



# **Meeting of the Village of Buffalo Grove Planning and Zoning Commission**

**Regular Meeting  
November 1, 2023 at 7:30 PM**

Fifty Raupp Blvd  
Buffalo Grove, IL 60089-2100  
Phone: 847-459-2500

## **I. Call to Order**

## **II. Public Hearings/Items For Consideration**

Public Comment is limited to items that are not on the regular agenda. 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.

1. Consideration of a Fence Variation Pertaining to Golf Course Lots, for the Purpose of Maintaining a Fence that Has Been Installed Along the Rear Property Line Abutting the Arboretum Golf Course at 2731 Acacia Terrace (Trustee Weidenfeld) (Staff Contact: Andrew Binder)
2. Consideration of an Amendment to the Planned Unit Development and Preliminary Plan Approved by Ordinance No. 2021-067 and Sign Variations to Allow the Construction of a Belle Tire and Operation of a Minor Automobile Repair with General Retail Sales Use on the Property Located at 704 E Lake Cook Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

## **III. Regular Meeting**

- A. Other Matters for Discussion**
- B. Approval of Minutes**
- C. Chairman's Report**
- D. Committee and Liaison Reports**
- E. Staff Report/Future Agenda Schedule**
- F. Public Comments and Questions**

Public Comment is limited to items that are not on the regular agenda. 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.

#### **IV. Adjournment**

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

#### **V. Action Items**

*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 459-2525 to allow the Village to make reasonable accommodations for those persons.*





**Action Item : Consideration of a Fence Variation Pertaining to Golf Course Lots, for the Purpose of Maintaining a Fence that Has Been Installed Along the Rear Property Line Abutting the Arboretum Golf Course at 2731 Acacia Terrace**

**Recommendation of Action**

Village staff recommends denial of the requested fence variation.

The Petitioner is proposing to maintain a 4' rope fence that has been installed along the rear property line abutting the Arboretum Golf Course at 2731 Acacia Terrace. Section 15.20.050 of the Village Fence Code states that no fence is allowed in the rear yard that abuts a golf course. In this case, the Petitioner installed the fence without a building permit and is looking for a variation from the Fence Code to allow the fence to remain in place.

The Planning and Zoning Commission (PZC) is requested to open a public hearing and take testimony regarding the requests. The PZC should make a recommendation to the Village Board.

**ATTACHMENTS:**

- 2731 Acacia Terrace - Staff Report (PDF)
- 2731 Acacia Terrace - Plan Set (PDF)

**Trustee Liaison**  
Weidenfeld

**Staff Contact**  
Andrew Binder, Community Development

|                                |  |
|--------------------------------|--|
| Wednesday, November 1,<br>2023 |  |
|--------------------------------|--|

|                                      |                                                                                                                                                                                                                 |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | November 1, 2023                                                                                                                                                                                                |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 2731 Acacia Terrace, Buffalo Grove, IL 60089                                                                                                                                                                    |
| <b>PETITIONER:</b>                   | William Dolak                                                                                                                                                                                                   |
| <b>PREPARED BY:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                                |
| <b>REQUEST:</b>                      | Variation to the Fence Code, Section 15.20.050, pertaining to Golf Course Lots, for the purpose of maintaining a fence that has been installed along the rear property line abutting the Arboretum Golf Course. |
| <b>EXISTING LAND USE AND ZONING:</b> | The property is improved with a single-family home currently zoned R-1.                                                                                                                                         |
| <b>COMPREHENSIVE PLAN:</b>           | The Village Comprehensive Plan calls for this property and the immediate neighborhood to be detached single-family residential.                                                                                 |

**PROJECT BACKGROUND**

The Petitioner is proposing to maintain a 4’ rope fence that has been installed along the rear property line abutting the Arboretum Golf Course, as shown in *Figure 1*. Section 15.20.050 of the Village Fence Code regulates fences that about golf courses as follows:

*‘No fence is allowed in any rear yard that abuts a golf course.’*

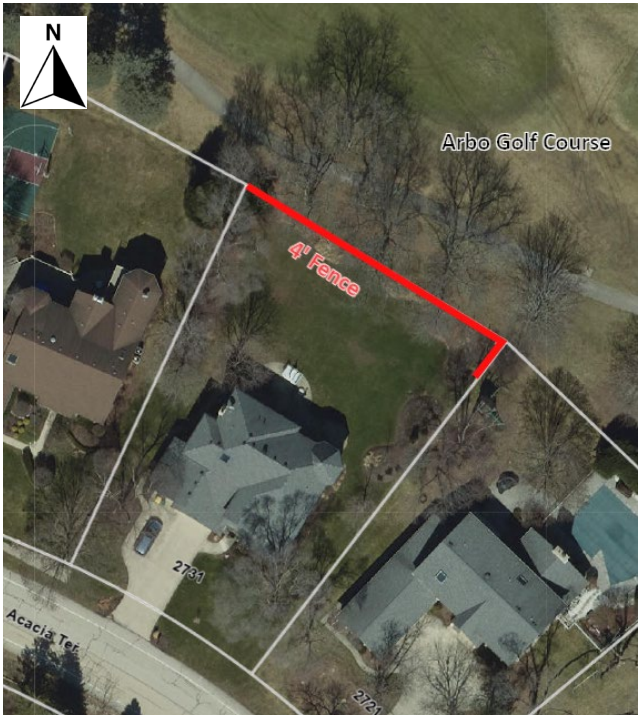
In this case, the Petitioner installed the fence without a building permit and is looking for a variation from the Fence Code to allow the fence to remain in place. If granted the variation, a building permit application will need to be submitted; staff review and inspection of the fence will be required.

**BACKGROUND**

- In 1988, the Village approved the Fence Code that prohibits installation of fences in the rear of property abutting a golf course.
- In 1990, the Arboretum Golf Course was opened.
- In 1993, the house at 2731 Acacia Terrace was built.

**PLANNING & ZONING ANALYSIS**

- The subject property is an interior lot that abuts Arboretum Golf Course to the north. The Petitioner has installed a 4-foot rope fence to prevent trespassers who often enter the property to locate errant golf balls. The fence is non-conforming and was installed without a building permit.



*Figure 1: Subject Property*

- The 4-foot rope fence marked in red in *Figure 1* requires a variation because fences are not permitted on properties that abut a golf course, per the Fence Code.
- The Golf Course Fence Code requirements were implemented in 1988 to ensure that the Village's Golf Courses maintain an open feel.
- The only exceptions to the prohibition of fences on lots surrounding golf courses is the allowance of a 4-foot-high fence in the following circumstances:
  - An in-ground swimming pool is on the property (required per building code due to health and safety reasons);
  - Patio or deck screenings (so long as they are attached or adjacent to the patio);
  - A dog run (the fence must be attached to the home and cannot extend more than 10 feet from the home).
- It should be noted that a 4-foot fence is only permitted to be placed at the property line in conjunction with an inground pool. In all other instances, the 4-foot fence must be installed around accessory structures or within 10 feet of the rear of the home.



*Figure 2: Existing 4-Foot Rope Fence*

### **VARIATIONS REQUESTED**

1. A fence variation from Section **15.20.050B** of the Buffalo Grove fence code, which states that “No fence is allowed in any rear yard that abuts a golf course.”

### **DEPARTMENTAL REVIEWS**

| <b>Village Department</b> | <b>Comments</b>                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Engineering               | The Village Engineer has reviewed the proposed fence location and has no engineering or line of sight concerns with the proposed location of this fence. |

### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners 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 comments or questions related to the project.

### **STANDARDS**

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board regarding requests for Variations to Section 15.20.050 – Golf Course Lots, based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

***The petitioner has provided a written response to the variation standards included in this packet.***

#### **STAFF RECOMMENDATION**

Village staff **recommends denial** of the requested fence variation to allow the existing 4-foot rope fence to remain along the rear property line abutting the Arboretum Golf Course at 2731 Acacia Terrace, based on the following reasons:

- The subject property has no practical difficulties or undue hardships due to the physical shape of the property or location when compared to the adjacent properties that abut the Golf Course;
- Allowing the fence to remain on the subject property would impact the open character of the neighborhood, and does not coincide with the intention of the Village Code as it relates to properties abutting golf courses;
- There is no precedent for a variation from the Fence Code to allow this kind of variation; granting such a variation may lead to additional variations of the same nature, which will further impact the intended character of the area.

#### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation request. **Per 15.20.140 of the Fence Code for Golf Course Lots, the PZC shall make a recommendation to the Village Board concerning the request.**

#### **SUGGESTED PZC MOTION**

*The PZC moves to recommend denial of a variation to Section 15.20 of the Buffalo Grove Fence Code for the purpose of maintaining a fence that has been installed along the rear property line abutting the Arboretum Golf Course at 2731 Acacia Terrace.*

#### **Attachments:**

- Narrative Description
- Response to Variation Standards
- Plat of Survey with Proposed Fence (X-X-X)
- Photos of the Site and Existing Fence



VILLAGE OF BUFFALO GROVE  
 Department of Building and Zoning  
 Fifty Raupp Blvd  
 Buffalo Grove, IL 60089  
 Phone: 847.459.2530  
 Fax: 847.459.7944



## APPLICATION FOR VARIATION

APPLICANT'S NAME William Dolak

APPLICANT'S ADDRESS 2731 Acacia Terrace

TELEPHONE NUMBER (773) 612-0031 EMAIL WDOLAK@AMERITECH.NET

ADDRESS OF SUBJECT PROPERTY 2731 Acacia Terrace

PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT

LEGAL DESCRIPTION OF SUBJECT PROPERTY Lot 438 in the Woodlands at Fiore Unit 7... (see attached Title)

SECTION OF MUNICIPAL CODE FROM WHICH VARIANCE IS REQUESTED 15.20.50 "Golf Course Lots"

PURPOSE OF VARIANCE Installation of a post and draped chain trespass deterrent along rear property line

Applicant must submit a letter stating what the practical difficulties or particular hardships are in carrying out the strict letter of the Buffalo Grove Municipal Code and describing the proposed work or change in use.

A plat of survey or plot plan, drawn to scale, must be attached hereto and made a part of this application.

Petitioner must submit proof of ownership such as a deed, title insurance policy, trust agreement, etc.

I (we) hereby certify that the legal title of the premises being the subject of this application is vested in William Dolak and that all statements contained in this application are true and correct. I (we) further understand that any misrepresentation in connection with this matter may result in a denial of the relief sought. Furthermore, I (we) have attached a list containing the names and addresses of all contiguous property owners if requesting a fence variation, OR a list of all property owners within two hundred fifty (250) feet in each direction of the subject property for all other variations; exclusive of public ways, as such are recorded in the Office of the Recorder of Deeds of Cook County and/or Lake County.

*William A. Dolak*

APPLICANT  
 OWNER, PARTNER IN TITLE, CORPORATE OFFICER, BENEFICIARY OF TRUST  
 AGENT (Strike out all but applicable designation)

If signed by an Agent, a written instrument executed by the owner, establishing the agency, must accompany this application.

### FILING FEE MUST ACCOMPANY THIS APPLICATION

FEE PAID                      RECEIPT NUMBER                      DATE                     

Attachment: 2731 Acacia Terrace - Plan Set (Consideration of a Fence Variation at 2731 Acacia Terrace)



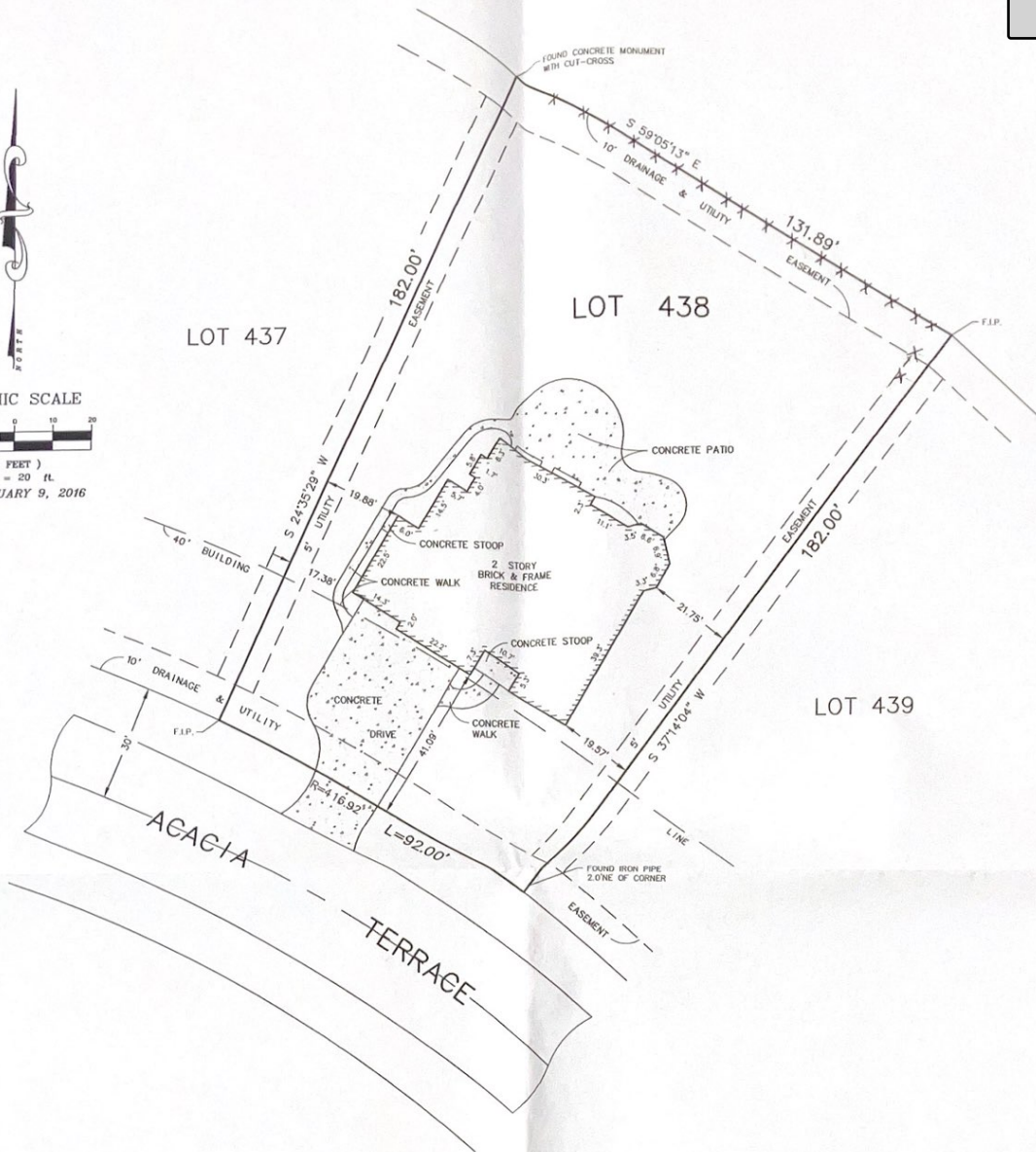
GRAPHIC SCALE



( IN FEET )

SCALE: 1 inch = 20 ft.

DATE: FEBRUARY 9, 2016



### PLAT OF SURVEY

OF

LOT 438 IN THE WOODLANDS AT FIORE UNIT 7, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1987, AS DOCUMENT NUMBER 2619621, IN LAKE COUNTY, ILLINOIS.

2731 ACACIA TERRACE  
BUFFALO GROVE, IL

#### NOTES:

- COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
- NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON.
- THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.

F.I.P. DENOTES FOUND IRON PIPE  
F.I.R. DENOTES FOUND IRON ROD  
S.I.R. DENOTES SET IRON ROD

ORDERED BY:  
CAROL K. HANNICAN  
1880 W. WINCHESTER ROAD  
SUITE 205  
LIBERTYVILLE, IL. 60048  
PHONE: (847) 549-0033

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

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

Vincent J. Masse  
VINCENT J. MASSE, J.L. LAND SURVEYOR # 2854

P.D.F. # 184-004041 LICENSE EXPIRE



CHAMBERLIN / MASSE ENGINEERS

LAND SURVEYORS ~ PLANNERS ~ ENGINEERS

14044 W. PETRONELLA DRIVE SUITE 2

LIBERTYVILLE, ILLINOIS 60048

(847) 362-8144 FAX 362-8266

DRAWN BY: D.B. JOB

CHECKED BY: V.J.M. F.B. / P.G. /

Packet Pg. 8

# VILLAGE OF BUFFALO GROVE



During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the four (4) standards listed below:

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

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

**Your Evidentiary Statement:**

PLEASE SEE ATTACHED EXHIBIT "C"

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

**Your Evidentiary Statement:**

PLEASE SEE ATTACHED EXHIBIT "C"

3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,

**Your Evidentiary Statement:**

PLEASE SEE ATTACHED EXHIBIT "C"

4. The proposed variation will not be detrimental to the public health safety and welfare.

**Your Evidentiary Statement:**

PLEASE SEE ATTACHED EXHIBIT "C"

## Exhibit C

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

**Your Evidentiary Statement:**

**Summary:** Please see attached letter for full explanation including images.

The design of the Arboretum Club's 11th hole, in combination with the location, size, and height of the numerous mature trees at the rear of our property (but belonging to the golf course) causes *over 800 balls per year* (MANY more than other properties on the course) to land on our property. These conditions result in nearly 500 annual incidents of trespassers on our private property despite more than 8 NO TRESSPASSING signs along the property's edge.

This combination of factors is entirely unique to our property:

- a) the design of the Arboretum Club's 11<sup>th</sup> hole and our property's location relative to it,
- b) the location of the numerous mature trees (on golf course property) in the flight path of the fairway (see images #1 & #2 on accompanying letter), and
- c) our property line's extreme closeness to the active play zone
- d) the magnitude of number incidents of illegal and flagrant trespass

This is not just people dashing into our yard to grab a ball that is within 5-10 feet of the property line. Players *routinely* trespass 80-100 feet onto our property; all the way onto our patio. Many will linger for several minutes (we have timed them) searching for their ball and/ or collecting as many balls as they are able to find (as if it were a treasure hunt). Players routinely play the ball from where it lies: *well within our property*. Players have approached within 5 feet of our 11-year-old daughter to retrieve a ball without announcing their presence or asking permission startling and terrifying her. **This is a significant and ongoing safety hazard.**

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

**Your Evidentiary Statement:** Please see attached letter for full explanation including images.

As is demonstrated in images #7, #8, and #9 in the attached letter, the proposed post/ stanchion and draped chain trespass deterrent is not a visual obstruction in any way. Indeed, it is essentially unnoticeable from distances of over 50 feet, as well as from the active play zone of the Arboretum Club course. In conjunction with the landscape design of the property at 2731 Acacia Terrace, it will be barely noticeable. In fact, since the remodeling of the rear property of 2731 Acacia Terrace, it has resulted numerous and continuous unsolicited compliments regarding the landscaping and plantings from both neighbors and golfers alike.



3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property;

**Your Evidentiary Statement:** Please see attached letter for full explanation including images.

The practical difficulty and particular hardship of enduring ~500 separate incidents of illegal (exclusively male, NEVER female) trespassers on our private property despite all of our clear signage (8+) and the presence of unattended minor females on the premises.

4. The proposed variation will not be detrimental to the public health, safety, and welfare.

**Your Evidentiary Statement:** Please see attached letter for full explanation including images.

On the contrary, the proposed variation will result in a clear and *immediate improvement* to the public health, safety, and welfare; in particular to the family at this location, by eliminating the majority of the nearly 500 incidences of illegal trespass.

William & Melanie Dolak, 2731 Acacia Terrace, Buffalo Grove, Illinois 60089-6668

27 September 2023

Planning and Zoning Commission  
Village of Buffalo Grove

We are writing to request a variance to Village of Buffalo Grove Municipal Code 15.20.50 "Golf Course Lots" as provided under code sections 15.20.110 and 15.20.140.

Our home is located at 2731 Acacia Terrace which abuts the 11<sup>th</sup> hole of the Arboretum Club golf course.

The 11<sup>th</sup> hole is a 526 yard, par 5, with a dog-leg to the left and a water hazard: Indian Creek (image #1). Please note on images #1 & #2 that the ball path indicated actually touches a grove of mature trees at the rear of our property. Additionally, our property line is much closer to an active fairway/ play-zone than most other properties on the Arboretum Club course (image #2).

We are requesting this variance due to the following unique circumstances:

The design of the 11th hole, in combination with the location, size, and height of the numerous mature trees at the rear of our property causes over 800 balls per year (not an estimate) to land on our property (see image #4).

As shown in images #1, #2, and #3, any tee-shot from the pro/ am tees that is to the left of "perfect" (even by as little as 5°) will hit one of these trees and ricochet around in the trees and fall to the ground on, or immediately behind, our property.

Certainly all of the houses on a golf course can expect to have balls fall onto their property, however, we receive many times the number of balls that most others experience due to the unique circumstances of our property as described above.

The balls, however, are just an unfortunate result of living on a golf course. Our ongoing plight is the constant safety and security threat and violation of our privacy coming from the excessive amount of rampant illegal trespassing that results from golfers walking onto our private property to retrieve their (and others') balls. When we first moved into our home, there were only a couple "KEEP OFF LAWN" signs posted by the Arboretum Club to indicate the property line (we have since added 8 "No Trespassing" signs of our own). At that time over 60% of golfers whose ball had landed on our yard would walk directly onto our private property, often all the way onto our patio, in areas up to 100 ft from the property line (see image #5) despite the numerous "No Trespassing" signs. This resulted (conservatively) in nearly 500 incidents of illegal trespassers on our private property per year.

One such incident occurred when our 11 year-old daughter was reading outside while sitting at our picnic table. A male golfer walked into our yard, ***without asking or announcing himself***, all the way up to the side of the picnic table, ***within 5 feet of our daughter***, and retrieved a ball. After this event, both of our young daughters refused to spend time in our back yard alone.

We would also observe golfers wandering around our yard searching for their ball; often for as long as 3-5 minutes (yes, we've timed it). It was not unusual to find golfers wandering around in our yard retrieving *multiple* balls as if our private property were the location of an amusing treasure hunt.

This is about the about the safety of our family. Some golfers (exclusively male, often seemingly quite inebriated) have **yelled at our young daughters** to quiet down our dog because it's disturbing his shot. Numerous times we have observed golfers **playing their ball from our lawn**, well within our private property.

In one particularly egregious incident, a **golfer was urinating at our yard's edge**, in the open, facing our house, in full view of our 2 young daughters' bedroom windows. It was actually our young daughters, who were at their desks studying, who alerted us to this incident as it was happening. This sort of behavior is abhorrent and **illegal**. It is not reasonable to expect anyone to tolerate 500 trespassers per year on their private property. This is our unique plight: that the number of trespassers is directly proportional to the number of balls falling on one's property and, as noted previously, we receive many times more balls than any other property on the course.

After years of enduring this plight, we adjusted our planned landscaping modifications to add a line of foliage along the rear property line to provide a trespass deterrent (see image #6). We also added 4 additional "No Trespassing" signs. This had **almost no effect**. Golfers would merely trudge through our plantings, causing damage to them in the process, to seek out their errant balls.

As a next step the following year, we resorted to placing a plastic and wood, post/ stanchion and chain trespass deterrent along the rear property line. We have no desire to have a "fence" in our yard, as we enjoy the view. We have learned to accept the inconvenience (and the not insignificant injury and property hazard) of balls flying onto our property multiple times per day. **We cannot, however, abide the safety and security hazard of having a constant stream of trespassers (exclusively men) multiple times per day, 500 times per year, on our private property. This is not an occasional occurrence. On a warm summer weekend it can be as much as 12-15 times a day.**

We chose the post/ stanchion and chain style of trespass deterrent because it is a minimal action **that enhances our safety and welfare whilst not detracting from the safety and welfare of others**. Additionally, it is visually unobtrusive, is nearly unobservable from the in-bounds areas and fairway (see images #7-9), and **does not deter from the character of our neighborhood and environs** (in contrast to the white post & rope deterrents installed by the golf course in some locations). Indeed, our neighbors have complimented us on the improvements we have made to our home and yard, and we routinely receive a great many unsolicited compliments on our landscaping from golfers as they play through or drive by in their carts.

In summary, while some golfers do still continue to literally jump over or climb through the chains, past the 8+ "No Trespassing" signs, and walk through our plantings to get their golf balls, the overwhelming result is that the post/ stanchion and chain deterrent has nearly eliminated our incidents of trespassers and our daughters have felt comfortable to be alone in their own back yard again.

Therefore, we request that a variance be granted under the provisions noted above for the plastic chain and post/ stanchion trespass deterrent at the rear property line of 2731 Acacia Terrace.

Submitted 27 September 2023 by:

William Dolak, 2731 Acacia Terrace, Buffalo Grove, IL 60089-6668



## Image #1

 **THE ARBORETUM CLUB**  
 FOLLOW Buffalo Grove, IL • Daily-Fee

Profile Tour **Tees** About More

HOLES MAP

 HOLE #11 ▾ Champ Tee ▾ ⓘ

PAR 5, 526 YARDS

YARDAGE BOOK

 1 Center: 503 F: 486 B: 518



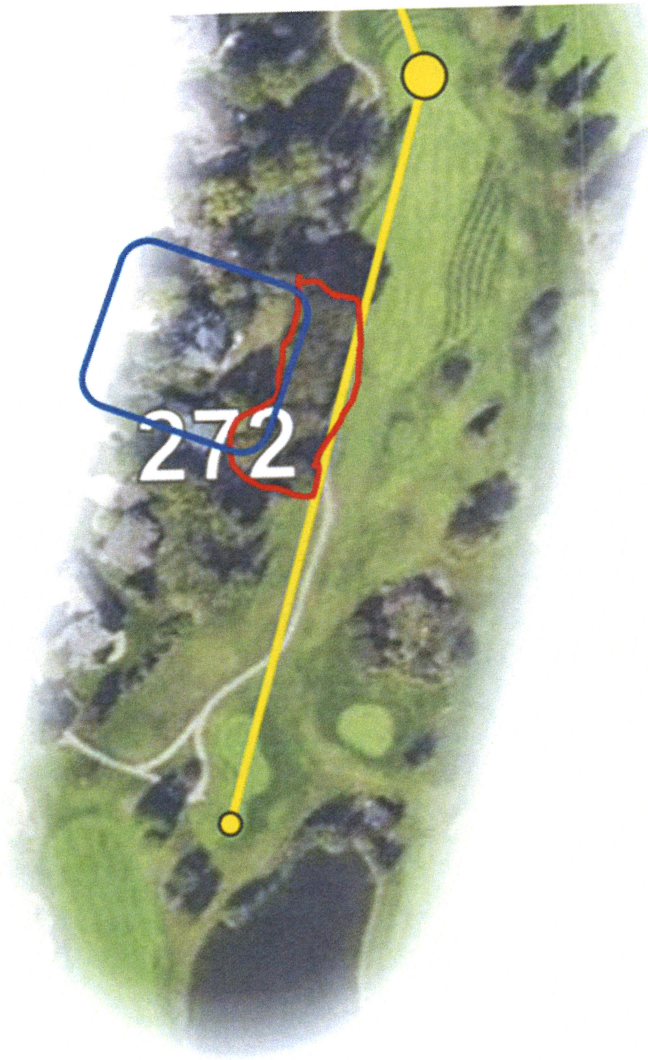
powered by **BlueGolf** Google Imagery + SHOW RELATED SERVICES

<https://course.bluegolf.com/bluegolf/course/course/thearboretumclub/overview.htm>

Attachment: 2731 Acacia Terrace - Plan Set (Consideration of a Fence Variation at 2731 Acacia Terrace)



## Image #2



Aerial View of pertinent area



Red Boarder = Trees

Blue Boarder = 2731 Acacia Terrace



## Image #3

Rear Lawn of 2731 Acacia Terrace  
Behind these trees

Center of Fairway

Right-most Tee Marker



View From 11<sup>th</sup> Hole Pro/ Am Tee



Image #4



This represents only a PORTION of the balls we've collected as we routinely give away bags of balls to friends and co-workers.







Image #6



Plantings installed along rear of property to deter trespassing



Image #7



Attachment: 2731 Acacia Terrace - Plan Set (Consideration of a Fence Variation at 2731 Acacia Terrace)

View of the rear of 2731 Acacia Terrace from 11<sup>th</sup> Hole Short (Red) Tee





View of the rear of 2731 Acacia Terrace from the leading edge of the 11<sup>th</sup> fairway



Image #9



View of the rear of 2731 Acacia Terrace from the approaching cart path





**Action Item : Consideration of an Amendment to the Planned Unit Development and Preliminary Plan Approved by Ordinance No. 2021-067 and Sign Variations to Allow the Construction of a Belle Tire and Operation of a Minor Automobile Repair with General Retail Sales Use on the Property Located at 704 E Lake Cook Road**

### **Recommendation of Action**

Staff recommends approval of the requests, subject to the conditions in the attached staff report.

Christopher Enright, of Enright Architects representing Belle Tire, is requesting approval of an amendment to the Planned Unit Development and Preliminary Plan, along with sign variations to allow the construction of a 9,800 square-foot Belle Tire store on the property located at 704 E Lake Cook Road

The Planning and Zoning Commission (PZC) is requested to open a public hearing and take testimony regarding the requests. The PZC should make a recommendation to the Village Board.

### **ATTACHMENTS:**

- 704 E Lake Cook Road - Staff Report (PDF)
- 704 E Lake Cook Road - Plan Set (PDF)

**Trustee Liaison**  
Weidenfeld

**Staff Contact**  
Andrew Binder, Community Development

|                                |  |
|--------------------------------|--|
| Wednesday, November 1,<br>2023 |  |
|--------------------------------|--|





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

|                                      |                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | November 1, 2023                                                                                                                                                                                                                                                                                                                   |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 704 E Lake Cook Road                                                                                                                                                                                                                                                                                                               |
| <b>PETITIONER:</b>                   | Christopher Enright, Enright Architects/Principal Architect                                                                                                                                                                                                                                                                        |
| <b>PREPARED BY:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                                                                                                                                                   |
| <b>REQUEST:</b>                      | The petitioner is seeking approval of an Amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 2021-067 and Sign Variations to allow the construction of a Belle Tire and operation of a Minor Automobile Repair with General Retail Sales use on the property located at 704 E Lake Cook Road. |
| <b>EXISTING LAND USE AND ZONING:</b> | The property is currently an unimproved, vacant lot and is zoned B-3, Planned Business Center District.                                                                                                                                                                                                                            |
| <b>COMPREHENSIVE PLAN:</b>           | The Village of Buffalo Grove Comprehensive Plan calls for this property to be an industrial use.                                                                                                                                                                                                                                   |

**BACKGROUND**

Christopher Enright, of Enright Architects representing Belle Tire, is requesting approval of an amendment to the Planned Unit Development and Preliminary Plan, along with sign variations to allow the construction of a 9,800 square-foot Belle Tire store on the property located at 704 E Lake Cook Road.

In 2021, the Village Board approved Ordinance No. 2021-067 for the development of the Ricky Rockets site with a new gas station, convenience store and car wash. As part of the Ricky Rockets project, the entire property was rezoned to a B-3 Commercial PUD and subdivided into four lots; Lots 1 and 2 were used for the Ricky Rockets development while plans for Lot 3 and 4 were not specified and to be developed at a later date. Lot 4 recently received Village approval for a self-storage facility to be constructed on the northerly parcel of the site. The Belle Tire facility is proposed to occupy Lot 3 and would complete the development of the subdivision.

Before the site was developed by Ricky Rockets, it was previously improved with a 100,000-square-foot office building that BMO Harris occupied. At the August 21, 2023, Village Board meeting, the developer presented an overview of the concept plan. The Trustees were supportive of the development and referred it to the PZC for public hearing. The following report summarizes the project and the petitioner's requests.

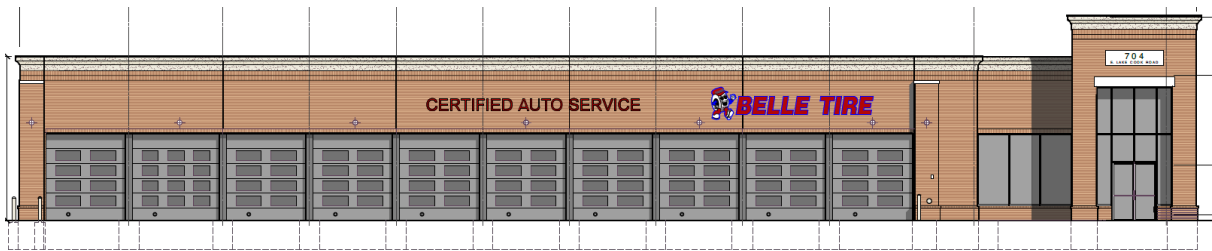




## PLANNING & ZONING ANALYSIS

### *Business Operations:*

Belle Tire will sell and install passenger vehicle tires as well as offer various minor automotive repairs such as brakes, alignments, and oil changes. The 9,800 square-foot facility will feature 10 service bays on the west side of the building. All repair and installation work and all storage of new and scrap tires will take place inside the building. The facility will not perform any significant repairs, including engine, transmission, or bodywork. A maximum of 10-15 employees will be on-site per shift. The business hours will be Tuesday, Wednesday, Friday (8am-6pm), Monday & Thursday (8am-8pm), Saturday (8am-5pm), and closed Sundays. Business deliveries typically occur 2-3 times a week for approximately 30 minutes per visit. There will not be any outdoor annunciators, PA systems, or other sources of noxious exterior noise.



West Elevation

### *Use:*

The proposed Belle Tire is an appropriate use for this site as it is another auto-centric use which complements Ricky Rocket's gas station and car wash. A 'Minor Automobile Repair' use is not listed as a permitted or special use in the B-3 zoning district; however, the use can be considered as part of the amendment to the PUD.

### *Setbacks and bulk requirements:*

The proposed building has a setback of approx. 71 feet from the front property line along Lake Cook Road and has a maximum height of 28 feet, which complies with the setback and height requirements for the B-3 Zoning District. No zoning variations are proposed for the development.

### *Signage:*

Belle Tire is proposing a complete sign package for the development with multiple variations from the Village's Sign Code to meet Belle Tire's Corporate Signage Standards. The petitioner is proposing a combination of four wall signs; one on the south side of the building (facing Lake Cook Road), two on the west side of the building above the service bays (facing the Ricky Rockets' property), and one on the east side of the building (facing the vacant lot). All wall signs will be internally illuminated channel letter signs.



East Elevation

The Village's Sign Code allows one wall sign to be installed along each frontage and above the main entrance to the tenant space when it does not face a right-of-way; therefore, a variation for the number of wall signs and a variation for the signs on the east and west elevation is required. In addition, the total square footage of signage proposed and the lengths of the signs on each elevation exceed the maximum permitted, which will also require variations. Staff is supportive of the sign variation



requests, as the overall appearance of the signs are complimentary and match the design of the building.

Belle Tire is proposing a monument sign on the site's south side along Lake Cook Road. The sign will be setback 5 feet from the front property line, in lieu of the 10-foot minimum requirement, and will need a variation from the sign code. Due to the required parking lot geometry, the monument sign cannot be moved further from the front property line. The proposed monument sign does comply with the code limitations for height and sign area. In addition, the sign base material will match the brick material on the principal building and will be landscaped. Belle Tire also plans to install a directional sign at the northwest access point along the private road, which complies with the Village's Sign Code.



Proposed Monument Sign

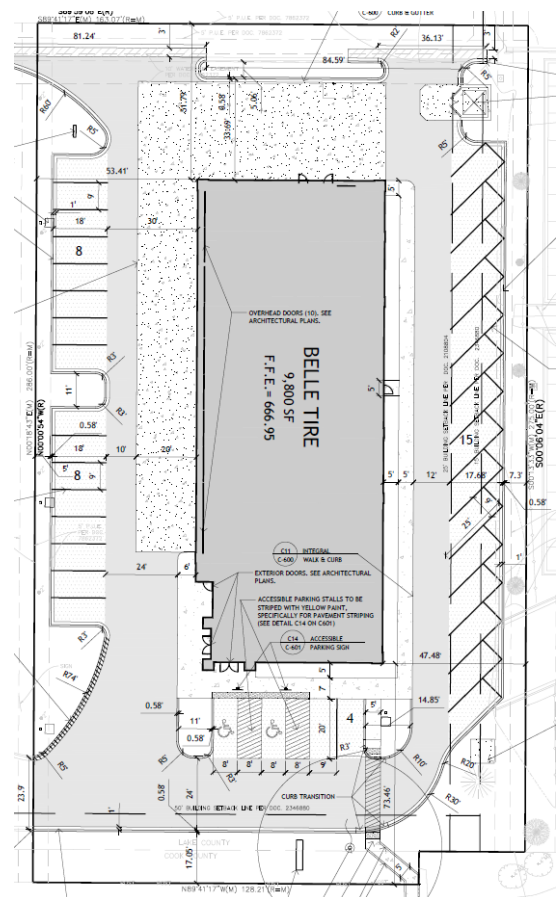
Lastly, Belle Tire is proposing to install a 60-foot flagpole on the site with a 600-square-foot American flag, which requires a variation from the sign code as flagpoles cannot exceed 50 feet in height and flags cannot be larger than 100 square feet. The proposed flagpole and flag are corporate standards for a Belle Tire Development.

#### *Traffic & Vehicular Accessibility:*

There are three proposed access drives to the site; two full access drives are proposed along the private roadway to the north of the site, and one full access drive is proposed on the southwest portion of the site that is connected to the Ricky Rocket's property (which provides access to Lake Cook Road and Lexington Drive).

The site will allow two-way traffic circulation on the north, south and west sides of the building and one-way traffic on the east side. The one-way traffic along the east side is largely due to landscaping requirements and the need for extra maneuvering space for the service bays on the west side of the building. Trucks will utilize the private road to the north of the property to access the site, and deliveries will take place north of the building. Trucks will use a portion of the self-storage lot (north of the site) to make turning movements when exiting the site.

When the Ricky Rocket's development was presented to the Village in 2021, the traffic study contemplated development of a 2,500-square-foot quick-service restaurant (QSR) with a drive-through facility for the subject property. The traffic report projected a daily trip generation of 182 vehicles for the QSR with a drive-thru. While a traffic study was not required, Belle Tire provided an example traffic study from another site to give staff an idea of what the anticipated trip generation for their use would be. The example study indicated a projected trip generation of 59 vehicles. Village Staff has no concerns with the anticipated traffic generation for the Belle Tire, as the use is projected to produce significantly fewer trips than the previously contemplated use.



Site Plan



***Parking:***

The Zoning Ordinance requires a minimum of 1 parking space per 300 square feet for general commercial/retail uses. The 9,800 square foot Belle Tire would require a total of 33 parking spaces. The project exceeds this requirement with 35 proposed parking stalls.

***Landscaping:***

The petitioner has submitted a landscape plan that includes shade trees as well as evergreen and deciduous shrubs, ornamental grasses, and perennials. Foundation landscaping is proposed on the east and south sides of the building, near the front entrance. Landscape islands are proposed throughout the site and the base of the monument sign will be landscaped, as required by Code. The Zoning Ordinance also requires a minimum landscape buffer of 12 feet adjacent to the entire length of the right-of-way. The proposed landscape buffer is compliant with this requirement.

***Lighting:***

The proposed lighting complies with the Village illumination standards of no more than .5 footcandles at the property lines. Shielded LED wallpack light fixtures are proposed for the exterior of the building.

***Building Elevations/Site Design:***

The building will have a brick veneer exterior with cast stone detailing and a small continuous EIFS cornice. The showroom and customer waiting area will have glass windows, while the service bay doors will feature multiple windows to break up the building's appearance. The materials used for the ground sign's base and the refuse enclosure have been coordinated with those on the primary building.



Color Rendering - Northeast View

***Stormwater & Engineering:***

The site's stormwater detention was coordinated as part of the Ricky Rockets PUD in 2021/2022 and is located north of Lot 4. Additional stormwater management that will connect to the Ricky Rocket's site detention basin will be provided with this development. The Village's Engineering staff have reviewed the preliminary submittal and have indicated that the minimal concerns related to stormwater and utilities can be addressed during the final engineering process.

**DEPARTMENTAL REVIEWS**

| Village Department | Comments                                                                                                              |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|
| Engineering        | The Village Engineer has reviewed the preliminary engineering plans and does not have any concerns.                   |
| Forestry           | The Village Forester has reviewed the landscape plan and does not have any concerns.                                  |
| Fire               | The Fire Department has reviewed the plans and the truck turn exhibit and does not have any concerns.                 |
| Building           | The Building Division has reviewed the plans for compliance with the ADA requirements and does not have any concerns. |



### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the surrounding property owners within 250 feet were notified by mail, notice was published in the Daily Herald, and a public hearing sign was posted on the subject property. All notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has not received any comments or questions related to the project.

### **STANDARDS**

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

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

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

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

*The petitioner has provided written responses to both sets of standards, which are included in the attached packet.*

### **Sign Variation Requests:**

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of the Sign Code subject to the following:

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

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

#### **STAFF RECOMMENDATION**

Staff recommends **approval** of the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 2021-067, Sign Variations, and a Minor Automobile Repair with General Retail Sales use, subject to the conditions in the Suggested PZC Motion.

#### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 2021-067, Sign Variations, and a Minor Automobile Repair with General Retail Sales use at 704 E Lake Cook Road. The PZC shall make a recommendation to the Village Board concerning the requests.

#### **Suggested PZC Motion**

*The PZC recommends approval of the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 2021-067 and Sign Variations to allow the construction of a Belle Tire and operation of a Minor Automobile Repair with General Retail Sales on the property located at 704 E Lake Cook Road, subject to the following conditions:*

1. *The proposed project shall be developed 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 sign package shall be reviewed administratively by staff.*
4. *The Final Landscape plans shall be submitted in a manner acceptable to the Village Forester.*
5. *The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.*

#### **ATTACHMENTS**

- Narrative Description
- Architectural Plan Set (Site Plan, Elevations, Floor Plan, 3D images)
- Preliminary Civil Engineering Plans
- Landscape Plan
- Signage Plan
- Photometric Plan
- Fire & Delivery Truck Turn Exhibit
- Plat of Survey
- Response to PUD Standards
- Response to Special Use Standards
- Response to the Sign Variation Standard



# CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

## Belle Tire Introduction and Business Operations

Belle Tire, celebrating 100 years last year, is a company privately owned by the Barnes family headquartered in Allen Park, Michigan. The company was started by Mr. Sam Waze in 1922 who named the business after his wife, Belle. The Waze family eventually partnered with the Barnes family, who purchased the interests in the early 1960's and is now in the third generation of ownership. Currently, Belle employs more than 2,000 people and has over 130 locations in Michigan, Ohio, Indiana, and Illinois. Construction is currently underway in 10 locations (Sycamore, Vernon Hills, Bloomington, Oswego, Alsip, Plainfield, Algonquin, Rockford, Crystal Lake, and Decatur) with 24 recently opened (Villa Park, Naperville, Joliet, Shorewood, Aurora, Mokena, St. Charles, West Chicago, Yorkville, Montgomery, Romeoville, Orland Park, Elgin, Bloomingdale, Melrose Park, Huntley, Bradley, Batavia, Carpentersville, Westmont, Palatine, Hoffman Estates, Crestwood, and Carol Stream) in Illinois with 60 planned in 5 years. Photos of nearby stores recently completed may be found on the next two pages.

Belle sells and installs passenger vehicle tires, various automotive parts and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts and oil changes. No major engine, transmission repair or body work is conducted in the facility. All repair and installation work will take place inside the building and though rare, if vehicles are left overnight, they are stored inside. All scrap tires are stored in a specifically designated area inside the facility and are picked up by Belle vehicles on a regular basis. All floor drains in the service area are connected to an oil / water separator to prevent any unapproved chemicals from reaching the sanitary system. No outdoor displays are used.

Sales staff and porters handle all customer vehicles for service, and customers are discouraged from entering the service area. A well-appointed customer lounge is provided for those who choose to wait for service and installation to be completed. Since the service doors are clear glass, staff will not use vehicle horns to alert staff to open doors. There are no outdoor annunciators, PA systems or other noxious exterior noise sources. Electric tire equipment will reduce any potential noise concerns. Belle Tire has created a significant in-house Property Management group that is responsible for all maintenance, repair and care of the property and building after construction. Should the Village require to contact Belle for any reason, staff at headquarters is available 24 hours a day, seven days a week.

Hours of operation in all stores is Tuesday, Wednesday and Friday – 8:00 a.m. to 6:00 p.m., Monday and Thursday – 8:00 a.m. to 8:00 p.m., Saturday – 8:00 a.m. to 5:00 p.m. and closed on Sunday. This location anticipates a maximum employee shift of 10 to 15 employees on staff in various capacities. Business deliveries occur 2-3 times a week for approximately 30 minutes per visit.

The exterior of the facility is comprised of brick veneer, cast stone detailing, small continuous EIFS cornice, clear glazing and aluminum frame at the showroom, striated clear glazing and aluminum frame at the remaining inventory areas, and wall washing feature lighting at the perimeter of the building. All landscape, lighting and site elements meet or exceed Village standards. One HVAC roof top unit is proposed and will be obscured by parapet walls and the proposed entry tower. All other roof elements such as plumbing vents, exhaust fans and the like will be obscured by the parapet walls at the rear portion of the building. The interior of the facility is completely suppressed with an NFPA approved sprinkler system.

Belle Tire – Buffalo Grove  
Belle Tire Introduction and Business Operations  
September 1, 2023



Palatine – Open June 2023



Vernon Hills – Opening September 2023



Belle Tire – Buffalo Grove  
Belle Tire Introduction and Business Operations  
September 1, 2023



Hoffman Estates – Open August 2023



Melrose Park – Open February 2023



Carpentersville – Open March 2023

628 E. Parent Avenue  
Suite 100  
Royal Oak, MI 48067  
248.258.6485 (O)  
248.330.9395 (C)  
cenright@enrightarchitects.com

704 E. Lake Cook Road  
Buffalo Grove IL. 60089

|                    |                      |
|--------------------|----------------------|
| September 1, 2023  | Village Submittal    |
| September 29, 2023 | Village Re-Submittal |
| October 17, 2023   | Revision per Village |

| TABLE<br>1004.1                                           | OCCUPANT LOAD |
|-----------------------------------------------------------|---------------|
| <b>SHOWROOM AREA</b>                                      |               |
| CUSTOMER WAITING - ROOM 112                               |               |
| 396 S.F. / 100 = "BUSINESS AREAS" - 100 S.F. PER OCCUPANT |               |
| 396 S.F. / 100 = 40 OCCUPANTS                             |               |
| <b>SALES AREA - ROOM 110</b>                              |               |
| 900 S.F. - USE "MERCHANDISE" - BASEMENT AND MAIN FLOOR    |               |
| AREAS - 30 S.F. PER OCCUPANT                              |               |
| 900 S.F. / 30 S.F. PER OCCUPANT = 30 OCCUPANTS            |               |
| 75 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT    |               |
| 75 S.F. / 100 = 79 OCCUPANTS                              |               |
| <b>CUSTOMER TOILET - ROOM 100</b>                         |               |
| 60 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT    |               |
| 60 S.F. / 100 = 40 OCCUPANTS                              |               |
| <b>TOTAL SHOWROOM OCCUPANTS - 35.39 = 36 OCCUPANTS</b>    |               |
| <b>ONE EXIT REQUIRED</b>                                  |               |
| <b>SHOP AREA</b>                                          |               |
| <b>MECHANICAL - ROOM 104</b>                              |               |
| 158 S.F. - USE "MECHANICAL ROOMS"                         |               |
| 300 S.F. PER OCCUPANT                                     |               |
| 158 S.F. / 300 = 52 OCCUPANTS                             |               |
| <b>PARTS - ROOM 105</b>                                   |               |
| 158 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT       |               |
| 158 S.F. / 500 = 39 OCCUPANTS                             |               |
| <b>STORAGE - ROOM 113</b>                                 |               |
| 130 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT       |               |
| 130 S.F. / 500 = 26 OCCUPANTS                             |               |
| <b>LUNCH ROOM - ROOM 115</b>                              |               |
| 100 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCC.       |               |
| 100 S.F. / 100 = 1 OCCUPANT                               |               |
| <b>LOCKER ROOM - ROOM 117</b>                             |               |
| 100 S.F. - USE "LOCKER ROOMS" - 50 S.F. PER OCCUPANT      |               |
| 100 S.F. / 50 = 2 OCCUPANTS                               |               |
| <b>INVENTORY - ROOM 102</b>                               |               |
| 1730 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT      |               |
| 1730 S.F. / 500 = 3.46 OCCUPANTS                          |               |
| <b>SERVICE BAYS - ROOM 102</b>                            |               |
| 4600 S.F. - 3.46 OCCUPANTS GARAGES - 200 S.F. PER OCC.    |               |
| 4600 / 200 = 23 OCCUPANTS                                 |               |
| <b>SCRAP TIPS - ROOM 101</b>                              |               |
| 420 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT       |               |
| 420 / 500 = .84 OCCUPANTS                                 |               |
| <b>UPPER LEVEL INVENTORY</b>                              |               |
| 8000 S.F. - 500 S.F. PER OCCUPANT                         |               |
| 8000 / 500 = 6 OCCUPANTS                                  |               |
| <b>TOTAL SERVICE AREA OCCUPANTS - 38</b>                  |               |
| <b>ONE EXIT REQUIRED</b>                                  |               |
| <b>TOTAL OCCUPANTS IN FACILITY - 76 OCCUPANTS</b>         |               |

|                      |                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TABLE<br>1005.1      | 32 INCHES MINIMUM CLEAR WIDTH PROVIDED                                                                                                                                         |
| TABLE<br>1005.1      | EXIT STAIR WIDTH - 36" BETWEEN HANDRAILS                                                                                                                                       |
| 1015.2.1<br>2014 IBC | TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PLACED AT A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING. |
| 1016.1<br>2014 IBC   | EXIT ACCESS TRAVEL DISTANCE<br>WITHOUT SPRINKLER SYSTEM = 250 FEET<br>USE "S-1" WITHOUT SPRINKLER SYSTEM = 250 FEET                                                            |

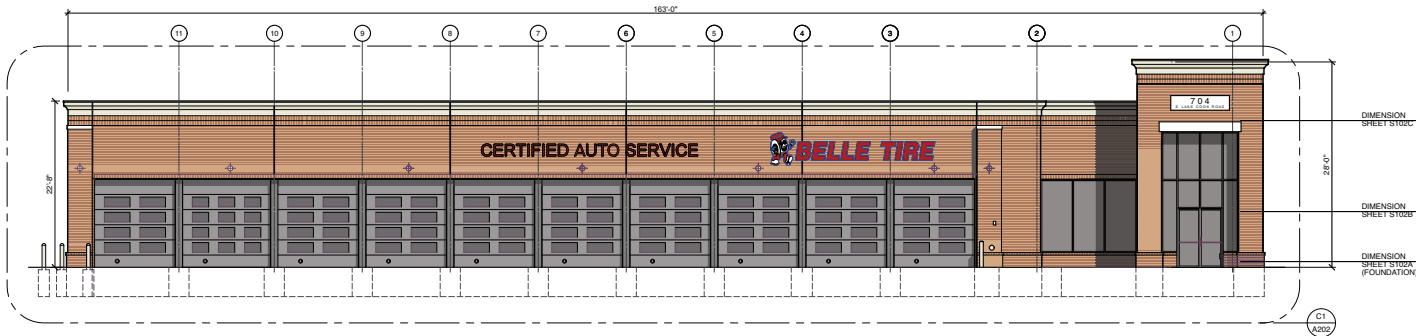


|                                                                                                                                                   |                                                                                                                                                                                                                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                        |                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BOWEN</b><br>Barnes Development Company LLC<br>3000 Enterprise Drive<br>Allen Park, IL 60101<br>312.717.9400                                   | <b>ARCHITECT</b><br>Christopher Enright Architects<br>628 E Parent Ave, Suite 106<br>Royal Oak, MI 48067<br>Contact:<br>Chris Enright<br>248.238.6485 (p)<br>248.330.9395 (c)<br>cnenright@enrightarchitects.com                           | <b>GEOLOGICAL ENGINEER</b><br>PARTNER Engineering and Science Inc.<br>2800 Dallas Pkwy Suite 200<br>Plano, TX 75093<br>Contact:<br>Chris Landau, P.E.<br>214.702.4969 (p)<br>clandau@partneresi.com | <b>CIVIL ENGINEER</b><br>Christopher Enright Architects<br>628 E Parent Ave, Suite 106<br>Royal Oak, MI 48067<br>Contact:<br>Shannon Green, PE<br>484.258.6485 (p)<br>447.682.0576 (c)<br>sgreen@enrightarchitects.com |                                                                                                                                                                                            |
| <b>Village of Buffalo Grove, IL</b>                                                                                                               | <b>ENGINEERING SERVICES</b><br>51 Rapp Blvd.<br>Buffalo Grove, IL 60089<br>Darren Monico, Village Engineer<br>dmonico@vbvg.org 847.459.2523                                                                                                | <b>PUBLIC WORKS SERVICES</b><br>Michael Skibbe<br>Director of Public Works<br>mskitabbe@vbvg.org 847.459.2545                                                                                       | <b>ELECTRIC:</b><br>ComEd<br>800.578.7094                                                                                                                                                                              | <b>GAS SERVICE PROVIDER</b><br>NICOR Gas<br>Jamie Kurny<br>JKurny@nicorshenrock.com<br>815.491.9166                                                                                        |
| <b>PLANNING &amp; ZONING</b><br>50 Rapp Blvd.<br>Buffalo Grove, IL 60089                                                                          | <b>CIVIL ENGINEERING/SANITARY STORM</b><br>Comcast<br>Martha Gieras<br>224.229.5892<br>martha_gieras@comcast.com                                                                                                                           | <b>CIVIL ENGINEERING/SANITARY STORM</b><br>Comcast<br>Martha Gieras<br>224.229.5892<br>martha_gieras@comcast.com                                                                                    | <b>TELECOM PROVIDER:</b><br>Comcast<br>Martha Gieras<br>224.229.5892<br>martha_gieras@comcast.com                                                                                                                      | <b>GAS SERVICE PROVIDER</b><br>NICOR Gas<br>Jamie Kurny<br>JKurny@nicorshenrock.com<br>815.491.9166                                                                                        |
| Nicole Woods, Dir of Community Development<br>nwoods@vbvg.org<br>847.459.5539                                                                     | <b>BUFFALO GROVE FIRE DEPARTMENT</b><br>1051 Highland Grove Drive<br>Buffalo Grove, Illinois 60089                                                                                                                                         | <b>BUILDING SERVICES</b><br>Adam Garcia, Manager<br>permits@vbvg.org 847.459.2530                                                                                                                   | <b>AT&amp;T</b><br>Bobby Akhtar<br>j1165@att.net 630.390.0089<br>630.719.1483                                                                                                                                          | <b>WEST Shore Pipeline</b><br>20000 Konec Dr<br>Dallas/DFW/Buckeye<br>610.904.4429                                                                                                         |
| Andrew Binder, AICP, Associate Planner<br>abinder@vbvg.org<br>847.459.5592                                                                        | Mike Baker, Fire Chief<br>mbaker@vbvg.org 847.537.0995                                                                                                                                                                                     |                                                                                                                                                                                                     | Verizon<br>investigations@verizon.com                                                                                                                                                                                  |                                                                                                                                                                                            |
| <b>FLAG POLE</b><br>Rocker Enterprises<br>30560 Ryan Road<br>Warren, MI 48092<br><b>CONTACT:</b><br>586.771.7638 (p)<br>info@rockerenterprise.com | <b>TIRE MACHINES / EQUIPMENT</b><br>Hennessey Industries / Coats<br>Cablex J.P. Hennessey Drive<br>4571 White Lake Court<br>Cincinnati, OH 45348<br>Contact:<br>Bob Belz<br>848.625.3442 p<br>848.625.0544 f<br>cablexcoats@hennecoats.com | <b>HOISTS / LIFTS</b><br>Challenger Lifts<br>Challenger Lifts<br>Trevor Coleman Sr.<br>Key Account Manager<br>Great Lakes Regional Manager<br>(419) 349-6834<br>trevor@challengerlifts.com          | <b>RACKS / STORAGE SYSTEMS</b><br>Rayhaven Group<br>11250 Schick Road<br>Livonia, MI 48150<br>Contact:<br>Peter Huether<br>734.744.8260 (p)<br>734.744.8270 (f)<br>phuether@rayhaven.com                               | <b>ALIGNMENT EQUIPMENT</b><br>Hunter Engineering Company<br>11250 Konec Dr<br>Dallas/Buckeye<br>817.604.4429<br><b>CONTACT:</b><br>Jeff Russell<br>248.302.8890 (p)<br>jrussell@hunter.com |

[illegible]

1. OWNER AGREES TO MAINTAIN, MAINTENANCE PROGRAM AND WILL REPLACE ALL DEAD, DROOPING, DAMAGED PLANTS, REFILL PLANTS, WEEDS, AND TRIM TREES AND PLANTS AS NECESSARY. THE MAINTENANCE PROGRAM SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS.
2. ALL VEHICLES MAINTAINED ON THE FACILITY SHALL BE DISPOSED FROM THE SITE LIGHTING SHALL BE SHIELDED OR DIRECTED TO REMAIN OFF THE FACILITY. LIGHTS SHALL BE SHIELDED OR DIRECTED FROM VIEW FROM OFFSITE THE HOTSPOTS OF LIGHTS
3. OWNER AGREES TO PICK-UP DEBRIS ON PROPERTY AND BLOWING AND VACUUMING WEEKLY.
4. ALL SIGNAGE TO CONFORM TO THE CITY OF BUFFALO ZONE GRADING ORDINANCES
5. OWNER AGREES THAT PAVED SURFACES, WALKWAYS, SIGNALS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN SAFE, AT ALL TIMES. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED, PAVING LOT STRIPING AND SIGNAGE SHALL BE MAINTAINED IN SAFE AT ALL TIMES.
6. HAZARDOUS MATERIALS:
  - a. ALL MATERIALS DEREGISTERED FROM THE REPAIR OF VEHICLES IN THE FACILITY ARE TO BE CAPTURED AND DISPOSED OFF SITE BY THE CITY OF BUFFALO. ALL MATERIALS DEREGISTERED FROM THE FACILITY IN SPECIFICALLY DESIGNATED AREAS AND ARE DISPOSED IN THE CITY OF BUFFALO. ALL MATERIALS DEREGISTERED FROM THE FACILITY ARE AVAILABLE FOR REVIEW UPON REQUEST.
7. NO VEHICLES TO BE LEFT OUTSIDE THE BUILDING OVERNIGHT.
8. OUTSIDE STORAGE OF MATERIALS SHALL BE LIMITED TO:
9. GENERAL CONTRACTOR TO PROVIDE ASSISTANCE TO ALL VENDORS OF OWNER SUPPLIED AND INSTALLED EQUIPMENT IN UNLOADING AND LOADING OF MATERIAL.
10. DESCRIPTION OF OPERATIONS:
  - a. THE FACILITY WILL INSTALL TREES AND AUTOMOTIVE PARTS FOR PASSENGER AND SMALL TRUCKS. AUTOMOTIVE PARTS SHALL BE LIMITED TO: TIRE, WHEELS, HUBS, AXLES, AND OTHER PRODUCTS THAT ARE SOLD ON SITE AS WELL AS REPAIR OF TIRE, WHEELS, HUBS, AXLES, AND OTHER PRODUCTS. ALL TIRE, WHEELS, HUBS, AXLES AND INSTALLED IN THE TO CONNECTED SERVICE BAYS. MATERIALS SHALL BE STORED IN THE TO CONNECTED SERVICE BAYS.

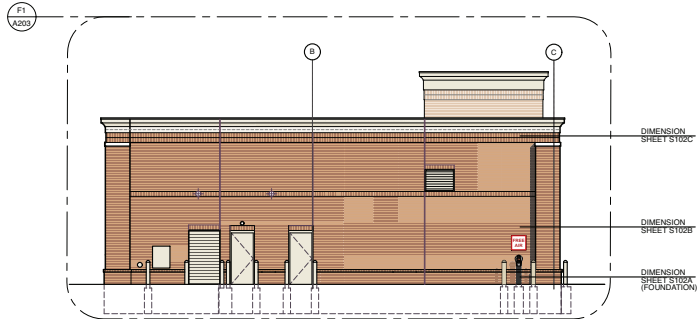




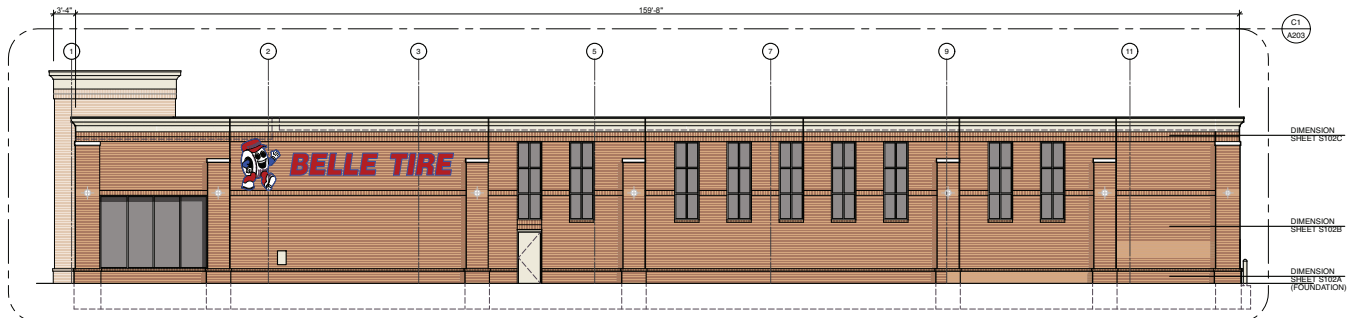
B1  
A201  
SCALE: 1/8" = 1'-0"



D1  
A201  
SCALE: 1/8" = 1'-0"



D5  
A201  
SCALE: 1/8" = 1'-0"



F1  
A201  
SCALE: 1/8" = 1'-0"

| EXTERIOR MATERIALS / COLORS |                                                                                                                                                                                                                                                 |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK                        | DESCRIPTION                                                                                                                                                                                                                                     |
| B-1                         | MARYSVILLE BY GLEN-GERY BRICK CO.                                                                                                                                                                                                               |
| MC-1                        | DURO-LAST / FIRESTONE 2 PIECE SNAP-ON METAL FASCIA - COLOR TO MATCH EIFS - KYNAR FINISH                                                                                                                                                         |
| GL-1                        | GLAZING: STOREFRONT - 1" INSUL - PPG SOLARBRAND 60 SOLAR CONTROL LOW 'E' CLEAR, LOW REFLECTIVE INSULATING GLASS - IN BRONZE ANODIZED FRAMING SYSTEM (TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL) PROVIDE TEMPERED GLASS AS INDICATED ON A701 |
| GL-2                        | GLAZING: 3/8" CLEAR TWIN WALL HONEYCOMB POLYCARBONATE PANELS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP.                                                                                                                   |
| PS-1                        | PRE-CAST STONE COLOR - BUFF. CONTRACTOR TO SUBMIT SAMPLE FOR ARCHITECT APPROVAL                                                                                                                                                                 |
| P-1                         | #2333 CAPE COD GREY - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                       |
| P-2                         | GRENADIER RED - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                             |
| P-3                         | COLOR TO MATCH BRICK VENEER - TO BE DETERMINED                                                                                                                                                                                                  |
| P-4                         | DRYFALL BRILLIANT WHITE - @ INTERIOR ROOF DECK ONLY                                                                                                                                                                                             |
| P-5                         | GENERAL WHITE - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                             |
| P-6                         | SHERWIN WILLIAMS #7038 TONY TAUPE SATIN                                                                                                                                                                                                         |
| P-7                         | BLACK SEMI-GLOSS SHERWIN WILLIAMS - INDUSTRIAL ENAMEL                                                                                                                                                                                           |
| P-8                         | BENJAMIN MOORE - "MARYVILLE BROWN" HC-75                                                                                                                                                                                                        |
| P-9                         | SHERWIN WILLIAMS - SW7047 "PORPOISE"                                                                                                                                                                                                            |

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)

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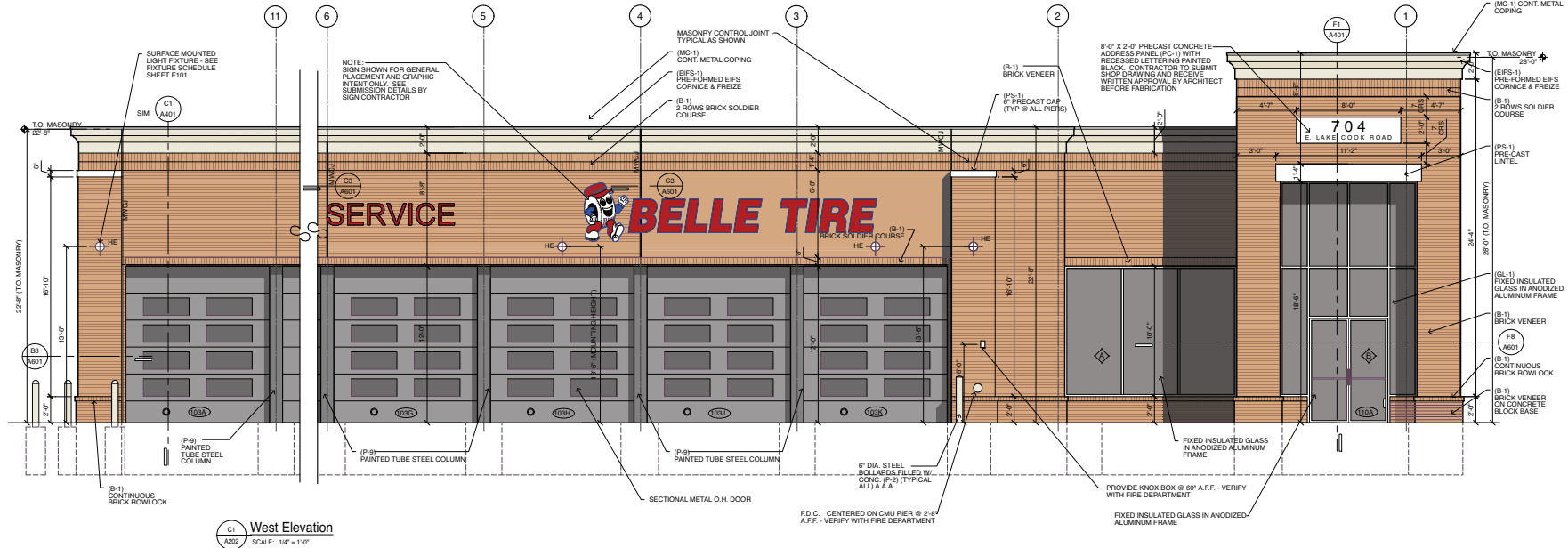
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Cook Road  
re IL 60089

ing Elevations

September 1, 2023

01



C1 West Elevation  
SCALE: 1/4" = 1'-0"



F1 South Elevation  
SCALE: 1/4" = 1'-0"

| EXTERIOR MATERIALS / COLORS |                                                                                                                                                                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK                        | DESCRIPTION                                                                                                                                                                                                                                    |
| B-1                         | MARYSVILLE BY GLEN-GERY BRICK CO.                                                                                                                                                                                                              |
| MC-1                        | DURO-LAST / FIRESTONE 2 PIECE SNAP-ON METAL FASCIA - COLOR TO MATCH EIFS - KYNAR FINISH                                                                                                                                                        |
| GL-1                        | GLAZING: STOREFRONT - 1" INSUL - PPG SOLARBARR 60 SOLAR CONTROL LOW 'E' CLEAR, LOW REFLECTIVE INSULATING GLASS - IN BRONZE ANODIZED FRAMING SYSTEM (TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL) PROVIDE TEMPERED GLASS AS INDICATED ON A701 |
| GL-2                        | GLAZING: 3/8" CLEAR TWIN WALL HONEYCOMB POLYCARBONATE PANELS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP.                                                                                                                  |
| PS-1                        | PRE-CAST STONE COLOR - BUFF. CONTRACTOR TO SUBMIT SAMPLE FOR ARCHITECT APPROVAL                                                                                                                                                                |
| P-1                         | #2033 CAPE COO GREY - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                      |
| P-2                         | GRENADEER RED - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                            |
| P-3                         | COLOR TO MATCH BRICK VENEER - TO BE DETERMINED                                                                                                                                                                                                 |
| P-4                         | DRYFALL BRILLIANT WHITE - @ INTERIOR ROOF DECK ONLY                                                                                                                                                                                            |
| P-5                         | GENERAL WHITE - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                            |
| P-6                         | SHERWIN WILLIAMS #7038 TONY TAUPE SATIN                                                                                                                                                                                                        |
| P-7                         | BLACK SEMI-GLOSS SHERWIN WILLIAMS - INDUSTRIAL ENAMEL                                                                                                                                                                                          |
| P-8                         | BENJAMIN MOORE - "MARYVILLE BROWN" HC-75                                                                                                                                                                                                       |
| P-9                         | SHERWIN WILLIAMS - "SW7047" "PORPOISE"                                                                                                                                                                                                         |

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)



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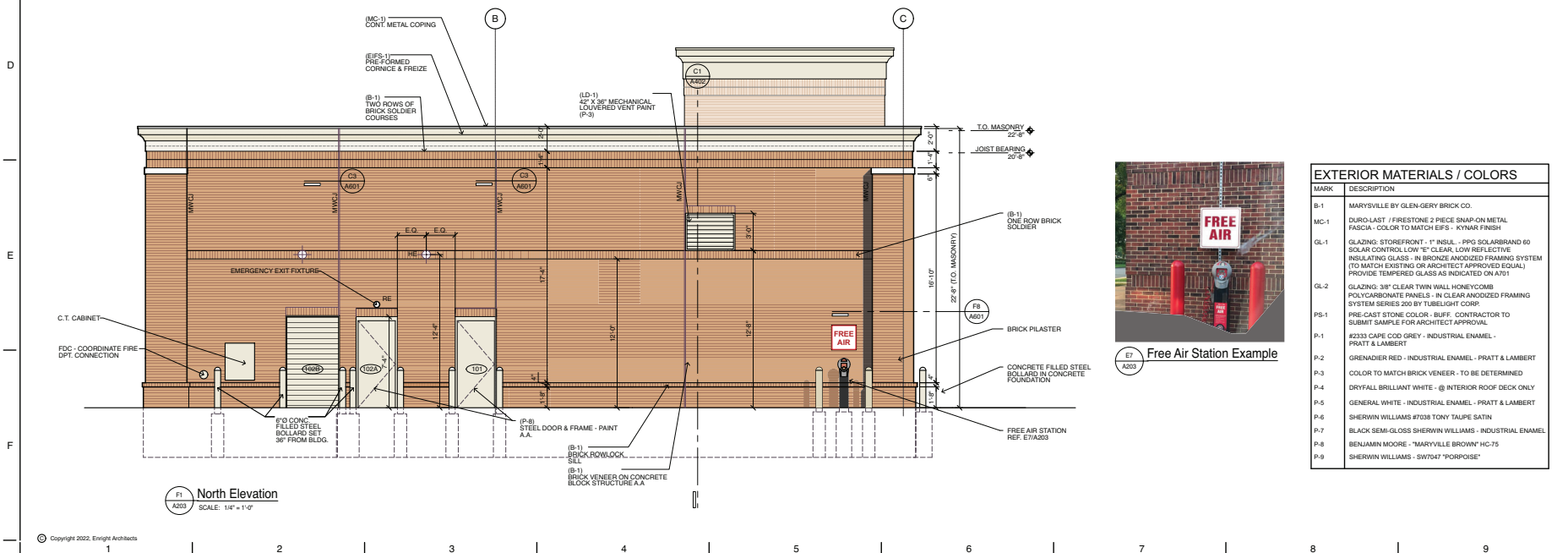
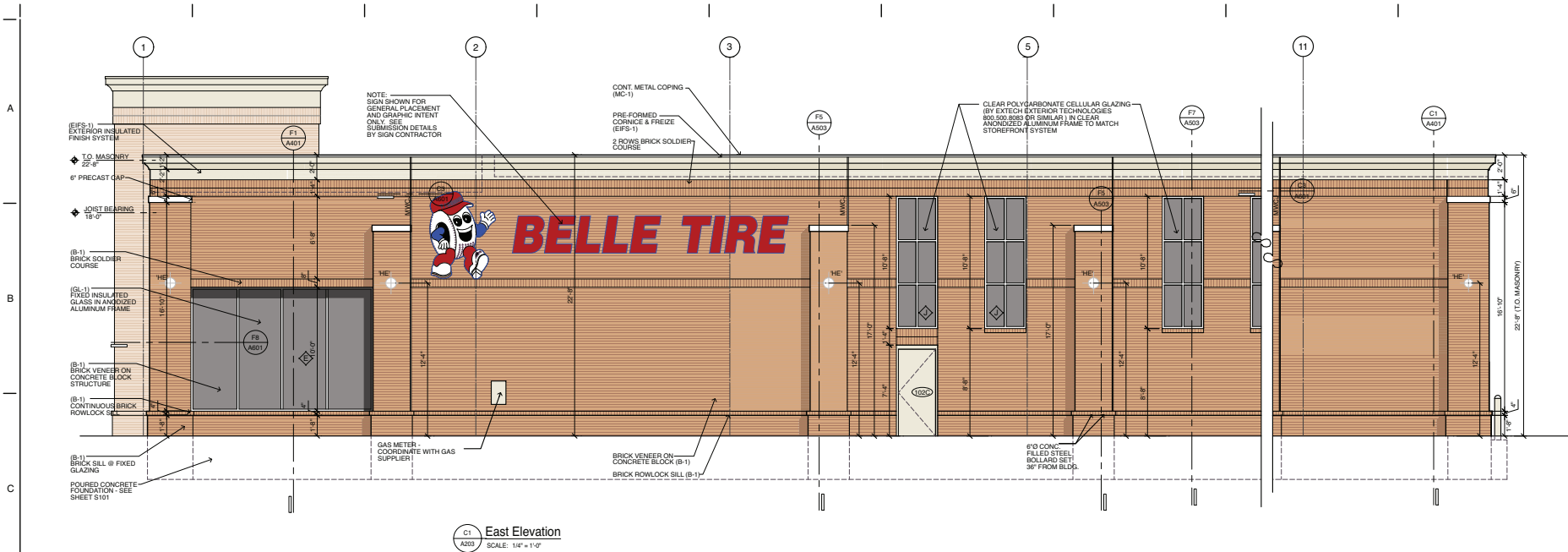
ing Elevations

September 1, 2023

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02





| MARK | DESCRIPTION                                                                             |
|------|-----------------------------------------------------------------------------------------|
| B-1  | MARYSVILLE BY GLEN-GERY BRICK CO.                                                       |
| MC-1 | DURO-LAST / FIRESTONE 2 PIECE SNAP-ON METAL FASCIA - COLOR TO MATCH EIFS - KYNAR FINISH |
| GL-1 | GLAZING: STOREFRONT - 1\"/>                                                             |

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)



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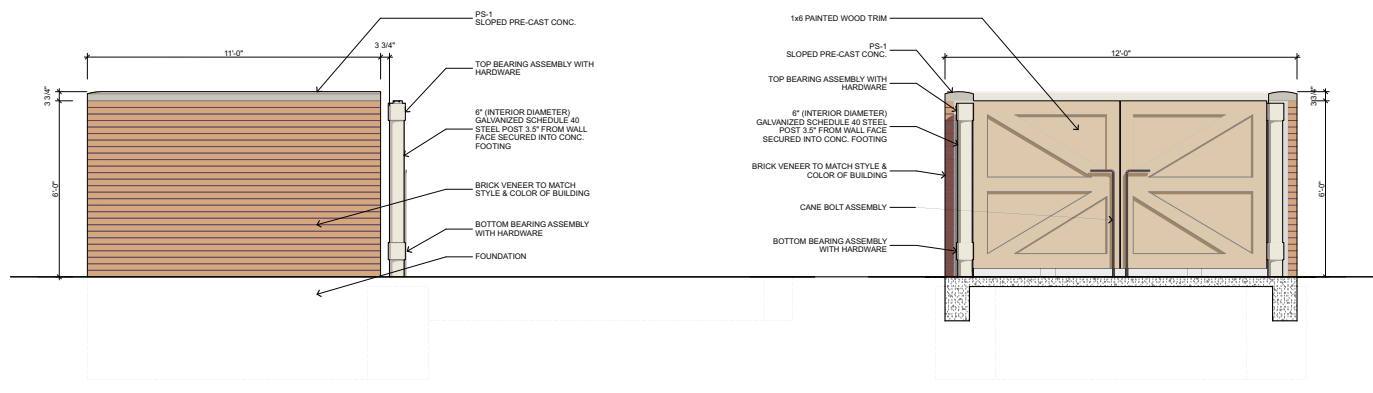
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04

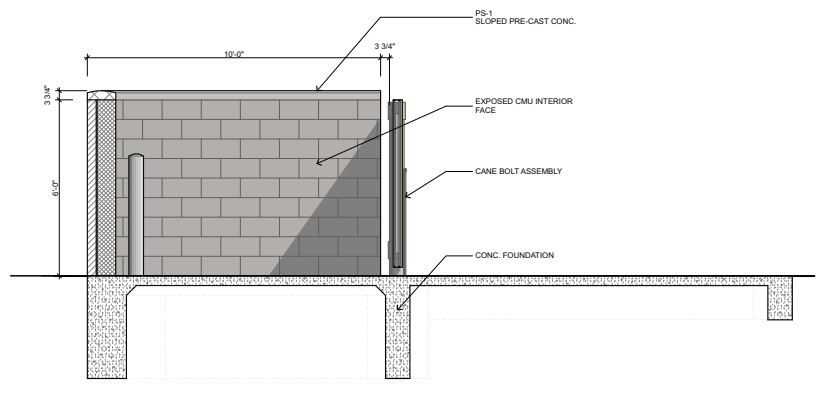
Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)

| EXTERIOR MATERIALS / COLORS |                                                                                                                                                                                                                                              |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK                        | DESCRIPTION                                                                                                                                                                                                                                  |
| B-1                         | MARYVILLE BY GLEN-GERY BRICK CO.                                                                                                                                                                                                             |
| MC-1                        | DURO-LAST / FIRESTONE 2 PIECE SNAP-ON METAL FASCIA - COLOR TO MATCH EIFS - KYNAR FINISH                                                                                                                                                      |
| GL-1                        | GLAZING: STOREFRONT - 1" INSUL - PRG SOLARBAND 60 SOLAR CONTROL LOW'E CLEAR, LOW REFLECTIVE INSULATING GLASS - IN BRONZE ANODIZED FRAMING SYSTEM (TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL) PROVIDE TEMPERED GLASS AS INDICATED ON A701 |
| GL-2                        | GLAZING: 3/8" CLEAR TWIN WALL HONEYCOMB POLYCARBONATE PANELS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP.                                                                                                                |
| PS-1                        | PRE-CAST STONE COLOR - BUFF. CONTRACTOR TO SUBMIT SAMPLE FOR ARCHITECT APPROVAL                                                                                                                                                              |
| P-1                         | #233 CAPE COD GREY - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                     |
| P-2                         | GRENADIER RED - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                          |
| P-3                         | COLOR TO MATCH BRICK VENEER - TO BE DETERMINED                                                                                                                                                                                               |
| P-4                         | DRYFALL BRILLIANT WHITE - @ INTERIOR ROOF DECK ONLY                                                                                                                                                                                          |
| P-5                         | GENERAL WHITE - INDUSTRIAL ENAMEL - PRATT & LAMBERT                                                                                                                                                                                          |
| P-6                         | SHERWIN WILLIAMS #7039 TONY TAUPE SATIN                                                                                                                                                                                                      |
| P-7                         | BLACK SEMI-GLOSS SHERWIN WILLIAMS - INDUSTRIAL ENAMEL                                                                                                                                                                                        |
| P-8                         | BENJAMIN MOORE - "MARYVILLE BROWN" HC-75                                                                                                                                                                                                     |
| P-9                         | SHERWIN WILLIAMS - SW7047 "PORPOISE"                                                                                                                                                                                                         |

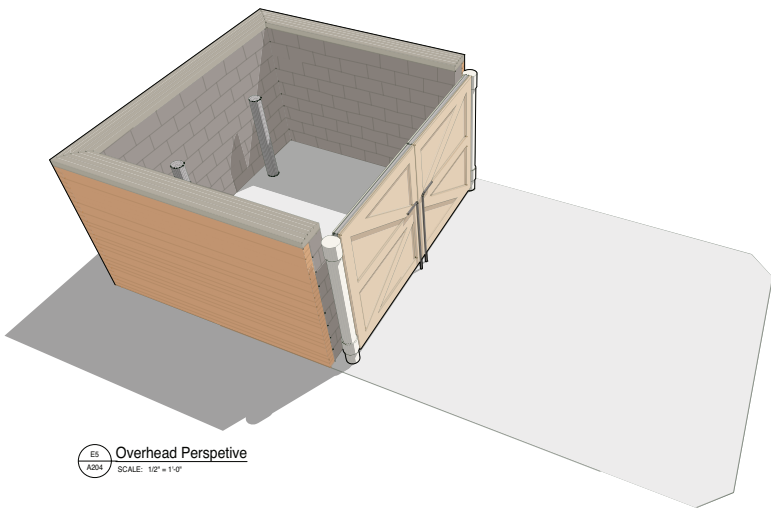


C1 Side Elevation  
A304 SCALE: 1/2" = 1'-0"

C5 Front Elevation  
A304 SCALE: 1/2" = 1'-0"

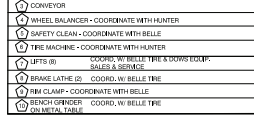


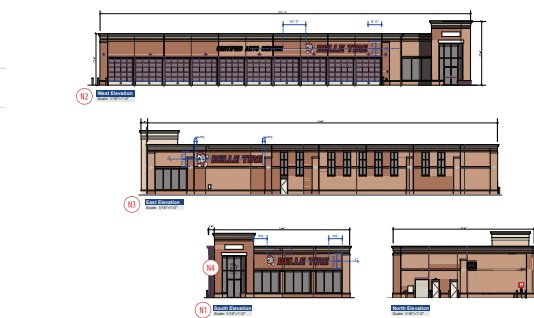
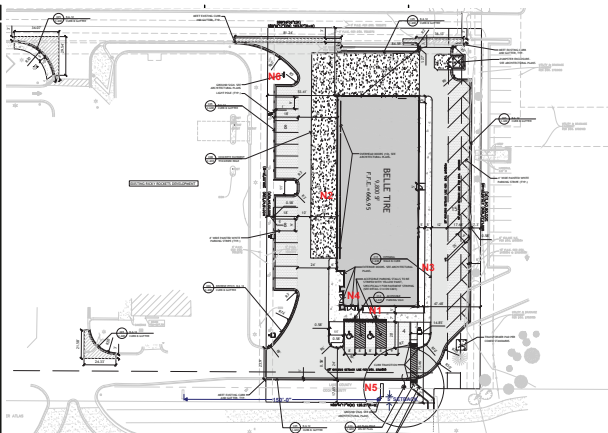
E1 Section  
A304 SCALE: 1/2" = 1'-0"



E5 Overhead Perspective  
A304 SCALE: 1/2" = 1'-0"







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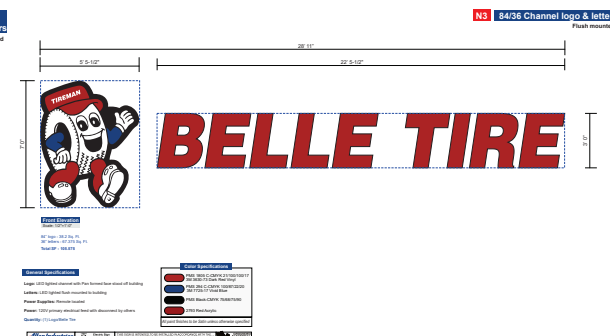
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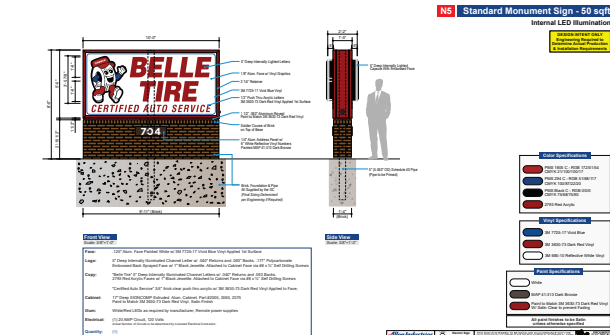
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View From South West



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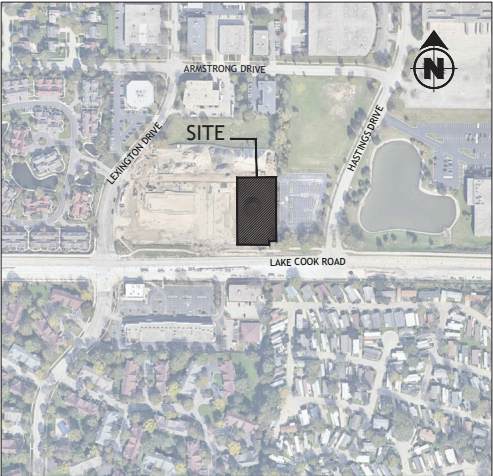
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Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)

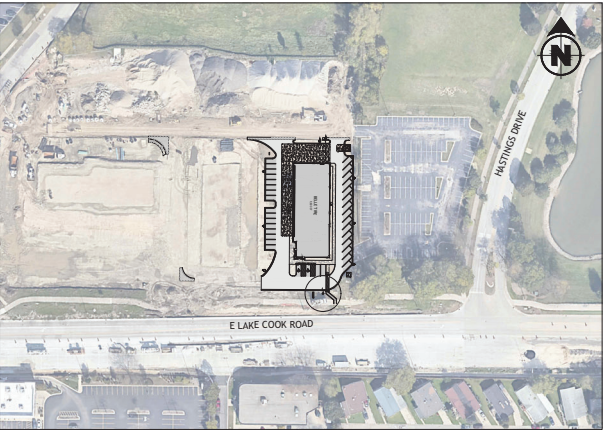
FINAL ENGINEERING PLANS

BELLE TIRE

704 EAST LAKE COOK ROAD  
BUFFALO GROVE, T43N, LAKE COUNTY, ILLINOIS  
SECTION 34, TOWNSHIP 43N, RANGE 11E



VICINITY MAP  
NO SCALE



LOCATION MAP  
NO SCALE

| ADD/REV NO. | DATE       | SHEET NUMBER  | SHEET TITLE                               |
|-------------|------------|---------------|-------------------------------------------|
|             | 10/17/2023 | C-000         | COVER SHEET                               |
|             | 06/29/2023 | ALTA (1 OF 2) | ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY |
|             | 06/29/2023 | ALTA (2 OF 2) | ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY |
|             | 10/17/2023 | C-001         | GENERAL NOTES                             |
|             | 10/17/2023 | C-002         | BUFFALO GROVE GENERAL NOTES               |
|             | 10/17/2023 | C-100         | DEMOLITION PLAN                           |
|             | 10/17/2023 | C-200         | SITE PLAN                                 |
|             | 10/17/2023 | C-300         | GRADING PLAN                              |
|             | 10/17/2023 | C-301         | EROSION & SEDIMENT CONTROL PLAN           |
|             | 10/17/2023 | C-302         | EROSION & SEDIMENT CONTROL DETAILS        |
|             | 10/17/2023 | C-303         | EROSION & SEDIMENT CONTROL DETAILS        |
|             | 10/17/2023 | C-400         | UTILITY PLAN                              |
|             | 10/17/2023 | C-600         | DETAILS                                   |
|             | 10/17/2023 | C-601         | DETAILS                                   |
|             | 10/17/2023 | C-602         | DETAILS                                   |
|             | 10/17/2023 | L-1           | TREE PROTECTION & REMOVAL PLAN            |
|             | 10/17/2023 | L-2           | LANDSCAPE PLAN PROJECT SITE               |
|             | 10/17/2023 | L-3           | LANDSCAPE DETAILS & NOTES                 |
|             | 10/17/2023 | SL 1.1        | SITE LIGHTING                             |
|             | 10/17/2023 | SL 1.2        | SITE LIGHTING                             |

AGENCY/UTILITY CONTACTS

VILLAGE OF BUFFALO GROVE

BUILDING AND ZONING:  
50 RAUPP BLVD.  
BUFFALO GROVE, IL 60089  
ANDREW BINDER  
ASSOCIATE PLANNER  
847.459.5592

PUBLIC WORKS:  
50 RAUPP BLVD.  
BUFFALO GROVE, IL 60089  
MICHAEL SKIBBE  
DIRECTOR OF PUBLIC WORKS  
847.459.2545

ENGINEERING:  
50 RAUPP BLVD.  
BUFFALO GROVE, IL 60089  
MICHAEL SKIBBE  
DIRECTOR OF PUBLIC WORKS  
847.459.2545

FIRE DEPARTMENT

VILLAGE OF BUFFALO GROVE  
1051 HIGHLAND GROVE DRIVE  
BUFFALO GROVE, IL 60089  
MIKE BAKER  
FIRE CHIEF  
847.537.0995

SEWER & STORM WATER PROVIDER

VILLAGE OF BUFFALO GROVE  
TED SIANS  
TSIANS@VBG.ORG  
847.459.2545

UTILITIES

WATER:  
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BOBBY AKHTER  
630.390.0089

COMCAST  
MARTHA GIERAS  
MARTHA\_GIERAS@COMCAST.COM  
224.229.5862

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT

CHRISTOPHER ENRIGHT ARCHITECTS  
628 E. PARENT AVE, SUITE 100  
ROYAL OAK, MI 48067  
CONTACT: CHRISTOPHER ENRIGHT, NCARB  
PHONE: 248.258.6485

ARCHITECT

CHRISTOPHER ENRIGHT ARCHITECTS  
628 E. PARENT AVE, SUITE 100  
ROYAL OAK, MI 48067  
CONTACT: CHRISTOPHER ENRIGHT, NCARB  
PHONE: 248.258.6485

LAND SURVEYOR

COMPASS SURVEYING LTD  
2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
CONTACT: DANIEL WALTER, PLS  
PHONE: 630.820.9100

CIVIL ENGINEER

CHRISTOPHER ENRIGHT ARCHITECTS  
628 E. PARENT AVE, SUITE 100  
ROYAL OAK, MI 48067  
CONTACT: SHANNON GREEN, PE  
PHONE: 847.682.0576

LANDSCAPE ARCHITECT

LG WORKSHOP, LLC  
1955 N. WILMOT AVE.  
CHICAGO, IL 60647  
CONTACT: LARRY GLASSCOCK, P.L.A.  
PHONE: 773.697.4388

LEGAL DESCRIPTION

LOT 3 IN THE FINAL PLAT OF BLUESTONE RESUBDIVISION BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE AND COOK COUNTIES, ILLINOIS.

PART OF PARCEL NUMBERS 15-34-310-026 AND 03-03-100-064



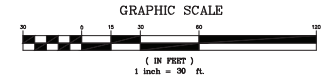
Know what's below.  
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## LEGAL DESCRIPTION

LOT 3 IN THE FINAL PLAT OF BLUESTONE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BUFFALO GROVE COMMERCIAL CENTER UNIT 18 IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE AND COOK COUNTIES, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2022 AS DOCUMENT 2202019640, IN LAKE COUNTY AND COOK COUNTY, ILLINOIS.

ALTA/NSPS LAND TITLE  
AND TOPOGRAPHIC SURVEY

## GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1774838-MC01 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 6, 2023 (COOK COUNTY), APRIL 12, 2023 (LAKE COUNTY).
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN OTHER AREAS, ZONE X NO SHADE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17097C0264K, HAVING A REVISED DATE OF SEPTEMBER 18, 2013.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 04/26/2023.
5. THE SURVEYOR CONTACTED JILL L.L.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF 433161880. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED JILL L.L.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF 433161880. REQUESTS WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON. ALSO, PRIOR TO FIELD WORK ON THIS SITE, THE UNDERGROUND DETECTIVE PROVIDED UTILITY LOCATING SERVICES ON-SITE AND THE INFORMATION OBTAINED BY THE SURVEYOR FROM THESE MARKS ARE SHOWN HEREON.
6. IN ACCORDANCE WITH TABLE A ITEM 16, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTIONS.
7. IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THIS SITE DOES NOT HAVE DIRECT PHYSICAL VEHICULAR ACCESS TO A PUBLIC ROADWAY.
9. IN ACCORDANCE WITH TABLE A ITEM 6(A), A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.

## NOTES

## REGARDING SCHEDULE A:

LOT 3 IN THE FINAL PLAT OF BLUESTONE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BUFFALO GROVE COMMERCIAL CENTER UNIT 18, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2022 AS DOCUMENT 2202019640, IN LAKE COUNTY, ILLINOIS, PLOTTED HEREON.

## REGARDING SCHEDULE B:

1. SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 8, 10, 16 AND 17 ARE NOT SURVEY RELATED AND THEREFORE NOT PLOTTED HEREON.
2. DECLARATION DOCUMENT 2130620 INCLUDES THE SUBJECT SITE IN BLANKET RESTRICTIONS AND ARCHITECTURAL CONTROL. EASEMENTS FOR WATER DETENTION ARE NOT DIMENSIONED AND NOT PLOTTABLE.
3. GAS MAIN EASEMENT PER DOCUMENT 2358267, IS LOCATED ON LOT 4, NOT ON THE SUBJECT SITE, NOT PLOTTABLE.
4. BUILDING SET BACK LINE AND PUBLIC UTILITY AND DRAINAGE EASEMENT, ON THE SUBJECT SITE, PER PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 1, DOCUMENT 2108804 IN LAKE COUNTY.
5. BUILDING LINES, WATERMAIN EASEMENT, PUBLIC UTILITY EASEMENT, ON THE SUBJECT SITE, PER PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 18, PER DOCUMENT 2346880 IN LAKE COUNTY, PLOTTED HEREON.
6. THE BLANKET EASEMENT PER SAID PLAT WAS VACATED BY PLAT OF VACATION DOCUMENT 7882213 IN LAKE COUNTY.
7. PUBLIC UTILITY AND WATERMAIN EASEMENTS ON THE SUBJECT SITE, PER FINAL PLAT OF BLUESTONE RESUBDIVISION, DOCUMENT 2202019640, PLOTTED HEREON.
8. EASEMENT FOR ACCESS PER DOCUMENT 7882214 IN LAKE COUNTY, ON THE NORTH LINE OF SUBJECT SITE, PLOTTED HEREON.

## SCHEDULE B EXCEPTION

1. DECLARATION OF PROTECTIVE COVENANTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENTS DATED JUNE 1, 1978, AND FEBRUARY 1, 1981, AND KNOWN AS TRUST NOS. 43348 AND 43323, RESPECTIVELY, RECORDED SEPTEMBER 14, 1981 AS DOCUMENT 2130620 IN LAKE COUNTY, AND THE TERMS AND PROVISIONS THEREOF.
2. BUILDING SET BACK LINE, PUBLIC UTILITY AND DRAINAGE EASEMENT, EASEMENT PROVISIONS, VILLAGE EASEMENT PROVISIONS AND OTHER MATTERS AS SET FORTH ON THE PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 1 RECORDED APRIL 18, 1981 AS DOCUMENT 2108804 IN LAKE COUNTY.
3. BUILDING LINES, WATERMAIN EASEMENT, PUBLIC UTILITY EASEMENT, EASEMENT PROVISIONS, GENERAL VILLAGE EASEMENT PROVISIONS AND OTHER MATTERS AS SET FORTH ON THE PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 1 RECORDED APRIL 18, 1981 AS DOCUMENT 2108804 IN LAKE COUNTY.
4. PUBLIC UTILITY EASEMENTS, WATERMAIN EASEMENT, EASEMENT PROVISIONS AND OTHER MATTERS AS SET FORTH ON FINAL PLAT OF BLUESTONE RESUBDIVISION RECORDED JANUARY 18, 2022 AS DOCUMENT 2202019640, IN COOK COUNTY AND JANUARY 20, 2022 AS DOCUMENT 2202019640 IN COOK COUNTY.
5. PLAT OF EASEMENT FOR ACCESS RECORDED MARCH 9, 2022 AS DOCUMENT 7882214 IN LAKE COUNTY.

## SURVEYOR'S CERTIFICATION

TO: BARNES DEVELOPMENT COMPANY, LLC AND FIRST AMERICAN TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 11(A), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/26/2023.

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-020778  
LICENSE EXPIRES 4/30/2025

DATE OF PLAT OR MAP: 5/10/2023

BY:  
DANIEL R. WALTER  
ILL. PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/24

J:\PSDATA\2023 PROJECTS\23.0099\23.0099 LTS TOP.DWG

## UTILITY STATEMENT

THE INFORMATION ON THIS STATEMENT WAS OBTAINED FROM THE SURVEYOR'S FIELD WORK AND FROM THE UTILITY COMPANIES. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER UTILITIES THAT MAY BE PRESENT ON THE SITE. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER UTILITIES THAT MAY BE PRESENT ON THE SITE.

| DATE | 5-1-2023 | PROJECT | PC-579      | DESIGNED BY | DATE     | 5-1-2023 |
|------|----------|---------|-------------|-------------|----------|----------|
| DATE | 5-1-2023 | PROJECT | PC-579      | DESIGNED BY | DATE     | 5-1-2023 |
| 1    | 5-1-2023 | PC-579  | DESIGNED BY | DATE        | 5-1-2023 |          |
| 2    | 5-1-2023 | PC-579  | DESIGNED BY | DATE        | 5-1-2023 |          |

PROJECT: Belle Tire - Buffalo Grove  
CLIENT: Belle Tire - Buffalo Grove  
Belle Tire - Buffalo Grove  
Belle Tire - Buffalo Grove

COMPASS SURVEYING LTD.  
ALTA SURVEYS • TOPOGRAPHIC • CONSTRUCTION STAKING

SCALE: 1" = 30'

1 OF 1

PROJECT NO. 23

### 2.2.b



UTILITY STATEMENT

| No. | REVIEWS                 | CHECKED BY | DW | DATE    | BY  |
|-----|-------------------------|------------|----|---------|-----|
| 1.  | PFR EMAIL DATED 5-24-23 | CAC        |    | 5-30-23 | CAC |
| 2.  | PFR EMAIL DATED 6-27-23 | CAC        |    | 6-29-23 | CAC |

|         |                                                                          |
|---------|--------------------------------------------------------------------------|
| PROJECT | Belle Tire - Buffalo Grove<br>704 E. Lake Cook Road<br>Buffalo Grove, IL |
| CLIENT  | - Plan Set (PUD)                                                         |

**COMPASS**  
SURVEYING LTD  
A SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

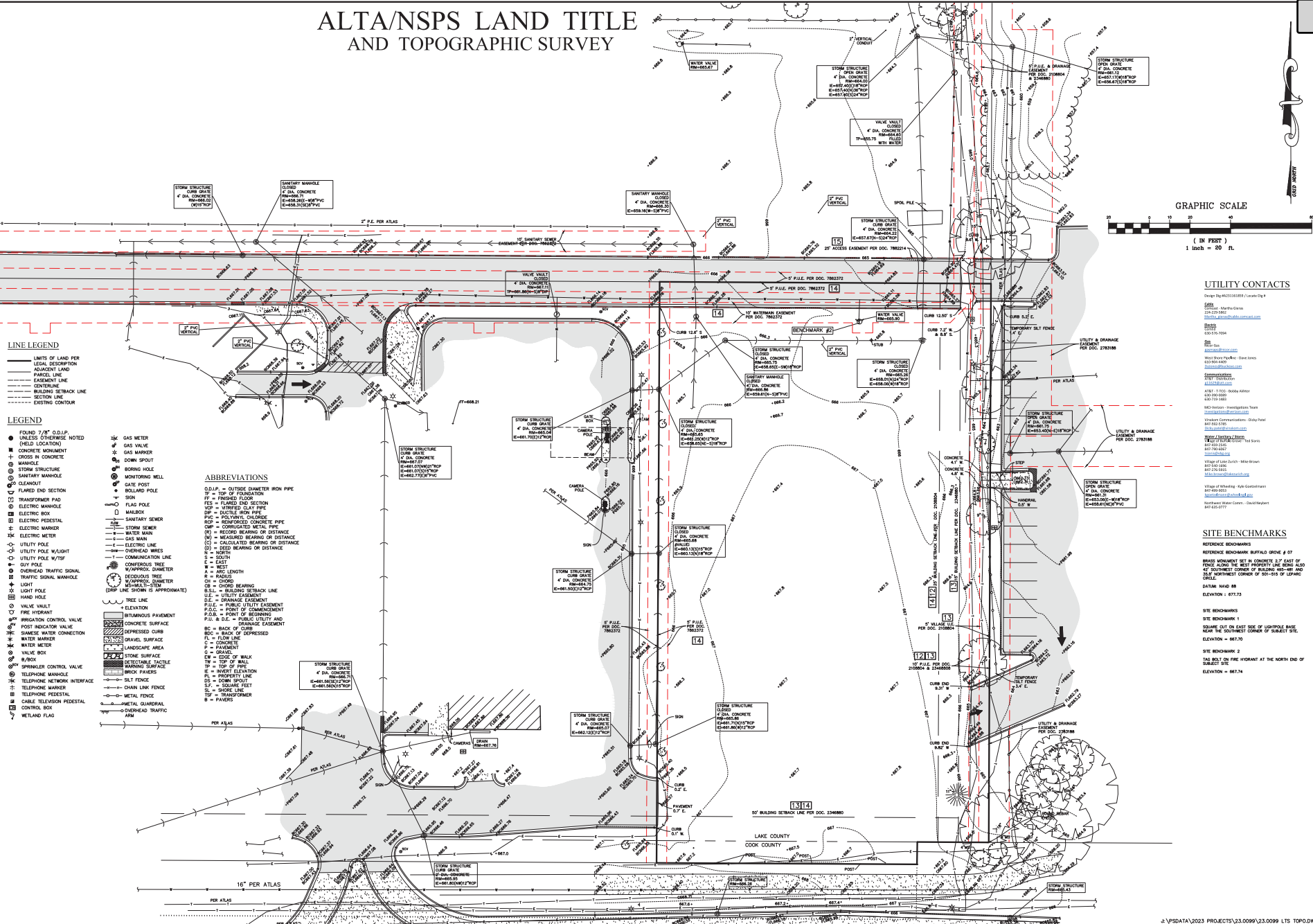
SCALE: 1"

2 OF

ment:

PROJ. NO.: 23 

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)





GENERAL NOTES

1. ALL CURRENT AND APPLICABLE ORDINANCES, STANDARDS AND SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION, IE, THE MUNICIPALITY, STATE, REGIONAL AND LOCAL UTILITY PROVIDERS AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL GOVERN ALL CONSTRUCTION ITEMS IN THESE PLANS UNLESS OTHERWISE NOTED. WHERE ANY DISCREPANCIES ARISE, THE MORE STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY DIRECTED OTHERWISE BY THE PROFESSIONAL OF RECORD.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION. ANY PERFORMANCE OR MAINTENANCE BONDS, LETTERS OF CREDIT OR OTHER FINANCIAL SURETY REQUIRED FOR ANY PERMITS SHALL BE PROVIDED BY THE CONTRACTOR TO OBTAIN PERMITS.
3. THE CONTRACTOR AND SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN ACCORDANCE WITH THE FEDERAL, STATE, LOCAL, AND OSHA REQUIREMENTS.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY SURVEY BENCHMARKS, PROPERTY BOUNDARY, DIMENSIONS AND ACTUAL CONDITIONS TO CONFIRM ALIGNMENT WITH THE CONSTRUCTION PLANS. ANY DISCREPANCIES SHOULD BE PRESENTED TO THE OWNER, SURVEYOR, ENGINEER OR CONSTRUCTION MANAGER IMMEDIATELY FOR INSTRUCTION. ANY WORK PERFORMED THEREAFTER WITHOUT INSTRUCTION SHALL BE AT CONTRACTORS EXPENSE.
5. BEFORE BIDDING, IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND ACCOMMODATE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT AND ANY ENVIRONMENTAL PHASE 1 OR PHASE 2 REPORTS PROVIDED IN THE CONTRACT DOCUMENTS. THIS INCLUDES REMOVAL OF POOR SOILS, SUB-GRADE PREPARATION, ETC. ANY COSTS ASSOCIATED WITH THESE ITEMS AND AS THEY RELATE TO SCHEDULE ARE TO BE INCLUDED IN FINAL BIDS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO WORK OFF THE MOST RECENT SET OF CONSTRUCTION PLANS. CONTRACTOR SHALL CONFIRM WITH ENGINEER THE MOST RECENT APPROVED, STAMPED AND CERTIFIED SET ISSUED FOR CONSTRUCTION.
7. AT LEAST 72 HRS PRIOR TO CONSTRUCTION, AND SUBJECT TO LONGER REQUIRED TIMETABLES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE FEDERAL, STATE AND/OR LOCAL AUTHORITIES AS REQUIRED. THE CONTRACTOR SHALL ABIDE BY AGENCY AND MUNICIPALITY STANDARDS FOR NOTIFICATION, TESTING AND INSPECTION DURING CONSTRUCTION. ANY DELAY IN SCHEDULE OR TIME LOST DUE TO IMPROPER CONTRACTOR INSPECTION CONDITIONS OR SCHEDULING SHALL BE AT CONTRACTORS EXPENSE.
8. THE EXISTING CONDITIONS DEPICTED ON THE PLANS ARE APPROXIMATE AND INFORMATIONAL IN NATURE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS, LOCATIONS OF ANY NATURAL FEATURES AND ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES BOTH HORIZONTALLY AND VERTICALLY. ANY EXPLORATORY SUBSURFACE INVESTIGATION SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ANY SIGNIFICANT DIFFERENCES FROM THE PLANS SHALL BE COMMUNICATED WITH THE ENGINEER PRIOR TO COMPLETING ASSOCIATED WORK.
9. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, OWNERS AGENTS, ENGINEER OF RECORD, CHRISTOPHER ENRIGHT ARCHITECTS, THE MUNICIPALITY AND ANY OTHER AGENCY FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES RESULTING FROM PERFORMANCE OF THE CONTRACTORS WORK.
10. ANY WORK TO BE PERFORMED WITHIN A PUBLIC RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THAT PUBLIC ENTITIES PERMIT REQUIREMENTS, STANDARDS AND SPECIFICATIONS. REQUIRED SAFETY PRECAUTIONS, WARNING DEVICES, ADDITIONAL SIGNAGE, AND MAINTENANCE OF TRAFFIC REQUESTED DURING CONSTRUCTION AND SUPPLEMENTAL TO THE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR ASSIGNING AN ON-SITE RESPONSIBLE PARTY FOR RECORDING AND MAINTAINING ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIRED INSPECTIONS AND DOCUMENTATION. THE REPORT SHALL BE KEPT UP TO DATE ON-SITE AND AVAILABLE UPON REQUEST.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/SUBMITTALS FOR REVIEW AND APPROVAL OF PROPOSED WORK BY THE OWNER AND OWNERS ENGINEER WITHIN ADEQUATE TIME PROVIDED FOR THE REVIEW.
13. CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, TRASH, SLURRIES, OILS/FUELS, MISCELLANEOUS EQUIPMENT UN-SUITABLE MATERIAL AND PROPERLY DISPOSE OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PERMITS REQUIRED FOR PREPARATION, HAULING AND DISPOSAL.
14. ANY DAMAGE OR STRUCTURAL FAILURE TO EXISTING PAVEMENTS, CURBING, SIDEWALKS, LANDSCAPING, POLES, UTILITY STRUCTURES, AND ALIKE, INTENDED TO REMAIN, AS A RESULT OF HEAVY CONSTRUCTION EQUIPMENT AND OPERATIONS, SHALL BE REMOVED AND PROPERLY RESTORED IN KIND AT CONTRACTORS EXPENSE.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AS-BUILTS OR PROVIDING ANY REQUIRED FIELDWORK AND PREPARING RECORD DRAWINGS FOR POST-CONSTRUCTION. ANY COSTS INCURRED FOR REQUIRED CLEANING, FLUSHING, STREET SWEEPING, TELEVISION OR ON-SITE INSPECTIONS BY AGENCY STAFF SHALL BE PROVIDED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER AND OWNERS ENGINEER FOR DOCUMENTATION.
16. BEFORE INSTALLATION OF WET AND DRY UTILITIES, CONTRACTOR SHALL VERIFY ALL CROSSINGS AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS FOR REVIEW AND DIRECTION. ANY REWORK REQUIRED DUE TO THE CONTRACTOR NOTIFYING ENGINEER AFTER WORK STARTED WILL BE AT THE EXPENSE OF THE CONTRACTOR.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE DURATION OF THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF DEFECTIVE WORK. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES TO INSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.

SITE PLAN NOTES

1. THE MUNICIPALITY AND ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) CURRENT EDITION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SHALL GOVERN ALL SITE PLAN CONSTRUCTION ITEMS.
2. CONTRACTOR SHALL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR ALL PAVEMENT THICKNESSES, SITE AND SUBGRADE PREPARATION, AND LIFT AND COMPACTION REQUIREMENTS. WHERE CONFLICTS ARISE WITH LOCAL OR STATE REQUIREMENTS, THE MORE STRINGENT REQUIREMENT TAKES PRECEDENCE UNLESS DIRECTED OTHERWISE BY THE CIVIL ENGINEER.
3. REFER TO ARCHITECTURAL, STRUCTURAL AND MEP PLANS FOR ALL BUILDING ELEMENTS RELATED TO THE SITE PLAN INCLUDING BUILDING DIMENSIONS, DOOR LOCATIONS, STOODS, BOLLARDS, ETC.
4. DIMENSIONS ARE TO FACE OF CURB IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT AND/OR CURB RADIUS TO BE THREE FOOT (3') UNLESS OTHERWISE NOTED.
6. ALL CONCRETE SIDEWALK SHALL BE BROOM FINISHED PERPENDICULAR TO DIRECTION OF TRAVEL.
7. ALL WORK WITHIN A PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE PUBLIC AUTHORITY STANDARDS AND SPECIFICATIONS.
8. CONCRETE JOINTING AND ANY REQUIRED DOWELING FOR PAVEMENT, CURBING AND SIDEWALK SHALL BE AS SHOWN ON THE DETAILS IN THE PLANS, MUNICIPALITY REQUIREMENTS OR PER STATE DOT STANDARDS AND SPECIFICATIONS, WHICHEVER MORE STRINGENT.
9. PAVEMENT QUALITY CONTROL, TESTING AND INSPECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COPIES OF TEST RESULTS SHOULD BE PROVIDED TO THE OWNERS REPRESENTATIVE FOR APPROVAL.
10. PRIOR TO INSTALLATION OF CURB AND GUTTER AND BASE MATERIAL, FINE GRADED COMPACT SUBGRADE SHALL EXTEND TWO FEET (2') BEYOND THE BACK OF CURB.
11. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE STATE DEPARTMENT OF TRANSPORTATION (DOT) STANDARDS.
12. ACCESSIBLE SPACES AND ROUTES SHALL BE GOVERNED AND CONSTRUCTED IN CONFORMANCE WITH THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE (IAC), ADA ACCESSIBILITY GUIDELINES (ADAG), PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND/OR IDOT STANDARDS.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY DEMOLITION PERMITS.
2. ALL ITEMS SCHEDULED FOR REMOVAL IN THE PLANS OR SPECIFICATIONS ARE TO BE REMOVED IN THEIR ENTIRETY ABOVE AND BELOW GROUND TO SUBGRADE, INCLUDING BUT NOT LIMITED TO, STRUCTURES COMPLETE TO FOUNDATIONS AND APPURTENANCES, PAVEMENTS, BASE AGGREGATES, TREES, LANDSCAPING, UTILITIES, MANHOLES, ETC. ANY REQUIRED BACKFILL SHALL MEET MATERIAL, LIFT AND COMPACTION SPECIFICATIONS PER THE GEOTECHNICAL REPORT. ANY RE-USE OR WORKING IN OF BASE AGGREGATES FOR APPROVED HIGHWAY SPECIFICATIONS OR APPROPRIATE SPECIFICATIONS FOR WATERWAY, GRADEATION, CONSISTENCY AND MUST BE APPROVED FOR RE-USE BY THE OWNER, CIVIL ENGINEER AND GEOTECHNICAL ENGINEER.
3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND INFORMATIONAL IN NATURE. DATA IS GATHERED FROM SEVERAL DIFFERENT SOURCES OVER EXTENDED PERIODS OF TIME TO OBTAIN THE BEST INFORMATION POSSIBLE. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DEPTHS ON-SITE WITH UTILITY COMPANIES PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR SHALL COORDINATE ANY REMOVAL, RELOCATION OR DISCONNECTION OF UTILITY SERVICES WITH RESPECTIVE UTILITY COMPANY PRIOR TO ANY DEMOLITION. CONTRACTOR VERIFY IF LINES ARE ACTIVE OR ENERGIZED PRIOR TO EXCAVATION.
5. CONTRACTOR SHALL USE CARE WHEN WORKING AROUND ANY EXISTING UTILITIES TO REMAIN, ESPECIALLY HIGH PRESSURE GAS MAINS, FIBER OPTIC, OLDER LARGE DIAMETER WATER MAINS, AND ELECTRICAL TRANSMISSION/PRIMARY SERVICES TO NOT DAMAGE OR INTERRUPT EXISTING SERVICES. CONTRACTOR SHALL EXPOSE SENSITIVE LINES USING NON-DESTRUCTIVE METHODS, AND HAVE THE UTILITY COMPANY AND QUALIFIED PERSONNEL ASSIST IN THE PROTECTION OF THEIR LINES.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE REMOVED AND DISPOSED OF OFF-SITE PROPERLY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ANY MATERIAL PROCESSING, HAULING AND DUMPING IS CONTRACTORS RESPONSIBILITY AND EXPENSE.
7. ALL TREE PROTECTION SHALL BE INSTALLED AT THE DUPLINE OF THE TREE CANOPY TO PRESERVE THE EXISTING ROOT SYSTEMS.
8. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS NECESSARY TO KEEP ALL SEDIMENT ASSOCIATED WITH DEMOLITION AND EARTHWORKING ACTIVITIES ON-SITE. CONTRACTOR SHALL EMPLOY WATER SPRINKLING, SPRAYING OFF TIRES AND STREET SWEEPING TO REDUCE SEDIMENT TRACKING AND DUST CONTROL AS NEEDED FOR LARGE PROJECTS, DRY SEASONS, AND AT CONSTRUCTION ENTRANCES/EXITS. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPLACED WHEN NEEDED.
9. DEWATERING SHOULD BE ANTICIPATED, INCLUDED IN THE CONTRACTORS BID, AND PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
10. NO DISRUPTION OF EXISTING UTILITY SERVICES TO EXISTING BUSINESSES IS ALLOWED WITHOUT EXPRESS PERMISSION FROM THE BUSINESS OWNERS AND UTILITY COMPANIES.
11. ALL PAVEMENT SAWCUTS SHALL BE FULL DEPTH, NEAT AND TRUE TO LINE.
12. SAWCUTS OF EXISTING CURBS AND SIDEWALKS SHALL BE AT THE NEAREST JOINT BEYOND REMOVAL LIMITS.
13. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
14. ANY DISCREPANCIES OR CONFLICTS WHICH ARISE SHALL BE COMMUNICATED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.

GRADING/ EARTHWORK NOTES

1. REFER TO THE GEOTECHNICAL REPORT PROVIDED IN THE CONTRACT DOCUMENTS AND ADHERE TO ALL SPECIFIED REQUIREMENTS. THE CONTRACTORS RESPONSIBILITY TO BE FAMILIAR WITH THE SITE, AND THE CONDITIONS OF THE SITE PRIOR TO FINAL BIDDING.
2. RIM ELEVATIONS AND GRADES SHOWN AT CURB INLETS INDICATE FLOW LINE ELEVATIONS, IE, ELEVATIONS AT THE LOWEST DRAWDOWN POINT ON THE GRATE.
3. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION TO MINIMIZE STANDING WATER AND ENSURE SEWER DOES NOT LEAVE THE SITE.
4. ALL GRADE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
5. PRIOR TO MASS GRADING, GROUND SHALL BE CLEARED AND GRUBBED, TOPSOIL STRIPPED AND STOCKPILED AND ANY UNSUITABLE SOIL/MATERIAL TESTED AND SEEPED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
6. ANY DISTURBED AREAS SHALL BE STABILIZED AND SEEDED WITHIN 7 DAYS.
7. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE. ANY DISCREPANCIES FOUND IN THE PLANS SHALL BE COMMUNICATED WITH THE OWNER OR ENGINEER PRIOR TO EARTHMOVING ACTIVITIES. IF THE IMPORT OF CLEAN ENGINEERED FILL OR THE EXPORT OF EXCESS SOIL MATERIAL IS KNOWN AND REQUIRED, THE CONTRACTOR SHALL PROVIDE FOR IT IN FINAL BIDDING. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR IMPORT/EXPORT OF SOIL DURING CONSTRUCTION OR AFTER BIDDING.
8. ANY SOFT OR UNSUITABLE SOILS ENCOUNTERED IN STRUCTURAL SOIL AREAS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE STRUCTURAL FILL IN ACCORDANCE WITH THE GEOTECHNICAL MATERIAL RECOMMENDATIONS.
9. EARTHWORK ACTIVITIES DURING RAINY SEASONS SHALL BE ACCOUNTED FOR IN THE CONTRACTORS FINAL BIDDING. THIS INCLUDES MEANS AND METHODS RELATED TO SUBGRADE PREPARATION, IE, SUBGRADE CHEMICAL MODIFICATION AS OPPOSED TO SCARIFYING, DISCING AND AERATING TO DRY SOFT SOILS DUE TO EXCESS MOISTURE CONTENT AND AGGRESSIVE PROJECT SCHEDULING.
10. ANY IMPORTED FILL MATERIAL SHALL BE CLEAN ENGINEERED FILL.
11. TOPSOIL TO BE RE-SPREAD IN NON-STRUCTURAL AREAS, IE, GRASS AND LANDSCAPE AREAS, SHALL BE FREE OF CLAY AND SPREAD TO A MINIMUM DEPTH OF 6". REFER TO LANDSCAPE PLAN FOR FINAL STABILIZATION MEASURES.
12. THROUGHOUT CONSTRUCTION, EROSION CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES IN CONFORMANCE WITH THE EROSION CONTROL MEASURES PROVIDED IN THE PLANS AND THE ILLINOIS URBAN MANUAL (IUM).
13. DEWATERING SHOULD BE ANTICIPATED, INCLUDED IN THE CONTRACTORS BID, AND PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
14. CONTRACTOR IS RESPONSIBLE FOR CONTRACTING A THIRD-PARTY INDEPENDENT TESTING AGENCY FOR QUALITY CONTROL AND QUALITY ASSURANCE. THE GEOTECHNICAL ENGINEER AND TESTING AGENCY SHALL WORK IN CONCERT TO INSURE GOVERNING MATERIAL SPECIFICATIONS ARE MET.
15. SIDEWALK AND PAVEMENT SLOPES IN ACCESSIBLE PARKING SPACES AND ROUTES SHALL CONFORM TO THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE (IAC), ADA ACCESSIBILITY GUIDELINES (ADAG), PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND/OR IDOT STANDARDS.
16. ADEQUATE SOIL COVER OVER THE TOP OF EXISTING AND PROPOSED UTILITIES SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION OPERATIONS TO INSURE STRUCTURAL INTEGRITY OF UTILITIES IS NOT COMPROMISED.
17. REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN SHEETS IN THIS SET FOR TEMPORARY EROSION CONTROL, BEST MANAGEMENT PRACTICES (BMP) MEASURES, DETAILS WITH INSTALLATION AND MAINTENANCE PROCEDURES, CONSTRUCTION SEQUENCE AND ALL EROSION CONTROL NOTES.

EROSION CONTROL NOTES

1. REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN SHEETS IN THIS SET FOR TEMPORARY EROSION CONTROL MEASURES, BEST MANAGEMENT PRACTICES (BMPs), DETAILS WITH INSTALLATION AND MAINTENANCE PROCEDURES, CONSTRUCTION SEQUENCE AND ALL EROSION CONTROL NOTES.

UTILITY NOTES

1. ALL CONSTRUCTION OF UTILITY WORK SHALL BE GOVERNED BY THE VILLAGE OF BUFFALO GROVE PUBLIC WORKS AND ENGINEERING STANDARDS AND SPECIFICATIONS, CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AND ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 1.1. NOTE: VILLAGE OF BUFFALO GROVE DETAILS/ EXHIBITS SUPERSEDE ALL OTHER DETAILS/ EXHIBITS.
2. CONTRACTOR SHALL REFER TO ALL OTHER GENERAL NOTES RELATED TO UTILITY WORK AND INCORPORATE HEREIN. CONTRACTOR REFER TO PLANS AND DETAIL SHEETS FOR ADDITIONAL UTILITY SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO THE MEP PLANS FOR UTILITY SERVICE LOCATIONS TO AREAS FIVE FEET (5') OUTSIDE THE BUILDING AND IN COORDINATE WITH THE UTILITY PLANS IN THIS SET. ANY DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL ALL UTILITIES PRIOR TO PAVING.
5. ALL EXISTING AND PROPOSED UTILITY SURFACE FEATURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE ADJUSTED TO FINISHED GRADE, INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE COVERS, HYDRANTS, PEDESTALS, UTILITY PADS, ETC.
6. PIPE LENGTHS SHOWN ON THE UTILITY PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
7. CONTRACTOR SHALL MAINTAIN PROPER SEPARATION FROM WATER MAIN TO ALL OTHER SEWERS:
- 7.1. TEN FEET (10') MINIMUM HORIZONTAL SEPARATION FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER
- 7.2. EIGHTEEN INCHES (18") MINIMUM VERTICAL SEPARATION FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER.
- 7.3. WHERE VERTICAL SEPARATION NOT POSSIBLE, SEWER SHALL BE CONSTRUCTED WITH WATER MAIN QUALITY RATED PIPE AT AND EXTENDING TEN FEET (10') ON BOTH SIDES OF CROSSING.
8. ALL UTILITIES UNDER AND WITHIN TWO FEET (2') OF PAVED AREAS OR CURB SHALL RECEIVE GRANULAR BACKFILL.
- 9.1. RIM ELEVATIONS ON STORM STRUCTURES INDICATE TOP OF CLOSED LID, OR WHERE THE STORMWATER FLOW ENTERS A CURB GRATE OR OPEN CASTING.
- 9.2. ANY FIELD TILES ENCLOSED DRAINING OFF-SITE AREAS SHALL BE PICKED UP AND TIED INTO THE NEAREST STORM STRUCTURE.
- 9.3. ALL INLETS IN SAG CONDITIONS SHALL HAVE FOUR INCH (4") DIAMETER PERFORATED UNDERDRAINS A MINIMUM OF TWENTY FEET (20') LONG. SEE UTILITY PLAN AND DETAIL.
- 9.4. STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION.
- 9.5. ALL MANHOLES, INLETS, FRAMES, GRATES, CONNECTIONS, ROOF DRAINS, ETC., SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
10. SANITARY SEWER NOTES:
- 10.1. INSPECTION AND TESTING ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE A PART OF THE CONTRACT. ANY REWORK AS A RESULT OF FAILED INSPECTION / TESTING WILL BE AT CONTRACTORS EXPENSE.
- 10.2. CONNECTIONS TO PUBLIC SEWERS SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE UTILITY HAVING JURISDICTION.
- 10.3. INVERTS GREATER THAN TWENTY FOUR INCHES (24") BETWEEN INCOMING AND OUTGOING SEWER IN A MANHOLE SHALL REQUIRE A DROP MANHOLE.
- 10.4. ALL SANITARY CONNECTIONS TO AN EXISTING MANHOLE SHALL BE MADE WITH A FLEXIBLE BOOT CONNECTOR.
11. WATER MAIN NOTES:
- 11.1. INSPECTION, TESTING, FLUSHING AND CHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE PART OF THE CONTRACT. ANY REWORK AS A RESULT OF FAILED INSPECTION / TESTING WILL BE AT CONTRACTORS EXPENSE.
- 11.2. MINIMUM COVER FOR WATER MAINS IS SIXTY INCHES (60") MINIMUM.
- 11.3. FIRE SERVICE REQUIREMENTS AND FIRE HYDRANT LOCATIONS SHALL BE PER LOCAL FIRE DEPARTMENT AND CONFIRMED PRIOR TO INSTALLATION.
- 11.4. WATER MAIN AND DOMESTIC WATER SERVICE SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION AND CONFIRMED PRIOR TO INSTALLATION.

2.2.b

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GENERAL NO.

09/01/2023 - VILLAGE SUBMITTAL  
09/29/2023 - ENGINEERING REVIEW  
10/17/2023 - REVISION PER VILLAGE

23-240

Revised:

C-001



Know what's Below.  
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MATERIALS LIST

Date of revision: 9/23/19

## Water Distribution Material Specifications:

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water main pipe                 | Ductile Iron Pipe, Pipe class thickness—AWWA C150, minimum thickness, Class 52. Pipe—AWWA C151. Pipe lining—AWWA C104. Fittings—AWWA C153. Joints—mechanical and push-on, AWWA C111. Wrap—4 mil. X-Lam conforming to AWWA C105.A21.5 and AWWA C600. No 90-degree bends allowed. All stainless steel trim.                                                                                                                                                                                                                                                                   |
| Valves                          | American Flow Control, Series 2500 resilient wedge gate valve, all sizes two inch to fourteen inch, counterclockwise to open, AWWA C500., AWWA C504. Clow AWWA C-504 Butterfly Valve for sixteen inch and above. Joint end—mechanical, AWWA C111. All stainless steel trim.                                                                                                                                                                                                                                                                                                 |
| Valve Vault                     | All structures shall be monolithically precast with designed openings or mechanically cored in the field and shall have rubber boots conforming to ASTM C-923. Doghouse vaults are excluded from these requirements when permitted by Village Engineer. Size: For six and eight inch diameter valves, valve vaults shall have a forty-eight inch inside diameter; for pressure connections and valves ten inches and larger in diameter, valve vaults shall have a sixty inch inside diameter. All valve vault cones must be eccentric centers with valve properly aligned. |
| Castings                        | Neenah No. R-1772, embossed per Exhibit No. 401.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Fire Hydrant                    | Waterous Pacer Model WB67-250, AWWA C502, painted fire engine red above ground, with resilient wedge auxiliary gate valve. Nozzles, two at two and one half inch, one at four and one half inch, with threads conforming to National Standard Specifications. Frangible section (breakaway type) with the break line flange located one inch above finished grade. Joint end, six inch, mechanical or push-on. Stainless steel trim below ground. Auxiliary boxes and hydrant shall be a direct flange-to-flange connection.                                                |
| Fire hydrant extension          | Fire hydrant extensions and parts to be manufactured by Waterous only. All stainless steel trim.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Hydrant Valve Box \ Valve boxes | Hydrant Valve Box Tyler 664-S. Lid embossed "WATER." Rubber valve box stabilizer required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Service Pipe                    | Copper tube, two inches and smaller, ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conform to Water main section above. Service upgrade for existing water main requires a stainless-steel tap repair clamp. Ford model FS1-CC, minimum length 15" long.                                                                                                                                                                                                                                                                                             |
| Corporation Stop                | Muelle: H15000, 1" minimum, AWWA C800. 1" Direct tap or 1 1/4" and larger shall use Ford FC202 stainless steel band, epoxy coated saddle.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Curb Stop                       | Copper service, Mueller H-15154. Ductile iron service, Resilient wedge counterclockwise to open, AWWA C500. Joint end—mechanical, AWWA C111.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Curb box                        | Copper service, Mueller H-0302. Ductile iron service, conform to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conform to Valve Vault section above.                                                                                                                                                                                                                                                                                                                                                                                                |
| Copper to Copper Fittings       | Muelle: Company Model #H-15400. An all-flared coupling is required, no sweat joint or compression allowed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Pressure Connections            | Ford FTSS style tapping sleeve. American Flow Control Series 2500 tapping valve four inch minimum. All stainless steel trim.                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## Sanitary Sewer Material Specifications:

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sewer and Service Connection Pipe          | Reinforced concrete pipe—circular reinforcement, minimum Class 3, ASTM C76, with epoxy lining. PVC solid wall (SDR-26H) pipe—ASTM D-3034 for six to fifteen inches in diameter.                                                                                                                                                                                                                                                    |
| Sewer and Service Connection Pipe Joints   | Reinforced concrete pipe—ASTM C443. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.                                                                                                                                                                                                                                                                                                              |
| Sewer and Service Connection Pipe Fittings | PVC solid wall (SDR-26H) pipe—ASTM D3034 for six to fifteen inches in diameter.                                                                                                                                                                                                                                                                                                                                                    |
| Casing Pipes                               | Steel pipe—ASTM A120, three-eighths inch minimum thickness.                                                                                                                                                                                                                                                                                                                                                                        |
| Manholes                                   | Size: For sewer eighteen-inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-one inch to thirty-six inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have an offset riser pipe of forty-eight inch inside diameter. All structures shall be monolithically precast including bases and invert flow lines. |
| Castings                                   | Neenah No. R-1772, with self-sealing lid and recessed pick hole, embossed per Exhibit No. 301.                                                                                                                                                                                                                                                                                                                                     |

## Storm Sewer System Material Specifications:

|                                                          |                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structures                                               | All structures shall be precast with designed openings or mechanically cored in the field.                                                                                                                                                                                                                                                                |
| Castings                                                 | Closed Lid, Type 1—Neenah No. R-1772, embossed per Exhibit No. 201. Open Lid, Type 1—Neenah No. R-1772, Standard B4.12 or any other barrier curb, Type 11—Neenah No. R-3170 (open curb box) Box height must be 6" minimum with 5" tapers to match curb height. Depressed barrier curb, Type 10—Neenah No. R-3205. Yard inlet—Neenah R-2579, convex grate. |
| Sewer Pipe Joints                                        | Reinforced concrete pipe—ASTM C443 or C361. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.                                                                                                                                                                                                                             |
| Sump pump service connection pipe/sub surface drain pipe | 4" PVC solid wall sewer pipe SDR-35. Blind connections must be cored in storm sewer and pipe connection shall be made with a rubber boot and stainless-steel band. Sump pump per Exhibit No. 202 and underdrain per Exhibit No. 203.                                                                                                                      |

## Material Specifications For All Utilities:

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bidding         | CA-11, Class B or better. All stone shall be crushed, rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Recycled materials permitted from IDOT approved sources meeting the correct gradations.                                                                                                                                                                     |
| Trench Backfill | CA-11, Class B or better. This item shall meet the requirements of Class B CA-11, per the IDOT Standard Specifications for Road and Bridge Construction. All stone shall be crushed, rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Jetting of trenches is not permitted. Recycled materials permitted from DOT approved sources meeting the correct gradations. |
| Adjustments     | No more than two precast concrete adjusting rings with six-inch maximum height adjustment shall be allowed, minimum one 2" ring installed on new structures. Only one HDPE ring with a max of 2" may be used within the precast tolerances. Only precast concrete or HDPE adjustment rings permitted. 1/2" x 3/5" mastic to be used between all frames, rings, and structures. Mortar around rings, but none between.                                              |

## Miscellaneous Material Specifications:

|                     |                                                                                                                                                       |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Detectable Warnings | Quick connect plates or bolted plates by Neenah Enterprises, Inc. Color shall be brick red.                                                           |
| Concrete            | In accordance with IDOT Standard Specifications for Road and Bridge Construction                                                                      |
| Asphalt             | In accordance with IDOT Standard Specifications for Road and Bridge Construction and Chapter 16.50.070 of the Village of Buffalo Grove Municipal Code |

\* The Village Engineer shall have the authority to approve the use of alternative materials than those specifically required by Exhibit 109 in the manner provided for in this Title. The Village Engineer may approve alternative materials that are not specifically required by this title when:

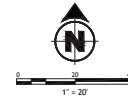
1. The materials or their components required by this title are no longer manufactured and available for purchase; and
2. The alternative materials are generally consistent with requirements of this title, including but not limited to those standards relating to production, composition, safety, and aesthetics.

## Testing Specifications:

(In addition to the requirements of IDOT's Standard Specifications for Road and Bridge Construction or the Standard Specifications for Water and Sewer Construction in Illinois)

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Storm Sewer    | Cleaning and televising, with reporting, as directed by the Village Engineer |
| Sanitary Sewer | Cleaning and televising, with reporting, as directed by the Village Engineer |





## LEGEND

- FULL DEPTH ASPHALT PAVEMENT REMOVAL
- CURB LINE REMOVAL
- FULL DEPTH SAWCUT LINE

## NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 AND C-002 FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION COMPLETELY. STRIP TOPSOIL COMPLETELY AND STOCKPILE FOR REDISTRIBUTION. SEE EROSION CONTROL PLANS.
3. ANY UNSUITABLE SOILS IN STRUCTURAL FILL AREAS SHALL BE ADDRESSED PER THE GEOTECHNICAL REPORT RECOMMENDATIONS.
4. DIMENSIONS ARE TO FACE OF CURB.
5. ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
6. EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS. REFER TO SHEETS ALTA 1 OF 2 AND ALTA 2 OF 2.
7. SET TEMPORARY BENCHMARK PRIOR TO RELOCATION OF FIRE HYDRANT.

## REFERENCE BENCHMARKS

REFERENCE BENCHMARK:  
REFERENCE BENCHMARK BUFFALO GROVE # 07  
BRASS MONUMENT SET IN CONCRETE 2.7' EAST OF FENCE ALONG THE WEST PROPERTY LINE BEING ALSO 42' SOUTHWEST CORNER OF BUILDING 495-481 AND 35.8' NORTHWEST CORNER OF 501-515 OF LEPAIR CIRCLE

DATUM: NAVD 88  
ELEVATION: 677.73

SITE BENCHMARKS:  
SITE BENCHMARK 1  
SQUARE CUT ON EAST SIDE OF LIGHTPOLE BASE NEAR THE SOUTHWEST CORNER OF SUBJECT SITE.  
ELEVATION = 667.70

SITE BENCHMARK 2  
TAG BOLT ON FIRE HYDRANT AT THE NORTH END OF SUBJECT SITE  
ELEVATION = 667.74



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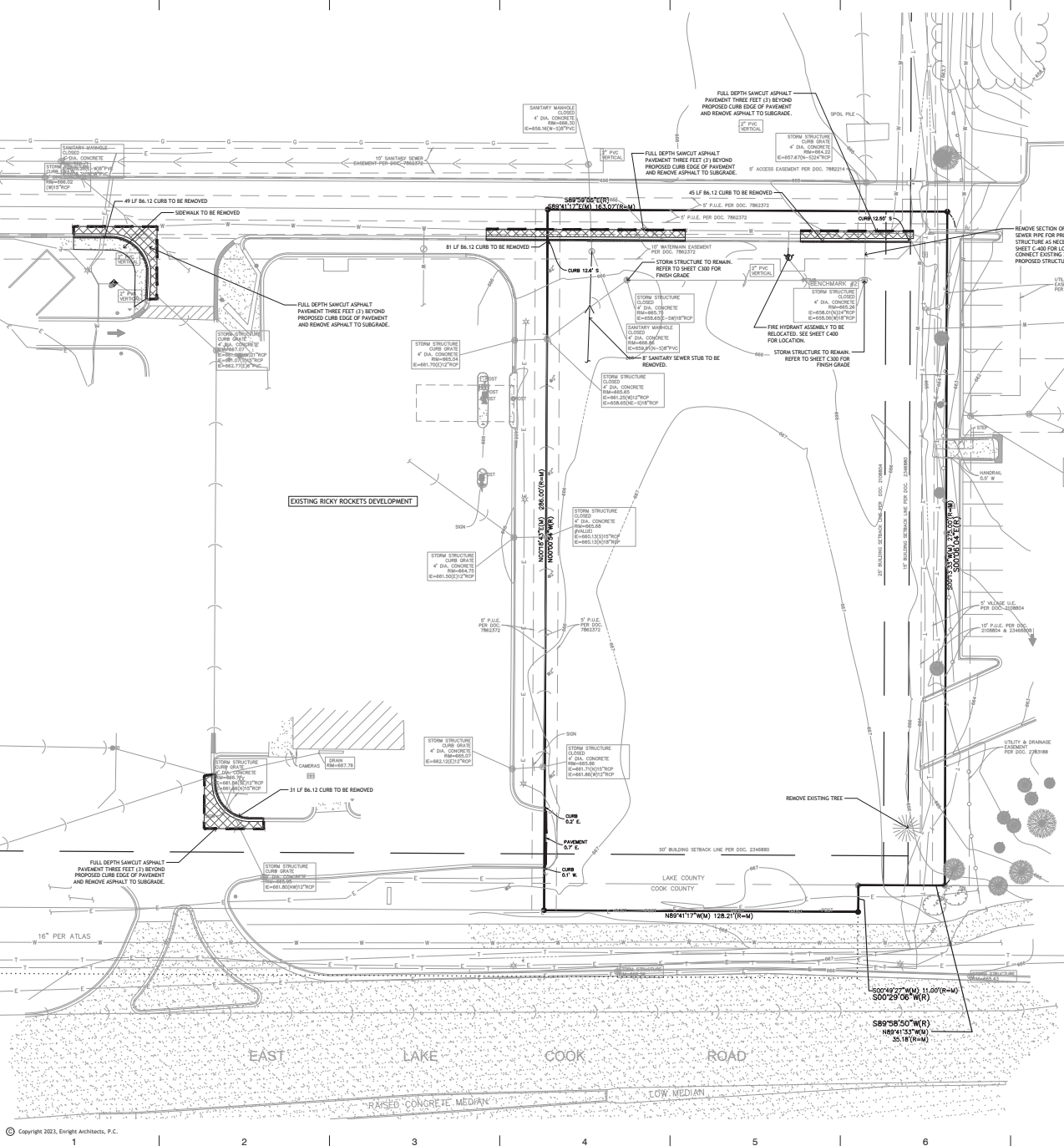
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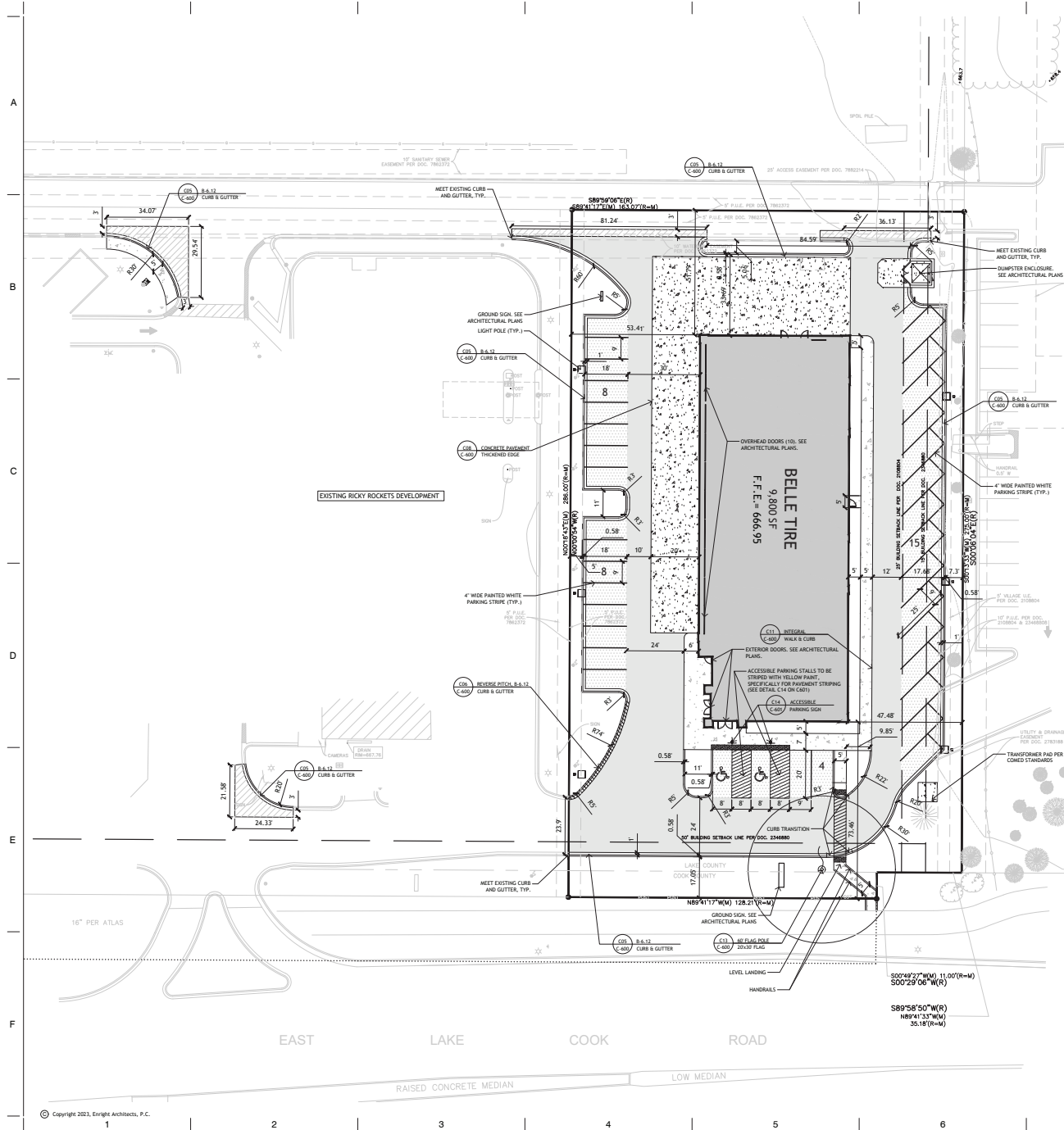
DEMOLITION  
PLAN

09/01/2023 - VILLAGE SUBMITTAL  
09/29/2023 - ENGINEERING RESUB  
10/17/2023 - REVISION PER VILLAGE

Project Number:  
23-240

Sheet Number:  
C-100





## LEGEND

|  |                                              |
|--|----------------------------------------------|
|  | C-01 HEAVY DUTY ASPHALT PAVEMENT             |
|  | C-02 LIGHT DUTY ASPHALT PAVEMENT             |
|  | C-03 HEAVY DUTY CONCRETE PAVEMENT            |
|  | C-04 CONCRETE SIDEWALK                       |
|  | FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT PATCH |
|  | C-05 REVERSE DITCH                           |
|  | C-06 DEPRESSED CURB & GUTTER                 |

**BID ALTERNATE #1:**  
INSTALLATION OF REGULAR DUTY AND HEAVY DUTY CONCRETE PAVEMENT PER DETAILS ON SHEET C-000 IN LIEU OF REGULAR DUTY AND HEAVY DUTY ASPHALT PAVEMENT, RESPECTIVELY, AS INDICATED HEREIN.

## NOTES

- REFER TO GENERAL NOTES ON SHEET C-001 AND C-002 FOR ADDITIONAL INFORMATION.
- THE BASIS FOR THE GEOMETRIC LAYOUT IS THE WESTERN PROPERTY LINE.
- DIMENSIONS ARE TO EDGE OF PAVEMENT IN ALL PAVED AREAS. BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
- EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS.

## SITE SUMMARY

|                         |                                                                                                                                                                |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT SIZE:               | ±1.063 AC.                                                                                                                                                     |
| ZONING:                 | B-3 PLANNED BUSINESS CENTER DISTRICT                                                                                                                           |
| BUILDING SIZE:          | 9,800 S.F.                                                                                                                                                     |
| BUILDING SETBACKS:      |                                                                                                                                                                |
| FRONT:                  | 50 FT.                                                                                                                                                         |
| SIDE (EAST):            | 25 FT.                                                                                                                                                         |
| SIDE (WEST):            | 0 FT.                                                                                                                                                          |
| REAR:                   | 0 FT.                                                                                                                                                          |
| SURROUNDING ZONING:     | NORTH = B-3 PLANNED BUSINESS CENTER DISTRICT<br>SOUTH = HIGHWAY E. LAKE COOK ROAD<br>EAST = INDUSTRIAL DISTRICT<br>WEST = B-3 PLANNED BUSINESS CENTER DISTRICT |
| MAX LOT COVERAGE (90%): | 81.5%                                                                                                                                                          |

## PARKING SUMMARY

|                        |                |
|------------------------|----------------|
| MIN. SIZE:             | 9 FT. x 18 FT. |
| MIN. DRIVE WIDTH:      | 24 FT.         |
| MIN. SPACES REQUIRED:  |                |
| SPACES PROVIDED:       | 35             |
| ADA SPACES REQUIRED:   | 2              |
| ADA SPACES PROVIDED:   | 2              |
| NO. OF PARKING STALLS: | 33             |



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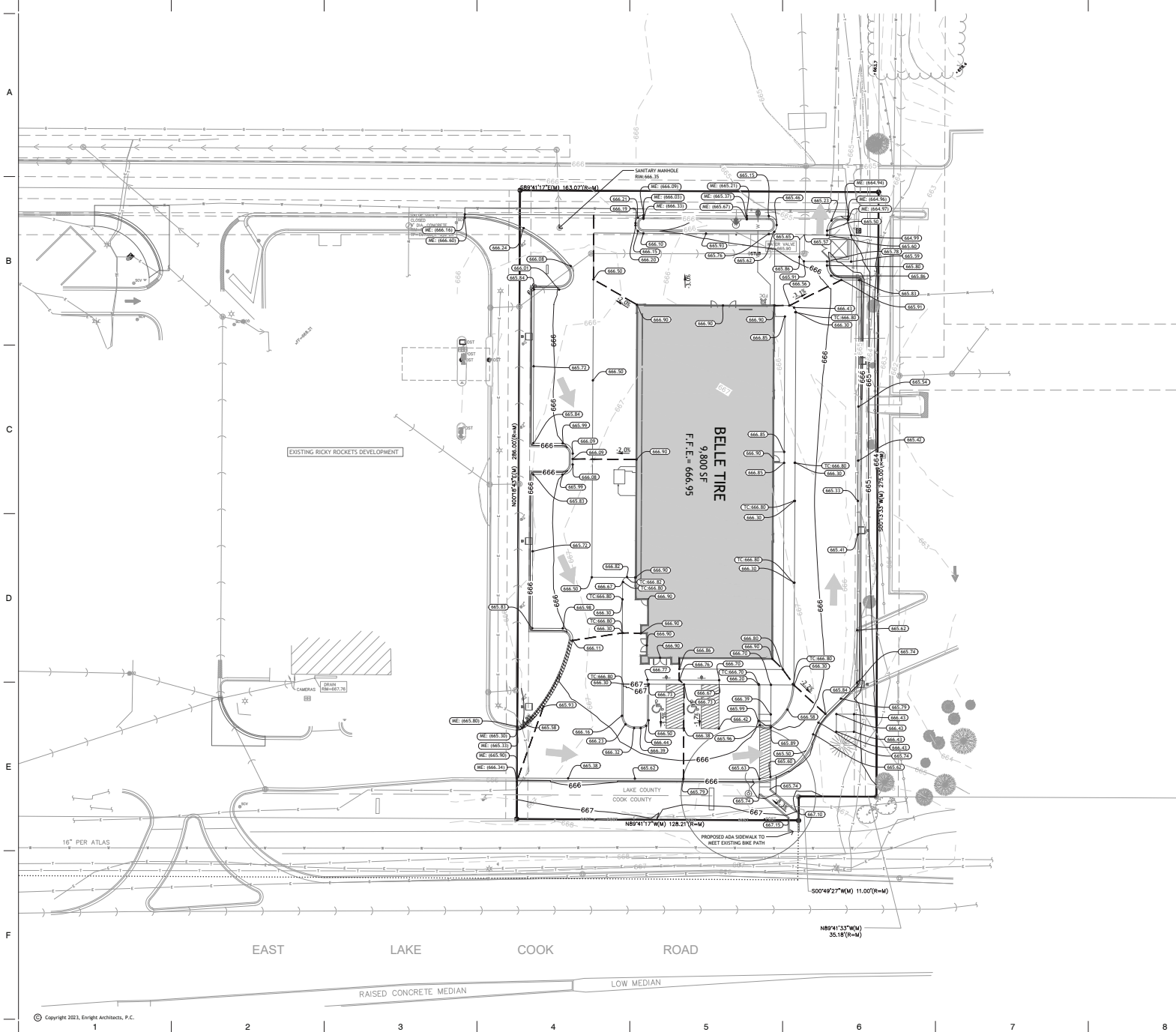
## SITE PLAN

09/01/2023 - VILLAGE SUBMITTAL  
09/29/2023 - ENGINEERING RESUB  
10/17/2023 - REVISION PER VILLAGE

23-240

**C-200**





## LEGEND

|     |        |                                |
|-----|--------|--------------------------------|
| --- | 641    | EXISTING CONTOUR               |
| --- | 640    | PROPOSED CONTOUR               |
| --- |        | SWALE/CHANNEL FLOWLINE         |
| --- |        | RIDGE LINE                     |
| --- |        | GRADE FLOW ARROW               |
| --- | 640.00 | PAVEMENT/GROUND ELEVATIONS     |
| --- | 640.00 | RIM ELEVATIONS                 |
| --- | 640.00 | TOP OF CURB ELEVATIONS         |
| --- | 640.00 | MATCH EXISTING (APPROX. ELEV.) |
| --- | 640.00 | EMERGENCY OVERFLOW ROUTE       |

## NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 AND C-002 FOR PERTINENT INFORMATION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, IDENTIFY AND PROTECT ANY EXISTING UTILITIES. ANY PROPOSED WORK NEAR OR WITH EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
3. PROPER COVER OVER EXISTING OR NEWLY INSTALLED UTILITIES SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
4. FOR AREAS DESIGNED TO FLOW AWAY FROM THE CURB AND GUTTER, CONTRACTOR SHALL PROVIDE REVERSE SLOPED CURB AND GUTTER.
5. CONTRACTOR SHALL FOLLOW CURRENT ADA ACCESSIBILITY GUIDELINES FOR SLOPES WITHIN ACCESSIBLE PARKING SPACES, LOADING ZONES AND ALL ACCESSIBLE ROUTES.

## REFERENCE BENCHMARKS

REFERENCE BENCHMARK:  
REFERENCE BENCHMARK BUFFALO GROVE # 07  
BRASS MONUMENT SET IN CONCRETE 2.7' EAST OF FENCE ALONG THE WEST PROPERTY LINE BEING ALSO 42' SOUTHWEST CORNER OF BUILDING #95-481 AND 35.8' NORTHWEST CORNER OF 501-515 OF LEPARC CIRCLE  
DATUM: NAVD 88  
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ELEVATION = 667.74



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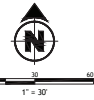
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## GRADING PLA

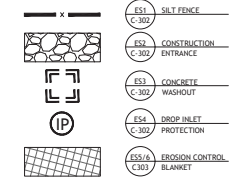
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09/29/2023 - ENGINEERING RESUB  
10/17/2023 - REVISION PER VILLAGE

23-240

C-300



## LEGEND



## GENERAL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL STANDARDS AND SPECIFICATIONS AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP, MAINTAIN AND PROVIDE THE PROPER INSPECTION/DOCUMENTATION FOR THE STORMWATER POLLUTION PREVENTION PLAN.
- THE AUTHORITY HAVING JURISDICTION MAY INSPECT THE SITE AND REQUIRE ADDITIONAL EROSION CONTROL MEASURES TO BE INSTALLED BY AND AT THE SOLE COST TO THE CONTRACTOR.
- ALL GRADES SHOWN ON THIS PLAN ARE FINISHED PAVEMENT OR TOP OF GROUND GRADES. ALL LANDSCAPE AND GRASS AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.
- REFER TO THE LANDSCAPE PLAN FOR ALL FINAL STABILIZATION MEASURES AND PLANT MATERIALS.

## CONSTRUCTION SEQUENCE

- CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL NOTICE OF INTENT (NOI) APPROVAL FROM ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) AND APPROVAL TO PROCEED FROM THE LOCAL AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR WILL ASSIGN AN ON-SITE REPRESENTATIVE TO TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR COMPLYING WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AT A MINIMUM, SITE INSPECTION AND LOGS ARE REQUIRED AFTER EVERY 1/2" RAINFALL AND/OR A MINIMUM OF ONCE A WEEK.
- ALL WEEKLY INSPECTION REPORTS (AND THOSE AFTER 1/2" RAINFALL) SHALL BE SENT TO MREYNOLDS@VILLAGE.ORG
- NOTIFY THE IEPA AND THE LAKE COUNTY SOIL AND WATER CONSERVATION DISTRICT (SWCD) BY 5:45 AM WITHIN 48 HRS OF STARTING CONSTRUCTION. SCHEDULE A PRECONSTRUCTION MEETING WITH LOCAL AUTHORITY.
- POST SWPPP AND CONTACT INFORMATION AT THE CONSTRUCTION ENTRANCE. INCLUDE COPY OF NOI. THE SWPPP SHOULD BE ON-SITE AND AVAILABLE WITHIN 72 HRS OF A REQUEST.
- INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROL MEASURES, CULVERT AND INLET PROTECTION ON EXISTING STRUCTURES TO REMAIN.
- STRIP TOPSOIL AND STOCKPILE ACCORDING TO IUM STD., CLEAR AND GRUB AS INDICATED ON THE PLANS.
- COMPLETE MASS EARTHWORK, INSTALL STORM SEWER SYSTEMS, PERIMETER SWALES, ANY SEDIMENT TRAPS OR DETENTION PONDS.
- DUST SHALL BE KEPT TO A MINIMUM BY UTILIZING SPRINKLING, CALCIUM CHLORIDE, VEGETATIVE COVER, SPRAY ON ADHESIVES OR OTHER APPROVED METHODS.
- ANY AREAS LEFT DISTURBED FOR 7 DAYS SHALL BE TEMPORARILY SEEDED.
- INSTALL PROPOSED SYSTEM EROSION CONTROL MEASURES, INCLUDING DROP INLET PROTECTION, EROSION CONTROL BLANKET, CONCRETE WASHOUT, ETC.
- FINISH GRADING PAVING AND PARKING LOTS. INSTALL REMAINING UTILITIES AND COMPLETE BUILDING FOUNDATIONS.
- INSTALL CURBS, STONE AND ASPHALT TO BINDER COURSE, AND COMPLETE ALL REQUIRED RECORD DRAWINGS/AS-BUILTS.
- INSTALL LANDSCAPING, AND COMPLETE BUILDING. APPLY TEMPORARY SEEDED AS NEEDED TO DISTURBED AREAS.
- ONCE ALL CONSTRUCTION COMPLETE, ADD SURFACE COURSE OF ASPHALT. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL LANDSCAPING IS IN PLACE AND 70% OF VEGETATION ESTABLISHED.
- COMPLETE SWPPP NOTICE OF TERMINATION (NOTI) AND SUBMIT TO LOCAL SWCD, IEPA AND LOCAL AUTHORITY.

Know what's below.  
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| EROSION CONTROL MAINTENANCE SCHEDULE         |                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EROSION CONTROL MEASURE                      | MAINTENANCE                                                                                                                                                                                                                                                                                                    |
| CONSTRUCTION ENTRANCE                        | INSPECT WEEKLY, AFTER STORM EVENTS, AND AFTER HEAVY USE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. TOP DRESS WITH CLEAN STONE AS NEEDED. REMOVE ALL MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS IMMEDIATELY.                                                                             |
| SILT FENCE                                   | INSPECT AFTER STORM EVENTS, REPAIR ANY AREAS OF DECOMPOSITION OR DAMAGE TO FENCE MATERIAL. REMOVE SEDIMENT AT DEPTH OF ONE HALF FENCE HEIGHT AT LOWEST POINT OR IF FABRIC BULGES. AVOID UNDERMINING DURING CLEANOUT.                                                                                           |
| EXISTING INLET PROTECTION                    | WEEKLY, AFTER STORM EVENTS, AND AS NEEDED.                                                                                                                                                                                                                                                                     |
| TREE PROTECTION                              | WEEKLY, AFTER STORM EVENTS, AND AS NEEDED.                                                                                                                                                                                                                                                                     |
| TEMPORARY DIVERSIONS                         | INSPECT WEEKLY AND AFTER EACH STORM EVENT. REMOVE SEDIMENT FROM CHANNEL AND REINFORCE RIDGE AS NEEDED. REPAIR OUTLET DAMAGE IMMEDIATELY. REMOVE SEDIMENT FROM TRAP WHEN SOIL FALLS. WHEN HIGH AREA IS STABILIZED, REMOVE RIDGE, FILL CHANNEL, REMOVE TEMPORARY SLOPE DRAIN, AND STABILIZE ALL DISTURBED AREAS. |
| TEMPORARY SEDIMENT TRAP                      | INSPECT AFTER STORM EVENTS. REMOVE SEDIMENT AT ONE HALF DESIGN DEPTH. REPLACE SPILLWAY GRAVEL FACING IF CLOGGED. REPAIR GROSS AND HOLES AS NEEDED. REPLACE DISPLACED RIPRAP.                                                                                                                                   |
| TEMPORARY SEEDED                             | INSPECT PERIODICALLY TO VERIFY ADEQUATE ESTABLISHMENT OF VEGETATIVE. RESEED AND MULCH AS NEEDED. INSPECT AFTER STORM EVENTS AND REPAIR EROSION DAMAGE. TOP DRESS FALL SEEDS WHEAT OR RYE SEEDING WITH 50 LBS/A OF NITROGEN IN FEBRUARY OR MARCH IF NITROGEN DEFICIENCY IS APPARENT. WATER AS NEEDED.           |
| PERMANENT SEEDED                             | INSPECT PERIODICALLY AND AFTER STORM EVENTS UNTIL VEGETATIVE STAND IS ESTABLISHED. ADD FERTILIZER AFTER GROWING SEASON PER SOIL TEST RECOMMENDATIONS. REPAIR DAMAGED, BARE, OR SPALLED AREAS BY FILLING, REPAIRING THE SEED BED, FERTILIZING, AND/OR SEEDED AND MULCHING.                                      |
| EROSION CONTROL BLANKET                      | INSPECT FOR AREAS OF EROSION BELOW THE BLANKET AFTER EACH STORM EVENT. REPAIR AREAS OF EROSION BY REMOVING AFFECTED PORTION OF BLANKET, ADD SOIL, RESEED, RELAY AND STAPLE BLANKET. INSPECT PERIODICALLY AFTER VEGETATION IS ESTABLISHED.                                                                      |
| STRAP BALES                                  | INSPECT THE BALES AFTER EACH STORM EVENT. REMOVE SEDIMENT DEPOSITS TO PROVIDE STORAGE FOR THE NEXT STORM BEING CAREFUL NOT TO DAMAGE OR UNDERCUT THE BALES. REPLACE DAMAGED OR DETORRIFIED BALES IMMEDIATELY.                                                                                                  |
| INLET PROTECTION                             | INSPECT FABRIC BARRIER AFTER STORM EVENTS AND MAKE NEEDED REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE POOL AREA WHILE AVOIDING DAMAGING OR UNDERCUTTING THE FABRIC.                                                                                                                                          |
| SEED, SOIL & LANDSCAPE AROUND UNITS FINISHED | KEEP SOIL MOIST UNTIL FULLY ROOTED. WATER AS NEEDED.                                                                                                                                                                                                                                                           |

## ANTICIPATED SCHEDULE

- MARCH 2024 - START CONSTRUCTION
- APRIL/OCTOBER 2024 - CONSTRUCTION PERIOD
- OCTOBER 2024 - STORM OPEN

## ON-SITE SWPPP CONTACT

COMPANY: GRIFFIN BYRNE  
NAME: BELLE TIRE  
ADDRESS: 1601 ENTERPRISE DR, ALLEN PARK, MI 48015  
PHONE: 313.271.9480

| TEMPORARY SEEDED SPECIES, RATES AND DATES |          |               |                         |
|-------------------------------------------|----------|---------------|-------------------------|
| Species                                   | Lbs/Acre | Lbs/1000 S.F. | Seeding Dates           |
| Oats                                      | 80       | 2             | Early spring - July 1   |
| Conest Rye                                | 80       | 2             | Early spring - Sept. 30 |
| Wheat                                     | 80       | 2             | Early spring - Sept. 30 |
| Perennial Ryegrass                        | 25       | 0.8           | Early spring - Sept. 30 |

NOTE: SEEDED RIPP, MULCHING, SPREADING AND FERTILIZING SHALL FOLLOW ILLINOIS URBAN MANUAL CURRENT PRACTICE STANDARDS.



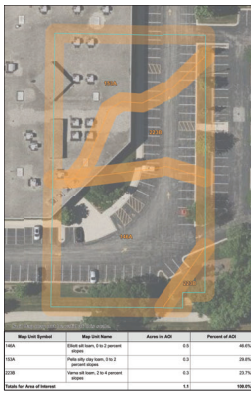
## EROSION CONTROL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

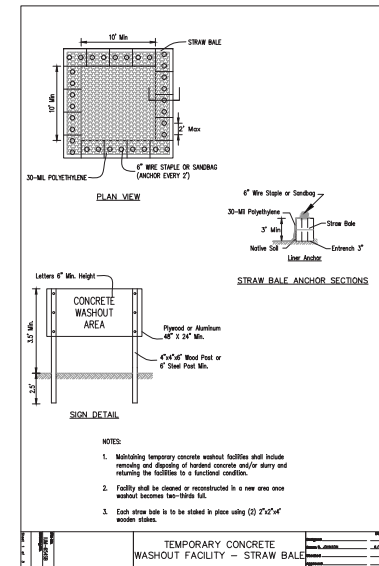
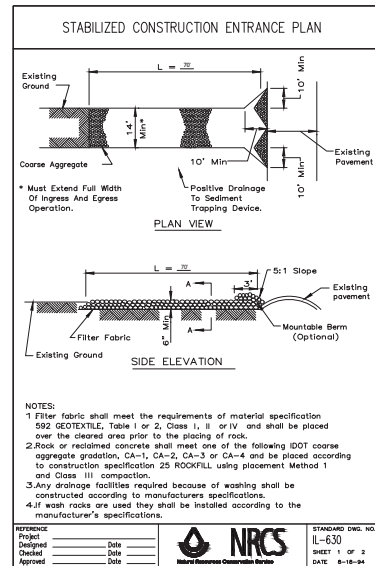
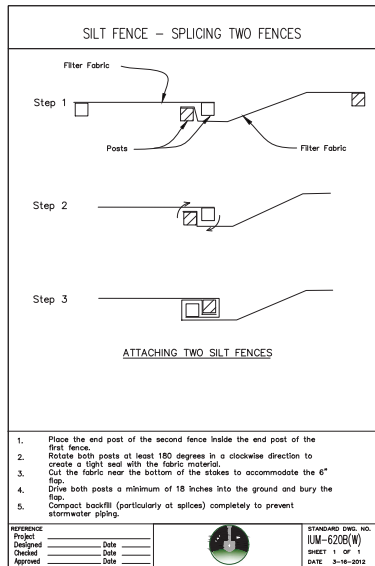
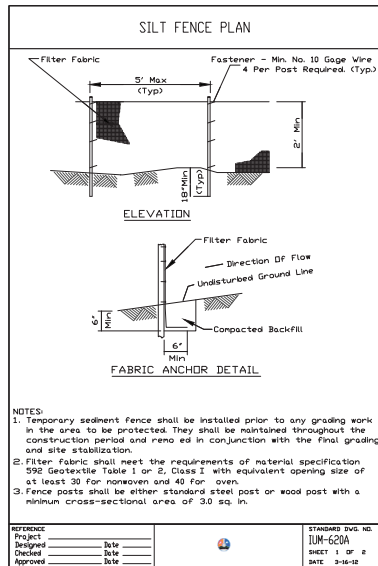
THIS EROSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL, LATEST EDITION AND THE GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

Shannon Green

SHANNON GREEN DATE



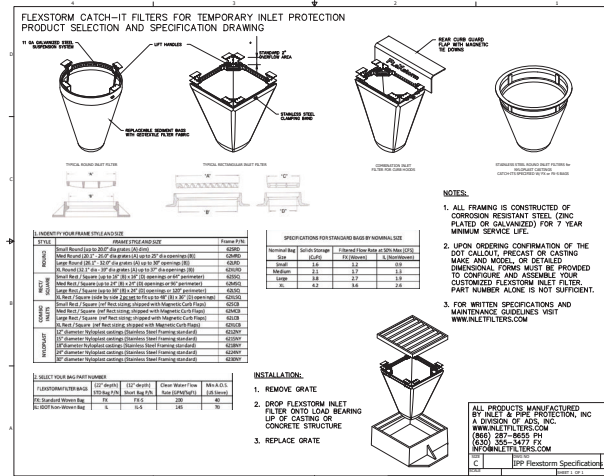


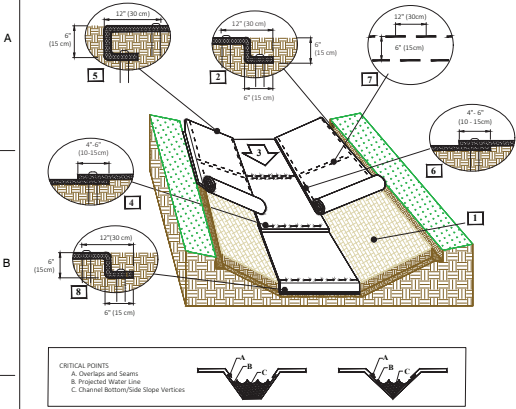


ES1 SILT FENCE  
N.T.S.

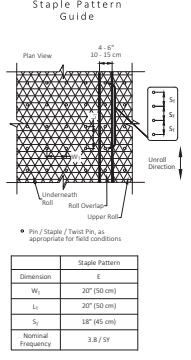
ES2 CONSTRUCTION ENTRANCE  
N.T.S.

ES3 CONCRETE WASHOUT  
N.T.S.



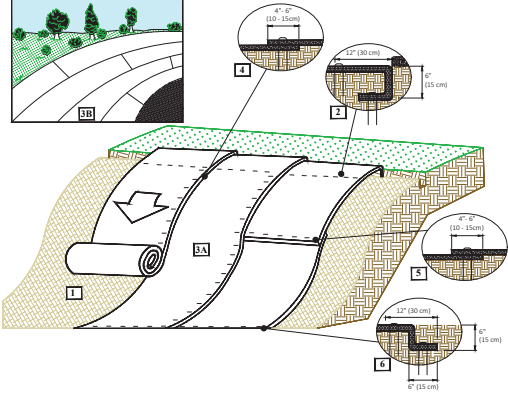


- Instructions**
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and rolled smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
  2. Begin at the top of the channel by anchoring the RECPs in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/slope outlet as supplemental silt/protection as needed. Anchor the RECPs with a row of staples/staples/pins approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30 cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/staples/pins spaced approximately 12" (30 cm) apart across the width of the RECPs.
  3. Roll corner RECPs in direction of water flow in bottom of channel. RECPs will enroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/staples/pins in appropriate locations as shown in the staple pattern guide.
  4. Place consecutive RECPs end-over-end (shingle style) with a 4" (10 - 15 cm) overlap. Use a double row of staples, staggered 4" apart and 4" on center to secure RECPs. Full length edge of RECPs at top of slope must be anchored with a row of staples/staples/pins spaced at 5' apart in a 6" (15 cm) deep x 4" (15 cm) wide trench. Backfill and compact the trench after stapling.
  5. Adjacent RECPs must be overlapped approximately 4" - 6" (10 - 15 cm) and secured with staples/staples/pins at 5' (10 - 15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
  6. At the terminal end of the RECPs must be anchored with a row of staples/staples/pins spaced at 5' apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
  7. In high flow channel applications a staple trench (6" x 12") is recommended at 30 to 40 foot (9 - 12 m) intervals. Use a double row of staples staggered 6" (15 cm) apart and 12" (30 cm) on center over entire width of the channel.
  8. The terminal end of the RECPs must be anchored with a row of staples/staples/pins spaced at 5' apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
  9. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (15 cm) x one-inch (2.5 cm) woven geog staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may be used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMMax (TRM) or TMMax (PPTRM) materials.

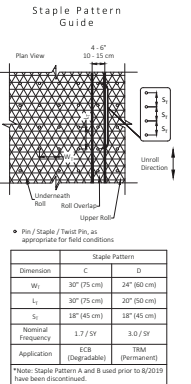


• Pin / Staple / Twist Pin, as appropriate for field conditions

| Dimension         | E           |
|-------------------|-------------|
| W <sub>1</sub>    | 20" (50 cm) |
| L <sub>1</sub>    | 20" (50 cm) |
| S <sub>1</sub>    | 18" (45 cm) |
| Nominal Frequency | 3.8 / 5'    |



- Instructions**
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and rolled smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
  2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep x 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/staples/pins spaced at 5' apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/staples/pins spaced at 5' apart across the width of the RECPs.
  3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will enroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/staples/pins in appropriate locations as shown in the staple pattern guide. Rollback RECPs and ECs should utilize Staple Pattern C. TRMs and VMMax materials should utilize Staple Pattern D.
  4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
  5. Consecutive RECPs spliced down the slope must be overlapped with the upstream mat along the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
  6. At the terminal end, secure each mat across the width with a row of staples/staples/pins spaced at 5' (10 - 15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
  7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (15 cm) x one-inch (2.5 cm) woven geog staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may be used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMMax (TRM) or TMMax (PPTRM) materials.



• Pin / Staple / Twist Pin, as appropriate for field conditions

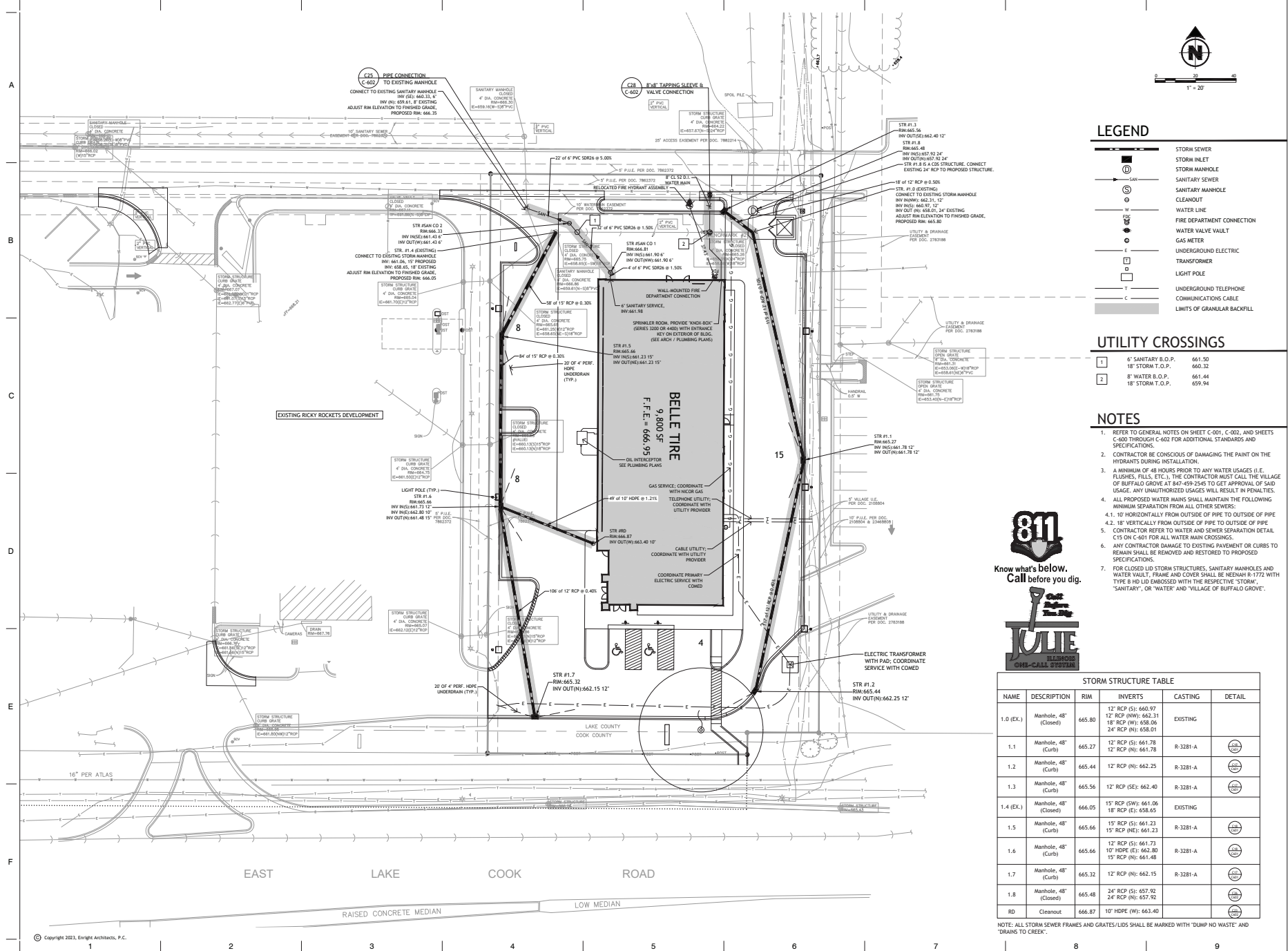
| Dimension         | C                             | D                              |
|-------------------|-------------------------------|--------------------------------|
| W <sub>1</sub>    | 30" (75 cm)                   | 24" (60 cm)                    |
| L <sub>1</sub>    | 30" (75 cm)                   | 20" (50 cm)                    |
| S <sub>1</sub>    | 18" (45 cm)                   | 18" (45 cm)                    |
| Nominal Frequency | 1.7 / 5'                      | 3.0 / 5'                       |
| Application       | ECB (Erosion Control Blanket) | TRM (Thermally Reinforced Mat) |

\*Note: Staple Pattern A and B used prior to 8/2023 have been discontinued.

E55 EROSION CONTROL BLANKET - CHANNEL INSTALLATION  
N.T.S.

E56 EROSION CONTROL BLANKET - SLOPE INSTALLATION  
N.T.S.





**Christopher Enright Inc.**  
A PROFESSIONAL CORPORATION

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248.330.9395 (C)  
c.enright@enrightarchitects.com

Drawn by:

Belle Tire  
Buffalo Grove, IL

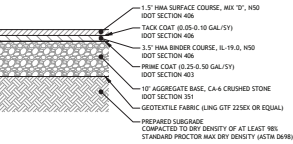
704 E Lake Cook Road  
Buffalo Grove, IL 60089

UTILITY PLAN

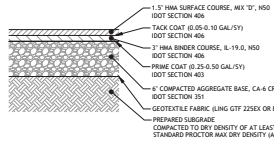
09/01/2023 - VILLAGE SUBMITTAL  
09/29/2023 - ENGINEERING RESUB  
10/17/2023 - REVISION PER VILLAGE

23-240

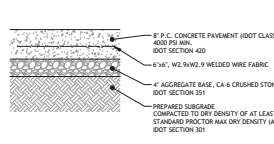
C-400



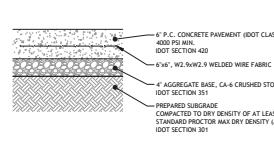
- NOTES:
1. PAVEMENT SHALL CONFORM TO CURRENT IDOT AND VILLAGE OF BUFFALO GROVE STANDARDS AND SPECIFICATIONS.
  2. CONTRACTOR SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.



- NOTES:
1. PAVEMENT SHALL CONFORM TO CURRENT IDOT AND VILLAGE OF BUFFALO GROVE STANDARDS AND SPECIFICATIONS.
  2. CONTRACTOR SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.



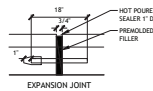
- NOTES:
1. REFER TO CONCRETE JOINT DETAIL ON THIS SHEET.
  2. PAVEMENT SHALL CONFORM TO CURRENT IDOT AND VILLAGE OF BUFFALO GROVE STANDARDS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.



- NOTES:
1. REFER TO CONCRETE JOINT DETAIL ON THIS SHEET.
  2. PAVEMENT SHALL CONFORM TO CURRENT IDOT AND VILLAGE OF BUFFALO GROVE STANDARDS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.

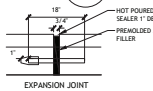
### C01 HEAVY DUTY ASPHALT PAVEMENT

N.T.S.



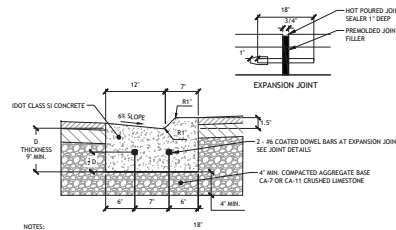
### C02 LIGHT DUTY ASPHALT PAVEMENT

N.T.S.



### C03 CONCRETE PAVEMENT

N.T.S.



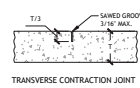
- NOTES:
1. CURB AND GUTTER SHALL CONFORM TO CURRENT IDOT AND VILLAGE OF BUFFALO GROVE STANDARD SPECIFICATIONS.
  2. CONSTRUCTION JOINTS SHALL BE 2" DEEP AND AT 10' INTERVALS TYP.
  3. SAWCUTS SHALL BE MADE WITHIN 24 HRS AND SEALED PER IDOT SPECS.
  4. EXPANSION JOINTS SHALL BE AT 60' MAX INTERVALS, 5' FROM DRAINAGE STRUCTURES, P.C.'S, PT'S, ADJACENT TO RIGID PAVEMENTS, AND AT THE END OF EACH POUR.
  5. THREE (3) DRILLED AND GROUTED NO. 5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 3/4" IN DIAMETER, SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.

### C05 B6.12 - CURB AND GUTTER

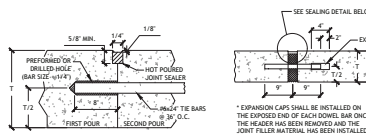
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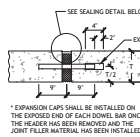
LONGITUDINAL SAWED JOINT



TRANSVERSE CONTRACTION JOINT



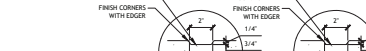
LONGITUDINAL CONSTRUCTION JOINT (TIE BAR GROUTED IN PLACE)



TRANSVERSE EXPANSION JOINT (FOR PAVEMENTS WITH EQUAL THICKNESS)



SEALING DETAIL



SEALING DETAIL



SEALING DETAIL



SEALING DETAIL



SEALING DETAIL



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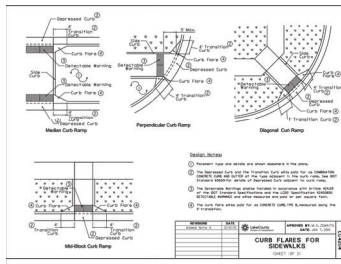
SEALING DETAIL

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SEALING DETAIL

### C06 REVERSE PITCH - B6.12 - CURB AND GUTTER

N.T.S.



REVERSE PITCH - B6.12 - CURB AND GUTTER

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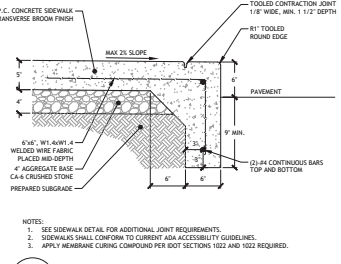
REVERSE PITCH - B6.12 - CURB AND GUTTER

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### C07 DEPRESSED - B6.12 - CURB AND GUTTER

N.T.S.



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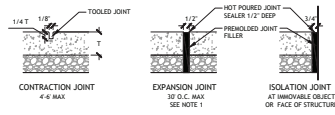
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### C04 CONCRETE SIDEWALK

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CONCRETE SIDEWALK





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00000000



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Buffalo Grove, IL

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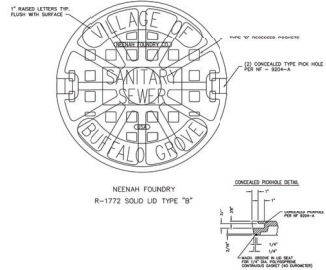
## DETAILS

09/01/2023 - VILLAGE SUBMITTAL  
09/29/2023 - ENGINEERING REVIEW  
10/17/2023 - REVISION PER VILLAGE

23-240

**C-602**

### EXHIBIT NO. 301



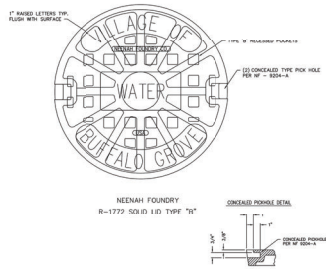
### SANITARY SEWER MANHOLE LID DETAIL

Revised by the Village Engineering Bureau

### C22 SANITARY SEWER MANHOLE LID

N.T.S.

### EXHIBIT NO. 401



### VALVE VAULT LID DETAIL

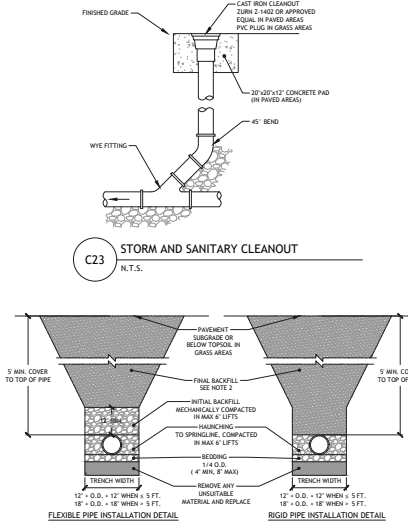
Revised by the Village Engineering Bureau

### C29 VALVE VAULT LID

N.T.S.

### C23 STORM AND SANITARY CLEANOUT

N.T.S.



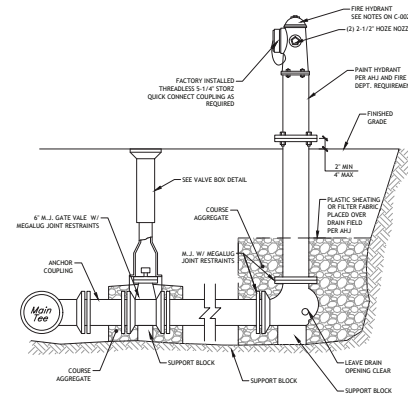
1. FLEXIBLE PIPE INSTALLATION DETAIL  
PVC AND PIPE

2. RIGID PIPE INSTALLATION DETAIL  
CAST IRON

NOTES:  
1. PIPE BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIALS SHALL BE (DOT F.A. 1, F.A. 2, F.A. 3 OR F.A. 20 (TYP.)).  
2. FINAL BACKFILL UNDER AND WITHIN TWO FEET (2') OF PAVEMENT, SUBGRADE OR CURB AND GUTTER, SHALL BE APPROVED MECHANICALLY COMPACTED GRANULAR BACKFILL (DOT CA 6 TYP.) TO PAVEMENT SUBGRADE IN 6" LIFTS.  
3. NON STRUCTURAL AREA MAY BE BACKFILLED AND MECHANICALLY COMPACTED WITH APPROVED EXCAVATED MATERIALS OR CONTROLLED LOW STRENGTH MATERIAL PER GEOTECHNICAL RECOMMENDATIONS.  
4. ALL TRENCH EXCAVATIONS SHALL MEET CURRENT OSHA STANDARDS.

### C24 WATER MAIN TRENCH SECTIONS, TYPICAL

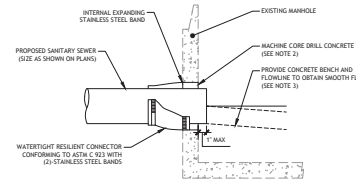
N.T.S.



NOTES:  
1. FIRE HYDRANT ASSEMBLY SHALL BE MODIFIED AS REQUIRED BY FIRE DEPARTMENT AND AUTHORITY HAVING JURISDICTION REQUIREMENTS.  
2. ALL WATER MAIN AND APPURTENANCES SHALL BE WRAPPED W/ V-BID POLYETHYLENE ENCASEMENT OR APPROVED EQUAL PRIOR TO ANY SUPPORT INSTALLATION.  
3. RESTRAINED JOINTS SHALL BE USED IN ALL LOCATIONS.  
4. RESTRAINED JOINTS SHALL BE METALLOG.

### C30 FIRE HYDRANT ASSEMBLY

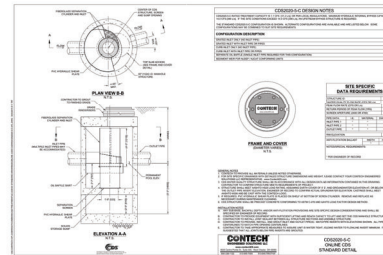
N.T.S.



NOTES:  
1. MACHINE CORE DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPEN DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.  
2. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.  
3. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.  
4. ANY DAMAGE TO EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.

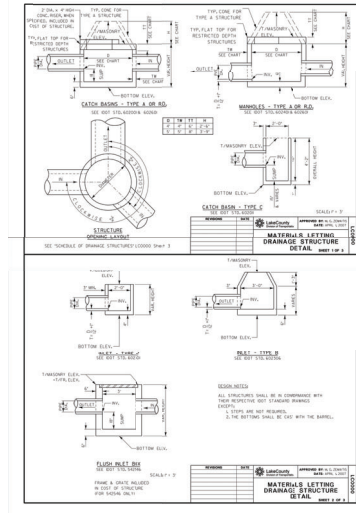
### C25 PIPE CONNECTION TO EXISTING MANHOLE

N.T.S.



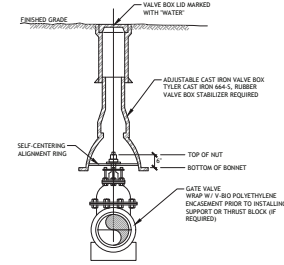
### C26 CDS STRUCTURE

N.T.S.



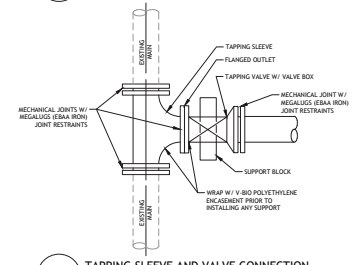
### C31 MATERIALS LETTING DRAINAGE STRUCTURE

N.T.S.



### C27 VALVE BOX

N.T.S.



### C28 TAPPING SLEEVE AND VALVE CONNECTION

N.T.S.



SURVEY OF EXISTING TREES

| TREE #                                         | SIZE  | SCIENTIFIC NAME          | COMMON NAME        | BEST 5    |                           |
|------------------------------------------------|-------|--------------------------|--------------------|-----------|---------------------------|
|                                                |       |                          |                    | CONDITION | COMMENTS                  |
| 101                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| 102                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| 103                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| 104                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| 105                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| 106                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| 107                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| 108                                            | 12"   | Tilia americana          | American Linden    | 2         | Preserve                  |
| 109                                            | 5"    | Acer rubrum              | Red Maple          | 4         | Preserve                  |
| 110                                            | 9"    | Tilia americana          | American Linden    | 2         | Preserve                  |
| 111                                            | 12"   | Gleditsia triacanthos v. | Honeylocust        | 4         | Preserve                  |
| 112                                            | 11"   | Pinus strobus            | Eastern White Pine | 3         | Bare Lower limbs - REMOVE |
| 113                                            | 16"   | Ulmus pumila             | Siberian Elm       | 4         | Preserve - Off Site       |
| 114                                            | 4" MS | Ulmus pumila             | Siberian Elm       | 2         | Preserve - Off Site       |
| 115                                            | 4" MS | Ulmus pumila             | Siberian Elm       | 2         | Preserve - Off Site       |
| 116                                            | 2"    | Acer rubrum              | Red Maple          | 5         | Preserve                  |
| TOTAL TREES REMOVED = 1 = 11 TOTAL CAL. INCHES |       |                          |                    |           |                           |

TREE PROTECTION & REMOVAL LEGEND



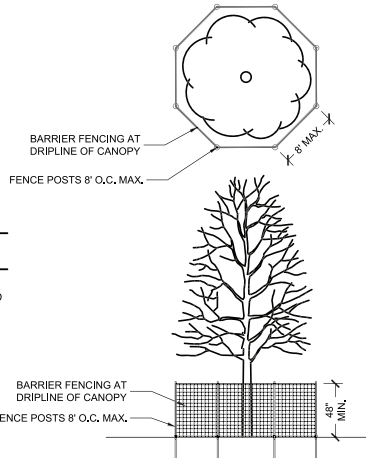
EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED



BARRIER FENCING TO BE INSTALLED



2 TREE PRESERVATION BARRIER FENCING DETAIL

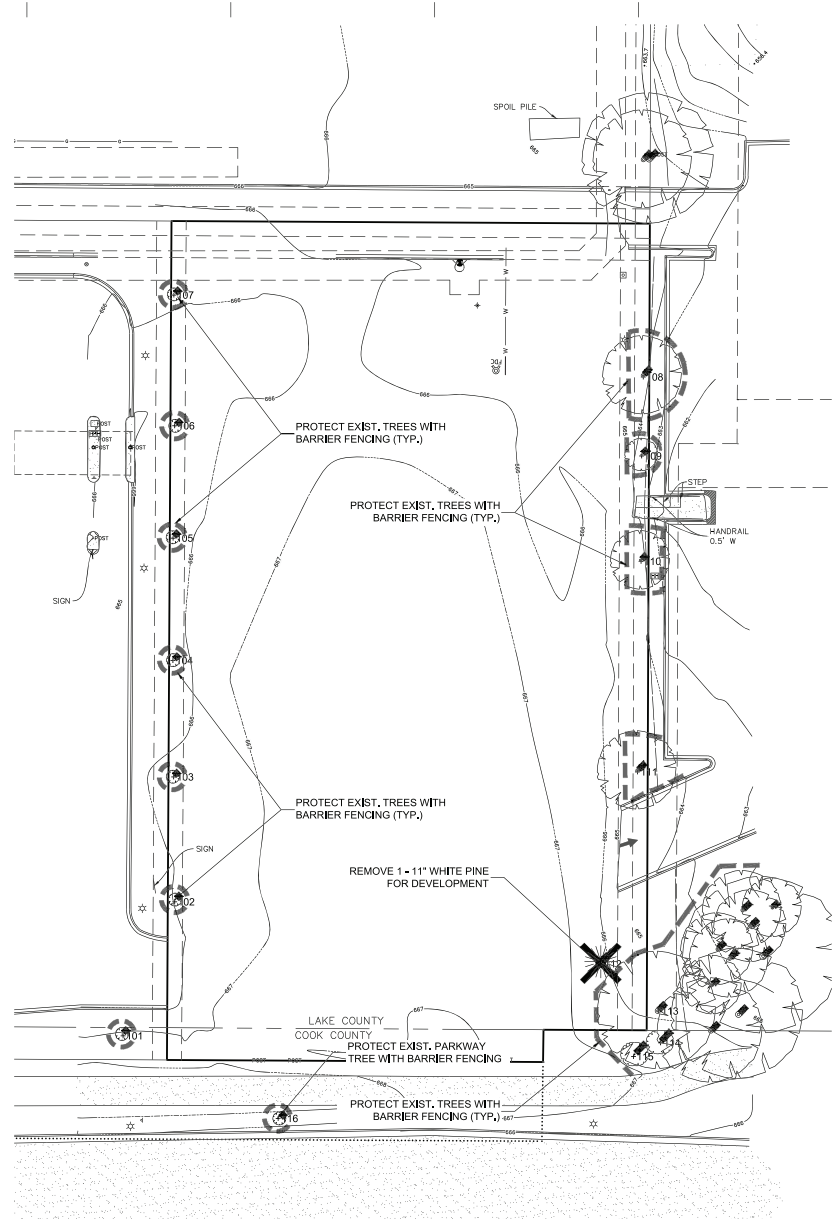
NOT TO SCALE

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF VACANT MASS GRADED LAND. SEVERAL 2" CALIPER TREES WERE PLANTED ALONG THE WEST PROPERTY LINE AND SEVERAL MATURE TREES EXIST ALONG THE EAST PROPERTY LINE. NO TREES WILL BE REMOVED AS PART OF THIS CONTRACT.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. 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.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. 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.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. 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.



1 TREE REMOVAL & PROTECTION PLAN

SHEET SCALE 1"=20'  
0' 10' 20' 40' 60'

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)

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Landscape Architecture Site Planning Illustration

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LANDSCAPE ARCHITECT  
RES 08/2025

6 Grove, IL

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VILLAGE SUBMITTAL  
ENGINEERING RESUBMITTAL  
EVIDENCE PER VILLAGE

TREE PROTECTION & REMOVAL PLAN

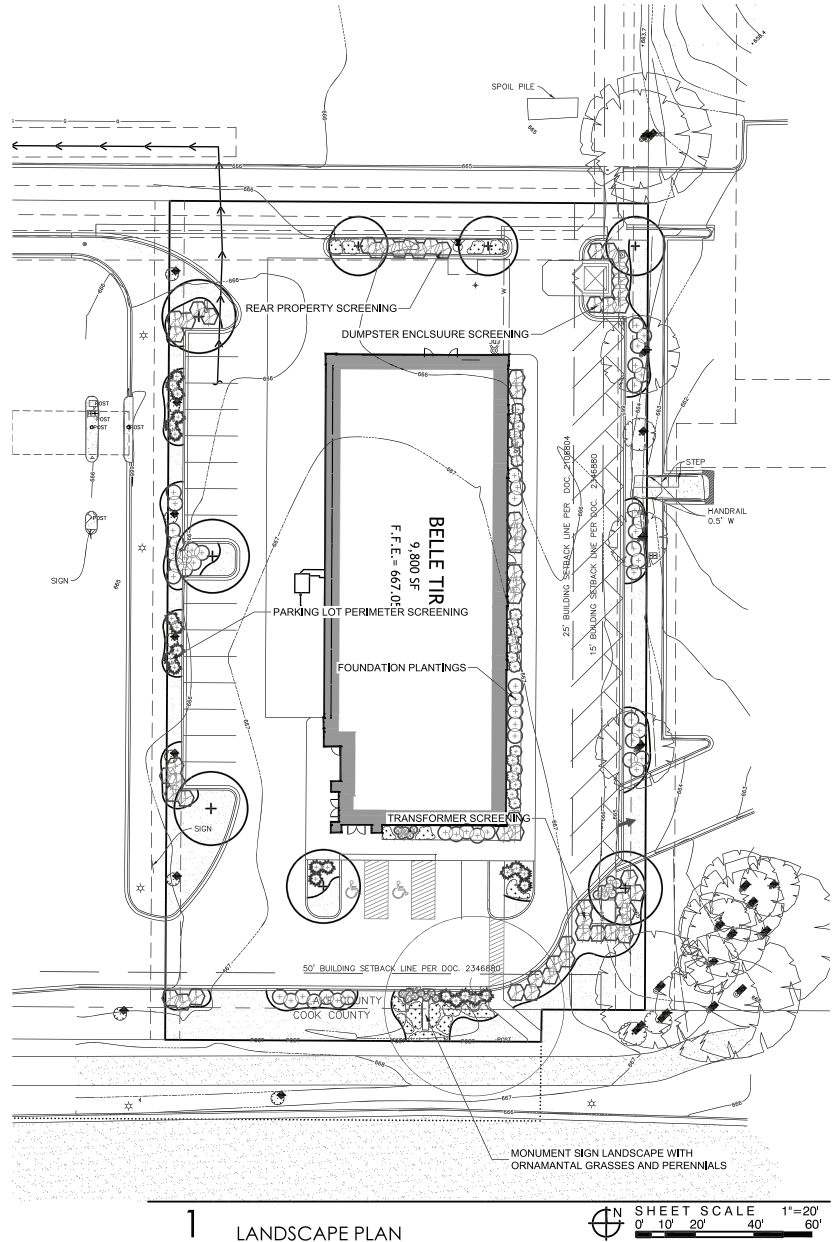
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LANDSCAPE LEGEND

|  |                          |  |                             |
|--|--------------------------|--|-----------------------------|
|  | EXISTING TREE            |  | PROPOSED LARGE SHRUB        |
|  | PROPOSED SHADE TREE      |  | PROPOSED MEDIUM SHRUB       |
|  | PROPOSED ORNAMENTAL TREE |  | PROPOSED EVERGREEN SHRUB    |
|  |                          |  | PROPOSED LOW SHRUB          |
|  |                          |  | PROPOSED ORNAMENTAL GRASS   |
|  |                          |  | PROPOSED PERENNIAL PLANTING |
|  |                          |  | SODDED LAWN                 |

PRELIMINARY PLANT LIST

| SYM                      | SIZE      | QTY | BOTANICAL NAME                       | COMMON NAME                   | COMMENT  |
|--------------------------|-----------|-----|--------------------------------------|-------------------------------|----------|
| DECIDUOUS SHADE TREES    |           |     |                                      |                               |          |
| GDE                      | 2.0" cal. | 3   | Gymnocladus dioica 'Espresso'        | Espresso Kentucky Coffeetree  | B&B      |
| NYS                      | 2.0" cal. | 3   | Nyssa sylvatica                      | Black Tupelo                  | B&B      |
| TAM                      | 2.0" cal. | 3   | Tilia americana 'McKsentry'          | American Sentry Linden        | B&B      |
| TCG                      | 2.0" cal. | 3   | Tilia cordata 'Greenspire'           | Greenspire Littleleaf Linden  | B&B      |
| DECIDUOUS SHRUBS         |           |     |                                      |                               |          |
| AAB                      | 24" ht.   | 10  | Aronia arbutifolia 'Brilliantissima' | Brilliant Red Chokeberry      | B&B      |
| AMA                      | 18" ht.   | 24  | Aronia melanocarpa 'Elati'           | Black Chokeberry              | B&B      |
| CAM                      | 24" ht.   | 19  | Cornus alba 'Elegantissima'          | Variegated Dogwood            | B&B      |
| FOS                      | 24" ht.   | 7   | Foraythia x intermedia 'Sunrise'     | Sunrise Forsythia             | B&B      |
| HYA                      | 18" ht.   | 19  | Hydrangea arbor. 'Haas Halo'         | Haas Halo Hydrangea           | B&B      |
| SYM                      | 18" ht.   | 7   | Syringa patula 'Miss Kim'            | Miss Kim Korean Lilac         | B&B      |
| VCC                      | 18" ht.   | 10  | Viburnum carlesii 'Compactum'        | Koreanspice Viburnum          | B&B      |
| VTC                      | 24" ht.   | 9   | Viburnum trilobum 'Alfred'           | Alfred American Cranberrybush | B&B      |
| EVERGREEN SHRUBS         |           |     |                                      |                               |          |
| JCS                      | 18" ht.   | 28  | Juniperus chinensis 'Sea Green'      | Sea Green Juniper             | B&B      |
| ORNAMENTAL GRASSES       |           |     |                                      |                               |          |
| CAA                      | #1 cont.  | 21  | Calamagrostis acutifolia 'Strictus'  | Strictus Feather Reed Grass   |          |
| GROUNDCOVER / PERENNIALS |           |     |                                      |                               |          |
| ACH                      | #1 cont.  | 7   | Achillea Millefolium 'Paprika'       | Paprika Yarrow                | 18" O.C. |
| ALS                      | #1 cont.  |     | Allium 'summer beauty'               | Summer Beauty Wild Onion      | 18" O.C. |
| CVM                      | #1 cont.  |     | Coreopsis verticillata 'Moonbeam'    | Moonbeam Coreopsis            | 18" O.C. |
| ECF                      | #1 cont.  |     | Echinacea purpurea 'Magnus'          | Magnus Purple Coneflower      | 24" O.C. |
| HEM                      | #1 cont.  |     | Hemerocallis x 'Stella de oro'       | stella de oro daylily         | 18" O.C. |
| LAV                      | #1 cont.  |     | Lavendula 'Munstead strain'          | Munstead English Lavender     | 24" O.C. |
| LEU                      | #1 cont.  |     | Leucanthemum x 'Whoops-a-Daisy'      | Whoops-a-Daisy Shasta Daisy   | 18" O.C. |
| NFW                      | #1 cont.  |     | Nepeta fasseni 'Walker's low'        | Walkers Low Catmint           | 24" O.C. |
| RUD                      | #1 cont.  |     | Rudbeckia fulgida 'Goldsturm'        | Goldsturm Black-Eyed Susan    | 18" O.C. |
| SED                      | #1 cont.  |     | Sedum x 'Autumn joy'                 | Autumn Joy Sedum              | 18" O.C. |
| SOD                      | sq. yd.   |     | Sodded Lawn                          |                               |          |



1 LANDSCAPE PLAN

N SHEET SCALE 1"=20'  
0 10 20 40'

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)

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Landscape Architecture  
Site Planning  
Illustration  
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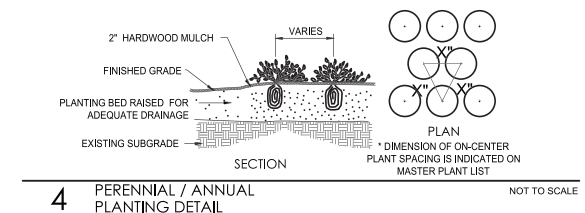
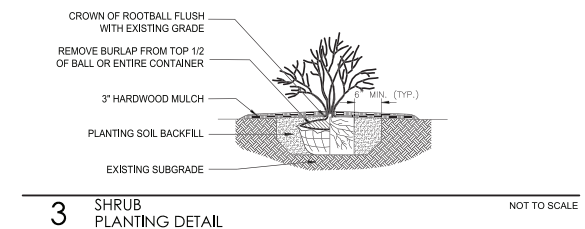
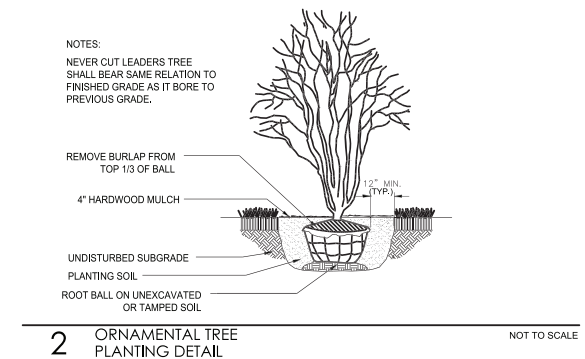
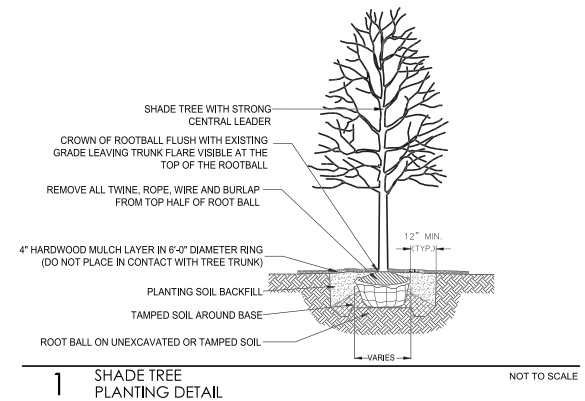


|                      |
|----------------------|
| LLAGE SUBMITTAL      |
| IGNERING RESUBMITTAL |
| VISION PER VILLAGE   |
| LANDSCAPE PLAN       |



LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF BUFFALO GROVE LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. 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 WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN DOUBLE SHREDDED BARK MULCH, COLOR BLACK, OVER A 4,1 OZ., WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. 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.
12. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL UTILIZE HUNTER HYDROWISE MODEL -PHC WIFI IRRIGATION TIMERS.
13. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



Attachment: 704 E Lake Cook Road - Belle Tire; 704 E Lake Cook Road

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RES 08/2025

grove, IL

LLAGE SUBMITTAL  
ENGINEERING RESUBMITTAL  
DIVISION PER VILLAGE

LANDSCAPE  
DETAILS & NOTES



# BELLE TIME

**Belle Tire**  
 704 E Lake Road  
 Buffalo Grove, IL 60089  
 August 1, 2023

revised August 1, 2023

revised October 1, 2023

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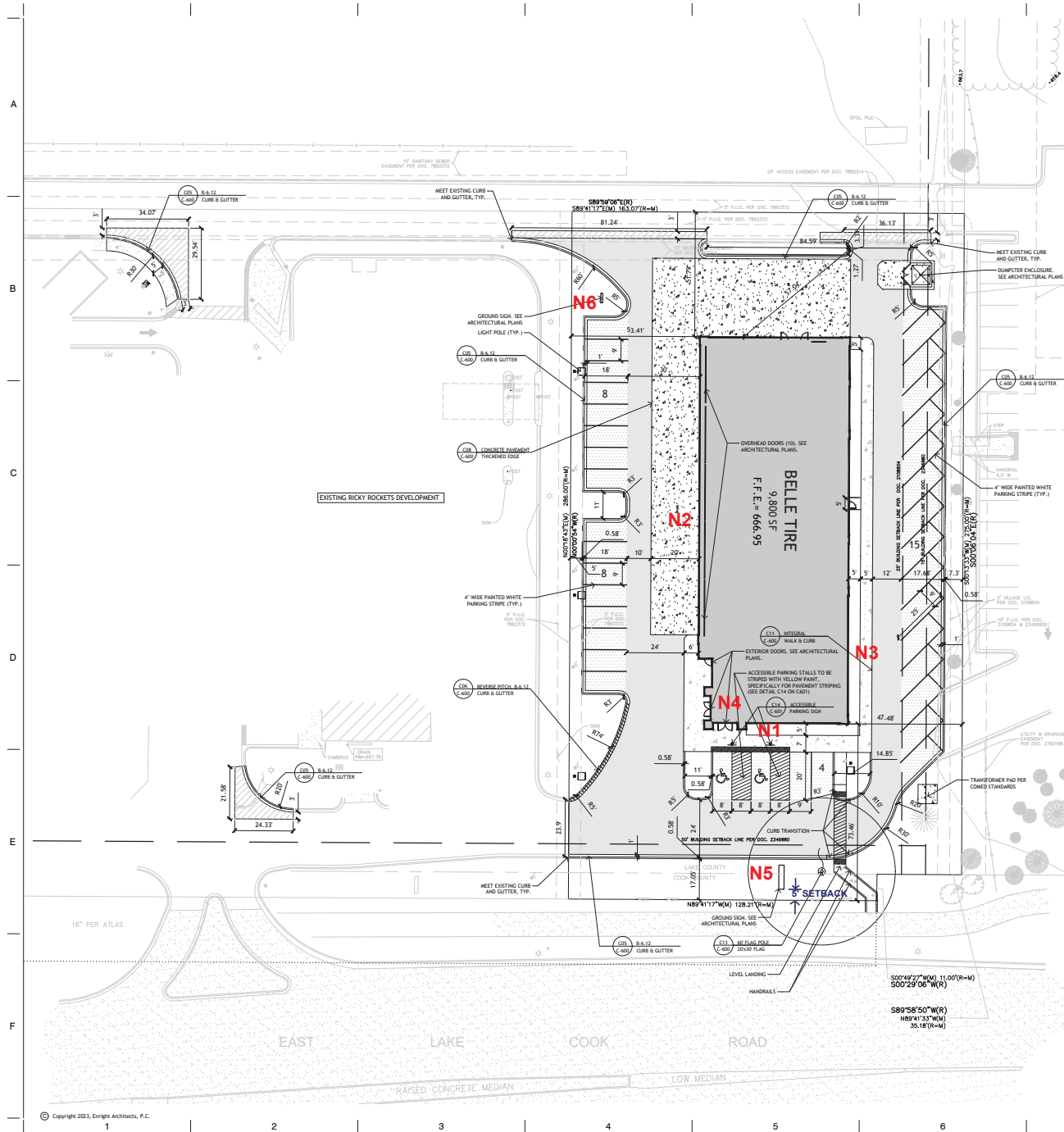
**1-800-967-2553**  
[www.allenindustries.com](http://www.allenindustries.com)

Customer Approval / Signature

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)





## LEGEND

|  |                                              |
|--|----------------------------------------------|
|  | C-01 HEAVY DUTY ASPHALT PAVEMENT             |
|  | C-02 LIGHT DUTY ASPHALT PAVEMENT             |
|  | C-03 HEAVY DUTY CONCRETE PAVEMENT            |
|  | C-04 CONCRETE SIDEWALK                       |
|  | FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT PATCH |
|  | C-05 REVERSE DITCH CURB & GUTTER             |
|  | C-07 DEPRESSED CURB & GUTTER                 |

**BID ALTERNATE #1:**  
INSTALLATION OF REGULAR DUTY AND HEAVY DUTY CONCRETE PAVEMENT PER DETAILS ON SHEET C-001 IN LIEU OF REGULAR DUTY AND HEAVY DUTY ASPHALT PAVEMENT, RESPECTIVELY, AS INDICATED HEREIN.

## NOTES

- REFER TO GENERAL NOTES ON SHEET C-001 AND C-002 FOR ADDITIONAL INFORMATION.
- THE BASIS FOR THE GEOMETRIC LAYOUT IS THE WESTERN PROPERTY LINE.
- DIMENSIONS ARE TO EDGE OF PAVEMENT IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
- EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS.

## SITE SUMMARY

|                         |                                                                                                                                                                |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT SIZE:               | ±1.063 AC.                                                                                                                                                     |
| ZONING:                 | B-3 PLANNED BUSINESS CENTER DISTRICT                                                                                                                           |
| BUILDING SIZE:          | 9,800 S.F.                                                                                                                                                     |
| FRONT SETBACK:          | 50 FT.                                                                                                                                                         |
| SIDE (EAST) SETBACK:    | 25 FT.                                                                                                                                                         |
| SIDE (WEST) SETBACK:    | 0 FT.                                                                                                                                                          |
| REAR SETBACK:           | 0 FT.                                                                                                                                                          |
| SURROUNDING ZONING:     | NORTH = B-3 PLANNED BUSINESS CENTER DISTRICT<br>SOUTH = HIGHWAY E. LAKE COOK ROAD<br>EAST = INDUSTRIAL DISTRICT<br>WEST = B-3 PLANNED BUSINESS CENTER DISTRICT |
| MAX LOT COVERAGE (90%): | 81.5%                                                                                                                                                          |

## PARKING SUMMARY

|                        |                |
|------------------------|----------------|
| MIN. SIZE:             | 9 FT. x 18 FT. |
| MIN. DRIVE WIDTH:      | 24 FT.         |
| MIN. SPACES REQUIRED:  | 35             |
| SPACES PROVIDED:       | 35             |
| ADA SPACES REQUIRED:   | 2              |
| ADA SPACES PROVIDED:   | 2              |
| NO. OF PARKING STALLS: | 33             |



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Issued:

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## SITE PLAN

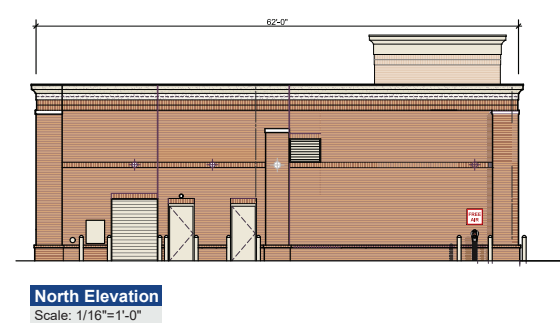
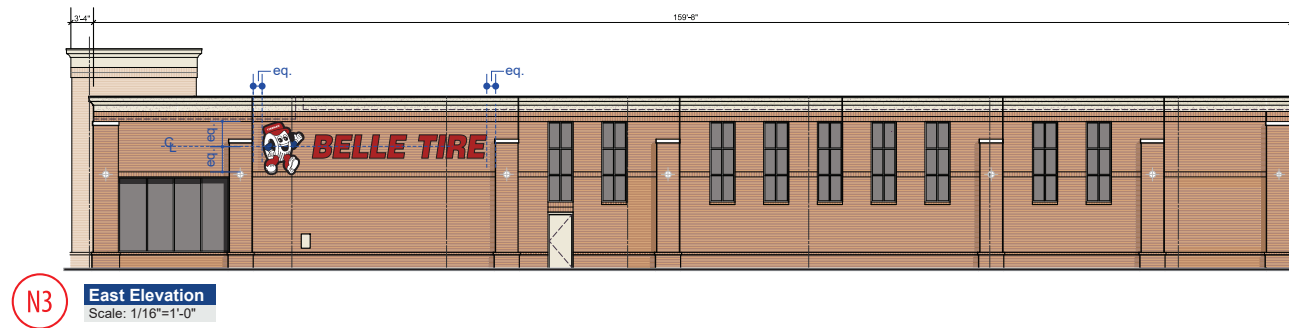
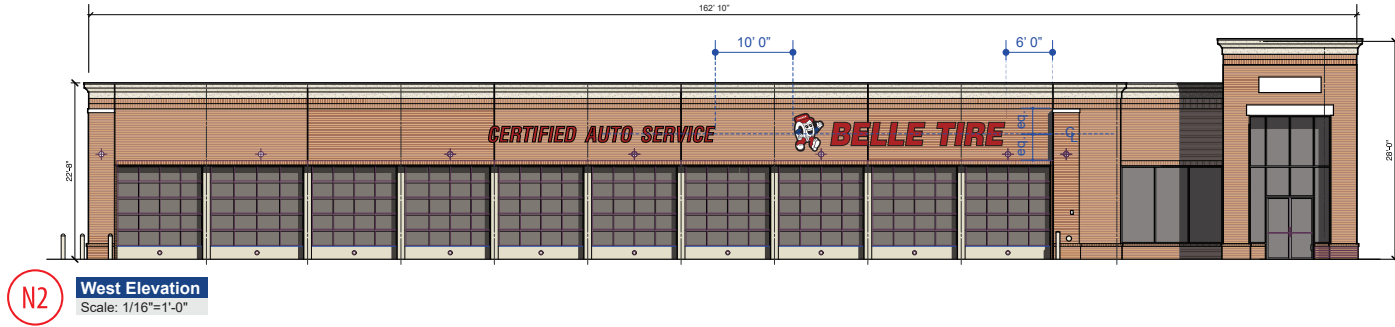
09/01/2023 - VILLAGE SUBMITTAL

Project Number:

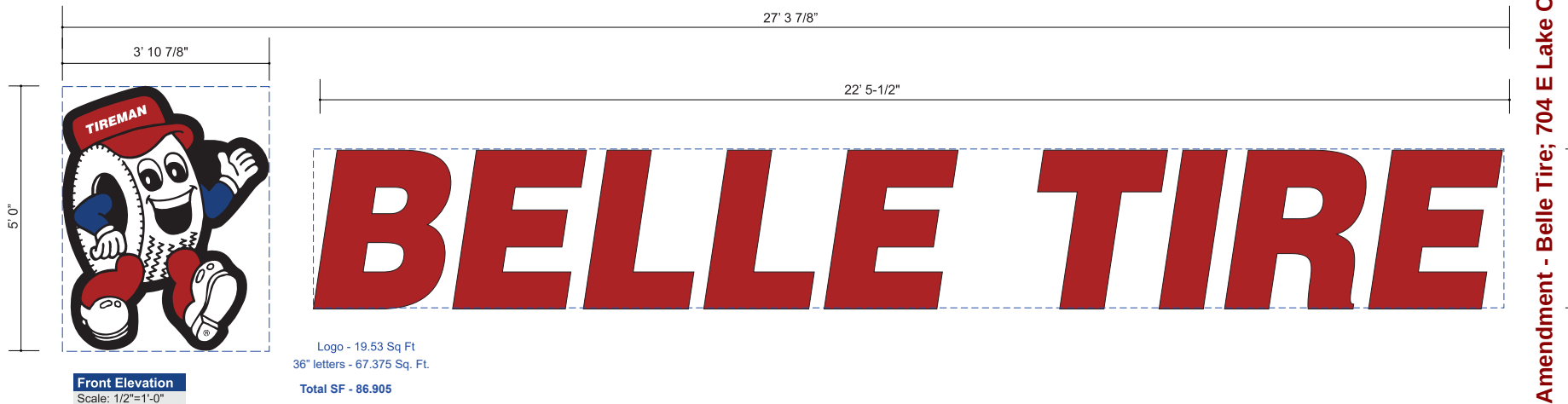
23-240

Sheet Number:

C-200







General Specifications

**Logo:** LED lighted channel with Pan formed face stood off building

**Letters:** LED lighted flush mounted to building

**Power Supplies:** Remote located

**Power:** 120V primary electrical feed with disconnect by others

**Quantity:**(1) Logo/Belle Tire

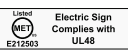
Color Specifications

|  |                                                            |
|--|------------------------------------------------------------|
|  | PMS 1805 C-CMYK 21/100/100/17<br>3M 3630-73 Dark Red Vinyl |
|  | PMS 294 C-CMYK 100/87/22/20<br>3M 7725-17 Vivid Blue       |
|  | PMS Black-CMYK 75/68/75/90                                 |
|  | 2793 Red Acrylic                                           |

All paint finishes to be Satin unless otherwise specified



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Electric Sign  
Complies with  
UL48

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GROUNDING  
ELECTRICAL  
CONNECTIONS

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Client:  
**Belle Tire**

Address:  
**704 E. Lake Look Road  
Buffalo Grove, IL**

|                                                      |                              |                    |                          |   |      |             |         |                            |
|------------------------------------------------------|------------------------------|--------------------|--------------------------|---|------|-------------|---------|----------------------------|
| Date:<br><b>08/23/23</b>                             | Estimate #:<br><b>E10975</b> | Job #:<br><b>-</b> | Page #:<br><b>4 of 8</b> | # | Date | Description | Initial | Client Review Status       |
| File Name:<br><b>BT-E10975_Buffalo Grove, IL_100</b> |                              |                    |                          | 1 | -    | -           | -       | Allen Industries, Inc. req |
| Sales:<br><b>DB</b>                                  |                              |                    |                          | 2 | -    | -           | -       | drawing be obtained from   |
| Design:<br><b>SK</b>                                 |                              |                    |                          | 3 | -    | -           | -       | production release or pro  |
| PM:<br><b>SS</b>                                     |                              |                    |                          | 4 | -    | -           | -       | Client Signature:          |
|                                                      |                              |                    |                          | 5 | -    | -           | -       |                            |
|                                                      |                              |                    |                          | 6 | -    | -           | -       |                            |

hat an approved  
lient prior to any  
release revision.  
ral Date:

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)



#### General Specifications

**Logo:** LED lighted channel with Pan formed face stood off building

**Letters:** LED lighted flush mounted to building

**Power Supplies:** Remote located

**Power:** 120V primary electrical feed with disconnect by others

**Quantity:**(1) Logo/Belle Tire (1) Certified Auto Service

#### Color Specifications

|                                                                                     |                                                            |
|-------------------------------------------------------------------------------------|------------------------------------------------------------|
|  | PMS 1805 C-CMYK 21/100/100/17<br>3M 3630-73 Dark Red Vinyl |
|  | PMS 294 C-CMYK 100/87/22/20<br>3M 7725-17 Vivid Blue       |
|  | PMS Black-CMYK 75/68/75/90                                 |
|  | 2793 Red Acrylic                                           |

All paint finishes to be Satin unless otherwise specified



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**Client:**  
**Belle Tire**

**Address:**  
**704 E. Lake Look Road**  
**Buffalo Grove, IL**

**Date:**  
**08/23/23**

**Estimate #:**  
**E10975**

**Job #:**  
**-**

**Page #:**  
**5 of 8**

**File Name:**  
**BT-E10975\_Buffalo Grove, IL\_100**

**Sales:**  
**DB**

**Design:**  
**SK**

**PM:**  
**SS**

| # | Date | Description |
|---|------|-------------|
| 1 | -    | -           |
| 2 | -    | -           |
| 3 | -    | -           |
| 4 | -    | -           |
| 5 | -    | -           |
| 6 | -    | -           |

**Client Review Status**  
Allen Industries, Inc. requires that an approved drawing be obtained from client prior to any production release or project release revision.

**Client Signature:**

**Client Review Status**  
What an approved client prior to any release revision.

**Client Signature:**

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)



N3

84/36 Channel

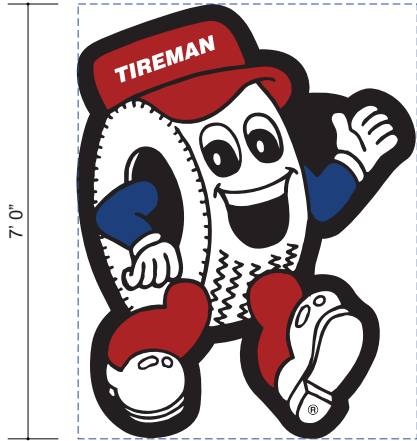
o &amp; letters

Flush mounted

5' 5-1/2"

28' 11"

22' 5-1/2"

**Front Elevation**

Scale: 1/2"=1'-0"

84" logo - 38.2 Sq. Ft.  
 36" letters - 67.375 Sq. Ft.  
**Total SF - 105.575**

**General Specifications****Logo:** LED lighted channel with Pan formed face stood off building**Letters:** LED lighted flush mounted to building**Power Supplies:** Remote located**Power:** 120V primary electrical feed with disconnect by others**Quantity:** (1) Logo/Belle Tire**Color Specifications**

-  PMS 1805 C-CMYK 21/100/100/17  
3M 3630-73 Dark Red Vinyl
-  PMS 294 C-CMYK 100/87/22/20  
3M 7725-17 Vivid Blue
-  PMS Black-CMYK 75/68/75/90
-  2793 Red Acrylic

*All paint finishes to be Satin unless otherwise specified*

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**Client:**  
**Belle Tire**

**Address:**  
**704 E. Lake Look Road**  
**Buffalo Grove, IL**

**Date:** 08/23/23  
**Estimate #:** E10975  
**Job #:** -  
**Page #:** 6 of 8

**File Name:**  
**BT-E10975\_Buffalo Grove, IL\_100**

**Sales:** DB  
**Design:** SK  
**PM:** SS

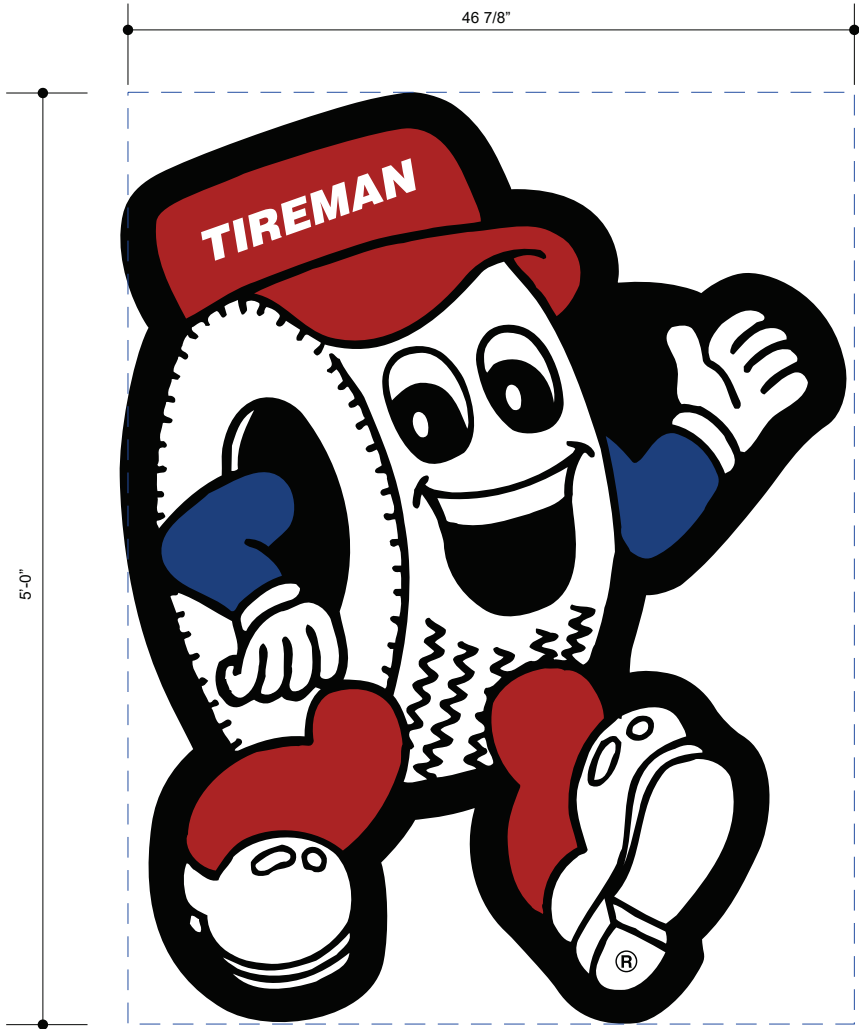
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|---|------|-------------|
| 1 | -    | -           |
| 2 | -    | -           |
| 3 | -    | -           |
| 4 | -    | -           |
| 5 | -    | -           |
| 6 | -    | -           |

**Initial**  
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**Client Review Status**  
 Allen Industries, Inc. req  
 drawing be obtained from  
 production release or pro  
**Client Signature:**

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 client prior to any  
 release revision.  
 ral Date:

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)



Front Elevation  
Scale: 1 1/2"=1'-0"

19.53 Sq Ft

General Specifications

- Face: .177" Polycarbonate Embossed Back Sprayed Face w/ 2" Black Jewelite.
- Returns: .063" Pre-Finished Black Coil Stock
- Backs: .080" Aluminum
- Illum: White LEDs as required by manufacturer, Remote power supplies
- Quantity: (1) Interior Logo Capsules

Color Specifications

- PMS 294 C blue
- PMS 1805 C
- White
- Black

All paint finishes to be Satin unless otherwise specified

N4 S/F Interior Lighted Lobby Logo

Flush mounted

INTENT ONLY  
ing Required to  
Actual Production  
on Requirements



FILE NUMBER: E212503



Electric Sign  
Complies with  
UL48

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GROUNDING  
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CONNECTIONS

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Client:  
**Belle Tire**

Address:  
**704 E. Lake Look Road  
Buffalo Grove, IL**

|                                 |             |        |         |
|---------------------------------|-------------|--------|---------|
| Date:                           | Estimate #: | Job #: | Page #: |
| 08/23/23                        | E10975      | -      | 7 of 8  |
| File Name:                      |             |        |         |
| BT-E10975_Buffalo Grove, IL_100 |             |        |         |
| Sales:                          | Design:     | PM:    |         |
| DB                              | SK          | SS     |         |

| # | Date | Description | Initial |
|---|------|-------------|---------|
| 1 | -    | -           | -       |
| 2 | -    | -           | -       |
| 3 | -    | -           | -       |
| 4 | -    | -           | -       |
| 5 | -    | -           | -       |
| 6 | -    | -           | -       |

Client Review Status

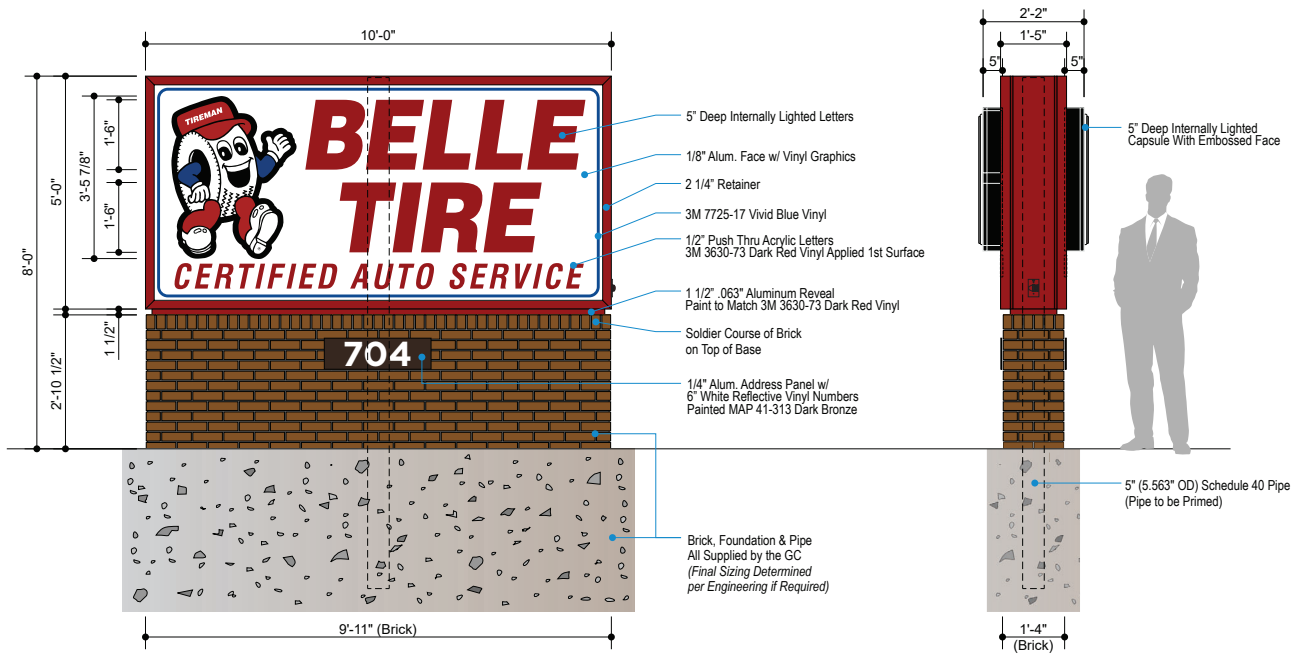
Allen Industries, Inc. req  
drawing be obtained from  
production release or pro

Client Signature:

hat an approved  
lient prior to any  
release revision.

al Date:





### Front View

Scale:  $\frac{3}{8}''=1'-0''$

|                    |                                                                                                                                                                                                                                                                                                                            |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Face:</b>       | .125" Alum. Face Painted White w/ 3M 7725-17 Vivid Blue Vinyl Applied 1st Surface                                                                                                                                                                                                                                          |
| <b>Logo:</b>       | 5" Deep Internally Illuminated Channel Letter w/ .040" Returns and .063" Backs. .177" Polycarbonate Embossed Back Sprayed Face w/ 1" Black Jewelite. Attached to Cabinet Face via #8 x 3/4" Self Drilling Screws                                                                                                           |
| <b>Copy:</b>       | "Belle Tire" 5" Deep Internally Illuminated Channel Letters w/ .040" Returns and .063" Backs.<br>2793 Red Acrylic Faces w/ 1" Black Jewelite. Attached to Cabinet Face via #8 x 3/4" Self Drilling Screws<br><br>"Certified Auto Service" 3/4" thick clear push thru acrylic w/ 3M 3630-73 Dark Red Vinyl Applied to Face; |
| <b>Cabinet:</b>    | 17" Deep SIGNCOMP Extruded Alum. Cabinet. Part #2005, 2065, 2075<br>Paint to Match 3M 3630-73 Dark Red Vinyl. Satin Finish                                                                                                                                                                                                 |
| <b>Illum:</b>      | White/Red LEDs as required by manufacturer, Remote power supplies                                                                                                                                                                                                                                                          |
| <b>Electrical:</b> | (1) 20 AMP Circuit, 120 Volts<br>Actual Number of Circuits to be determined by Licensed Electrical Contractor;                                                                                                                                                                                                             |
| <b>Quantity:</b>   | (1)                                                                                                                                                                                                                                                                                                                        |

Side View

Scale:  $\frac{3}{8}''=1'-0''$



**Electric Sign  
Complies with  
UL48**

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**All paint finish  
unless otherw**

**Vinyl S**

|                                                                                     |         |
|-------------------------------------------------------------------------------------|---------|
|  | 3M 7725 |
|  | 3M 3630 |
|  | 3M 680- |

ations

GB 172/51/54  
00/17

GB 51/68/117  
2/20

RGB 0/0/0  
/90

C

ations

id Blue

rk Red Vinyl

ective White Vinyl

ns

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ze

)-73 Dark Red Vinyl  
nt Fading

**Satin**  
**specified**

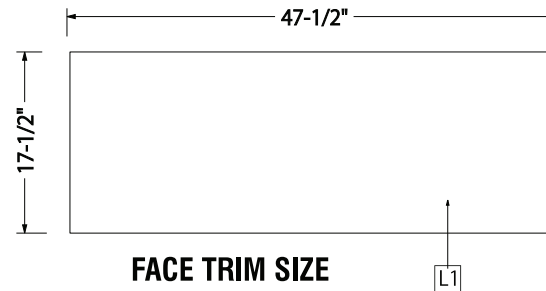
What an approved  
client prior to any  
release revision.

Final Date:

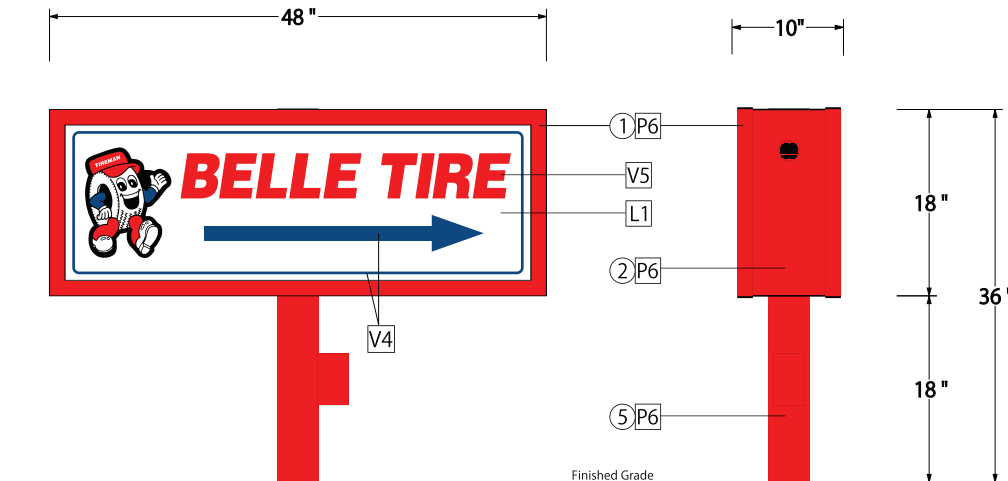
**Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)**



FACE GRAPHIC-SIDE B



FACE TRIM SIZE



### Fabrication Notes

- Fabricate alum. cabinet with 1-1/2" face retainers
- Lighted directional face, flat Lexan with vinyl graphics
- Extruded aluminum components to be welded
- Separation of dissimilar metals per paint / primer barrier
- All hardware to be 18-8 stainless steel painted to match adjacent surfaces (where exposed as required)

### Electrical Notes

Lighting: (12 modules) GE Tetra Mini Strip  
(DS 7100K GEWHBDP6)

Power Supplies: (1) GEPS 24-100U @ 1.1 amp each  
Total Amps = 1.1 (max) @ 120V  
(1) 20 amp 120V circuit required

### Install Notes

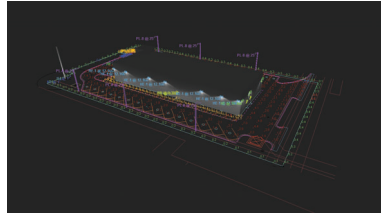
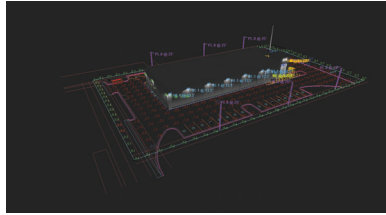
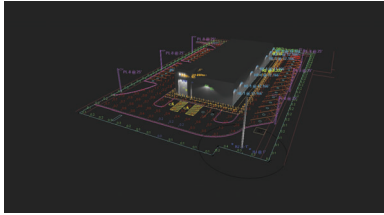
- Install sign into direct pour footing
- Electrical to sign location by electrical contractor

### ESTIMATED BILL OF MATERIALS 2.2.b

| No. | Qty.  | Part # | DESCRIPTION                               |
|-----|-------|--------|-------------------------------------------|
| 1   | 6 sf  | 11110  | .063 Aluminum sheet                       |
| 2   | 11 sf | 11120  | .100 Mill 3003 Aluminum Sheet, 48" x 96"  |
| 4   | 9'    | 12000  | 1" x 1" x 1/8" aluminum angle (6061-T6)   |
| 5   | 26"   | 13130  | 4" x 4" x 1/8" Alum Square Tube (6061-T6) |
| 6   | 12    | 30070  | GE Tetra miniStrip DS 7100K (GEWHBDP6)    |
| 7   | 1     | 30180  | GEPS 24-100U power supply                 |
| 8   | 1     | 30240  | Toggle switch                             |
| 9   | -     | -      | -                                         |
| 10  | 4'    | 12060  | 2" x 2" x 3/16" Alum angle                |
| 11  | -     | 30226  | 2" Round Vent                             |
| 12  | -     | -      | Single gang weather proof box             |
| 13  | -     | -      | UL Label                                  |
| 14  | -     | -      | Electrical/Harmon Label                   |

|    |  |       |                       |
|----|--|-------|-----------------------|
| L1 |  | 50435 | 5/32 White Lexan Roll |
|----|--|-------|-----------------------|

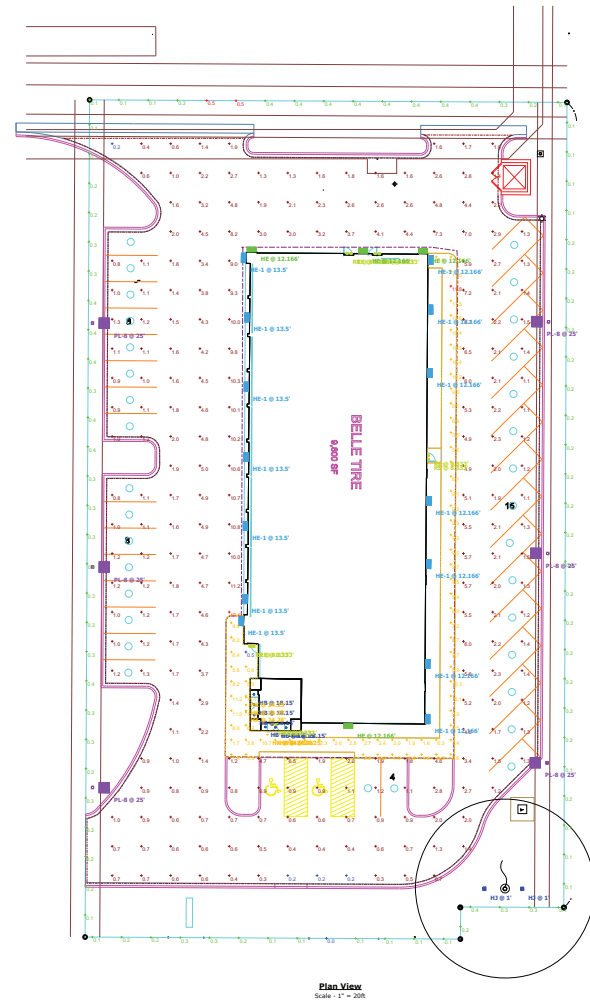
|    |  |       |                                      |
|----|--|-------|--------------------------------------|
| V3 |  | 82010 | 3M 7725-12 HP Black                  |
| V4 |  | 82020 | 3M 3630-97 TR Bristol Blue           |
| V5 |  | 82020 | 3M 3630-73 TR Dark Red               |
| P6 |  |       | MAP to match 3M 3630-73 Dark Red Vin |



| Statistics                 |        |        |         |        |         |         |
|----------------------------|--------|--------|---------|--------|---------|---------|
| Description                | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| PARKING & CIRCULATION AREA | +      | 2.6 fc | 12.1 fc | 0.2 fc | 60.5:1  | 13.0:1  |
| PROPERTY LINE              | +      | 0.2 fc | 0.5 fc  | 0.0 fc | N/A     | N/A     |
| BUILDING ADJACENT SIDEWALK | +      | 7.0 fc | 11.8 fc | 0.5 fc | 23.6:1  | 14.0:1  |

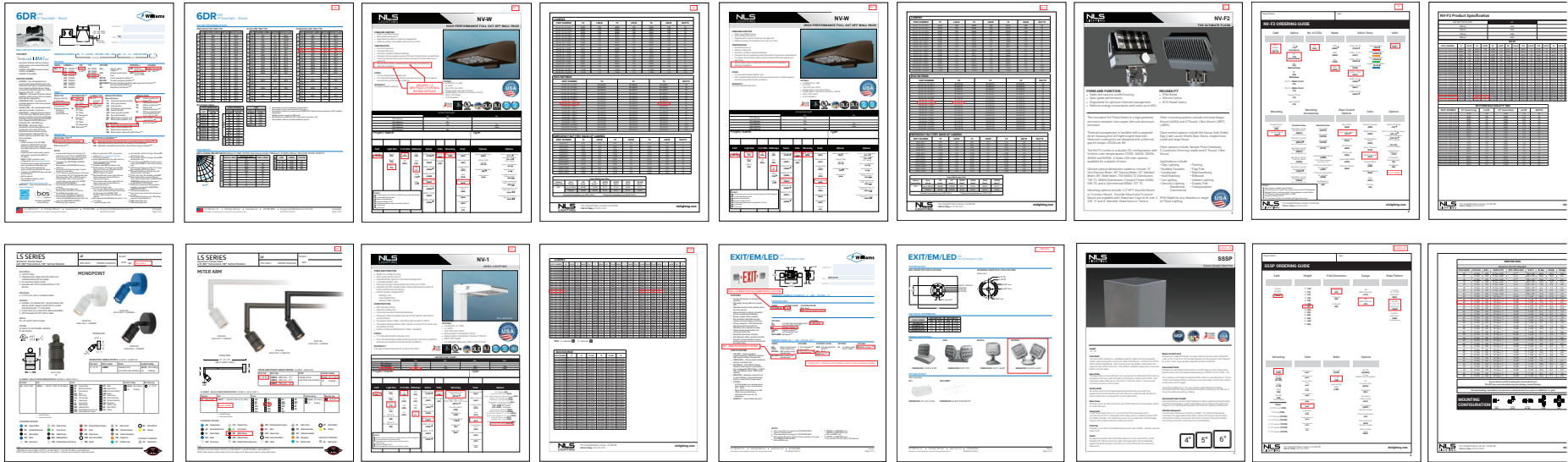
| Symbol | Label | Image | QTY | Manufacturer          | Catalog                                | Description                                                                                                                                                                                                                                                                                                                     | Number | Lamps<br>Output | LLF | Input<br>Power | Polar Plot                       |
|--------|-------|-------|-----|-----------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------|-----|----------------|----------------------------------|
|        | HB    |       | 6   | WILLIAMS INDOOR       | HDL-FL-LED-RS-DIM-<br>MAY-08-CP-CE-MET | 6" AND RECESSED LED CAST HOUSING DOWNLIGHT WITH LONG LIFE DIM ALUMINUM REFLECTOR (RESE)                                                                                                                                                                                                                                         | 1      | 1699            | 0.9 | 19             | <br><a href="#">View Labeled</a> |
|        | HE    |       | 4   | NLS Lighting LLC      | Mw-dk-T4-16L-7-40K-<br>slm             | LED LUMINAIRE                                                                                                                                                                                                                                                                                                                   | 1      | 6646            | 0.9 | 37             | <br><a href="#">View Labeled</a> |
|        | HE-1  |       | 14  | NLS Lighting LLC      | Mw-dk-T2-16L-7-40K-<br>slm             | TYPIC II, MODUL LED LUMINAIRE                                                                                                                                                                                                                                                                                                   | 1      | 4653            | 0.9 | 37             | <br><a href="#">View Labeled</a> |
|        | H3    |       | 2   | NLS LIGHTING          | MV-F2-3D-32L-60W-40K                   | LED LUMINAIRE, 32W REMA-BODHA                                                                                                                                                                                                                                                                                                   | 1      | 9637            | 0.9 | 80             | <br><a href="#">View Labeled</a> |
|        | HK    |       | 6   | Tray CSL Lighting Inc | ULBLED                                 | LS SERIES LED BULLET 250WG                                                                                                                                                                                                                                                                                                      | 1      | 739             | 0.9 | 14             | <br><a href="#">View Labeled</a> |
|        | PL-B  |       | 6   | NLS LIGHTING          | Mv-1-T4-16L-1-40K-T-<br>met            | MV-1 Miniature with version 1 backe shade                                                                                                                                                                                                                                                                                       | 1      | 4118            | 0.9 | 56             | <br><a href="#">View Labeled</a> |
|        | RE    |       | 0   | BEST LIGHTING         | LED-R1-L2 LED                          | MOLDED WHITE PLASTIC HOUSING, TWO MOLDED WHITE PLASTIC WINGS, REAR ADJUSTABLE, NEW TPO GLASS LENS CONSISTS OF MOLDED WHITE PLASTIC HOUSING ONE CURVED BRIDGE WITH 12 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND ONE ADJUSTABLE PIVOT LENS CLEAR POLYCARBONATE LENS, ONLY ONE REAR ASSEMBLY INDICATED FOR THIS TEST. | 12     | 5               | 1   | 0.768          | <br><a href="#">View Labeled</a> |

| Luminance Location |     | X       |        | Y     |        | Z      |        | M      |        | S      |       | A      |        | V |   |
|--------------------|-----|---------|--------|-------|--------|--------|--------|--------|--------|--------|-------|--------|--------|---|---|
| No.                | Loc | Lat     | Long   | X     | Y      | Z      | M      | S      | A      | V      | X     | Y      | Z      | M | S |
| 114                | HO  | 1846.44 | -44.22 | 0.11  | 10.0   | 90.87  | 105.42 | 164.13 | 44.22  | 1.98   |       |        |        |   |   |
| 230                | HO  | 18.71   | -11.07 | 18.15 | 18.15  | 178.96 |        |        | 76.71  | 11.07  | 18.15 | 18.15  | 178.96 |   |   |
| 231                | HO  | 18.71   | -11.07 | 18.15 | 18.15  | 178.96 |        |        | 76.71  | 11.07  | 18.15 | 18.15  | 178.96 |   |   |
| 232                | HO  | 83.79   | -18.45 | 18.15 | 178.96 |        |        |        | 76.79  | 18.45  | 18.15 | 178.96 |        |   |   |
| 233                | HO  | 83.79   | -18.45 | 18.15 | 178.96 |        |        |        | 76.79  | 18.45  | 18.15 | 178.96 |        |   |   |
| 234                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 235                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 236                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 237                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 238                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 239                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 240                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 241                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 242                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 243                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 244                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 245                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 246                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 247                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 248                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 249                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 250                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 251                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 252                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 253                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 254                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 255                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 256                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 257                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 258                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 259                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 260                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 261                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 262                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 263                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
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| 268                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 269                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 270                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 271                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 272                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 273                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 274                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 275                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 276                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 277                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 278                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 279                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
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| 282                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 283                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 284                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 285                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 286                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 287                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 288                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 289                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 290                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 291                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 292                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
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| 299                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |
| 300                | RE  | 112.43  | 109.03 | 8.31  | 8.31   | 91.89  |        |        | 112.43 | 109.03 |       |        |        |   |   |



**BELLE TIRE  
BUFFALO GROVE, IL  
PREPARED FOR ENRIGHT ARCHITECTS**



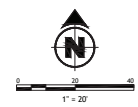
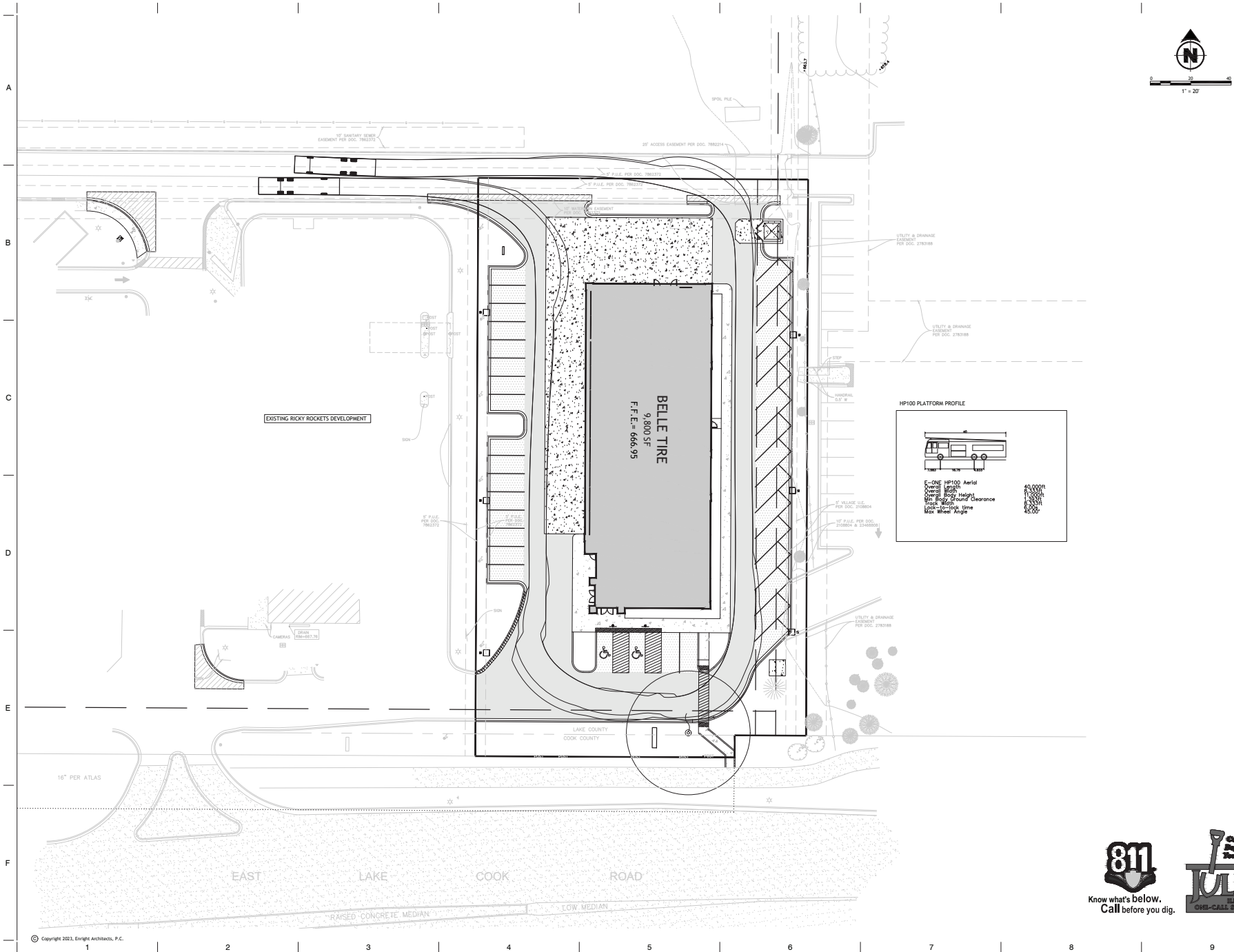


Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)



BELLE TIRE  
BUFFALO GROVE, IL  
PREPARED FOR ENRIGHT ARCHITECTS

Designer  
K1  
Date  
09/28/2023  
Scale  
AS INDICATED  
Drawing No.  
Summary  
ETEC LIGHTING



2.2.b

**Christopher Enright, Inc.**  
A PROFESSIONAL CORPORATION

428 E. Parent Avenue  
Suite 100  
Royal Oak, MI 48067  
248.338.6485 (O)  
248.330.9395 (C)  
c@enrightinc.com  
enrightinc.com

Owner:

Belle Tire  
Buffalo Grove, IL

704 E Lake Cook Road  
Buffalo Grove, IL 60089

**AUTOTURN E<sup>3</sup>**  
**FIRE TRUCK**

09/01/2023 - VILLAGE SUBMITTAL  
09/29/2023 - ENGINEERING RESUB  
10/17/2023 - REVISION PER VILLAGE

23-240

TR-1





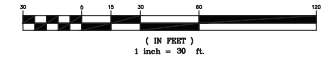


## LEGAL DESCRIPTION

LOT 3 IN THE FINAL PLAT OF BLUESTONE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BUFFALO GROVE COMMERCIAL CENTER UNIT 18 IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE AND COOK COUNTIES, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2022 AS DOCUMENT 2202019640, IN LAKE COUNTY AND COOK COUNTY, ILLINOIS.

ALTA/NSPS LAND TITLE  
AND TOPOGRAPHIC SURVEY

## GRAPHIC SCALE



## GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1774838-M001 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 6, 2023 (COOK COUNTY), APRIL 12, 2023 (LAKE COUNTY).
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN OTHER AREAS, ZONE X NO SHADE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17097C0264K, HAVING A REVISED DATE OF SEPTEMBER 18, 2013.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 04/26/2023.
5. THE SURVEYOR CONTACTED JILL L.L.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF 433161880. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED JILL L.L.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF 433161880. REQUESTS WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON. ALSO, PRIOR TO FIELD WORK ON THIS SITE, THE UNDERGROUND DETECTIVE PROVIDED UTILITY LOCATING SERVICES ON-SITE AND THE INFORMATION OBTAINED BY THE SURVEYOR FROM THESE MARKS ARE SHOWN HEREON.
6. IN ACCORDANCE WITH TABLE A ITEM 16, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTIONS.
7. IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THIS SITE DOES NOT HAVE DIRECT PHYSICAL VEHICULAR ACCESS TO A PUBLIC ROADWAY.
9. IN ACCORDANCE WITH TABLE A ITEM 6(A), A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.

## NOTES

## REGARDING SCHEDULE A:

LOT 3 IN THE FINAL PLAT OF BLUESTONE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BUFFALO GROVE COMMERCIAL CENTER UNIT 18, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2022 AS DOCUMENT 2202019640, IN LAKE COUNTY, ILLINOIS, PLOTTED HEREON.

## REGARDING SCHEDULE B:

1. SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 8, 10, 16 AND 17 ARE NOT SURVEY RELATED AND THEREFORE NOT PLOTTED HEREON.
2. DECLARATION DOCUMENT 2130620 INCLUDES THE SUBJECT SITE IN BLANKET RESTRICTIONS AND ARCHITECTURAL CONTROL. EASEMENTS FOR WATER DETENTION ARE NOT DIMENSIONED AND NOT PLOTTABLE.
3. GAS MAIN EASEMENT PER DOCUMENT 2358267, IS LOCATED ON LOT 4, NOT ON THE SUBJECT SITE, NOT PLOTTABLE.
4. BUILDING SET BACK LINE AND PUBLIC UTILITY AND DRAINAGE EASEMENT, ON THE SUBJECT SITE, PER PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 1, DOCUMENT 2108804 IN LAKE COUNTY.
5. BUILDING LINES, WATERMAIN EASEMENT, PUBLIC UTILITY EASEMENT, ON THE SUBJECT SITE, PER PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 18, PER DOCUMENT 2346880 IN LAKE COUNTY, PLOTTED HEREON.
6. THE BLANKET EASEMENT PER SAID PLAT WAS VACATED BY PLAT OF VACATION DOCUMENT 7882213 IN LAKE COUNTY.
7. PUBLIC UTILITY AND WATERMAIN EASEMENTS ON THE SUBJECT SITE, PER FINAL PLAT OF BLUESTONE RESUBDIVISION, DOCUMENT 2202019640, PLOTTED HEREON.
8. EASEMENT FOR ACCESS PER DOCUMENT 7882214 IN LAKE COUNTY, ON THE NORTH LINE OF SUBJECT SITE, PLOTTED HEREON.

## SCHEDULE B EXCEPTION

1. DECLARATION OF PROTECTIVE COVENANTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENTS DATED JUNE 1, 1978, AND FEBRUARY 1, 1981, AND KNOWN AS TRUST NOS. 43348 AND 43323, RESPECTIVELY, RECORDED SEPTEMBER 14, 1981 AS DOCUMENT 2130620 IN LAKE COUNTY, AND THE TERMS AND PROVISIONS THEREOF.
2. BUILDING SET BACK LINE, PUBLIC UTILITY AND DRAINAGE EASEMENT, EASEMENT PROVISIONS, VILLAGE EASEMENT PROVISIONS AND OTHER MATTERS AS SET FORTH ON THE PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 1 RECORDED APRIL 18, 1981 AS DOCUMENT 2108804 IN LAKE COUNTY.
3. BUILDING LINES, WATERMAIN EASEMENT, PUBLIC UTILITY EASEMENT, EASEMENT PROVISIONS, GENERAL VILLAGE EASEMENT PROVISIONS AND OTHER MATTERS AS SET FORTH ON THE PLAT OF BUFFALO GROVE COMMERCIAL CENTER UNIT 1 RECORDED APRIL 18, 1981 AS DOCUMENT 2108804 IN LAKE COUNTY.
4. PUBLIC UTILITY EASEMENTS, WATERMAIN EASEMENT, EASEMENT PROVISIONS AND OTHER MATTERS AS SET FORTH ON FINAL PLAT OF BLUESTONE RESUBDIVISION RECORDED JANUARY 18, 2022 AS DOCUMENT 2202019640, IN COOK COUNTY AND JANUARY 20, 2022 AS DOCUMENT 2202019640 IN COOK COUNTY.
5. PLAT OF EASEMENT FOR ACCESS RECORDED MARCH 9, 2022 AS DOCUMENT 7882214 IN LAKE COUNTY.

## SURVEYOR'S CERTIFICATION

TO: BARNES DEVELOPMENT COMPANY, LLC AND FIRST AMERICAN TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 11(A), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/26/2023.

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-020778  
LICENSE EXPIRES 4/30/2025

DATE OF PLAT OR MAP: 5/10/2023

BY:  
DANIEL R. WALTER  
ILL. PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/24

J:\PSDATA\2023 PROJECTS\23.0099\23.0099 LTS TOP.DWG

## UTILITY STATEMENT

THE INFORMATION ON THIS STATEMENT WAS OBTAINED FROM THE SURVEYOR'S FIELD WORK AND FROM THE UTILITY COMPANIES. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER UTILITIES THAT MAY BE PRESENT ON THE SITE. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER UTILITIES THAT MAY BE PRESENT ON THE SITE.

| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
|------|----------|---------|----------|-------------|------|----------|----|------|----------|----|
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |

| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
|------|----------|---------|----------|-------------|------|----------|----|------|----------|----|
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |

| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
|------|----------|---------|----------|-------------|------|----------|----|------|----------|----|
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |

| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
|------|----------|---------|----------|-------------|------|----------|----|------|----------|----|
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |
| DATE | 5-1-2023 | PROJECT | PC-23-79 | DESIGNED BY | DATE | 5-1-2023 | BY | DATE | 5-1-2023 | BY |

### 2.2.b



UTILITY STATEMENT

[illegible]

|         |                                                                          |
|---------|--------------------------------------------------------------------------|
| PROJECT | Belle Tire - Buffalo Grove<br>704 E. Lake Cook Road<br>Buffalo Grove, IL |
| CLIENT  | - Plan Set (PUD)                                                         |

**COMPASS**  
SURVEYING LTD  
A SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

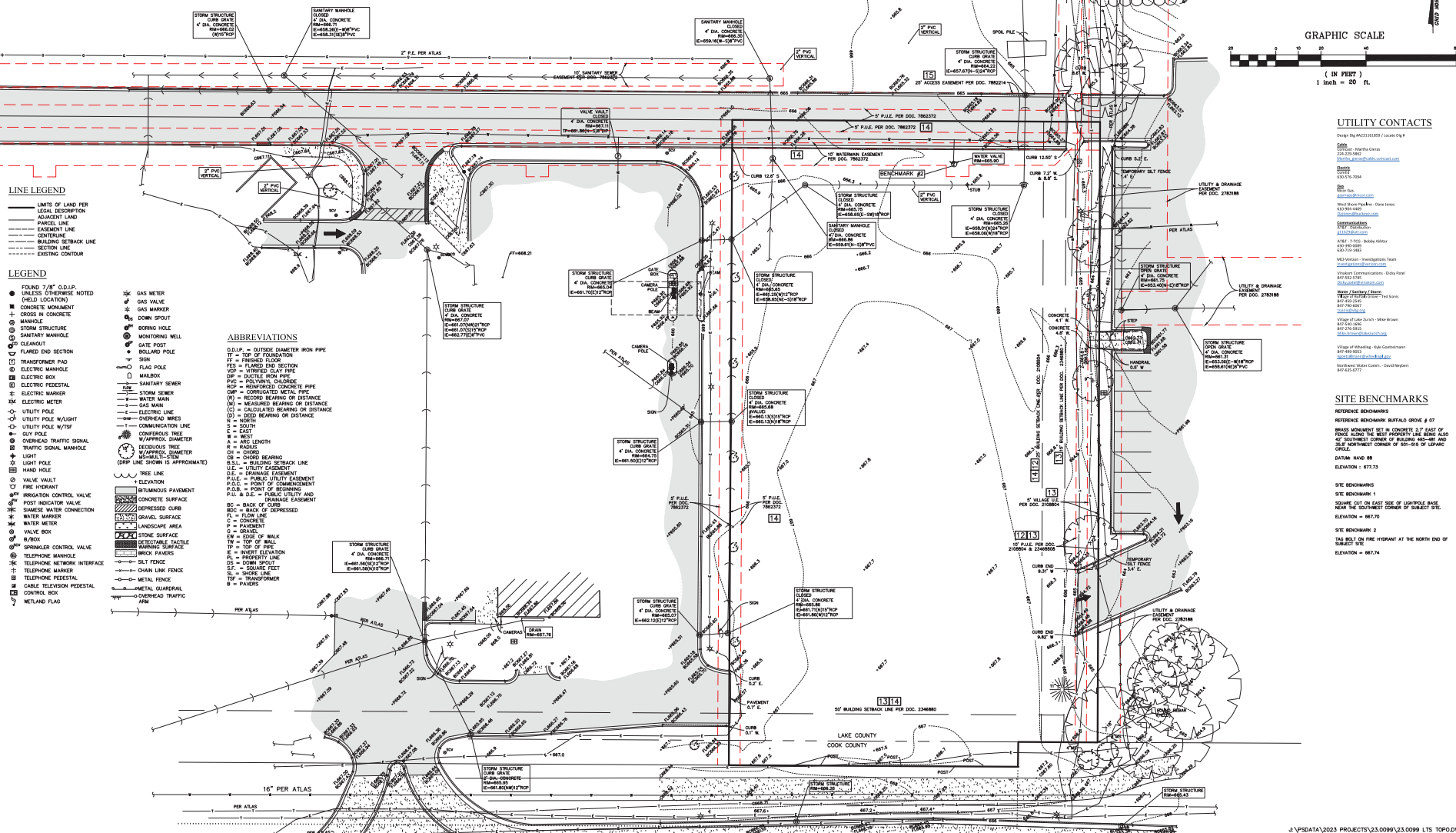
SCALE: 1"

2 OF

ment:

PROJ. NO.: 23 

Attachment: 704 E Lake Cook Road - Plan Set (PUD Amendment - Belle Tire; 704 E Lake Cook Road)





### PLANNED UNIT DEVELOPMENT STANDARDS

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

1. Have the minimum areas as set forth in [Section 17.16.060](#).

**Response: The proposed Belle Tire development will be on Lot 3 of the Bluestone Resubdivision. Lot 3 is 1.06 acres; the overall subdivision is 7.62 acres.**

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

**Response:**

- The proposed development will complement the existing surrounding businesses in the Bluestone Resubdivision including the Ricky Rockets Gas Station, Convenience Store, Carwash, and proposed self-storage facility development. The Belle Tire retail and automotive service store will not have any negative effect on the surrounding neighborhood.
- This Development will provide a tire retail and auto service option for the community, employment for Village and neighboring area residents, and contribute to the municipal tax base growth.
- Proposed development will meet all engineering, public health, safety and general welfare standards of the Village.
- Proposed use has very limited peak hour vehicular trips and will not create traffic congestion.
- As the proposed development is within a developing subdivision along an existing commercial corridor, all required dry and wet utilities as well as other essential municipal services are or will be provided.
- Building will be fully fire suppressed and meet all aspects of NFPA as well as provide visual and audible security systems.
- Development will not require any special security of safety support from the Village other than standard emergency services.
- Electric tire equipment will reduce any potential noise concerns.
- All illumination shall be full "cut-off" to limit any light pollution.
- Building materials and design are considered to be of high quality.
- Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained.
- Belle is a substantial, long-standing entity that will provide constant support to the proposed facility and area.



## VILLAGE OF BUFFALO GROVE



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

**Response:** With the demolition of the BMO Harris Bank in 2020, the existing area being considered for this Belle Tire development is primarily an open grass lot with no significant topography or watercourses. There are existing trees along the west and east boundaries which will be protected during development. There are a few larger trees just offsite in the southeast corner, which will also be protected. New plantings, including trees, shrubs, grasses, and perennials, will be installed on-site in accordance with or exceeding Village requirements.

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

**Response:** This proposed development intends to meet all required aspects of the zoning ordinance.

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

**Response:** Acknowledged. This proposed development on Lot 3 of the Bluestone Resubdivision will not create additional outlots.

## VILLAGE OF BUFFALO GROVE



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 development's location has been thoroughly vetted by Belle Tire Property Management as an excellent location for their future store. Belle Tire's use is consistent with similar neighboring commercial businesses, including (but not limited to): Wheeling Care Car Center (inc. Tire Boss and Neighborhood Auto Care), Just Tires, AutoZone Auto Parts, Buffalo Grove Auto Center and Car Wash, Car-X Tire & Auto, Dakota K Auto Repair and Tire Center, and Firestone Complete Auto Care.**

**This Development will meet all engineering, public health, safety and general welfare standards of the Village. The building will be fully fire suppressed and meet all aspects of NFPA as well as provide visual and audible security systems. The development will not require any special security or safety support from the Village other than standard emergency services. Electronic tire equipment will reduce any potential noise concerns.**

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

#### Response:

**The proposed development will complement the existing surrounding businesses in the Ricky Rockets Development including the Ricky Rockets Gas Station, Convenience Store, Carwash, and proposed self-storage facility development. Access to the site has been master planned with the Bluestone Resubdivision with two access points: one from Lake Cook Road and one from Lexington Drive. The proposed use has very limited peak hour vehicular trips and will not create traffic congestion.**

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

#### Response:

**This multi-million-dollar development on an existing vacant lot will increase surrounding property values. Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis, so quality is maintained. Belle is a substantial, long-standing entity that will provide constant support to the proposed facility and area.**

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 building is a single story, 9,800 square foot facility, similar in use, size and quality of the surrounding commercial properties. Hours of operation are similar or more restrictive to those of our neighbors. The proposed use has very limited peak hour vehicular trips and will not create traffic congestion. All illumination shall be full "cut-off" to limit any light pollution.**

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

**Response:**

**As the proposed site is along an existing commercial corridor and within the Bluestone Resubdivision, all required dry and wet utilities as well as other essential municipal services are 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.

**Response:**

**Adequate customer and employee parking will be provided on the west, south, and east sides of the site with ADA accessible spaces at the front entrance. The only residential area near this development is to the southeast across Lake Cook Road. Existing and proposed landscaping will screen this site from these neighbors. Customer access will come from either the existing right-in, right-out IDOT access provided by the Bluestone development or the existing access roadway along the north boundary. The proposed use has very limited peak hour vehicular trips and will not create traffic congestion. Business deliveries will utilize the Lexington Drive driveway and internal access roads.**



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## Sign Code – Variation Standard

### RESPONSE TO STANDARDS

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

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

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

**Response:** In every Belle Tire location, a 60-foot flagpole and 30'x20' American Flag are proposed and considered to be the standard installation. The Ordinance mandated flagpole height and flag size are unique to the standard installation for Belle Tire. To be denied the request would be injurious to Belle Tire.

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

**Response:** A larger American Flag and pole will not negatively impact our neighbors in any way.

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

**Response:** It does not appear that any other business near this property has provided an American Flag and pole. We maintain that the proposed flag and flagpole are reasonable.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

**Response:** This variance request is in line with the purpose of the Village Sign Code. The large flagpole and flag are constructed of high-quality materials that will be installed by Belle Tire's vendor, Rocket Enterprise. Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis. Specifically, the flagpole and flag are maintained by Rocket Enterprise's on-site maintenance service, so quality is maintained.

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

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

**Response:** The 60-foot high flagpole is a heavy-duty commercial flagpole rated to withstand up to 90 mph wind with a 30'x20' flag flying and up to 130 mph without the flag.

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

**Response:** The proposed development will adhere to or exceed Village landscaping requirements.

Additional information can be found at the Village's Sign Code Regulations webpage:

[https://library.municode.com/il/buffalo\\_grove/codes/code\\_of\\_ordinances?nodeId=TIT14SICO\\_CH14.40VAAP](https://library.municode.com/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14.40VAAP)

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

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and  
**Response: There is no direct access to the Belle Tire site from East Lake Cook Road, which is unique to the site and causes an unusual hardship. It will be helpful if eastbound traffic can recognize Belle Tire from the Lexington Drive intersection, over 600 feet away, in order to turn north onto Lexington drive and access the property from the north access drive at the back of the property. Belle Tire branding on the west wall will be the most effective communication to eastbound traffic. Branding on the south/front wall is required by Belle Tire for proper identification. Belle Tire branding on the east wall will be the most effective identification to westbound traffic. Displaying the informational signage 'Certified Auto Service' above the bays is necessary to communicate to the public that Belle Tire offers more than tires. The area is a new market for Belle Tire, which makes branding with adequate readability of the highest importance.**
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and  
**Response: There will be no detrimental effects to neighboring property owners by granting the requested variances. Belle Tire's business is complementary to the neighboring businesses. Following Belle Tire's proven branding standards helps to ensure successful business operation, which benefits surrounding businesses by bringing in additional customers for everyone in the neighborhood.**
3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and  
**Response: Unusual conditions apply to the Belle Tire property, because there is no direct access onto the site. The dividing median strip on East Lake Cook Road prohibits eastbound traffic from access until they turn around.**
4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.  
**Response: The purposes outlined in Sec. 14.04.020 are met with the proposed sign plan. Signage is designed to complement the development and surrounding area, scaled modestly and appropriately for the building and for effective communication to traffic. The goal is to have the right amount of signage, not too much and not too little. It is essential to communicate effectively to traffic to provide adequate time to make a decision, travel safely into their lane, slow down and turn onto the property.**

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

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

**Response:** The quality of the building, property, and signage are meticulously designed and executed to be exceptionally attractive and functional. Belle Tire's corporate standard branding package is time-tested and proven with many successful locations throughout Michigan, Indiana, and most recently - Metro Chicago.

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

**Response:** Yes – Please refer to the landscaping plans provided by Christopher Enright Architects.

Additional information can be found at the Village's Sign Code Regulations webpage:

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