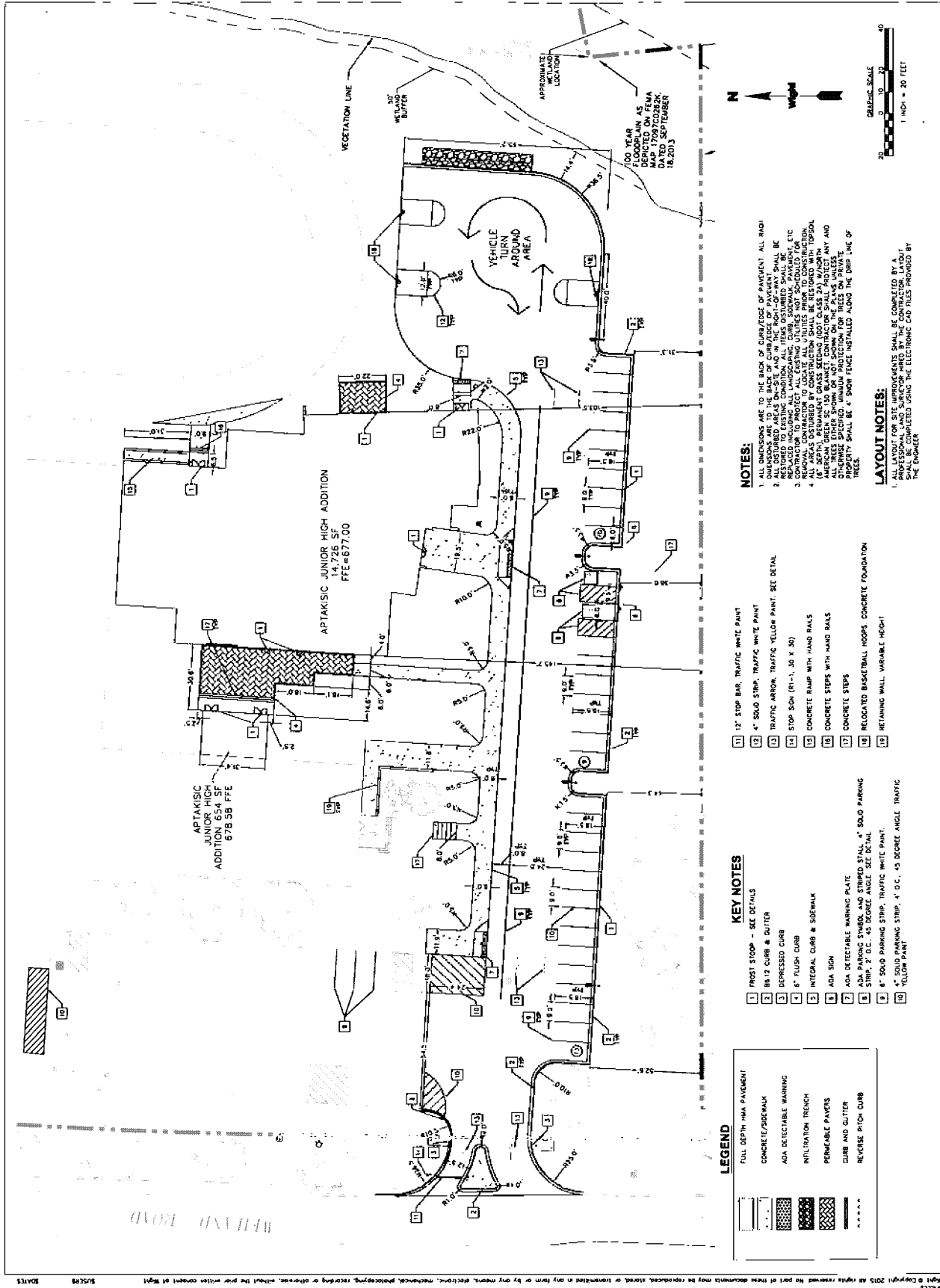
SITE PLAN

Project Number 333-15

Drawn By

Sheet

C2.01





wight

Wight & Company
wightco.com
200 West Exchange Road
Darien, IL 60531
F 630.566.200
F 630.566.279

**Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089**

By Group 1: SA CO 01/14/2011
COO DO 06/22/2011
PRELIMINARY DRAINING LOGGED 05/25/2011
25% DESIGN PROGRESS 05/03/2011
DATE

APTAKISIC JUNIOR HIGH

**1231 Weiland Road
Buffalo Grove, IL 60089**

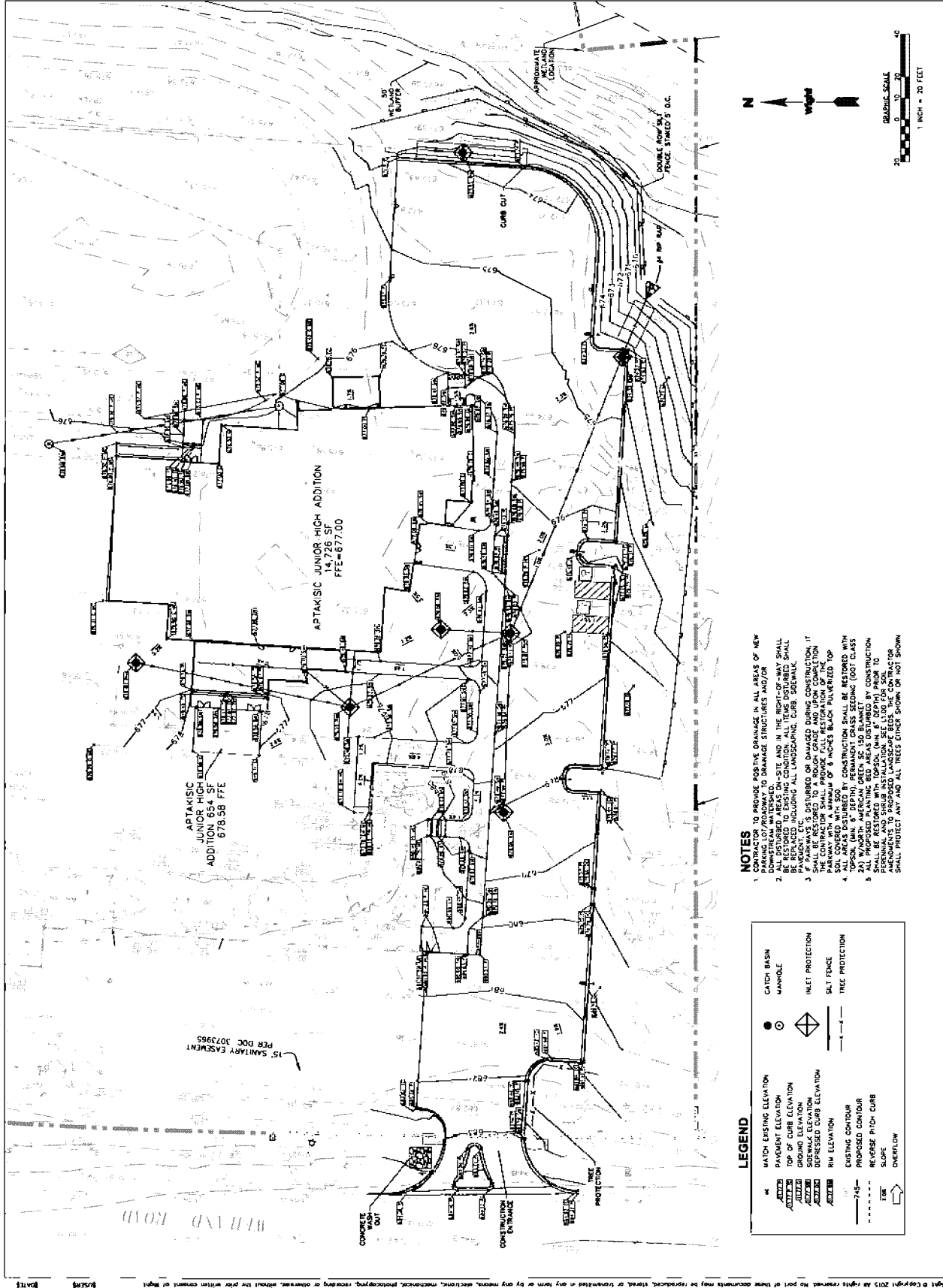
**GRADING & EROSION
CONTROL PLAN**

Project Number: 3333-105

Drawn By:

Sheet:

C3.00

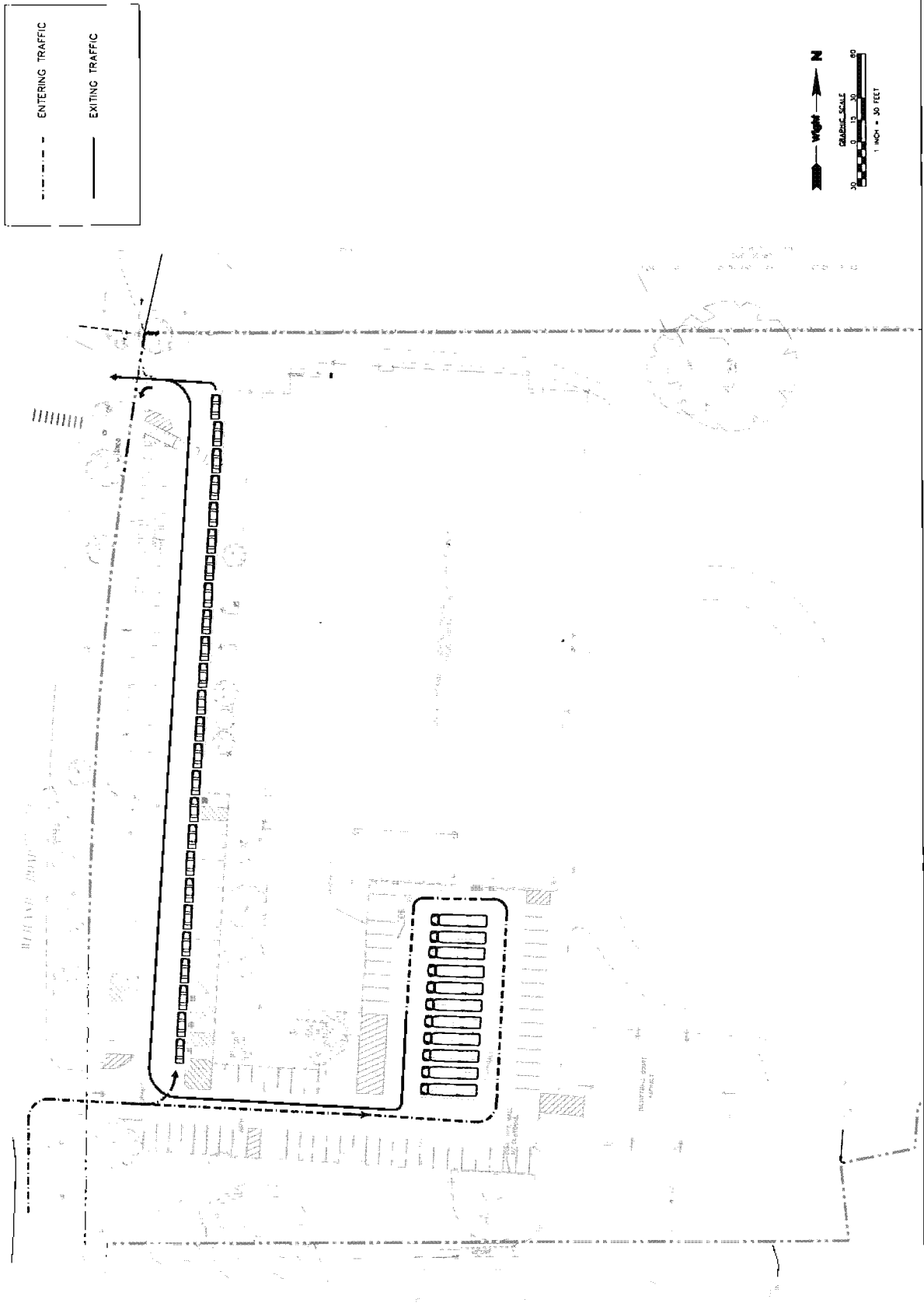


NOTES

1. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS OF NEW PARKING LOT/ROADWAY TO DRAINAGE STRUCTURES AND/OR DRAINAGE DITCHES.
2. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
3. PAVEMENT, ETC. DISTURBED OR DAMAGED DURING CONSTRUCTION, IT SHALL BE RESTORED TO A ROADWAY GRADE AND UPON COMPLETION OF CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. PAVEMENT SHALL BE RESTORED WITH A MINIMUM OF 8 INCHES BLACK PAVED TOP SOIL COVERED WITH 500% FERTILIZER.
4. CONSTRUCTION SHALL BE RESTORED WITH 20% NORTH-AMERICAN GREEN SOY 100 BLANKET PERMANENT GRASS SEEDING (0007 GLASS SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH) PRIOR TO PAVEMENT TO PRODUCE A GRASSY SURFACE. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN.

LEGEND

WATCH EXISTING ELEVATION	CATCH BASIN
PAVEMENT ELEVATION	MANHOLE
TOP OF CURB ELEVATION	INLET PROTECTION
GROUND ELEVATION	SILT FENCE
DEPRESSED CURB ELEVATION	TREE PROTECTION
RM ELEVATION	
EXISTING CONTOUR	
PROPOSED CONTOUR	
REVERSE PITCH CURB	
SLOPE	
OVERFLOW	



wight

Wight & Company
wightco.com
1500 North Heritage Road
Darien, IL 60541
P 630.599.7000
F 630.599.7979

Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089

00% DO 04/22/2011
PRELIMINARY ZONING LOORD 05/25/2011
20% DESIGN PROGRESS 05/03/2011
REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Weiland Road
Buffalo Grove, IL 60089

EXISTING DROP-OFF/PICK-UP
OPERATIONS

Project Number: 3233-15
Drawn By:
Sheet

EX 1.0



wight

Wight & Company
wightco.com

2500 North Fremont Road
Darien, IL 60411
F 630.466.200
F 630.466.7979

**Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089**

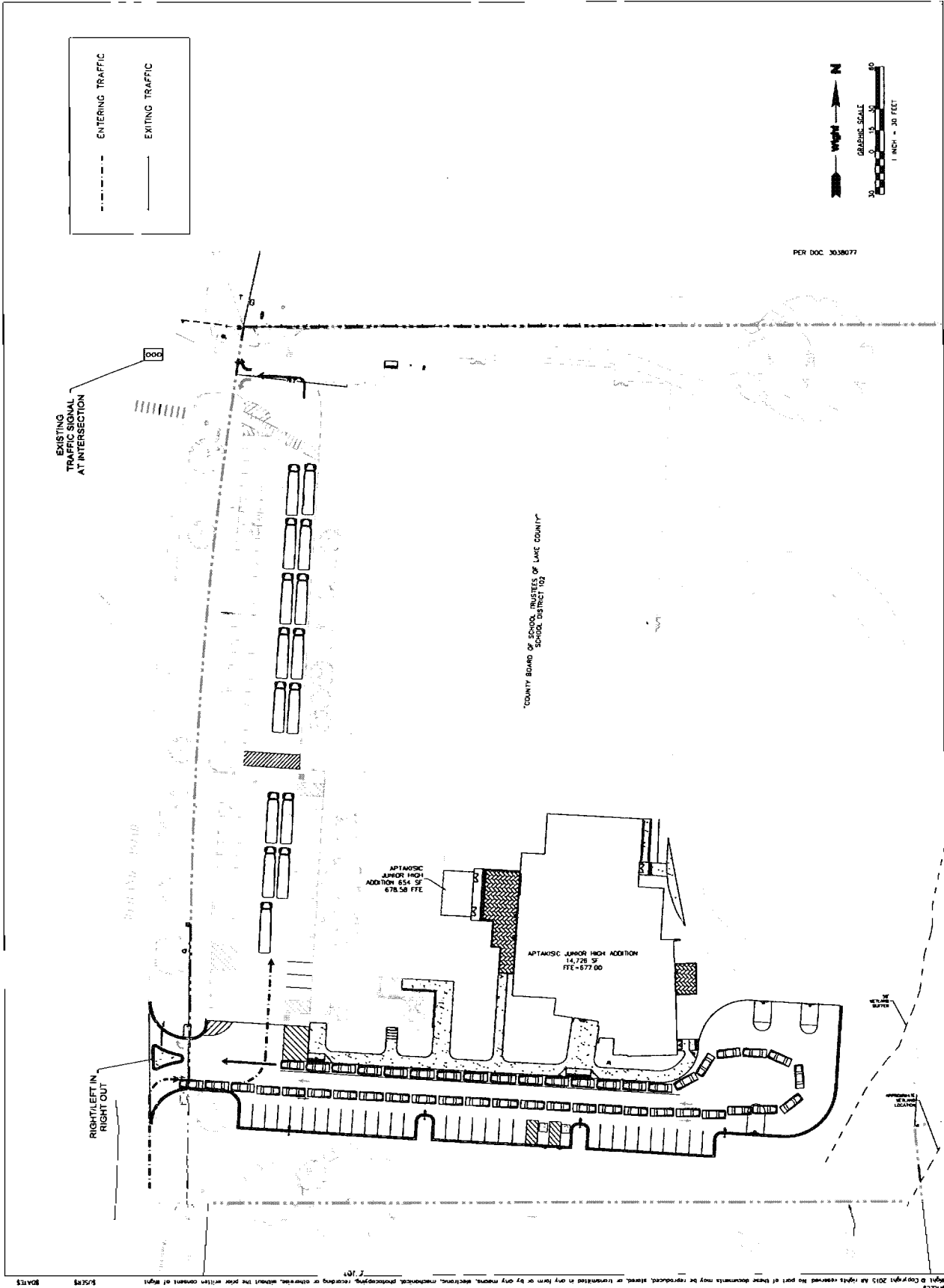
00% DO 06/22/2017
PRELIMINARY ZONING CODED 05/26/2017
20% DESIGN PROGRESS 05/09/2017
REV. DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

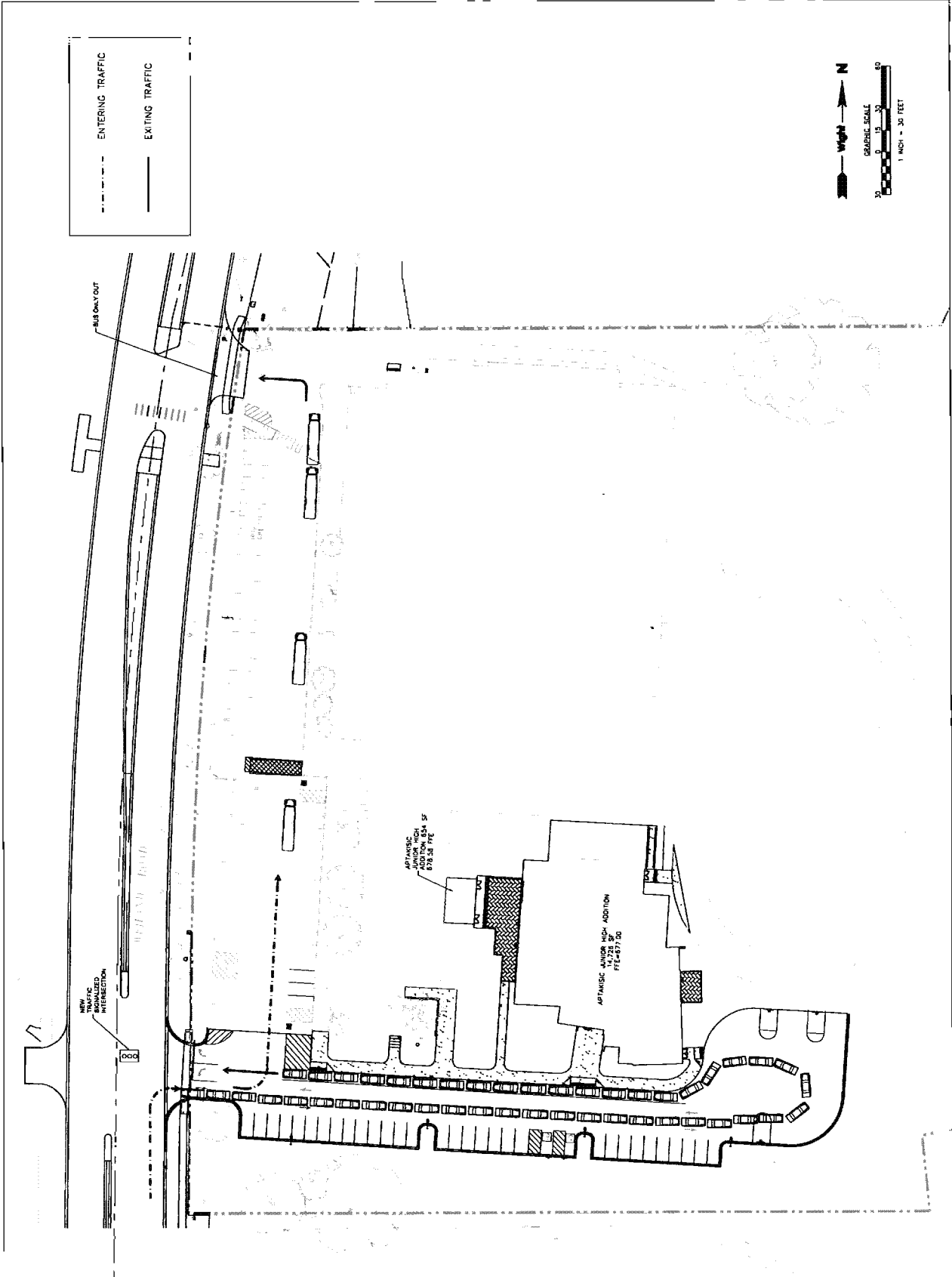
**1231 Weiland Road
Buffalo Grove, IL 60089**

**PROPOSED DROP OFF/PICK
UP OPTION 1**

Project Number 3335-03
Drawn By
Sheet

EX 2.0





wight
 Wight & Company
 wightco.com
 2500 North Frothingham Road
 Downers Grove, IL 60515
 P 630.589.7000
 F 630.589.7979

Aptakisic-Tripp School
 District 102
 1231 Welland Road
 Buffalo Grove, IL 60089

00% DD 06/22/2017
 PRELIMINARY ZONING COORD 05/25/2017
 25% DESIGN PROGRESS 06/03/2017
 W.C. DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Welland Road
 Buffalo Grove, IL 60089

**PROPOSED DROP-OFF
 OPERATIONS OPTION 2**

Project Number: 3330-05
 Drawn By:
 Sheet

EX 3.0



wight

Wight & Company
wightco.com
2500 North Lincoln Road
Darien, IL 60541
708.344.7000
FAX 708.344.7070

Aptakisic-Tripp School
District 102
1231 Welland Road
Buffalo Grove, IL 60089

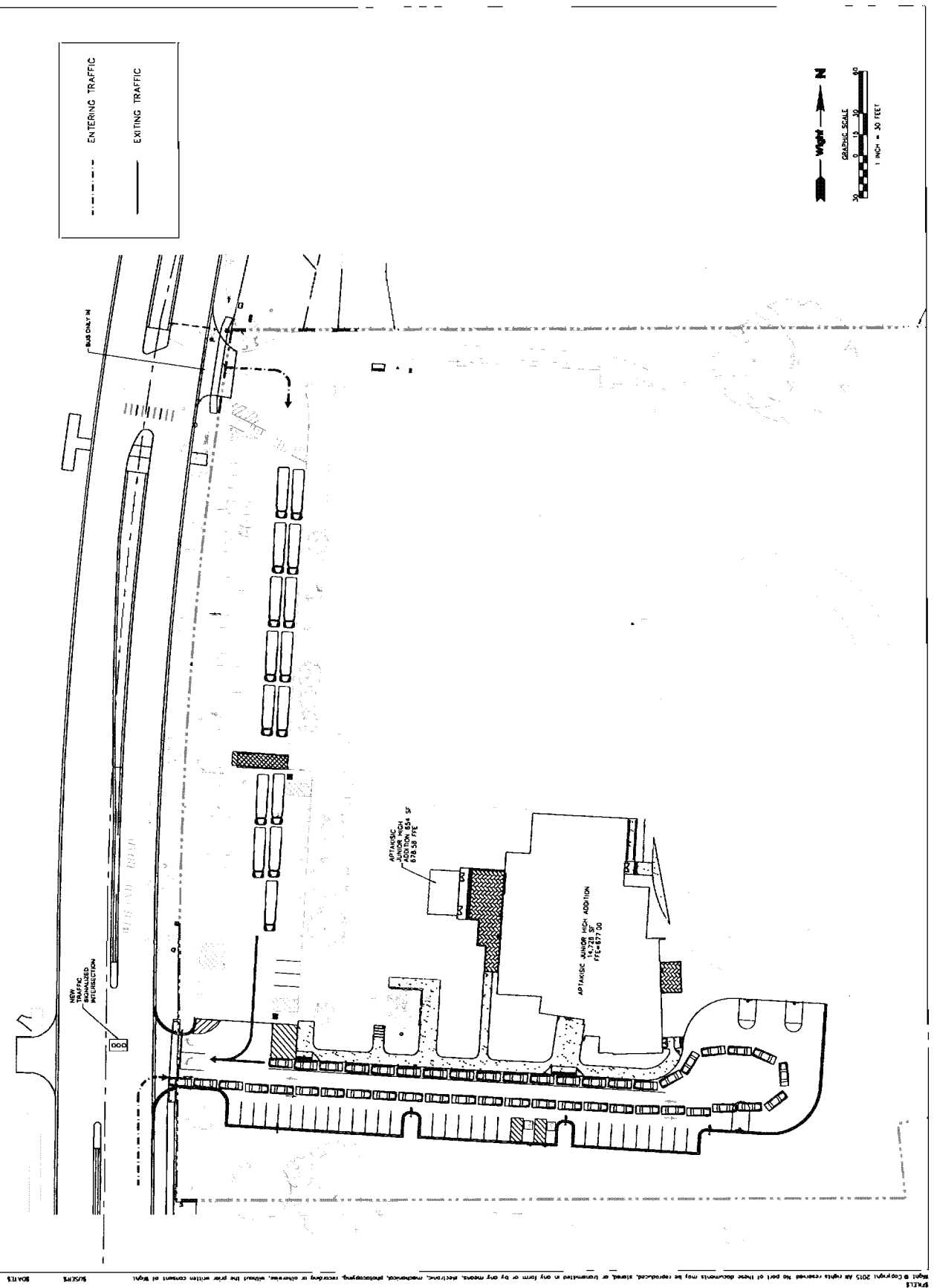
00% DO 04/22/2017
PRELIMINARY LAYOUT 05/25/2017
25% DESIGN PROGRESS 05/25/2017
REV. DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Welland Road
Buffalo Grove, IL 60089

PROPOSED PICK UP
OPERATIONS OPTION 2

Project Number 3131-05
Drawn By

EX 4.0



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wight

Wight & Company
wightco.com
2500 North Frothingham Road
Darien, IL 60411
P 630.589.7200
F 630.589.7979

**Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089**

00% DO 06/22/2017
PRELIMINARY LENDING LOGNO 05/26/2017
75% DESIGN PROGRESS 05/03/2017
REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

**1231 Weiland Road
Buffalo Grove, IL 60089**

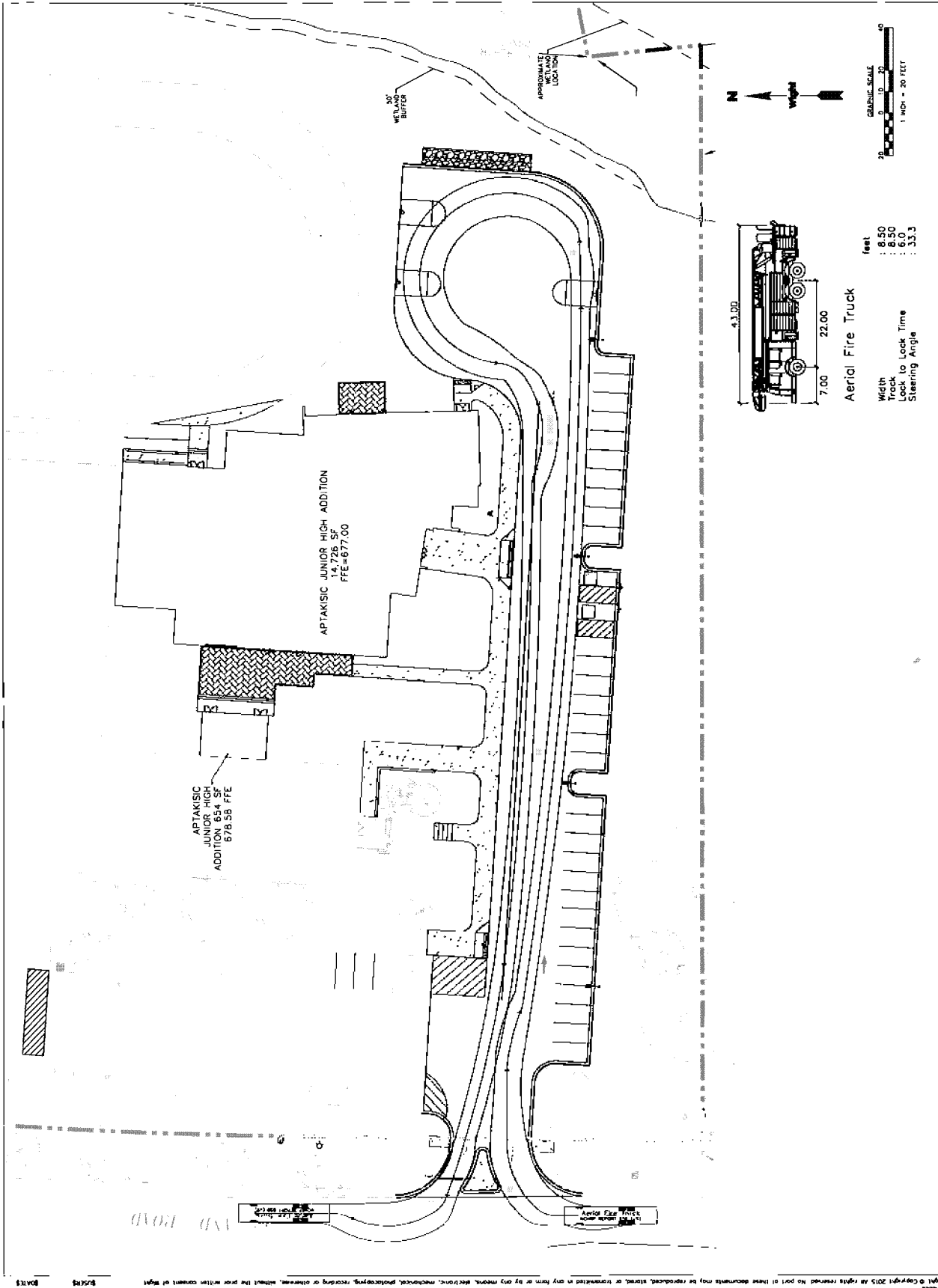
FIRE TRUCK EXHIBIT

Project Number 3331-05

Drawn By

Sheet

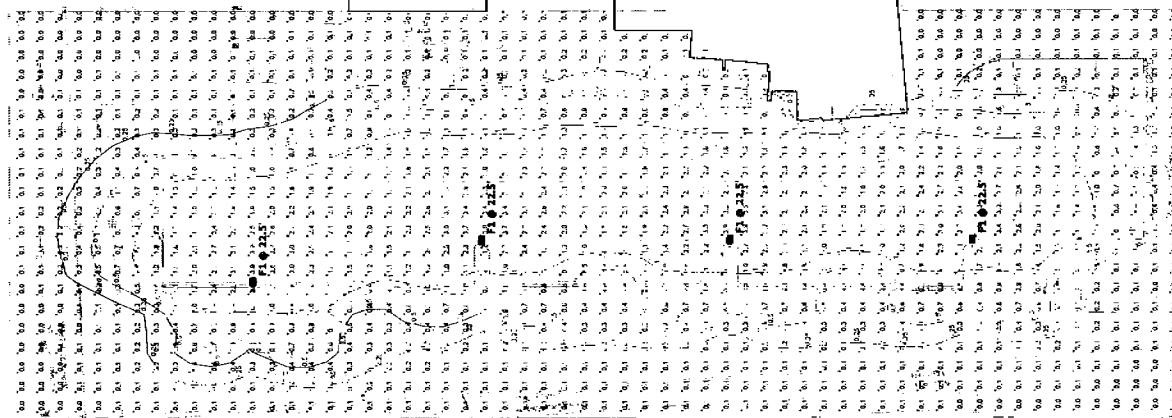
EX5.0



DATE

DATE

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View

NOTES:

1. CALCULATION POINTS ARE AT GRADE LEVEL.
2. FIXTURES ARE MOUNTED AT 2'-5" ABOVE GRADE (20" POLES ON 30" CONCRETE BASES)
3. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY. **

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min	
ALL CALC POINTS - GRADE LEVEL	+	0.7 tc	3.9 tc	0.0 tc	N/A	N/A
PAVED PARKING AREA ONLY	✓	1.8 tc	3.9 tc	0.1 tc	39.0:1	18.0:1

[illegible]

The authors are grateful to the referees for their valuable comments and suggestions. The authors are also grateful to the referees for their valuable comments and suggestions. The authors are also grateful to the referees for their valuable comments and suggestions.

ORDINANCE NO. 2024-010

**AN ORDINANCE APPROVING A PLAT OF CONSOLIDATION,
A ZONING MAP AMENDMENT, A PRELIMINARY PLAN,
AN AMENDMENT TO ORDINANCE NO. 2017-035,
AND VARIATIONS FROM R-E DISTRICT REGULATIONS
FOR 1231 WEILAND ROAD AND 1351 ABBOT COURT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Aptakisic Jr. High School
Aptakisic-Tripp School District #102
1231 Weiland Road and 1351 Abbot Court**

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

WHEREAS, 1231 Weiland Road, Buffalo Grove, IL is a junior high school located on approximately 9.35 acres in the R-E One Family Dwelling District; and 1351 Abbot Court, Buffalo Grove, IL is approximately 2.06-acres in the I Industrial District, which is currently improved with an office building ("Property"), and is hereinafter legally described in Exhibit A; and,

WHEREAS, in 2017, the Village Board approved by Ordinance No. 2017-035 a Special Use for elementary school and side yard setback variation 1321 Weiland Road; and,

WHEREAS, Wold Architects, ("Petitioner") has filed a petition on behalf of the Aptakisic-Tripp School District #102, to allow the construction of a new building link-addition to connect the school building and the office building on the Property, an exterior pedestrian bridge, and 8,000 square foot gymnasium addition on the rear of the school, and is requesting the following approvals:

1. A Plat of Consolidation to combine the two properties; and
2. A Zoning Map Amendment to rezone 1351 Abbot Court from I-Industrial District to R-E Residential District; and
3. An amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035; and
4. The following Variations from the Zoning Code:
 - a. Section 17.40.020 to allow the existing school building and proposed gymnasium addition to encroach into the side yard setback.
 - b. Section 17.40.020 to allow the proposed gymnasium addition to exceed the maximum height for the R-E District.

WHEREAS, notice of public hearing was given and the Village Planning & Zoning Commission conducted a public hearing on December 6, 2023 concerning the petition for approval of the Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning Variations; and

WHEREAS, the Planning & Zoning Commission made findings and determined that the petition meets the criteria for Special Uses and Variations as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit C; and

WHEREAS, the Planning & Zoning Commission voted 7 - 0 to unanimously recommend approval of the Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning Variations; and

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning Variations requests are reasonable and will serve the best interests of the Village; and

WHEREAS, the proposed development shall be operated in accordance with and pursuant to the following exhibits:

- | | |
|-----------|---|
| EXHIBIT A | Legal Description of the Property |
| EXHIBIT B | Plan Set |
| EXHIBIT C | Minutes from the December 6, 2023, Planning & Zoning Commission Meeting |

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 the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

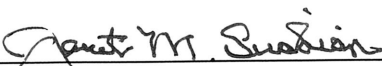
SECTION 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving the Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning Variations for the Properties at 1231 Weiland Road and 1351 Abbot Court, Buffalo Grove, IL, subject to the following conditions:

- A. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
- B. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
- C. Any directional or incidental signage added to the site shall be reviewed administratively by staff.

SECTION 3. This Ordinance shall be in full force and effect upon passage. This Ordinance shall not be codified.

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYES: 0 - None
ABSENT: 0 - None
PASSED: January 16, 2024
APPROVED: January 16, 2024
PUBLISHED: January 17, 2024

ATTEST:



Janet M. Sirabian, Village Clerk

APPROVED:



Eric N. Smith, Village President

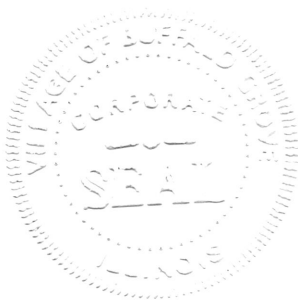


EXHIBIT A
Legal Description
Aptakisic Jr. High School
Aptakisic-Tripp School District #102
1231 Weiland Road and 1351 Abbot Court

SUBJECT PROPERTY COMMON ADDRESS: 1231 Weiland Road

LEGAL DESCRIPTION: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO- WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER LINE OF APTAKISIC ROAD (NOW CALLED WEILAND ROAD); THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY IN QUESTION, EXCEPT WINDBROOK SUBDIVISION, EXCEPT ANY PARTS TAKEN FOR ROAD PURPOSES AND THAT PART OF THE LAND DEDICATED IN THE PLAT OF DEDICATION RECORDED DECEMBER 27, 1989 AS DOCUMENT NO. 2864096 AND THAT PART OF THE LAND CONVEYED IN THE WARRANTY DEED RECORDED JANUARY 9, 2019 AS DOCUMENT NO. 7536398

PARCEL INDEX NUMBER: 15-28-400-066

SUBJECT PROPERTY COMMON ADDRESS: 1351 Abbot Court

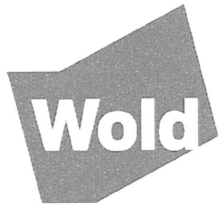
LOT 3 IN ABBOTT BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1991 AS DOCUMENT 3038077, IN LAKE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER: 15-28-216-001

EXHIBIT B

Plan Set

**Aptakisic Jr. High School
Aptakisic-Tripp School District #102
1231 Weiland Road and 1351 Abbot Court**



November 10, 2023

Kelly Purvis, AICP
Deputy Community Development Director
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, Illinois 60089

Re: Aptakisic-Tripp School District #102
Junior High Gym Addition and Building Link
Commission No. 233026

Dear Ms. Kelly Purvis:

On behalf of Aptakisic-Tripp School District #102, we are pleased to present the attached documentation regarding the Special Use requests related to the Aptakisic-Tripp Junior High Gym Addition and building link project.

This past year, the School District passed a referendum which included providing a new gymnasium space at the Junior High and expanding classroom space into the adjacent District Office building, specifically for new science classroom environments. We are currently working with the District and are in the planning stages for further improvements needed at the Junior High, that fulfill the referendum and enhance the 21st Century learning opportunities for its student population. As part of this project, an 8,000 SF gymnasium addition is proposed along with related site improvements at the Junior High. An interior Science Classroom renovation is proposed in the existing District Office building and a 1,600 SF connection link between the two existing buildings will be constructed.

To bring about these improvements, the District must seek relief from the Village, specifically to the existing utility easement that divides to two building properties. As such, in conjunction with planning for the proposed building improvements, the School District reached out to Village staff to initiate a discussion of the process for allowing this building connection to move forward in a way that is beneficial for the School District and the Village. Through this process, it is anticipated that some exceptions to the zoning codes will need to be considered relative to the unique operational and security concerns of a school site. The School District will endeavor to work with the Village to comply wherever it is consistent with these objectives. In all instances where variations are being requested, the School District is agreeable to open discussion of how the interests of all parties can be best achieved.

The School District greatly appreciates its strong partnership with the Village of Buffalo Grove. To that affect, the School District hopes to address any concerns that may exist related to the appropriateness of the current school site development. At the same time, the School District hopes that its previous efforts to create and maintain a safe and functional school site, as well as their efforts to be a good neighbor, will be recognized by the Village in consideration of any required variation requests.

Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, IL 60067
woldae.com | 847 241 6100

**PLANNERS
ARCHITECTS
ENGINEERS**



We look forward to meeting with you to review the materials being provided in support of the School District's requests.

Please feel free to contact me with any questions.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink that reads "Benjamin Bercher".

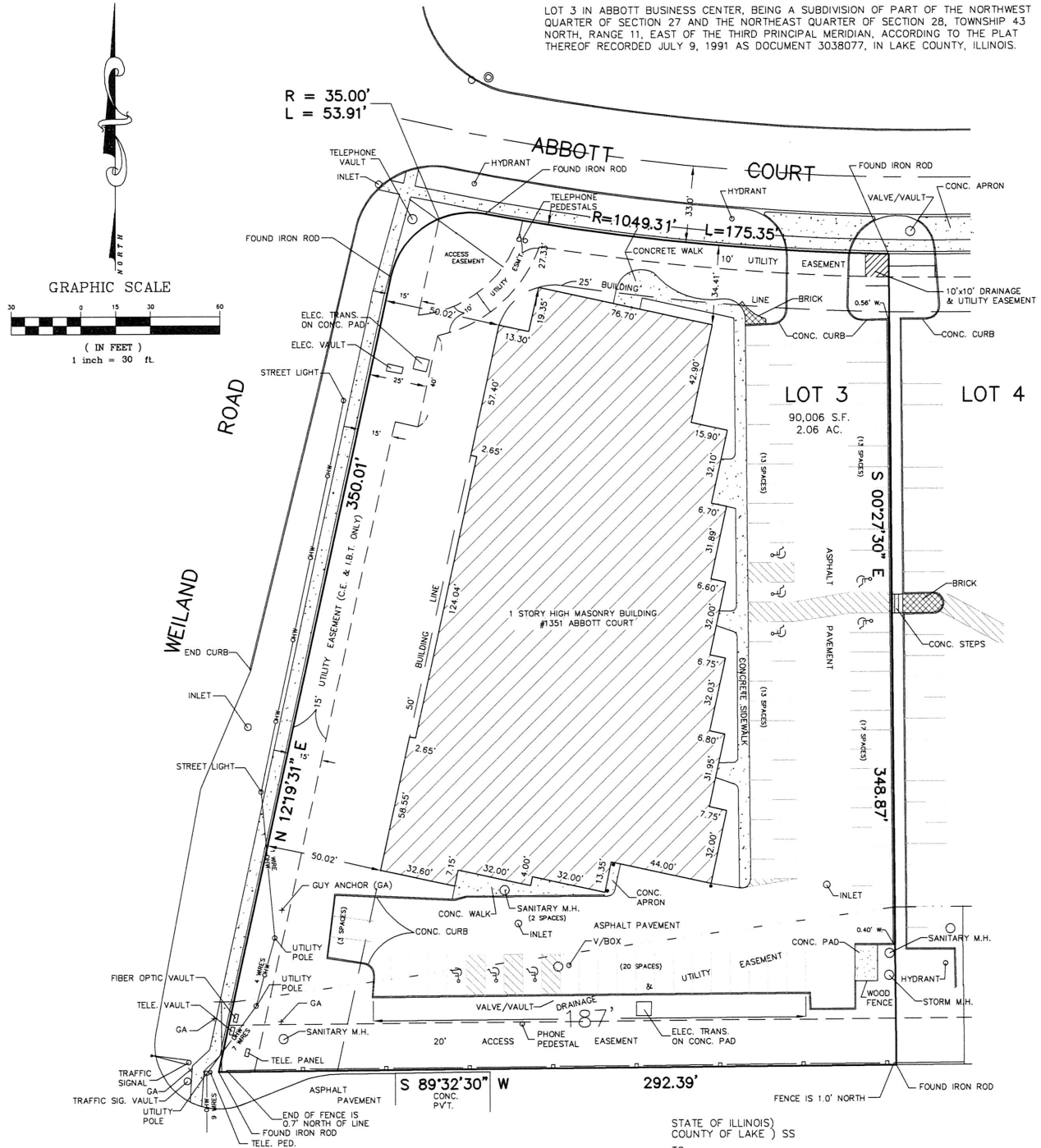
Ben Bercher | AIA
Associate

cc: Dr. Lori Wilcox, School District 102
Jessica McIntyre, School District 102
Mike Zelek, School District 102
Mike Eichhorn, Wold
Matt Verdun, Wold
Mattie Galgan, Wold

TD/SP/GOV-IL-Wheeling/233026/Admin/Letters/2023.11.10 Letter to Kelly Purvis

ALTA / NSPS LAND TITLE SURVEY

LOT 3 IN ABBOTT BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1991 AS DOCUMENT 3038077, IN LAKE COUNTY, ILLINOIS.



SURVEYORS NOTES:

1. INFORMATION SHOWN HEREON IS AS CONTAINED IN CHICAGO TITLE INSURANCE CO. COMMITMENT NO. 17SA2250218LFE, DATED SEPTEMBER 20, 2017.
2. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17097C0262K, EFFECTIVE DATE: SEPTEMBER 18, 2013 NONE OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
3. TOTAL AREA OF THE ABOVE CAPTIONED PROPERTY IS 2.06 ACRES OR 90,006 SQUARE FEET.
4. BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 89° 32' 30\"/>

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

TO:
BOARD OF EDUCATION of APTAKISIC-TRIPP COMMUNITY
CONSOLIDATED SCHOOL DISTRICT NO. 102,
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11, 16 & 17 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2017.

DATED AT LIBERTYVILLE, ILL. THIS 24th DAY OF OCTOBER, 2017.

VINCENT J. MASSE I.P.L.S. #035-2854

CHAMBERLIN / MASSE ENGINEERING

LAND SURVEYORS ~ PLANNERS ~ ENGINEERS
14048 W. PETRONELLA DRIVE, SUITE 102
LIBERTYVILLE, ILLINOIS 60048
(847) 362-8444

DRAWN BY: VJM	JOB # 202132-4	DRAWING #
CHECKED BY: VJM	F.B. PG.	1 OF 1



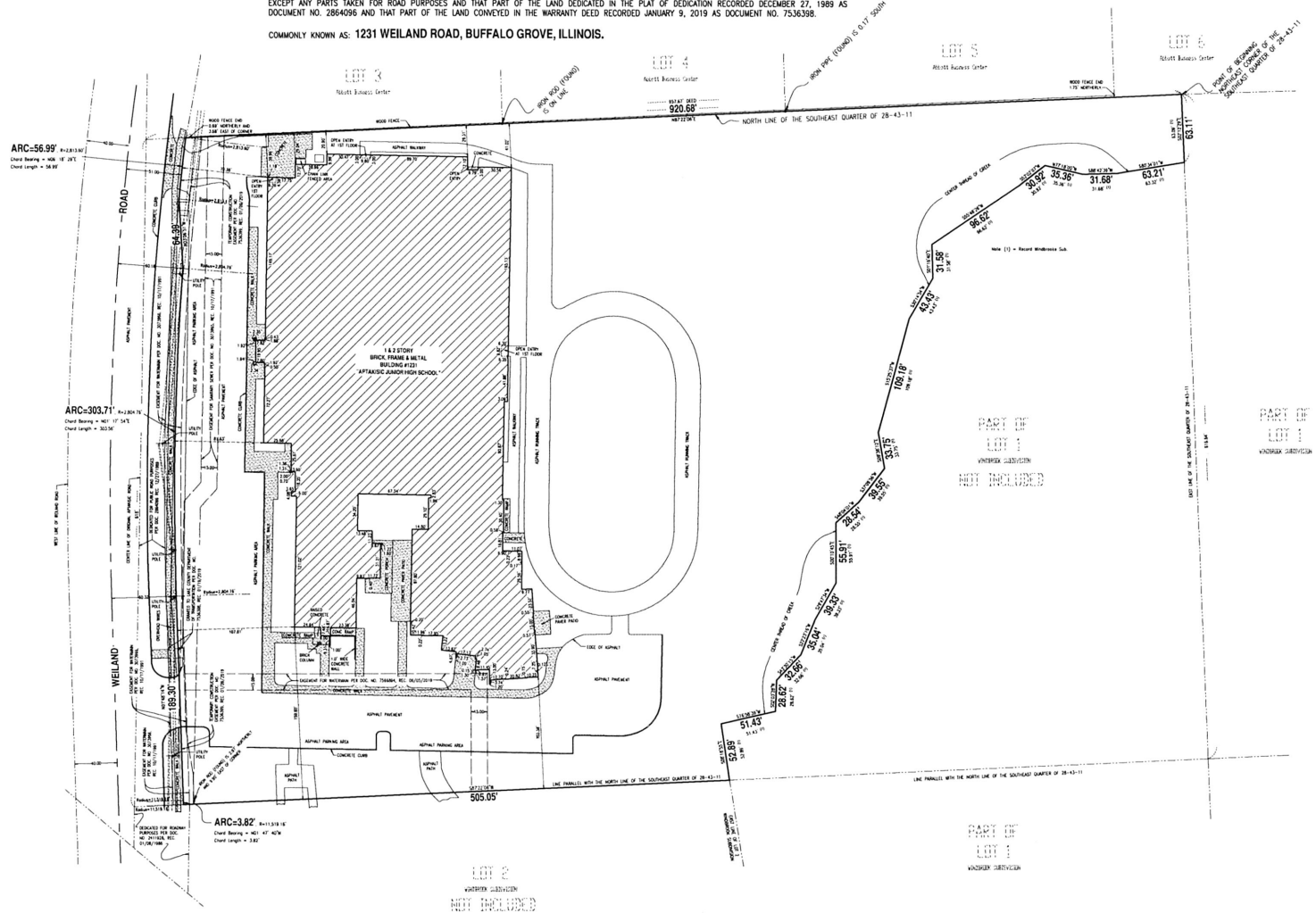
LICENSE EXPIRES 11/30/18

PLAT of SURVEY

LEGAL DESCRIPTION: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORSAID; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER LINE OF APTAKISK ROAD (NOW CALLED WELAND ROAD); THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER. THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY IN QUESTION,
EXCEPT WINDBROOK SUBDIVISION,
EXCEPT ANY PARTS TAKEN FOR ROAD PURPOSES AND THAT PART OF THE LAND DEDICATED IN THE PLAT OF DEDICATION RECORDED DECEMBER 27, 1989 AS DOCUMENT NO. 2864096 AND THAT PART OF THE LAND CONVEYED IN THE WARRANTY DEED RECORDED JANUARY 9, 2019 AS DOCUMENT NO. 7536398.

COMMONLY KNOWN AS: 1231 WEILAND ROAD, BUFFALO GROVE, ILLINOIS.



SITE NOTE:
Area of surveyed property = 408,842 sq. ft., more or less.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

For matters of title we have relied on Chicago Title Insurance Company's Commitment No. CC02304283LD, Commitment Date: August 8, 2023, for all recorded documents affecting the described parcels.

Underground utilities are not shown hereon.

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by some and report any discrepancy at once

B.H. SUHR & COMPANY, INC.

FIELD MEASUREMENTS COMPLETED SEPTEMBER 29 TO 23

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

This professional service conforms to the current Illinois Minimum Standards for a boundary and
topographic survey.

By Michael E. Farrell Dated OCTOBER 10, 2023
Michael E. Farrell



B.H. SUHR & COMPANY, INC.		
410 SOUTHWIND BLDG #101 416 SKOKIE BLVD. SUITE 101, NORTHBROOK, ILLINOIS 60062 TEL. (847) 864-3115 • FAX. (847) 864-5341 E-MAIL: SERV@BOSUHR.COM		Professional Design Firm Since 1956 ISO 9001:2008
LOCATION 1231 WELAND ROAD	SURVEY DATE SEPTEMBER 29	DS 23
ORDER No. 23-098	ORDERED BY DR. LOAN WILCOX	

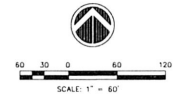
File: 07-00000-1 07/20/2007, 05:00 PM Paid Report 1/1/2008, 05:00 PM



GRAPHIC SCALE
SCALE, 1" = 40 FT.

THE BASIS OF BEARINGS SHOWN
HEREON IS ASSUMED

APTAKISIC TRIPP CONSOLIDATE SCHOOL DIST. 102
PLAT OF CONSOLIDATION



STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, County Clerk of _____ 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.

Given under my hand and seal of the County Clerk of _____ County, Illinois,
This _____ day of _____, A.D. 20____.

County Clerk

OWNER'S CERTIFICATE

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

This is to certify that
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,
Ametech, The Gas Company, and Commonwealth Edison Company, the easement provisions which are
stated on the standard form which is attached hereto.

Dated this _____ day of _____, A.D. 20____.

(Name - Title)

Attest: (Name - Title)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, a Notary Public in and for a said county in the
aforesaid state, does 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 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 natural seal this _____ day of _____, A.D. 20____.

Notary Public

CORPORATE AUTHORITY'S CERTIFICATE

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 _____,
A.D. 20____.

Village President

Attest: Village Clerk

PLAN COMMISSIONER'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 _____, A.D. 20____.

Chairman

Attest: Secretary

VILLAGE COLLECTOR'S CERTIFICATE

I hereby certify that I find no delinquent installments of outstanding unpaid special assessments
due against the property described in the plat herein drawn Buffalo Grove, Cook and Lake
Counties, Illinois, dated this _____ day of _____, A.D. 20____.

Village Collector

VILLAGE ENGINEER'S CERTIFICATE

Approved by the Village Engineer of the Village of Buffalo Grove, Cook and Lake Counties,
Illinois, dated this _____ day of _____, A.D. 20____.

Village Engineer

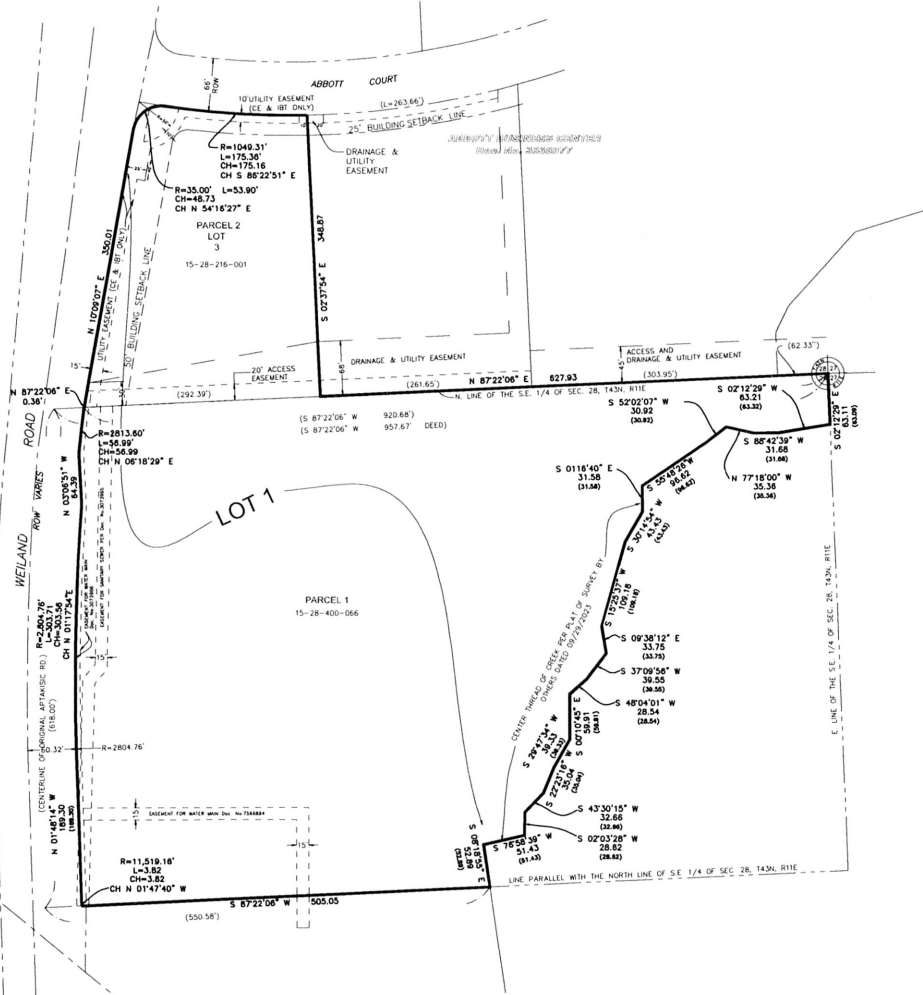
LEGAL DESCRIPTION

PARCEL 1
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS,
BOUNDED AND DESCRIBED AS FOLLOWS: TO-WIT:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS;
THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 827.22' TO THE CENTER LINE OF APTAKISIC ROAD (NOW CALLED WEILAND ROAD); THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 418 FEET
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF
SAID SOUTHWEST QUARTER 818.41 FEET TO THE POINT OF BEGINNING.
EXCEPT ANY PART TAKEN FOR ROAD PURPOSES AND THAT PART OF THE LAND DEDICATED IN THE PLAT OF DEDICATION RECORDED DECEMBER 27, 1989 AS DOCUMENT
NO. 286868 AND THAT PART OF THE LAND CONVEYED IN WARRANTY DEED RECORDED JANUARY 8, 2019 AS DOCUMENT NO. 738086.

PARCEL 15-28-400-006
COMMONLY KNOWN AS 1231 WEILAND ROAD, BUFFALO GROVE, ILLINOIS.

PARCEL 2
LOT 3 IN ABBOTT BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1991 AS DOCUMENT 320877 IN LAKE COUNTY, ILLINOIS.

PARCEL 15-28-219-001
COMMONLY KNOWN AS 1351 ABBOTT COURT, BUFFALO GROVE, ILLINOIS.



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: _____
ADDRESS: _____
PHONE: _____

LEGEND

—— SURVEY BOUNDARY
—— PROPERTY LINE
—— CENTERLINE
—— HISTORICAL LINE - AS NOTED
—— EASEMENT LINE
—— SECTION LINE
—— R.O.W. LINE
—— SETBACK LINE

AREA SUMMARY

PARCEL 1

Area: 488.83 Sq. Ft. +/- (9.28 Ac. +/-)

Tax ID No. 15-28-400-006

PARCEL 2 (LOT 3)

Area: 8000.56 Sq. Ft. +/- (2.06 Ac. +/-)

Tax ID No. 15-28-219-001

Total Area (Parcel 1 and Parcel 2): 488.84 Sq. Ft. (11.40 Ac.) more or less

AUTHORIZATION TO RECORD CERTIFICATE

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

I, HARLAN M. DOLAND, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR WITH IMEG, DO
HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF APTAKISIC TRIPP CONSOLIDATED SCHOOL
DISTRICT # 102 TO RECORD THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____, A.D. 2023.

BY: HARLAN M. DOLAND, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003121
LICENSE EXPIRES 11-30-24

SURVEYOR'S NOTES

- 1) Basis of Bearings: The north line of the SE 1/4 of Sec. 28, T43N, R11E, having a bearing of S 87°22'00" W. Per Plat of Survey dated 09/29/2023.
- 2) Dimensions and Bearings: 100.00' N20°00'00"E - Measured (100.00) (N20°00'00"E) - Record
- 3) Easements on Lot 3 are shown per: Abbott Business Center, Doc. No. 3038077, and on Parcel 1 per Survey by others dated 09/29/2023.

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

I, HARLAN M. DOLAND, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR WITH IMEG, DO
HEREBY CERTIFY THAT THE PLAT OF CONSOLIDATION HEREON HAS BEEN PREPARED UNDER MY
DIRECT SUPERVISION, FROM EXISTING PLATS AND RECORDS AND IS A CORRECT REPRESENTATION
THEREOF.

DATED THIS _____ DAY OF _____, A.D. 2023.

BY: HARLAN M. DOLAND, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003121
LICENSE EXPIRES 11-30-24

DATE	REVISIONS
DESCRIPTION	
No.	



TRIPP SCHOOL DISTRICT 102
BUFFALO GROVE, ILLINOIS
PLAT OF CONSOLIDATION

IMEG Project No.
23008012.00
File Name:
23008012.00.dwg
Copyright 2023
All Rights Reserved
Field Book No.
Drawn By: TEM
Checked By: HMD
Date: 11/28/2023
1
Sheet 1 of 1



SITE

Comm No: 233134

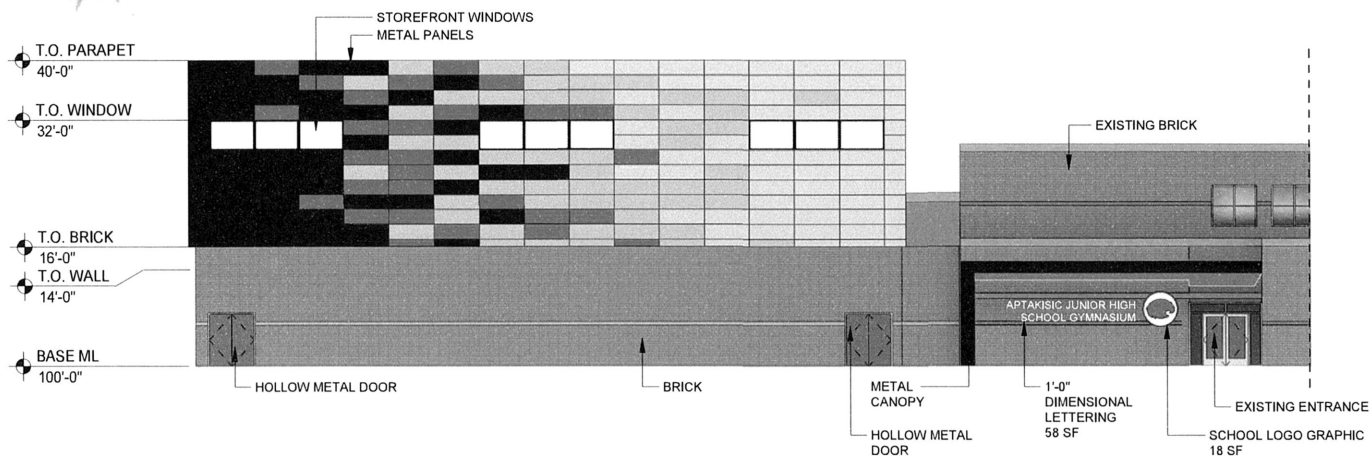


APTAKISIC-TRIPP SCHOOL DISTRICT 102

APTAKISIC JUNIOR HIGH SCHOOL

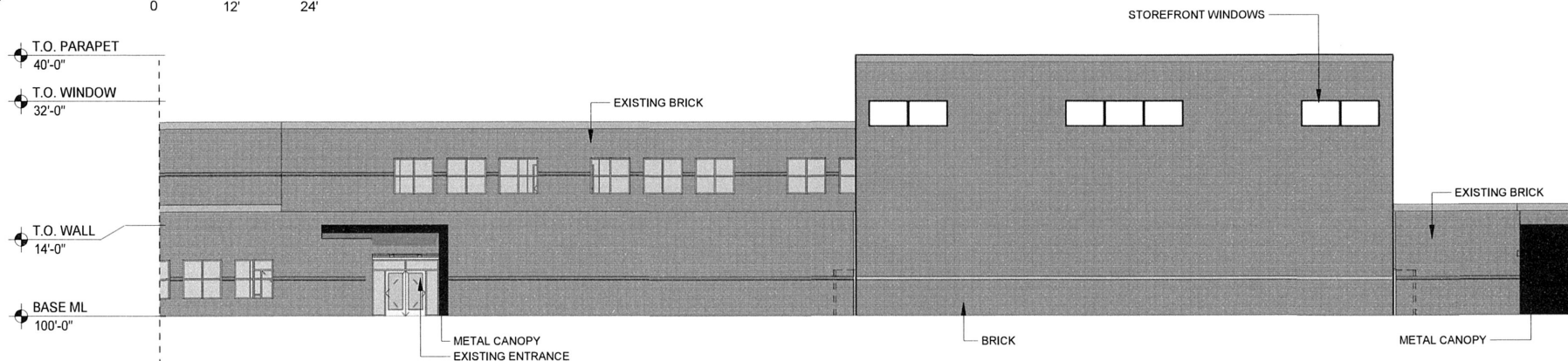
GYM EXTERIOR MATERIAL STUDY 2

B.I



1 NORTH ELEVATION

1/16" = 1'-0"
0 12' 24'



2 EAST ELEVATION

1/16" = 1'-0"
0 12' 24'



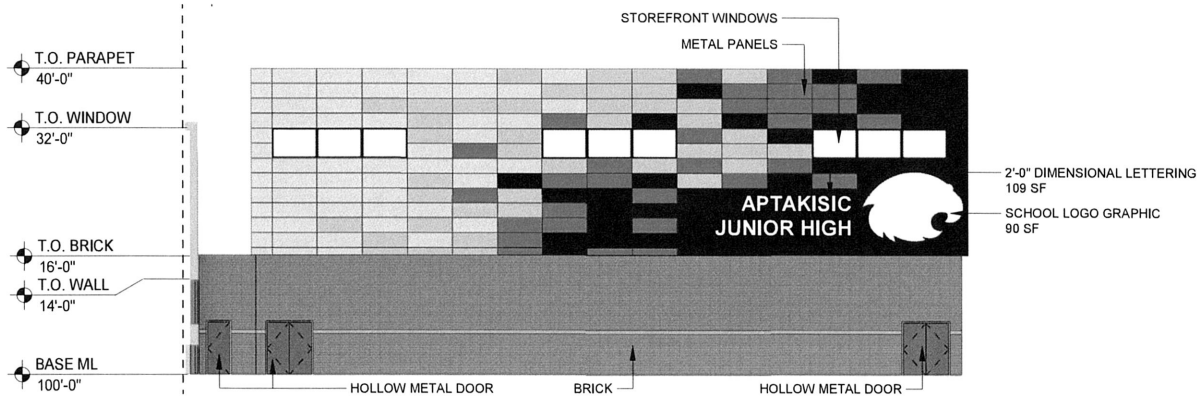


APTAKISIC-TRIPP SCHOOL DISTRICT 102

APTAKISIC JUNIOR HIGH SCHOOL

GYM EXTERIOR MATERIAL STUDY 2

B.I

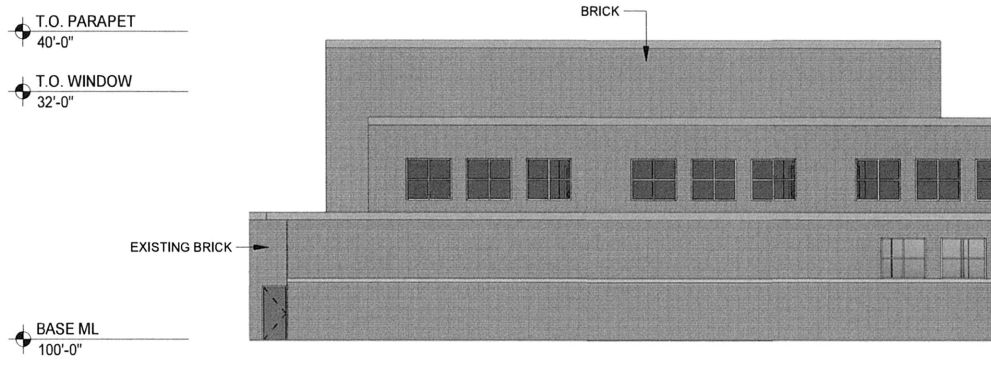


1

SOUTH ELEVATION

1/16" = 1'-0"

0 12' 24'



2

WEST ELEVATION

1/16" = 1'-0"

0 12' 24'



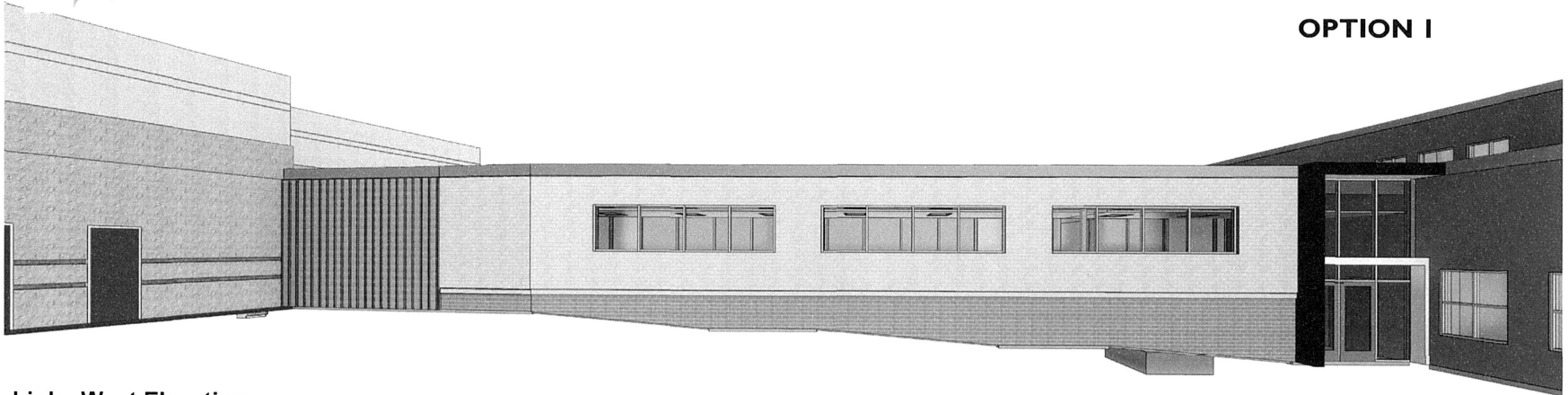


APTAKISIC-TRIPP
SCHOOL DISTRICT 102

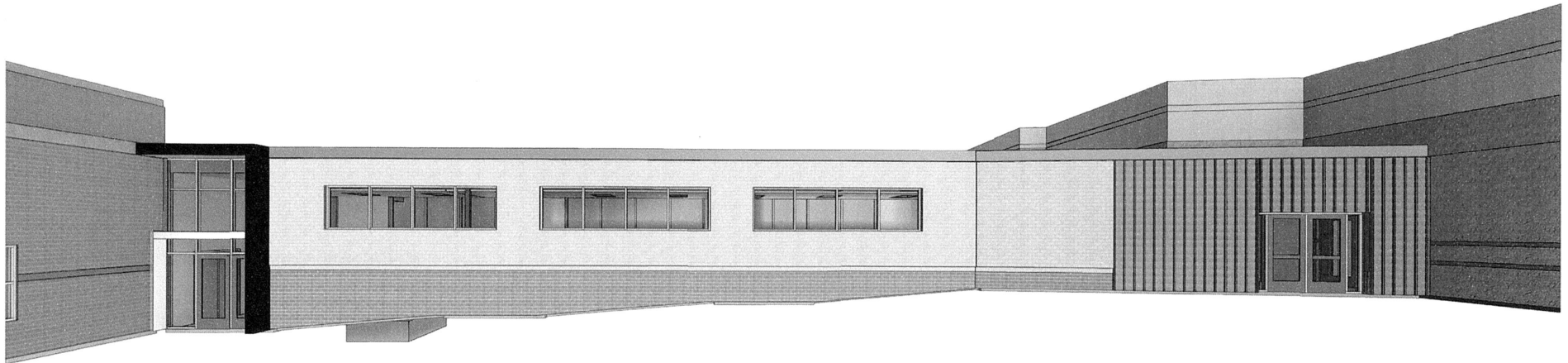
APTAKISIC JUNIOR HIGH SCHOOL

LINK EXTERIOR FINISHES

OPTION I

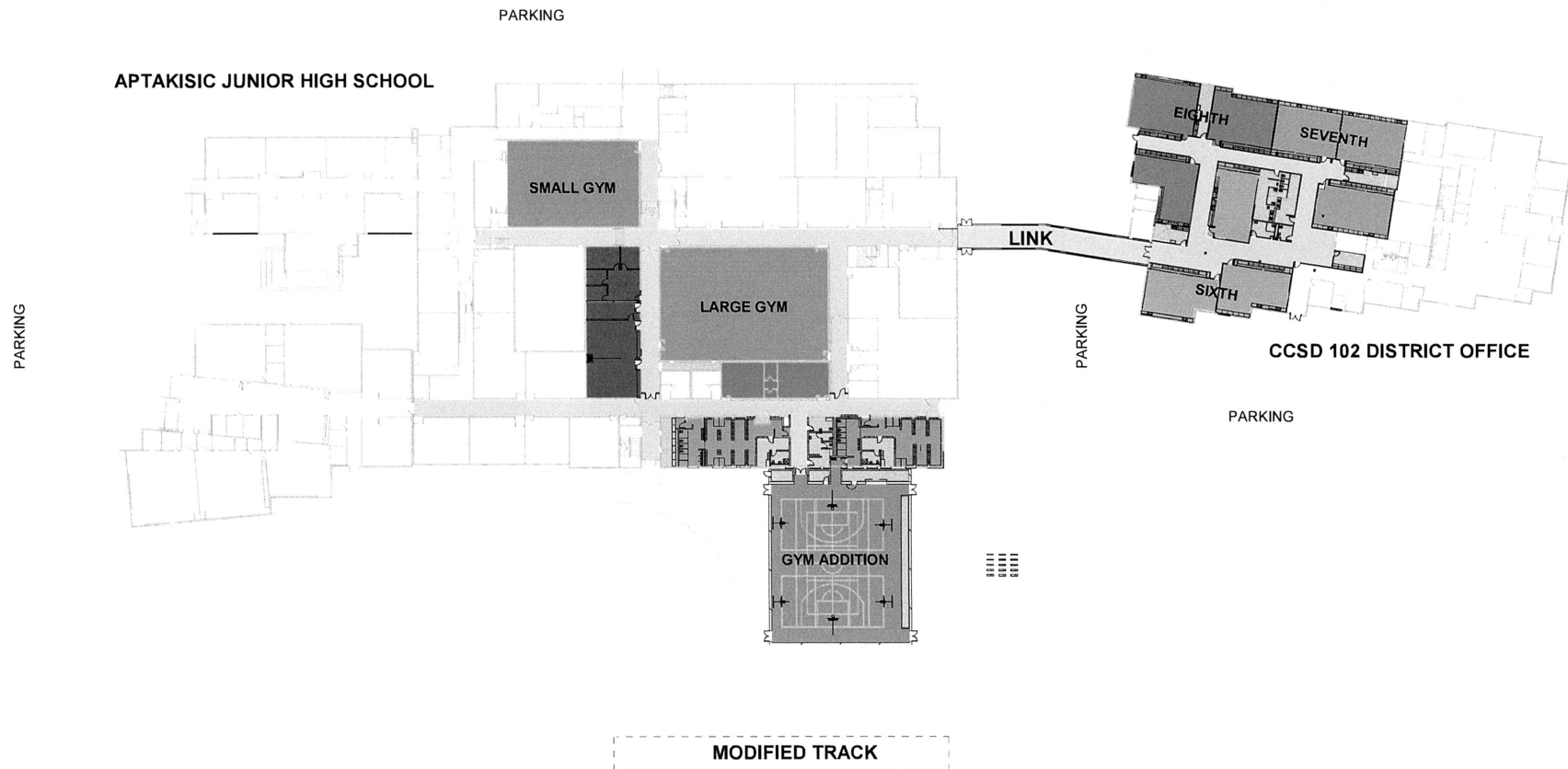


Link - West Elevation



Link - East Elevation





OVERALL PLAN

1/64" = 1'-0"

0 48' 96'

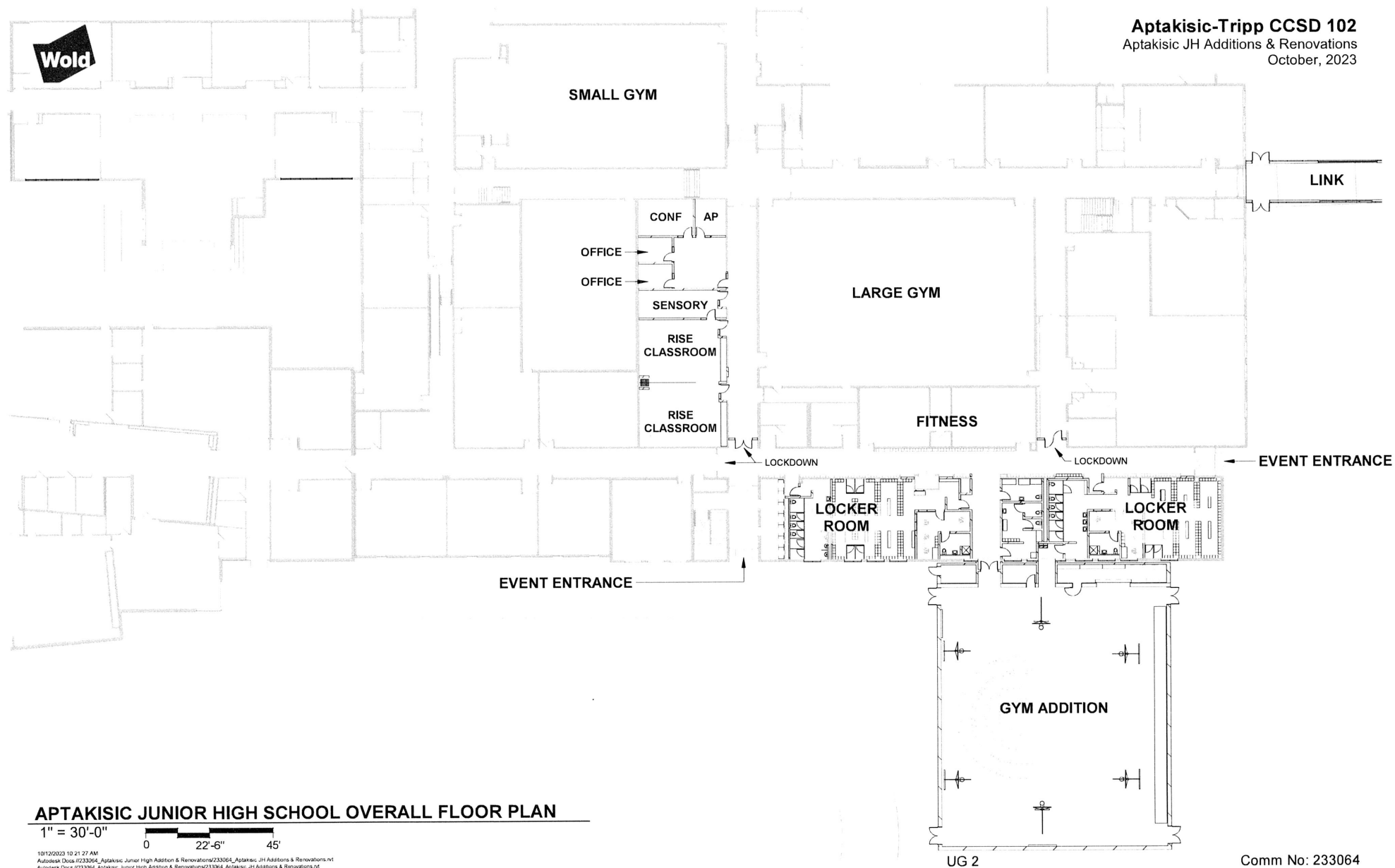
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Autodesk Docs / 233064_Aptakistic Junior High Addition & Renovations / 233064_Aptakistic JH Additions & Renovations.rvt

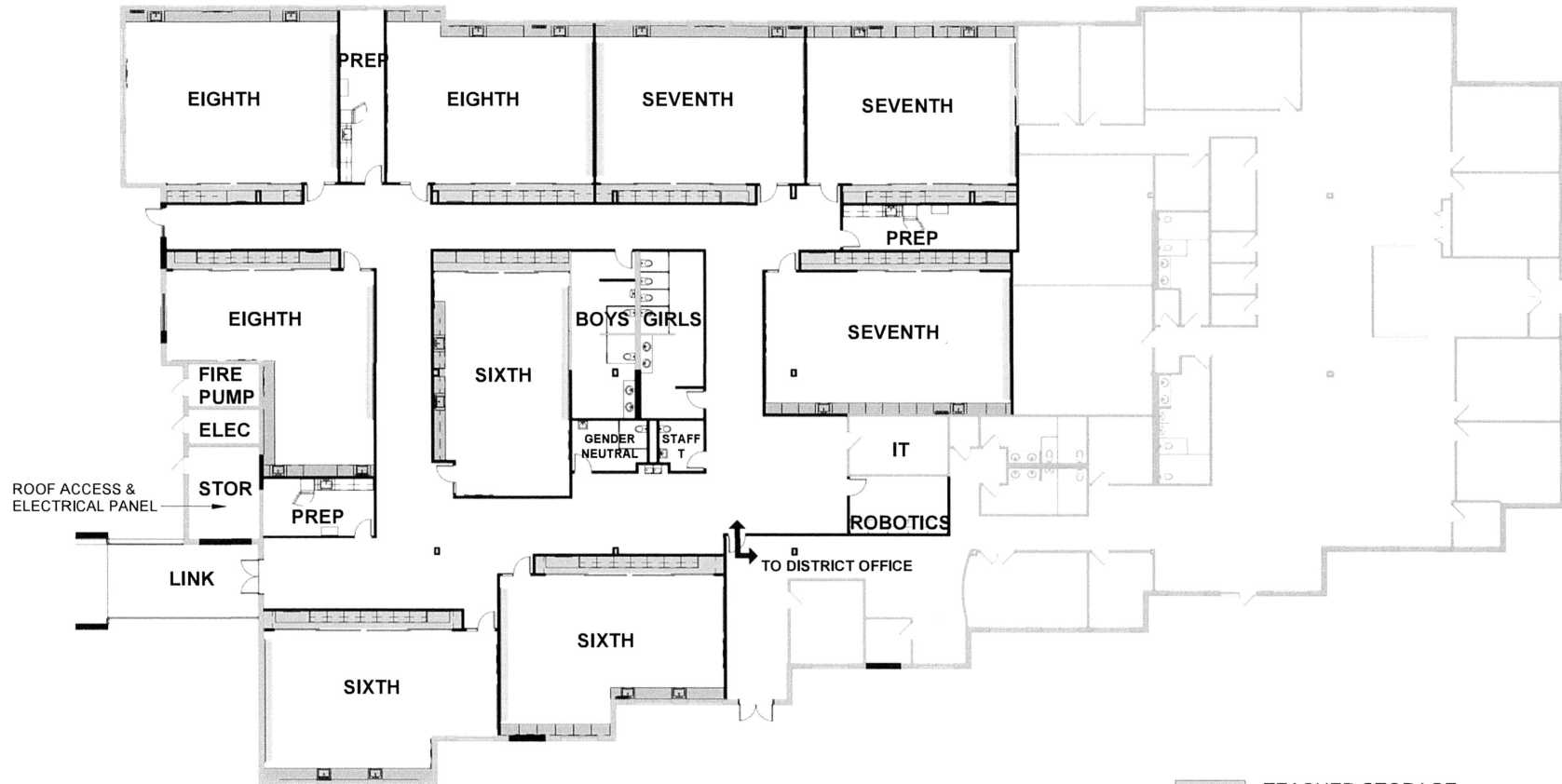
UG 1

Comm No: 233064

Wold

Aptakisic-Tripp CCSD 102
Aptakisic JH Additions & Renovations
October, 2023





-  TEACHER STORAGE
-  CASEWORK
-  PRIMARY TEACHING WALL (W PROJECTOR)

CCSD 102 DISTRICT OFFICE OVERALL FLOOR PLAN

1" = 20'-0"

0 15' 30'

10/12/2023 1:49:45 PM
Autodesk Docs #233064_Aptakasic Junior High Addition & Renovations/233064_Aptakasic JH Additions & Renovations.rvt
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UG 3

Comm No: 233064

APTAKISIC JUNIOR HIGH ADDITION & RENOVATIONS 1231 WEILAND ROAD BUFFALO GROVE, IL

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
145 Commerce Dr., Suite A
Grayslake, IL 60030
T: 1 (847) 223-4804
E: kcamino@eea-ltd.com
Attn: Kevin Camino, PE

VILLAGE:
Village of Buffalo Grove
Engineering Department
51 Roupp Boulevard
Buffalo Grove, IL 60089
T: 1 (847) 459-2532

INDEX OF SHEETS

SHEET No.	DESCRIPTION
CO.01	COVER SHEET
C1.00	DEMOLITION PLAN
C2.00	GEOMETRY PLAN
C3.00	UTILITY PLAN
C4.00	GRADING PLAN
C5.00	DETAILS



LOCATION MAP

GENERAL NOTES

- The location of existing underground utilities, such as electric, gas, sewer, etc., as shown on the Plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility for the location, depth, or condition of these utilities. The Contractor shall be responsible for locating and marking all utilities prior to construction. Contact the utility companies for the location of these utilities. The location of these utilities may be different from the location shown on the drawings. Contact the utility companies for the location of these utilities.
- Verify the Engineer's location of any discrepancies between the drawings and existing field conditions.
- Contractor shall provide Private Utility Locating Services for the Project Area.
- Verify the Owner, Engineer and the Village of Buffalo Grove, Illinois, at 315-744-7000, a minimum of 48 hours in advance of performing any work.
- All Areas on or off Site Disturbed During Construction Operations and not part of the Work as Shown herein shall be restored to original condition to the satisfaction of the Owner or its Additional Civil to the Owner. It is the responsibility of the Contractor to show that disturbed areas have been restored by construction operations.
- These drawings assume that the Contractor will utilize an Electronic Drawing File (EDF) to State As Site Improvements. Accordingly, Contractor shall be responsible for providing the necessary information to the Owner. The Contractor shall be responsible for providing the necessary information to the Owner.
- No Person may utilize the information contained within these drawings without written approval from Eriksson Engineering Associates, Ltd.
- The Engineer is furnishing these drawings for construction purposes as a convenience to the Owner. Architect, Surveyor or Contractor shall be responsible for the use of these drawings for construction purposes. The use of these drawings shall be at the Contractor's risk. The Contractor shall verify all dimensions and locations of buildings with the foundation drawings and architectural site plan, and coordinate all dimensions and locations of all site items. It is the Contractor's responsibility to verify the information that the Engineer provides.
- Provide an As-Built Survey Prepared by a Licensed Professional Land Surveyor in accordance with the Professional Surveying Act. The Survey shall include a minimum of 10' around the building and shall include all existing structures, including all storm and sanitary sewer structures, locations, sizes, and flow directions. Final location notes shall be provided for the Building, Walkways and other and appropriate locations.
- The Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition, and all relevant laws, shall govern the construction and paving work under this contract unless noted otherwise.

SURVEY PROVIDED BY:

Part of Survey and Topography Provided by Daniel Crowley Company for Eriksson Engineering Associates on 06/08/2011. Order Number 6208

PROJECT BENCHMARKS

- Free Station Benchmark Bury 30" on south end of Neilson Junior High School
Elevation 678.37

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call J.U.L.I.E. 1 (800) 882-0123

Aptakisic JH
Additions and
Renovations
1231 Weiland Rd
Buffalo Grove, Illinois
60089

Aptakisic-Tripp CCSD
102
1351 Abbott
Buffalo Grove, Illinois
60089



WOLD ARCHITECTS
AND ENGINEERS

220 North Lincoln Street, Suite 400
Evanston, Illinois 60201

woldinc.com | 847.341.0300



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145 COMMERCIAL DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4803
WWW: WWW.EEA-LTD.COM

I hereby certify that this plan, specification or report was prepared by myself or under my direct supervision and that I am a duly Licensed ENGINEER under the laws of the STATE OF ILLINOIS

License Number	Issue Date	Expiration Date
00000000	01/01/2013	01/01/2014

Comm: 233064
Date: 10/23/2013
Drawn: MD
Check: AC



COVER SHEET

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

Not For Construction

C0.01



LEGEND

1	Baseline
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100	Circle Arrow

GENERAL NOTES

- [illegible]

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By Daniel Creaney
Company For Eriksson Engineering Associates on
08/08/2023. Order Number 8289

PROJECT BENCHMARKS

1. Fire Hydrant NorthEast Bury Bl. on south side of Aptekiev Junior High School. Elevation 678.37

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

I hereby certify that this plan, specification or report was prepared under my direct supervision and that I am a duly licensed **ENGINEER** under the laws of the **ILLINOIS** State of _____

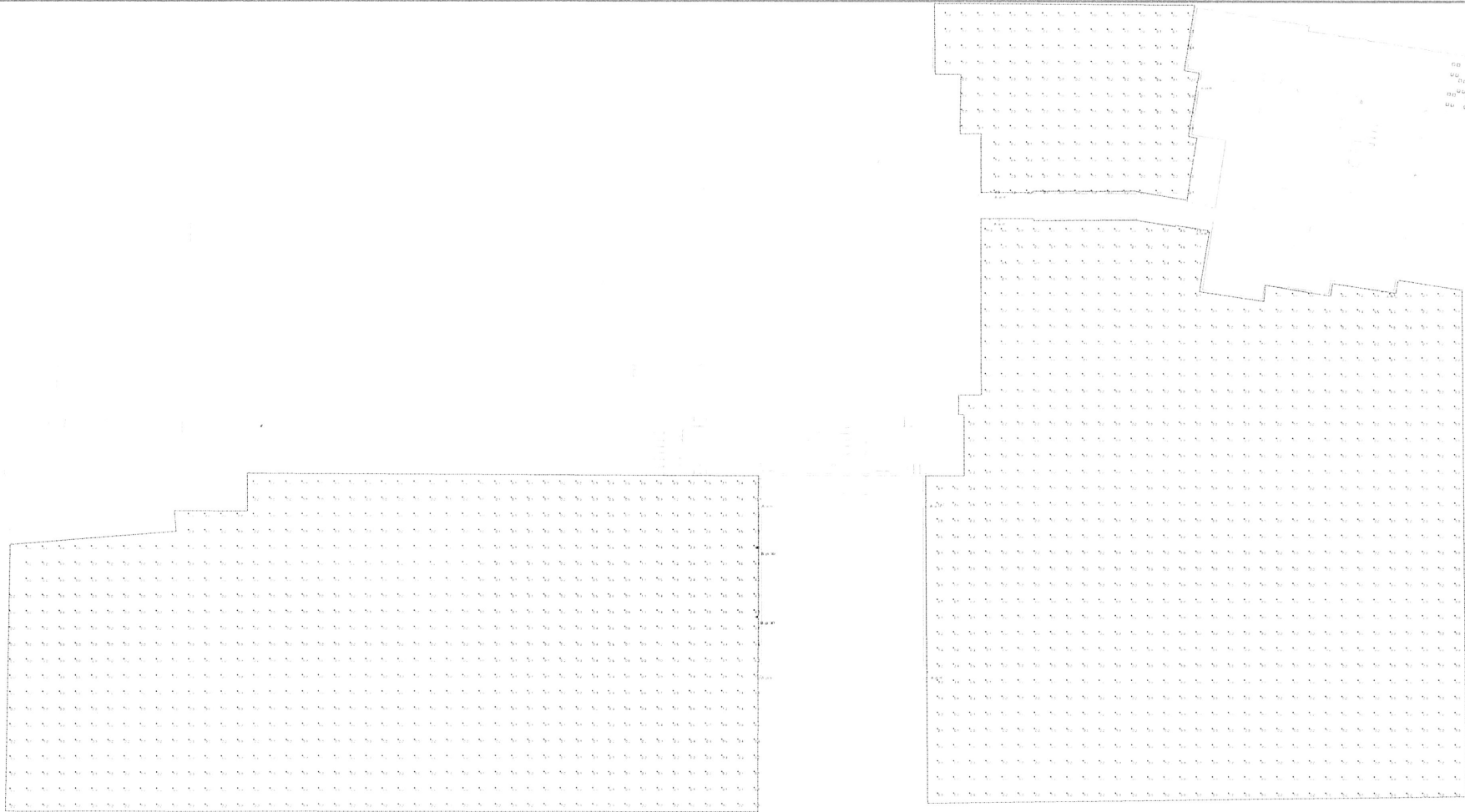
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Comm: 233064
Date: 10/23/2023
Drawn: MO
Check: KC

SITE GRADING PLAN

Scale: $1/16" = 1'-0"$

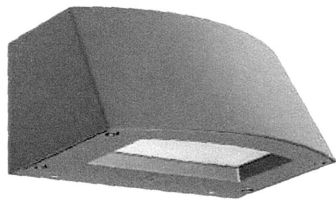
C4.00



Plan View
Scale: 1" = 20'

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Plot
	A		9	Lithonia Lighting	ARC1 LED P3 40K	1	3021	0.8	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	24.5247	 Max: 1971cd
	B		2	Lithonia Lighting	WDGE4 LED P2 70CRI RFT 40K	1	16134	0.8	WDGE4 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	109.02	 Max: 7776cd

Designer
Date
10/20/2023
Scale
Not to Scale
Drawing No.
Summary



ARC1 LED

Architectural Wall Luminaire



Catalog
Number

Notes

Type

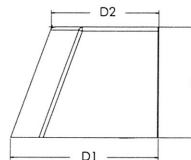
Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs
 (without options)



ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 ¹	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		PE Button type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DNAXD Natural aluminum
				SPD6KV 6kV surge protection	DWHXD White
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DSSXD Sandstone
					DDBTXD Textured dark bronze
					DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES

- 347V not available with E4WH.
- FAO not available with DMG.



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ARC1 LED
 Rev. 03/02/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

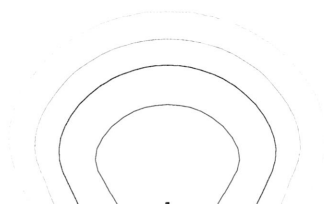
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc

MH = 10ft
Grid = 10ft x 10ft



ARC1 LED P3 40K



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ARC1 LED
Rev. 03/02/22

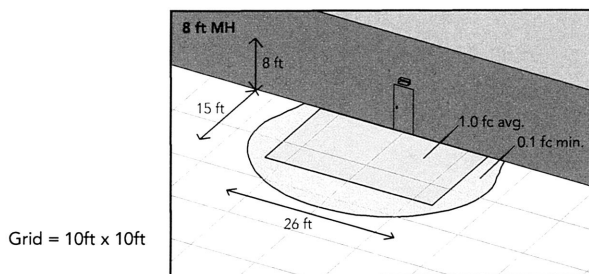
Emergency Egress Options

Emergency Battery Backup

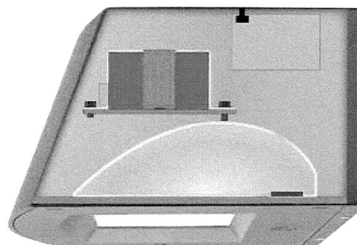
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.



ARC1 LED 40K MVOLT E4WH



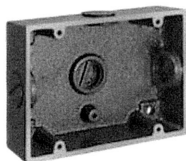
Self-contained solution for clean aesthetic

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 6.5"
H = 5"
W = 11"



BBW – Standard Back Box

D = 1.5"
H = 4"
W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

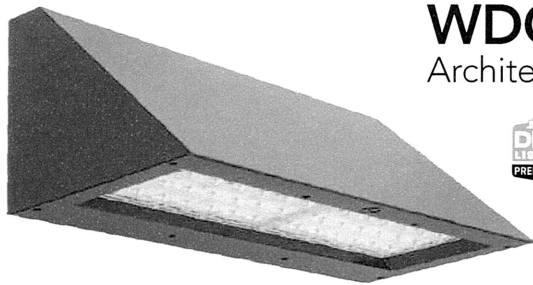
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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ARC1 LED
Rev. 03/02/22



WDGE4 LED

Architectural Wall Sconce



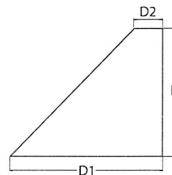
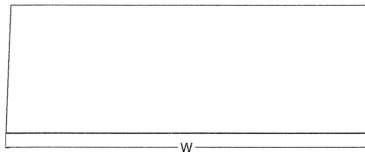
Catalog
Number

Notes

Type

Specifications

Depth (D1): 10"
Depth (D2): 2"
Height: 9"
Width: 25"
Weight: 30.5 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE4 LED	P1	P4	30K	3000K	70CRI	R2	Type 2	MVOLT	Shipped included	
	P2	P5	40K	4000K	80CRI	R3	Type 3	347 ¹	SRM	Surface mounting bracket
	P3	P6	50K	5000K		R4	Type 4	480 ¹	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴
						RFT	Forward Throw			Shipped separately
										AWS 3/8inch Architectural wall spacer
										PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options			Finish	
PE ²	Photocell, Button Type	Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRHH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRHH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 3 for out of box functionality	DDBXD	Dark bronze
DS ³	Dual switching (comes with 2 drivers and 2 light engines)		DBLXD	Black
DMG ³	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DNAXD	Natural aluminum
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DWHXD	White
SPD10KV	10kV Surge pack		DSSXD	Sandstone
BAA	Buy America(n) Act Compliant		DBBTXD	Textured dark bronze
			DBLBXD	Textured black
		DNATXD	Textured natural aluminum	
		DWHGXD	Textured white	
		DSSTXD	Textured sandstone	

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE4PBBW DDBXD U WDGE4 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with DS.
- PE not available in 480V and with sensors/controls.
- DS and DMG not available with sensors/controls.
- Not qualified for DLC. Not available with emergency battery backup.



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 Rev. 02/16/23

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	77W	R2	11,173	146	2	0	1	12,125	158	2	0	1	12,125	158	2	0	1
		R3	10,951	143	2	0	2	11,884	155	2	0	2	11,884	155	2	0	2
		R4	11,224	147	2	0	2	12,180	159	2	0	2	12,180	159	2	0	2
		RFT	11,104	145	2	0	2	12,050	157	2	0	2	12,050	157	2	0	2
P2	106W	R2	14,960	141	3	0	2	16,235	153	3	0	2	16,235	153	3	0	2
		R3	14,663	138	2	0	2	15,912	150	2	0	3	15,912	150	2	0	3
		R4	15,028	141	2	0	2	16,308	153	2	0	3	16,308	153	2	0	3
		RFT	14,868	140	2	0	2	16,134	152	2	0	2	16,134	152	2	0	2
P3	123W	R2	16,993	138	3	0	2	18,441	150	3	0	2	18,441	150	3	0	2
		R3	16,655	136	2	0	3	18,074	147	3	0	3	18,074	147	3	0	3
		R4	17,070	139	2	0	3	18,524	151	3	0	3	18,524	151	3	0	3
		RFT	16,888	138	2	0	3	18,327	149	2	0	3	18,327	149	2	0	3
P4	140W	R2	18,958	136	3	0	2	20,573	147	3	0	2	20,573	147	3	0	2
		R3	18,581	133	3	0	3	20,164	144	3	0	3	20,164	144	3	0	3
		R4	19,044	136	3	0	3	20,667	148	3	0	3	20,667	148	3	0	3
		RFT	18,841	135	2	0	3	20,446	146	3	0	3	20,446	146	3	0	3
P5	156W	R2	20,919	134	3	0	2	22,702	146	3	0	2	22,702	146	3	0	2
		R3	20,503	132	3	0	3	22,250	143	3	0	3	22,250	143	3	0	3
		R4	21,014	135	3	0	3	22,804	147	3	0	4	22,804	147	3	0	4
		RFT	20,790	134	3	0	3	22,561	145	3	0	3	22,561	145	3	0	3
P6	185W	R2	23,725	128	3	0	2	25,746	139	3	0	2	25,746	139	3	0	2
		R3	23,253	126	3	0	4	25,234	136	3	0	4	25,234	136	3	0	4
		R4	23,832	129	3	0	4	25,863	140	3	0	4	25,863	140	3	0	4
		RFT	23,578	127	3	0	3	25,587	138	3	0	4	25,587	138	3	0	4

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	77W	0.635	0.366	0.319	0.280	0.223	0.161
P2	106W	0.889	0.514	0.449	0.395	0.309	0.228
P3	123W	1.014	0.585	0.510	0.447	0.356	0.258
P4	140W	1.159	0.668	0.582	0.509	0.403	0.294
P5	156W	1.296	0.743	0.647	0.564	0.451	0.326
P6	185W	1.512	0.864	0.751	0.655	0.526	0.378

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.05
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.96	>0.92



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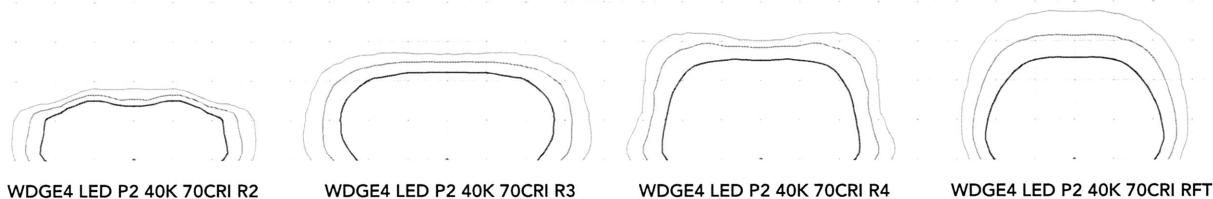
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 18ft
Grid = 18ft x 18ft



Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

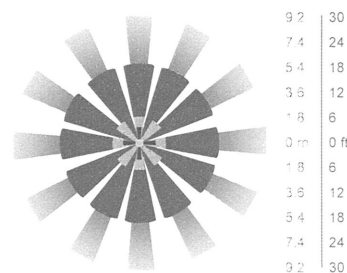
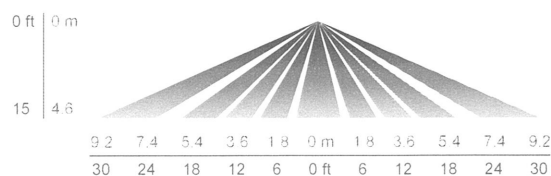
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

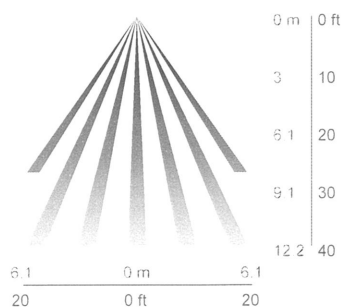
PIR

HIGH VIEW

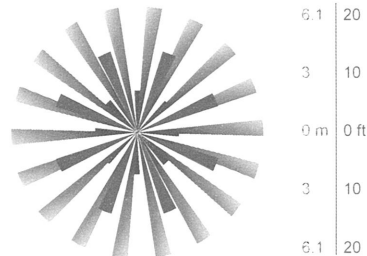


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

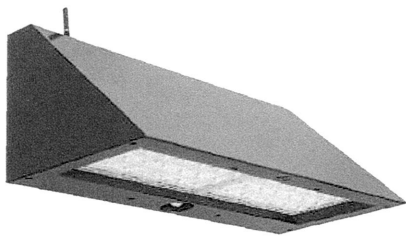


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Mounting, Options & Accessories

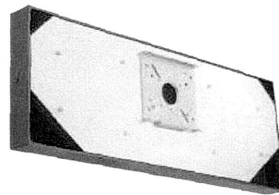


**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 10"

H = 11"

W = 25"

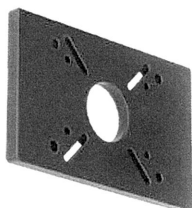


PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 25"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP65 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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Memorandum



TO: Benjamin Bercher
Wold Architects & Engineers

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: November 27, 2023

RE: Aptakisic Junior High School
District 102 Administration Center
Expansion Traffic Review
Buffalo Grove, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by the Aptakisic-Tripp Community Consolidated School District 102 and WOLD Architects and Engineers to conduct a traffic review of the proposed expansion plans for Aptakisic Junior High School and the District Administration Center in Buffalo Grove, Illinois. The school district is proposing to expand the size of existing gymnasium and build a connection to the administration center to the school and create additional classrooms.

Aptakisic Junior High School is located at 1231 Weiland Road in Buffalo Grove. The school is on the east side of Weiland Road across from Veterans Park. It currently serves 884 students in 6th thru 8th grades with 100 staff. It has a full unsignalized access drive on the north side of the school and a full signalized drive on the south side.

The Administration Center is located at 1351 Abbott Court in Buffalo Grove. It has a single unsignalized access point on Abbott Court.

EEA completed a traffic review to assess the existing conditions at the site and determine how the expansion will impact traffic conditions.

Existing Roadways

Weiland Road is a four-lane north-south major collector road with two travel lanes in each direction and a center left-turn median. It has a 40-mph speed limit with a 20-mph school speed zone by the school. The signalized intersection serving the school and Veterans Park has separate northbound and southbound left-turn lanes and a northbound right-turn lane. Veterans Park has a single lane exit. The school drive has a shared left-turn/thru lane and a separate right-turn lane. The west, north, and east legs have pedestrian crosswalks and signals.

Abbott Court is a local road that extends east of Weiland Road and then curves north and then back west to Weiland Road. It serves a combination of commercial, recreational, and institutional uses. The south end has an unsignalized intersection with Weiland Road and the north end is signalized. No on-street parking is permitted on the south side of the road by the Administration Center.

Both roads are under the jurisdiction of the Village of Buffalo Grove.

School Procedures

A copy of the school's student drop-off and pick-up procedures is attached.

Classroom time is from 7:50 AM to 2:50 PM. Eighteen school buses use the west parking lot to unload and load their passengers. In the morning, the buses enter the south entrance and turn left into the west lot. A staff member is present to create an opening in exiting parent traffic to allow the turn. After unloading, the buses exit the north entrance.

In the afternoon, the buses enter the north entrance and face southbound when the load students. After they are loaded, the buses exit the signalized south entrance via the traffic signal. A staff member will stop exiting parent traffic to allow the buses to leave as a group.

All parent vehicles must enter from the south signalized entrance and go east thru the south parking lot and loop back west to the south side of the school for drop-off in the morning and pick-up in the afternoon.

Staff can enter either drive to park at either lot.

School Observations

EEA observed the school's arrival period on Wednesday November 15th and dismissal on Friday November 17th, 2023.

Arrival

1. Weather sunny and clear with temperature at 54° F.
2. At approximately 7:37 AM, parent vehicles started stacking onto Weiland road until 7:47 AM or 10 minutes.
3. Most of the queuing was on northbound Weiland Road in the northbound right-turn lane and northbound curb lane extending up to the Creekside Commons driveway approximately 500 feet to the south.
4. The left northbound thru lane was clear that enabled non-school traffic to pass the queued vehicles.
5. Several parents stopped in the queue on Weiland Road let their students exit from the vehicle.
6. A couple of parents dropped off their students in the parking lot behind the 7-11 convenience store.
7. School bus traffic operated well.

Dismissal

1. Weather sunny and clear with temperature at 50° F.
2. No afternoon queuing was observed in the Weiland Road thru lanes. A couple of vehicles were stopped in the right-turn lane.
3. Several parents used the 7-11 lot or the Veteran's Park lot to wait for and pick-up their student(s).
4. School bus traffic operated well.
5. A few students crossed Weiland Road at the signal to the Veteran Park lot and were picked up by their parents.
6. Dismissal lasted about 15 minutes in total.

Northbound Queuing on Weiland Road

During the morning arrival period, there is a significant amount of parent vehicles queuing on Weiland Road for approximately ten minutes. The available on-site stacking lane is 825 feet long or 41 vehicles. The ideal solution would be to add additional space on-site for the overflow vehicles. Unfortunately, the school site is small and landlocked preventing it from expanding the parent drop-off.

Proposed Campus Changes

The school district is proposing to add a third gymnasium and updated locker rooms to adequately meet the physical education requirements for their existing student population. In addition, an enclosed building connection is proposed between the junior high and the administration center to allow access to additional classrooms for specific programming needs. Existing administrative space will be remodeled into classrooms with some administrative functions moved offsite to make room for the remodel. Twelve parking spaces will be removed in the administrative lot.

These changes are considered elbow room improvements to accommodate existing programming needs for the current student population. They are not designed to accommodate an increase in the number of students. In the administrative center, the activity will decrease proportionality with the space reallocated to the school. Overall, there will be no significant change in the traffic volumes or flow around the school due to these changes.

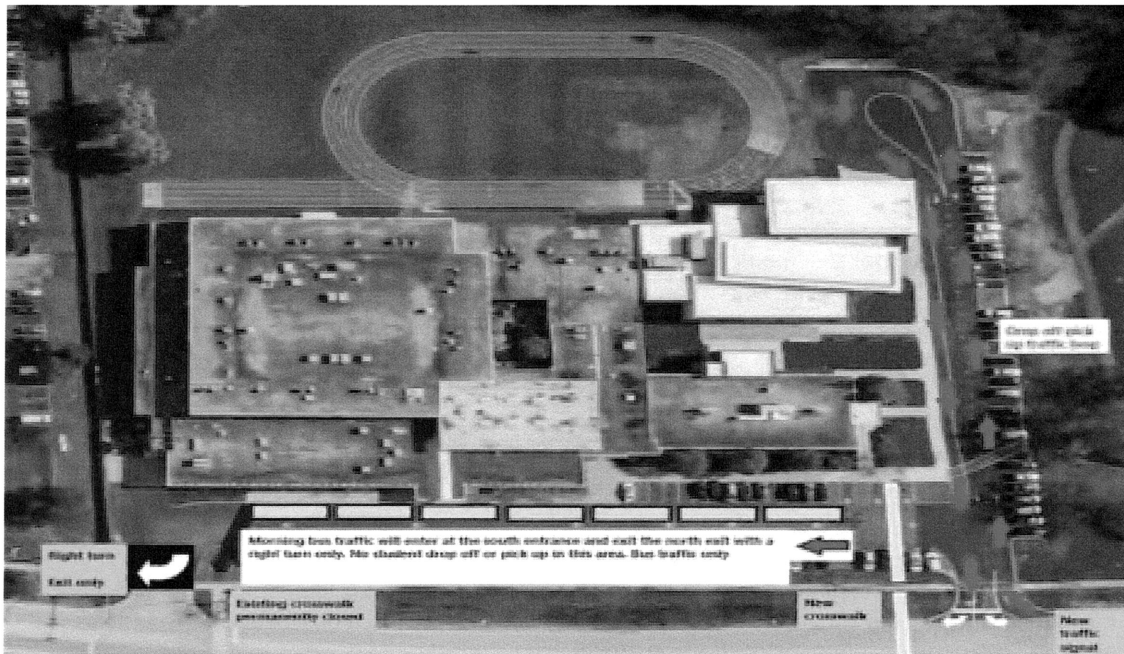
**APTAKISIC JUNIOR HIGH SCHOOL
STUDENT DROP OFF and PICK UP PROCEDURES
2021-2022**

The safety of everyone who comes to our schools is extremely important. Please keep these guidelines in mind when coming to the Junior High:

- Follow instructions from school staff members and on posted signs.
- Be courteous and patient. Leave extra time when dropping off and picking up your students.
- Encourage students to ride the bus to and from school as often as possible.

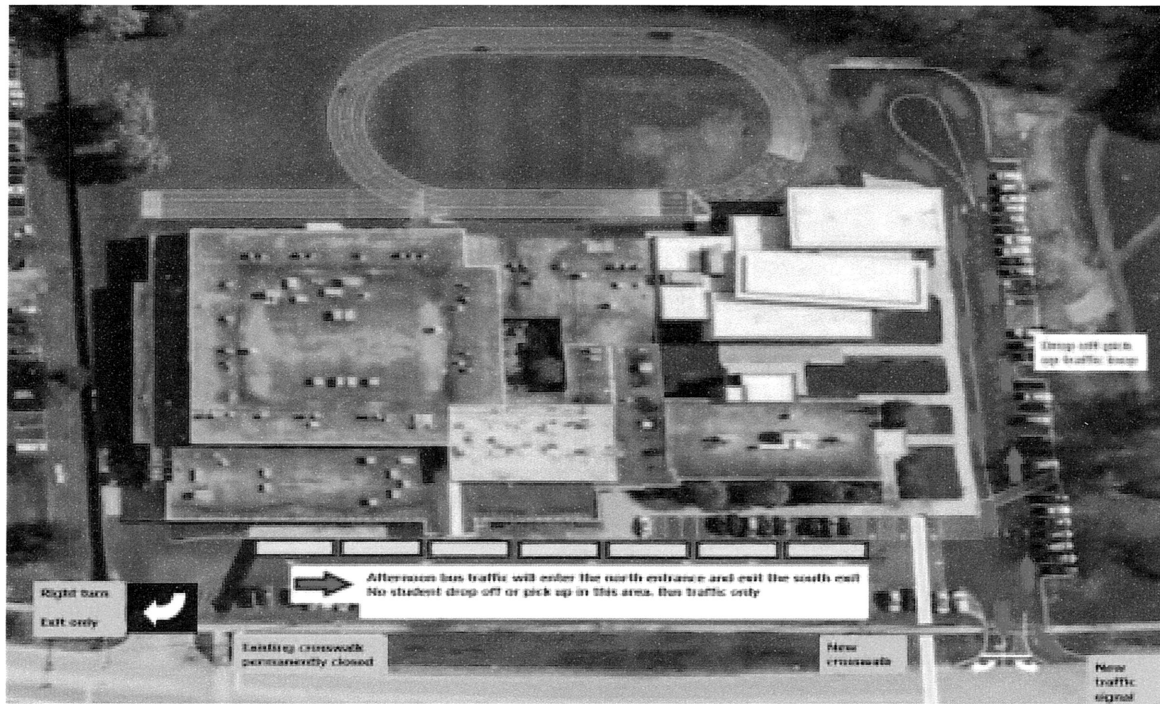
Morning Drop-Off

- *Parents drop-off students at the south end of the building and exit at the new traffic signal at the south entrance/exit.* Please follow the signs around the drop-off loop, stay in a single-file line along the curb, and pull forward to the designated location to drop off your student. Exit at the new traffic signal onto Weiland Road. **ALL** parent drop-off traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road. The north exit will be used for buses only during arrival and dismissal.
- *Buses drop off in front of the school.* The front or west lot will be used for bus drop off only. **ALL** parent drop-off traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road.
- *Bike riders:* The bike rack is on the south side of the building. Students should use the sidewalk and designated crosswalk to access the bike rack area.
- *Walkers:* The cross walk at Weiland Road has been moved to the north side of the new traffic signal at the south entrance/exit. The crossing guard will also be moved to this location.



After School Pick-Up - 2:50 pm

- *Parents pick up at the south end of the building and exit at the new traffic signal at the south entrance/exit.* Please follow the signs around the pick-up loop, stay in a single file line along the curb, and pull forward to the designated location to pick-up your student. Student pick up is only allowed along the curb side area designated by the solid white line. Once your student is picked up, parents may use the left (inside) lane to then exit the parking lot at the new traffic signal at the south entrance/exit making a right or left turn onto Weiland Road. For safety, students must stay in the designated student areas along the curb and will **NOT** be permitted to walk through the pick-up loop for any reason. The north exit will be used for buses only during arrival and dismissal. **Please do not arrive at school before 2:40pm for pick-up.**
- *Buses pick up in front of the school.* The front or west lot will be used for bus pick-up only. **ALL** parent pick-up traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road.
- *Bike riders:* The bike rack is on the south side of the building. Students should use the sidewalk and designated crosswalk to access the bike rack area.
- *Walkers:* The cross walk at Weiland Road has been moved to the north side of the new traffic signal at the south entrance/exit. The crossing guard will also be moved to this location.





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 gymnasium addition will serve the school community as it will be a multifunctional space to support student development in physical education, fine arts, and other miscellaneous activities. Similarly, the gymnasium addition will serve the public as it will be a rentable space for the community to support a variety of needs such as sporting events and gathering space.

The building link will serve the school community to provide safe and protected access between buildings for students, staff, and visitors. The building link will also support public access to the new gymnasium addition. The maintenance and operation of these additions will not be detrimental to or endanger the public health as they will integrate into the same way the existing school functions.

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 existing location and size of the current special use and operation of the school site will remain unchanged. There will be no increase in total traffic flow and buses arriving on site, and therefore street access and use will remain unchanged. Other properties in the immediate vicinity will not be negatively impacted. The proposed additions will be appropriately designed to be in harmony with the existing District buildings and within the development of the zoning district in which it is located. As it goes about its mission of educating the children of the community, the School District will continue its endeavors to be good neighbors to adjacent residents, and to the Village of Buffalo Grove.

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 existing use and operation of the school site will remain unchanged. Other properties in the immediate vicinity will not be negatively impacted. As it goes about its mission of educating the children of the community, the School District will continue its endeavors to be good neighbors to adjacent residents, and to the Village of Buffalo Grove community.

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 existing junior high school and District Office building do not currently impede the ability of the surrounding properties to be developed and improved as permitted by the Village of Buffalo Grove. The building additions are taking place on property that is already owned by the District and none of the work will substantially alter the relationship of the school site to its adjacent properties, and as such will maintain the ability of those properties to be developed and improved as permitted by the Village of Buffalo Grove.

There is an existing fence today between the Junior High and the District Office that belongs to the Business Park Association. By consolidating the District Office property and the Junior High School, the fence currently in place will no longer be needed between these two buildings. The plan will involve removing the sections of fencing from Weiland Road back to the School Districts property line. The remaining sections of fencing, belonging to the Associate, further east of the District property will remain.

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

Response:

The utilities, drainage, and necessary facilities for the project will be designed and constructed as necessary to satisfy the demands of the proposed building, and the District will bear the cost of the necessary design and construction. Site stormwater management will be implemented in accordance with the Village of Buffalo Grove and the Lake County Watershed Development Ordinance (WDO). The proposed design will include an underground stormwater management facility consisting of plastic arch chambers and stone, providing both detention and infiltration prior to discharging to nearby Aptakisic Creek. Access roads will remain unchanged by this work.

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 parking stall size and quantity at the Junior High School will remain unchanged. The parking lot at the District Office on the Abbott Court property will decrease parking stalls by 12 to account for the new building link construction. The proposed work for the District will also involve moving the facilities department off of this campus, thereby eliminating the need for 12 parking stalls for District vehicles. The parking lot for the Abbott Court property currently serves the District Office staff, some Junior High teachers and District Office Visitors. The proposed changes to the parking lot off of Abbott Court will include removing the Facilities Department traffic and parking, and may take on some additional teacher and or staff parking. Busses and parents will continue to pick-up and drop off students at the Aptakisic Junior High Parking lots at the start and finish of each school day. The current number of visitor parking stalls at the Junior High Parking lot will remain unchanged. The number of visitors to the site during normal operation hours will remain unchanged by this work, therefore there is no need to provide additional parking on the site. Entrance and exit driveways to and from existing parking areas shall remain unchanged and unhindered by new construction. A traffic study memo will be prepared to further analyze the current traffic volumes and anticipated uses for the future.

A parking lot of approximately 49 spots across Wieland road in Veterans Park, is currently available to the School District for overflow parking during special events through a current agreement with the Park District.

Prepared by:

Ben Bercher, AIA

Wold Architects and Engineers

220 North Smith Street, Suite 310

Palatine, IL 60067



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;

Section 17.40.020B – for the building height of the gymnasium addition at 40 feet (where 35 feet is permitted);

Section 17.40.020B – for the corner side yard setback of the existing building at 1351 Abbot Ct to be at 25 feet (50 feet is required);

Section 17.40.020B – for the interior side yard setback of the proposed gymnasium at 48 feet. Existing Junior High is at 30 feet. (approx. 100 feet is required – 10% of lot width)

Response:

Per Section 17.40.020B, the building height for this property must be below 35 feet. The newly proposed gymnasium is proposed to be 40 feet in height. The reason for this request in height is to allow for the inclusion of retractable bleacher seating within the gymnasium. Due to the performance criteria of the gymnasium space for all-school assemblies and music concerts and other large performances, the retractable bleachers will stand at 25 feet in height. We are requesting to keep the roof structure at a higher elevation for patron safety and to prevent people from attempting to grab or swing from any portion of the ceiling or roof. An overall building height of 40 feet would enhance the building user safety by allowing there to be approximately 10 feet of clear space from the top of the bleacher seat to the bottom of the roof structure.

Per Section 17.40.020B, the existing corner side yard setback of the existing building at 1351 Abbott Court is 25 feet, per its current zoning use (Industrial District). Once consolidated with the Junior High School property, the allowable setback will be 50 feet. Due to the existing condition of the building, we are requesting that the existing 25-foot setback for the corner side yard at 1351 Abbott Court be allowed to remain as-is.

Per Section 17.40.020B, the interior side yard setback of the proposed gymnasium is requested to be 30 feet. A variance is being requested to allow a 30 foot set back from the 10% of the lot width. Once the two lots are consolidated, a 10% set back would be approximately 100 feet. The existing School is approximately 30 feet from the interior side lot property line. The proposed location of the gymnasium is such that it maintains the schools existing track. The proposed gym will be 48 feet minimum from the property line, but with the revised set back requirement from consolidating the two properties, the existing Junior High will now be within the typical interior side yard set back. A variance is being requested for this existing building to have an allowed set back of 30 feet.

2. The plight of the owner is due to unique circumstances;

Response:

By consolidating the two properties, the set back requirements will in turn be revised to meet the R-E zoning requirements. Due to this revision, the existing buildings already on site are in conflict with

the new set backs. The school District is simply requesting relief to modify set backs to keep the existing buildings in conformance with the Village Zoning Ordinances.

The request for the additional height in the gymnasium structure is being driven by the need of having a space for all-school assemblies and large performances. In order to meet the seating capacity needed for these large events, a retractable bleacher system is proposed to be installed. In order to maintain a higher level of safety, the design of the roof structure is to be placed at an elevation that is high enough from the highest point of the bleachers, to prevent students or other building users from being able to easily touch or hang from the roof structure. It is anticipated that a 40 foot tall building would provide enough overhead space, and thereby enhance the occupant safety, from the top of the bleachers.

3. The proposed variation will not alter the essential character of the neighborhood

Response:

The proposed variation alterations will not alter the essential character of the neighborhood because the existing buildings on site already determine the neighborhood character, with regards to set backs.

The proposed variation for the gym height will not alter the essential character of the neighborhood, as this larger volume will be behind the existing Junior High, relative to Weiland road and the new gym will not be readily viewable from the west side. The neighboring properties to the south and east will also not be visually impacted as they are an electrical utility easement and a heavily wooded creek abutting to residential properties.

ORDINANCE NO. 2017 - 035

**AN ORDINANCE APPROVING A SPECIAL USE AND VARIATION
IN THE RE RESIDENTIAL DISTRICT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School**

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

WHEREAS, the property at 1231 Weiland Road ("Property") legally described in EXHIBIT A attached hereto is zoned in the RE Residential District; and,

WHEREAS, Aptakisic-Tripp School District 102 ("Petitioner"), has petitioned the Village for approval of a special use and variation to expand an existing elementary school at the Property; and,

WHEREAS, the Village Plan Commission conducted a public hearing on August 2, 2017 concerning the petition for the special use and variation; and,

WHEREAS, the Plan Commission determined that the petition meets the criteria of a special use and variation as set forth in the Buffalo Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission voted 9 to 0 to recommend approval of the special use and variation; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed expansion of the elementary school is a reasonable use of the Property and will serve the best interests of the Village.

WHEREAS, the proposed expansion of the Aptakisic School shall be operated in accordance with and pursuant to the following exhibits:

- | | |
|-----------|--|
| EXHIBIT A | Legal Description |
| EXHIBIT B | Acceptance and Agreement concerning special uses |
| EXHIBIT C | Engineering Plans and Building Elevations |

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 the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

Section 2. The Corporate Authorities hereby grant a special use and variations to Aptakisic-Tripp School District 102 for an existing elementary school at the Property subject to the following conditions:

1. The proposed development shall substantially conform to the plans attached as part of this petition.
2. Final engineering shall be revised in a manner acceptable to the Village Engineer.
3. The petitioner shall provide a traffic study prior to the start of construction.

Section 3. This Ordinance shall be in full force and effect upon the submittal of a signed Exhibit B (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

AYES: 5 – Berman, Stein, Ottenheimer, Weidenfeld, Johnson

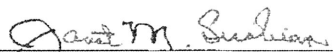
NAYS: 0 - None

ABSENT: 0 - None

PASSED: August 21, 2017.

APPROVED: August 21, 2017.

ATTEST:


Janet M. Sirabian, Village Clerk

APPROVED:

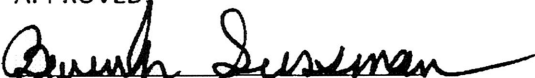

Beverly Sussman, Village President

EXHIBIT A
LEGAL DESCRIPTION

Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School

SUBJECT PROPERTY LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID, THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER OF APTAKISIC ROAD, THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY.

AND ALSO EXCEPT THAT PART PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES RECORDED MARCH 22, 1989 AS DOCUMENT 89244

SUBJECT PROPERTY COMMON DESCRIPTION: 1231 Weiland Road, Buffalo Grove, IL
(PIN 15-28-400-058)

EXHIBIT B**Acceptance and Agreement Concerning Special Use**

**Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School**

Aptakisic-Tripp School District 102 acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2017-035 pertaining to the special use and variation, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

Aptakisic-Tripp School District 102

By: Stacy

Name (print): Stacey Bacha-

Title: Asst. Supt.

EXHIBIT C
Engineering Plans and Building Elevations

Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School

APTAKISIC-TRIPP SCHOOL DISTRICT 102

APTAKISIC JUNIOR HIGH ADDITION



Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60541
P 630.969.7000
F 630.969.7979

**Aptakisic-Tripp School
District 102**
1231 Welland Road
Buffalo Grove, IL 60089

PROJECT TEAM

CLIENT

APTAKISIC-TRIPP COMMUNITY
CONSOLIDATED SCHOOL DISTRICT 102
1231 WELAND RD, BUFFALO GROVE,
IL 60089
PHONE:
CONTACT:

LANDSCAPE ARCHITECT:

WIGHT & COMPANY
2500 NORTH FRONTAGE
DARIEN, IL 60541
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT: BOB LAMIS
Design Firm Registration #184-000451

ARCHITECT:

WIGHT & COMPANY
2500 NORTH FRONTAGE
DARIEN, IL 60541
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT: AMY FULLER
Design Firm Registration #184-000451

MECHANICAL/ELECTRICAL/PLUMBING/ FIRE PROTECTION ENGINEER:

WIGHT & COMPANY
2500 NORTH FRONTAGE
DARIEN, IL 60541
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT: SUDESH SARAF
Design Firm Registration #184-000451

CIVIL ENGINEER:

WIGHT & COMPANY
2500 NORTH FRONTAGE
DARIEN, IL 60541
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT: SHAWN BENSON
Design Firm Registration #184-000451

STRUCTURAL ENGINEER:

WIGHT & COMPANY
2500 N FRONTAGE ROAD
DARIEN, IL 60541
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT: MATT AQUINO
Design Firm Registration #184-000451

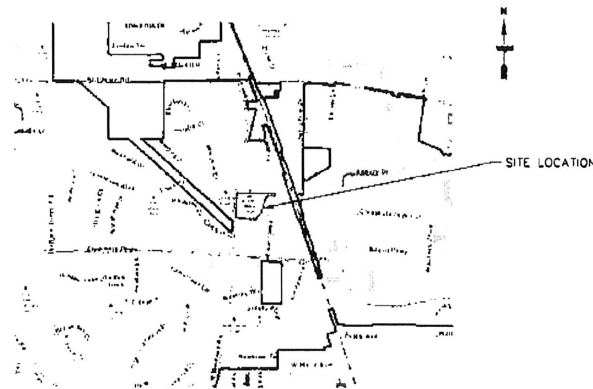
CONSTRUCTION MANAGER:

WIGHT & COMPANY
2500 N FRONTAGE ROAD
DARIEN, IL 60541
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT:
Design Firm Registration #184-000451

FOR UNDERGROUND UTILITY LOCATIONS,
CALL J.U.L.I.E.
TOLL FREE TEL. 1-800-892-0123

JULIE SUBURBS & DIGG CHICAGO

- YELLOW _____ GAS
- RED _____ ELECTRICAL
- ORANGE _____ PHONE / TV
- BLUE _____ WATER
- GREEN _____ SEWERS
- WHITE _____ SAFE TO DIG



LOCATION PLAN

BENCHMARKS

ALL ELEVATIONS SHOWN HEREON ARE
IN REFERENCE WITH NAVD83 (2011) AND
NAVD83 (VRS)
SITE BENCHMARKS:

SITE BENCHMARK #1:
VBC BM 60, BRASS MONUMENT
ELEVATION: 683.15

CONTROL POINT #1
MAG NAIL
NORTHING: 2008725.90
EASTING: 1088448.37
ELEV=679.18

CONTROL POINT #4
CROSS CUT
NORTHING: 2008111.55
EASTING: 1088360.88
ELEV=682.04

INDEX OF DRAWINGS

CIVIL PLANS

- C0.00 COVER SHEET
- TOPOGRAPHIC SURVEY (2 SHEETS)
- C1.01 DEMOLITION PLAN
- C2.01 SITE PLAN
- C3.00 GRADING & EROSION CONTROL PLAN
- C4.00 UTILITY PLAN
- C6.0 LANDSCAPE PLAN
- EX1.0 EXISTING DROP OFF/ PICK UP OPERATIONS
- EX2.0 PROPOSED DROP OFF/ PICK UP OPERATIONS OPTION 1
- EX3.0 PROPOSED DROP OFF OPERATIONS OPTION 2
- EX4.0 PROPOSED DROP PICK UP OPERATIONS OPTION 2
- EX5.0 FIRE TRUCK EXHIBIT
- 001 PHOTOMETRICS

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT
SUPERVISION

DATED AT DARIEN, ILLINOIS,

THIS _____ DAY OF _____, 2016

SIGNED: _____
ENGINEER

EXPIRATION DATE: NOVEMBER, 30, 2017

00% DD 06/22/2017
PRELIMINARY ZONING COORD 05/25/2017
25% DESIGN PROGRESS 05/09/2017

REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Welland Road
Buffalo Grove, IL 60089

COVER SHEET

Project Number: 5235-05

Drawn By:

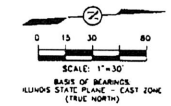
Sheet

C0.00

TOPOGRAPHIC SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

P.J.N. 15-28-400-028
ADDRESS 1233 WEILAND ROAD
BUFFALO GROVE, IL



LEGEND

EXISTING	DESCRIPTION	ABBREVIATIONS
●	MANHOLE	REC RECORD DATA
○	CATCH BASIN	MEAS MEASURED DATA
□	WALK	DETO DECEDED DATA
■	VALE & VAULT	R RADIUS
△	RIGHT OF WAY	ARC DATA
▽	VALE & BOX	PL PROPERTY LINE
△	FIRE HYDRANT	CONTRLINE
△	CLEANOUT	PL & DE PUBLIC UTILITY & DRAINAGE EASEMENT
△	BUFFALO BOX	IC FLOWLINE
△	STREET LIGHT	LP GORE OF PAVEMENT
△	LIGHT STANDARDS	EP PAVEMENT
△	POWER POLE	ED CODE OF DRAINAGE
△	GAS VALVE	EC EDGE OF CONCRETE
△	TELEPHONE MANHOLE	SB CODE OF PAVEMENT
△	TELEPHONE PEDestal	SB SIDEWALK
△	ELECTRIC MANHOLE	SW BACK OF WALK
△	ELECTRIC PEDestal	C GROUND
△	AIR CONDITIONER	TEL TELEPHONE
△	ELECTRIC HAND HOLE	E ELECTRIC
△	CABLE TELEVISION PEDestal	CAV CABLE TELEVISION
△	ROADWAY/PAVEMENT BOW	INVERT INVERT
△	STORM SEWER	FWALL TOP OF WALL
△	SANITARY SEWER	IF BOTTOM OF WALL
△	WATERMAIN	IF TOP OF FOUNDATION
△	FORCEDRAIN	LO LOOK OUT
△	HEADWALL	WD WALK OUT
△	END SECTION	NO GARAGE FLOOR
△	CORRUGATED METAL PIPE	PHIL HOI NUMBER LEVEL
△	ELECTRIC LINE	WALL NORMAL WATER LEVEL
△	GAS LINE	WALL UNITS OF NATURAL AREA
△	TELEPHONE LINE	
△	FIBER OPTIC CABLE	
△	OVERHEAD POWER LINES	
△	CABLE TELEVISION	
△	CONTOURS	
△	FENCE LINE	
△	QUADRANT	
△	ELEVATIONS	
△	SOILMARK	
△	CLUBS	

COORDINATE LIST			
POINT #	NORTHING	EASTING	DESCRIPTION
CP1	2006725.30	1086448.37	MANHOLE IN PAVEMENT
CP1/BW2	2006111.55	1086360.88	CROSS CUT IN WALK
CP7	2006508.20	1086896.85	3/4" W/ CAP
CP13	2006241.02	1086305.40	3/4" W/ CAP
PCOR-1	2006112.12	1086388.78	N/A 3/4" W/ SET
PCOR-2	2006728.83	1086407.59	N/A FND REBAR

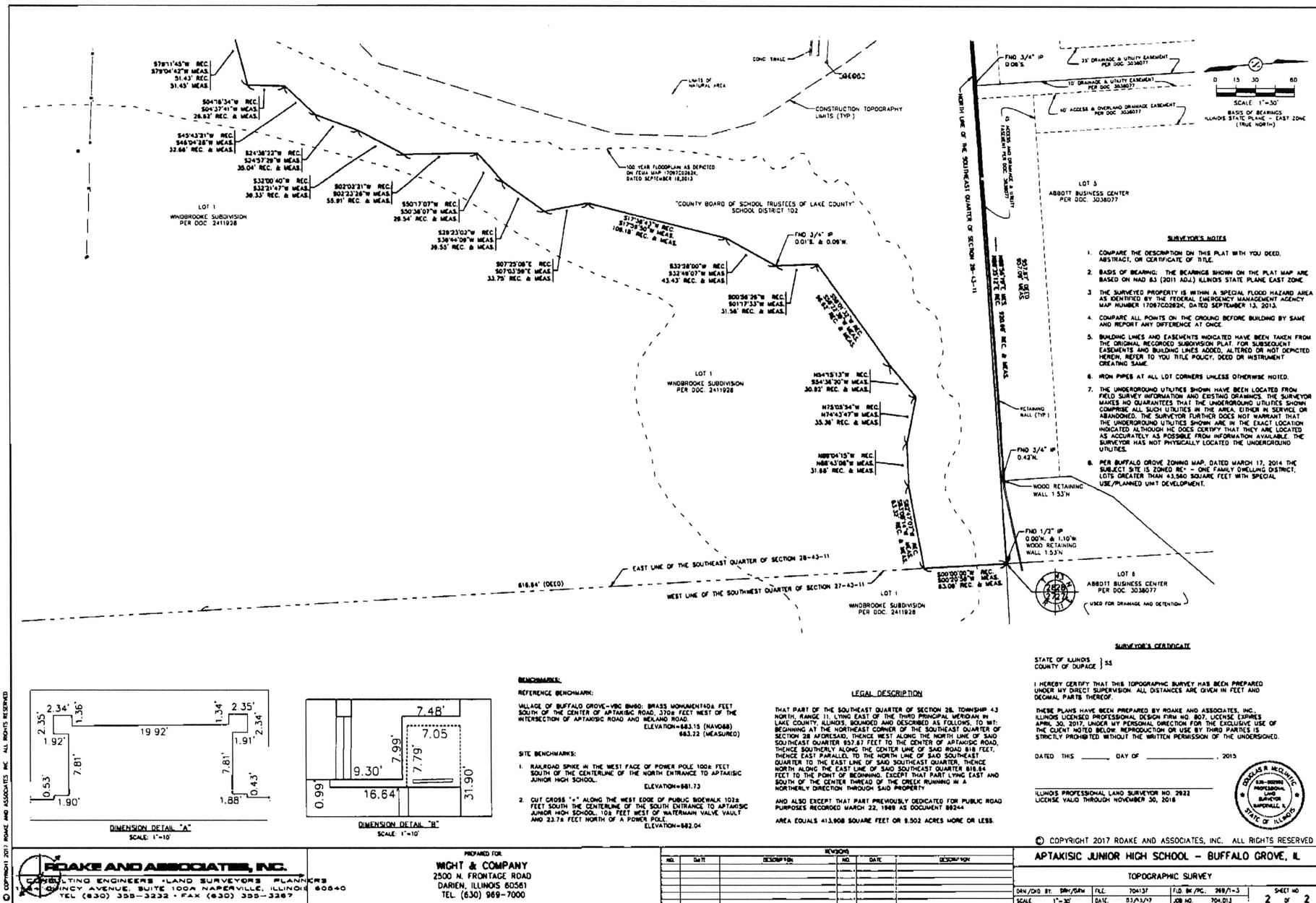
APTAKSIS JUNIOR HIGH SCHOOL - BUFFALO GROVE, IL			
TOPOGRAPHIC SURVEY			
DRY/COD BY: DRH/DRM	DATE: 7/24/17	FILE NO./REV: 289/1-3	SHEET NO: 1 OF 2
SCALE: 1"=30'	DATE: 9/27/17	JOB NO: 704.013	

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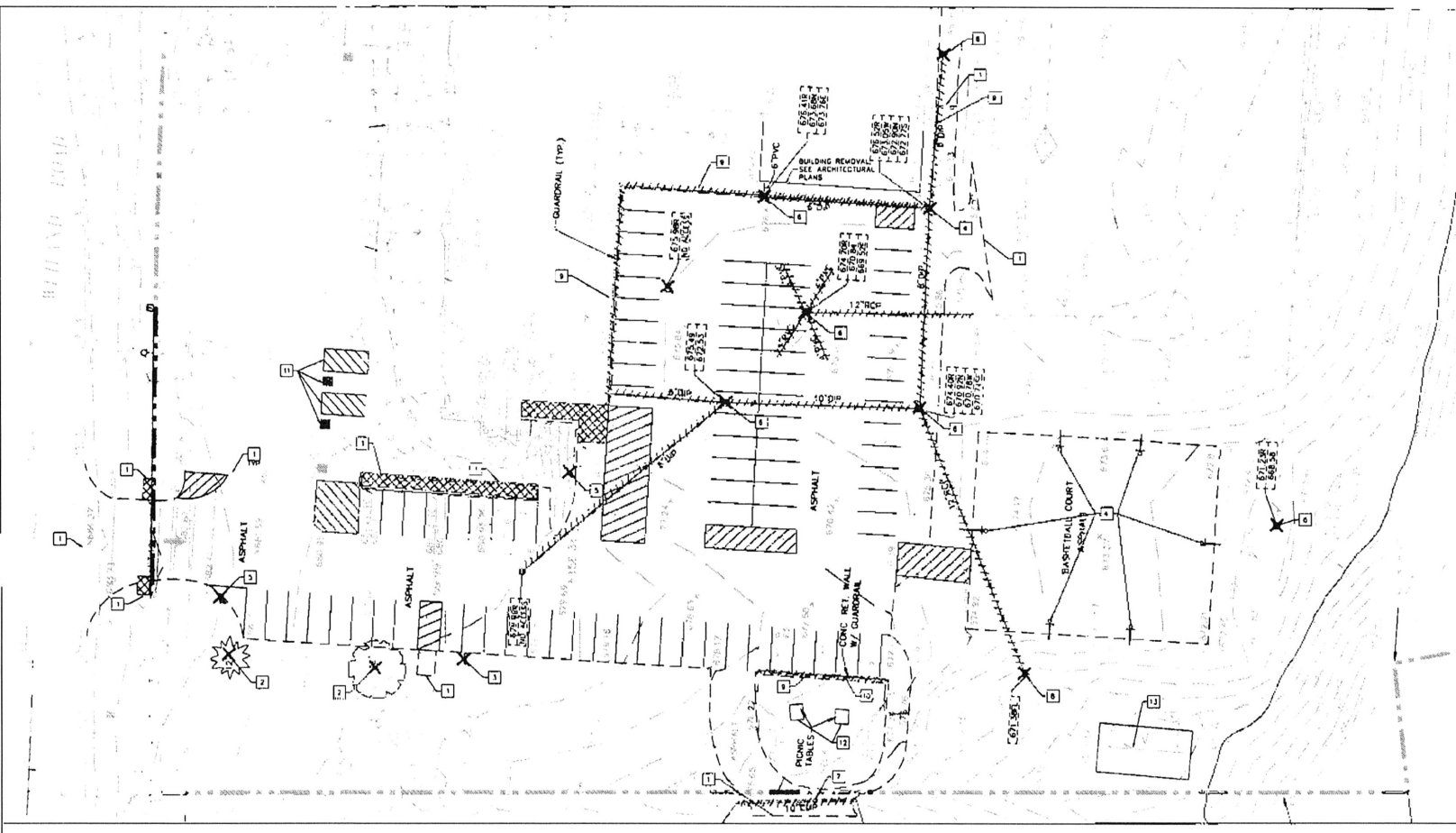
ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS
1004 QUINCY AVENUE, SUITE 100A NAPERVILLE, ILLINOIS 60540
TEL (630) 333-3232 FAX (630) 333-3267

PREPARED FOR:
WIGHT & COMPANY
2500 N. FRONTAGE ROAD
DARIEN, ILLINOIS 60551
TEL (630) 968-7000

NO.	DATE	DESCRIPTION	REVISION	NO.	DATE	DESCRIPTION



10/1/14
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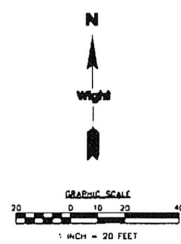


LEGEND

- X ITEM REMOVAL
- ////// LINEAR ITEM REMOVAL
- CONCRETE SLAB/SIDEWALK AND STONE BASE REMOVAL
- FULL DEPTH HMA PAVEMENT REMOVAL
- HMA REMOVAL & REPLACEMENT FOR UTILITY TRENCH

- KEY NOTES**
- 1 SAWCUT PAVEMENT/CURB & OUTER SIDEWALK AT NEAREST JOINT
 - 2 REMOVE TREE
 - 3 REMOVE LIGHT POLE
 - 4 REMOVE AND RELOCATE BASKETBALL HOOPS
 - 5 REMOVE SIGN
 - 6 REMOVE STRUCTURE
 - 7 REMOVE UTILITY LINE
 - 8 REMOVE FLARED END SECTION. RELOCATE IF IN GOOD CONDITION
 - 9 REMOVE GUARD RAIL
 - 10 REMOVE CONCRETE RETAINING WALL
 - 11 REMOVE PAVEMENT STRIPS/SYMBOL
 - 12 REMOVE PICNIC TABLES AND FOUNDATION
 - 13 REMOVE SWING SET AND SURROUNDING PLAY SURFACE

- DEMOLITION NOTES:**
- 1 CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES. WHETHER SHOWN ON THE PLANS OR NOT. UNLESS OTHERWISE SPECIFIED, ANY RELOCATION, ADJUSTMENTS, CONFLICTS, ETC. SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
 - 2 ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE SPECIFIED. ANY SIGNS REMOVED SHALL BE SALVAGED AND RELOCATED OR RETURNED TO OWNER.
 - 3 ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
 - 4 ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE SPECIFIED.
 - 5 COORDINATE ALL ELECTRICAL, CABLE FIBER, ETC., REMOVAL/RELOCATION WITH MEP PLANS. CONTRACTOR SHALL PROTECT ALL EXISTING ELECTRIC SERVICES DURING CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.



Wight

Wight & Company
wightco.com
3500 North Frontage Road
Darien, IL 60411
P 630.968.7995
F 630.968.7979

**Aptakisic-Tripp School
District 102
1231 Welland Road
Buffalo Grove, IL 60089**

CON. NO.	06/22/2011
PRELIMINARY ZONING COORD.	05/25/2011
ZNA DESIGN PROGRESS	05/03/2011
REV. DESCRIPTION	DATE
APTAKISIC JUNIOR HIGH	

**1231 Welland Road
Buffalo Grove, IL 60089**

DEMOLITION PLAN

Project Number: 3235-05
Drawn By:
Sheet:

C1.01

DATE: 05/08/2011
 BY: [Signature]
 TITLE: [Signature]
 PROJECT: 1231 Welland Road, Buffalo Grove, IL 60089
 SHEET: 1231-05



Wight

Wight & Company
 wightco.com
 2300 North Frontage Road
 Duran, IL 60551
 P 630.940.7900
 F 630.940.7979

**Aptakisic-Tripp School
 District 102
 1231 Welland Road
 Buffalo Grove, IL 60089**

Bld Group 1 - 50% C.D	07/14/2011	
100% DD	06/22/2011	
PRELIMINARY ZONING COORD.	05/25/2011	
25% DESIGN PROGRESS	05/03/2011	
REV	DESCRIPTION	DATE
APTAKISIC JUNIOR HIGH		

**1231 Welland Road
 Buffalo Grove, IL 60089**

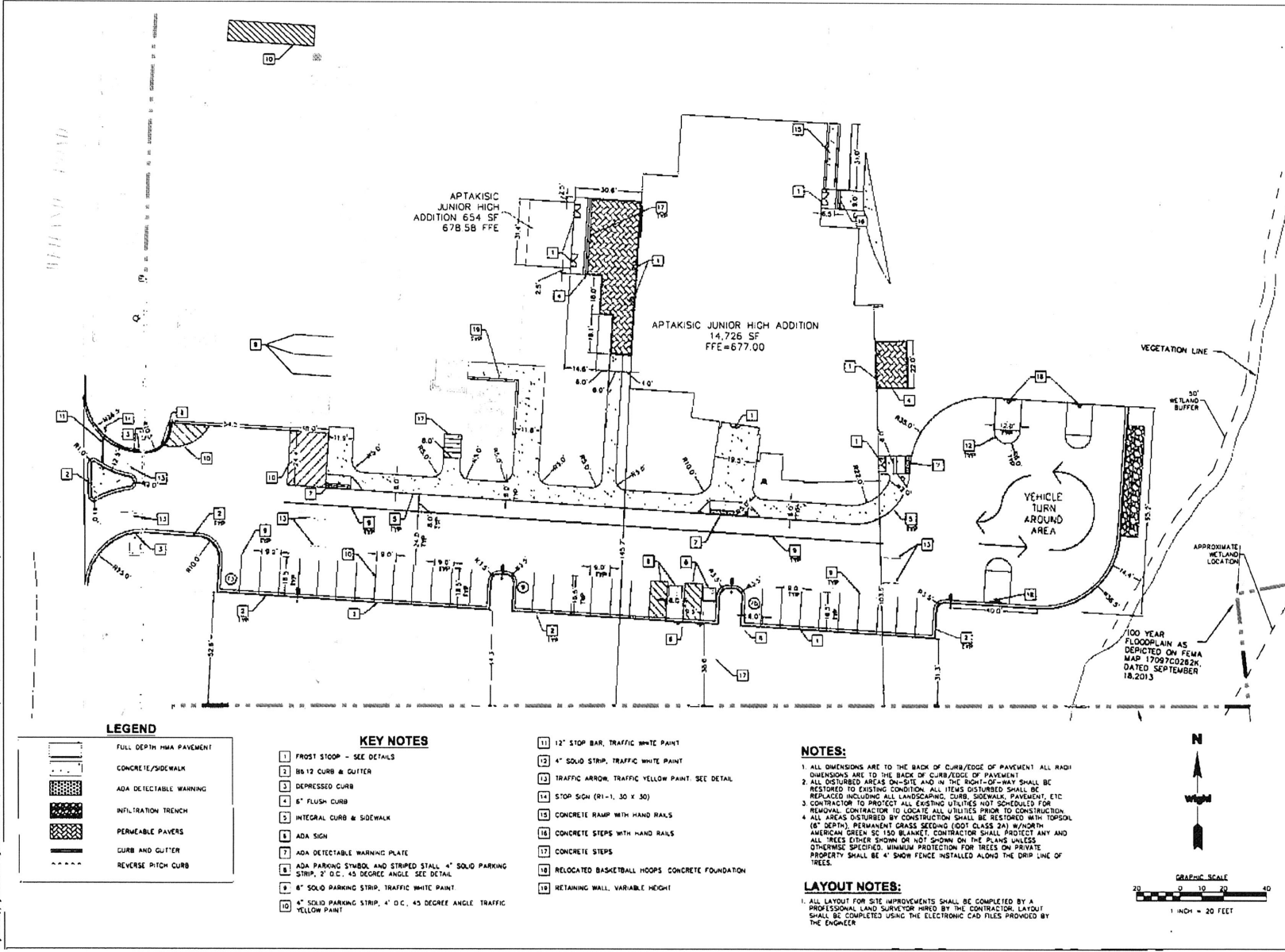
SITE PLAN

Project Number 1231-05

Drawn By:

Scale:

C2.01



LEGEND

- 1. FULL DEPTH HMA PAVEMENT
- 2. CONCRETE/SIDEWALK
- 3. ADA DETECTABLE WARNING
- 4. INFILTRATION TRENCH
- 5. PERMEABLE PAVERS
- 6. CURB AND GUTTER
- 7. REVERSE PITCH CURB

KEY NOTES

- 1. FROST STOOP - SEE DETAILS
- 2. 80/10 CURB & GUTTER
- 3. DEPRESSION CURB
- 4. 6" FLUSH CURB
- 5. INTEGRAL CURB & SIDEWALK
- 6. ADA SIGN
- 7. ADA DETECTABLE WARNING PLATE
- 8. ADA PARKING SYMBOL AND STRIPED STALL, 4" SOLID PARKING STRIP, 2" D.C., 45 DEGREE ANGLE. SEE DETAIL.
- 9. 6" SOLID PARKING STRIP, TRAFFIC WHITE PAINT
- 10. 4" SOLID PARKING STRIP, 4" D.C., 45 DEGREE ANGLE. TRAFFIC YELLOW PAINT
- 11. 12" STOP BAR, TRAFFIC WHITE PAINT
- 12. 4" SOLID STRIP, TRAFFIC WHITE PAINT
- 13. TRAFFIC ARROW, TRAFFIC YELLOW PAINT. SEE DETAIL
- 14. STOP SIGN (R1-1, 30 X 30)
- 15. CONCRETE RAMP WITH HAND RAILS
- 16. CONCRETE STEPS WITH HAND RAILS
- 17. CONCRETE STEPS
- 18. RELOCATED BASKETBALL HOOPS CONCRETE FOUNDATION
- 19. RETAINING WALL, VARIABLE HEIGHT

NOTES:

- ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT. ALL RADIUS DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
- ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURBS, SIDEWALKS, PAVEMENT, ETC.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES NOT SCHEDULED FOR REMOVAL. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (6" DEPTH), PERMANENT GRASS SEEDING (FOOT CLASS 2A) WITH/ORTH AMERICAN GREEN SC 150 BLANKET. CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES ON PRIVATE PROPERTY SHALL BE 4" SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.

LAYOUT NOTES:

- ALL LAYOUT FOR SITE IMPROVEMENTS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR HIRED BY THE CONTRACTOR. LAYOUT SHALL BE COMPLETED USING THE ELECTRONIC CAD FILES PROVIDED BY THE ENGINEER.

STREETS
Wright & Company
wrightco.com
2500 North Frontage Road
Oakton, VA 22131
P 435.549.7900
F 435.549.7979



Wright & Company
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2500 North Frontage Road
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**Aptakisic-Tripp School
District 102**
1231 Welland Road
Buffalo Grove, IL 60089

Re Group 1-50% CD	07/14/2017
100% DD	06/22/2017
PRELIMINARY ZONING COORD	05/25/2017
ZSA DESIGN PROGRESS	05/03/2017

REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Welland Road
Buffalo Grove, IL 60089

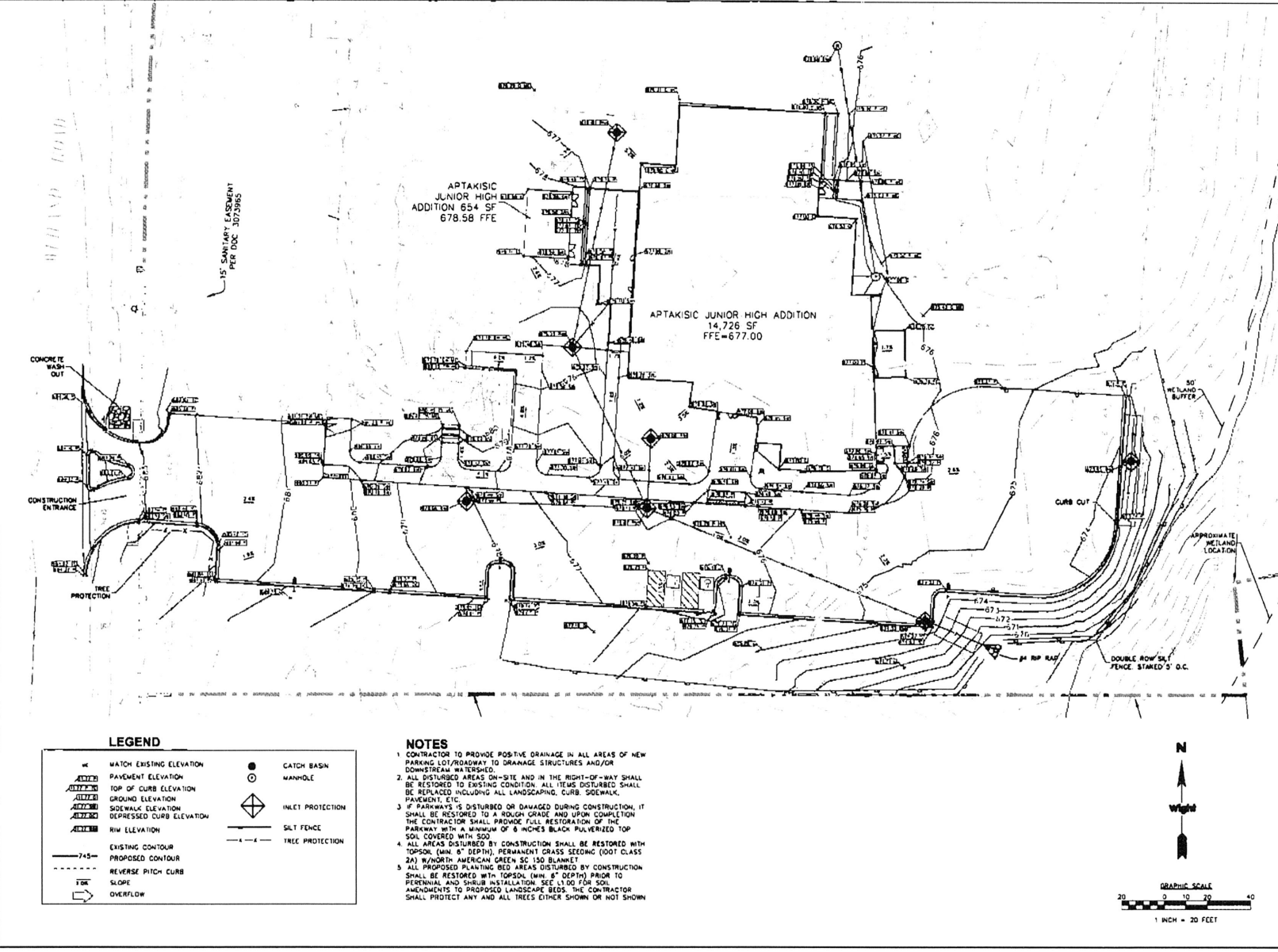
**GRADING & EROSION
CONTROL PLAN**

Project Number 3335-05

Drawn By

Sheet

C3.00



DATE: 05/25/2011
 BY: [Signature]
 PROJECT: APTAKISIC JUNIOR HIGH
 SHEET: 1 OF 1



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 F 630.968.7979

**Aptakisic-Tripp School
 District 102
 1231 Welland Road
 Buffalo Grove, IL 60089**

Rev Group: 1-50% CD 07/14/2011
 100% DD 06/22/2011
 PRELIMINARY ZONING COORD. 05/25/2011
 25% DESIGN PROGRESS 05/05/2011

REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

**1231 Welland Road
 Buffalo Grove, IL 60089**

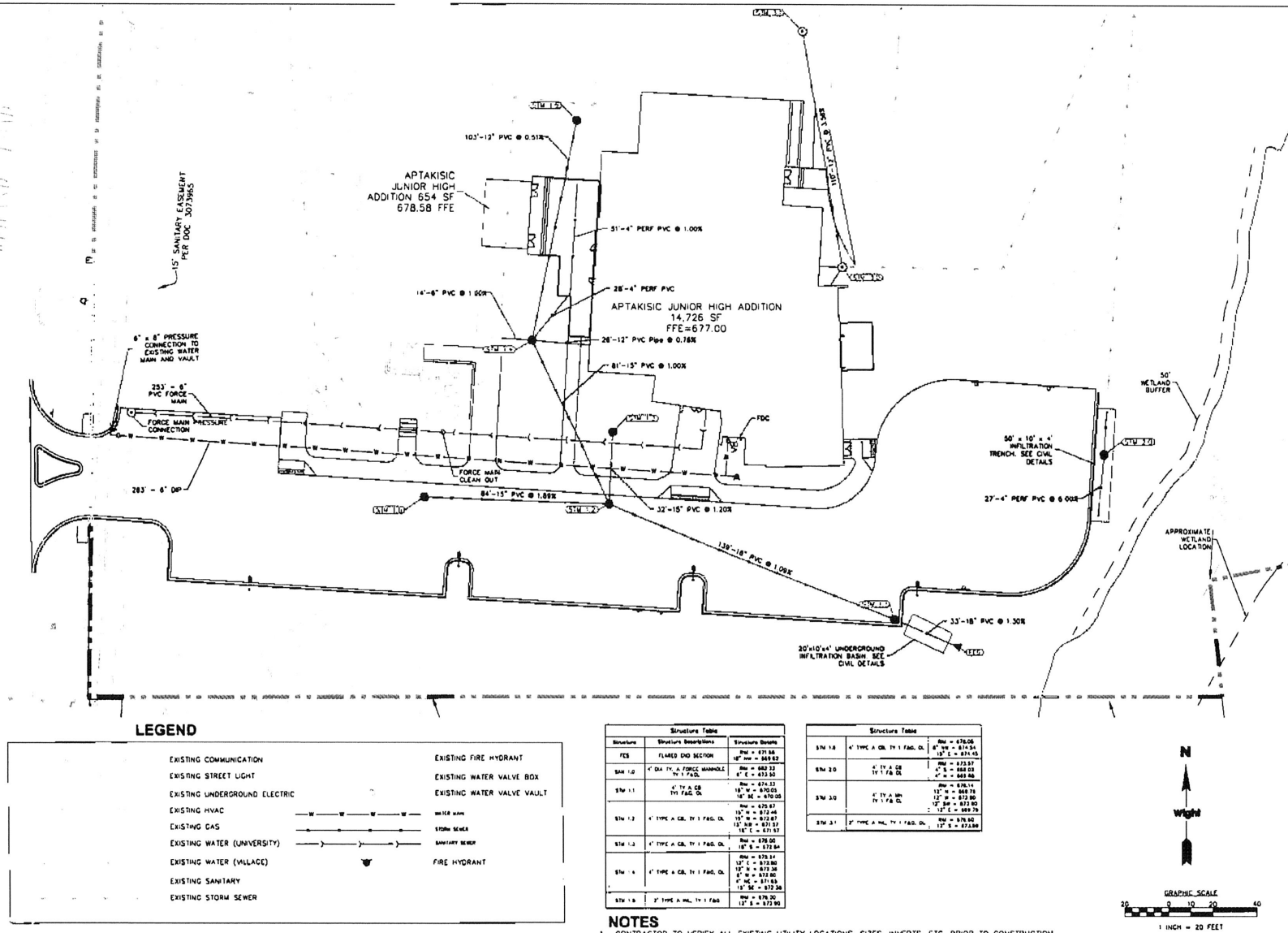
UTILITY PLAN

Project Number: 5335-05

Drawn By:

Sheet:

C4.00



D102

Wight

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**Aptakisic-Tripp School
District 102
1231 Welland Road
Buffalo Grove, IL 60089**

Est Group 1- 508 CD 01/14/2017
100% DD 06/22/2017
PRELIMINARY ZONING COORD. 05/29/2017
25% DESIGN PROGRESS 05/09/2017

REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

**1231 Welland Road
Buffalo Grove, IL 60089**

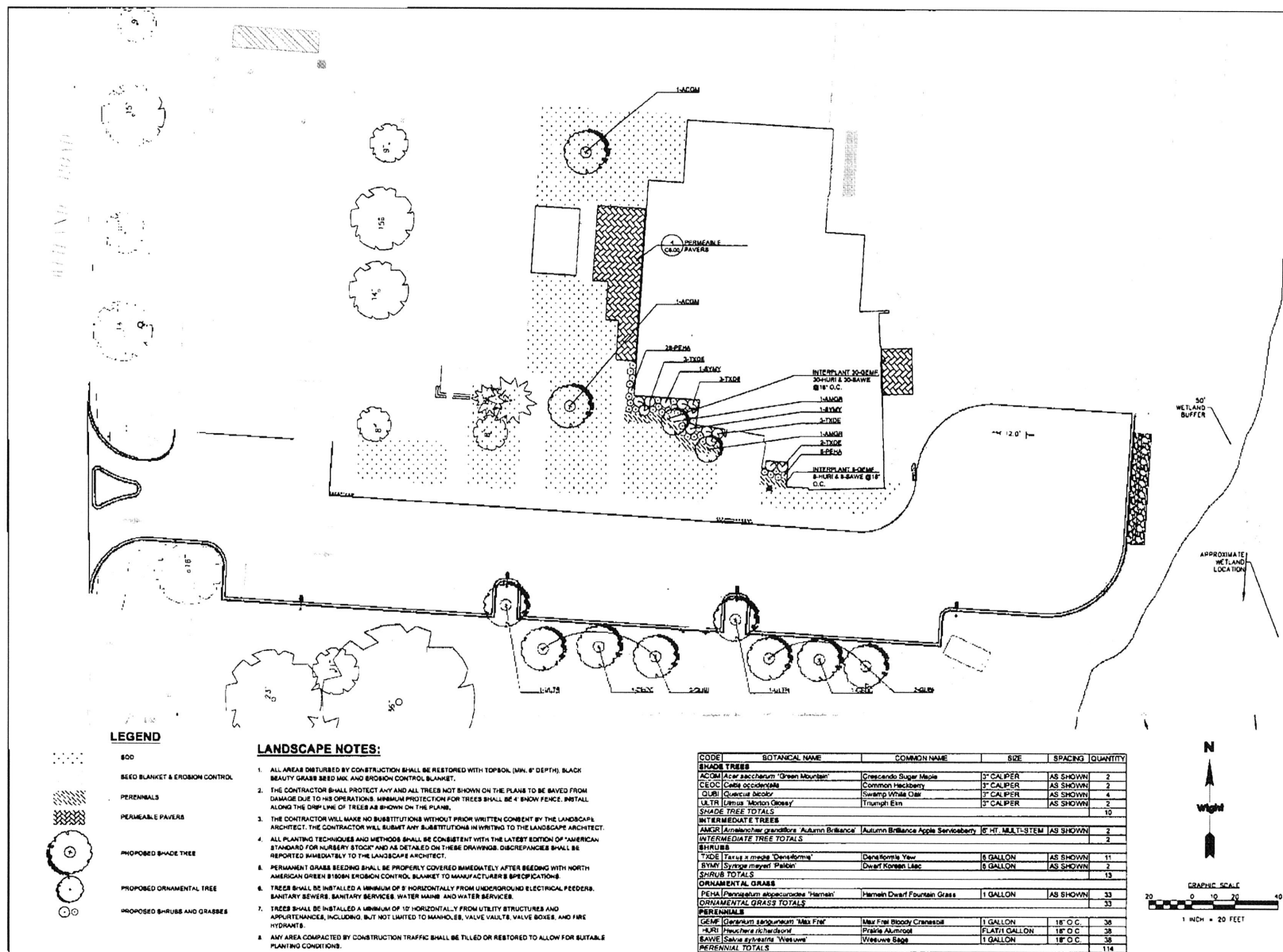
LANDSCAPE PLAN

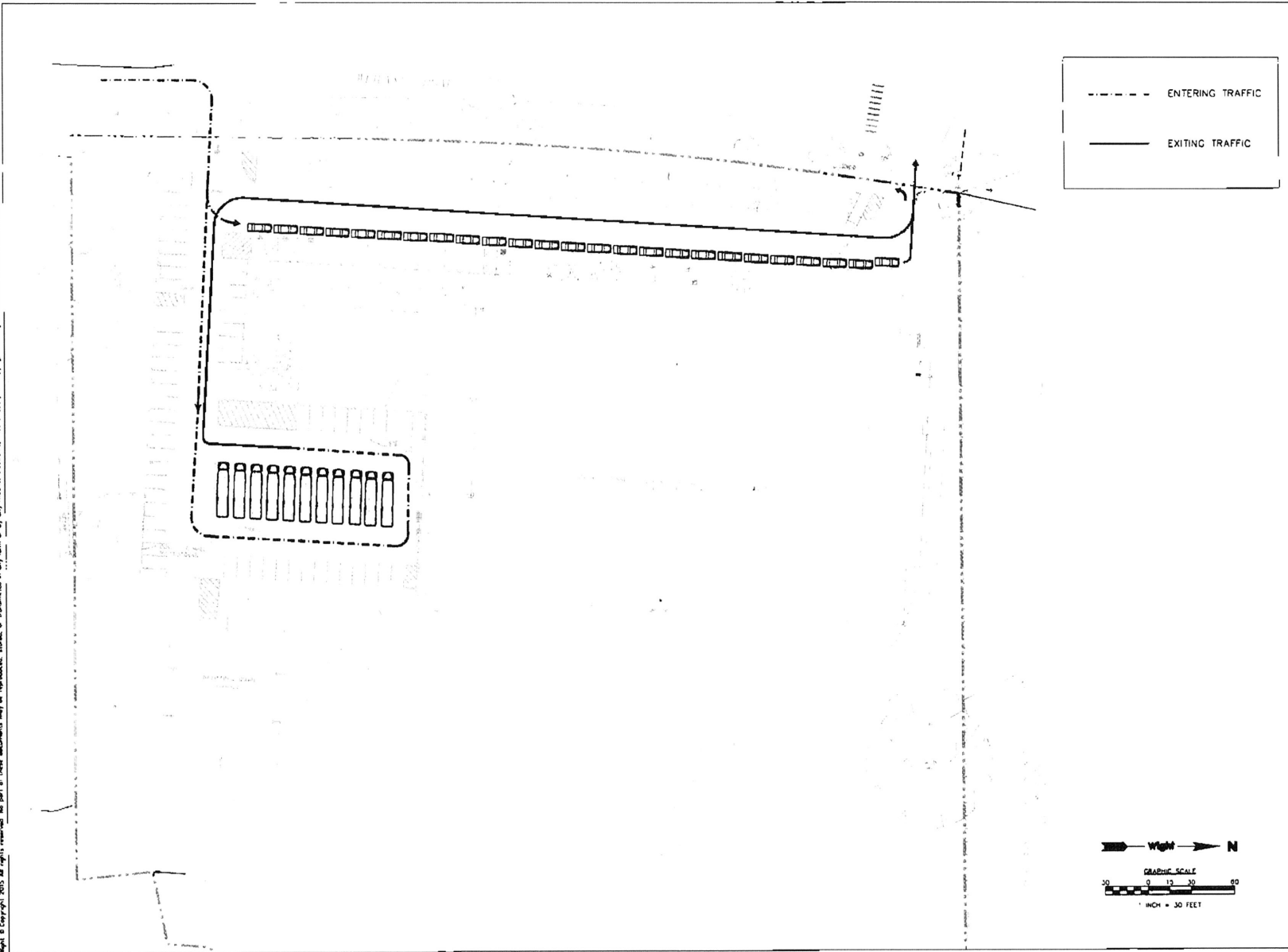
Project Number: 5235-05

Drawn By

Sheet

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**Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089**

100% DD	06/22/2017	
PRELIMINARY ZONING COORD	05/25/2017	
25% DESIGN PROGRESS	05/03/2017	
REV	DESCRIPTION	DATE
APTAKISIC JUNIOR HIGH		

**1231 Weiland Road
Buffalo Grove, IL 60089**

**EXISTING DROP-OFF/PICK-UP
OPERATIONS**

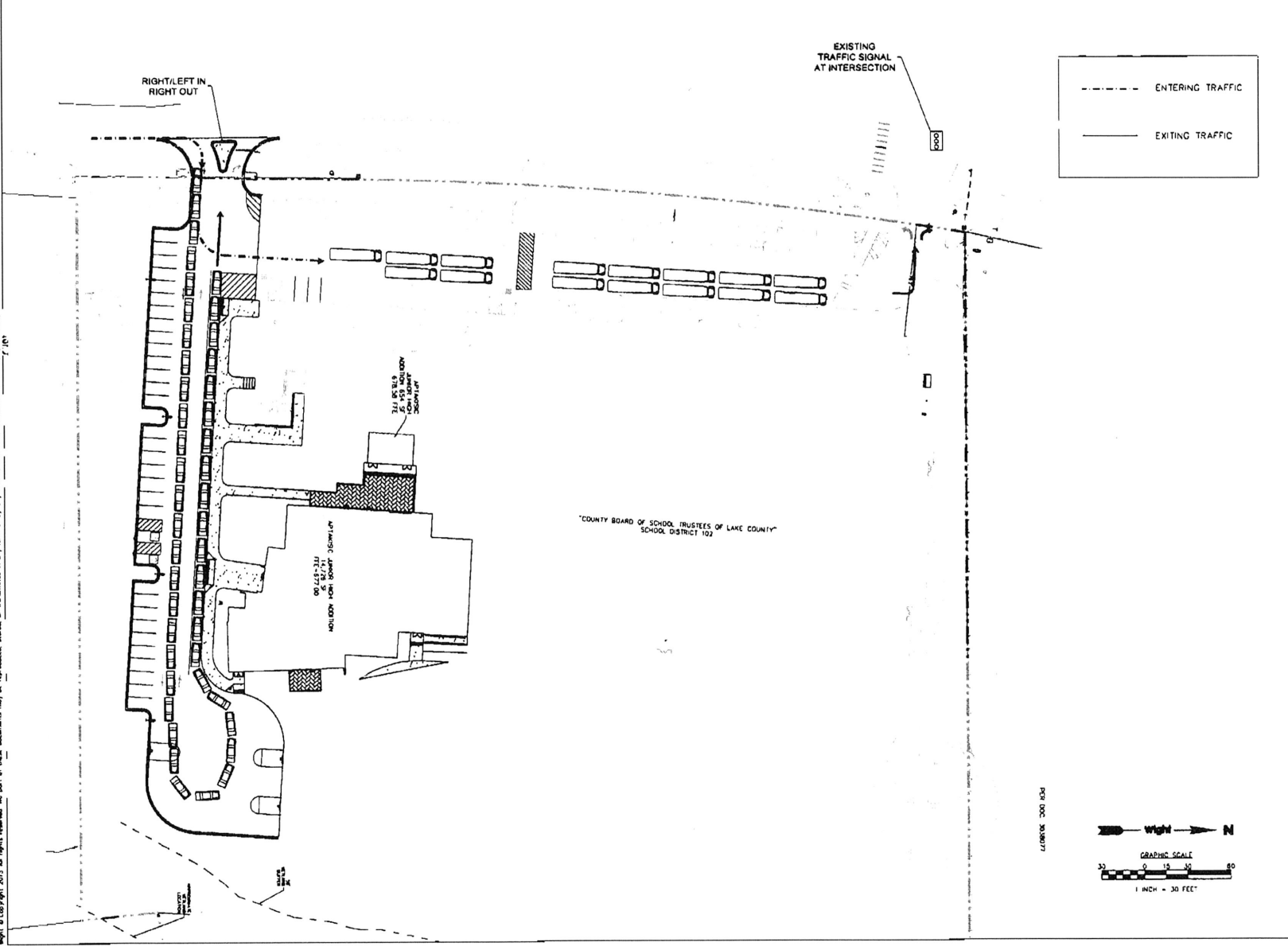
Project Number: 5233-05

Drawn By:

Sheet:

EX 1.0

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**Aptakisic-Tripp School
District 102**
1231 Welland Road
Buffalo Grove, IL 60089

00% DD	06/22/2011	
PRELIMINARY ZONING COORD.	05/25/2011	
25% DESIGN PROGRESS	05/03/2011	
REV	DESCRIPTION	DATE

APTAKISIC JUNIOR HIGH

1231 Welland Road
Buffalo Grove, IL 60089

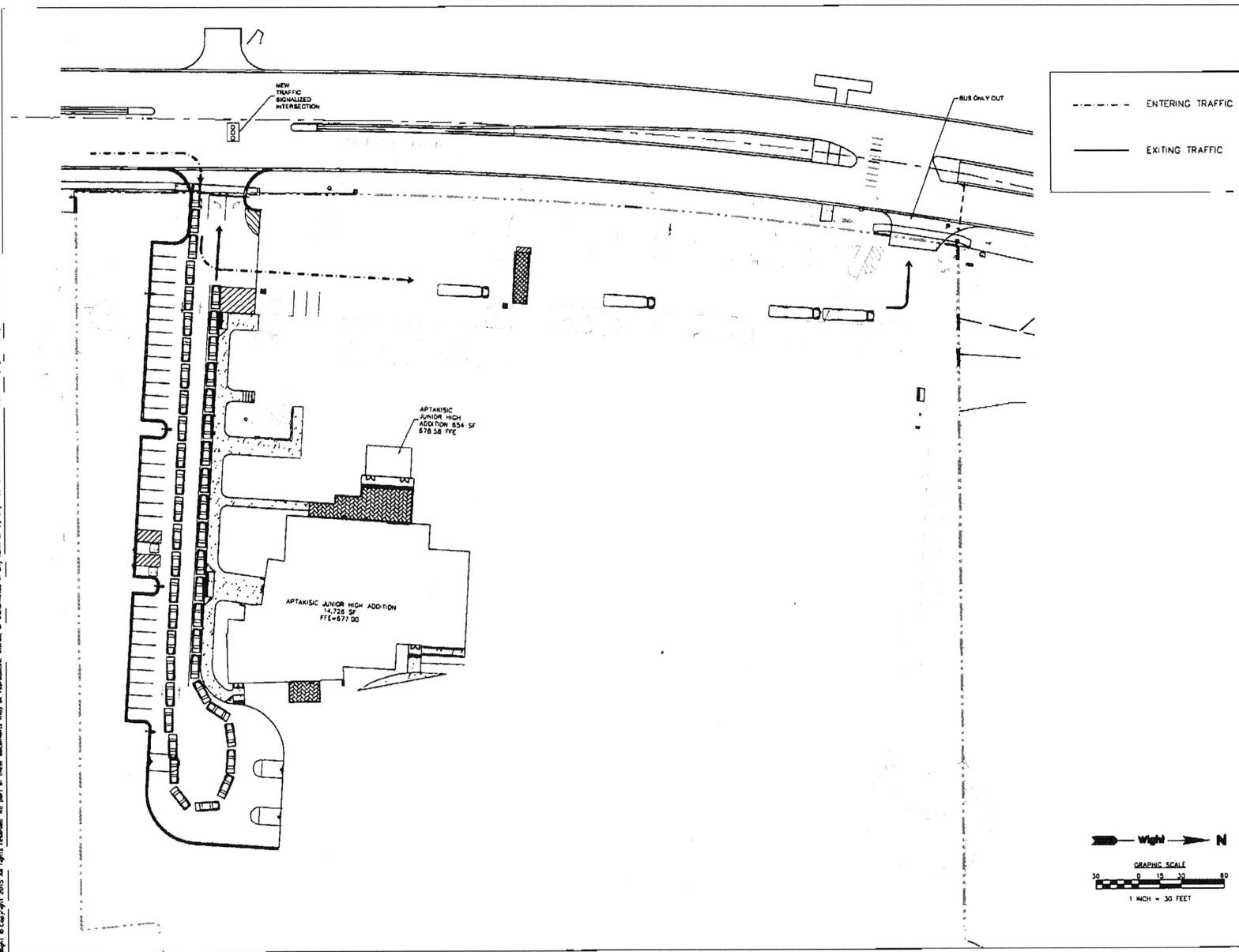
**PROPOSED DROP OFF/PICK
UP OPTION 1**

Project Number 1231-05

Drawn By

Sheet

EX 2.0



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**Aptakisic-Tripp School
District 102
1231 Welland Road
Buffalo Grove, IL 60089**

100% DD	06/22/2017
PRELIMINARY ZONING COORD	05/25/2017
25% DESIGN PROGRESS	05/03/2017

REV	DESCRIPTION	DATE
	APTAKISIC JUNIOR HIGH	

1231 Welland Road
Buffalo Grove, IL 60089

PROPOSED DROP-OFF OPERATIONS OPTION 2

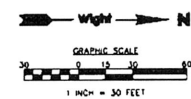
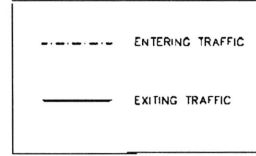
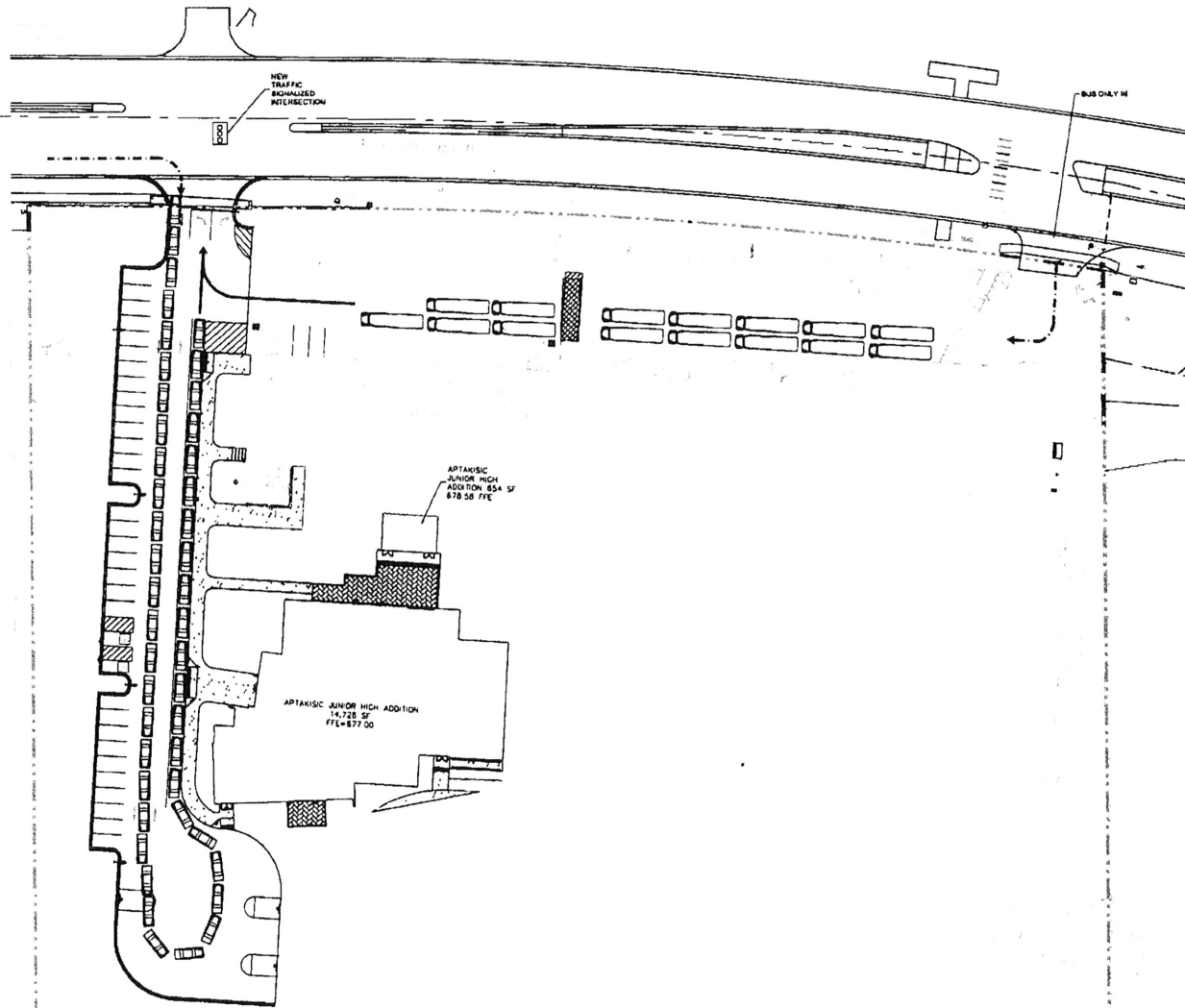
Project Number: 5233-02

Green Bay

Shr

Sheet **EX 3.0**

DATE: 06/22/2011
 DRAWN BY: J. WRIGHT
 CHECKED BY: J. WRIGHT
 PROJECT: APTAKISIC JUNIOR HIGH ADDITION
 SHEET: EX 4.0



Wight

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**Aptakisic-Tripp School
 District 102
 1231 Welland Road
 Buffalo Grove, IL 60089**

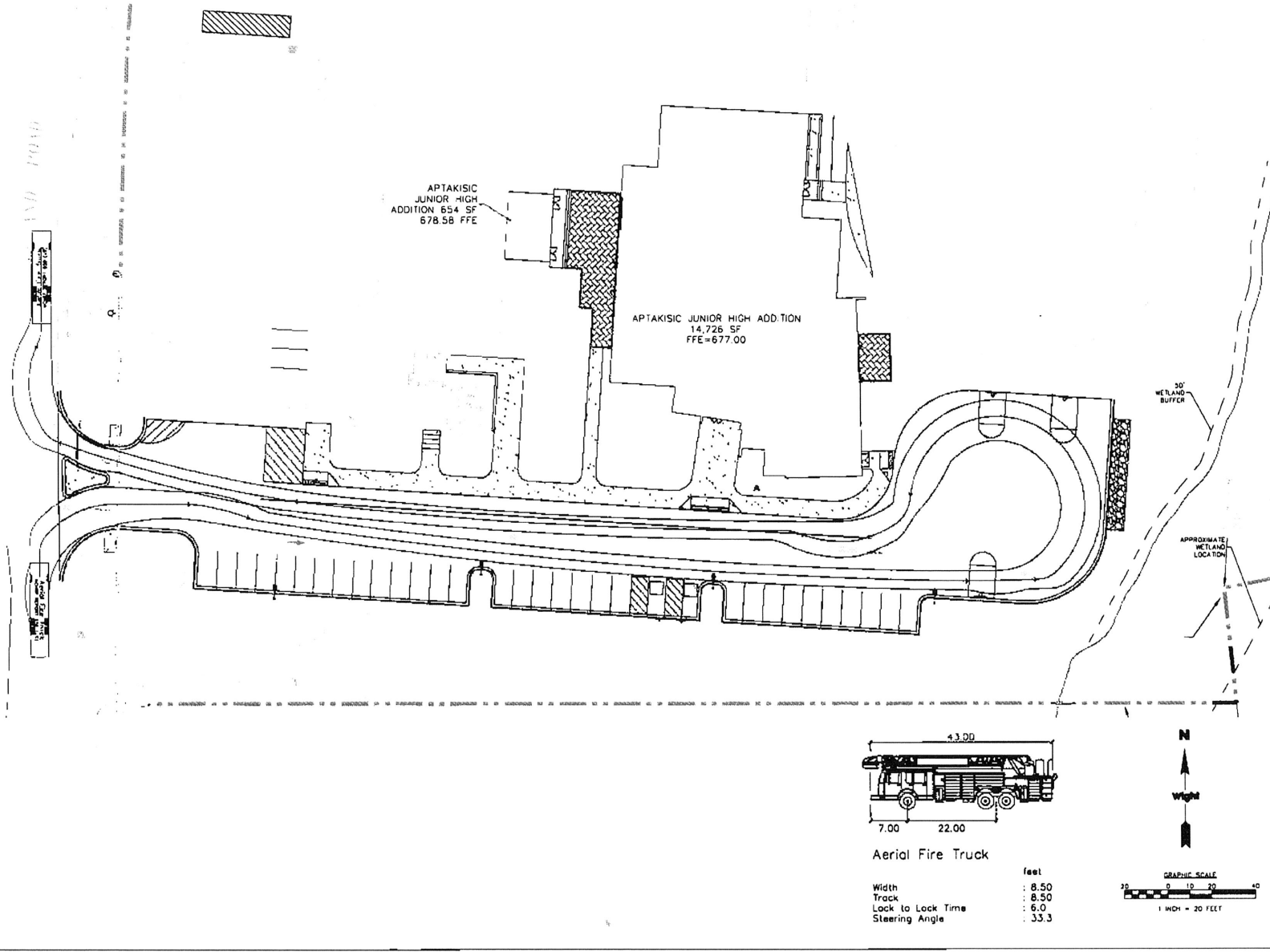
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APTAKISIC JUNIOR HIGH		

**1231 Welland Road
 Buffalo Grove, IL 60089**

**PROPOSED PICK UP
 OPERATIONS OPTION 2**

Project Number: 5338-05
 Drawn By:
 Sheet: **EX 4.0**

DATE: 06/22/2017
 DRAWN BY: WIGHT & COMPANY
 PROJECT: APTAKISIC JUNIOR HIGH ADDITION
 SHEET: EX5.0



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**Aptakisic-Tripp School
 District 102
 1231 Welland Road
 Buffalo Grove, IL 60089**

100% DO	06/22/2017	
PRELIMINARY ZONING COORD.	05/25/2017	
25% DESIGN PROGRESS	05/03/2017	
REV	DESCRIPTION	DATE
APTAKISIC JUNIOR HIGH		

**1231 Welland Road
 Buffalo Grove, IL 60089**

FIRE TRUCK EXHIBIT

Project Number 5235-05
 Drawn By
 Sheet
EX5.0



NOTES:

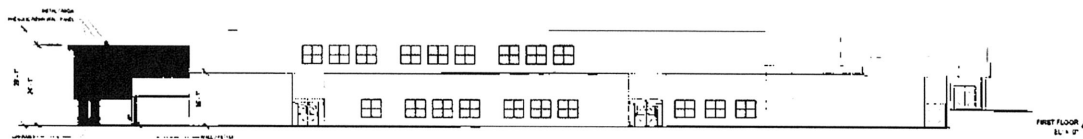
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2. FIXTURES ARE MOUNTED AT 22'-5" ABOVE GRADE (20' POLES ON 30" CONCRETE BASES)
3. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

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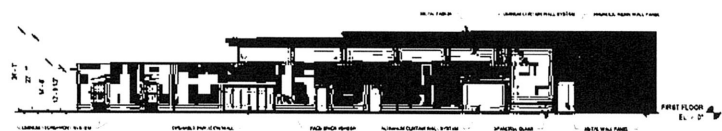
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PAVED PARKING AREA ONLY	X	1.8 fc	3.9 fc	0.1 fc	39.0:1	18.0:1

Symbol

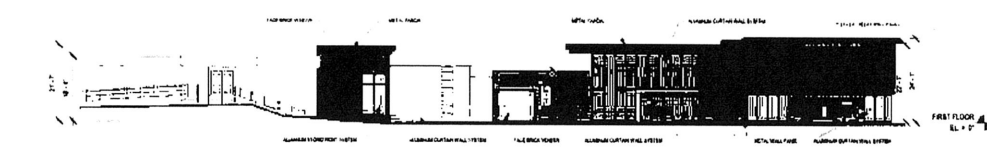
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	F1		4	Lithonia Lighting	DSX1 LED 60C 700 40K T3M MVOLT	DSX1 LED with 40 LEDs @ 700 ma, 4000K, TYPE 3 MEDIUM OPTICS	LED	1	DSX1_LED_40C_700_40K_T3M_MVOLT.hx	16020	0.95	131



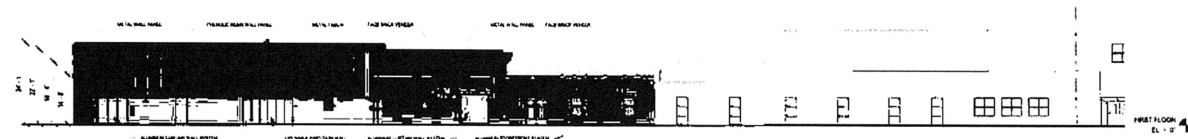
1 North Elevation
 ZA3.0 SCALE: 1/16" = 1'-0"



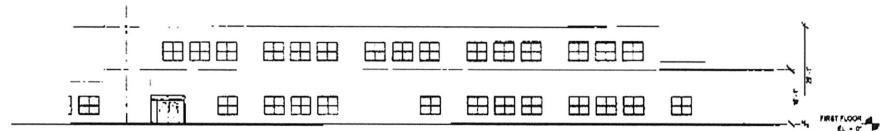
2 East Elevation
 ZA3.0 SCALE: 1/16" = 1'-0"



3 South Elevation
 ZA3.0 SCALE: 1/16" = 1'-0"



4 West Elevation
 ZA3.0 SCALE: 1/16" = 1'-0"



5 West Elevation
 ZA3.0 SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"	SCALE: 1/8" = 1'-0"	SCALE: 1/4" = 1'-0"	SCALE: 3/8" = 1'-0"	SCALE: 1/2" = 1'-0"	SCALE: 3/4" = 1'-0"	SCALE: 1" = 1'-0"	SCALE: 1 1/2" = 1'-0"	SCALE: 2" = 1'-0"
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Aptakisic-Tripp D102



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NOT FOR
 CONSTRUCTION

REV	100% CD	06/21/2017
DESCRIPTION	DATE	

APTAKISIC JUNIOR
 HIGH SCHOOL -
 ADDITION &
 RENOVATIONS

1231 Welland Rd
 Buffalo Grove, IL

EXTERIOR ELEVATIONS

Project Number:
 5235-08
 Drawn By:

Sheet:

ZA3.0

06/21/2017 1:15 PM
 C:\Users\jtripp\OneDrive\Documents\5235-08\5235-08.dwg
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EXHIBIT C

Minutes from the December 6, 2023, Planning & Zoning Commission Meeting

Aptakisic Jr. High School

Aptakisic-Tripp School District #102

1231 Weiland Road and 1351 Abbot Court

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, DECEMBER 6, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Chair Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consider an Amendment to Special Use Ordinance No. 2013-25, Which Approved a Special Use to Allow K1 Speed, Inc. to Operate an Indoor Kart Racing Recreation Facility, Including Food and Beverage Sales, to Modify the Ordinance to Transfer the Food and Beverage Service Operations to a Separate Entity Within the Existing Building Located at 301 Hastings Drive (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Petitioner was sworn in.

Drew Percival, K1 Director of Operations

Andrew Binder, Associate Planner, provided a background on the subject property and the request.

The petitioner, Drew Percival, Director of Operations, stated nothing will be changing except the new provider of K1's food and alcohol services, Paddock Lounge. Percival welcomed any questions.

Com. Richards asked about the relationship status between Paddock Lounge and K1 LLC. Percival said they are technically separate entities but noted that the relationship between Paddock Lounge and K1 LLC is well established and has been very successful in other locations nationally.

Com. Davis asked if the new vendor would impact the existing employees. Percival stated the change would not impact current employees and they would continue to get the same benefits and pay.

Com. Moodhe asked why this change couldn't be handled administratively by staff. Village Attorney Brankin stated that the Code does not allow the special use ordinance to be changed administratively. He said the text of the ordinance is specific to the operator, and there is no administrative process to change the special use.

Chairman Weinstein asked if there is any overlapping with staff working in different areas. Percival said the areas are separated, and they might cross paths slightly, when walking to a specific location, but nothing major.

Percival added that they have experience with vendor changes and have dealt with this type of change in 2013 at the Buffalo Grove location. They are not concerned and don't feel it will cause any issues.

Commissioners Au and Worlikar arrived at 7:36pm.

The public hearing closed at 7:41 PM.

Com. Richards made a motion for a positive recommendation to the Village Board to allow an amendment to Ordinance No. 2013-25, to modify the ordinance to transfer the

food and beverage service operations to Paddock Lounge, LLC, within the existing building located at 301 Hastings Drive, subject to the following conditions:

1. *Section 2 of Ordinance 2013-25 is hereby amended as follows:*

F. *The special use is granted to K1 Speed, Inc., however the food and beverage services may be transferred for operational purposes to Paddock Lounge LLC, as long as K1 Speed, Inc. maintains control over the main indoor karting center business. This special use does not run with the land.*

2. *All references, conditions, and obligations to the Property in Ordinance 2013-25, not otherwise amended by this amendment, shall remain in full force and effect.*

Com. Moodhe seconded the motion.

Chairman Weinstein spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Weinstein, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Marc Spunt

2. Consideration of a Petition to the Village of Buffalo Grove for Approval of a Plat of Consolidation, a Zoning Map Amendment, a Preliminary Plan, an Amendment to the Special Use Approved by Ordinance No. 2017-035, and Variations from R-E District Requirements Related to Building Setbacks and Building Height, to Accommodate Proposed Building Additions on the Properties Located at 1231 Weiland Road and 1351 Abbot Court (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Kelly Purvis, Deputy Community Development Director, presented the background on the subject property and the petitioners' requests.

The petitioners were sworn in.

Ben Bercher, Wold Architects

Dr. Lori Wilcox, D102

Dr. Jessica McIntyre, D102

Evan Tiberi, D102

Stephen Corcoran, Eriksson Engineering

Dr. Wilcox gave an introduction and explained the promise given to the community of adding space to the Junior High School and prioritizing safety. Dr. Wilcox said currently, PE classes are in the hallway, so the gym expansion is necessary. She also said STEM programs are of high importance for the community. She gave an overview of how the project takes advantage of the district's assets by taking the two existing buildings and combining them, thereby creating a cohesive campus. The petitioners agreed that the new flow throughout the building will be a lot smoother and safer. She spoke to the gymnasium addition, stating it will house the full student population and indicated that these interactions are very important. The gymnasium addition has an equivalent layout

to the band and orchestra areas, allowing for 2 sections of gym classes and other events to take place. The extra space also allows the building to be rented out for community use, after hours. The petitioners indicated it will be very safe and controlled with its own entrance, and new directional signage identifying entry ways. The petitioners discussed the parking area that was once a part of the District Office will now be used for the school and it will expand the parking spaces. The petitioners said the science labs and teacher storage, flexible learning environments, team STEM, and robotics will now have space, where they currently do not. They added that the new building height and colors are consistent, and the link will be constructed out of a blending of materials of the two buildings. The link will also be ADA compliant.

The petitioners indicated construction would begin in March of 2024 and they thanked the Village's staff.

Com. Worlikar asked if the expansion will address future, student growth. The petitioners said they do not anticipate growing in a significant way and they are able to accommodate the students generated by the Link Crossing development.

Com. Worlikar asked if there was consideration to designate sections for each grade. The petitioners stated they have increased the passing period times to four minutes and the new locker rooms allow for one student per locker, where the students will no longer share, therefore, cutting down passing period time. They also pointed out that the lockers will no longer be in the central thoroughfare, but to the side area, and that the science lab's locations were made with student travel times in mind.

Com. Worlikar discussed drop offs, cold weather, and asked to walk the commissioners through the traffic flow, detailing directions and safety measures. The petitioners discussed the traffic circulation and said the traffic pattern will not change, but they would love more room for queuing space and are considering all options.

Com. Worlikar asked about extending out the thoroughfare and splitting some of the drop-offs from the north. The petitioners said this has been discussed adding a full right turn, however, they said the end result would create more of a problem. They said there is only one bay of parking, which is a dead-end which would not help.

Com. Davis inquired about the safety protocols during the gym construction. The project architect stated that the students would be blocked off from the construction areas. The link construction will take place first. The gymnasium construction will likely be completed over the summer, when no students are present.

Com. Moodhe asked about the easements and utility locations, and wanted to know what the plan was to work around those areas. Assistant Village Engineer, Ted Sianis explained that there is a sanitary line that will be sleeved and protected underneath the link, and there will be enough room if the Village needs to access it.

Com. Moodhe asked what the plan is if the administrative offices need more space. Evan Tiberi replied that the Facility Department offices would be relocated as part of the project. The petitioners indicated they have more than enough space to accommodate staff and the administrative offices.

Com. Moodhe asked about using Twin Rinks for overflow parking. The petitioners answered that they have not, but it has been considered. Veterans Park Parking lot has been used for evening events.

Com. Moodhe asked how they can improve traffic and the petitioners stated they are looking at all options.

Chairman Weinstein asked how they prevent Abbott Court from being used as a drop off. The petitioners stressed that students should use drop off designations only.

Com Worlikar asked Village Staff if there was any consideration to move the bike rack and if the Village looked into putting a red yield light? Sianis expressed that signage does not often prevent behaviors.

Regarding parking, staff confirmed there is enough provided and the petitioners confirmed there are forty spaces on the Abbot site, and 8-10 are currently used.

Sianis indicated that during the Weiland Road project he worked with Lake County to optimize peak times, where revisions were made, and the Village has acted upon any and all available options.

Com. Moodhe asked who operates the signal. Sianis stated that the Village owns it but Lake County operates it. Com. Moodhe suggested starting the pedestrian crossing three seconds earlier and Sianis responded he can look into it.

Public Comment

Jordan Zelinski, District's 102 School Board President said he and the Board are in favor of the plans.

The petitioners thanked the commissioners for their time, suggestions, and considerations.

The public hearing was closed at 8:54pm.

Com. Richards made a motion for a positive recommendation to the Village Board to allow an amendment to the Special Use approved by Ordinance No. 2017-035, and Variations from R-E District requirements related to building setbacks and building height, to accommodate proposed building additions on the subject properties located at 1231 Weiland Road and 1351 Abbot Court, subject to the following conditions:

- 1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

Com. Moodhe seconded the motion.

Com. Moodhe spoke regarding traffic issues and did note that all districts seem to have the same issues at other schools. He also gave a reminder to be kind to the crossing guards and expressed his support for the project.

Com. Worlikar appreciated the Commissioners going to the site, and he gave accolades to the staff. He asked for some additional signage and reiterated his concern regarding traffic flow and wants to know how to support the staff.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Weinstein, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Marc Spunt

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 15, 2023 7:30 PM

RESULT:	ACCEPTED [6 TO 0]
AYES:	Moodhe, Weinstein, Richards, Worlikar, Davis, Saxena
ABSTAIN:	Amy Au
ABSENT:	Marc Spunt

Chairman's Report

None

Committee and Liaison Reports

Com. Richards thanked everyone and VBG staff for their efforts and great work.

Richards indicated that at the 12/4/23 Village Board meeting the following items were on consent agenda and were approved.

The Buffalo Grove Park District Liquor License for the Golf Dome, Belle Tire, Parkchester Park, and The Torah Academy.

Staff Report/Future Agenda Schedule

Kelly Purvis, Deputy Community Development Director, mentioned the December 20th meeting will be canceled, and the January 3rd meeting currently has 1-2 items.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 9:03 AM

Kelly Purvis

12/6/2023

APPROVED BY ME THIS 6th DAY OF December, 2023

Mitchell Weinstein, Commissioner



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: October 16, 2024

AGENDA ITEM 3.B.1.

September 18, 2024 - Draft Planning and Zoning Commission Minutes

Contacts

Liaison: Trustee Weidenfeld

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to approve the draft minutes from the September 18, 2024 meeting.

Summary

File Attachments

1. 24-0918 Draft PZC Minutes



**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, SEPTEMBER 18, 2024**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM.

Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Vice Chairperson Richards, PZC Commissioner Au, PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz.

A quorum was established.

Also in attendance: Associate Planner Andrew Binder, Deputy Community Development Director Kelly Purvis, Village Attorney Patrick Brankin, Trustee Liaison Stein, and Trustee Cesario (as an audience member)

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. Consideration of a Request for a Special Use for a Home Daycare at 11 Chevy Chase Drive.

Associate Planner Binder, provided a background on the subject property and the request.

Akshaya Subramani, the Petitioner, and Nithyanathan Sellakumarasamy were sworn in.

Ms. Subramani and Mr. Sellakumarasamy provided an overview of the request. She indicated that the final inspections will be completed in the coming weeks.

Com. Davis asked about the first round of inspections and what the issues were.

Ms. Subramani indicated that there were concerns about the deck steps and railings. She noted all issues had been fixed.

Vice-Chairperson Richards asked if they had any conversations with their neighbors.

Ms. Subramani indicated that they did talk to their neighbors, and the neighbors had general questions about the home daycare operation.

Com. Spunt asked about the slope of the driveway and kids playing in the yard.

Ms. Subramni stated that the kids would be playing in the rear yard.

Mr. Binder stated there are no photos of the backyard.

Com. Moodhe asked about the pick-up time and noted that the DCFS license states until 11:30 p.m.

Ms. Subramani confirmed that the pick-ups would be no later than 4:30 pm.

Chairperson Weinstein confirmed that the pick-up time could be no later than 8pm, per the Village's Code.

Chairperson Weinstein asked if the petitioner agrees to the conditions of approval.

Ms. Subramani confirmed.

Chairperson Weinstein asked about the process regarding the State Department of Children and Family Services (DCFS) license for a daycare and how long the process was.

Ms. Subramani stated that she loves kids and worked at a school for a couple of years and completed a few trainings for child care. She stated they had to make modifications to their home and outside modifications. There was a few trainings and similar inspections like the Village has conducted.

Chairperson Weinstein asked if it was a long process to get the DCFS license.

Ms. Subramani and Mr. Sellakumarasamy confirmed and said it took almost a year to get the license.

Com. Worlikar asked about the ages and number of children.

Ms. Subramani stated that they plan to have 2-3 kids under two years old.

Com. Richards made a motion to approve the Special Use for a home daycare for the property at 11 Chevy Chase Drive, subject to the conditions in the staff report.

Com. Moodhe seconded the motion.

Chairperson Weinstein stated that he was in support of the motion. He indicated that the petitioners have gone through a lot to get the appropriate licenses and approvals. He thanked them for speaking with their neighbors, and wished them luck with the business.

Com. Davis noted that this is the kind of business that is really easy to do off the books and thanked the petitioners for going through the process the right way.

Moved by Kevin Richards, seconded by Adam Moodhe to recommend approval.

Upon roll call, The Commissioners voted as follows:

AYES:	9	Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Donald Schwartz
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NAYS:	0	None
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ABSENT: 0

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

1. Comprehensive Plan Update

Deputy Community Development Director Purvis provided an overview of the Village's Existing Conditions Report.

Commissioners had a general discussion regarding population projections, school aged children projections and Buffalo Grove's age in comparison to the region.

Purvis provided an overview of the Village's Visioning Document. She stated the next steps will be to complete a draft of the Comprehensive Plan and we anticipate full adoption of the plan this winter.

Com. Spunt asked if the Weiland/Aptakisic Road Extension is still on the table.

Purvis did not think that the plan is moving forward.

Com. Schwartz asked what aging in place is.

Purvis stated that aging in place is providing appropriate housing for your older population, so allowing people to downsize to what's appropriate for them as they age. She provided examples of maintenance free homes, first floor master suites, etc.

Com. Schwartz asked about the growth of the Asian population in Buffalo Grove, and if there is a direct correlation to the type of house they would need.

Purvis stated that staff has seen intergenerational housing within the Asian community. So, providing homes that have the capability of housing multiple generations within one home. Things like Granny Flats or accessory dwelling units, where you could have a senior member of your family move in and still give them their privacy with separate entrances.

Com. Worlikar asked whether, with the projected increase in the number of school children and with the new residential developments coming in, is any consideration of adding more schools.

Purvis stated that, unfortunately, that is a school district initiative as the Village does not plan schools or develop them. She stated that we do have school district board members on the comp plan steering committee. She stated that they are aware of the potential for new residential development and we are always communicating with them about new projects that are coming in and providing the appropriate analysis at that time.

Trustee Cesario stated that the Village should be providing homes for older folks to stay and younger folks to start, and stated that some of the more dense development we are seeing are not producing a lot of school-aged children.

Chairperson Weinstein stated that the school boards are aware, they are on the steering committee, they're part of the planning process, they see the developments that are coming, and it's up to them to respond accordingly and possibly budget and acquire more land.

Com. Au stated that these housing developments provide school impact studies, and the PZC is tasked with approving or denial of the project based on the studies. She states that the studies are not done for Buffalo Grove, and she would like to know what these developments actually generate for school children.

Further discussion was made regarding school district projections, future housing developments and types, and the kind of people we are trying to attract to Buffalo Grove.

Purvis asked the Commissioners their thoughts on the mixed-use designation that was presented in the areas that might be tough to develop which consists of about 20% of the area in the village.

Com. Spunt spoke in favor of the mixed-use designation, stating that if a developer can come in and collaborate on a development to fill in gaps, that would be a good thing.

Vice-Chairperson Richards stated that mixed-use makes sense and the development in the mixed-use areas would have to be done in a way that would make sense and not be a nuisance to the adjacent uses outside or inside the developments.

Purvis stated that there would be criteria set for the mixed-use designation to ensure the developments meet the goals and needs of the Village but give flexibility.

Com. Worlikar asked how these types of developments may impact the adjacent residential areas with the mixed-use designation.

Purvis stated that these proposed mixed-use designation areas are already mixed in nature and having a different zoning would not change much of what is currently there. She stated there would be a public hearing process at such time that any actual development would be proposed.

Com. Moodhe asked if the Mixed-Use developments are the "flavor of the month" and if we are trying to find builders to find the next flavor of the month.

Purvis stated that with the mixed-use development that we are going back to the basics by having a mix of appropriate uses next to each other that are typically more walkable, like traditional downtown areas. She stated that she doesn't necessarily

think these mixed-use developments are the flavor of the month, but more coming back to what makes sense.

Further general discussion was had about the nodes, mixed-use developments, and parking.

Purvis provided an overview of the next steps and indicated no action is required of the Plan Commission related to this item this evening.

B. Approval of Minutes

1. September 4, 2024 Draft Planning & Zoning Commission Meeting Minutes

Moved by Adam Moodhe, seconded by Marc Spunt to approve. Upon roll call, The Commissioners voted as follows:

AYES: 7 Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe,
Marc Spunt, Jason Davis, Sujat Saxena, Donald Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

C. Chairperson's Report

Chairperson Weinstein welcomed the Com. Schwartz to the Plan Commission.

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis provided an overview of upcoming projects.

Associate Planner Binder reminded the Commission that the next PZC meeting will take place on a Tuesday instead of a Wednesday due to Rosh Hashanah.

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.

ADJOURNMENT



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: October 16, 2024

AGENDA ITEM 3.B.2.

October 1, 2024 - Draft Planning and Zoning Commission Minutes

Contacts

Liaison: Trustee Weidenfeld

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC approves the draft minutes from the October 1, 2024 meeting.

Summary

File Attachments

1. 24-1001 Draft PZC Minutes



**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, TUESDAY, OCTOBER 1, 2024**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM.

Present: Chairperson Weinstein, Vice Chairperson Richards, Commissioners Au, Davis, Schwartz, Spunt, and Worlikar.

Absent: Moodhe, Saxena.

A quorum was established.

Also in attendance: Director of Community Development Nicole Woods, Associate Planner Andrew Binder, Village Attorney Patrick Brankin, and Trustee Liaison Weidenfeld.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- 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**

Director Woods, provided a background on the subject property and the request.

Jamie Vassallo, Senior Design Manager for Rivian Automotive, and Brian Fleming, the project's architect, were sworn in and presented their request to the Planning and Zoning Commission.

Com. Worlikar asked if auto body or collision work would be done on-site and if both consumer and commercial vans would be serviced at this location.

Ms. Vassallo responded no and that the industrial zoning allows for it, but she said Rivian will not have a paint booth or collision repair at this location. She continued that both consumer and commercial vans will be serviced at this location.

Vice-Chairperson Richards disclosed that he owns a Rivian and stated that he is extremely excited not to have to drive for an hour and a half to get a recall check that he didn't need. He asked if the EV Chargers within the parking lot would be open to the public as Buffalo Grove is in an EV Charger Desert.

Ms. Vassallo responded that they do not have plans for that at this time and will have chargers within the interior of the space to charge vehicles while they are being serviced.

Com. Davis stated that he noticed the delivery time sometimes as late/early as 3 AM

and asked how often it would happen.

Ms. Vassallo responded that the 3 AM deliveries would not be for vehicle deliveries but for operational or vehicle parts deliveries.

Chairperson Weinstein asked about online ordering and whether the general public can purchase a car with a salesperson at the facility.

Ms. Vassallo confirmed.

Chairperson Weinstein asked about the number of vehicles available for test drives and the route for the test drive.

Ms. Vassallo stated that they have not determined a route yet, but they will typically have two to three Rivian vehicles on site to test drive.

Chairperson Weinstein asked if, since Rivian does not have public chargers, will Rivian car owners be turned away if they want to get their cars charged. If not, will the chargers be locked in some way.

Ms. Vassallo stated that she can't speak to that because she is not sure how the service team would operate under those circumstances, but she can double-check whether the chargers will be locked outside of operating hours.

Chairperson Weinstein asked if the facility would have a car wash feature.

Ms. Vassallo stated there will be an interior wash bay for wipe down and detail of cars, no exterior car washes.

Chairperson Weinstein asked Village Staff if car wash use would be OK since there was no mention of a car wash in the materials.

Ms. Woods noted that car wash use is typical and permitted for auto service center use. Mr. Brankin concurred.

Com. Spunt asked how many other of these type of service centers do you have in the US currently.

Ms. Vassallo stated that by the end of this year, they will have around 60, with the closest ones to Buffalo Grove being Milwaukee, Downtown Chicago, and a new location in Downers Grove.

Com. Spunt asked how many employees and when they plan to open.

Ms. Vassallo stated they will have roughly 46 employees by 2027 and anticipate opening next year.

Com. Worlikar asked whether the building will incorporate any environmental sustainability measures or automation.

Ms. Vassallo stated that Rivian is built around respecting the environment and being environmentally friendly. Rivian's engineering team strives to implement measures to make our buildings more efficient.

The staff report was entered into the record as Exhibit 1.

No comments from the public; the public hearing was closed.

Vice-Chairperson Richards moved to recommend 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 conditions in the Staff Report. Com. Davis seconded the motion.

Com. Spunt spoke in favor of the motion and joked about increasing the speed on Asbury Drive for test drives. He stated that with the increase in the popularity of EVs being purchased by residents, this use will be a great addition to Buffalo Grove.

Com. Worlikar spoke in favor of the motion and agreed with Com. Spunt. He stated that he knows many people who drive downtown to service their Rivians, and this new use will save them a lot of trips.

Chairperson Winestein spoke in favor of the motion, stating that he would not typically be in favor of putting a car dealership in an industrial district due to the traffic concerns, stating, however, that most car dealerships want good street frontage and want to be visible. He stated that the use is more incidental to the car service component within the industrial district, with the use not primarily heavy in car sales on the lot.

Moved by Kevin Richards, seconded by Jason Davis to Motion to recommend approval of the Special Use. Upon roll call, Commissioners voted as follows:

AYES: 7 Mitchell Weinstein, Kevin Richards, Amy Au, Neil Worlikar, Marc Spunt, Jason Davis, Donald Schwartz

NAYS: 0 None

ABSENT: 2 Adam Moodhe, Sujat Saxena

Motion declared Passed.

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.

Associate Planner Binder provided an overview of the PUD Amendment for the Clove's Signage for the first-floor tenants of the 7-story residential building and the proposed temporary signage.

Teresa Bateman, director of development for BGA Residential, and Brian Newton, president of Parvin-Clauss Sign Co, were sworn in. She presented the proposed sign package and noted that the plan is to have a uniform sign plan for all the

residential building's first-floor tenants. This plan aims to create a comprehensive look for the wall signs, projecting signs, and temporary signs.

Vice-Chairperson Richards asked the difference between blade signs and projecting signs.

Ms. Bateman stated that blade signs are another term for projecting signs.

Vice-Chairperson Richards asked about the standards on colors, materials, and illumination of the signs and if there is one set color for everything.

Ms. Bateman mentioned that as part of their signage package, tenants are permitted to use up to three colors for their signs to maintain the elegance and symmetry of the building. Regarding projection signs, specific height and attachment requirements have been outlined and must be adhered to. Furthermore, once the initial projection sign is installed, it cannot be moved when a new tenant takes over the space. Additionally, the size requirements for projecting signs must be met, and they can only be illuminated from an external point of view, not internally.

Vice-Chairperson Richard asked if the projecting signs shall not exceed 6 square feet and if they all have to be the same size.

Ms. Bateman stated that the projecting signs cannot exceed 48 inches in height, and the sizes could vary based on the tenant, such as different nationally branded logos. She continued that they created the guidelines' parameters because they want the tenants to be identified and unique through the sidewalk environment.

Vice-Chairperson Richards asked if tenants would be able to place their logo on the wall sign.

Ms. Batemen confirmed and stated that within the guidelines they do allow national trademark or federally trademarked logos to be on the wall signs and would work with the Village.

Com. Schwartz asked if any of the signs within the package would allow blinking lights.

Ms. Bateman confirmed that no signs will be allowed to have blinking lights. She also mentioned that no illuminated signs would be allowed within the windows and talked about a light spill of the proposed wall or projecting signs and that there would be no digital signs.

Com. Schwartz asked about the maintenance of the signs if the lights were to go out.

Ms. Bateman stated that the tenants' contracts will enforce the maintenance of the signs, and the maintenance team will work with the tenants to get any signs fixed.

Com. Worlikar asked about the feather flags and how to manage these temporary

signs with the noise that may be created from them.

Ms. Bateman responded that the temporary sign locations they have designated are only for where they will be placed, and they won't all be placed there at the same time so that they can control where they go with safety and weather factors. She stated that their property management and maintenance teams will be there to help enforce and monitor these signs so they are not a nuisance.

Chairperson Winestein asked about the projecting signs and if they will be different sizes.

Ms. Bateman confirmed that they could be different sizes as each business will have their own unique identifier, such as a logo or brand.

Com. Au asked about the color restrictions and the wall signs and asked what the signs could potentially look like.

Ms. Bateman showed on the screen an idea of what the projecting sign could look like with two/three colors.

Vice-Chairperson Richard asked where the lighting would be for the projection signs if they will be externally illuminated.

Ms. Bateman stated that a light fixture would shine down on the projecting sign and that they could keep the lighting under the awning.

Chairperson Winestein asked a hypothetical question if a tenant were a Starbucks, they would have green and white for their signage, and next to them could be a McDolands, and they could have a red and yellow golden arch, and that would meet the requirements.

Ms. Bateman confirmed and stated that brand awareness is important for tenants and being able to promote each individual character.

There were no comments from the public, the public hearing was closed.

The staff report was entered into the record as exhibit 1.

Vice-Chairperson Richards moved to recommend 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 conditions in the Staff Report. Com. Davis seconded.

Vice-Chairperson Richards spoke in favor of the motion, stating that he likes the idea of keeping a consistent look and feel to to build some cohesiveness across the tenants and thinks it will be very good across the board. He spoke in favor of the temporary sign changes as they make sense.

Chairperson Winestein spoke in favor of the motion, stating that when looking at the variations and the proposed package, it is all tasteful and makes sense in terms of the scope of the building and the project.

Moved by Kevin Richards, seconded by Jason Davis to recommend approval. Upon roll call, Trustees voted as follows:

AYES: 7 Mitchell Weinstein, Kevin Richards, Amy Au, Neil Worlikar, Marc Spunt, Jason Davis, Donald Schwartz

NAYS: 0 None

ABSENT: 2 Adam Moodhe, Sujat Saxena

Motion declared Passed.

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.

Associate Planner Binder provided an overview of the request to re-subdivide the lots to accommodate the detention ponds.

James Lang, the petitioner from Hamilton Partners, was sworn in.

Com. Spunt asked to summarize why the re-subdivision is being requested.

Mr. Lang responded that he was on board when this land was vacant, and the building was built in the late 1980s. He continued that they didn't set up a POA when the buildings were developed and parceled the detention ponds to the closest building at that time. He stated that the issue is the maintenance of the ponds and that a common area for the industrial park of Chevy Chase Business Park West. He continued that when they sold the building at Chevy Chase Business Park East, they didn't establish a POA for the existing pond on that site before the building could be sold. He stated that in order to be proactive in the future, they want to parcel out the ponds and create a POA now so there are no time constraints in the future.

Com. Spunt asked whether the pond lots will be sold and built on, considering they are on separate lots.

Mr. Lang confirmed they will not be sold and built on.

Com. Au asks for more clarification and asked who retains ownership of the ponds.

Mr. Lang explained that the Property Owners' Association (POA) will always own and maintain the ponds and stormwater lines. He mentioned that the POA will be an independent organization responsible for managing the expenses and pro-rate the expenses to each building within the POA.

Com. Au asked about the obligation to pay the POA fees and whether the POA has enough money.

Mr. Lang mentioned that the obligation to pay would be tied to the property for every owner. He also mentioned that they have other business and industrial parks where some property owners do not pay their POA fees. In response, they have included strong language in the POA documents that essentially grants them ownership of the buildings and places liens on them if the POA fees are not paid.

Com. Au stated that she has never seen this type of development before and wants clarification from Staff.

Attorney Brankin provided an overview, explaining that when considering this development as if it were a vacant piece of property, the common areas are usually separated and maintained by an association. He mentioned that the applicant is essentially reversing engineering the original approval by transforming the industrial park into a state similar to what we typically see with any other type of new development with common areas and the creation of a new association so that not all on one property owner has to expense the maintenance of the common areas, such as these ponds. He mentioned that from now on, the responsibility will be shared among all the other owners. He also mentioned that the declaration documents will be carefully reviewed and made very clear, so that all the responsibilities are clearly stated and documented for all the lots within the new POA.

Chairperson Winestein asked about the ownership of the lots.

Mr. Lang stated that everything is under the same ownership.

Chairperson Winestein asked that once you buy one of the parcels within the POA, you become of a member of the association.

Mr. Lang confirmed.

Com. Spunt asked who uses the ponds.

Mr. Lang stated that the existing buildings and buildings across Hastings Street use the pond for their stormwater.

Com. Worlikar asked Attorney Brankin if this subdivision is similar to an HOA.

Attorney Brankin confirmed.

Chairperson Winestein reviewed all zoning variations that are being requested for the subdivision of the lots with the existing buildings and new frontages.

The village staff report was entered as Exhibit 1.

There was no public comment, and the public hearing was closed.

Vice-Chairperson Richards moved to recommend 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 conditions in the Staff Report. Com. Spunt seconded the motion.

Chairperson Winestein spoke in favor of the motion stating it's an existing subdivision and effectively reverse engineering how it could have been done in the first place, setting it up for a possible sale of a lot or two at some point in the future.

Com. Worlikar spoke in favor of the motion, concurring with Chairperson Winestein. He stated that if this were a housing community and an HOA, we would be looking at something similar with maintenance.

Moved by Kevin Richards, seconded by Marc Spunt to recommend approval. Upon roll call, Trustees voted as follows:

AYES: 7 Mitchell Weinstein, Kevin Richards, Amy Au, Neil Worlikar, Marc Spunt, Jason Davis, Donald Schwartz

NAYS: 0 None

ABSENT: 2 Adam Moodhe, Sujat Saxena

Motion declared Passed.

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

Staff provided information regarding the upcoming 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.

ADJOURNMENT

The meeting was adjourned at 8:45pm.