Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
August 18, 2021 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

1. Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Road (Trustee Johnson) (Staff Contact: Nicole Woods)
2. Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf Course at 316 Checker Drive. (Trustee Pike) (Staff Contact: Nicole Woods)
3. Consider Approval of a Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and a Development Plan with Zoning and Sign Variances for a New Development at 700 Lake Cook Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Aug 4, 2021 12:00 AM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

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.

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 : Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Road

Recommendation of Action

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

The Petitioner, who resides at 98 Downing Road, is requesting to install a 6 foot wood solid privacy fence on specific sides of their rear yard. Pursuant to fence code any fence greater than 5 feet must be of an open design. As the Petitioner is proposing a solid fence greater than 5, a variation is required.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

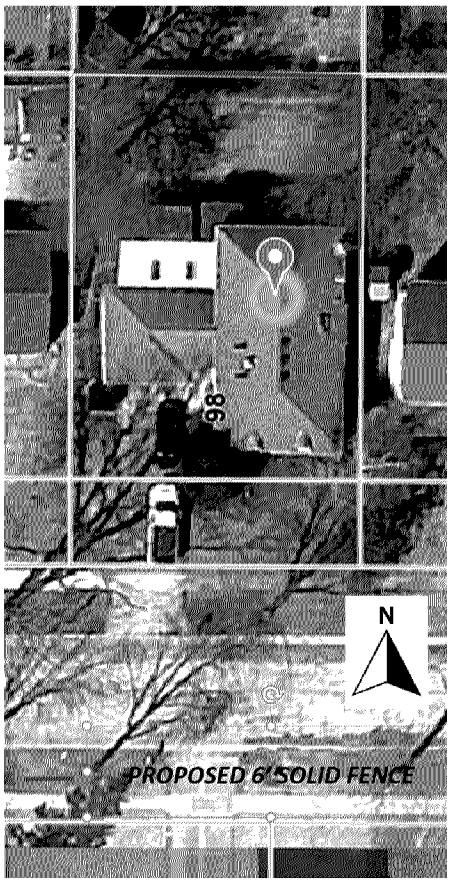
Wednesday, August 18, 2021	

VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

MEETING DATE:	August 18, 2021
SUBJECT PROPERTY LOCATION:	98 Downing Road
PETITIONER:	David Kosak
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation to install a 6 foot solid fence in the rear yard
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R5A.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single family detached.

PROJECT BACKGROUND

The Petitioner is requesting to have a 6 foot wood solid privacy fence installed on two sides enclosing the rear yard. Pursuant to fence code any fence greater than 5 feet must be of an open design. As the Petitioner is proposing a solid fence greater than 5, a variation is required.



PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to install a 6 foot solid vinyl privacy fence installed on two sides (north and east property line) enclosing the rear yard.
- The Subject Property has an existing 5' solid fence on the west which is in a good condition, and hence the Petitioner is keeping that fence.
- The existing 4' open fence on the East property is in a poor condition and is owned by the Petitioner, and hence will be replaced by the proposed 6' solid fence. The open aluminum on the north/rear property line is owned by Neighbor to the north who is deciding whether to keep the fence up or not according to the Petitioner. The Petitioner is proposing to install a 6' solid fence adjacent to this one.

Attachment: Staff Report (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

- The Petitioner is requesting this 6 foot solid fence to provide privacy for an existing pool installed in the rear yard.

- The Fence Code was recently updated to allow for 6 foot solid fences that abut major arterial roads, railroad right of ways, multi-family, parks or non-residentially zoned lots. In this case, the fence abuts single-family lots and hence requires a variance.

- Other than the variation for the height, the proposed fence meets all outlined fence code requirements.

VARIATIONS REQUESTED

A fence height variation from **Section 15.20** from the Buffalo Grove fence code states that *fencing material that is over five feet in height shall be of a design that is open so as to allow visibility*.

The following is a list of approved fence height variations in the rear yard:

Address	Year Approved	Approved Fence Height	Material and Type
634 Buckthorn Ter	2020	6′	Solid vinyl fence
466 Raphael Ave	2019	6′	Solid vinyl fence
23 Columbus Pkwy	2018	6'	Solid wood fence
5 Cambridge Ct	2016	6'	Solid vinyl fence
6 Strathmore	2015	6'	Solid wood fence
7 Strathmore Ct	2015	6'	Solid fence

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and does not have any engineering or line of sight concerns or objections 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 received one call inquiring about the proposed fence, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Fence Code 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;

Attachment: Staff Report (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

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 standards for a variation which are included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval of a variation for the installation of a 6 foot solid fence for the property at 98 Downing Road, subject to the following condition:

1) The fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether or not to approve the variation.

Suggested PZC Motion

PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 6 foot solid fence in the rear yard provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Attachment: Staff Report (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

David Kosak

98 Downing Road, Buffalo Grove, IL, 60089

847-971-7227

KosakD@gmail.com

06/25/2021

The Village of Buffalo Grove Department of Building and Zoning

50 Raupp Drive Buffalo Grove, IL 60089

Re: Reason for Fence Code Variation Request Property ID# - 98 Downing Road

Dear Sirs,

I, David Kosak, am the owner of record of the captioned residential property for which I am seeking a fence code variation. The reason I am seeking the variation is a follows: 1) My family is planning to install a permanent above ground pool and every summer we currently install a temporary above ground pool. The 6'H fence will give us greater privacy while using the pool, will do a better job of blocking the view for our current neighbors (we are on a bit of a hill so we are more visible to the neighbors surrounding us) and it will also provide added security to ensure the pool is not accessible to the children in the neighborhood. I request that you allow the variation due to our situation and the unique circumstances of this property. 2) The proposed variation will not alter the essential character of the neighborhood. Other families in the neighborhood have an existing fence on their properties similar to what we are proposing. What we are proposing is not only compatible with the exiting fences in the neighborhood but will follow the same fence lines for a consistent appearance. Accordingly, we request a finding that we have met the requirements of the proposed variation. Based upon the forgoing, I respectfully request that you grant our Fence Code variation Request.

Sincerely,

David Kosak

David Kosak 06/25/2021

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

E. IVY LANE
ROSPECT, ILLINOIS 60056
24-0595

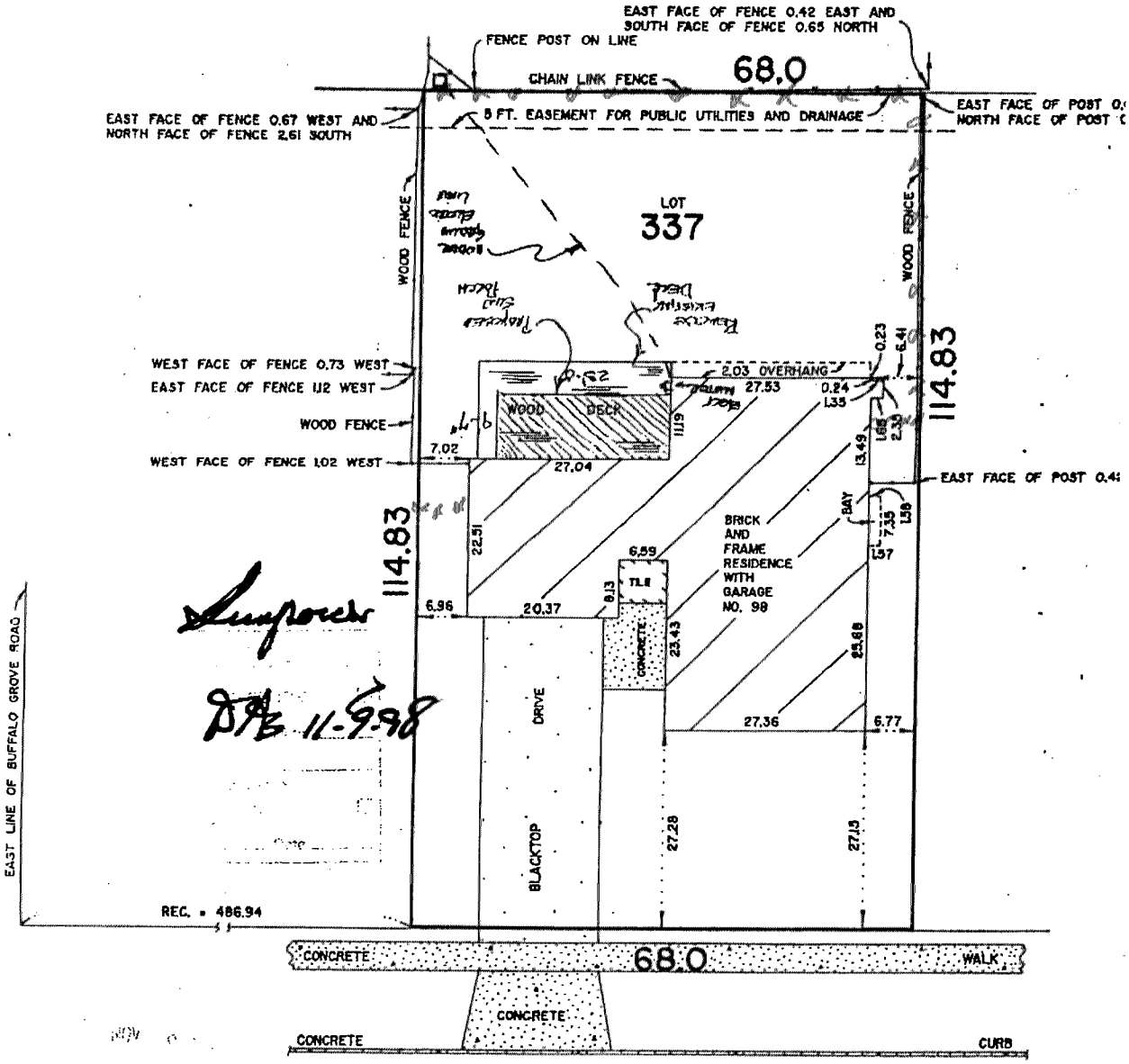
PLAT OF SURVEY

By

JOHN M. HENRIKSEN

OF

LOT 337 IN CAMBRIDGE COUNTRYSIDE UNIT SIX, BEING A SUBDIVISION IN THE NORTH HALF (1/2) OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 7, 1967, AS DOCUMENT NUMBER 2339711.



DOWNING ROAD

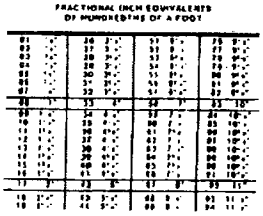
NUMBER 981462

AUGUST 31, 1998

1 INCH = 15 FEET

ED BY BERNARD ELBAUM

ING LINES, IF ANY, SHOWN HEREON ARE BUILDING
SHOWN ON THE RECORDED SUBDIVISION PLAT.
ULT LOCAL AUTHORITIES FOR BUILDING LINES
LISHED BY LOCAL ORDINANCES.
E CHECK LEGAL DESCRIPTION WITH DEED.



STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN MICHAEL HENRIKSEN, an Ill
Surveyor, do hereby certify that I have sur
property and that the plat hereon drawn is
of said survey.

Dimensions are shown in
at a temperature of 68° fahrenh

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

Fence Solutions Co.
Buffalo Grove, Illinois 60089
Licensed, bonded, insured

545 Depot Place
847-383-6469
info@thefencesolutions.com

PROPOSAL/CONTRACT

03/29/2021

Customer Information:

David Kosak
98 Downing Road
Buffalo Grove, Illinois 60089

Job Information:

847-971-7227
kosakd@gmail.com

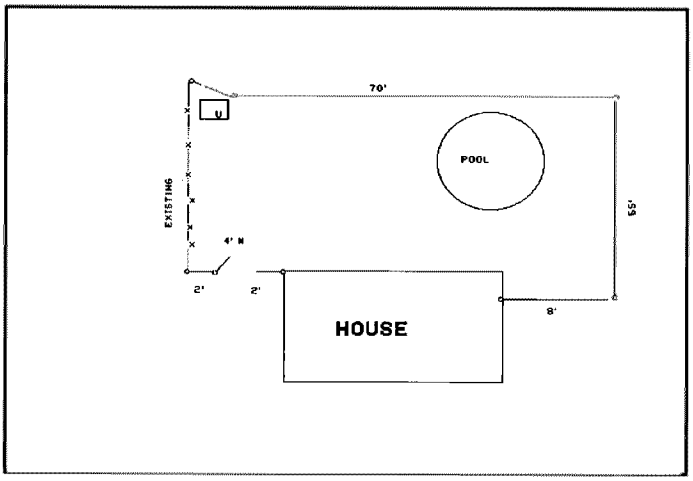
Notes:

Fence Solutions agrees to provide all labor to take down and haul existing fence

as needed. Fence Solutions also agrees to provide all labor and material to install approx. 138' of 6'H White Fence Tech Privacy style PVC fence including 1-4'W walk gate. Posts to be set in wet soaked concrete footings per code. Fence Solutions to obtain permit.

Sell Price: $6,971.00

Thank you for the opportunity!
Katie Basham
630-329-0970
katie@thefencesolutions.com



Fence Solutions Co. requires 50% deposit and 50% upon completion

Fence Solutions Co. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

Fence Solutions Co. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Fence Solutions Co. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Fence Solutions Co. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

Fence Solutions Co. will assume the responsibility for having underground public utilities located and marked. However, Fence Solutions Co. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Fence Solutions Co. to dig in the immediate vicinity of known utilities.

The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of $1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of Fence Solutions Co. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt. Cancellation of this contract will incur a 50% restocking fee of initial depsoit plus the cost of any material purcahsed for the project.

Contract Amount: $_____

Down Payment: $_____

Balance Due: $_____

Approved & Accepted for Customer:

_____ _____
Customer Date

Accepted for Fence Solutions Co.:

_____ _____
Salesperson Date

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

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. I have completed the first one for you since it is not applicable. I have left you room to write down your statements in advance of the meeting.

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 evidence presented at the hearing that:

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

1.) the unique circumstance that is creating a plight to the homeowner is referring to a 5'H fence V 6'H privacy fence. The Homeowner puts up a temporary pool every summer and is planning to pu a permanent pool. Home owner's lot is on a slight incline making the pool and the people using it v visible to the neighbors surrounding them making a 6'H privacy fence necessary. Additionally, the pool will be more secure with a 6'H privacy fence surrounding it than a 5'H high privacy fence.

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

Your Evidentiary Statement:

2.) The proposed variation will not alter the essential character or the neighborhood because the are privacy fences at multiple homes within the same neighborhood. Additionally, the home own proposing a 6'H vinyl privacy fence which comes with a limited lifetime warranty on the fence itse and is considered a no maintenance fence meaning that it will continue to look brand new for the lifetime of the fence as it will not decay or need repair over time. The fence selected will add valu only to the home owner's property but also to the surrounding homes because of the aesthetics i creates.

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:

3.) The slope of the grade is a difficulty or hardship that has not been created by the person who an interest in the property as this grade existed before the home was purchased.

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

Your Evidentiary Statement:

4.) The proposed fence will not be detrimental to the public saftey and welfare. In fact, this fence promotes public saftey and welfare by creating a taller barrier between the fence and the neighborhood making it even harder for children or animal to come into contact with the pool.

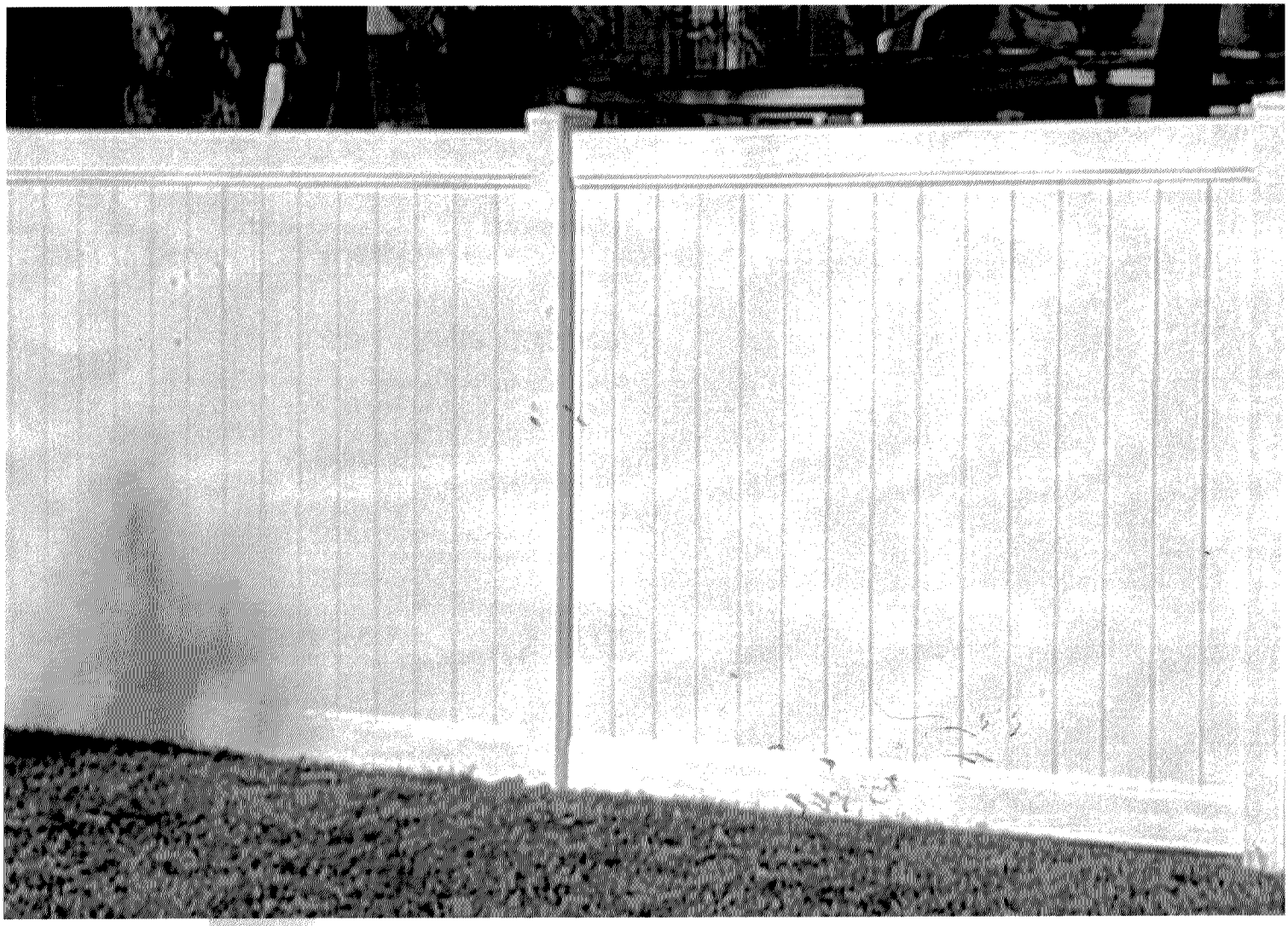
Attachment: Plan Set (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

FENCE TECH INC
QUALITY VINYL FENCE PRODUCTS

WWW.FENCETECHVINYL.COM
INFO@FENCETECHVINYL.COM

PRIVACY FENCE



White Tan

FEATURE SPOTLIGHT

Our Privacy fencing is impervious to moisture, termites and fungus. Rail inserts are manufactured with tongue and groove joints to ensure a smooth elegant finish, identical on both sides ensuring our fences are pleasing for both you and your neighbors. Constructed to withstand high wind loads and work as a sound barrier with it's accoustic attributes.

Ideal for use in:

- Residential Homes
- Housing Developments
- Retirement Villages
- HOA Communities
- Commercial Properties

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Roa)

Action Item : Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf Course at 316 Checker Drive.

Recommendation of Action

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

The Petitioner, who resides at 316 Checker Drive is requesting to have a 6 foot open fence installed on three sides enclosing the rear yard that abuts a golf course. Pursuant to fence code no fence can be installed in the rear yard which abuts the golf course.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Pike

Staff Contact
Nicole Woods, Community Development

Wednesday, August 18, 2021	

VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

MEETING DATE:	August 18, 2021
SUBJECT PROPERTY LOCATION:	316 Checker Drive
PETITIONER:	Tom Karabetsos
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation to install a 6 foot open fence in the rear yard
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R4.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single family detached.

PROJECT BACKGROUND

The Petitioner is requesting to have a 6 foot open fence installed on three sides enclosing the rear yard. Pursuant to fence code no fence can be installed in the rear yard which abuts the golf course.



PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to install a 6 foot open aluminum privacy fence installed on two sides on the east and west property line enclosing the rear yard.
- Presently, the Petitioner has a 4 foot tall fence surrounding the patio of the home which is permitted. Additionally, there is an existing 6 foot open fence on the rear property line owned by Buffalo Grove Golf Course.
- The Petitioner is requesting this 6 foot open fence to provide privacy for an existing pool installed in the rear yard. Also, the Petitioner is proposing to plant bushes to further screen the backyard.
- It must be noted on the west side of the subject property there is no adjoining residence.
- Other than the variation, the proposed fence meets all outlined fence code requirements for height and type.

Attachment: Staff Report (Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf Course at 316 C)

VARIATIONS REQUESTED

A fence height variation from **Section 15.20** from the Buffalo Grove fence code states that *no fencing is allowed in the rear yard of a subject property that abuts a golf course*.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and does not have any engineering or line of sight concerns or objections 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 received two calls inquiring about the proposed fence, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Fence Code 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 standards for a variation which are included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval of a variation for the installation of a 6 foot open fence for the property at 316 Checker Drive, subject to the following condition:

1) The fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether or not to approve the variation.

Suggested PZC Motion

PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 6 foot open fence in the rear yard provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Planning and Zoning Commission:

We recently allowed the Village to remove a complete wall of trees at their request, on the west side of our residence. It is now completely open to the walking path that is there.

Having children and dogs it has become difficult to enjoy our back yard being that it is wide open, as well as having concern for the people walking there. Everything is wide open to the nature preserve, with no privacy or security whatsoever.

It is imperative that we erect the fence for all involved. The aluminum, see through fence is a beautifying fence and will not affect anyone negatively.

These are unique circumstances.

The proposed variation will not alter the essential character of the neighborhood and will not be detrimental to our surroundings and neighbors. In fact, it may add character.

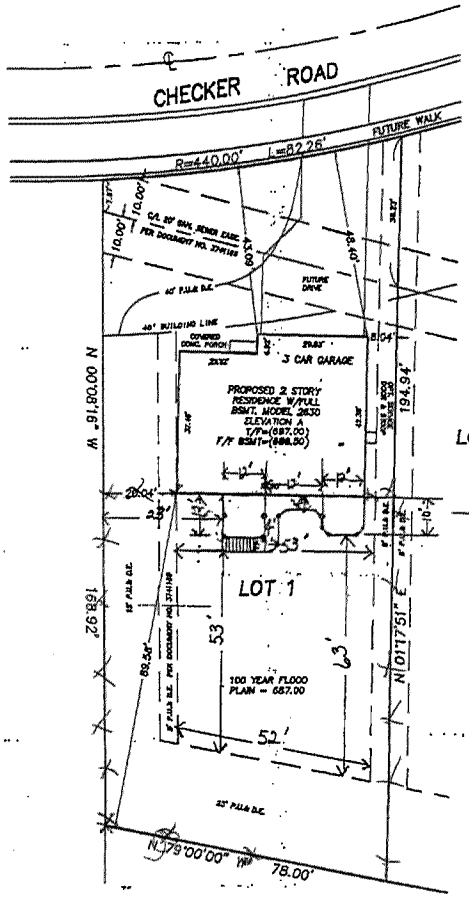
Please allow for this variance.

Thank you,

Tom and Cathy Karabetsos

PLAT FOR BUILDING PERMIT

LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP TOWNSHIP 43 NOTRH, RANGE 11 EAST OF THE THIRD PRINICIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1994 AS DOCUMENT NO. 3594386, IN THE VILLAGE OF BUFFALO GROVE, LAKE COUNTY, ILLINOIS.



Post holes required to be 42" deep.
Post hole inspection required prior to setting posts.
Visibility through fence required.

SCALE 1" =30'

THE FINISHED SIDE OF ALL FENCES SHALL FACE THE FRONT, REAR, SIDE AND STREET LOT LINES, NO POINTS!

APPROVED
PURPOSE:
ZONING REVIEW BY: _____ DATE _____
ENGINEERING REVIEW BY: _____ DATE _____

RECEIVED
JAN 14 1997
BUILDING & ZONING

LOT SVY	8-06-96 GEF
PERMIT	8-06-96 GEF
SPOT	
FINAL	

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED BY HAGENSEE SURVEYING GROUP, LTD. UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS THIS 14th DAY OF AUGUST, A.D., 1996.

BY: Thomas E. Hagensee
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2419

THOMAS E. HAGENSEE
2419
PROFESSIONAL LAND SURVEYOR
HAGENSEE SURVEYING GROUP LTD.
STATE OF ILLINOIS

Aug 08, 1996 - 14:12:08 DWG Name: F:\PROJECTS\623-806\OFFICE\DWGS\ROSEGLEN.DWG

Hagensee Surveying Group, Ltd.
1815 Diehl Road, Suite 100
Naperville, IL 60563
(708) 369-1000
FAX (708) 369-1374

REVISIONS

LEGEND

⊕	- FOUND IRON PIPE (F.I.P.)	P.U.& D.E.	- PUBLIC UTILITY & DRAINAGE EASEMENT
T/F	- TOP OF FOUNDATION	P.U.E.	- PUBLIC UTILITY EASEMENT
T/C	- TOP OF CURB	U.E.	- UTILITY EASEMENT
F/G	- FINISH GRADE	725.0	- EXISTING GRADES
F/F	- FINISH FLOOR	(725.2)	- PROPOSED GRADES

Drawn By: GEF Date: 8-06-96 Job No. 623-806

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf Course at 316 C)

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. I have completed the first one for you since it is not applicable. I have left you room to write down your statements in advance of the meeting.

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 evidence presented at the hearing that:

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

   Your Evidentiary Statement:
   We allowed the Village to remove all the trees and bushes they wanted to. We had complete privacy and security. Now the yard is completely open to the public walkway of the Preserve. With kids & dogs it would be beneficial for all involved. The public and us.

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

   Your Evidentiary Statement:
   We would install a 6ft open Aluminum Architectural Fence. It would add to the character if anything. The golf course already has a 6ft. Chainlink fence on the back side. We would just extend off of it, and replace our current small fence.

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:
   As stated the Village needed to cut the trees and we are left with a wide open, bare yard. No privacy or security which also takes away from the nature experience of the walkers on the path.

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

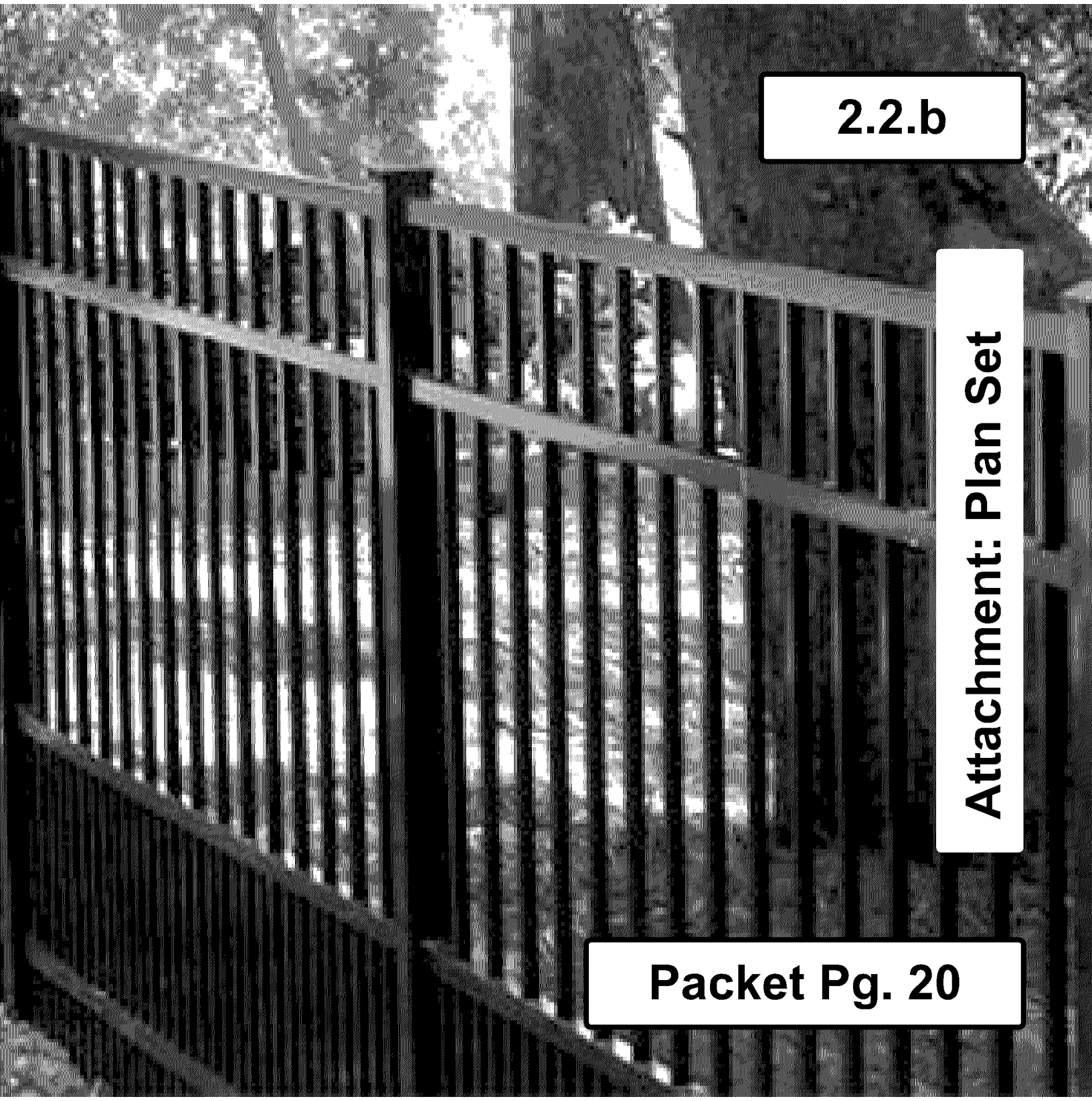
   Your Evidentiary Statement:
   ~~Like~~ Once the fence is installed, trees and bushes planted by us an Village on the Outside it will connect with nature much better. It will also give us ~~back~~ the privacy and security we had. It will add to the scenery and will not be detrimental in any way. There is existing [illegible] along back side of property and along side of golf

We would continue 6' fence along our property

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf Course at 316 C)

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf

Attachment: Plan Set (Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf


2.2.b
Attachment: Plan Set
Packet Pg. 20

Action Item : Consider Approval of a Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and a Development Plan with Zoning and Sign Variances for a New Development at 700 Lake Cook Rd.

Recommendation of Action

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

Bluestone Single Tenant Properties (BSTP Midwest) is proposing to redevelop a 7.6 acres lot at 700 Lake Cook Road to be subdivided into 4 lots. Lot 1 which is 2.32 acres in area is proposed to contain a retail establishment, convenience store (Ricky Rockets), and fuel center. Lot 2 which is 0.97 acres is proposed to contain a car wash (Ricky Rockets). Lot 3 (1.06 acres) and Lot 4 (3.24 acres) will be proposed to be developed at a future date. The proposed development requires approval of a Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and Development Plan approval with Zoning and Sign Variances.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, August 18, 2021	

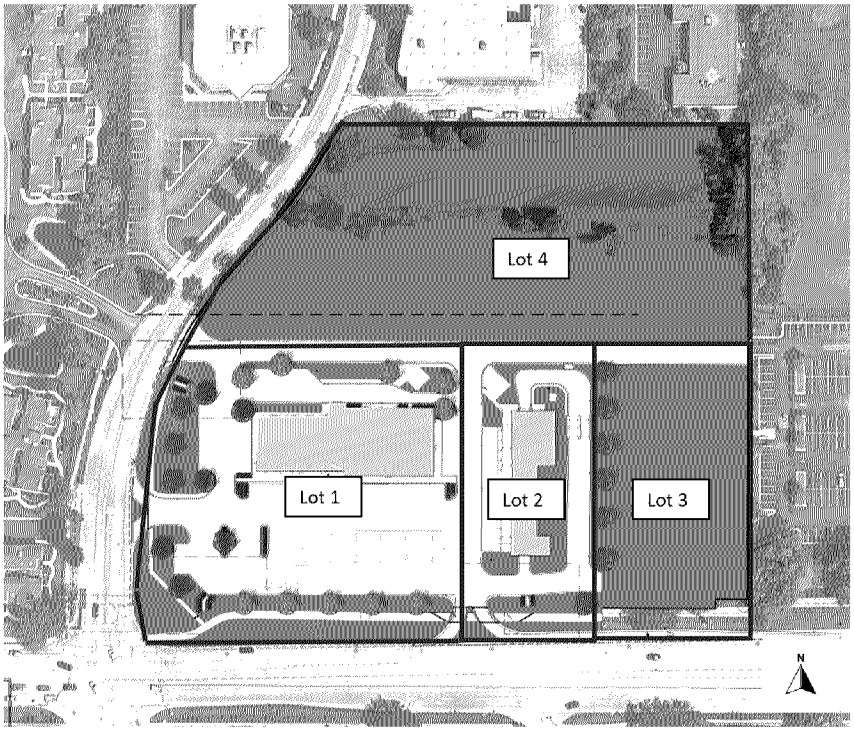
VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

MEETING DATE:	August 18, 2021
SUBJECT PROPERTY LOCATION:	700 Lake Cook Rd
PETITIONER:	Bluestone Single Tenant Properties (BSTP Midwest)
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	Petition to the Village of Buffalo Grove for approval of a Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and Development Plan approval with Zoning and Sign Variances of the property proposed to contain a retail establishment, convenience store, fuel center and car wash on two of four lots within this site.
EXSITING LAND USE AND ZONING:	The property is zoned I (Industrial District)
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property to be Industrial.

PROJECT BACKGROUND

Bluestone Single Tenant Properties (BSTP Midwest) is proposing to redevelop a 7.6 acres lot at 700 Lake Cook Road to be subdivided into 4 lots. Lot 1 which is 2.32 acres in area is proposed to contain a retail establishment, convenience store (Ricky Rockets), and fuel center. Lot 2 which is 0.97 acres is proposed to contain a car wash (Ricky Rockets). Lot 3 (1.06 acres) and Lot 4 (3.24 acres) will be proposed to be developed at a future date.

The site was formerly improved with a 100,000 square foot office building, which was occupied by BMO Harris Bank. This building is currently demolished.



Attachment: Staff Report (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

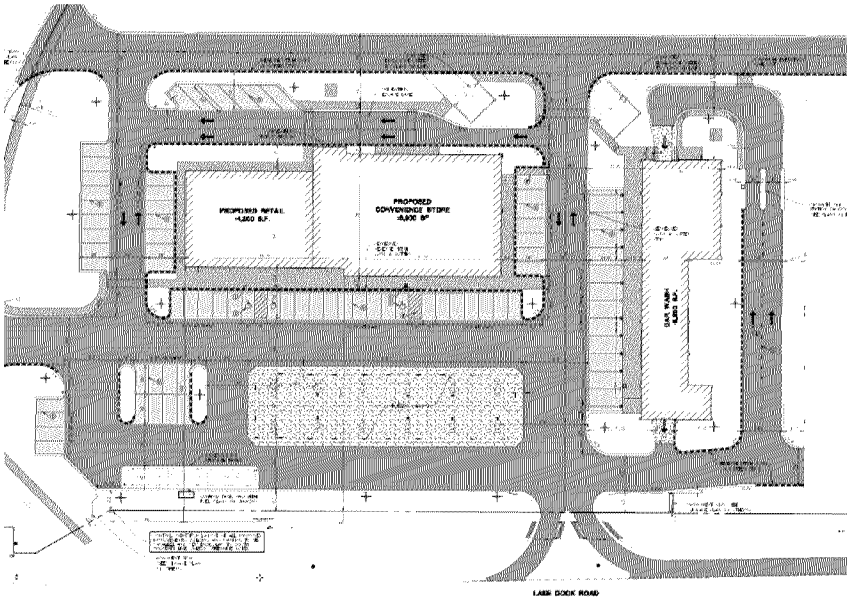
The proposed development at 700 Lake Cook Road requires a plat of subdivision approval for 7.6 acre lot to be subdivided into 4 lots; Rezoning to B3 Planned Business District to allow for the commercial uses proposed on the subject property; Special use for a Planned Unit Development; Special Use for a drive-through; and a development plan approval with zoning and sign variances for the proposed retail center, convenience store, fuel center and car wash on two of the four lots within the site as outlined further in the report.

PLANNING & ZONING ANALYSIS

Workshop History

This item had originally been heard before the Village Board on September 21, 2020 and was referred to the Planning & Zoning Commission (PZC). Subsequent to the Board meeting, the PZC held two workshops (October 7, 2020 and February 3, 2021) to review the proposed plans. Since the workshops were conducted, BSTP Midwest have worked to address the PZC comments, which mainly revolved around circulation. Since the last workshop, the plans have remained generally the same but the car wash's façade has been modified.

Site Plan/Zoning Analysis Lot 1

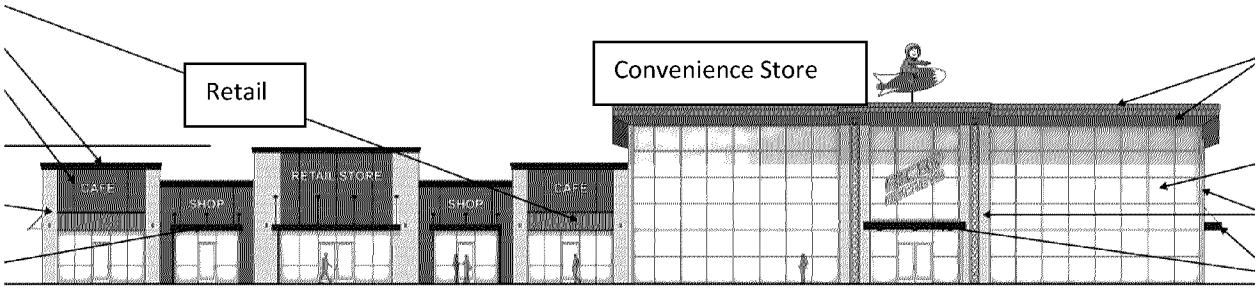


- Lot 1 measures 101,079 square feet (2.32 acres) located on the west portion of subject property.
- The proposed plan on Lot 1 includes an approximate 4,800 sf retail center next to an 8,900 sf convenience store. In addition, it contains a 6,480 sf fuel-canopy in the front the retail and convenience store.
- In terms of setbacks, the code requires a set back on of 25 feet from right of ways of any street, which are namely Lake Cook Road and Lexington Road. All buildings meet this code requirement.
- In terms of height restrictions, the B3 district does not have a height restriction. The highest point is on this lot is the convenience store which reaches a height of 30 feet.

Retail Establishment

- The 4,800 square foot retail establishment is a single-story building and presently proposed to contain 5 tenants within this building.
- The retail establishment is adjacent to the convenience store on the east.
- The retail establishment contains 43 parking spaces which includes 2 accessible parking spaces. Pursuant to the Zoning Code, retail establishments require 1 space per 250 sq ft which requires 19 parking spaces and has a surplus of 24 parking spaces.
- The parking stalls measure 9' by 18' which meets Code.
- The highest point of the retail building will be 23'-6".

- The retail building has a staggered height breaking up the tenant spaces; and comprises of glass and paneling material.



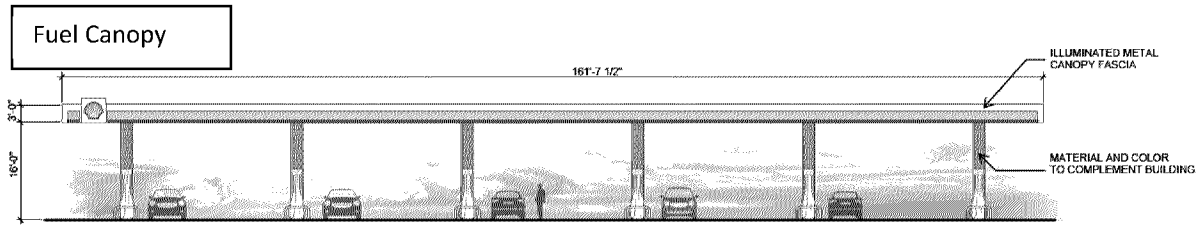
/ATION

Convenience Store

- The 8,900 square foot Ricky Rockets convenience store will comprise of a food and essential items, and also has a drive-through restaurant integrated with this space.
- The drive-through restaurant requires a special-use for a drive-through facility which is located the north of the convenience store. The drive-through will provide a stacking 10 cars.
- The Ricky Rockets convenience store will be in operation 24 hours through the week.
- The convenience store will employ approximately 20 full-time employees which includes 5/6 part-time employees and 2 overnight employees.
- Ricky Rockets convenience store will contain 21 parking spaces which includes 1 accessible parking space. Pursuant to the Zoning Code, retail establishments require 1 space per 250 sq ft which requires 37 parking spaces and has a deficit of 16 parking spaces.
- The parking deficit of 16 parking spaces will be made up by the surplus of 24 parking spaces parking spaces available in the adjacent retail establishment. In addition, many will use the drive-through facility to pick up food as opposed to parking.
- The parking stalls measure 9' by 18' which meets Code.
- The highest point of the convenience store building will be 30'. This building tapers down to height of 22' in the rear portion.
- Ricky Rockets convenience store comprises of their signature glass and aluminum framing building.

Fuel Canopy

- The 6,480 square foot fuel canopy will be operated by Ricky Rockets and located in front of the retail and convenience store.
- The canopy will consist of 20 fueling stations.
- The height of the canopy measures 19'.
- The Village's Zoning Ordinance does not have specific parking requirements for gas stations. Therefore, the default parking would be for retail which is 1 space/250 sf. However, the petitioner notes that additional parking is provided via the gas pumps and that most of their customers will park at the pumps (20 in number) when entering the store. Additionally, the customers can also the surplus of 24 parking spaces provided around the retail establishment if needed.
- The canopy is supported on piers which will comprise of a material that complements the convenient store and retail establishment to the north.



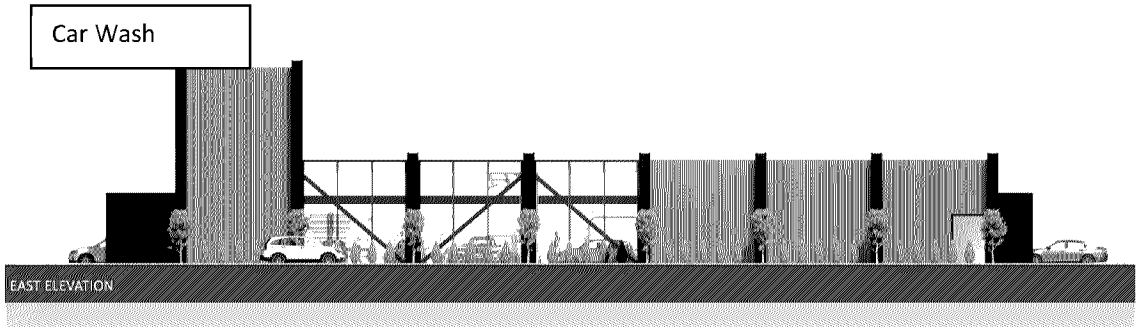
FRONT ELEVATION

Site Plan/Zoning Analysis Lot 2:

- Lot 2 measures 42,614 square feet (0.97 acres) located on middle lot between Lot 1 and Lot 2 of subject property.
- The proposed plan on Lot 2 includes a 6,250 square foot car wash.
- In terms of setbacks, the code requires a set back on of 25 feet from right of ways of any street, which is namely Lake Cook Road. All buildings meet this code requirement.
- In terms of height restrictions, the B3 district does not have a height restriction. The highest point is on this lot is the architectural tower for the Ricky Rockets car was which is 36 ft tall. The height of each building is further discussed below.

Car Wash

- The access to the Ricky Rockets car wash is on the north side of the building with the exit on the south, and also includes 12 vacuum stands on the east.
- The Ricky Rockets car wash will be in operation all 7 days of the week from 6:00 am to 10:00 pm, and will employ 3 employees per shift.
- The layout and configuration of the Ricky Rockets car wash remains the same since the last PZC Workshop, the only changes made to car wash is the external appearance.
- The Ricky Rockets car wash is a new modernistic building proposed, which complements the convenience with open glass structure and bold lines.



- The highest point of the Ricky Rockets car wash is 36' on the raised southeast corner of the car wash building, the rest of the building is 20' in height.
- The car wash building comprises of primarily glass held together with a dark metal framing. Staff is in support with the appearance of the car wash as it complements the Ricky Rockets convenient store with the materials used.

Plat of Subdivision

- The existing site consists of a single parcel of land.

- As part of their request, the Petitioner is proposing a final plat of subdivision by subdividing the single parcel into 4 parcels/lots.
- As a condition of approval, the final plat shall be revised in a manner acceptable to the Village.

Landscaping

- The Petitioner has provided a landscape plan which adheres to all recommendations from the Village Forester, and the Code.

Stormwater

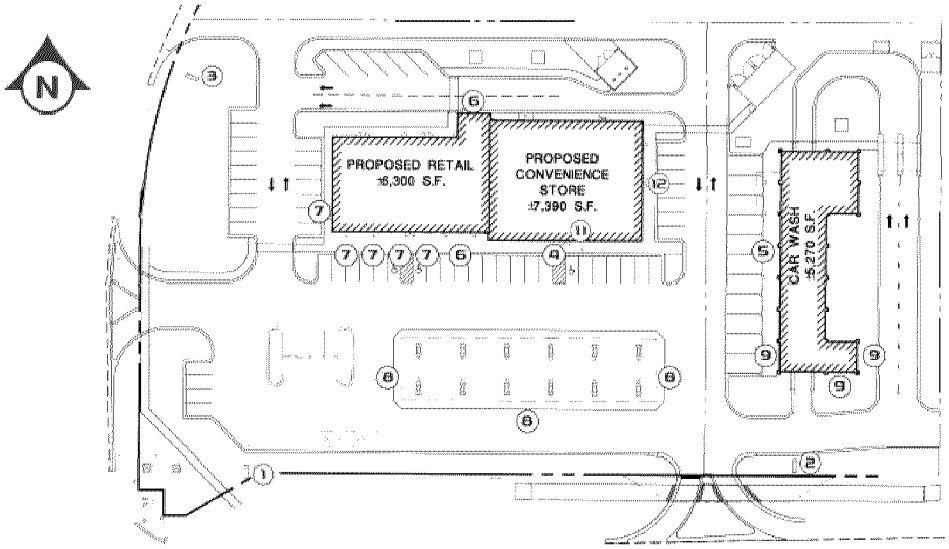
- The project is reducing a total amount of impervious surface by a small fraction.
- The northern portion of the lot contains an existing stormwater detention basin, which will have adequate storage volume for the proposed development.
- The final engineering plans have been reviewed by the Engineering Department, and the attached memo from Engineering shows no concerns related Stormwater Management Report and the Engineering Plans. As a condition of approval, engineering plans will have to be submitted in a manner acceptable to the Village.

Signage

Summary of Signage on Lot 1 and Lot 2

- As part of the development approval, BSTP Midwest is seeking approval of a uniform sign package, as outlined in Section 14.16.050 of the Sign Code.
- The applicant is proposing a total of 19 signs, 3 ground signs, 15 wall signs, and 1 roof sign.
- BSTP Midwest is proposed landscaping around the 3 ground signs acceptable to the Village Forestry Department.
- While some of the ground signs may seem large and additional requested wall signs on certain elevations, staff believes the request is reasonable given the overall size and scale of the buildings on lot 1 and lot 2. Furthermore, had both lots been developed with a large multi-tenant shopping center, it is likely that the total number of walls signs permitted would be higher than what is being proposed. Staff finds that the overall sign package is acceptable.
- The following is a diagram and matrix of the proposed signage (excluding incidental/directional signage) for the development:

Diagram 1. Proposed Signage Locations



Signage Matrix

Location & Assigned No. on Diagram		Proposed Sign Description	Conformance to Code
Ground Signs			
Along Lake Cook Road	#1	Electronic Digital Fuel Sign 17' tall; 153 sq ft; Encroaching 14 ft into setback	• Variation for a digital fuel sign • Variation for electronic message sign • Variation for exceeding max height 15' • Variation for exceeding max size area of 100 sq ft • Variation for encroachment into the required setback of 15'
Along Lake Cook Rd	#2	Monument Sign with Electronic Message 12' tall; 104 sq ft; Encroaching 14 ft into setback	• Variation for electronic message sign • Variation for exceeding max size area of 80 sq ft in area • Variation to encroachment into the required setback of 15'
Along Lexington Drive	#3	Monument Sign 10' tall; 102 sq ft	• Variation to the size of the sign of the required 80 sq ft in area
Wall Signs			
Location & Assigned No. on Diagram		**Proposed Number of Signs**	**Conformance to Code**
Retail Bldgs S & W Elevations	#7 & #6	5	Meets Code for number, size and height
Fuel Canopy S & W Elevation	#8	2	
Convenience Store S Elevation	#4	1	
Car Wash S & W Elevation	#9	2	
Retail Bldgs N Elevation	#6	1	• Variation to allow wall sign not facing a public right of way
Fuel Canopy E Elevation	#8	1	
Convenience Store E Elevation	#12	1	
Car Wash E Elevation	#9	1	
Car Wash W Elevation	#9	1	• Variation to allow a second wall sign facing a public right of way
Roof Signs			
Location & Assigned No. on Diagram		**Proposed Number**	**Conformance to Code**
Convenience Store South	#4	1	• Variation required for a roof sign.

Attachment: Staff Report (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

VARIATIONS

Zoning Ordinance

The following is a summary of the requested Zoning Ordinance variations reflected in the plan:

A Variation to Section 17.32.020 of the Zoning Ordinance to allow an accessory structure in the front and side yards as depicted on the Preliminary Plan;
Per the Zoning Ordinance, any accessory structure (canopy) cannot be located closer to the front lot line than the principal building. Since the canopies are in front of the principal buildings, the variation is required. Staff notes that this is a common variation for all gas station requests and finds that the variation is warranted.

A Variation to Section 17.36.040 of the Zoning Ordinance to allow for a reduction to the minimum number of parking spaces for a retail establishment.
The Village's Zoning Ordinance does not have specific parking requirements for gas stations. Therefore, the default parking would be for retail which is 1 space/250 sf. However, the petitioner notes that additional parking is provided via the gas pumps and that most of their customers will park at the pumps (20 in number) when entering the store. Additionally, the customers can also the surplus of 24 parking spaces provided around the retail establishment if needed.

Signage

Requested Sign Variations for Lot 1 which comprises of the retail establishment, convenience store and fuel canopy:

a) *A Variation to Chapter 14.16 of the Sign Code to exceed the maximum allowable number of wall signs on the fueling canopy, convenience store, and retail establishment; and,*
b) *A Variation to Chapter 14.16 of the Sign Code to allow for the 2 ground signs that encroach into the required front yard and exceed the area and number of the ground signs permissible: and,*
c) *A Variation to Chapter 14.20 of the Sign Code to allow an Electronic Vehicle Fuel Sign and electronic message sign (one of the ground signs) to exceed the maximum height and size of the ground sign; and size of the digital display; and,*
d) *A Variation to Chapter 14.20 of the Sign Code to allow for a roof sign.*

Requested Sign Variations for Lot 2 which comprises of the Car Wash

e) *A Variation to Chapter 14.16 of the Sign Code to exceed the maximum allowable number of wall signs; and,*
f) *A Variation to Chapter 14.20 to allow for an electronic message ground sign to exceed the size which encroaches into the required front yard setback.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Engineering Department has reviewed the engineering plans and has no specific comments or concerns regarding the engineering plans.

Landscaping	The Village Forester has reviewed the landscape plan and has no concerns with the proposed landscaping.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any objections.

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 report, the Village received several calls from nearby residents asking to view the plans and needed further explanation. After explaining the project, the Residents have raised no issues. A memo has been attached from the BSTP Midwest clarifying all the concerns raised by the President of Lexington Commons development on the South of the proposed development.

STANDARDS

Variations

The following are the applicable standards for a variations requested:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

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

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

Petitioner has provided a response to the Standards

Special Use

The following is a response to the standards for a special use for the proposed drive-through facility in the convenience store:

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.

Petitioner has provided a response to the Special Use Standards

Signage Variation Standards and Electronic Signage Criteria
The following is a response to the standards for a sign variations requested:

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

A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:
   1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
   2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
   3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
   4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
   1. The proposed signage is of particularly good design and in particularly good taste; and
   2. The entire site has been or will be particularly well landscaped.

Petitioner has provided a response to the Signage Standards

STAFF RECOMMENDATION

Staff recommends approval of a Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and Development Plan approval with Zoning and Sign Variances of the property proposed to contain a retail establishment, convenience store, fuel center and car wash on two of four lots within this site.

1. The proposed development shall be developed in substantial conformance to the plans attached as part of the petition.

2. A final plat of subdivision shall be revised in a manner acceptable to the Village as required. The plat shall include a cross access easements in a manner and form acceptable to the Village.

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

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

5. The future development of lots 3 & 4 shall be subject to the review and approval of the Village and in accordance with Village Code.

6. Future permitted and special uses on the Property shall comply with the B3 Planned Business Center District.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request. The PZC shall make a recommendation to the Village Board.

Suggested PZC Motion

PZC moves to grant approval of Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and Development Plan approval with Zoning and Sign Variances of the property proposed to contain a retail establishment, convenience store, fuel center and car wash on two of four lots within this site provided the; the proposed development shall be developed in substantial conformance to the plans attached as part of the petition, a final plat of subdivision shall be revised in a manner acceptable to the Village as required, final Engineering plans shall be revised in a manner acceptable to the Village as required, and any directional or incidental sign added to the sign package provided shall be reviewed administratively by Staff.

BLUESTONE
SINGLE TENANT PROPERTIES

DEVELOPMENT NARRATIVE
700 E. Lake Cook Road
Northeast Corner E. Lake Cook Road & Lexington Drive

BSTP Midwest, LLC is proposing a mixed-use redevelopment on the northeast corner of E. Lake Cook Road and Lexington Drive commonly known as 700 E. Lake Cook Road, which was currently occupied by a 100,000 square foot office building prior to demolition. The redevelopment of the 7.6-acre parcel will include an approximately 8,900 square foot convenience store, restaurant, and fuel center with twenty fueling locations. There will be a drive thru on the north side of the building, with the stacking lanes along the north side of the building. The approximately 4,800 square foot retail center contiguous to the convenience store will be demised into smaller spaces based on tenant size requirements. This development will also offer a state-of-the-art car wash. The car wash features dual conveyor belt system in lieu of the traditional metal guardrail conveyance systems, and the building has significant windows, enhancing the car wash experience for customers and aesthetics for passerby vehicles.

We are actively marketing the remaining one-acre retail outlot along the Lake-Cook Road frontage on the eastern portion of our site. In addition, we have had several interested users in the approximately 1.8-acre northern lot, and the ultimate configuration of this lot may have one or two users.

The convenience store, its proprietary food program, and fuel center will be operated by Ricky Rockets, a locally owned operator based in Hoffman Estates. Their convenience store is significantly bigger than any other fueling operator in the market with approximately 8,900 square feet of interior space. Most other operators' convenience stores range from 4,400 to 5,500 square feet without integrated food offerings. Our larger convenience store layout is due in part from Ricky Rockets' food program and the incorporation of a drive-thru restaurant into the space. The Ricky Rockets' food offering includes made-to-order meals from Ricky Rocket's commercial kitchen area, including pizza, burgers, pulled pork sandwiches and more.

The convenience store will operate 24 hours per day with a total of approximately 20 employees with 5 to 6 employees per shift with a minimum of 2 employees for the overnight shift. There are 21 parking spaces including 1 accessible space. Additionally, there are 12 fuel dispensers which allows for 24 fueling positions.

The proposed 4,800 square foot retail will have 43 parking spaces including 2 accessible spaces. The hours of operation have not been determined as specific tenants have not been identified.

The car wash will operate from 6:00 am to 10:00 pm and will have approximately 3 employees per shift. Additionally, the car wash will have 12 vacuum stalls.

The northern portion of the parcel contains an existing stormwater detention basin which currently provides detention for the existing site. Based on the stormwater calculations, the existing stormwater detention basin will have adequate storage volume for the proposed development.

The development will have access via a right-in/right-out driveway and full access driveway to/from Lexington Drive. The right-in/right-out access point will provide direct access to the convenience store and fuel center, and retail building. The full access point will provide access to all lots via a common access drive extending to the east property line. The site will also have a right-in/right-out only driveway on Lake-Cook Road, directly servicing the fuel center and car wash, which has been approved by Cook County DOT.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

The location of the proposed signage for the development is as shown on the enclosed plans, with separate monument type signs on each of the lots.

Upon approval of these requests by the Village of Buffalo Grove, the development will commence construction in Fall 2021.

Respectfully,

Michael J. MacKinnon
Managing Member

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph 630.568.8500 f. 630.568.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
07-26-21	REVISED PER FINAL VILLAGE REVIEW	

RICKY ROCKETS RETAIL DEVELOPMENT
VILLAGE OF BUFFALO GROVE, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR: JMC
PROJ. ENGR: JMH
DESIGN BY: JSH
DATE: 04/06/21
SCALE: 1" = 20'
SHEET L2 OF L5

REFER TO CIVIL PLANS FOR OVERALL SITE PLAN AND FUTURE CONCEPTS

REFER TO CIVIL PLANS FOR OVERALL SITE PLAN AND FUTURE CONCEPTS

SCALE: 1" = 20'
0 10 20 40

JULIE ILLINOIS CALL-BEFORE-YOU-DIG SYSTEM
Simply Call 811

LICENSED LANDSCAPE ARCHITECT
JENNIFER HENDRICKS
157-001253
ILLINOIS

SEAL
Date: 04/06/21
Jennifer Hendricks, ASLA, P.L.A.
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2021

6 CLA LUT
1 CLA LUT
EXISTING SHADE TREE, TYP.
27 PEN BUG
FLAT CLEAR MULCH AREA FOR SIGN MAINTENANCE
MONUMENT SIGN
4 JUN HUG
SEE SHEET L3 FOR LARGER SCALE
25' SIGHT TRIANGLE
1 GIN BIL
20 RHU GRO
7 RHU GRO
2 PLA MO3
3 RHU GRO
2 PLA MO3
5 PLA MO3
25' SIGHT TRIANGLE
25' SIGHT TRIANGLE
6 AND ROC
2 GIN BIL
34 PEN BUG
4 JUN HUG
MONUMENT SIGN
7 LEFT CLEAR MULCH AREA FOR SIGN MAINTENANCE
SHEET L3 FOR LARGER SCALE
15 RHU GRO
1 GIN BIL
8 RHU GRO
4 GIN BIL
6 RHU GRO
56 PEN BUG
10 JUN HUG
MONUMENT SIGN
14 LEFT CLEAR MULCH AREA FOR SIGN MAINTENANCE
15 ALL NNM
2 GIN BIL
3 CLA LUT
25' SIGHT TRIANGLE
MONUMENT SIGN
35 CAL NPI
9 ALL NNM

July 26, 2021 - 11:58 Dwg Name: P:\Projects\Buffalo Grove\Ricky Rockets\Engineering\Civil\Exhibits\Landscape Plans.dwg Updated By: timmerbo


Luckett&Farley
Architecture | Engineering | Interior Design
RICKY ROCKETS
FUEL CENTER

Proposed Improvements for RICKY ROCKETS

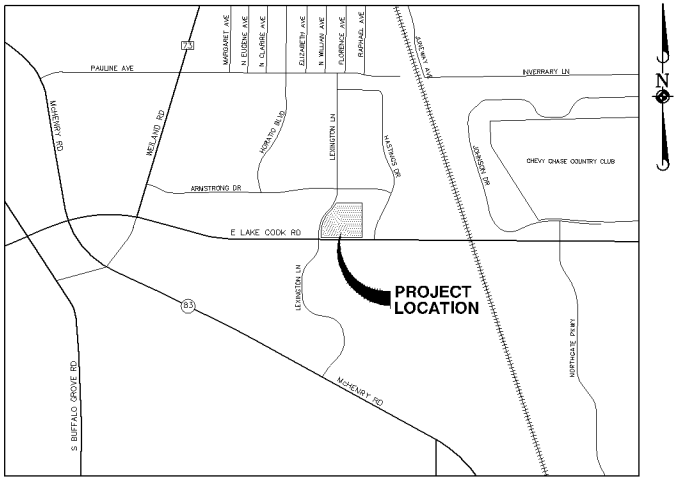
NEC OF LAKE COOK ROAD AND LEXINGTON DRIVE
VILLAGE OF BUFFALO GROVE, ILLINOIS

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FOREMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	
795.35 / 795.35	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
784	1 FOOT CONTOURS	784
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
782.8	SPOT ELEVATION	782.8
	BRUSH/TREE LINE	
	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	
	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD.	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV.	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
Ø	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
C.O.	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	PL	PROPERTY LINE	TEMP.	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.E.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F/F	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		



LOCATION MAP
N.T.S.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	OVERALL SITE PLAN
4	SITE DIMENSIONAL AND PAVING PLAN
5	OVERALL GRADING AND UTILITY PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	SANITARY PROFILES
9	SOIL EROSION AND SEDIMENT CONTROL PLAN
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS
13	CONSTRUCTION SPECIFICATIONS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY WEBSTER, McGRATH & AHLBERG, LTD. DATED NOVEMBER 25, 2019 AND UPDATED AUGUST 6, 2020. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

BENCHMARKS:

SOURCE BENCHMARK:
NGS MONUMENT
DESIGNATION = VBG 1B
PID = AJ3076

ALUMINUM ROD IN SLEEVE IN FRONT OF BUFFALO GROVE VILLAGE HALL

SITE BENCHMARK NO 1:
CROSS CUT IN EAST TOP OF CURB OF LEXINGTON DRIVE NEAR THE NORTHWEST CORNER OF THE PROPERTY. NOTED HEREON

ELEVATION = 665.08 (NAVD 88)

SITE BENCHMARK NO 2:
CROSS CUT IN WALK ALONG THE EAST PROPERTY LINE. NOTED HEREON

ELEVATION = 663.69 (NAVD 88)

SITE BENCHMARK NO 3:
CROSS CUT IN WALK ALONG THE NORTH SIDE OF LAKE-COOK RD. NOTED HEREON

ELEVATION = 668.73 (NAVD 88)

SITE BENCHMARK NO 4:
CROSS CUT IN WALK ALONG THE WEST SIDE OF LEXINGTON DR. NOTED HEREON

ELEVATION = 668.81 (NAVD 88)

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

Manhard™ CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8600 fx:630.691.8686 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM Simply Call 811

SEAL

DATE	REVISIONS	DRAWN BY
07-26-21	4 REVISED PER FINAL VILLAGE REVIEW	AJF
07-09-21	3 REVISED PER FINAL VILLAGE REVIEW	HGJ
06-09-21	1 REVISED PER VILLAGE REVIEW	HGJ

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8600 fx:630.691.8686 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
TITLE SHEET

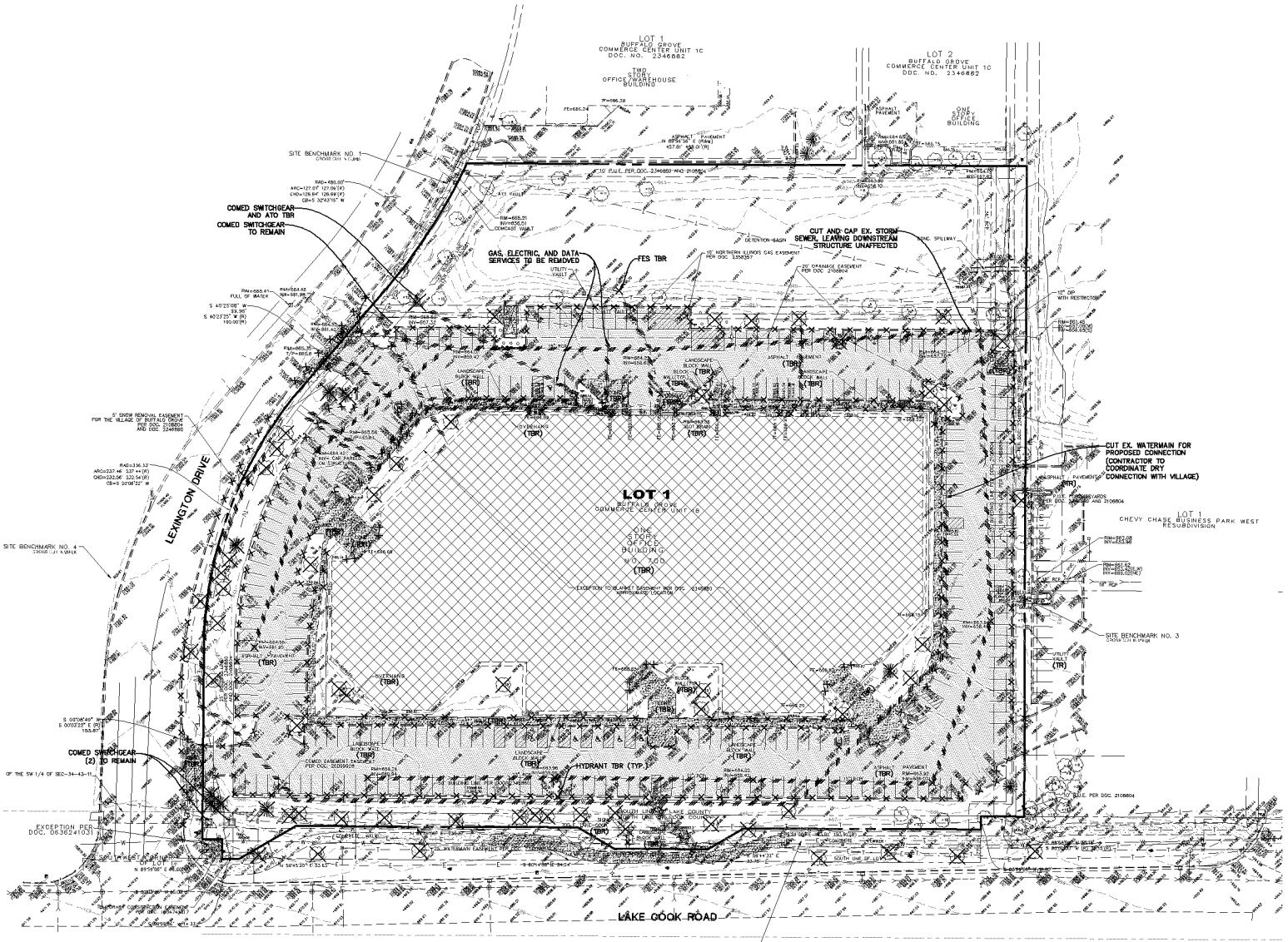
PROJ. MGR.: SNS
PROJ. ASSOC.: HGN
DRAWN BY: NH
DATE: 3-15-21
SCALE: N.T.S.

SHEET 1 OF 13

HPIBGIL01

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



FOR ALL INFORMATION IN CCDOTH ROW, REFER TO PLAN SET TITLED "RICKY ROCKETS ACCESS DRIVE" BY MANHARD CONSULTING, LTD.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF NOVEMBER 25, 2019 AND UPDATED ON AUGUST 6,2020. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, PLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

NO.	DATE	REVISIONS	DRAWN
1	07-06-21	REVISED PER FINAL VILLAGE REVIEW	AJF
2	07-09-21	REVISED PER FINAL VILLAGE REVIEW	HCH
3	07-26-21	REVISED PER FINAL VILLAGE REVIEW	HCH

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph 630.691.8891 fx 630.691.8895 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

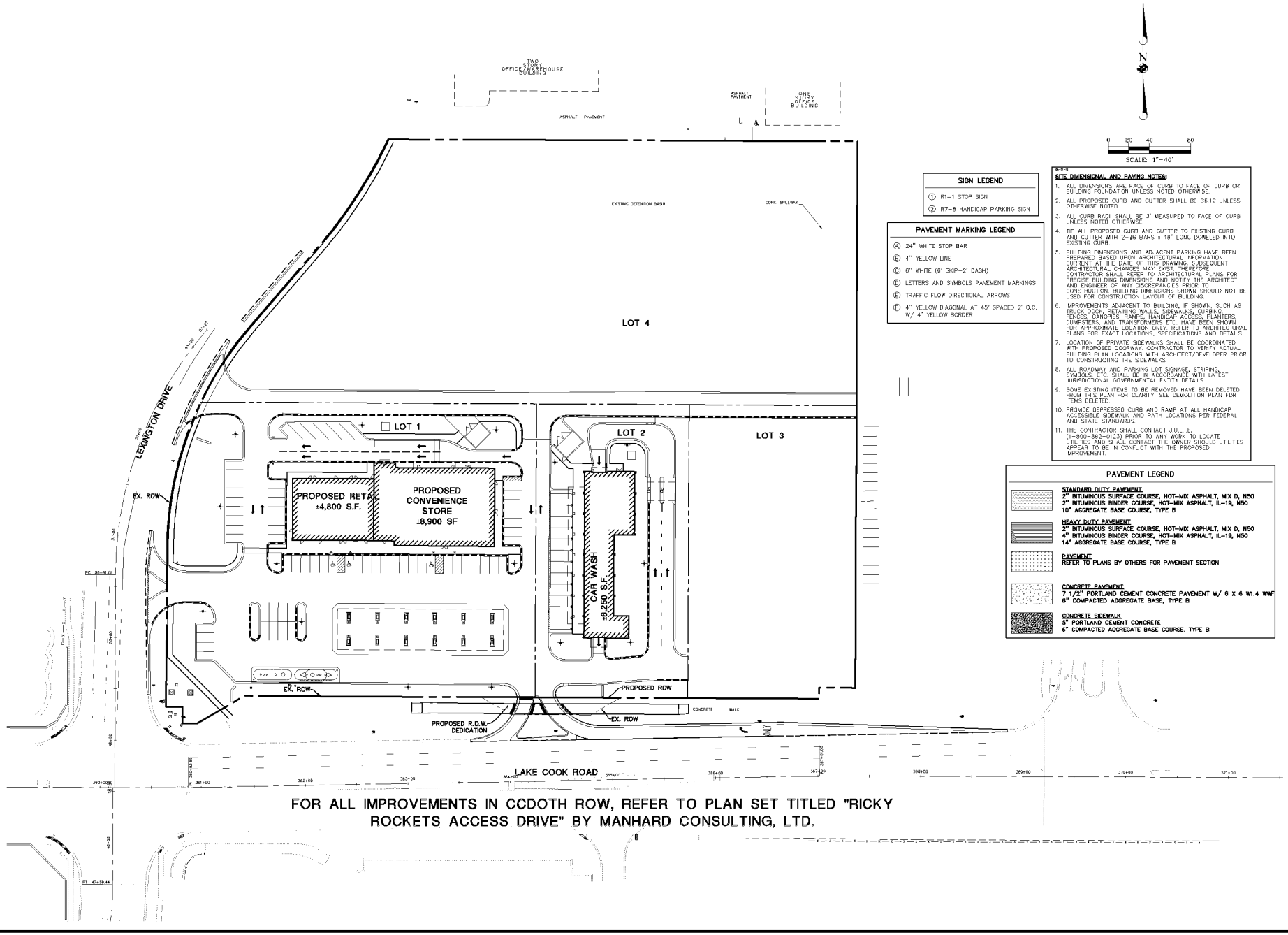
PROJ. MGR.: SNS
PROJ. ASSOC.: HCH
DRAWN BY: AJF
DATE: 3-15-21
SCALE: 1"=40'

SHEET 2 OF 13

HPIBGIL01

©2020 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



SIGN LEGEND

1. R1-1 STOP SIGN
2. R7-8 HANDICAP PARKING SIGN

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 6" WHITE (6' SKIP-2' DASH)
- (D) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (E) TRAFFIC FLOW DIRECTIONAL ARROWS
- (F) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

PAVEMENT
REFER TO PLANS BY OTHERS FOR PAVEMENT SECTION

CONCRETE PAVEMENT
7 1/2" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
6" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
6" COMPACTED AGGREGATE BASE COURSE, TYPE B

FOR ALL IMPROVEMENTS IN CCDOTH ROW, REFER TO PLAN SET TITLED "RICKY ROCKETS ACCESS DRIVE" BY MANHARD CONSULTING, LTD.

NO.	DATE	REVISIONS	BY
4	07-26-21	REVISED PER FINAL VILLAGE REVIEW	AJF
3	07-09-21	REVISED PER FINAL VILLAGE REVIEW	HCH
2	06-22-21	REVISED PER FINAL VILLAGE REVIEW	HCH
1	06-08-21	REVISED PER VILLAGE REVIEW	

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph 630.687.8900 fx 630.687.8905 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

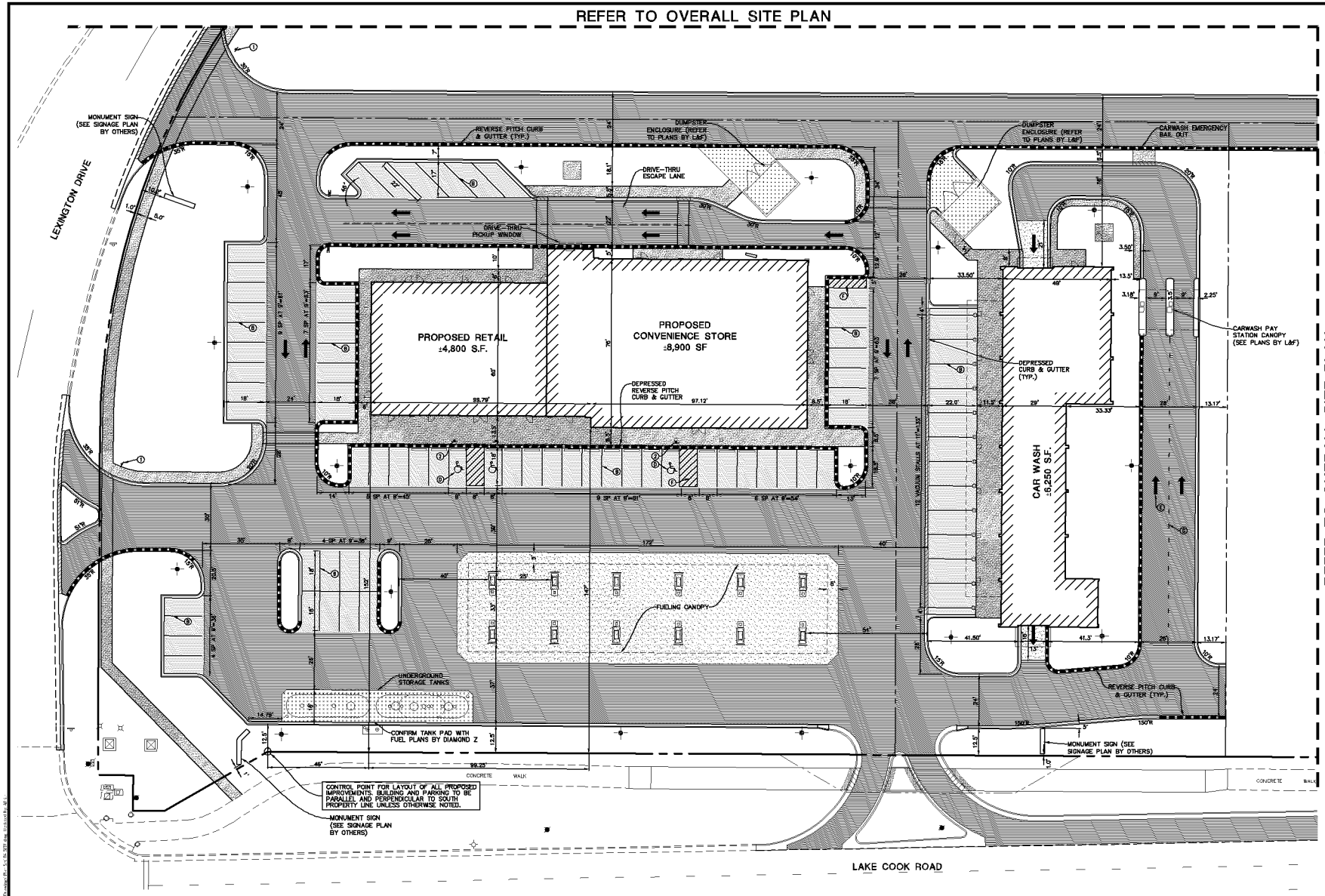
RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.: SNS
PROJ. ASSOC.: HCH
DRAWN BY: AJF
DATE: 3-15-21
SCALE: 1"=40'

SHEET
3 OF 13
HPIBGIL01

©2020 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



FOR ALL IMPROVEMENTS IN CCDOTH ROW, REFER TO PLAN SET TITLED "RICKY ROCKETS ACCESS DRIVE" BY MANHARD CONSULTING, LTD.

SEE SHEET 3 FOR SITE PLAN NOTES

NO.	DATE	REVISIONS	BY
1	06-08-21	REVISED PER FINAL VILLAGE REVIEW	HCH
2	07-06-21	REVISED PER FINAL VILLAGE REVIEW	HCH
3	07-26-21	REVISED PER FINAL VILLAGE REVIEW	AF

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph 630.241.8999 fx 630.241.8985 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN

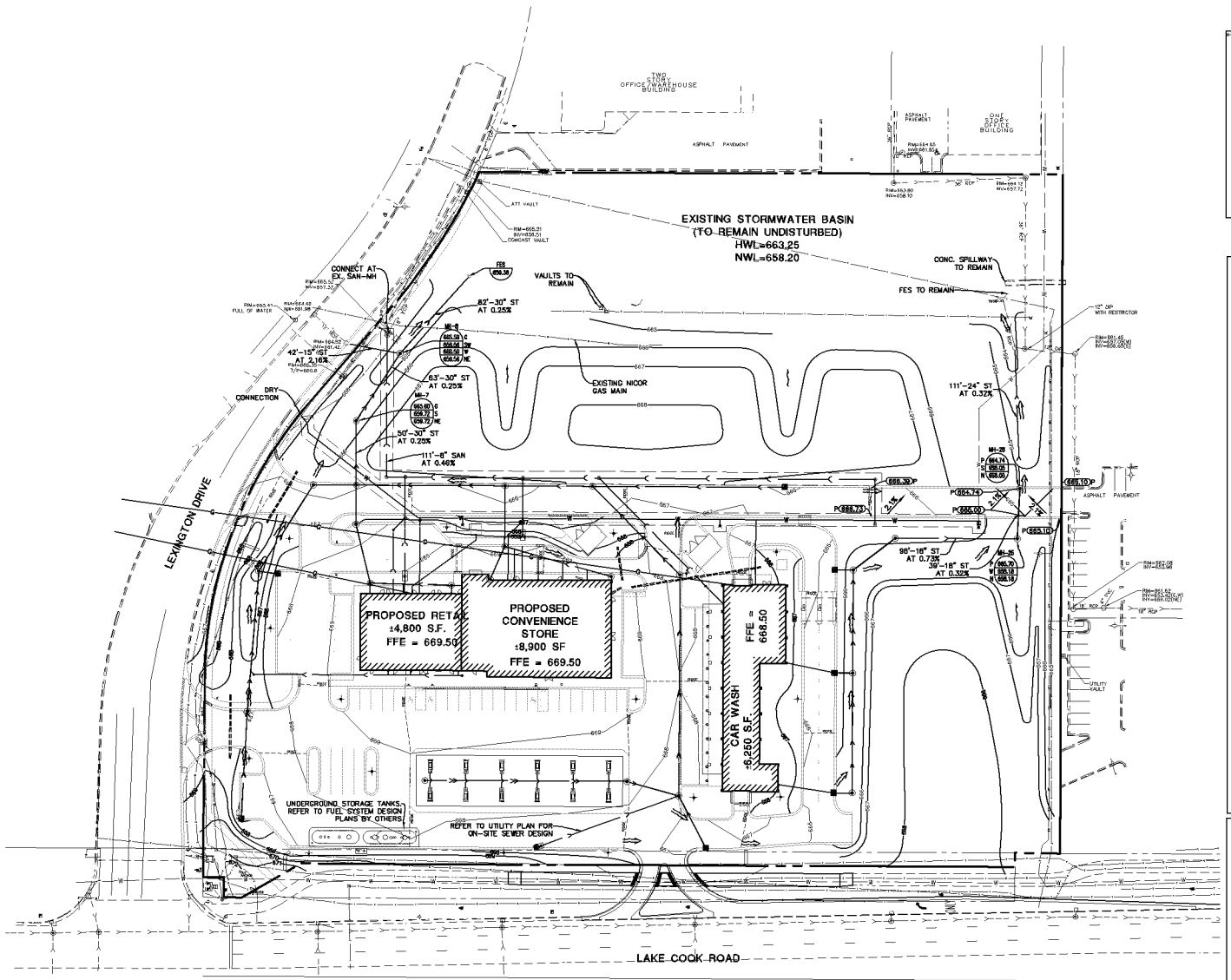
PROJ. MGR.:	SMS
PROJ. ASSOC.:	HCH
DRAWN BY:	NH
DATE:	3-15-21
SCALE:	1"=20'

SHEET 4 OF 13

HPIBGIL01

©2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



FOR ALL IMPROVEMENTS IN CCDOTH ROW, REFER TO PLAN SET TITLED "RICKY ROCKETS ACCESS DRIVE" BY MANHARD CONSULTING, LTD.

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
762.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
PIPE	PROPOSED RIDGE LINE

N

0 20 40 80

SCALE: 1"=40'

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
20. WHEREVER SANITARY SEWER IS TO BE INSTALLED ABOVE WATERMAIN, THAT SANITARY SEWER IS TO BE CONSTRUCTED FROM C-900 WATERMAIN QUALITY PVC.

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY WEBSTER, McGRATH & AHLBERG, LTD. ON NOVEMBER 25, 2019 AND UPDATED ON AUGUST 6, 2020. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

DATE	REVISIONS	INITIALS
07-26-21	REVISED PER FINAL VILLAGE REVIEW	AJF
07-09-21	REVISED PER FINAL VILLAGE REVIEW	HCN
06-08-21	REVISED PER VILLAGE REVIEW	HCN

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 p: 630.241.6800 f: 630.241.6885 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Structural Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

RICKY ROCKETS

VILLAGE OF BUFFALO GROVE, ILLINOIS

OVERALL GRADING AND UTILITY PLAN

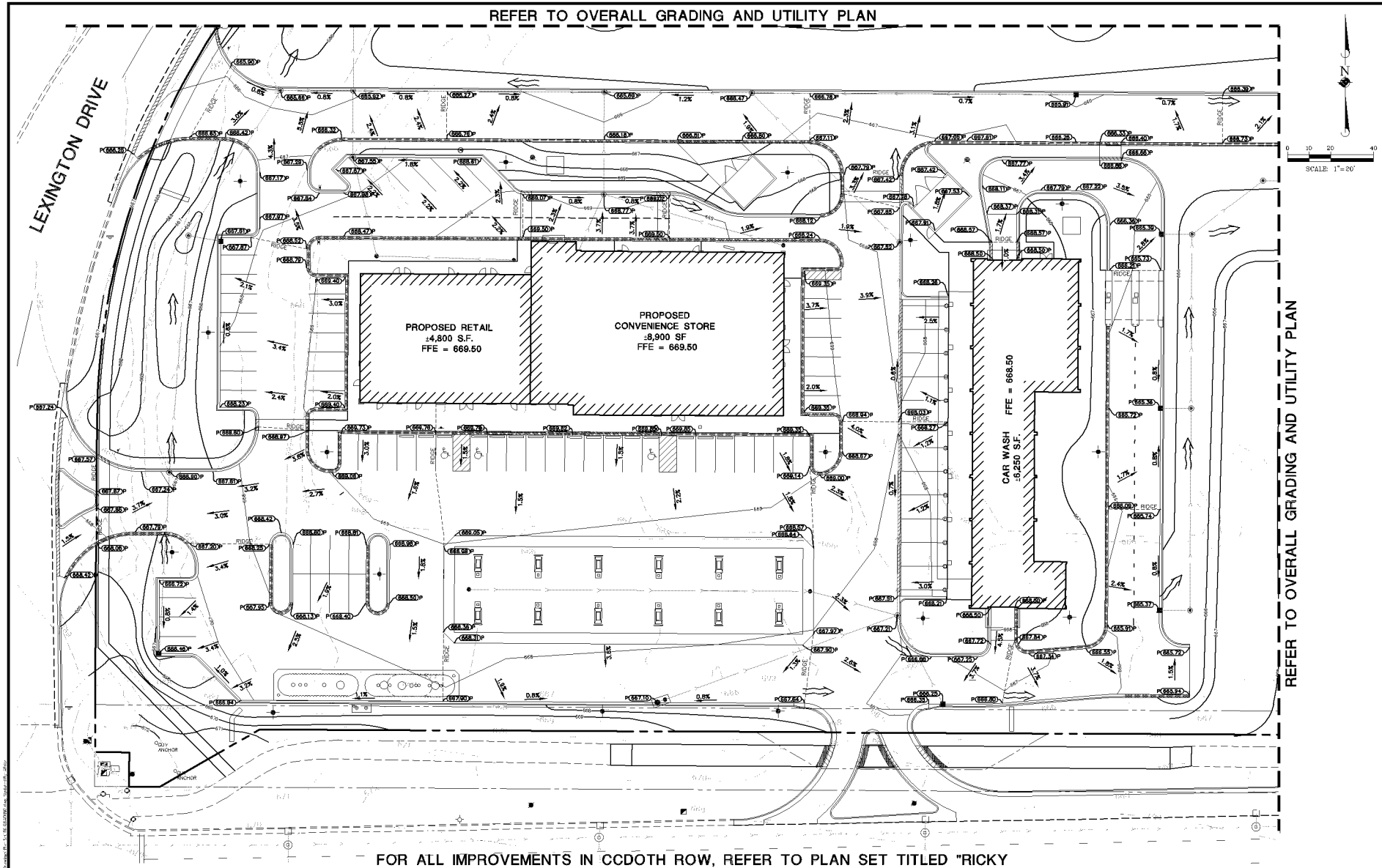
PROJ. MGR.: SNS
PROJ. ASSOC.: HCN
DRAWN BY: AJF
DATE: 3-15-21
SCALE: 1"=40'

SHEET 5 OF 13

HPIBGIL01

©2020 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



FOR ALL IMPROVEMENTS IN CCDOTH ROW, REFER TO PLAN SET TITLED "RICKY ROCKETS ACCESS DRIVE" BY MANHARD CONSULTING, LTD.

SEE SHEET 5 FOR GRADING PLAN NOTES

NO.	DATE	REVISIONS	BY
1	06-08-21	REVISED PER VILLAGE REVIEW	HCH
2	07-08-21	REVISED PER VILLAGE REVIEW	HCH
3	07-26-21	REVISED PER FINAL VILLAGE REVIEW	AJF

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph 630.568.8300 fx 630.568.8585 manhard.com
Civil Engineers | Water Resource Engineers | Surveyors | Structural Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
GRADING PLAN

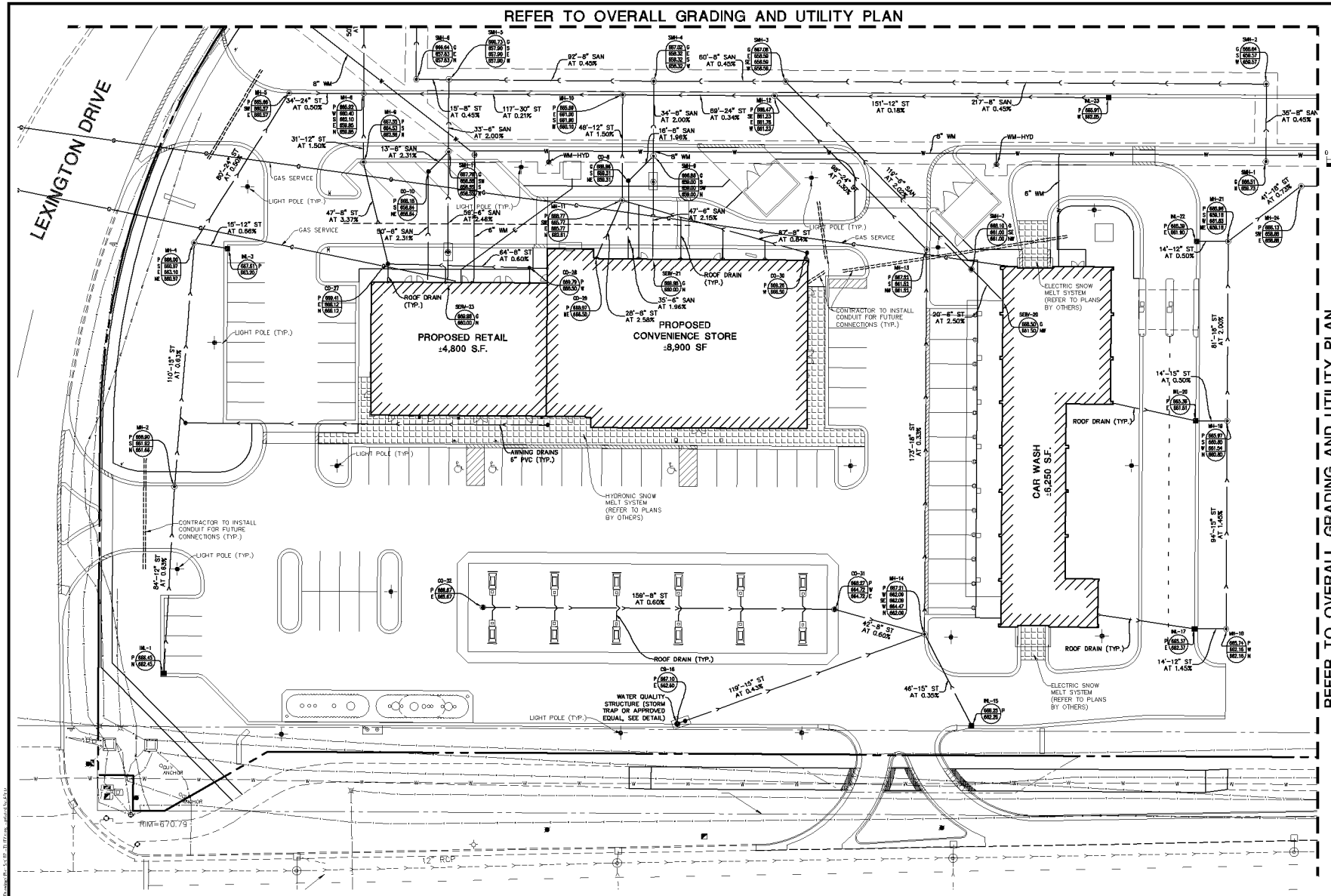
PROJ. MGR.: SNS
PROJ. ASSOC.: HCH
DRAWN BY: AJF
DATE: 3-15-21
SCALE: 1"=20'

SHEET
6 OF 13

HPIBGIL01

©2020MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



FOR ALL IMPROVEMENTS IN CCDOTH ROW, REFER TO PLAN SET TITLED "RICKY ROCKETS ACCESS DRIVE" BY MANHARD CONSULTING, LTD.

SEE SHEET 5 FOR UTILITY PLAN NOTES

NO.	REVISIONS	DATE
1	REVISED PER FINAL VILLAGE REVIEW	07-06-21
2	REVISED PER FINAL VILLAGE REVIEW	07-09-21
3	REVISED PER FINAL VILLAGE REVIEW	07-26-21

Manhard CONSULTING
708 Bartlett Drive, Lombard, IL 60148 ph 630.691.8890 fx 630.691.8895 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

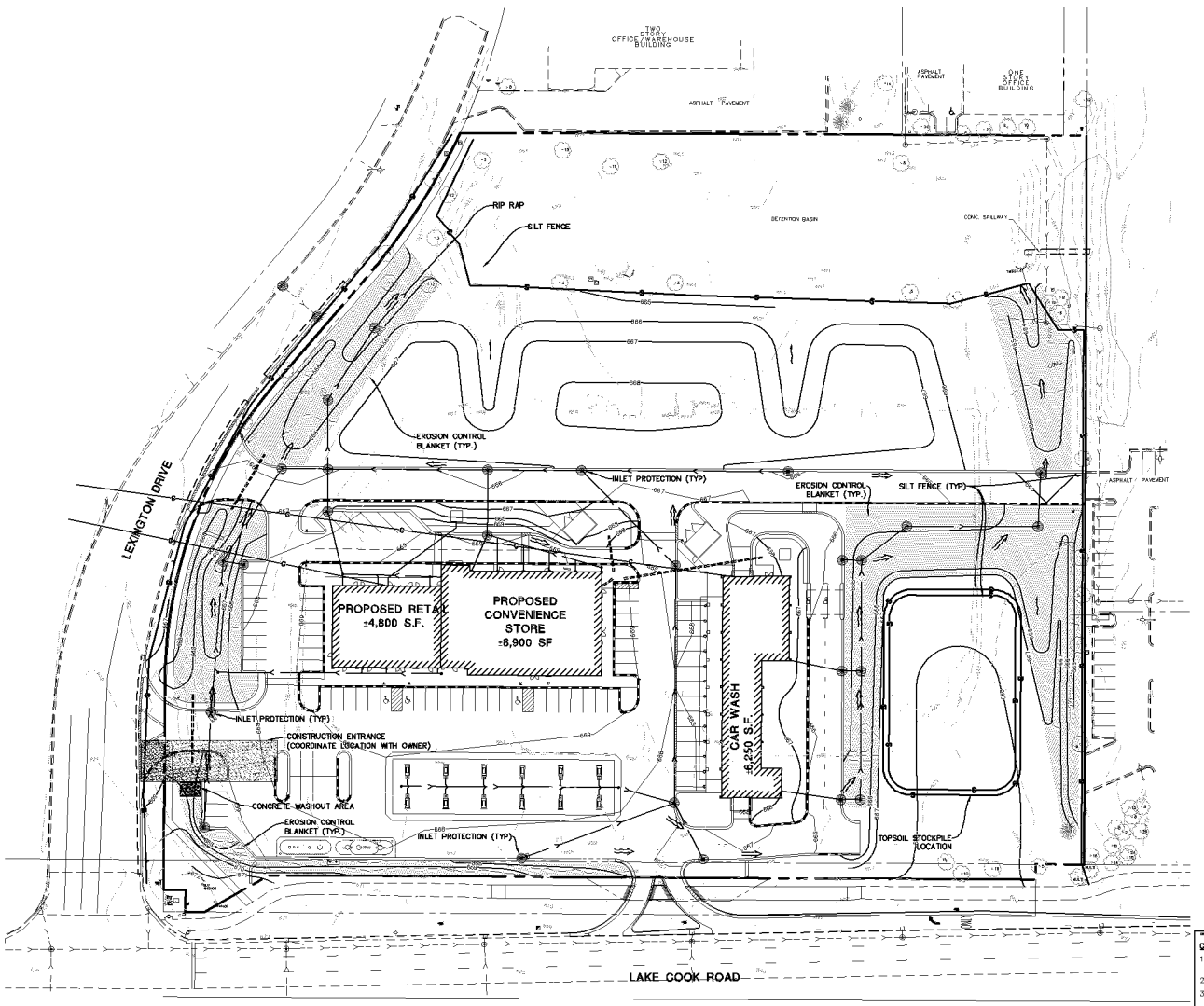
RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
UTILITY PLAN

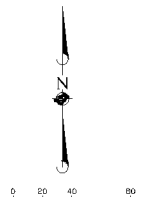
PROJ. MGR.: SNS
PROJ. ASSOC.: HCH
DRAWN BY: AJF
DATE: 3-15-21
SCALE: 1"=20'

SHEET 7 OF 13
HPIBGIL01

©2020MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)





FOR ALL IMPROVEMENTS IN CCDOTH ROW, REFER TO PLAN SET TITLED "RICKY ROCKETS ACCESS DRIVE" BY MANHARD CONSULTING, LTD.

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS				A					A			
DORMANT SEEDINGS	B										B	
TEMPORARY SEEDINGS				C								
TEMPORARY SEEDINGS	D											
SODDING				E**								
MULCHING				F								

A – KENTUCKY BLUEGRASS 1.25 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 1.25 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (KLMSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED MAY 1ST THROUGH JULY AND SEPTEMBER.
** IRRIGATION NEEDED FOR 2–3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCT STORMWATER MANAGEMENT (BIOSWALE) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUB-GRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION. THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
12. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
13. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
14. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
15. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
16. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
17. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
18. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

©2020MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

NO.	DATE	REVISIONS	BY
1	06-08-21	REVISED PER FINAL VILLAGE REVIEW	HCH
2	07-09-21	REVISED PER FINAL VILLAGE REVIEW	HCH
3	07-26-21	REVISED PER FINAL VILLAGE REVIEW	AJF

Manhard CONSULTING
708 Springer Drive, Lombard, IL 60148 ph 630.568.8300 fx 630.568.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Structural Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

RICKY ROCKETS

VILLAGE OF BUFFALO GROVE, ILLINOIS

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJ. MGR.: SNS
PROJ. ASSOC.: HCH
DRAWN BY: AJF
DATE: 3-15-21
SCALE: 1"=40'

SHEET 9 OF 13

HPIBGIL01

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

Proposed Improvements
for

LAKE COOK ROAD IMPROVEMENTS

FOR RICKY ROCKETS ACCESS DRIVE

VILLAGE OF BUFFALO GROVE, ILLINOIS

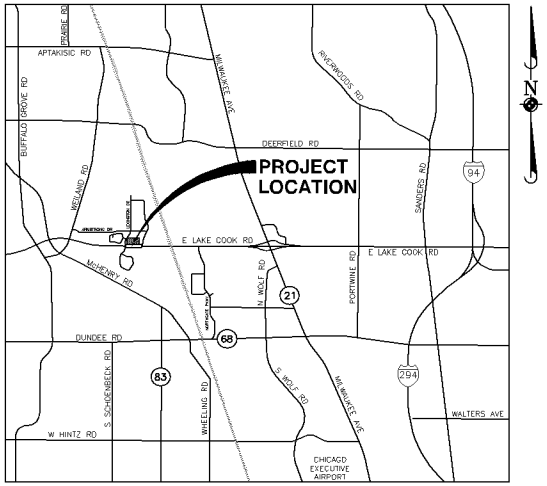
STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
—FM—	FORCEMAIN	—FM—
	DRAINTILE	
—W—	WATER MAIN	—W—
—E—	ELECTRIC	—E—
—G—	GAS	—G—
—T—	TELEPHONE	—T—
—OH—	OVERHEAD WIRES	—OH—
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	
790.20 / 790.20	RIM ELEVATION / INVERT ELEVATION	790.20 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
790.8	SPOT ELEVATION	790.8
	BRUSH/TREE LINE	
18"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	18"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD.	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV.	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
C.O.	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PCL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	PL	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.E.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP

N.T.S.

LAKE COOK ROAD STA.363+05.00 TO STA.368+84.84
(TOTAL LENGTH: 579.84 FEET 0.110 MI)

GRAPHIC SCALE
(IN FEET)
1 inch = 5 ft.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS PLAN
4	OVERALL PLAN AND PAVEMENT PARKING PLAN
5	TYPICAL SECTIONS
6	DEMOLITION PLAN
7	PLAN AND PROFILE – STA.362+00 TO STA.365+00
8	PLAN AND PROFILE – STA.365+00 TO STA.369+50
9	ADA DRIVEWAY DETAILS
10	ADA DRIVEWAY DETAILS
11	EROSION CONTROL PLAN
12	EROSION CONTROL PLAN DETAILS
13	CROSS SECTIONS – STA.362+00 TO STA.365+50
14	CROSS SECTIONS – STA.366+00 TO STA.369+50
15	CONSTRUCTION DETAILS
16	CONSTRUCTION DETAILS
17	CONSTRUCTION DETAILS
18	CONSTRUCTION DETAILS
19	CONSTRUCTION DETAILS
20	CONSTRUCTION DETAILS
21	CONSTRUCTION DETAILS
22	CONSTRUCTION DETAILS
23	CONSTRUCTION DETAILS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY WEBSTER, McGRATH & AHLBERG, LTD. DATED NOVEMBER 25, 2019, AUGUST 6, 2020 AND UPDATED MARCH 18, 2021. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

BENCHMARKS:

SOURCE BENCHMARK:
NGS MONUMENT
DESIGNATION = VBG 1B
PID = AJ3076

ALUMINUM ROD IN SLEEVE IN FRONT OF BUFFALO GROVE VILLAGE HALL

SITE BENCHMARK NO 1:
CROSS CUT IN EAST TOP OF CURB OF LEXINGTON DRIVE NEAR THE NORTHWEST CORNER OF THE PROPERTY. NOTED HEREON

ELEVATION = 665.08 (NAVD 88)

SITE BENCHMARK NO 2:
CROSS CUT IN WALK ALONG THE EAST PROPERTY LINE. NOTED HEREON

ELEVATION = 663.69 (NAVD 88)

SITE BENCHMARK NO 3:
CROSS CUT IN WALK ALONG THE NORTH SIDE OF LAKE-COOK RD. NOTED HEREON

ELEVATION = 668.73 (NAVD 88)

SITE BENCHMARK NO 4:
CROSS CUT IN WALK ALONG THE WEST SIDE OF LEXINGTON DR. NOTED HEREON

ELEVATION = 668.81 (NAVD 88)

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.681.6300 f:630.681.6585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM INC.
Simply Call 811

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
062-070455
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
SEAL

DRAWN BY	DATE	REVISIONS	
			N.B.A.
			N.B.A.
	06-04-21	REVISED PER CCDOTH COMMENTS	
	04-30-21	REVISED PER CCDOTH COMMENTS	

LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
TITLE SHEET

PROJ. MGR.:	N.B.A.
PROJ. ASSOC.:	H.M.
DRAWN BY:	A.S.
DATE:	10-15-20
SCALE:	N.T.S.

SHEET 1 OF 23

HPIBGIL01

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

Packet Pg. 47

2.3.b

LAKE COOK ROAD IMPROVEMENTS

VILLAGE OF BUFFALO GROVE, ILLINOIS

EXISTING CONDITIONS PLAN

PROJ.MGR.:	NEA
PROJ.ASSOC.:	HM
DRAWN BY:	AS
DATE:	10-15-20
SCALE:	1"=40'
SHEET	3 OF 23
	HPIB@LO1

Manhard CONSULTING LTD

700 Enterprise Drive, Suite 500 Oak Brook, IL 60523 (630) 954-0075 Fax (630) 954-0077
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

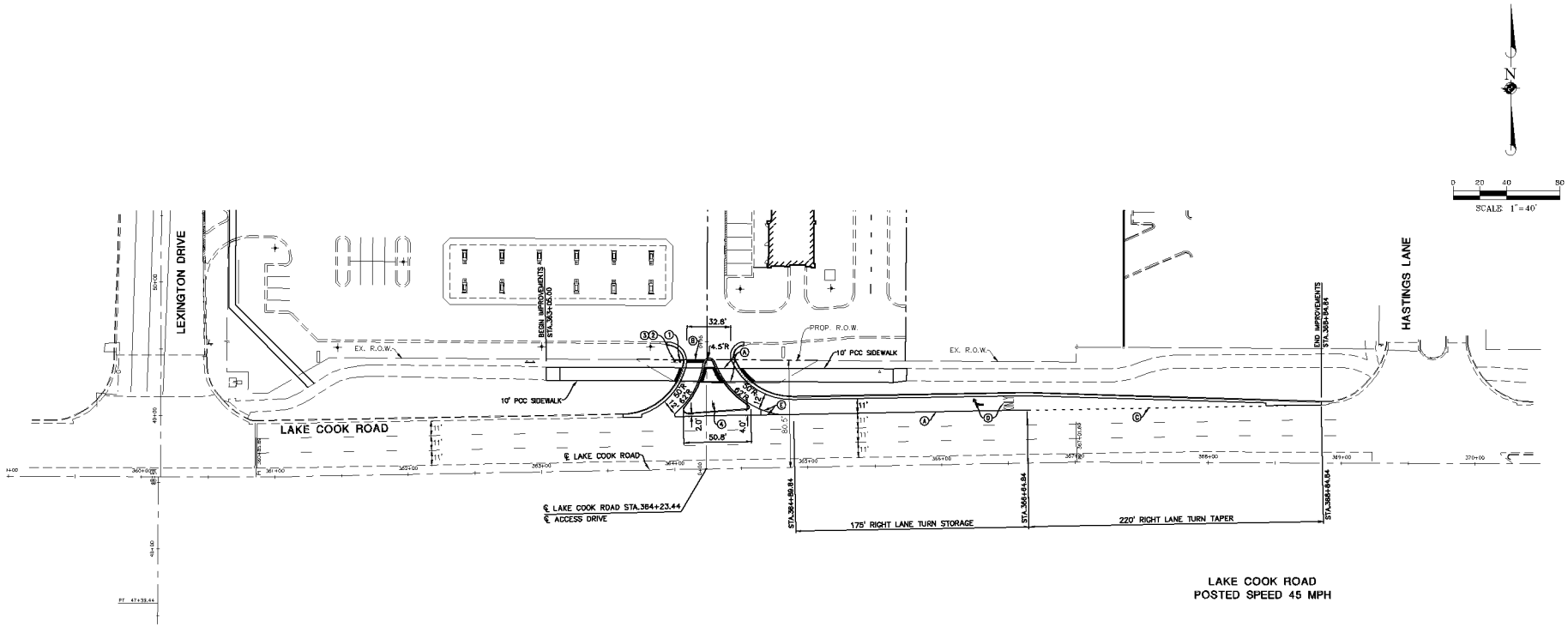
DRAWN BY	REVISIONS	DATE
NBA	06-04-21 REVISED PER CCDOTH COMMENTS	06-04-21
NBA	04-30-21 REVISED PER CCDOTH COMMENTS	04-30-21

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON 03/18/21. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED ON DATA OBTAINED FROM MAPS PROVIDED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Date & Time: Fri, Nov 5, 2021 - 12:16 File Name: P:\Projects\2019\019-0001\Engineering\Civil\Final Engineering\Plan Set\HIGHWAY PLAN\01-EXISTING CONDITIONS.dwg Updated By: Asanchez



LAKE COOK ROAD
POSTED SPEED 45 MPH

OVERALL PLAN AND PAVEMENT MARKING PLAN

PAVEMENT MARKING LEGEND
(A) 6" WHITE
(B) 24" WHITE
(C) 6" WHITE (2' DASH - 6' SKIP)
(D) LETTERS AND SYMBOLS
(E) 8" WHITE

NOTES:

1. ALL PAVEMENT MARKINGS ON CONCRETE PAVEMENT TO BE MODIFIED URETHANE IN CONFORMANCE WITH SECTION 780 OF THE STANDARD SPECIFICATIONS.
2. EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS SHALL BE REMOVED IN ACCORDANCE WITH SECTION 783 OF THE STANDARD SPECIFICATIONS.
3. EXISTING RAISED REFLECTIVE PAVEMENT MARKERS WHICH CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS SHALL BE REMOVED AND THE VOID FILLED.
4. LIGHTWEIGHT RAISED PAVEMENT MARKERS SHALL BE INSTALLED IN CONFORMANCE WITH CDOTH SPECIAL PROVISION 240.

SIGN LEGEND



R1-1 36"X36" (1)	R3-5R 30"X36" (2)	R5-1 30"X30" (3)	R3-2 30"X30" (4)

NOTES:

1. PROPOSED TRAFFIC SIGNS ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. EXISTING SIGNS TO BE RELOCATED SHALL BE REMOVED AND STORED ON SITE IN A PROTECTED AREA FOR PICK UP BY CDOTH.
3. SIGNS SHALL NOT BE REMOVED UNTIL THE PROGRESS OF WORK NECESSITATES IT.

Manhard CONSULTING LTD
7600 Shoreline Drive, Suite 900 • Stevenson Ranch, CA 91381-8580 • 661.260.9191 • 661.260.9192 (fax) • www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	DRAWN BY
06-04-21	REVISED PER CDOTH COMMENTS	NSA
04-30-21	REVISED PER CDOTH COMMENTS	NSA

LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
OVERALL PLAN AND PAVEMENT PARKING PLAN

PROJ. MGR.: NSA
PROJ. ASSOC.: HM
DRAWN BY: AS
DATE: 10-15-20
SCALE: 1"=40'

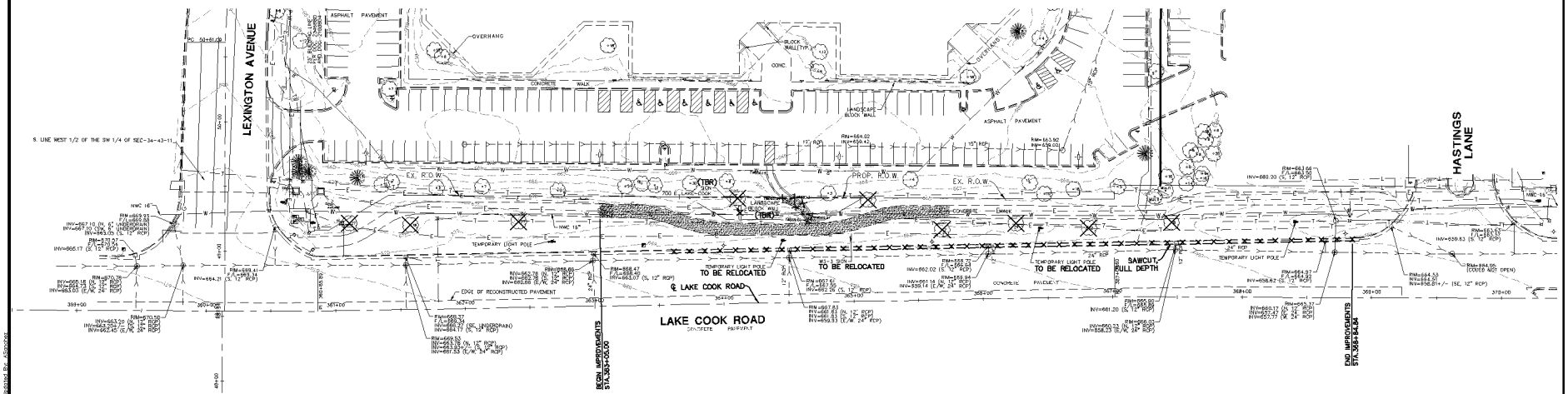
SHEET 4 OF 23

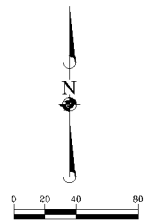
HPIBGL01

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

APR 5 2021 — 12:15 Doug Hunter P:\Projects\Vol1\Civil Drawings\Plans Set\GRADING PLANS\Vol1_OVERALL PLAN.dwg Updated By: dhunter





DEMOLITION LEGEND

- SIDEWALK AND BASE TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF 03/18/2021. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

DATE	DRAWN BY
06-04-21	REVISED PER CDOT/IDOT COMMENTS	NBA
04-30-21	REVISED PER CDOT/IDOT COMMENTS	NBA

Manhard CONSULTING LTD
7760 Shaffer Parkway, Littleton, CO 80127 | P: 303.487.0650 | F: 303.487.3656 | www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
DEMOLITION PLAN

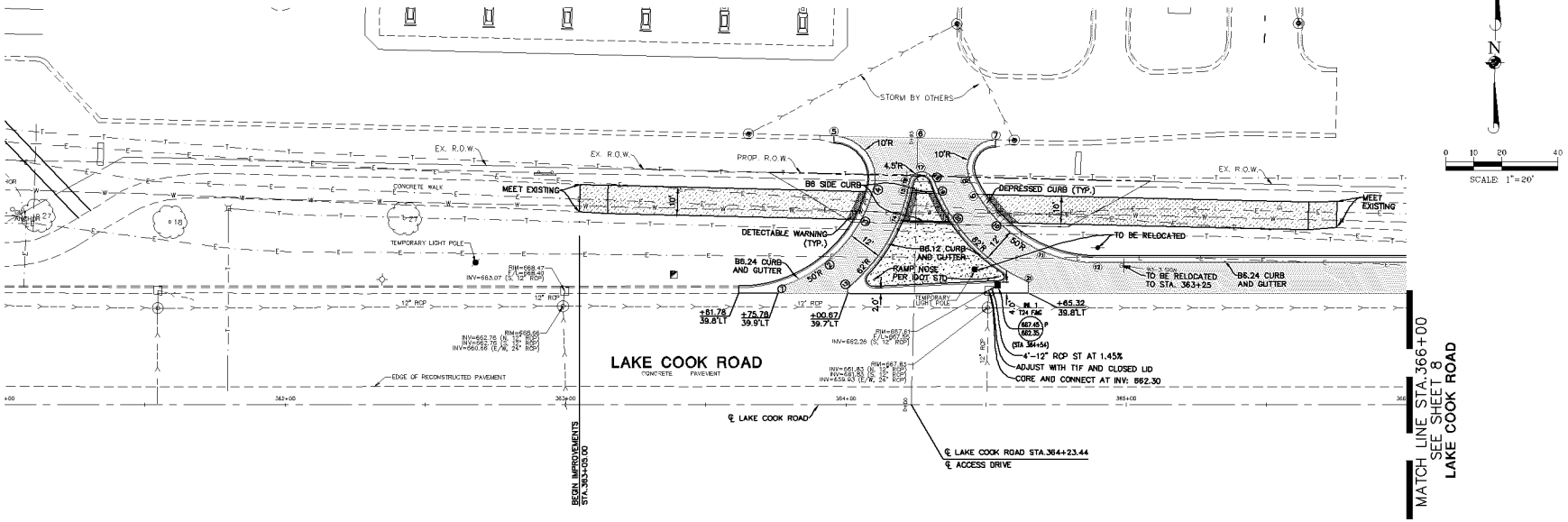
PROJ. MGR.: NBA
PROJ. ASSOC.: HM
DRAWN BY: AS
DATE: 10-15-20
SCALE: 1"=40'

SHEET 6 OF 23

HPIBGIL01

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



NOTE:

1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.
4. ALL SIDEWALK RAMPS TO BE IN ACCORDANCE WITH ADA REQUIREMENTS.

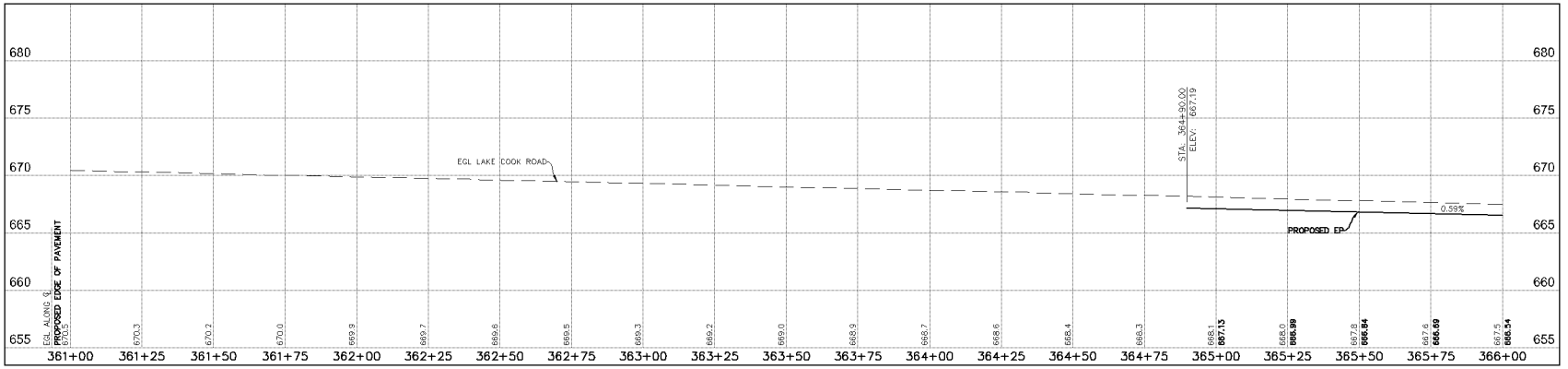
PAVING LEGEND (SEE TYPICAL SECTIONS)

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN

INTERSECTION TABLE			
	STATION	OFFSET	ELEVATION
1	363+75.77	41.89' LT	668.01
2	363+93.11	51.04' LT	667.65
3	364+05.61	66.18' LT	667.40
4	364+09.91	77.12' LT	667.25
5	363+95.76	95.92' LT	667.15
6	364+26.67	95.19' LT	666.70
7	364+53.48	94.55' LT	666.35
8	364+44.09	80.52' LT	666.90
9	364+46.83	75.21' LT	667.00
10	364+54.82	65.01' LT	667.15
11	364+70.07	54.77' LT	667.30

INTERSECTION TABLE			
	STATION	OFFSET	ELEVATION
12	364+89.84	50.69' LT	667.20
13	364+00.68	41.73' LT	667.89
14	364+18.74	65.87' LT	667.50
15	364+21.94	75.80' LT	667.35
16	364+22.67	79.40' LT	667.25
17	364+26.73	83.13' LT	667.05
18	364+31.35	80.14' LT	667.15
19	364+33.18	75.53' LT	667.25
20	364+38.88	65.39' LT	667.40
21	364+65.33	43.75' LT	667.51

LAKE COOK ROAD



DRAWN BY	DATE	REVISIONS
NBA	06-04-21	REVISED PER CDOOTH COMMENTS
NBA	06-30-21	REVISED PER CDOOTH COMMENTS

Manhard CONSULTING LTD
7760 Quincy Drive, Suite E, Lisle, IL 60532-0918 ph 630.963.6900 | 1.877.627.4273 toll free 630.963.6901 fax www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Conservation Managers • Environmental Scientists • Landscape Architects • Planners

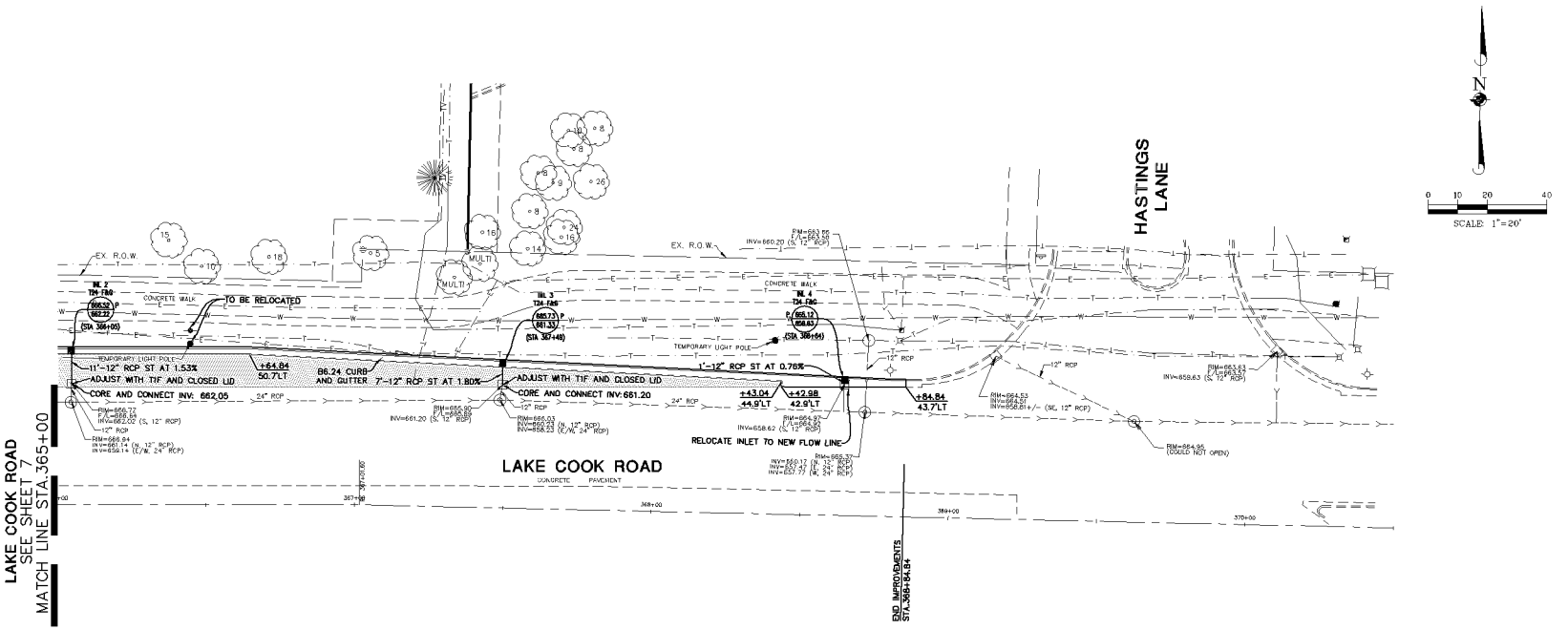
LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
PLAN AND PROFILE - STA.362+00 TO STA.365+00

PROJ. MGR.: NBA
PROJ. ASSOC.: HM
DRAWN BY: A.S.
DATE: 10-15-20
SCALE: H:1"=20' V:1"=5'

SHEET
7 OF 23
HPIBGL01

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

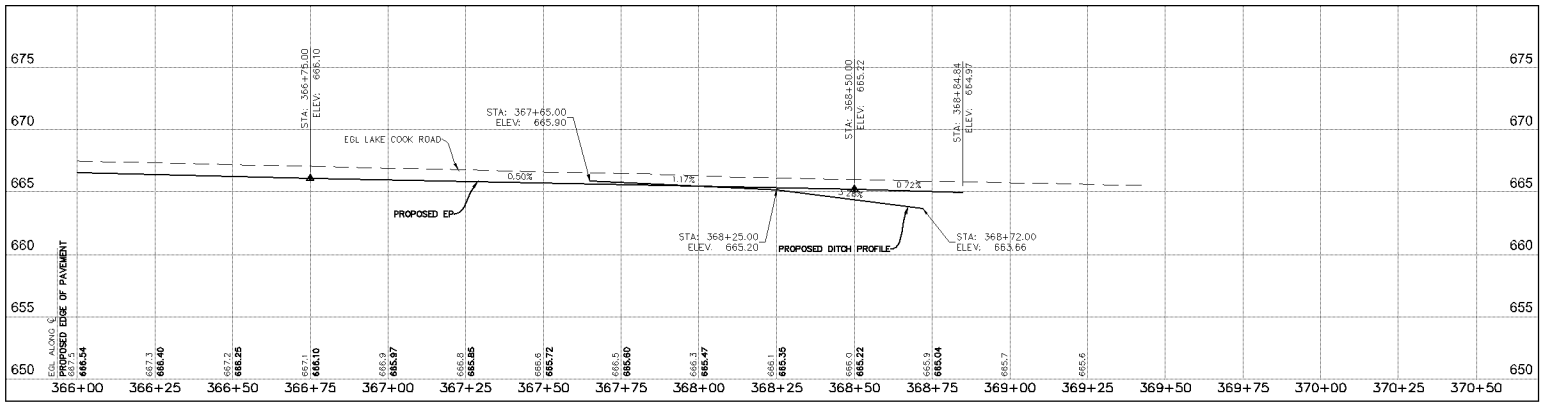
Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



NOTE:
1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.
4. ALL SIDEWALK RAMPS TO BE IN ACCORDANCE WITH ADA REQUIREMENTS.

PAVING LEGEND (SEE TYPICAL SECTIONS)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN

LAKE COOK ROAD



Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph: 630.953.4900 | fax: 630.953.4940 | manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Conservation Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY	DATE	REVISIONS	
		06-04-21	REVISED PER CDOOTH COMMENTS
		04-30-21	REVISED PER CDOOTH COMMENTS

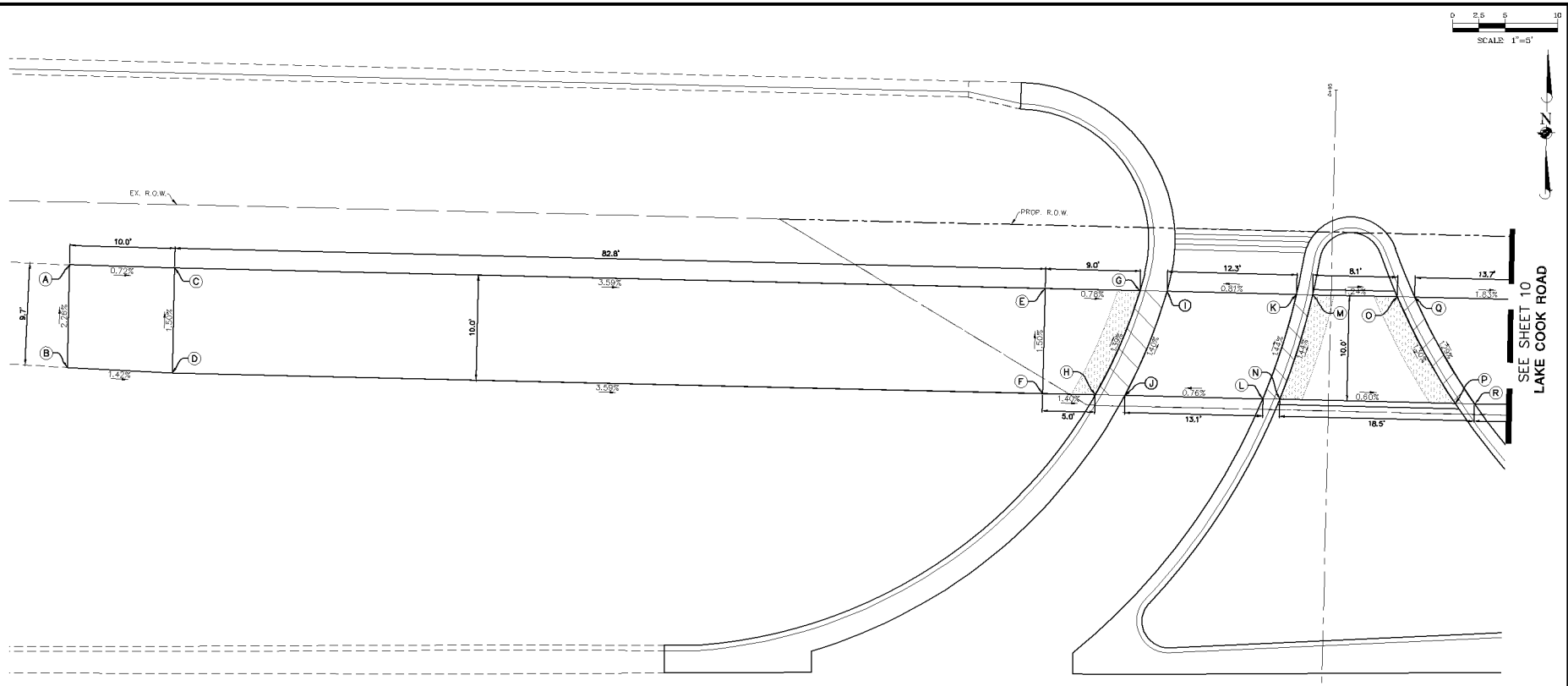
LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
PLAN AND PROFILE - STA.365+00 TO STA.369+50

PROJ. MGR.: NSA
PROJ. ASSOC.: HM
DRAWN BY: AS
DATE: 10-15-20
SCALE: H:1"=20' V:1"=5'

SHEET 8 OF 23
HPIBGIL01

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



ADA ELEVATION TABLE			
	STATION	OFFSET	ELEVATION
A	363+05.23	78.60' LT	670.32
B	363+05.00	68.86' LT	670.54
C	363+15.24	78.33' LT	670.25
D	363+15.00	68.33' LT	670.40
E	363+98.03	76.37' LT	667.28
F	363+97.79	66.37' LT	667.43
G	364+07.04	76.15' LT	667.21
H	364+02.79	66.25' LT	667.36
I	364+09.63	76.09' LT	667.25
J	364+05.61	66.18' LT	667.40
K	364+21.94	75.80' LT	667.35
L	364+18.74	65.87' LT	667.50
M	364+23.48	75.76' LT	667.35
N	364+20.35	65.83' LT	667.50
O	364+31.53	75.57' LT	667.25
P	364+37.03	65.44' LT	667.40
Q	364+33.18	75.53' LT	667.25
R	364+38.88	65.39' LT	667.40

13+00 364+00 04+00

LAKE COOK ROAD

Manhard CONSULTING LTD
770 Springer Drive, Lombard, IL 60148 (P) 630.620.1100 (F) 630.620.1183 www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Conservation Managers • Environmental Scientists • Landscape Architects • Planners

DATE	DESCRIPTION	DRAWN BY
04-30-21	REVISED PER COOOW COMMENTS	NBA

LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
ADA DRIVEWAY DETAILS

PROJ. MGR.: NBA
PROJ. ASSOC.: HM
DRAWN BY: AS
DATE: 10-15-20
SCALE: 1"=5'

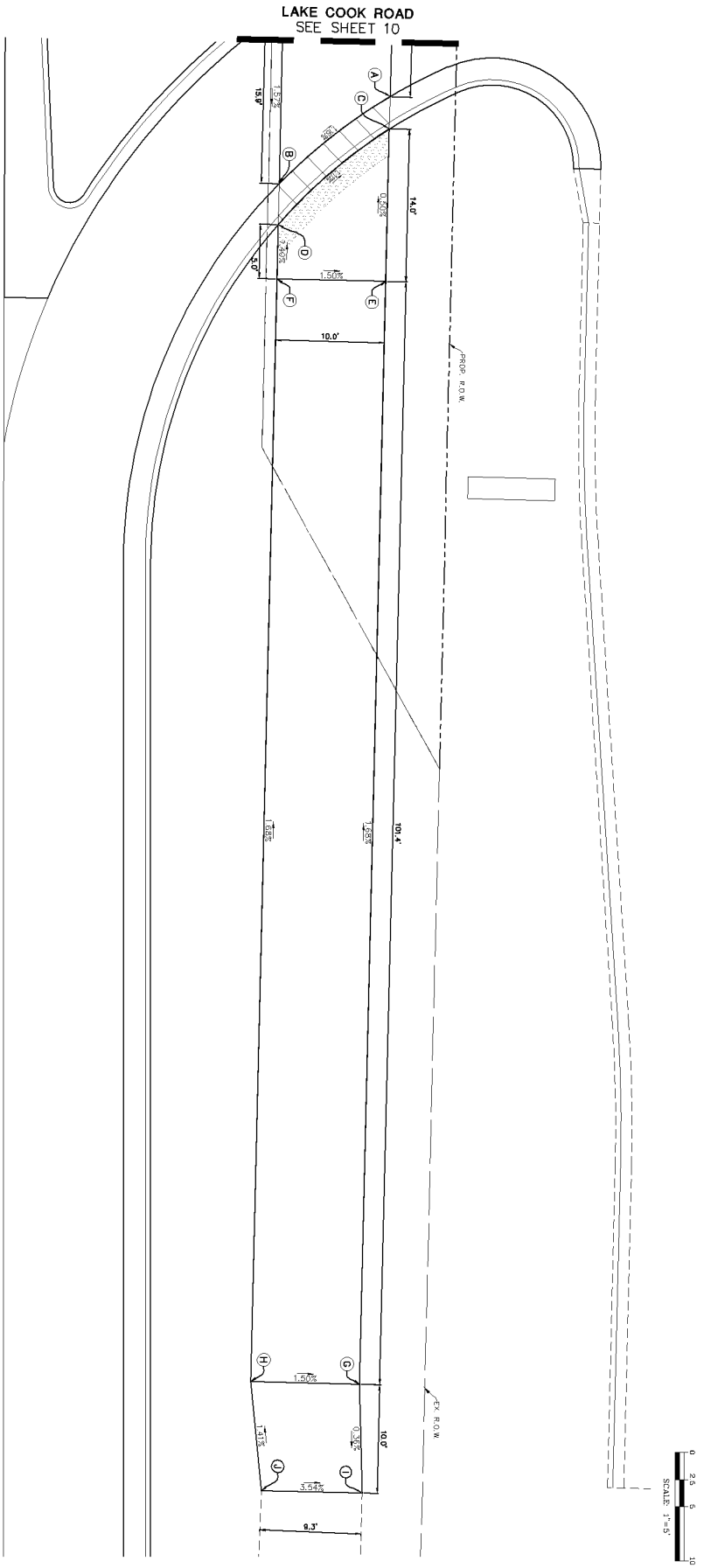
SHEET 9 OF 23

HPIBGIL01

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

April 30, 2021 - 10:37 Plot Name: P:\Projects\Vol1\Civil\Plot Drawings\Lake Cook\ADA\PLAN\GIL10_ADA_DETAILS.dwg Updated By: Nolasco

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



ADA ELEVATION TABLE			
	STATION	OFFSET	ELEVATION
A	364+46.83	75.21' LT	667.00
B	364+54.82	65.01' LT	667.15
C	364+49.81	75.14' LT	666.96
D	364+58.59	64.93' LT	667.11
E	364+63.83	74.80' LT	667.03
F	364+63.59	64.81' LT	667.18
G	365+65.24	72.40' LT	668.73
H	365+65.00	62.40' LT	668.88
I	365+75.22	72.63' LT	668.69
J	365+75.00	63.38' LT	669.02

LAKE COOK ROAD

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

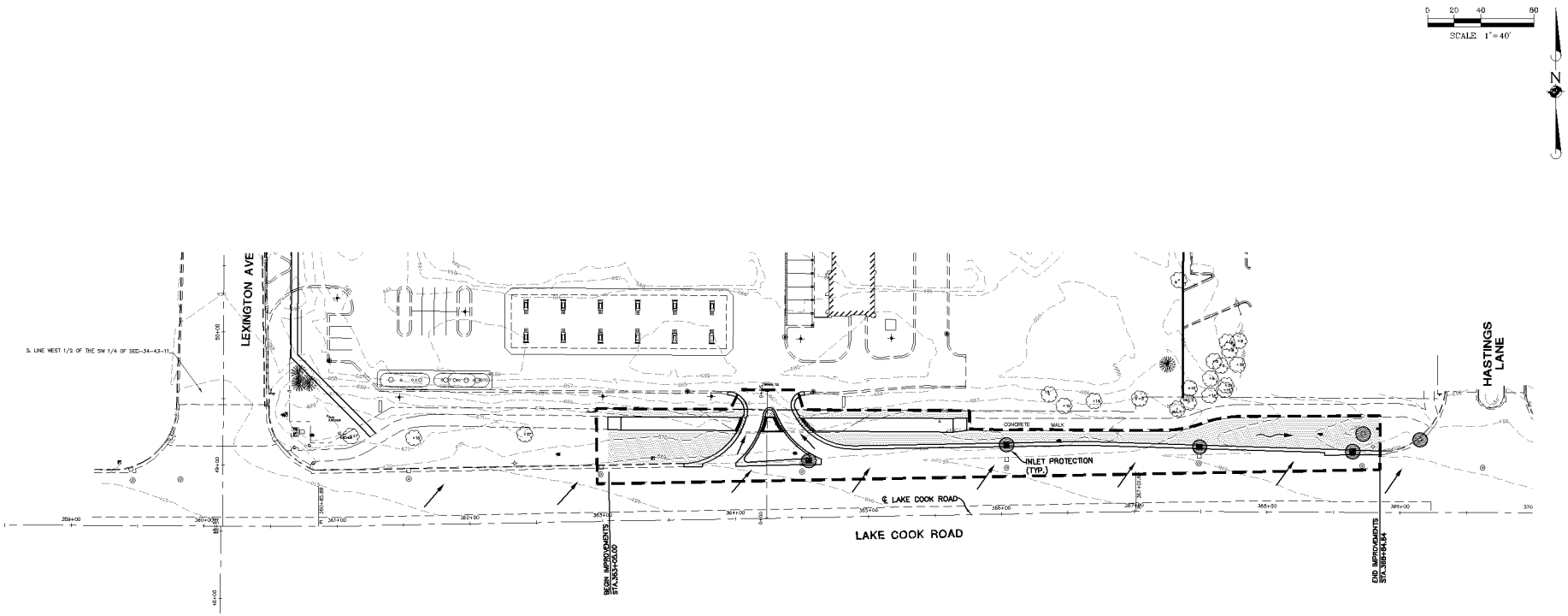
HPRG\LO1 10 OF 23 SHEET

SCALE: 1"=5'
DATE: 10-15-20
DESIGNED BY: AS
PROJ. MGR.: NBA
PROJ. ASSOC.: NBA

LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
ADA DRIVEWAY DETAILS

Manhard CONSULTING LTD
700 Berrigan Drive, Lombard, IL 60148 ph:630.691.8800 fx:630.691.8885 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
04-30-21	REVISED PER CDDOTH COMMENTS	NBA



SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE
5. IF STORMWATER DETENTION IS NOT REQUIRED, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
11. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
15. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.
16. ALL DISTURBED AREAS WITHIN THE LAKE COOK ROAD RIGHT-OF-WAY TO BE RESTORED WITH 4" TOPSOIL, FERTILIZER, AND SOD.

LEGEND

- —S—S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- SOD
- TEMPORARY STORM STRUCTURE PROTECTION
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. CONSTRUCT TEMPORARY DITCHES, SWALES.
3. CUT AND FILL SITE TO PLAN SUB-GRADE.
4. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. STORM SEWER**, ETC
5. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
6. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
7. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

DRAWN BY	DATE	REVISIONS	
			N/A
	06-04-21	REVISED PER COOOW COMMENTS	

Manhard CONSULTING LTD
7760 Springer Drive, Lombard, IL 60148 P: 630.620.1100 F: 630.620.1183 www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LAKE COOK ROAD IMPROVEMENTS
VILLAGE OF BUFFALO GROVE, ILLINOIS
EROSION CONTROL PLAN

PROJ. MGR.: NSA
PROJ. ASSOC.: HM
DRAWN BY: AS
DATE: 10-15-20
SCALE: 04-30-21

SHEET
11 OF 23
HPIBGIL01

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

SEAL

Jennifer Hendricks, ASLA, PLA
Manhard Consultant, Ltd.
Landscape Architect # 157-001253
Expires: 08/31/2021

Date: 08/09/21

JENNIFER HENDRICKS
157-001253
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

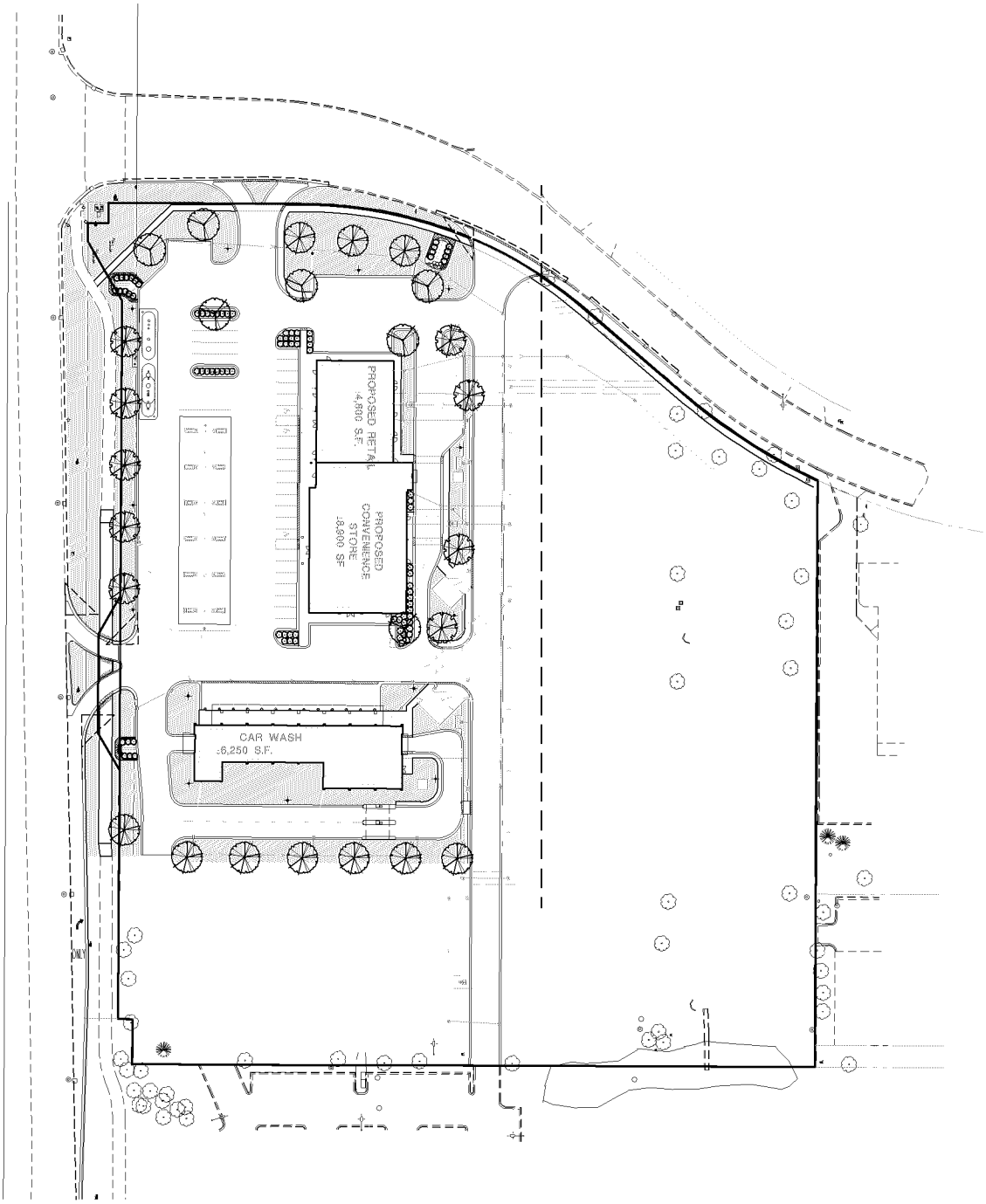
Legend

Turf

JULIE
Illinois One-Call System
Simply Call 811

0 20 40 80
SCALE: 1"=40'

N



© 2021MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

HPR BGL01

L1 OF L4 SHEET

PROJECT MGR: SRS
DESIGNED: RCH
DRAWN: APR
CHECKED: JH
DATE: 08/09/2021
SCALE: 1" = 40'

RICKY ROCKETS

VILLAGE OF BUFFALO GROVE, ILLINOIS

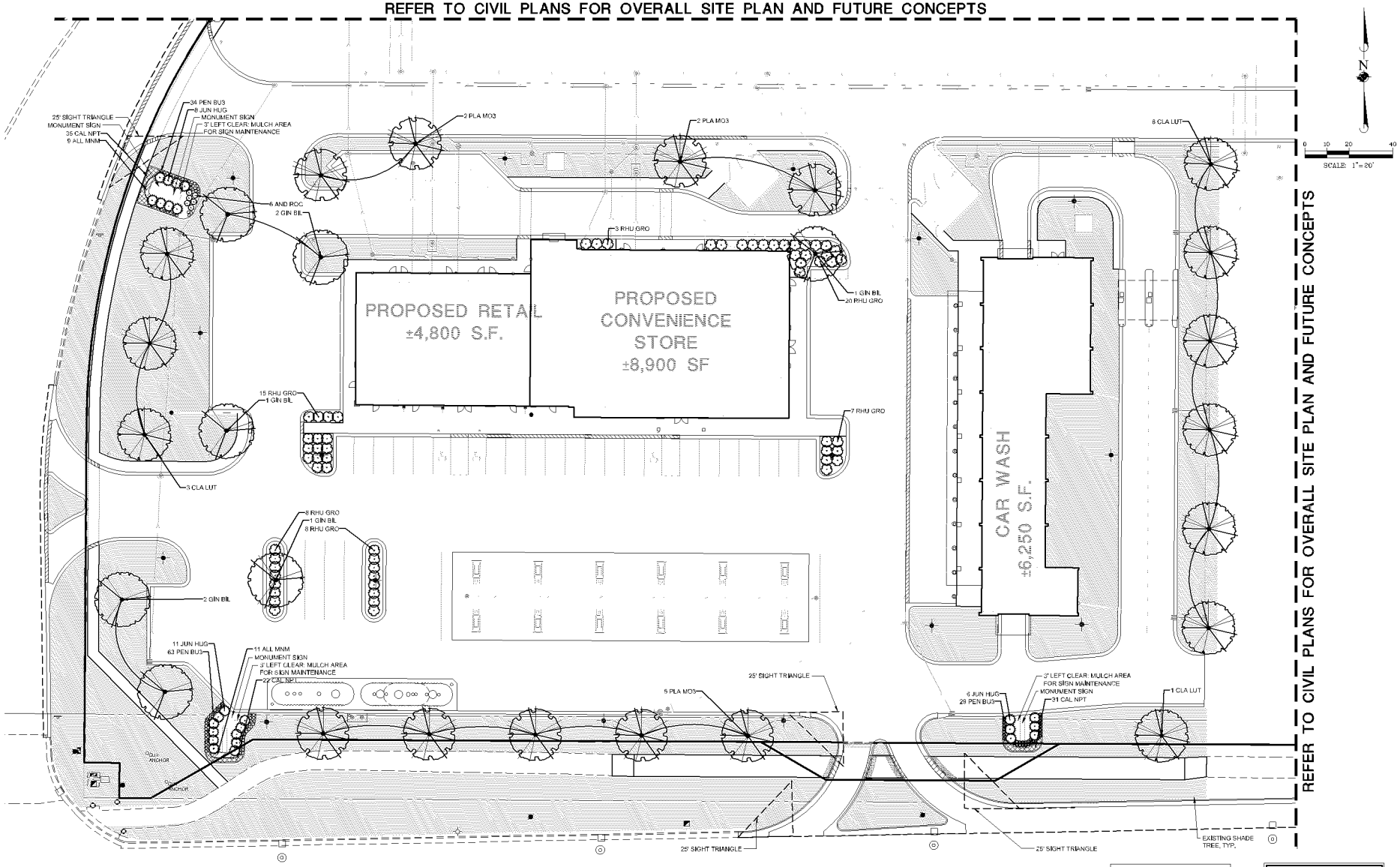
OVERALL LANDSCAPE PLAN

Manhard CONSULTING

700 Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	BY
07-26-21	REVISED PER FINAL VILLAGE REVIEW	

REFER TO CIVIL PLANS FOR OVERALL SITE PLAN AND FUTURE CONCEPTS



REFER TO CIVIL PLANS FOR OVERALL SITE PLAN AND FUTURE CONCEPTS

Legend

Turf

LICENSED LANDSCAPE ARCHITECT
JENNIFER HENDRICKS
157-001253
STATE OF ILLINOIS

SEAL Date: 04/08/21

Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2021

JULIE
ILLINOIS
ONE-CALL SYSTEM
Simply Call 811

©2020 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

NO.	MARK/REVISION	DATE
		07-26-21 REVISED PER FINAL VILLAGE REVIEW

Manhard CONSULTING
708 Bartlett Drive, Lombard, IL 60148 ph 630.687.8900 fx 630.687.8585 manhard.com
Civil Engineers | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

RICKY ROCKETS RETAIL DEVELOPMENT
VILLAGE OF BUFFALO GROVE, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.:	SNS
PROJ. ASSOC.:	HCN
DRAWN BY:	JSH
DATE:	04/08/21
SCALE:	1" = 30'

SHEET
L1 OF L3
HPI.BGIL01

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Manhard CONSULTING LTD

FINAL STORMWATER MANAGEMENT SUMMARY FOR

RICKY ROCKETS DEVELOPMENT BUFFALO GROVE, ILLINOIS

Prepared by:

MANHARD CONSULTING, LTD.
700 Springer Drive
Lombard, IL 60148

JOB CODE: HPI.BGIL01

July 6, 2021

TABLE OF CONTENTS

I. Project Narrative

- Introduction
- Project Description
- Pre-Development Conditions
- Proposed Conditions
- Summary

II. Figures

- Location Map
- Aerial Imagery
- Historical Imagery (earliest available)
- Existing Flood Insurance Rate Map
- NRCS Web Soil Survey
- National Wetland Inventory

III. Exhibits

- Existing Impervious Area Exhibit
- Proposed Imperious Area Exhibit
- Storm Sewer Catchment Area Exhibit
- Bentley StormCAD Sewer Calculations

Appendix (Reference Documents)

- Final Engineering Plans (Prepared by Manhard)
- Storm Sewer Atlas (Provided by Village)
- Topographic Survey (Prepared by WMA)

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

PROJECT NARRATIVE

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

INTRODUCTION

The purpose of this Final Stormwater Summary is to outline the stormwater requirements pertaining to the development of the proposed commercial subdivision. The site development is located at the northeast corner of Lake Cook Road and Lexington Drive in the Village of Buffalo Grove, Illinois.

PROJECT DESCRIPTION

The site development is located on a 7.6 Acre parcel northeast corner of Lake Cook Road and Lexington Drive in the Village of Buffalo Grove, Illinois. The stormwater management plan is subject to review under the Lake County Watershed Development Ordinance (WDO) by the Village of Buffalo Grove. This summary intends to propose stormwater methodology and receive a degree of concurrence with the Village of Buffalo Grove that the project is in-line with the requirements set forth in the WDO. This report is also used to demonstrate that the development, as proposed in the final document, will provide the necessary components to meet or exceed the requirements of the Lake County WDO under the review of the Village of Buffalo Grove.

The proposed improvements will disturb only 6.2 Acres of the 7.6-Acre property. The northern 1.4 Acres of the site is an existing stormwater detention basin which will remain undisturbed. The development will consist of a fueling center with convenience store and quick-service restaurant, a car-wash, and two future outlots that shall be mass graded during phase 1 of the development. The overall site development plan has been designed so that there is a net reduction in impervious area (including future development of out-lots). Based on this criteria, stormwater detention shall be exempt per Article 3, Section 300.06 of the Lake County Watershed Development Ordinance (WDO).

PRE-DEVELOPMENT CONDITIONS

The entire site is generally comprised of one (1) large drainage area. This large existing drainage area is tributary to the existing on-site detention basin located on the north site of the side. The existing detention basin is a regional basin which has a total tributary area of approximately 25 Acres. Per the archived stormwater report provided by the Village of Buffalo Grove, the existing regional detention basin located on-site has the following characteristics:

- Constructed in 1980
- Tributary Area of 25 Acres
- 4.63 Acre-Feet of Detention Volume Provided
- 10" and 4" restrictor outlet

None of these characteristics regarding the basin will change as a part of this proposed development. The basin and outfall pipes will remain undisturbed.

The existing conditions of the on-site development is a large office building and parking facilities, which consists of predominantly impervious area (5.04 Acres Impervious - Refer to Existing Impervious Area Exhibit).

WETLAND

The U.S. Fish and Wildlife Service National Wetland Inventory was investigated in connection with the proposed development plan. Per this analysis, there were not any wetlands identified within the existing property.

FLOODPLAIN

The Federal Emergency Management Agency (FEMA) specifies that there are not any existing Zone AE Floodplains located within the subject improvements. Please refer to the provided Flood Insurance Rate (FIRM) for additional clarification.

PROPOSED CONDITIONS

The proposed conditions of the site will maintain all drainage patterns. The overall site development plan has been designed so that there is a net reduction in impervious area. Based on this criteria, stormwater detention shall be exempt per Article 3, Section 300.06 of the Lake County Watershed Development Ordinance (WDO).

However, the proposed development is required to provide Runoff Volume Reduction (RVR) in accordance with Article 5, Section 503 of the WDO. Therefore, RVR measures described in the WDO have been incorporated into the preliminary engineering plan which bring the development in conformance with RVR requirements as described below:

- **Preservation and enhancement of stormwater management benefits**
  - Existing Stormwater Basin and outfall structures shall be maintained
  - Existing features shall be protected by appropriate SESC measures

- **Minimization of Impervious Surfaces**
  - Existing Conditions = 5.04 Acres Impervious
  - Proposed Conditions = 4.94 Acres Impervious
    - Note: Future Outlot Development Areas assumed to be 90% impervious
  - Total Impervious Area Reduction = 0.10 Acres

- **Stormwater Quality Enhancement**
  - Installation of manufactured BMP for Stormwater Quality
  - Contech VortSentry or approved equal for capture of Hydrocarbons from incidental spills in fueling canopy area
  - TSS removal provided for stormwater

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

The storm sewer has been designed to convey the 10-year flow within the crown of the pipe and the 100-year storm within the Rim of the storm structures. Sewer conveys flow to the north for storage in the regional stormwater basin.

The storm sewer was modeled via Bently StormCAD to ensure compliance with the above criteria. In the case of a flooding event or sewer failure, there is a designated emergency overflow route to convey stormwater overland to the basin, while maintaining freeboard requirements.

It should be noted that Lot 3 is anticipated to utilize portions of the proposed Storm Sewer, and was therefore included in the model with an assumption of 90% impervious. Because Lot 4 is to the north (downstream) and has direct access to the regional stormwater basin, it has been excluded from Storm Sewer calculations. The portion of Lexington Drive which is routed by existing storm sewer onto the site has been accounted for an included in the model.

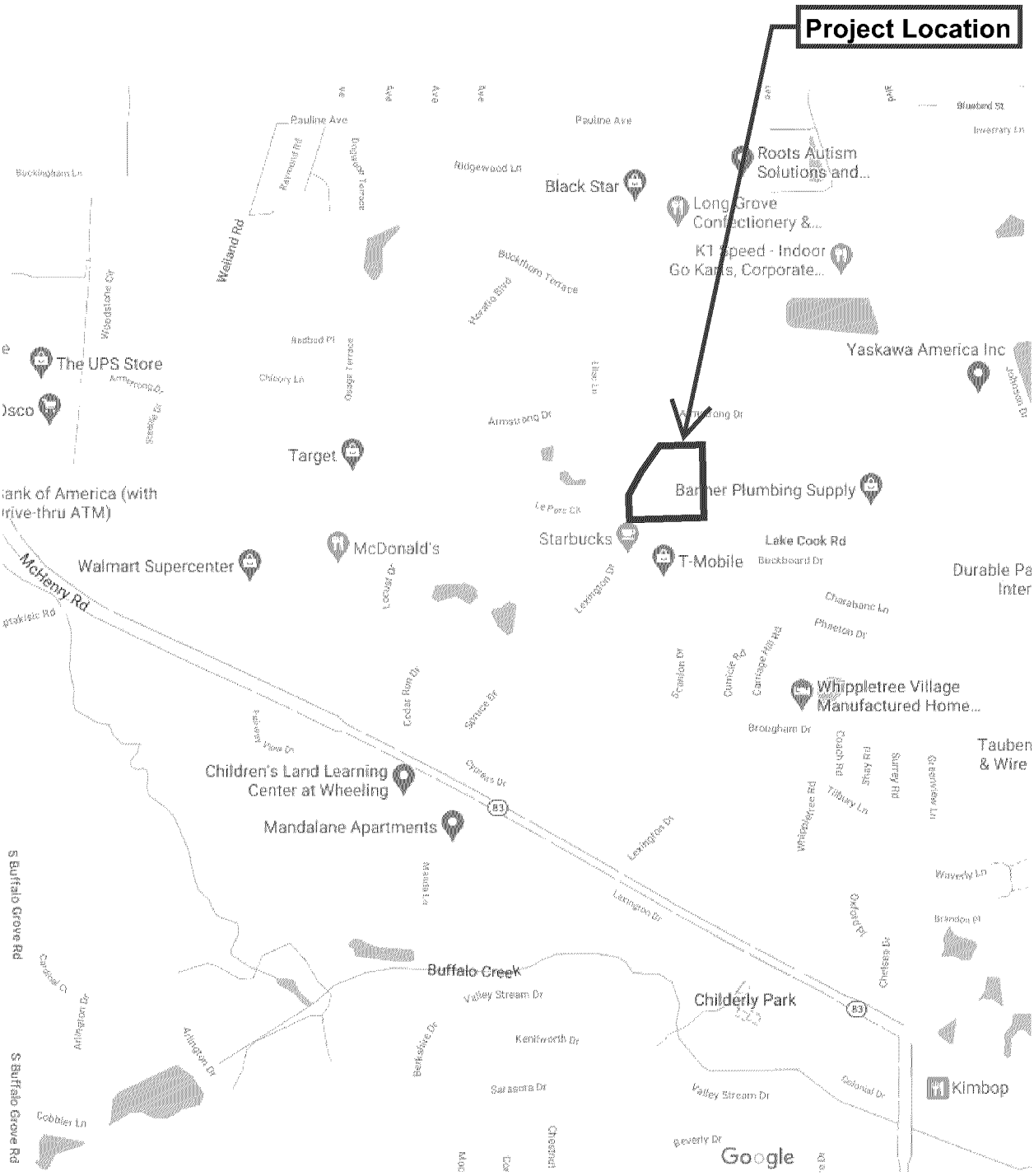
Please refer to the Storm Sewer Catchment Area Exhibit and the StormCAD results for more information

SUMMARY

- No Stormwater Detention is required per the Lake County WDO (exempt per Article 3, Section 300.06)
- Runoff Volume Reduction (RVR) is required per the Lake County WDO, and all RVR requirements are met
- The site development meets the stormwater management requirements of the Lake County WDO and the Village of Buffalo Grove
- Storm Sewer has been designed to convey the 10 year within the pipe and 100 year within the rim
- Emergency overflow routing has been provided through the site to the basin while maintaining freeboard requirements

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

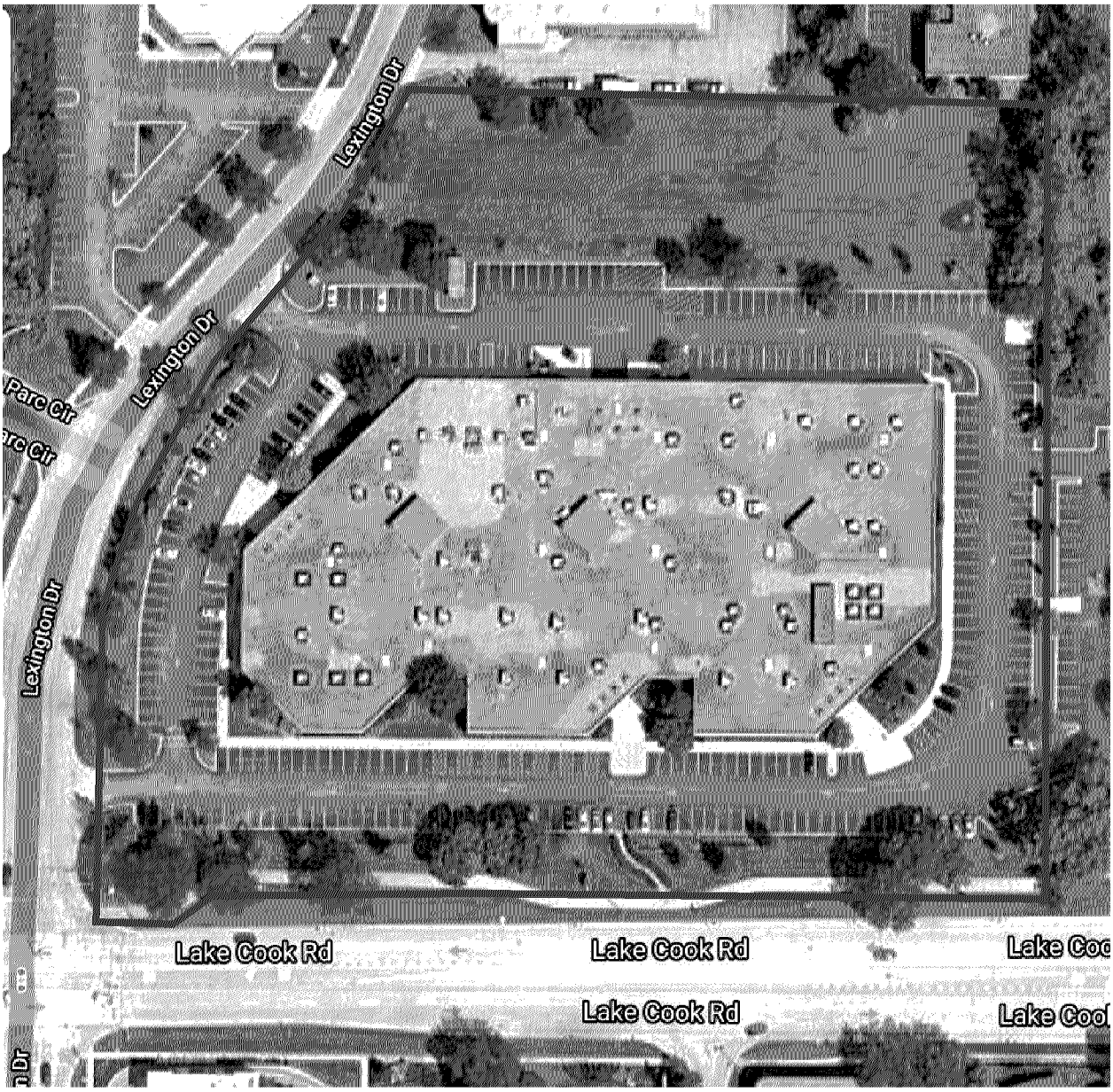
LOCATION MAP



Manhard CONSULTING LTD

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

AREIAL IMAGRY
(PRESENT DAY)



Manhard
CONSULTING LTD

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

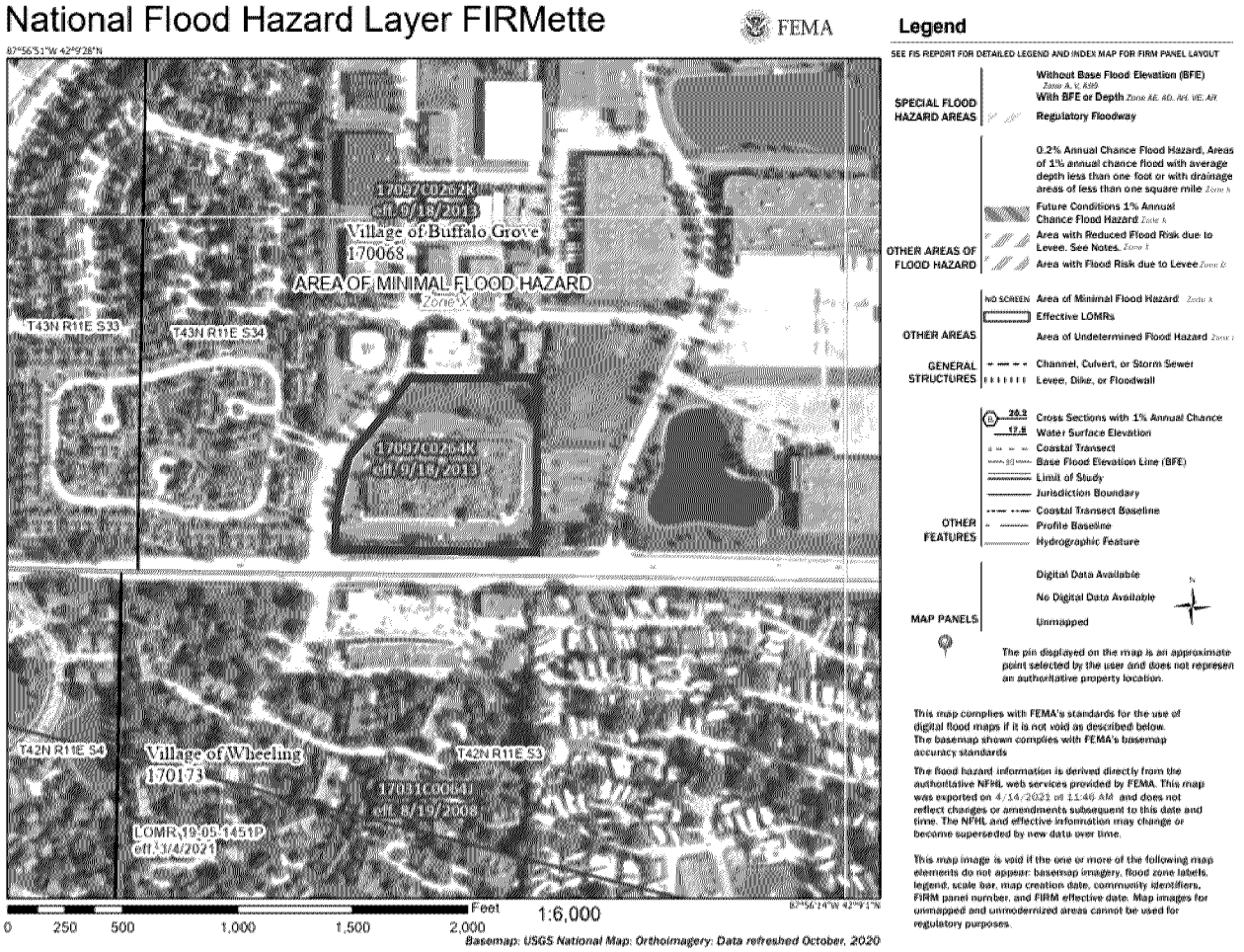
AREIAL IMAGRY
(HISTORICAL IMAGERY – EARLIEST AVAILABLE)



Manhard CONSULTING LTD

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

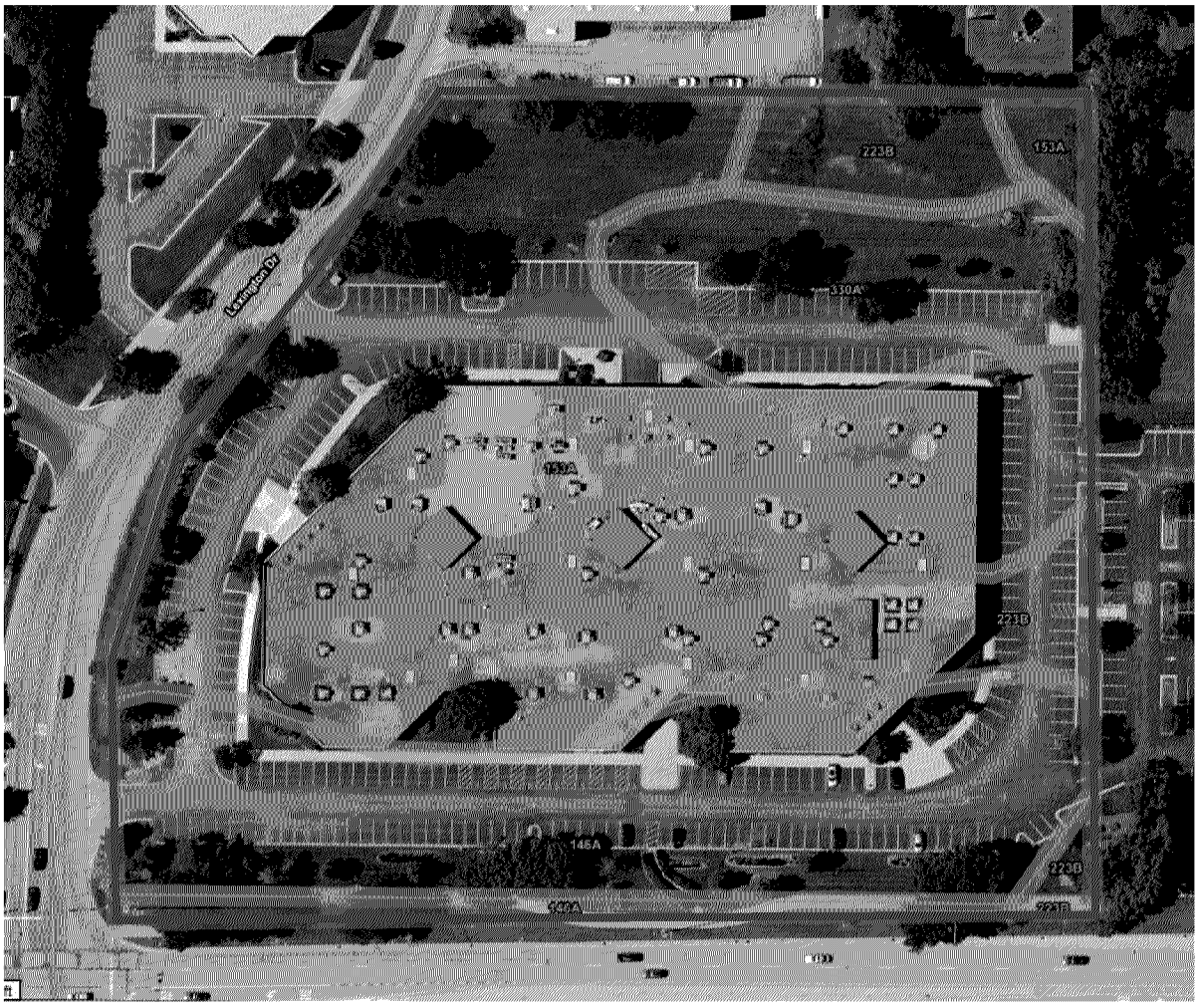
FEMA FLOOD INSURANCE RATE MAP (FIRM)



Manhard CONSULTING LTD

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

NRCS WEB SOIL SURVEY



Lake County, Illinois (IL097)
Cook County, Illinois (IL031)

Cook County, Illinois (IL031)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	0.2	2.1%
223B	Varna silt loam, 2 to 4 percent slopes	0.0	0.1%
Subtotals for Soil Survey Area		**0.2**	**2.1%**

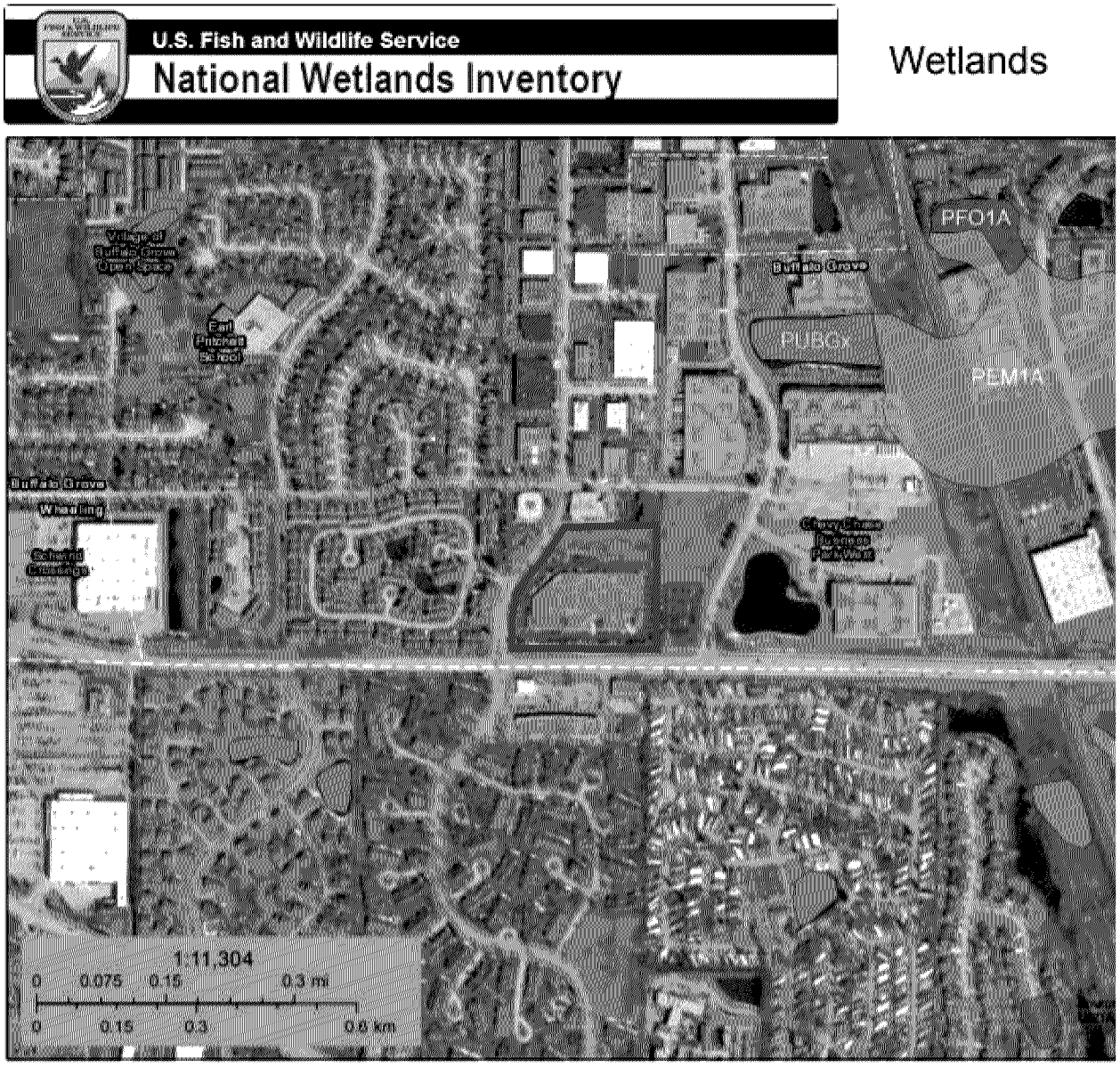
Lake County, Illinois (IL097)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	2.0	25.0%
153A	Pella silty clay loam, 0 to 2 percent slopes	4.3	54.1%
223B	Varna silt loam, 2 to 4 percent slopes	0.6	7.4%
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.9	11.4%
Subtotals for Soil Survey Area		**7.7**	**97.9%**

Manhard CONSULTING LTD

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

NATIONAL WETLAND INVENTORY



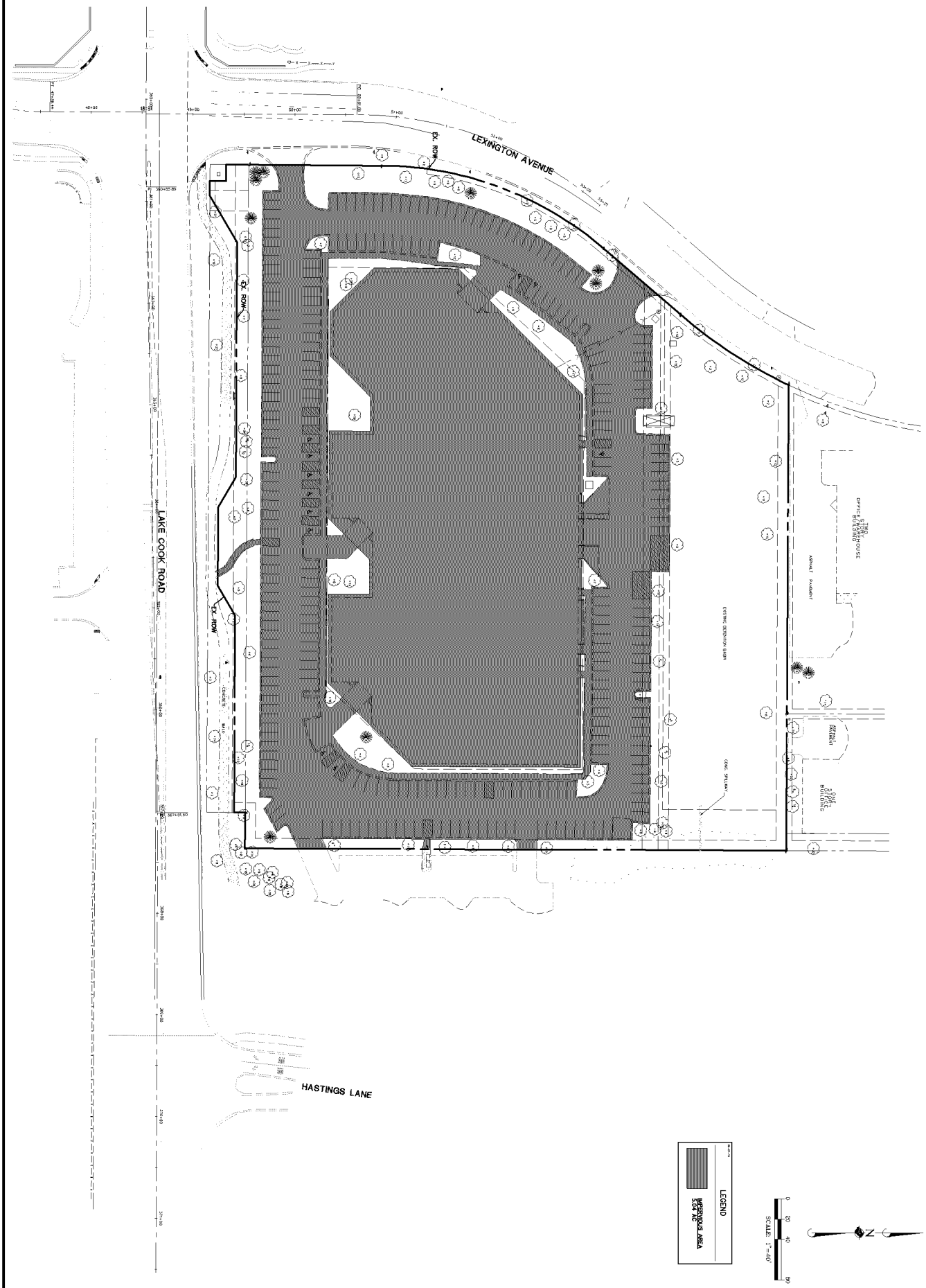
April 14, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Manhard CONSULTING LTD

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



© 2021MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

HPBCALCI

SHEET 2 OF 2

PROJECT MGR	SRS
PROJECTION	NA
GEOMETRY	AP
DATE	10/28/21
SCALE	1"=40'

RICKY ROCKETS

VILLAGE OF BUFFALO GROVE, ILLINOIS

EXISTING IMPERVIOUS AREA EXHIBIT

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	BY

Attachment: Plan Set (Conditional Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
PROPOSED IMPERVIOUS AREA EXHIBIT

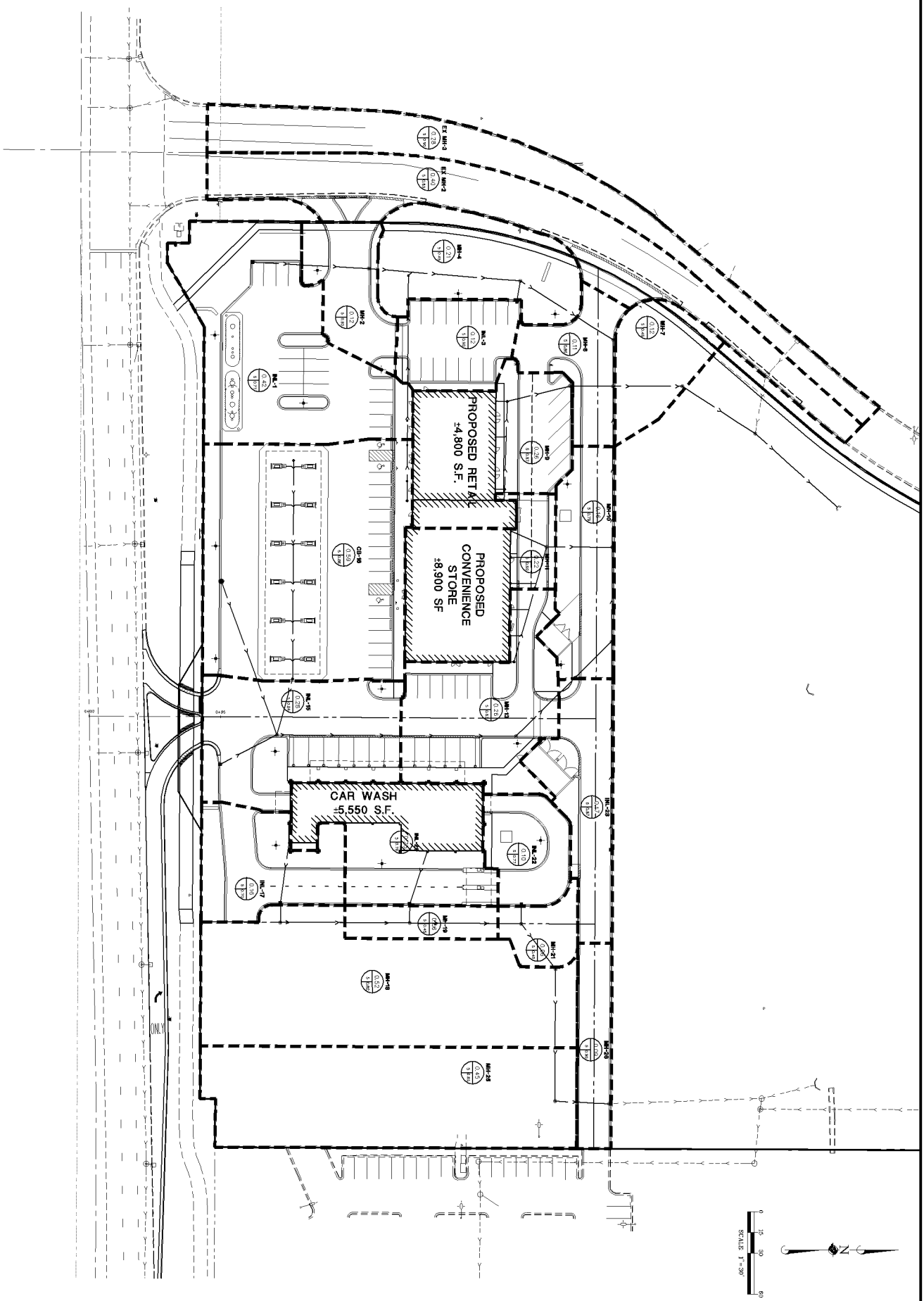
PROJ. MGR.:	SMS
PROJ. TECH.:	JAF
PROJ. NUMBER:	08.027.01
DATE:	1"=40'
SCALE:	
SHEET	1 OF 2

HPIBGIL01

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.5991 fax: 630.691.5895 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	CH. INITIALS

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

HPR BGL01

CA

SHEET

DESIGNED	DRAWN	CHECKED
HPR	DRS	HPR

RICKY ROCKETS

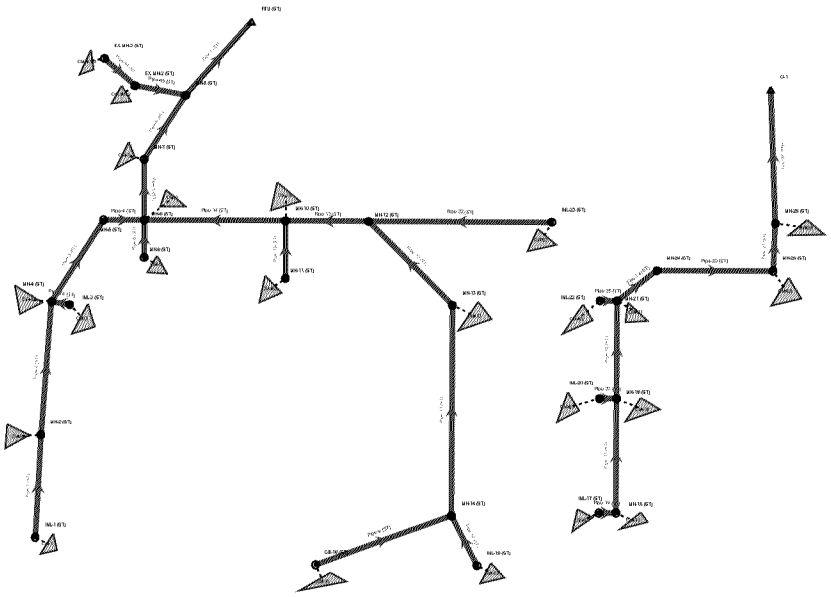
BUFFALO GROVE

STORM SEWER CATCHMENT AREA EXHIBIT

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.621.8500 fx:630.621.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	BY

Scenario: Base



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(10 YEAR STORM)

Conduit Table 10-Year

Start Node	Invert (Start) (ft)	Hydraulic Grade Line (In) (ft)	Stop Node	Invert (Stop) (ft)	Hydraulic Grade Line (Out) (ft)	Diameter (in)	Length (Scaled) (ft)	Slope (Calculated) (%)	Flow (cfs)	Capacity (Full Flow) (cfs)	Flow / Capacity (Design) (%)	Velocity (ft/s)	Manning's n	Upstream Inlet Tc (min)	Upstream Inlet Area (acres)	Upstream Inlet C	System Intensity (in/h)	System Drainage Area (ft²)	System CA (acres)
MH-11 (ST)	662.62	663.13	MH-10 (ST)	661.9	662.3	12	47.6	1.5	1.48	4.36	34	5.02	0.013	5	0.22	0.9	7.44	9,583.20	0.198
MH-14 (ST)	662.09	663.22	MH-13 (ST)	661.52	662.62	18	173.5	0.331	5.57	6.04	92.2	3.88	0.013	0	(N/A)	(N/A)	7.44	37,897.20	0.743
MH-13 (ST)	661.52	662.62	MH-12 (ST)	661.23	662.38	24	97.6	0.3	7.19	12.39	58	4.09	0.013	5	0.26	0.83	7.44	49,222.80	0.958
INL-3 (ST)	663.2	663.58	MH-4 (ST)	663.1	663.46	12	15.2	0.659	0.81	2.89	28	3.16	0.013	5	0.12	0.9	7.44	5,227.20	0.108
MH-9 (ST)	662.57	663.12	MH-6 (ST)	662.1	662.54	12	30.9	1.5	1.7	4.36	38.9	5.21	0.013	5	0.26	0.87	7.44	11,325.60	0.226
CB-16 (ST)	662.6	663.58	MH-14 (ST)	662.09	663.22	15	118.6	0.43	3.81	4.23	89.9	3.9	0.013	5	0.59	0.86	7.44	25,700.40	0.507
INL-15 (ST)	662.25	663.25	MH-14 (ST)	662.09	663.22	15	46.3	0.35	1.76	3.82	46.2	3.05	0.013	5	0.28	0.84	7.44	12,196.80	0.235
INL-1 (ST)	662.45	663.17	MH-2 (ST)	661.92	662.59	12	84.3	0.627	2.43	2.82	86	4.04	0.013	5	0.42	0.77	7.44	18,295.20	0.323
MH-2 (ST)	661.66	662.38	MH-4 (ST)	660.97	661.75	15	110.3	0.627	3.17	5.11	62	4.39	0.013	5	0.12	0.83	7.44	23,522.40	0.423
MH-12 (ST)	661.23	662.38	MH-10 (ST)	661	662.03	24	68.5	0.336	8.3	13.11	63.3	4.41	0.013	0	(N/A)	(N/A)	7.44	56,628.00	1.106
INL-23 (ST)	662.05	662.68	MH-12 (ST)	661.78	662.38	12	150.8	0.18	1.11	1.51	73.5	2.1	0.013	5	0.17	0.87	7.44	7,405.20	0.148
MH-21 (ST)	659.18	660.17	MH-24 (ST)	658.88	659.93	18	41.3	0.729	6.5	8.97	72.5	5.53	0.013	5	0.06	0.45	7.44	50,094.00	0.867
MH-24 (ST)	658.88	659.93	MH-25 (ST)	658.18	659.73	18	95.8	0.729	6.5	8.97	72.5	5.53	0.013	0	(N/A)	(N/A)	7.44	50,094.00	0.867
MH-4 (ST)	660.97	661.75	MH-5 (ST)	660.57	661.77	24	80	0.5	4.69	16	29.3	4.42	0.013	5	0.21	0.45	7.44	37,897.20	0.626
MH-18 (ST)	662.16	662.97	MH-19 (ST)	660.8	661.72	15	93.9	1.45	4.04	7.78	51.9	6.4	0.013	5	0.52	0.82	7.44	29,620.80	0.538
MH-19 (ST)	660.8	661.72	MH-21 (ST)	659.18	660.17	18	80.9	2	5.72	14.85	38.5	7.85	0.013	5	0.06	0.45	7.44	43,124.40	0.763
INL-20 (ST)	661.61	662.1	MH-19 (ST)	661.54	662.02	15	14.2	0.5	1.48	4.57	32.4	3.32	0.013	5	0.25	0.79	7.44	10,890.00	0.198
INL-22 (ST)	661.9	662.23	MH-21 (ST)	661.83	662.15	12	14.2	0.5	0.58	2.52	22.9	2.6	0.013	5	0.1	0.77	7.44	4,356.00	0.077
MH-5 (ST)	660.57	661.77	MH-6 (ST)	660.4	661.77	24	33.7	0.5	4.69	16	29.3	4.42	0.013	0	(N/A)	(N/A)	7.44	37,897.20	0.626
MH-6 (ST)	659.85	661.77	MH-7 (ST)	659.73	661.67	30	50.3	0.25	17.83	20.51	86.9	4.71	0.013	5	0.11	0.86	7.44	127,195.20	2.377
MH-10 (ST)	660.1	661.85	MH-6 (ST)	659.85	661.77	30	116.8	0.214	10.73	18.98	56.5	3.98	0.013	5	0.16	0.79	7.44	73,180.80	1.431
INL-17 (ST)	662.37	662.96	MH-18 (ST)	662.17	662.97	12	14.2	1.45	0.84	4.29	19.6	4.24	0.013	5	0.16	0.7	7.44	6,969.60	0.112
MH-25 (ST)	658.18	659.73	MH-26 (ST)	658.05	659.37	18	39.4	0.321	9.37	5.95	157.4	5.3	0.013	5	0.45	0.85	7.44	69,696.00	1.249
MH-7 (ST)	659.72	661.67	MH-8 (ST)	659.56	661.54	30	62.9	0.25	18.23	20.51	88.9	4.72	0.013	5	0.12	0.45	7.44	132,422.40	2.431
MH-8 (ST)	659.56	661.54	FES (ST)	659.36	660.98	30	81.8	0.25	22.79	20.51	111.1	4.64	0.013	0	(N/A)	(N/A)	7.44	162,043.20	3.039
EX MH-2 (ST)	661.42	662.29	MH-8 (ST)	660.5	661.54	15	42.5	2.159	4.56	9.49	48	7.66	0.013	5	0.4	0.89	7.44	29,620.80	0.608
MH-26 (ST)	658.05	659.37	O-1	657.7	658.83	24	110.7	0.316	9.98	12.72	78.4	4.48	0.013	5	0.09	0.9	7.44	73,616.40	1.33
EX MH-3 (ST)	661.98	662.57	EX MH-2 (ST)	661.42	662.29	12	33.9	1.652	1.89	4.58	41.3	5.55	0.013	5	0.28	0.9	7.44	12,196.80	0.252

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

(10 YEAR STORM)

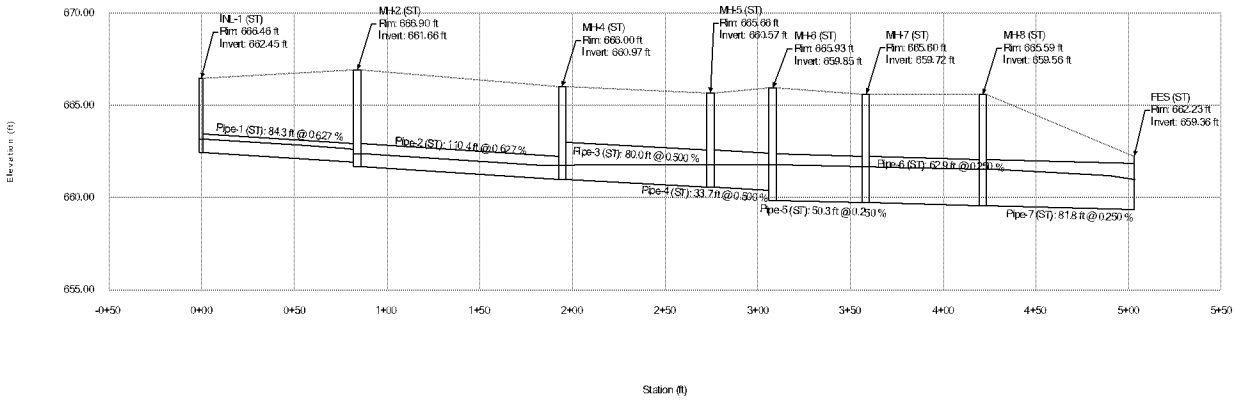
Catchment Table 10-Year

Label	Area (User Defined) (acres)	Runoff Coefficient (Rational)	Time of Concentratio	Flow (Total Out) (cfs)
CM-26	0.09	0.9	5	0.61
CM-25	0.45	0.85	5	2.87
CM-21	0.06	0.45	5	0.2
CM-22	0.1	0.77	5	0.58
CM-20	0.25	0.79	5	1.48
CM-19	0.06	0.45	5	0.2
CM-18	0.52	0.82	5	3.2
CM-17	0.16	0.7	5	0.84
CM-15	0.28	0.84	5	1.76
CM-16	0.59	0.86	5	3.81
CM-13	0.26	0.83	5	1.62
CM-23	0.17	0.87	5	1.11
CM-10	0.16	0.79	5	0.95
CM-22	0.22	0.9	5	1.48
CM-9	0.26	0.87	5	1.7
CM-6	0.11	0.86	5	0.71
CM-3	0.12	0.9	5	0.81
CM-4	0.21	0.45	5	0.71
CM-2	0.12	0.83	5	0.75
CM-1	0.42	0.77	5	2.43
CM-7	0.12	0.45	5	0.4
CM-EX-3	0.28	0.9	5	1.89
CM-EX-2	0.4	0.89	5	2.67

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

(10 YEAR STORM)

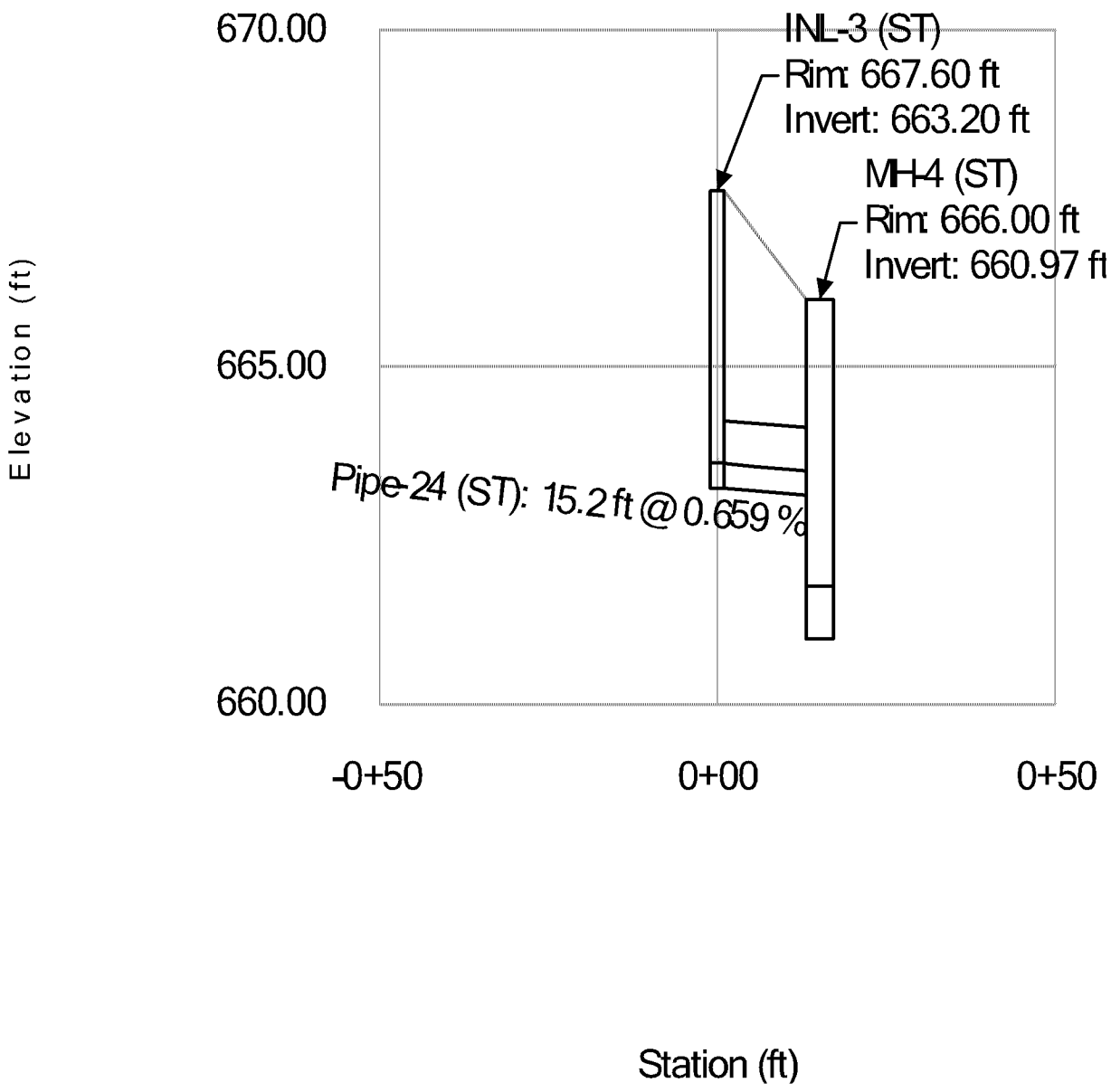
Profile Report
Engineering Profile - INL-1 - FES-1 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(10 YEAR STORM)

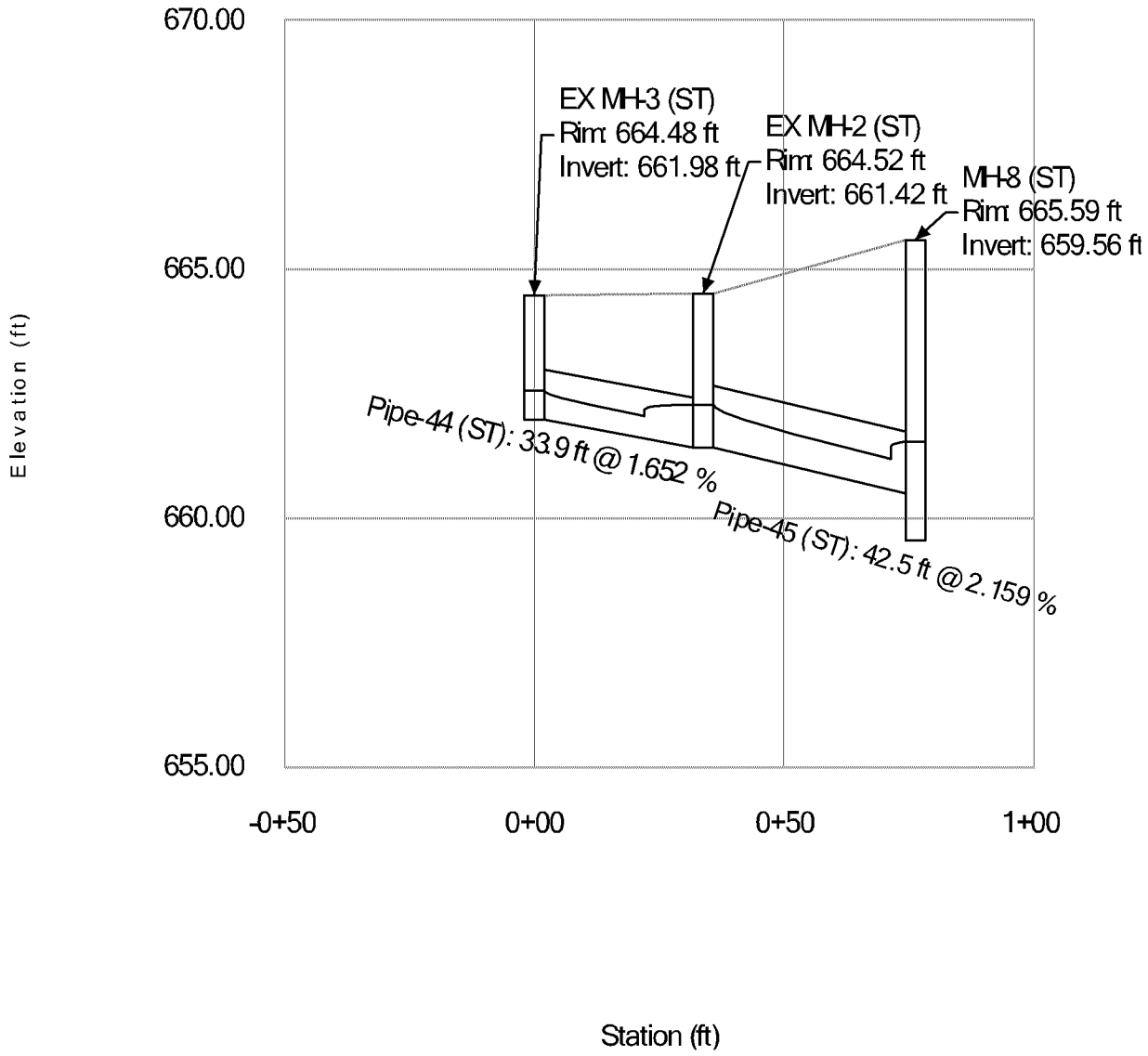
Profile Report
Engineering Profile - INL-3 - MH-4 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(10 YEAR STORM)

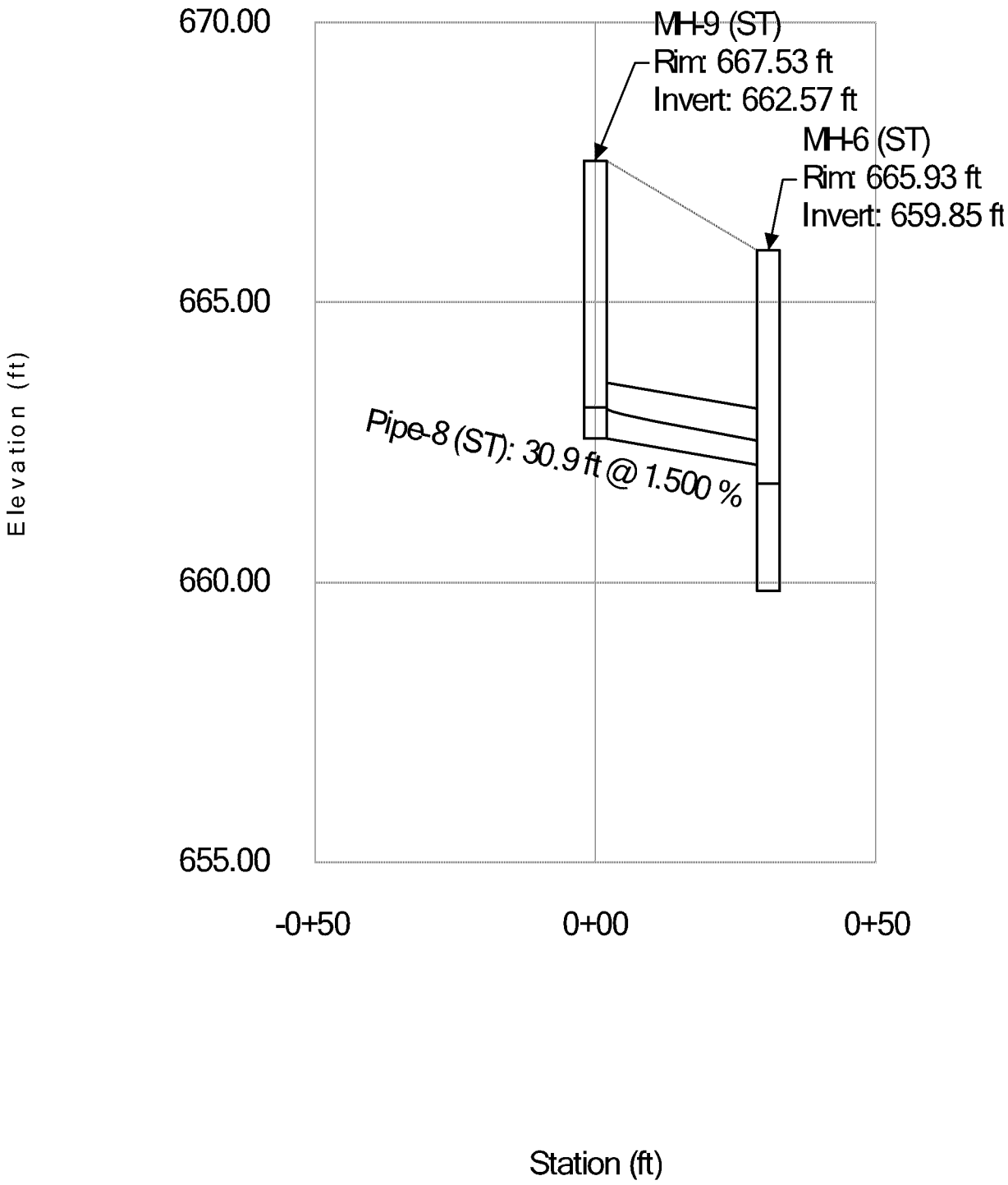
Profile Report
Engineering Profile - EX MH-3 - MH-8 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(10 YEAR STORM)

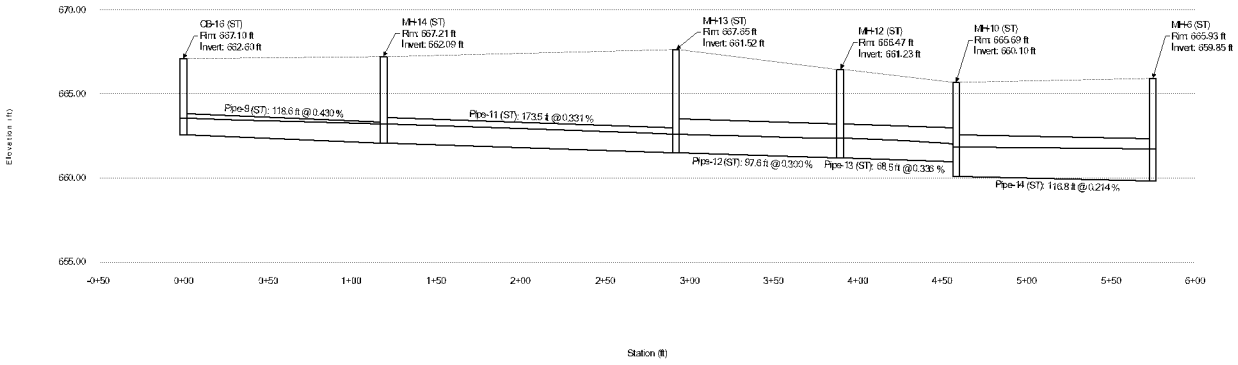
Profile Report
Engineering Profile - MH-9 - MH-6 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

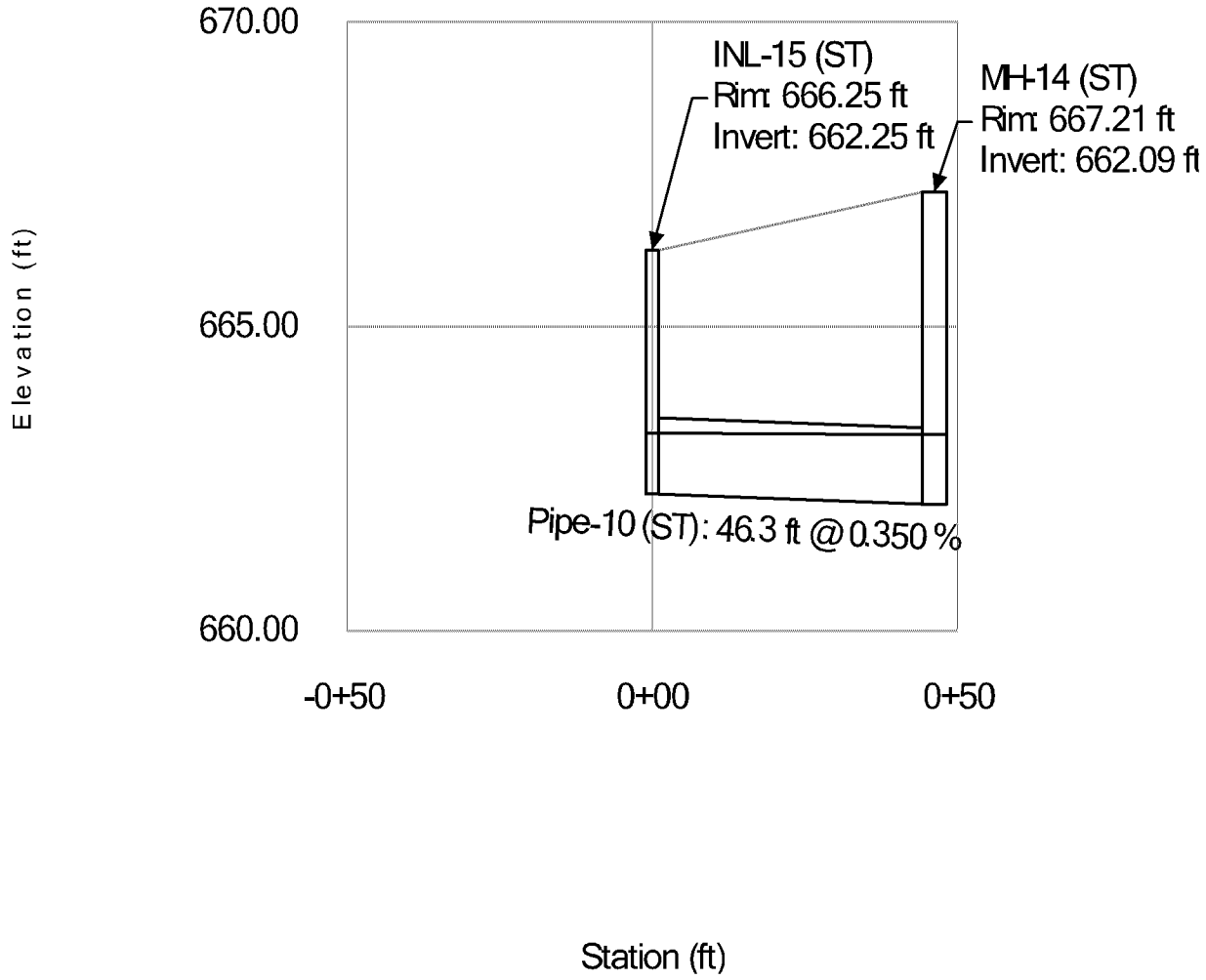
(10 YEAR STORM)

Profile Report
Engineering Profile - CB-16 - MH-6 (HPIBGIL01_Revised.stsw)



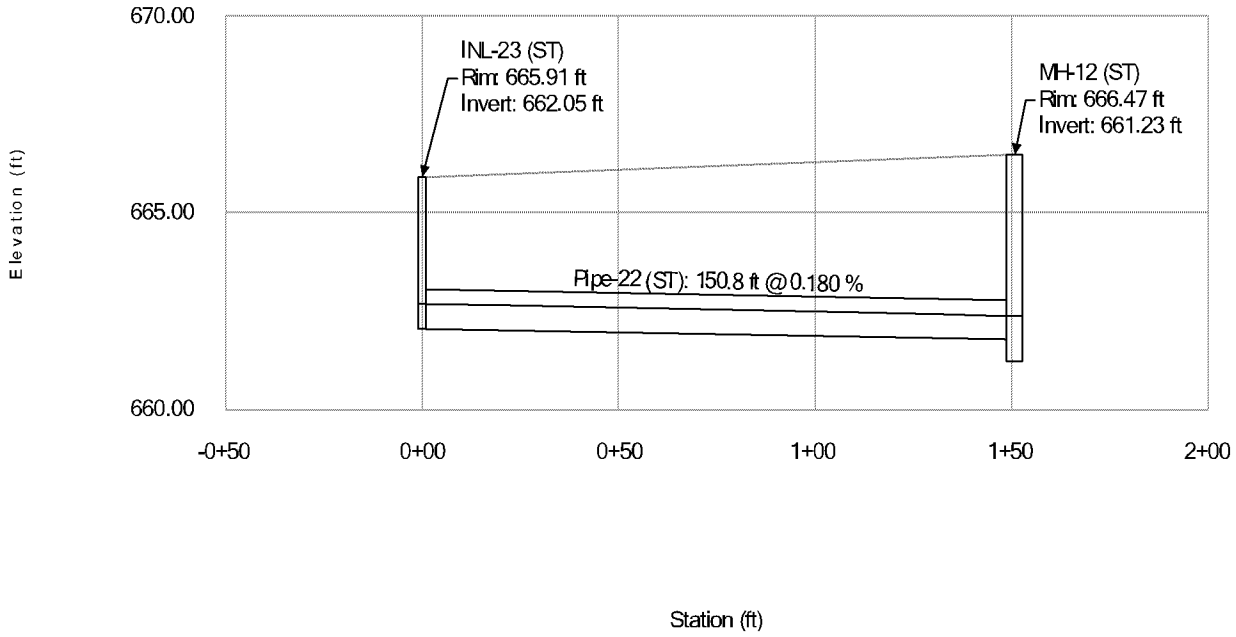
Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Profile Report
Engineering Profile - INL-15 - MH-14 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

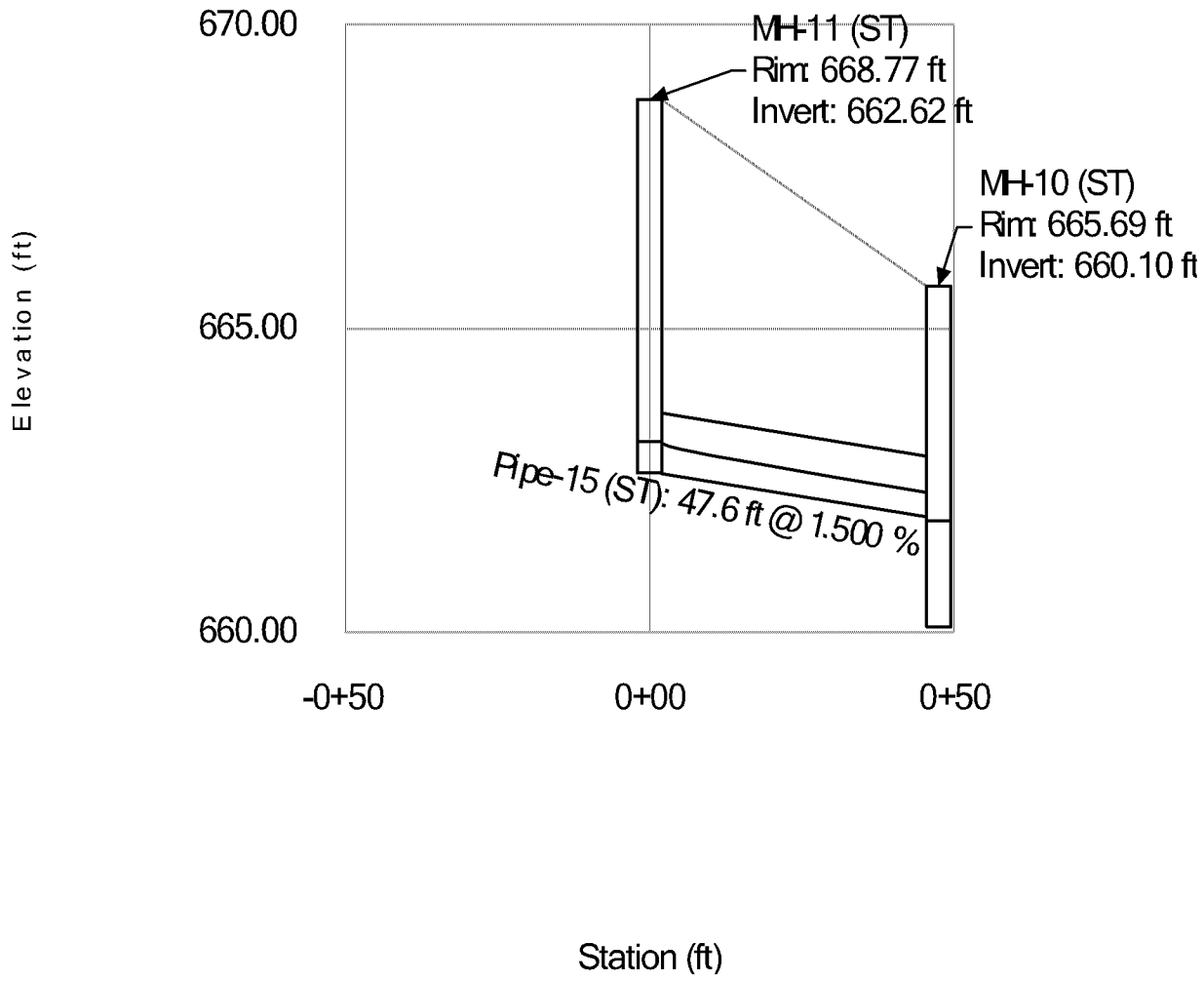
Profile Report
Engineering Profile - INL-23 - MH-12 (HPIBGIL01_Revised.stsw)



Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

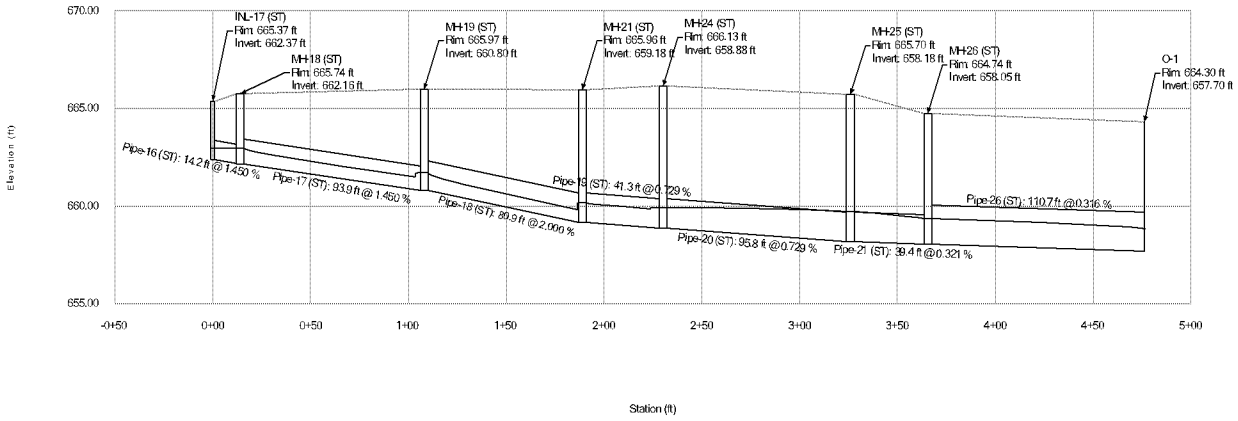
Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Profile Report
Engineering Profile - MH-11 - MH-10 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

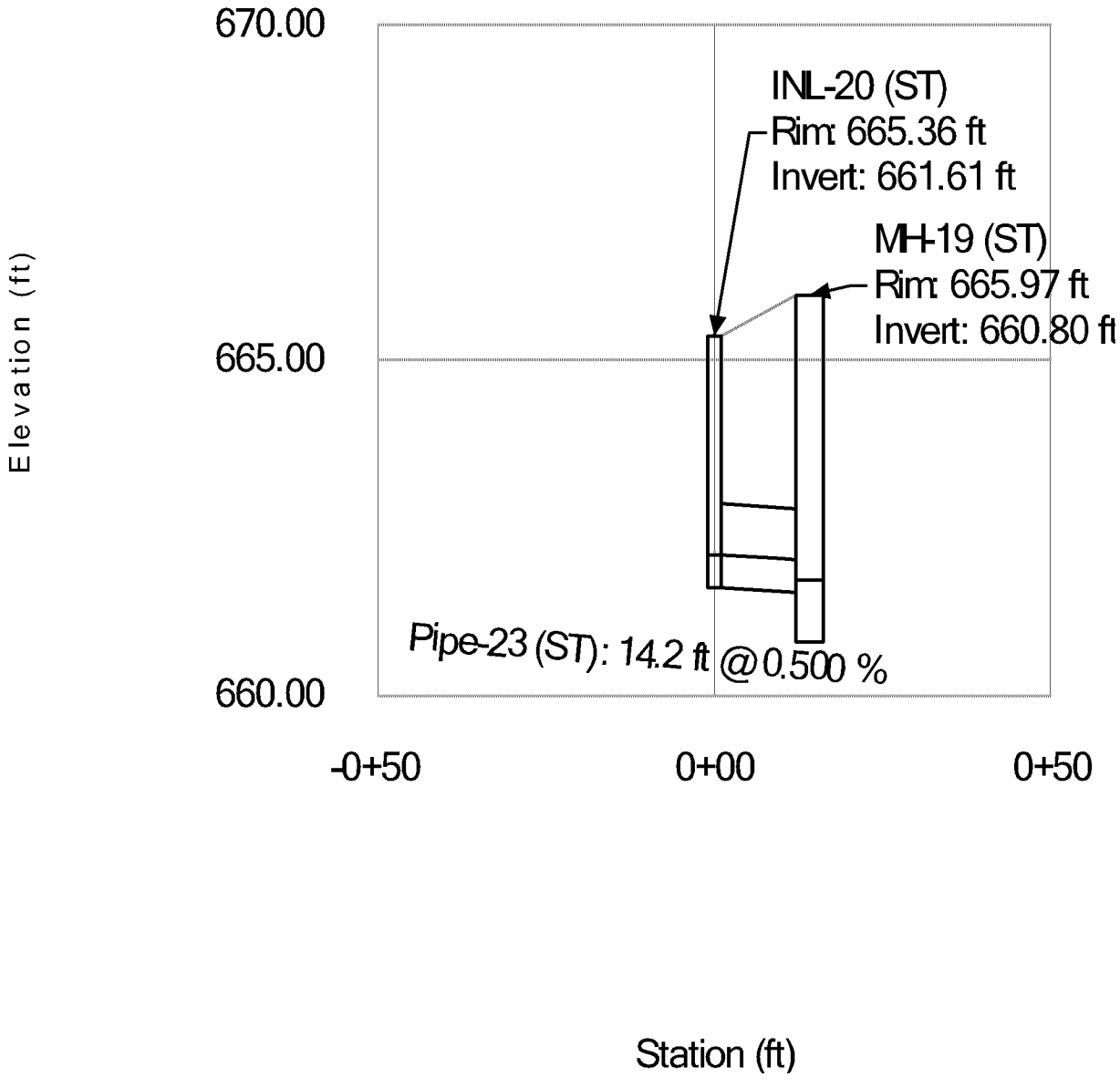
Profile Report
Engineering Profile - INL-17 - EX MH-1 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(10 YEAR STORM)

Profile Report
Engineering Profile - INL-20 - MH-19 (HPIBGIL01_Revised.stsw)

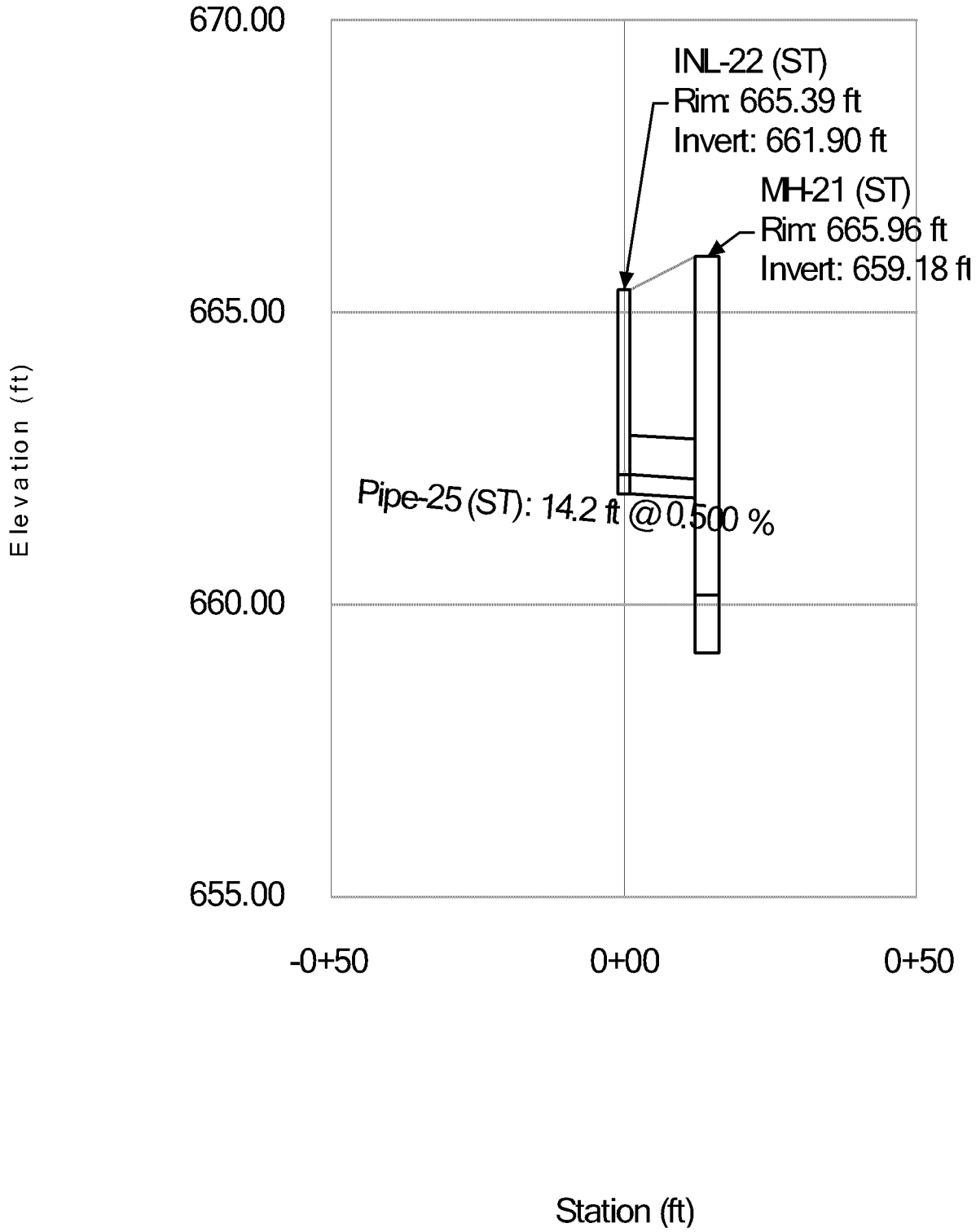


Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(10 YEAR STORM)

Profile Report

Engineering Profile - INL-22 - MH-21 (HPIBGIL01_Revised.stsw)



Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Conduit Table 100-Year

Start Node	Invert (Start) (ft)	Hydraulic Grade Line (in) (ft)	Stop Node	Invert (Stop) (ft)	Hydraulic Grade Line (Out) (ft)	Diameter (in)	Length (Scaled) (ft)	Slope (Calculated) (%)	Flow (cfs)	Capacity (Full Flow) (cfs)	Flow / Capacity (Design) (%)	Velocity (ft/s)	Manning's n	Upstream Inlet Tc (min)	Upstream Inlet Area (acres)	Upstream Inlet C	System Intensity (in/h)	System Drainage Area (ft²)	System CA (acres)
MH-11 (ST)	662.62	663.29	MH-10 (ST)	661.9	663.18	12	47.6	1.5	2.47	4.36	56.5	5.73	0.01	5	0.22	0.9	12.36	9,583.20	0.198
MH-14 (ST)	662.09	665.05	MH-13 (ST)	661.52	663.7	18	173.5	0.331	9.25	6.04	153.1	5.24	0.01	0	(N/A)	(N/A)	12.36	37,897.20	0.743
MH-13 (ST)	661.52	663.7	MH-12 (ST)	661.23	663.43	24	97.6	0.3	11.94	12.39	96.4	3.8	0.01	5	0.26	0.83	12.36	49,222.80	0.958
INL-3 (ST)	663.2	663.69	MH-4 (ST)	663.1	663.58	12	15.2	0.659	1.35	2.89	46.5	3.62	0.01	5	0.12	0.9	12.36	5,227.20	0.108
MH-9 (ST)	662.57	663.28	MH-6 (ST)	662.1	662.96	12	30.9	1.5	2.82	4.36	64.6	5.9	0.01	5	0.26	0.87	12.36	11,325.60	0.226
CB-16 (ST)	662.6	666.18	MH-14 (ST)	662.09	665.05	15	118.6	0.43	6.32	4.23	149.3	5.15	0.01	5	0.59	0.86	12.36	25,700.40	0.507
INL-15 (ST)	662.25	665.14	MH-14 (ST)	662.09	665.05	15	46.3	0.35	2.93	3.82	76.7	2.39	0.01	5	0.28	0.84	12.36	12,196.80	0.235
INL-1 (ST)	662.45	664.9	MH-2 (ST)	661.92	663.83	12	84.3	0.627	4.03	2.82	142.9	5.13	0.01	5	0.42	0.77	12.36	18,295.20	0.323
MH-2 (ST)	661.66	663.83	MH-4 (ST)	660.97	663.09	15	110.3	0.627	5.27	5.11	103.1	4.29	0.01	5	0.12	0.83	12.36	23,522.40	0.423
MH-12 (ST)	661.23	663.43	MH-10 (ST)	661	663.18	24	68.5	0.336	13.78	13.11	105.2	4.39	0.01	0	(N/A)	(N/A)	12.36	56,628.00	1.106
INL-23 (ST)	662.05	663.83	MH-12 (ST)	661.78	663.43	12	150.8	0.18	1.84	1.51	122.1	2.35	0.01	5	0.17	0.87	12.36	7,405.20	0.148
MH-21 (ST)	659.18	662.29	MH-24 (ST)	658.88	661.85	18	41.3	0.729	10.8	8.97	120.4	6.11	0.01	5	0.06	0.45	12.36	50,094.00	0.867
MH-24 (ST)	658.88	661.85	MH-25 (ST)	658.18	660.84	18	95.8	0.729	10.8	8.97	120.4	6.11	0.01	0	(N/A)	(N/A)	12.36	50,094.00	0.867
MH-4 (ST)	660.97	663.09	MH-5 (ST)	660.57	663	24	80	0.5	7.79	16	48.7	2.48	0.01	5	0.21	0.45	12.36	37,897.20	0.626
MH-18 (ST)	662.16	663.96	MH-19 (ST)	660.8	662.95	15	93.9	1.45	6.71	7.78	86.2	5.47	0.01	5	0.52	0.82	12.36	29,620.80	0.538
MH-19 (ST)	660.8	662.95	MH-21 (ST)	659.18	662.29	18	80.9	2	9.5	14.85	64	5.38	0.01	5	0.06	0.45	12.36	43,124.40	0.763
INL-20 (ST)	661.61	662.97	MH-19 (ST)	661.54	662.95	15	14.2	0.5	2.46	4.57	53.9	2.01	0.01	5	0.25	0.79	12.36	10,890.00	0.198
INL-22 (ST)	661.9	662.33	MH-21 (ST)	661.83	662.29	12	14.2	0.5	0.96	2.52	38.1	2.99	0.01	5	0.1	0.77	12.36	4,356.00	0.077
MH-5 (ST)	660.57	663	MH-6 (ST)	660.4	662.96	24	33.7	0.5	7.79	16	48.7	2.48	0.01	0	(N/A)	(N/A)	12.36	37,897.20	0.626
MH-6 (ST)	659.85	662.96	MH-7 (ST)	659.73	662.69	30	50.3	0.25	29.61	20.51	144.4	6.03	0.01	5	0.11	0.86	12.36	127,195.20	2.377
MH-10 (ST)	660.1	663.18	MH-6 (ST)	659.85	662.96	30	116.8	0.214	17.82	18.98	93.9	3.63	0.01	5	0.16	0.79	12.36	73,180.80	1.431
INL-17 (ST)	662.37	663.98	MH-18 (ST)	662.17	663.96	12	14.2	1.45	1.4	4.29	32.5	1.78	0.01	5	0.16	0.7	12.36	6,969.60	0.112
MH-25 (ST)	658.18	660.84	MH-26 (ST)	658.05	659.97	18	39.4	0.321	15.57	5.95	261.5	8.81	0.01	5	0.45	0.85	12.36	69,696.00	1.249
MH-7 (ST)	659.72	662.69	MH-8 (ST)	659.56	662.35	30	62.9	0.25	30.29	20.51	147.7	6.17	0.01	5	0.12	0.45	12.36	132,422.40	2.431
MH-8 (ST)	659.56	662.35	FES (ST)	659.36	661.44	30	81.8	0.25	37.86	20.51	184.6	7.71	0.01	0	(N/A)	(N/A)	12.36	162,043.20	3.039
EX MH-2 (ST)	661.42	662.93	MH-8 (ST)	660.5	662.35	15	42.5	2.159	7.57	9.49	79.8	6.17	0.01	5	0.4	0.89	12.36	29,620.80	0.608
MH-26 (ST)	658.05	659.97	O-1	657.7	659.17	24	110.7	0.316	16.58	12.72	130.3	5.28	0.01	5	0.09	0.9	12.36	73,616.40	1.33
EX MH-3 (ST)	661.98	663.2	EX MH-2 (ST)	661.42	662.93	12	33.9	1.652	3.14	4.58	68.6	4	0.01	5	0.28	0.9	12.36	12,196.80	0.252

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

(100 YEAR STORM)

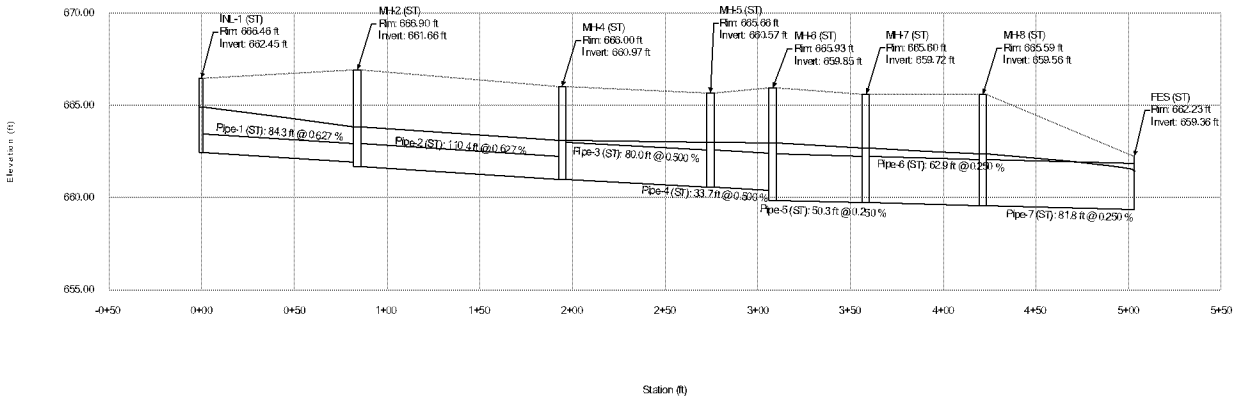
Catchment Table 100-Year

Label	Area (User Defined)	Runoff Coefficient (Rational)	Time of Concentratio	Flow (Total Out) (cfs)
CM-26	0.09	0.9	5	1.01
CM-25	0.45	0.85	5	4.77
CM-21	0.06	0.45	5	0.34
CM-22	0.1	0.77	5	0.96
CM-20	0.25	0.79	5	2.46
CM-19	0.06	0.45	5	0.34
CM-18	0.52	0.82	5	5.31
CM-17	0.16	0.7	5	1.4
CM-15	0.28	0.84	5	2.93
CM-16	0.59	0.86	5	6.32
CM-13	0.26	0.83	5	2.69
CM-23	0.17	0.87	5	1.84
CM-10	0.16	0.79	5	1.57
CM-22	0.22	0.9	5	2.47
CM-9	0.26	0.87	5	2.82
CM-6	0.11	0.86	5	1.18
CM-3	0.12	0.9	5	1.35
CM-4	0.21	0.45	5	1.18
CM-2	0.12	0.83	5	1.24
CM-1	0.42	0.77	5	4.03
CM-7	0.12	0.45	5	0.67
CM-EX-3	0.28	0.9	5	3.14
CM-EX-2	0.4	0.89	5	4.44

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

(100 YEAR STORM)

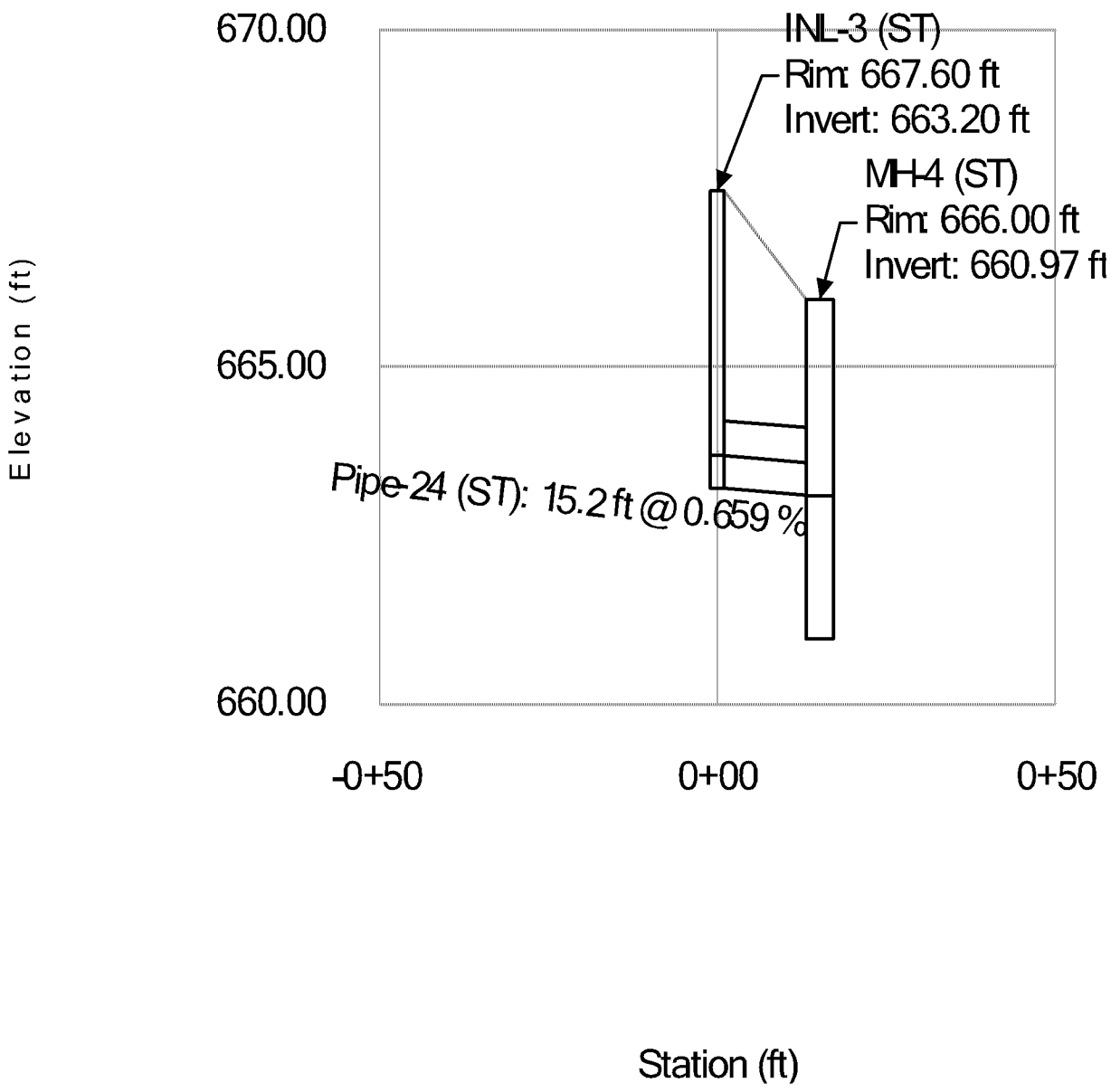
Profile Report
Engineering Profile - INL-1 - FES-1 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

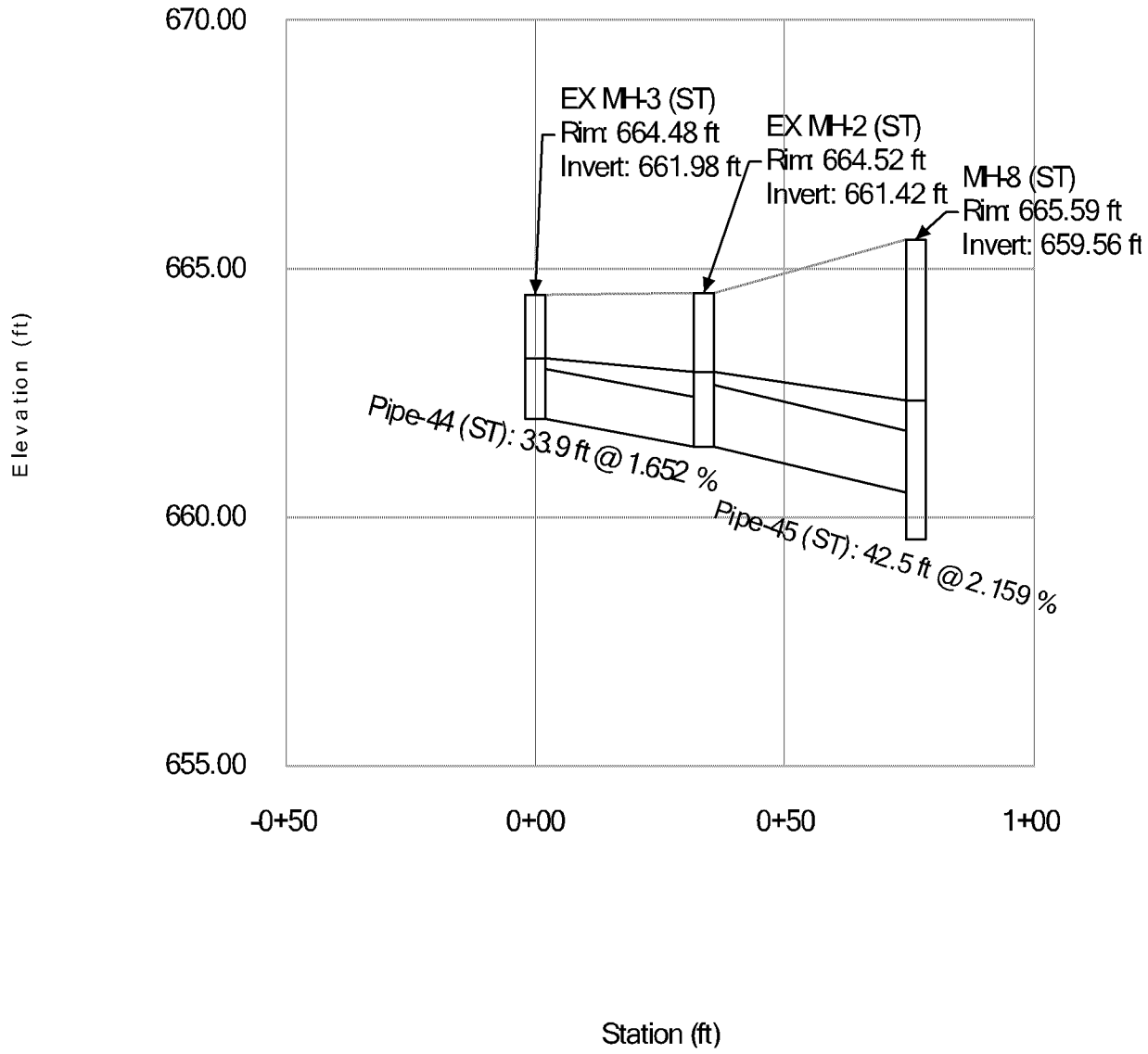
Profile Report
Engineering Profile - INL-3 - MH-4 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

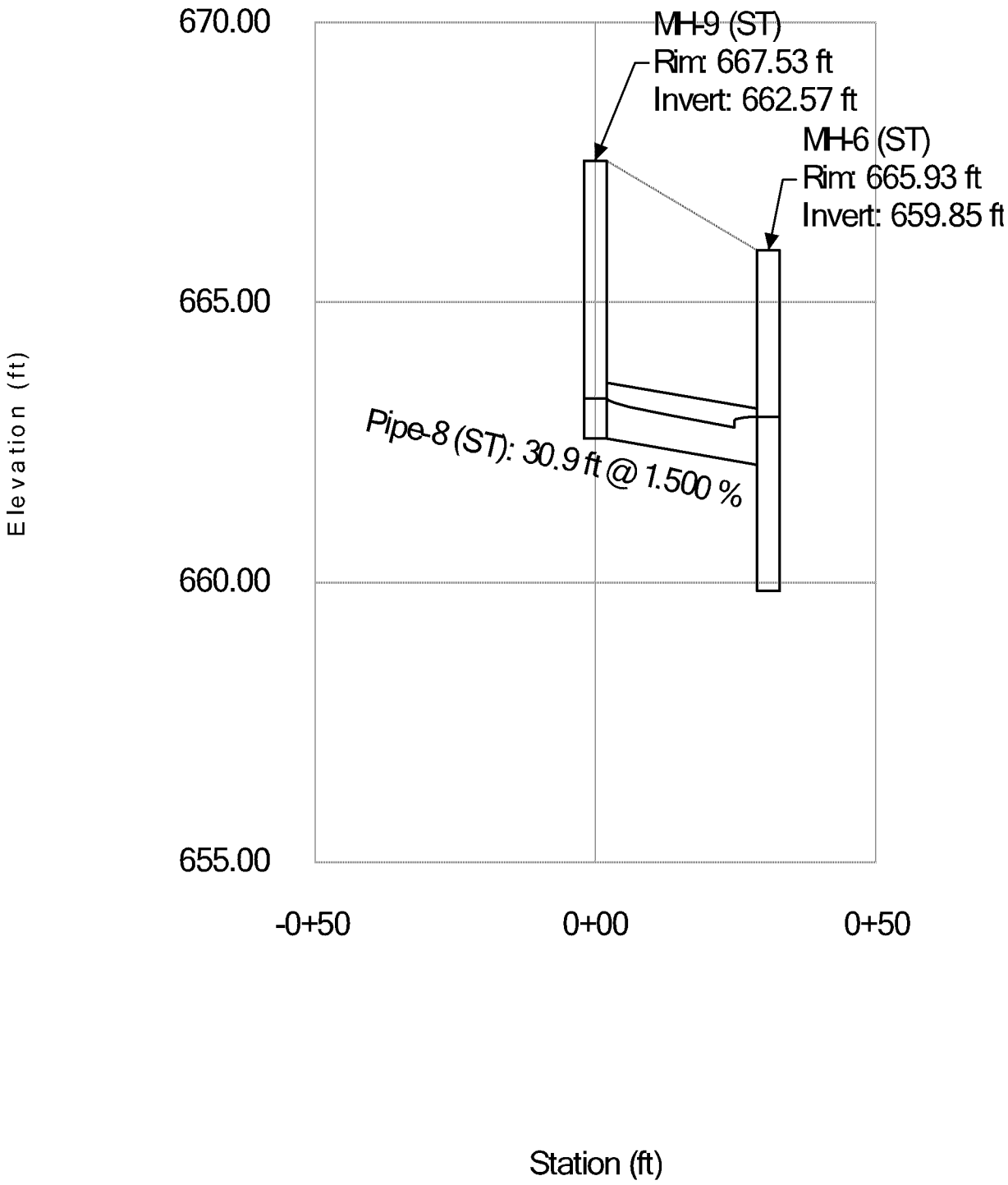
Profile Report
Engineering Profile - EX MH-3 - MH-8 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

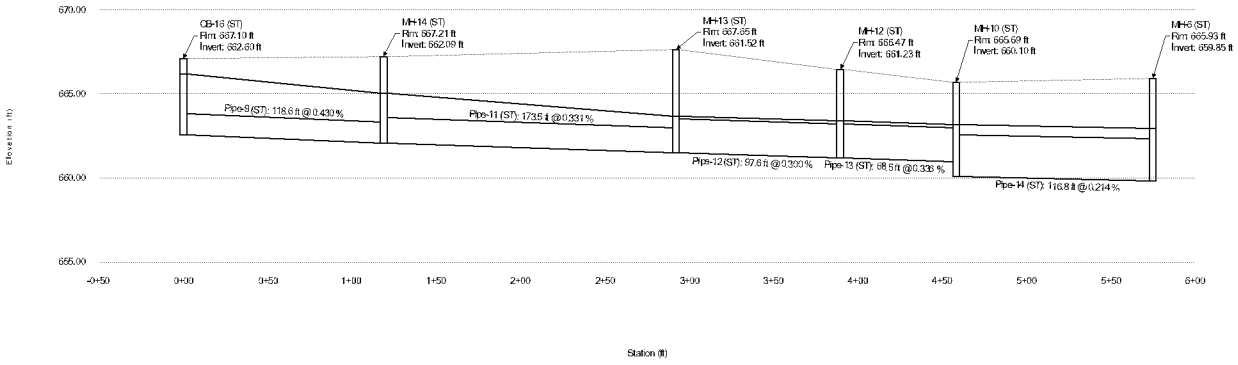
Profile Report
Engineering Profile - MH-9 - MH-6 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

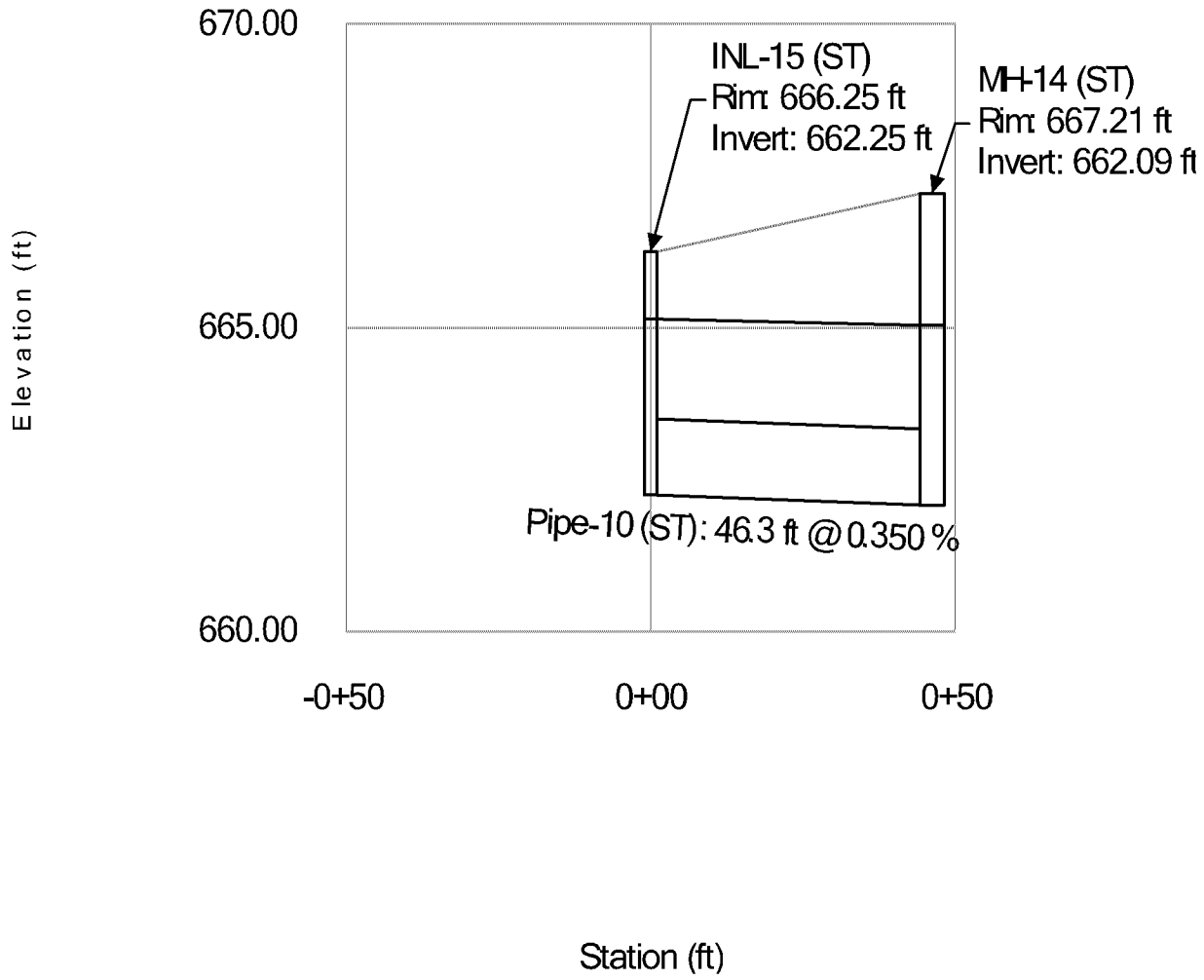
Profile Report
Engineering Profile - CB-16 - MH-6 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

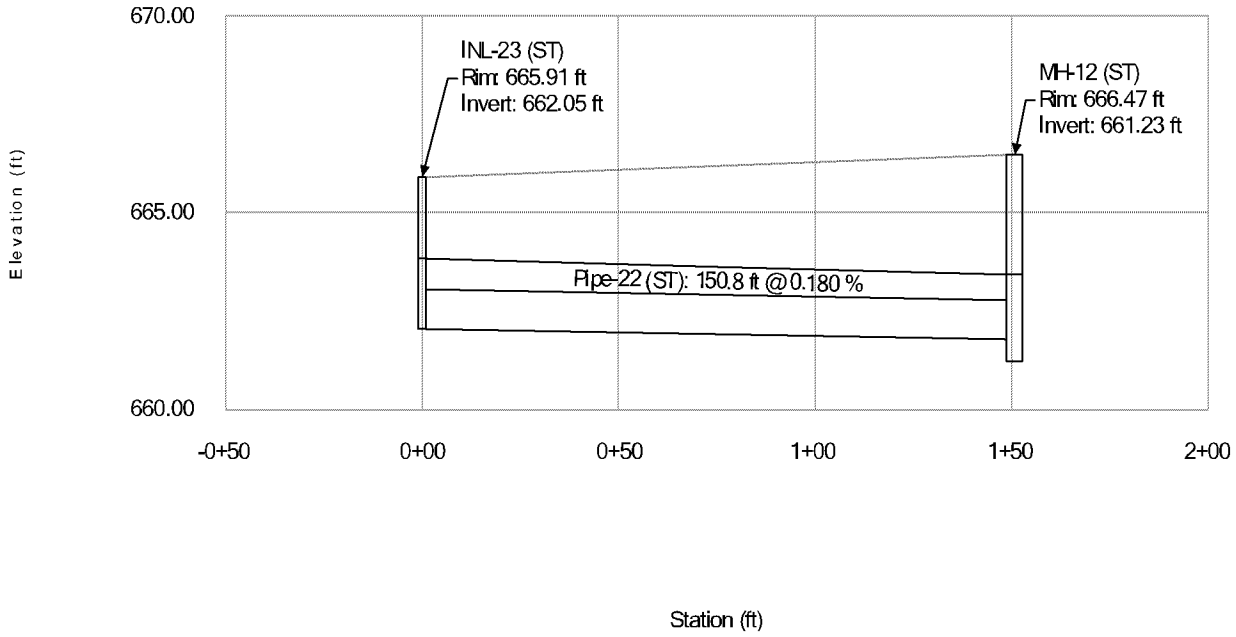
Profile Report
Engineering Profile - INL-15 - MH-14 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

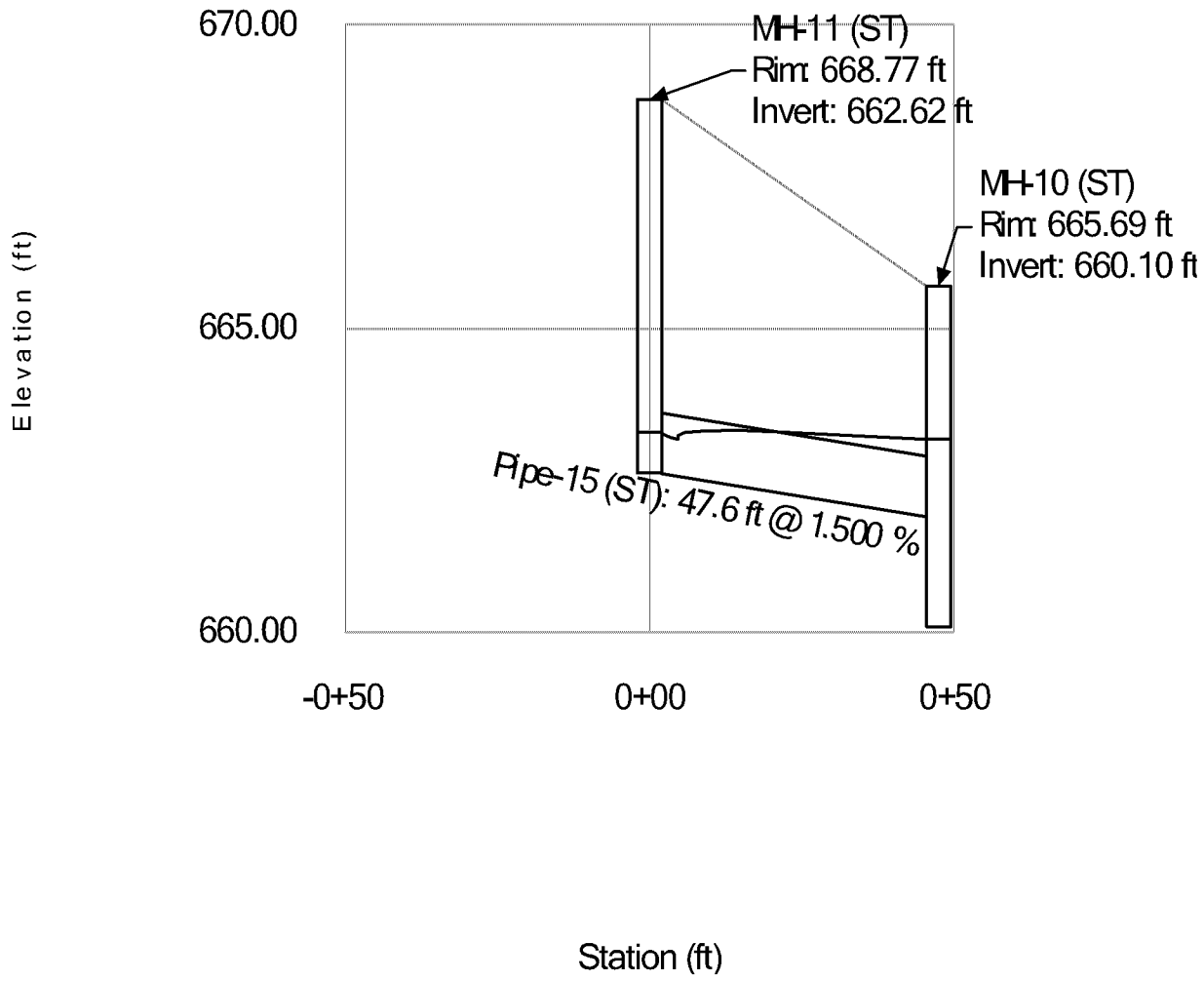
Profile Report
Engineering Profile - INL-23 - MH-12 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

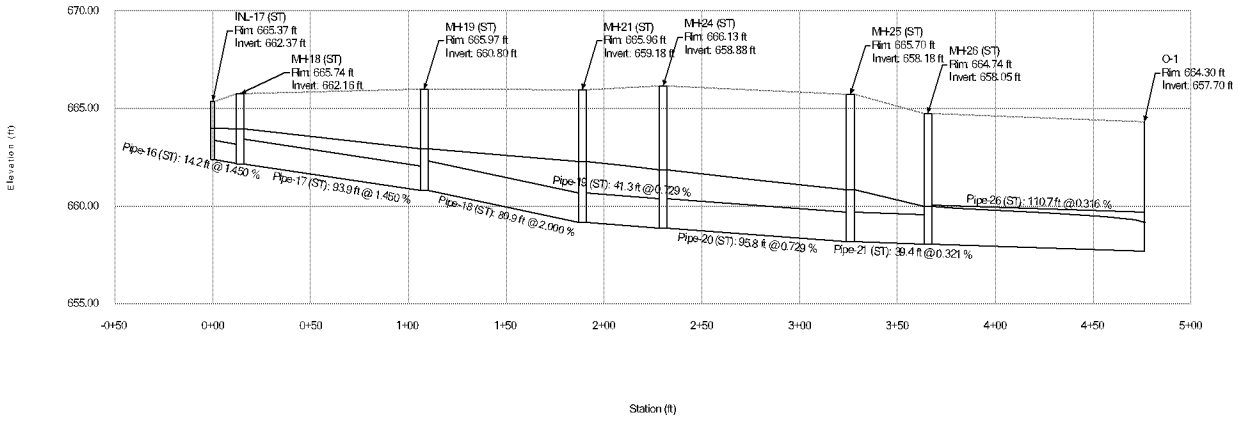
Profile Report
Engineering Profile - MH-11 - MH-10 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

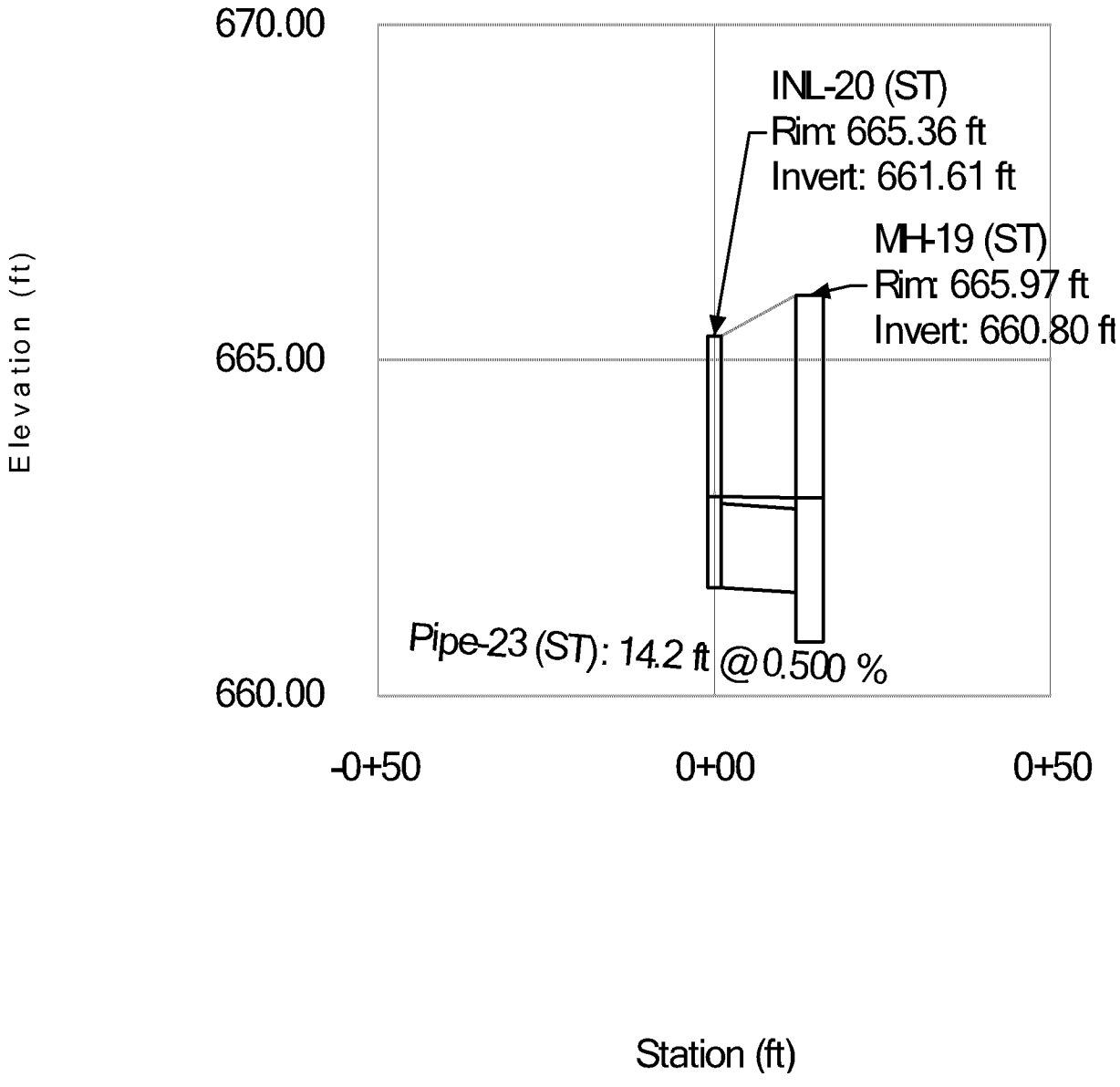
Profile Report
Engineering Profile - INL-17 - EX MH-1 (HPIBGIL01_Revised.stsw)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

Profile Report
Engineering Profile - INL-20 - MH-19 (HPIBGIL01_Revised.stsw)

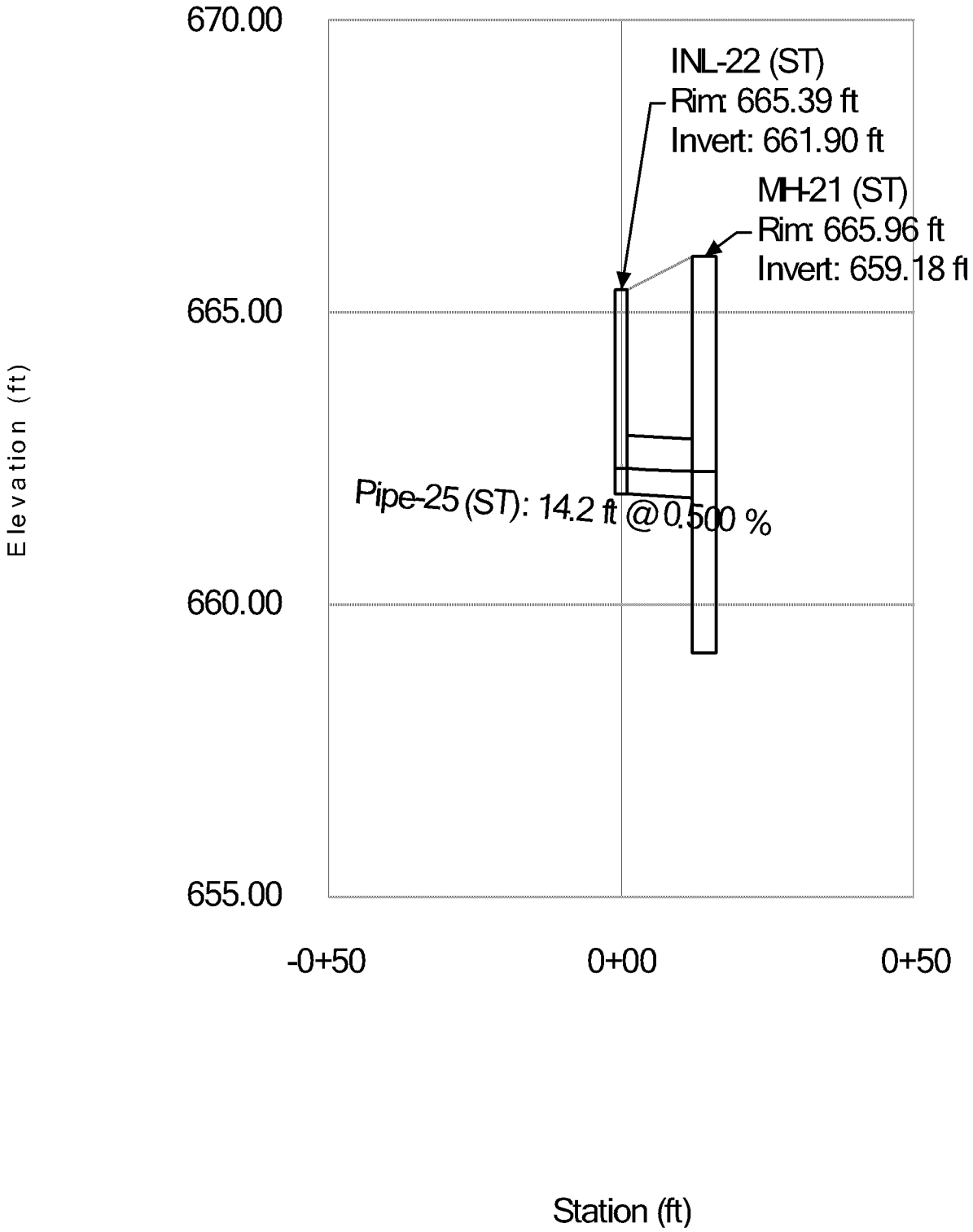


Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(100 YEAR STORM)

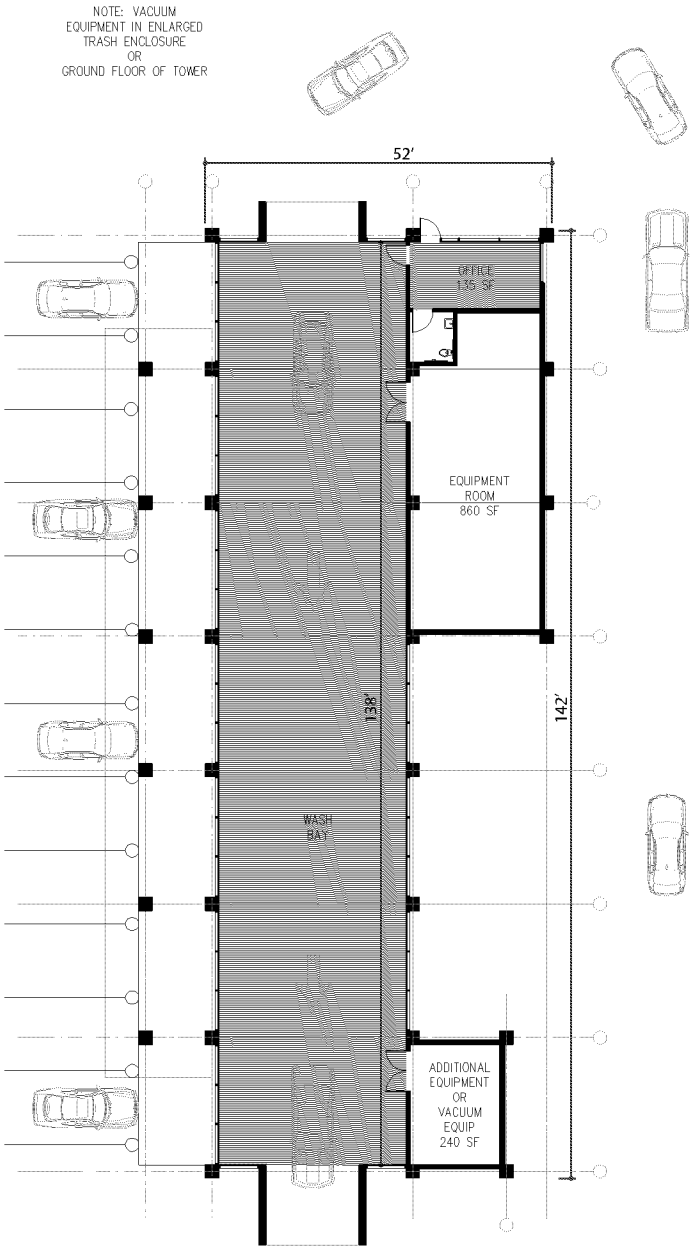
Profile Report

Engineering Profile - INL-22 - MH-21 (HPIBGIL01_Revised.stsw)



Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

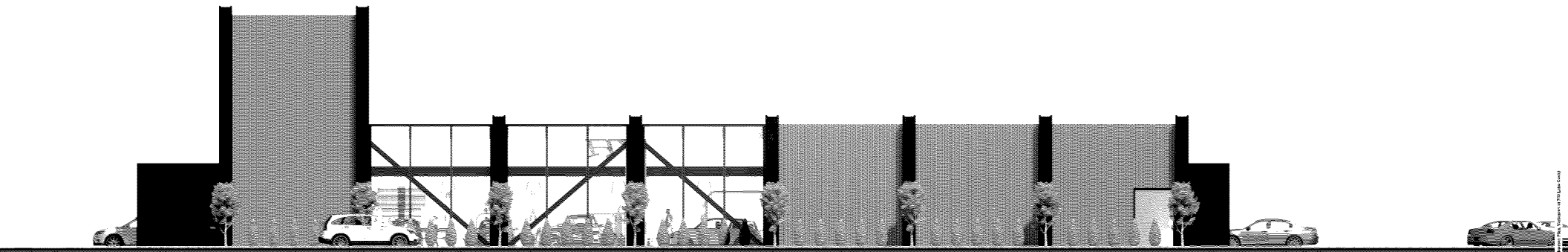

NOTE: VACUUM
EQUIPMENT IN ENLARGED
TRASH ENCLOSURE
OR
GROUND FLOOR OF TOWER
52'
OFFICE
135 SF
EQUIPMENT
ROOM
860 SF
138'
142'
WASH
BAY
ADDITIONAL
EQUIPMENT
OR
VACUUM
EQUIP
240 SF



SOUTH ELEVATION



NORT ELEVATION



EAST ELEVATION

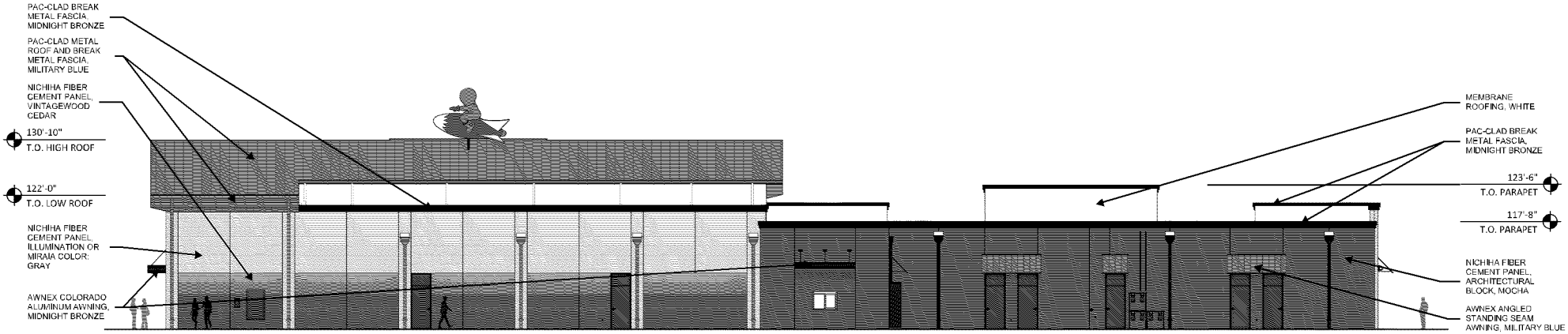


WEST ELEVATION

Attachment: Plan Set (Downtown Anyone LLP Subdivision, Density Bonus, Design and Sign Program at 1701 Lyon Circle)



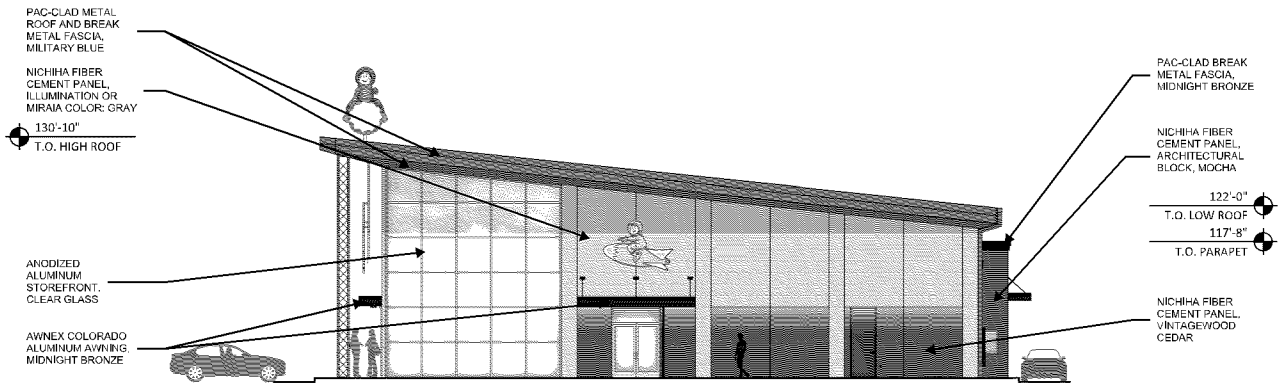
FRONT ELEVATION



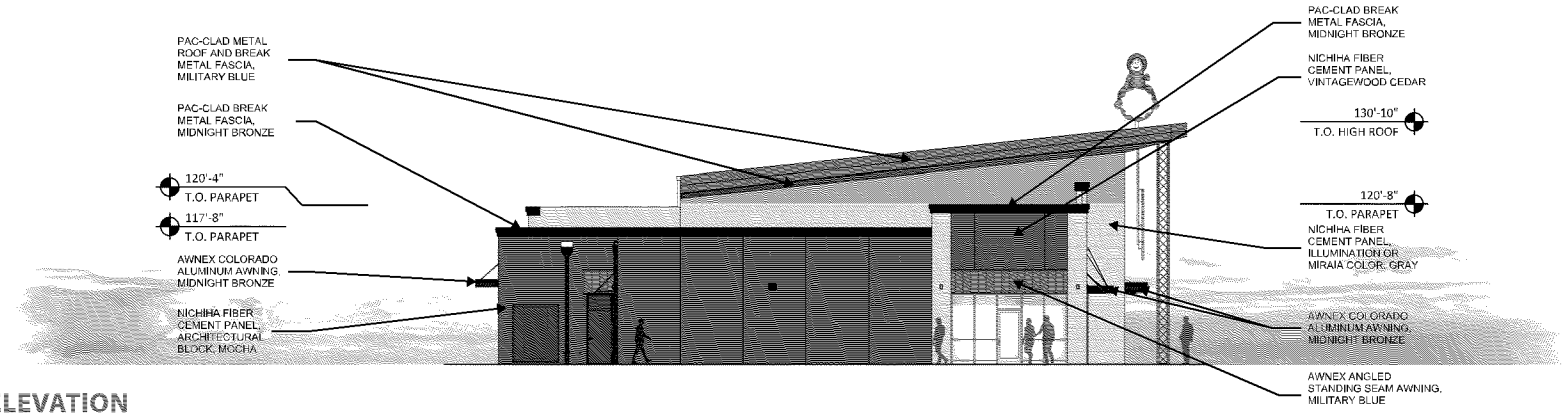
REAR ELEVATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

©2021 Luckett & Farley. All Rights Reserved.



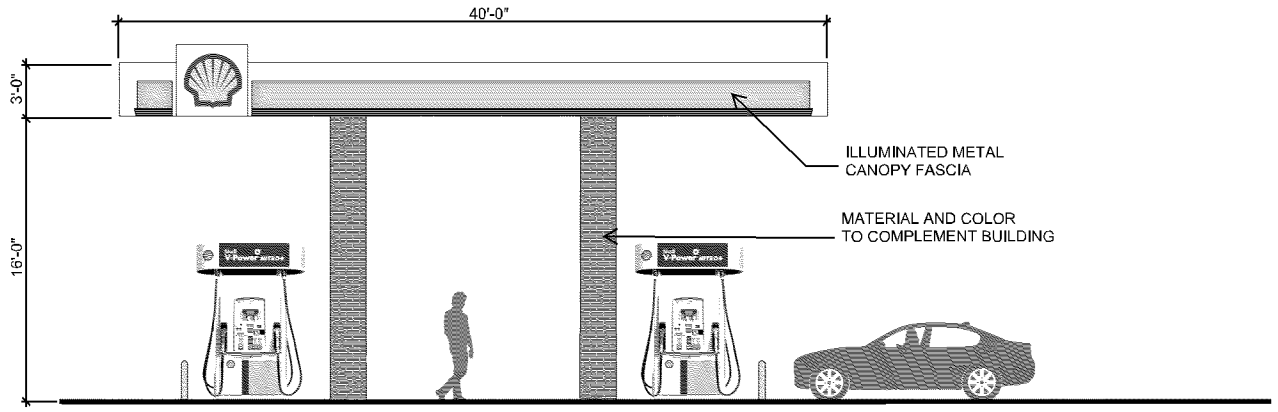
RIGHT SIDE ELEVATION



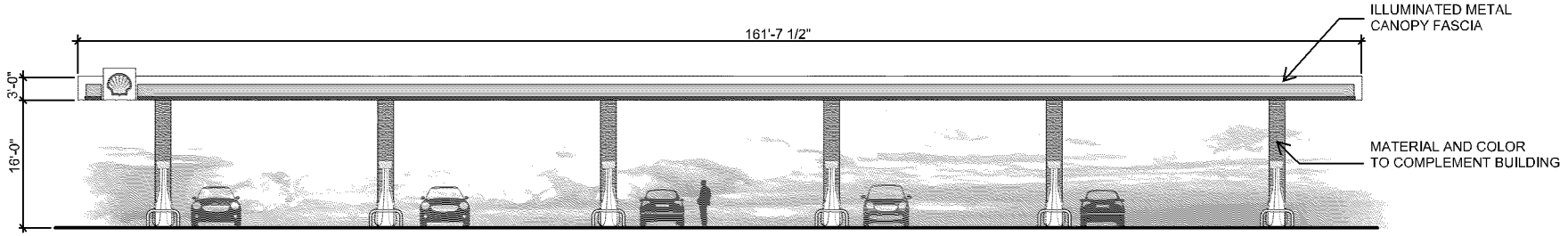
LEFT SIDE ELEVATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

©2021 Luckett & Farley. All Rights Reserved.



SIDE ELEVATION



FRONT ELEVATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

©2021 Luckett & Farley. All Rights Reserved.

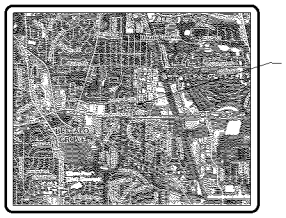
SHEET 1 OF 2

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 SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, IN LAKE AND COOK COUNTIES, ILLINOIS.

LAKE COUNTY
PIN:15-34-310-011

COOK COUNTY
PIN: 03-03-100-064



SITE

VICINITY MAP

N

GRAPHIC SCALE - FEET
40 0 40 80

BASIS OF BEARING

HELD RECORD BEARING ALONG THE NORTH LINE OF LOT 1

LOT 1
BUFFALO GROVE
COMMERCE CENTER UNIT 1C
DOC. NO. 2346882

LOT 2
BUFFALO GROVE
COMMERCE CENTER
UNIT 1C
DOC. NO. 2346882

LOT 4
141,944 SQ. FT.

LOT 1
BUFFALO GROVE
COMMERCE CENTER UNIT 1B

LOT 1
CHEVY CHASE
BUSINESS PARK WEST
RESUBDIVISION

LOT 1
101,079 SQ. FT.

LOT 2
42,614 SQ. FT.

LOT 3
46,313 SQ. FT

BLANKET EASEMENT PER DOC. 2346880
TO BE VACATED BY SEPARATE DOCUMENT

LEXINGTON DRIVE
DEDICATED PER DOCUMENT #1088

LAKE-COOK ROAD
COUNTY HIGHWAY

HEREBY DEDICATED FOR PUBLIC ROADWAY
1,810 SQ. FT.

GENERAL NOTES

1. LEGAL DESCRIPTION BEING USED IS FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1810877 WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2018.
2. BEARINGS ARE BASED ON RECORD BEARING ALONG THE NORTH LINE OF LOT 1 OF BUFFALO GROVE COMMERCE CENTER UNIT 1, RECORDED AS DOCUMENT 2346880.
3. P.U. = PUBLIC UTILITY

LAND AREA

333,761 SQ. FT. OR 7.662 ACRES

LINE LEGEND

- = BOUNDARY LINE
- = LOT LINE
- = SETBACK LINE
- = EASEMENT LINE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
IC = ICOP-O- CURB
FL = FLOW LINE
EL = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CMU = CONCRETE MASONRY
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB=POINT OF BEGINNING

SUBMITTED BY AND RETURN TO:

Rev	Date	Description	
1	06-16-2021	REVISED PER REVIEW	JCV

PLAT OF SUBDIVISION

LOCATION: 700 E. LAKE COOK ROAD, BUFFALO GROVE, ILLINOIS

PREPARED FOR: BLUESTONE SINGLE TENANT PROPERTIES LLC, 70 N. VIGTATION AVE., VINEATION, IL 60107, PH:(630)635-3000

WEBSTER, McGRATH & AHLBERG LTD.

WMA
CIVIL SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
237 South Roselle Road Roselle, Illinois 60172
ph: (630)529-7120 web: www.wmltd.com
Design Firm License No. 184-005115

JOB #:	DATE:	SCALE:
44272	4-12-2021	1" = 30'
DRAWN:	DESIGN:	
JCV	JCV	XXX
FILE #:	SHEET #:	
I AKE CO, 34-43-11	1 of 2	

C:\Users\jcv\Documents\WMAL D - Documents (1)\ACTIVE PROJECTS\44-2\3-344311-LakeSLRV-JCV\Subdivision 44-2\2 Subdivision.dgn

6/16/2021 2:55:59 PM

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

SHEET 2 OF 2

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 SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, IN LAKE AND COOK COUNTIES, ILLINOIS.

OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT THAT CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, THE SUBDIVISION LIES IN THE FOLLOWING SCHOOL DISTRICTS:

_____

_____

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

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

BY:_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF LAKE)SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY.

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

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

THIS _____ DAY OF _____, A.D., 20_____.

_____
LAKE COUNTY CLERK

_____
PLEASE TYPE/PRINT NAME

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF LAKE) SS

THIS PLAT IS HEREBY APPROVED THIS _____ DAY OF _____ A.D.,____.

23____ BY THE COUNTY ENGINEER OF LAKE COUNTY PURSUANT TO CHAPTER 765, ACT 205, SECTION 2 OF THE ILLINOIS COMPILED STATUES, AS AMENDED, AS

TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ ALSO KNOWN AS LAKE COOK ROAD, DIRECT ACCESS EITHER TO OR FROM COUNTY HIGHWAY

_____ SHALL BE RESTRICTED AS SHOWN ON THIS PLAT AND SHALL BE SUBJECT TO THE LAKE COUNTY HIGHWAY ACCESS REGULATION ORDINANCE WHICH REQUIRES, IN PART, THAT APPLICATION BE MADE AND AN ACCESS PERMIT BE OBTAINED FROM THE COUNTY ENGINEER OF LAKE COUNTY PRIOR TO ANY ACCESS INSTALLATION.

_____
COUNTY ENGINEER

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) ss

THIS IS TO CERTIFY THAT I A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20__.

BY:_____
_____
_____

PLANNING AND ZONING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK & LAKE)SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20____.

_____
CHAIRMAN

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK & LAKE)SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS AT A MEETING

HELD THIS _____ DAY OF _____, A.D., 20____.

_____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK & LAKE)SS

I HEREBY CERTIFY THAT THERE HO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, OUTLOTS GROVE, COOK AND LAKE COUNTIES ILLINOIS.

DATED THIS_____DAY OF _____, A.D., 20____.

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK & LAKE)SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS_____DAY OF _____, A.D., 20____.

_____
VILLAGE ENGINEER

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC SOUNDS AND SIGNALS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO:

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO, TELEVISION, DATA AND RADIO SIGNALS AND COMMUNICATIONS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STRIPTS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES ON IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

GENERAL VILLAGE EASEMENT PROVISIONS

AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SANITARY SEWER, STORM SEWER AND DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO:

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SANITARY SEWER, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "WATERMAIN EASEMENT, SANITARY SEWER EASEMENT, STORM SEWER EASEMENT AND DRAINAGE EASEMENT" ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

STORMWATER EASEMENT PROVISIONS

AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, STORM SEWER AND DRAINAGE, IS HEREBY RESERVED FOR AND GRANTED TO

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, STORMWATER AND DRAINAGE, IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "STORMWATER EASEMENT", ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (NICOR) TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS", "PUE" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE OF THE FACILITIES AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 2(C)(2)(E) OF THE "CONDOMINIUM PROPERTY ACT" ILLINOIS COMPILED STATUTES, CH. 765, 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, UNDERGROUND TRANSMISSION AND DISTRIBUTION FACILITIES, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT" "PUJE" OR SIMILAR DESIGNATION WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, MCGRATH AND AHLBERG, LTD. HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 1 IN BUFFALO GROVE COMMERCE CENTER UNIT 1B, BEING A RESUBDIVISION OF 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 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1985 AS DOCUMENT 27455081 IN COOK COUNTY, ILLINOIS AND ON APRIL 3, 1985 AS DOCUMENT 2585859 IN LAKE COUNTY, ILLINOIS AS DOCUMENT 1271390) EXCEPT THOSE PARCELS THEREOF CONVEYED TO THE VILLAGE OF BUFFALO GROVE IN THE WARRANTY DEED RECORDED DECEMBER 28, 2006 AS DOCUMENT NO. R2006241051, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS WEST ALONG THE WEST LINE THEREOF, 15.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE, 15.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 16.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST ALONG A LINE 16.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF LOT 1 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 16.00 FEET TO THE POINT OF BEGINNING, FALLING ENTIRELY WITHIN COOK COUNTY;

ALSO

EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 33.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 45 MINUTES 14 SECONDS EAST, 55.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE OF 77.00 FEET NORTH (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 230.27 FEET; THENCE SOUTH 60 DEGREES 13 MINUTES 41 SECONDS EAST, 34.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 16.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 149.21 FEET; THENCE NORTH 59 DEGREES 45 MINUTES 28 SECONDS EAST, 51.74 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 2.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 180.91 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 29 MINUTES 08 SECONDS WEST ALONG SAID EASTERLY LINE 27.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 494.21 FEET TO THE POINT OF BEGINNING, FALLING ENTIRELY WITHIN COOK COUNTY

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF BUFFALO GROVE WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

BY SCALE MEASUREMENT ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP NUMBER 17097C0254 H, WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____, A.D., 20_____.

WEBSTER, MCGRATH AND AHLBERG, LTD.

BY:_____

IL. PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7660

Rev	Date	Description	
1	6-15-2021	REVISED PER REVIEW	JCV

PLAT OF SUBDIVISION

LOCATION:
700 E. LAKE COOK ROAD
BUFFALO GROVE, ILLINOIS

PREPARED FOR:
BLUESTONE SINGLE TENANT PROPERTIES LLC
150 N. WACKER AVE.
WHEATON, IL 60187
PHONE:630.668.2000

WEBSTER, McGRATH & AHLBERG LTD.
WMA
CIVIL SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Since a Century of Service as our Clients
237 South Naperville Road Wheaton, Illinois 60187
ph (630)668-7660 web www.wmaltd.com
Design Firm License No. 184-005115

JOB #:	DATE:	SCALE:
44272	4-12-2021	1" = 30'
DRAWN:	CHKD:	DESIGN:
JCV	JCV	XXX
FILE #:		SHEET #:
I AKE CO_S4-43-11		2 of 2

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)

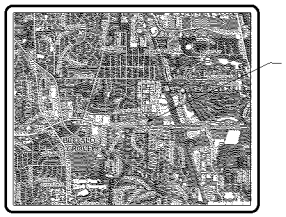
SHEET 1 OF 1

PLAT OF VACATION

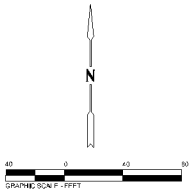
OF ALL THE BLANKET EASEMENT GRANTED BY DOCUMENT 2346880 OVER LOT 1 IN BUFFALO GROVE COMMERCE CENTER UNIT 1B, BEING A SUBDIVISION IN IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL, IN LAKE AND COOK COUNTIES, ILLINOIS.

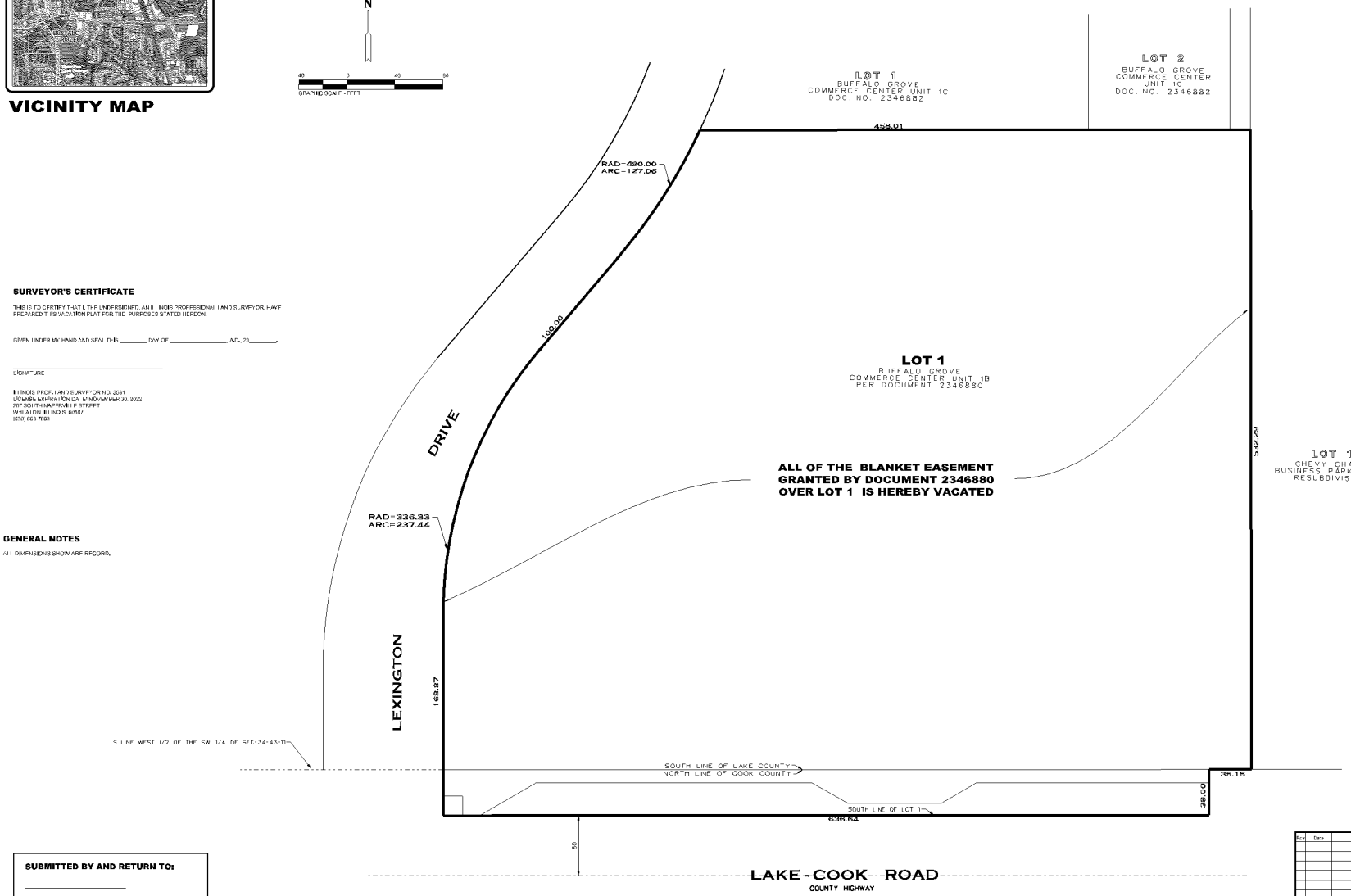
LAKE COUNTY
PIN:15-34-310-011

COOK COUNTY
PIN: 03-03-100-064



VICINITY MAP





SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS VACATION PLAT FOR THE PURPOSES STATED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20_____.

_____
SIGNATURE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2081
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
207 SOUTH NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 665-7900

GENERAL NOTES

ALL DIMENSIONS SHOWN ARE RECORD.

SUBMITTED BY AND RETURN TO:

_____
_____
_____

LINE LEGEND

= BOUNDARY LINE/VACATION LINE
= LOT LINE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
EL = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CMH = CONCRETE MANHOLE
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB=POINT OF BEGINNING

Rev	Date	Description

PLAT OF VACATION

LOCATION: 700 E. LAKE COOK ROAD, BUFFALO GROVE, ILLINOIS

PREPARED FOR: BLUESTONE SINGLE TENANT PROPERTIES LLC, 120 N. VICTORIA AVE., WHEATON, IL 60187, PH: (630) 636-2000

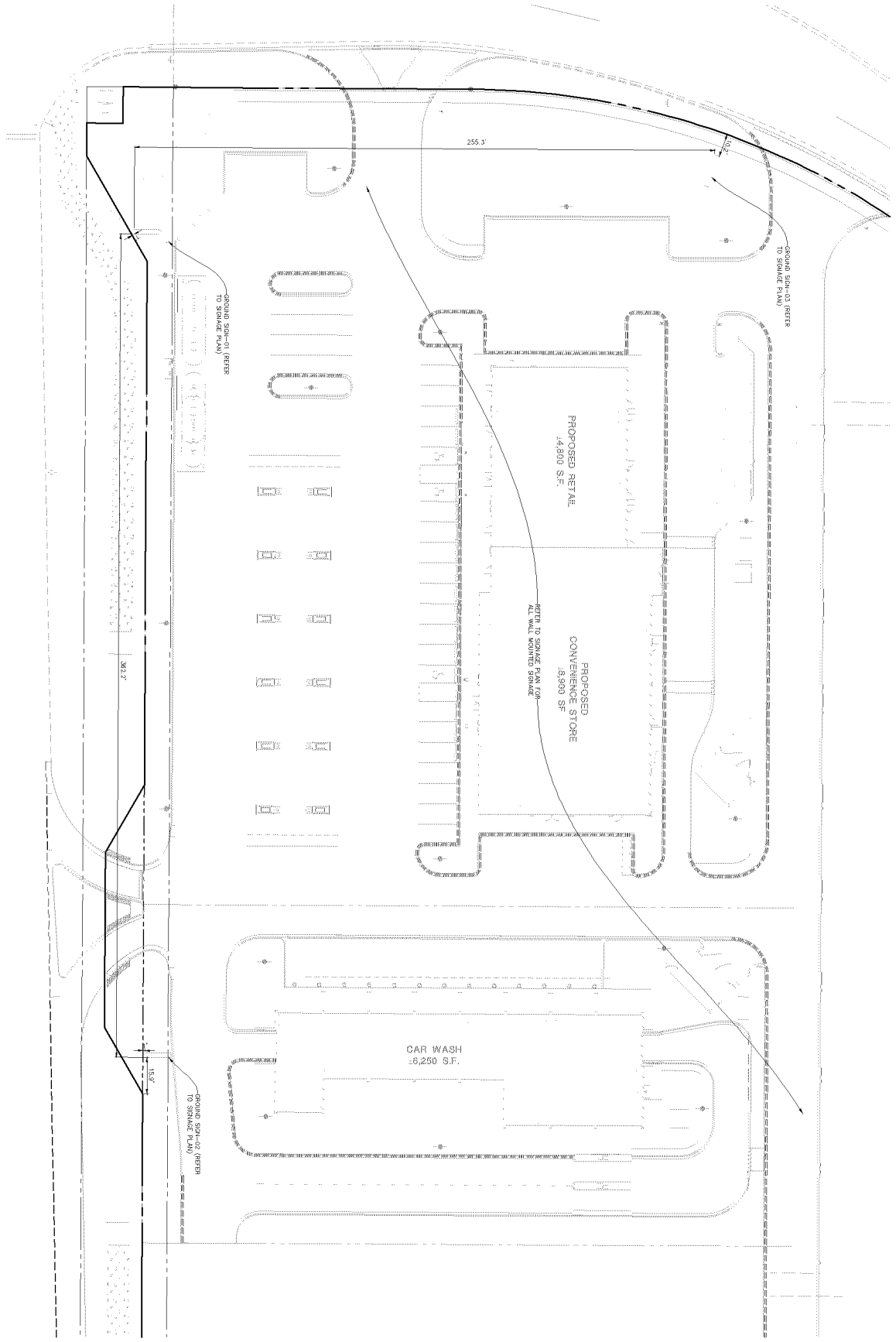
WEBSTER, McGRATH & AHLBERG LTD.
WMA
CIVIL SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
237 South Naperville Road Wheaton, Illinois 60187
ph: (630)665-7900 web: www.wmalimited.com
Design Firm License No. 184-005115

JOB #:	DATE:	SCALE:
44272	6-14-2021	1" = 30'
SURV:	DRAWN:	DESIGN:
JCV	JCV	XXX
FILE #:		SHEET #:
LAKE CO, 34-43-11 VAC.		1 of 1

C:\Users\jcv\Documents\Projects\WMA\L D - Documents (1)\ACTIVE PROJECTS\44-2\3-344311-Lake\SURV-JCV\Subdivision Vacation\44272 Vacation Plat.dgn

6/16/2021 2:53:53 PM

Attachment: Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 700 Lake Cook)



© 2021MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

HRBGALOI

1 OF 1 SHEET

PROJECT MGR: JDN
PROJECTION: AF
DESIGNED: AF
DRAWN: AF
CHECKED: JDN
DATE: 07/26/23
SCALE: 1"=20'

RICKY ROCKETS

VILLAGE OF BUFFALO GROVE, ILLINOIS

GROUND SIGN LOCATION EXHIBIT

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	BY
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###
###	###	###

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
piont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications TBD SQ. FT.

- ○ Interior ● Exterior
- ○ Single Face ● Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

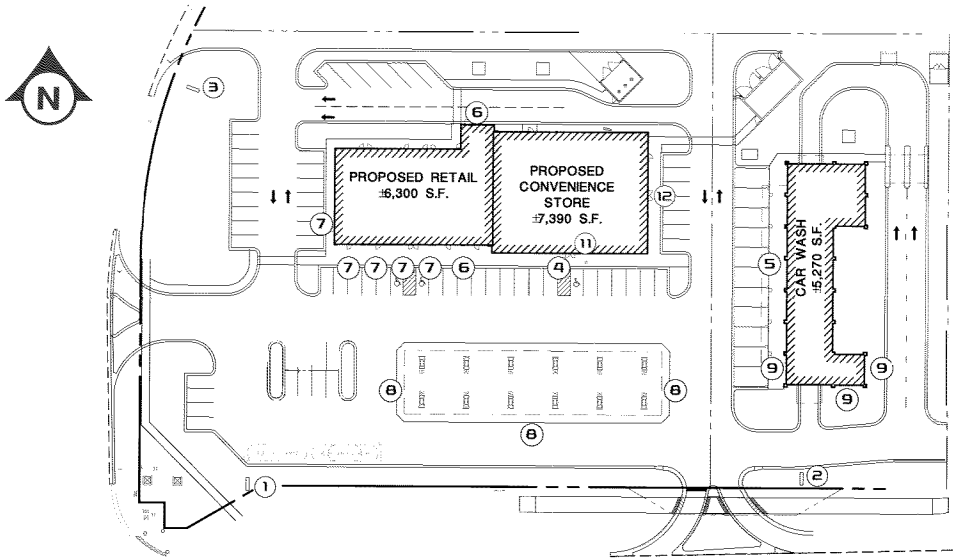
Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG

SIGNAGE SCHEDULE

1. 17' Tall Monument w/ EMC
2. 12' Tall Monument w/ EMC
3. 10' Tall Monument
4. Hanging Ricky Rockets CL
5. Vacuum Wall Sign
6. Do-Rite Channel Letters
7. Tenant Channel Letters Qty. 5
8. Flex Face Canopy Sign
9. Rocket Wash Qty. 3
10.
11. Ricky Rockets Roof Sign
12. LED Wall Sign



Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - show #10 as 4 times on the Front elevation of the building, added compass, adjusted Flex Face location
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-25-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
Afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications

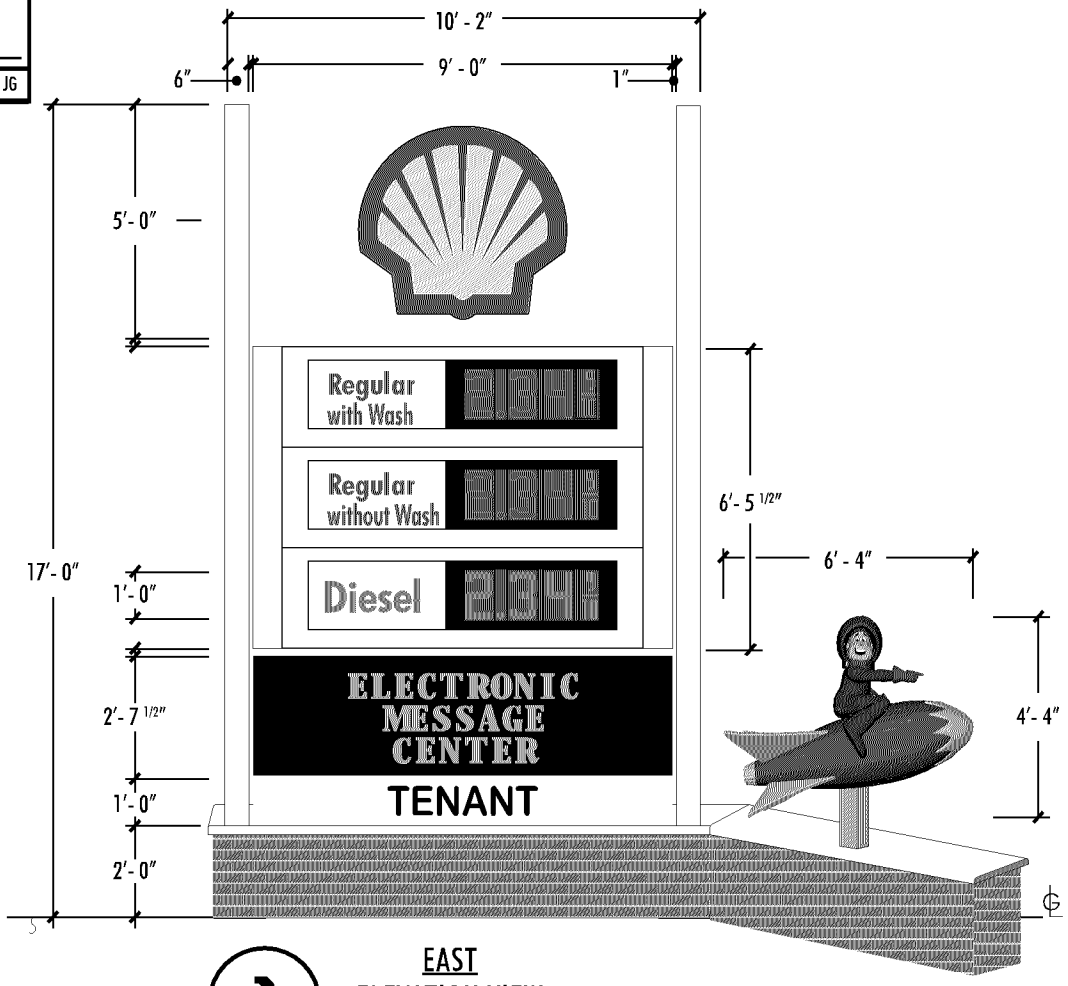
- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

- ○ **Approved**
- ○ **Approved As Noted**
- ○ **Revise & Resubmit**

Date / /

By _____

Drawn By: AFIII Checked By: JG



1 EAST ELEVATION VIEW OPTION 1

SCALE - 3/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - D/F Monument Signage

- LED ILLUMINATED SIGN CABINETS
- 52 H x 6' - 4 " FIBERGLASS FIGURINE
- FRONT & HALO LIT CHANNEL LETTERS FOR DO RITE DONUTS
- BRICK & MASONRY TO MATCH BUILDING - BY OTHERS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 126 SQ. FT.

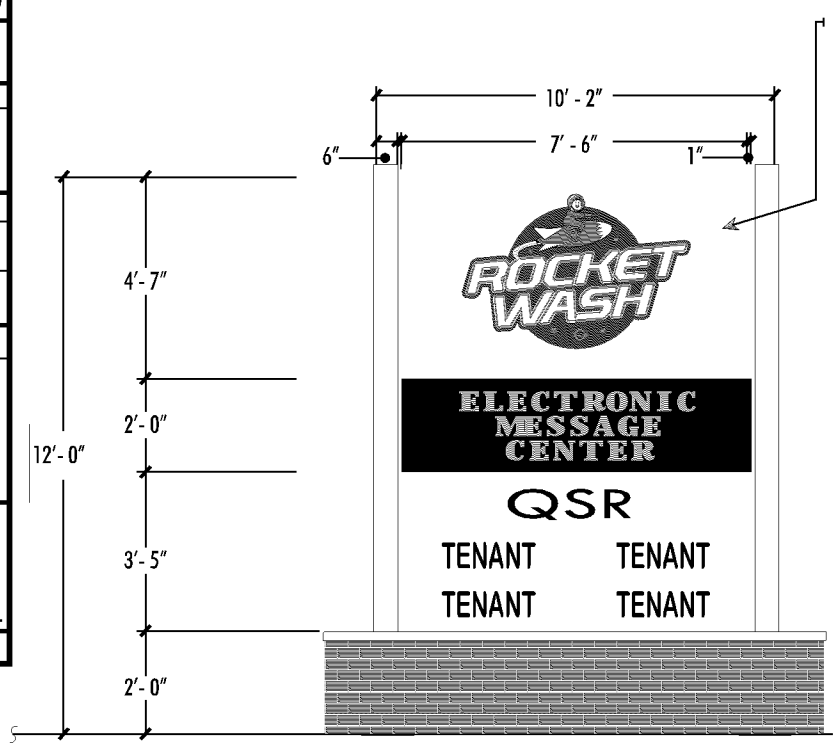
- ○ Interior ● Exterior
- ○ Single Face ● Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- PMS 293
- White
- PMS 2793
- Black
- Do Rite PMS
- MAP-41342SP Brushed Aluminum

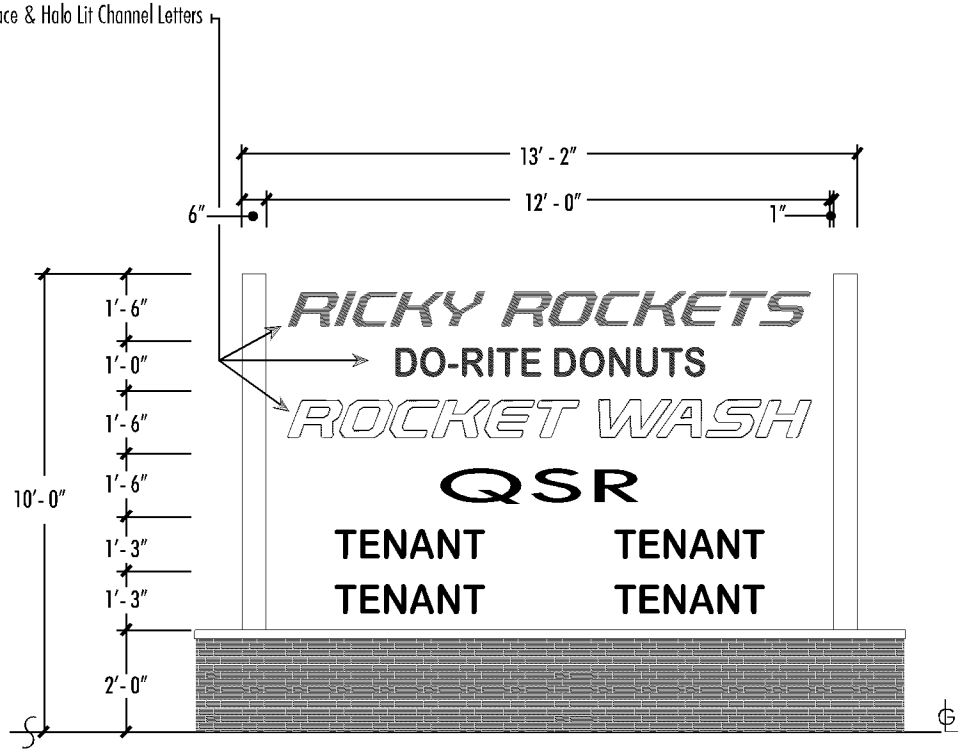
Approved
Approved As Noted
Revise & Resubmit
Date / /

Drawn By: AFIII Checked By: JG



75 Sq. Ft.

2 WEST ELEVATION VIEW
SCALE - 3/8" = 1' - 0"



96 Sq. Ft.

3 NORTH ELEVATION VIEW
SCALE - 3/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - D/F Monument Signage

- LED Illuminated Sign Cabinets
- Channel Letters Mouted to Aluminum Panel
- Brick & Masonry To Match Building - By Others

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - added stone cap on top of masonry basse
AFIII	04-13-21	Revision
JR	04-16-21	Revision - TO DESCRIPTION BOX
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

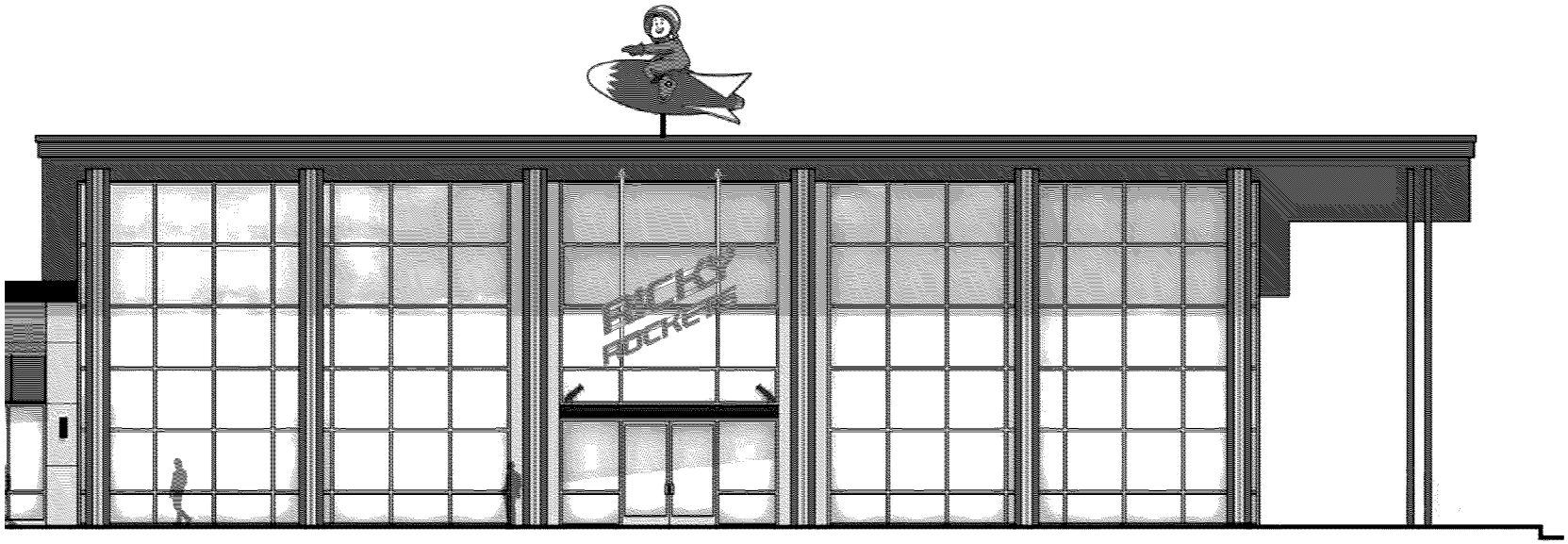
Colors

- ■ PMS 2793
- □ PMS 102 □ MAP-41342SP Brushed Aluminum

- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



4 SOUTH ELEVATION VIEW
SCALE - 1/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Hanging Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (WHITE)
- .188" ACRYLIC FACES (2793) RED
- 3" SQUARE STEEL TUBE WELDED TO SADDLE MOUNT
- SADDLE WELDED TO EXISTING I-BEAMS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - place sign on colored elevation
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
Afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

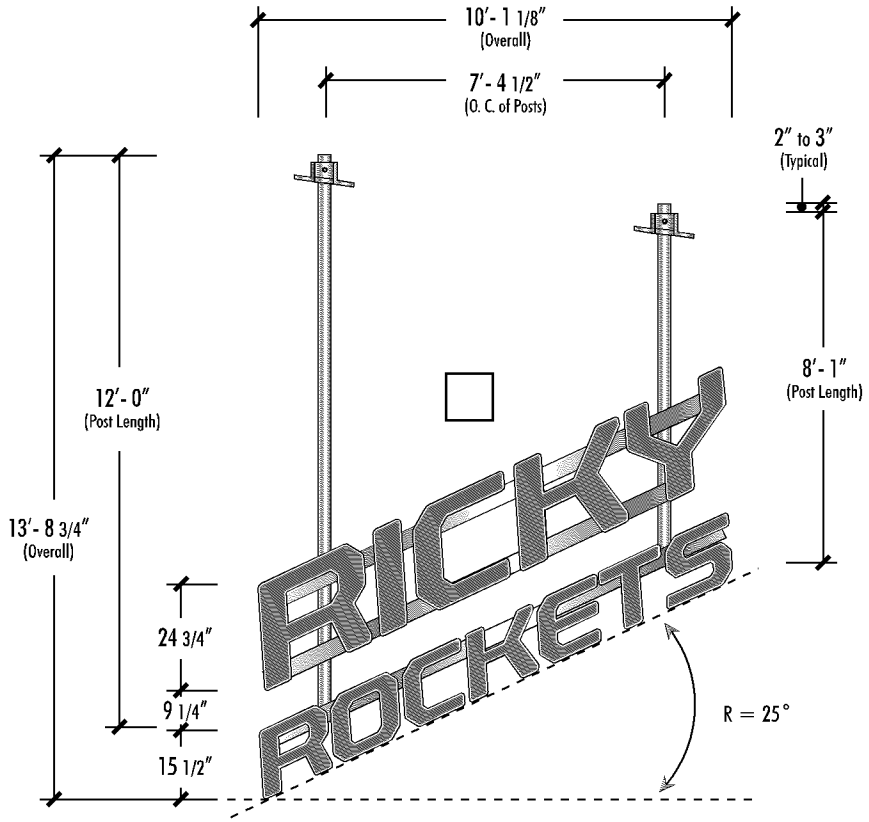
Colors

- ▣ PMS 2793
- ☐ PMS 102 ☐ MAP-41342SP Brushed Aluminum

- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

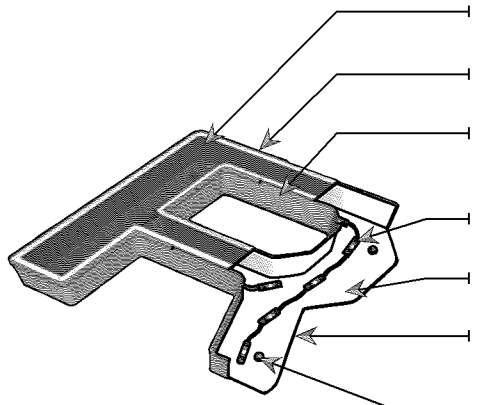
Date / /

Drawn By: AFIII Checked By: JG



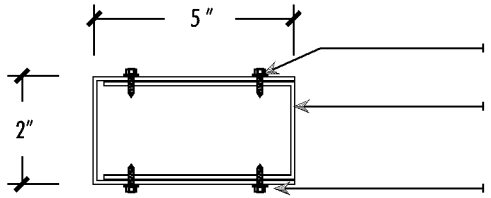
SOUTH ELEVATION VIEW

SCALE - 3/8" = 1' - 0"



ISOMETRIC VIEW

SCALE - N. T. S.



SECTION VIEW

SCALE - N. T. S.

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Hanging Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (WHITE)
- .188" ACRYLIC FACES (2793) RED
- 3" SQUARE STEEL TUBE WELDED TO SADDLE MOUNT
- SADDLE WELDED TO EXISTING I-BEAMS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 · Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6625
JOB NAME	Ricky Rockets
Location	ATTN: Eric Grabowski

Heidner Properties Inc.

Sign Specifications 112.78 SQ. FT.

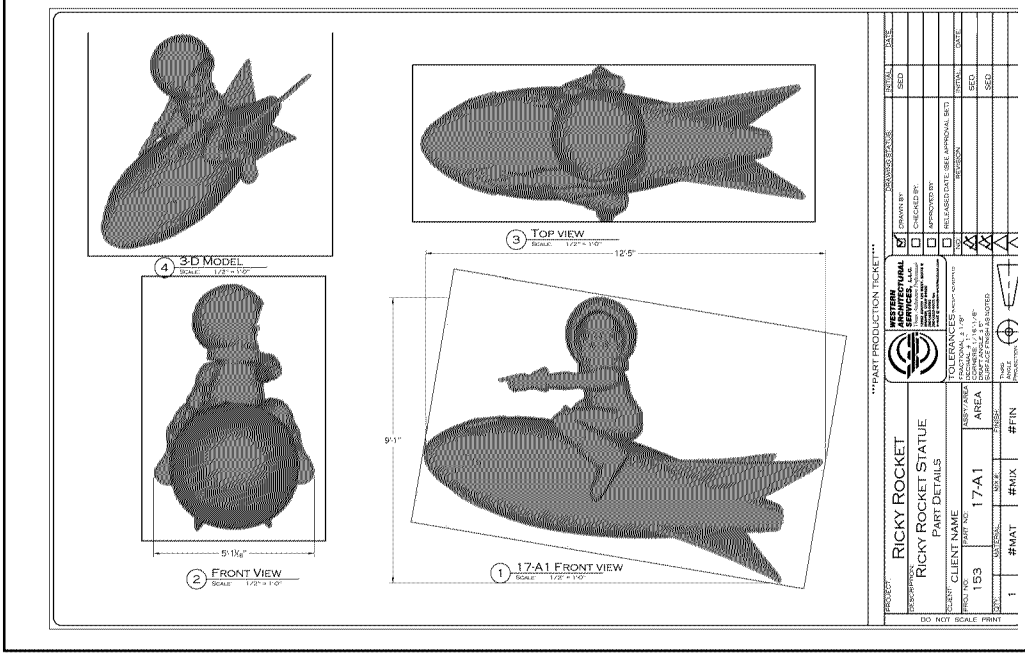
- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ● Non-Illuminated
- ○ Illuminated ~ 120v / 20 Amps

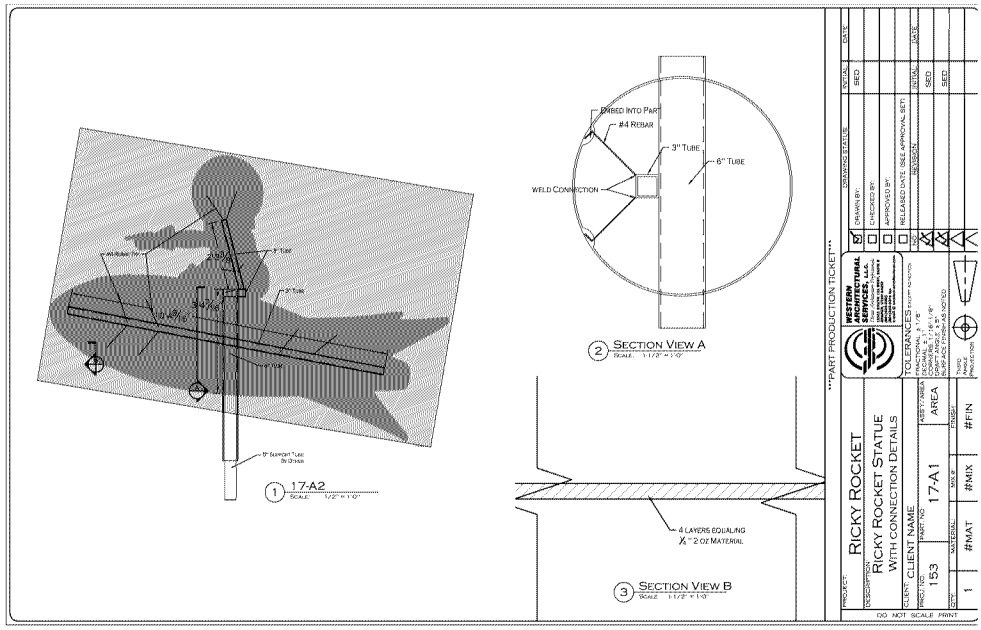
- ○ **Approved**
- ○ **Approved As Noted**
- ○ **Revise & Resubmit**

Date / /

By

Drawn By: NC Checked By: JG





Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

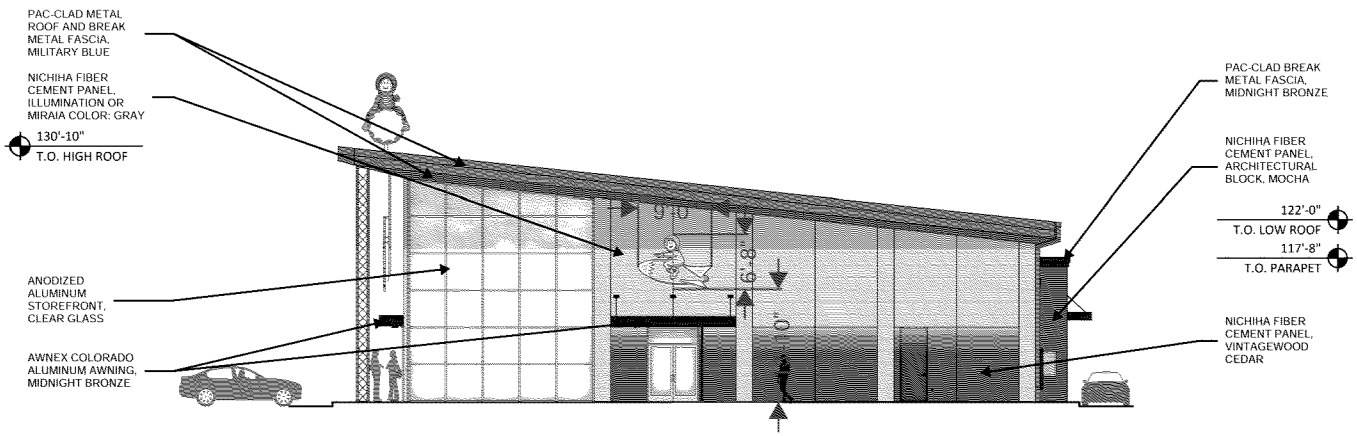
DESCRIPTION

Large Fiberglass Figurine
Manufacturer's Drawings

Name	Date	Notes
AFIII	09-25-20	INITIAL SALES DRAWING

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION



RIGHT SIDE ELEVATION

12

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Luckett-Farley.com
©2021 Luckett & Farley. All Rights Reserved.

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications TBD SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

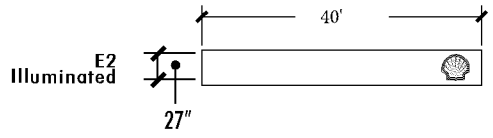
Colors

- PMS 2793 / White
- PMS 116

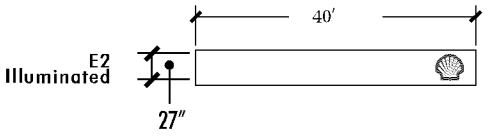
Approved
Approved As Noted
Revise & Resubmit

Date / /

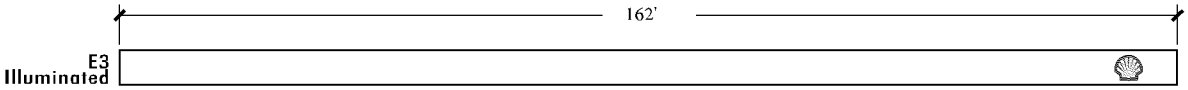
Drawn By: AFIII Checked By: JG



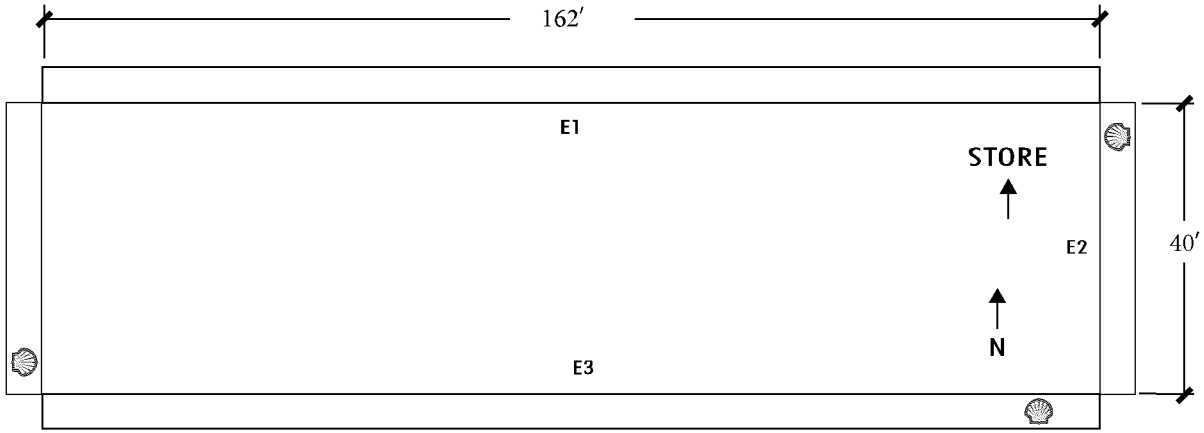
WEST
ELEVATION VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'



EAST
ELEVATION VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'



SOUTH
ELEVATION VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'



8

PLAN VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'

DESCRIPTION

Fabricate & Install
Qty: One (1) -36"H Illuminated Flexface Canopy Wrap

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - signs to match positions on attached site plan
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 17 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

■ Do-Rite PMS □ White

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



6 SOUTH ELEVATION VIEW
SCALE 1/4" = 1'

NOTE

- NOT ACTUAL LOGO. PLEASE PROVIDE VECTOR ART FOR LOGO IN A .AI .EPS OR .PDF FORMAT WITH TEXT AS OUTLINES. PLEASE PROVDE PMS # FOR COLOR

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Channel Letters

- .040" Aluminum Returns
- Trim Cap & Returns Painted TBD
- Led Illuminated (White)
- .188" Acrylic Faces White Vinyl Overlay
- Mounted with 1/2" Lags

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-16-21	DESCRIPTION REVISION
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 17 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

■ Do-Rite PMS □ White

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG

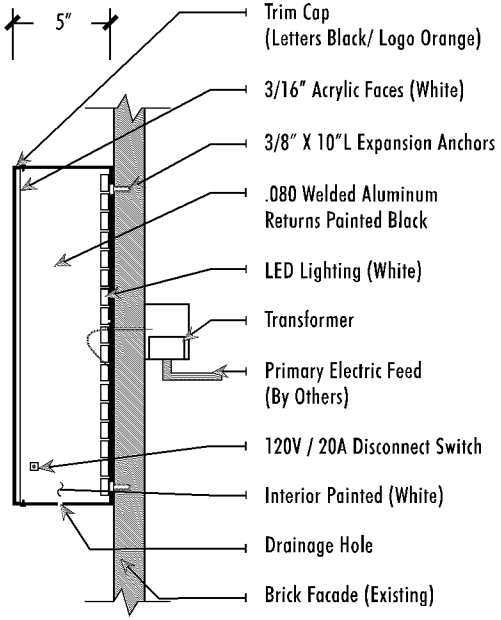
NOTE

THIS SIGN WILL BE SIZED UP TO THE MAX ALLOWED BY CODE



SOUTH ELEVATION VIEW

SCALE - 1 1/2" = 1' - 0"



SECTION VIEW

SCALE = N.T.S.

NOTE

- NOT ACTUAL LOGO. PLEASE PROVIDE VECTOR ART FOR LOGO IN A .AI .EPS OR .PDF FORMAT WITH TEXT AS OUTLINES. PLEASE PROVDE PMS # FOR COLOR

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Channel Letters

- .040" Aluminum Returns
- Trim Cap & Returns Painted Burgundy
- LED Illuminated (White)
- .188" Acrylic Faces White w/ Burgundy Vinyl Overlay
- Mounted with 1/2" Lags

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-16-21	REMOVED DIMENSIONS OF SIGN & ADDED ADDITIONAL NOTE ABOUT SIGN SIZE
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-28-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED POCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications TBD SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

Approved
Approved As Noted
Revise & Resubmit
Date / /

Drawn By: AFIII Checked By: JG



7 SOUTH ELEVATION VIEW
SCALE = N.T.S.

NOTE
- THESE (4) SIGNS WILL BE SIZED UP TO THE MAX ALLOWED BY CODE

DESCRIPTION

Fabricate & Install
Qty: Four (4) - Set of FRONT & HALO LIT Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED TBD
- LED ILLUMINATED (WHITE)
- .188" ACRYLIC FACES WHITE VINYL OVERLAY
- MOUNTED WITH 1/2" LAGS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-16-21	REMOVED SQ. FOOTAGE & ADDED NOTE ABOUT SIGN SIZE
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-28-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED POCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications **TBD** SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- PMS 293
- WHITE

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



NOTE

- FACE AND HALO LIT CHANNEL LETTERS

5 WEST ELEVATION VIEW
SCALE - 3/32" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Face and Halo Lit Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (RED)
- .188" ACRYLIC FACES (2793) RED

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - show Free Vacuums in same colors scheme as Rocket Wash
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED POCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	**6708**
JOB NAME	**Ricky Rockets** Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications **32.625** SQ. FT.

○ Interior ● Exterior
● Single Face ○ Double Face
○ Non-Illuminated
● Illuminated ~ 120v / 20 Amps

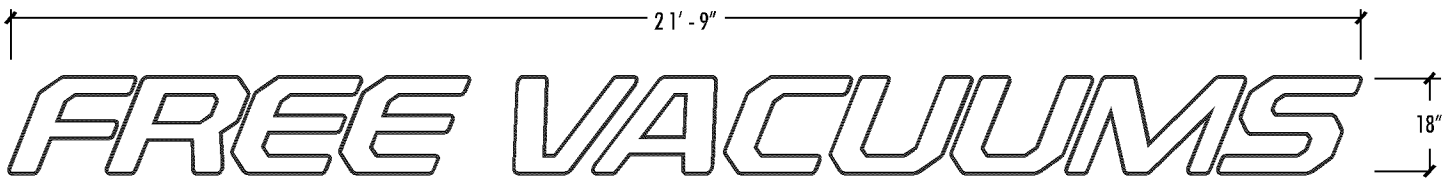
Colors

PMS 293
WHITE

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



WEST
ELEVATION VIEW
SCALE - 1/2" = 1' - 0"

NOTE
- FACE AND HALO LIT CHANNEL LETTERS

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Face and Halo Lit Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (RED)
- .188" ACRYLIC FACES (2793) RED

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - show Free Vacuums in same color scheme as Rocket Wash
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- PMS 2793
- PMS 102
- PMS 293

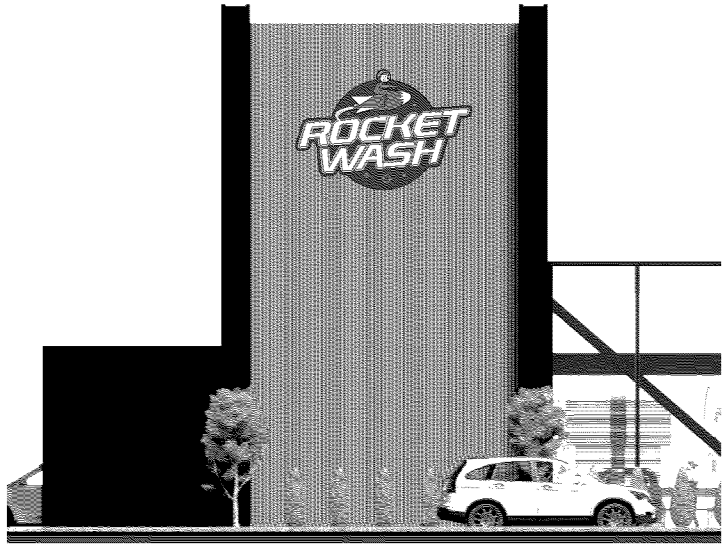
- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



9 WEST ELEVATION VIEW
SCALE - 1/8" = 1' - 0"



9 EAST ELEVATION VIEW
SCALE - 1/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (2) - FreeFormed Illuminated Sign Cabinet

- .080" ALUMINUM CAN (141" W X 96" H X 5" D)
- LED ILLUMINATED (WHITE)
- 3/16" POLYCARBONATE FACE
- DIGITALLY PRINTED ON PREMIUM TRANSLUCENT VINYL
- FLUSH MOUNTED
- TRIM CAP & PAINTED TO MATCH (C:91M:71 Y:25 K:8)

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - place sign on colored elevation
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- ■ PMS 2793
- □ PMS 102 ■ PMS 293

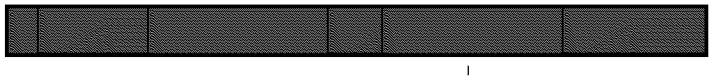
- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date / /

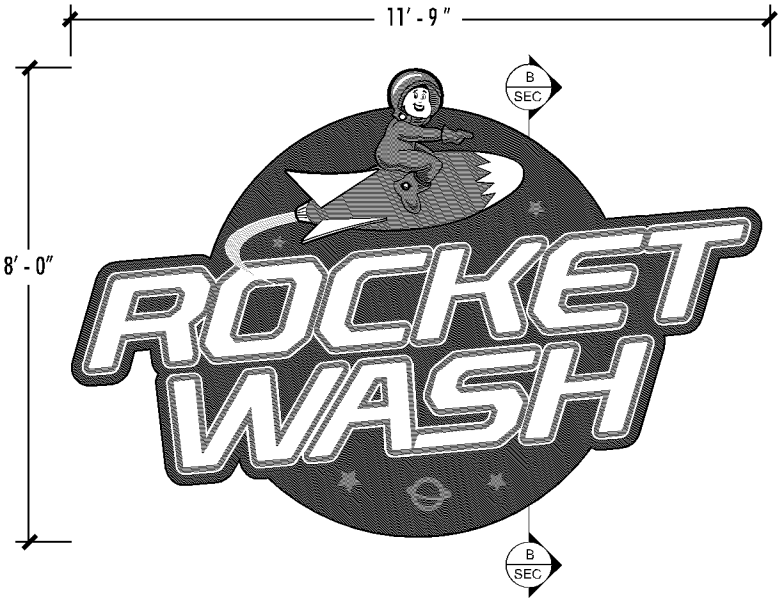
Drawn By: AFIII Checked By: JG



SOUTH ELEVATION VIEW
SCALE - 3/32" = 1' - 0"



PLAN VIEW
SCALE - 3/4" = 1'



ELEVATION VIEW
SCALE - 3/4" = 1'



END VIEW
SCALE - 3/4" = 1'

9

DESCRIPTION

Fabricate & Install
Qty: One (2) - FreeFormed Illuminated Sign Cabinet

- .080" Aluminum Can (141" W X 96" H X 5" D)
- LED Illuminated (White)
- 3/16" Polycarbonate Face
- Digitally Printed on Premium Translucent Vinyl
- Flush Mounted
- Trim Cap & Painted to Match (C:91M:71 Y:25 K:8)

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - place sign on colored elevation
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS
AFIII	08-04-21	REDUCED SIZE OF CHANNEL LETTERS TO MEET CODE REQUIREMENTS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
piont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications TBD SQ. FT.

- ○ Interior ● Exterior
- ○ Single Face ● Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

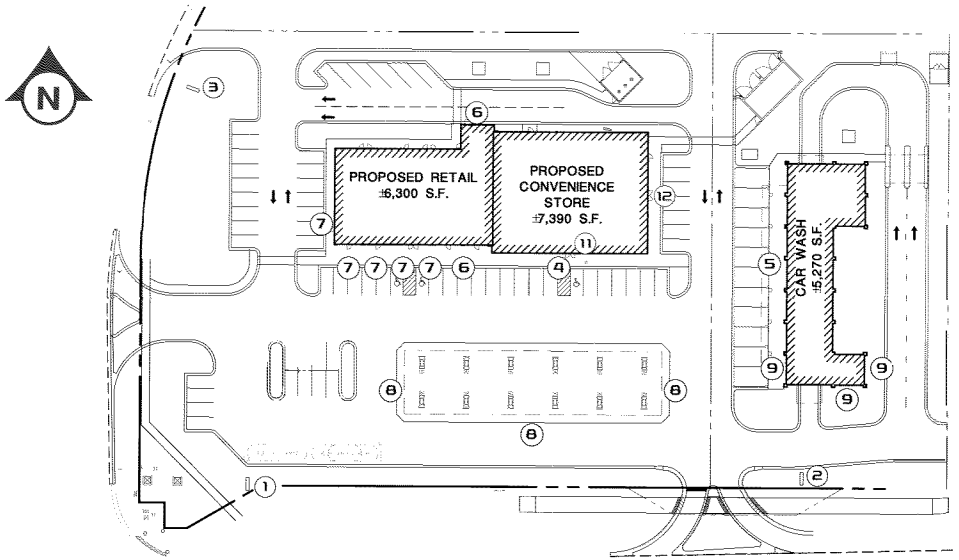
Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG

SIGNAGE SCHEDULE

1. 20' Tall Monument w/ EMC
2. 10' Tall Monument w/ EMC
3. 10' Tall Monument
4. Hanging Ricky Rockets CL
5. Vacuum Wall Sign
6. Do-Rite Channel Letters
7. Tenant Channel Letters Qty. 5
8. Flex Face Canopy Sign
9. Rocket Wash Qty. 3
10.
11. Ricky Rockets Roof Sign
12. LED Wall Sign



Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - show #10 as 4 times on the Front elevation of the building, added compass, adjusted Flex Face location
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-25-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
Afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications

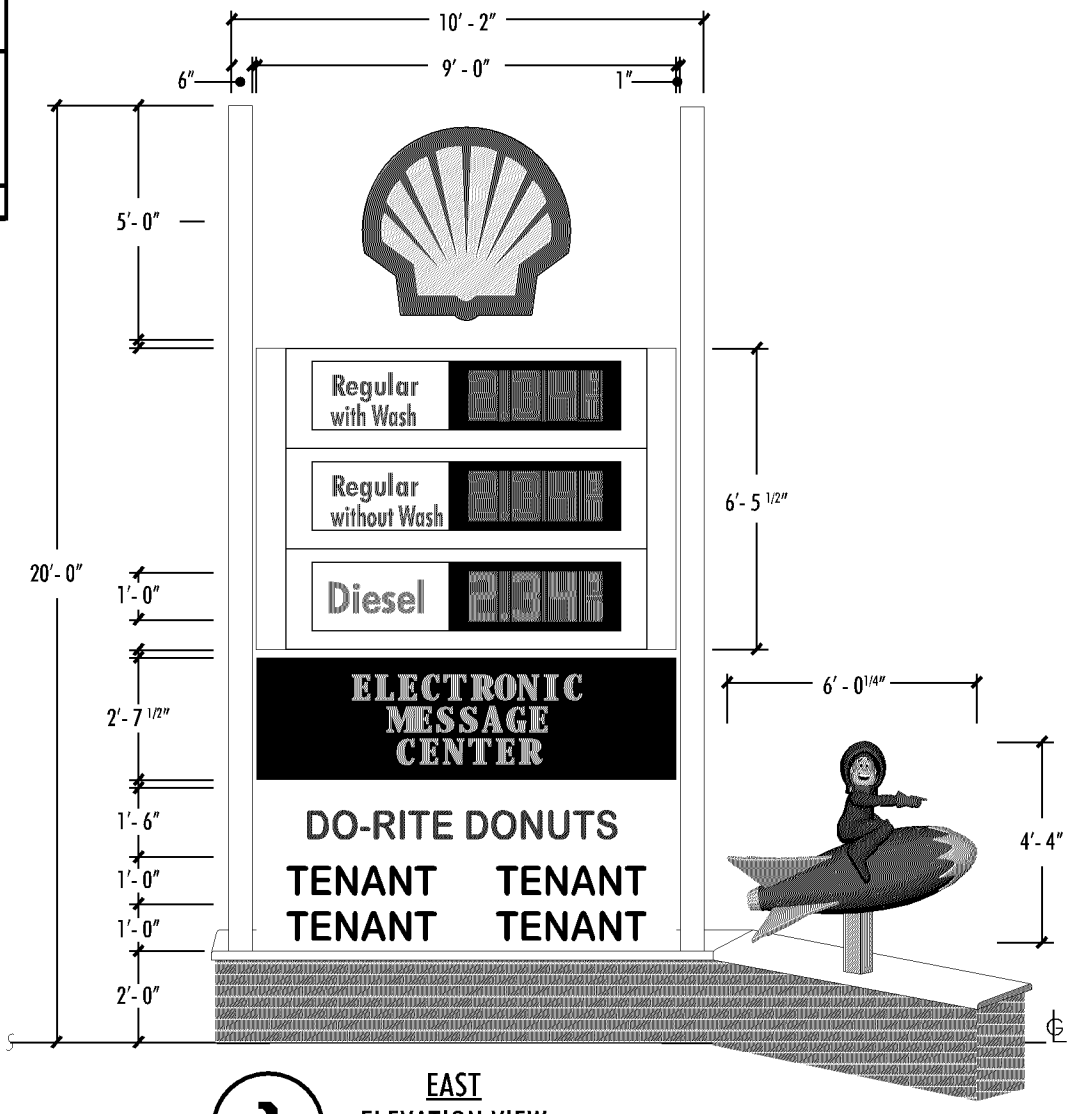
- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

- ○ **Approved**
- ○ **Approved As Noted**
- ○ **Revise & Resubmit**

Date / /

By _____

Drawn By: AFIII Checked By: JG



1 EAST ELEVATION VIEW OPTION 1

SCALE - 3/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - D/F Monument Signage

- LED ILLUMINATED SIGN CABINETS
- 52 H x 5' - 4 " FIBERGLASS FIGURINE
- FRONT & HALO LIT CHANNEL LETTERS FOR DO RITE DONUTS
- BRICK & MASONRY TO MATCH BUILDING - BY OTHERS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 126 SQ. FT.

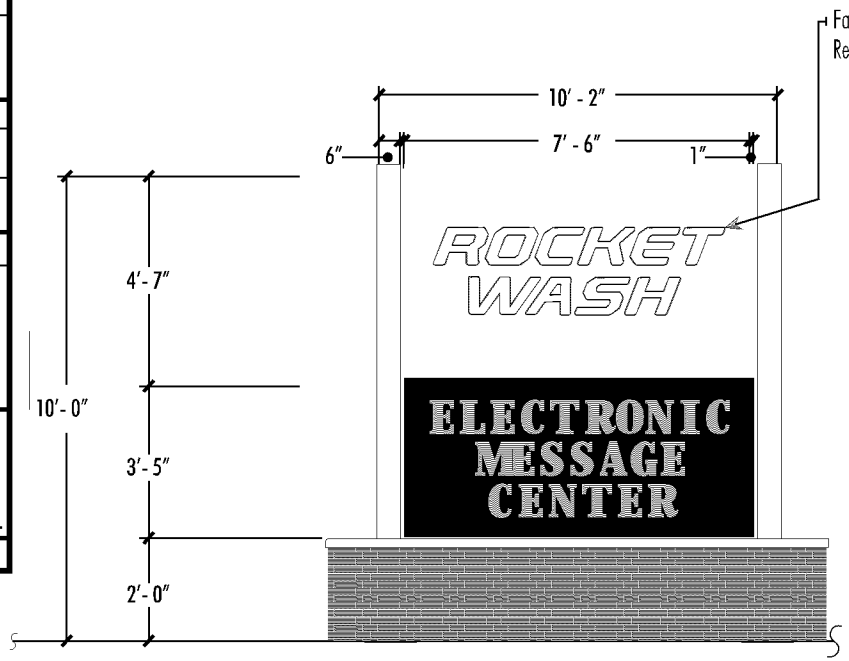
- ○ Interior ● Exterior
- ○ Single Face ● Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- PMS 293 / White
- PMS 2793 / Black
- Do Rite PMS
- MAP-41342SP Brushed Aluminum

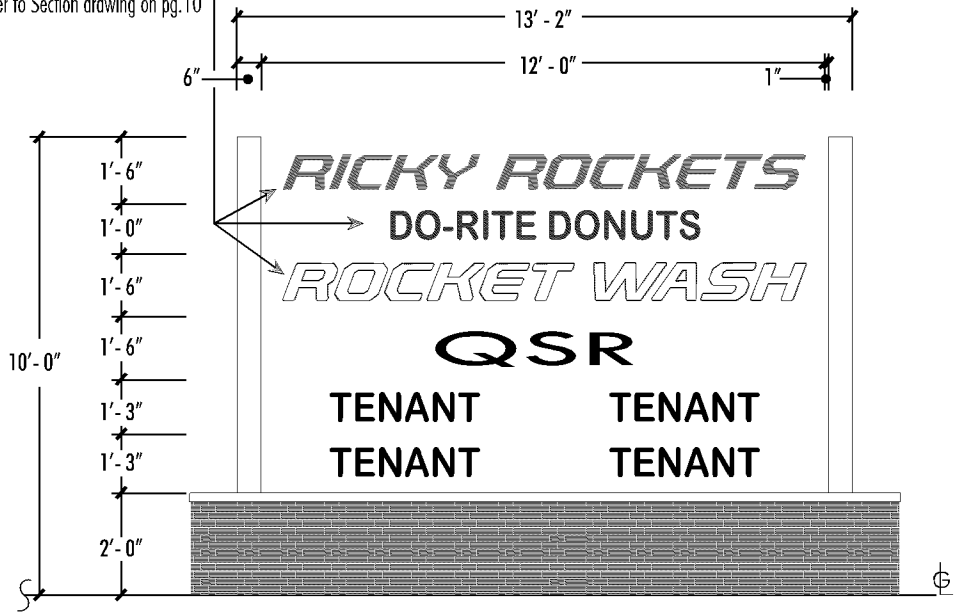
Approved
Approved As Noted
Revise & Resubmit
Date / /

Drawn By: AFIII Checked By: JG



60 Sq. Ft.

2 WEST ELEVATION VIEW
SCALE - 3/8" = 1' - 0"



96 Sq. Ft.

3 NORTH ELEVATION VIEW
SCALE - 3/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - D/F Monument Signage

- LED ILLUMINATED SIGN CABINETS
- CHANNEL LETTERS MOUTED TO ALUMINUM PANEL
- BRICK & MASONRY TO MATCH BUILDING - BY OTHERS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - added stone cap on top of masonry base
AFIII	04-13-21	Revision
JR	04-16-21	Revision - TO DESCRIPTION BOX
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCRDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

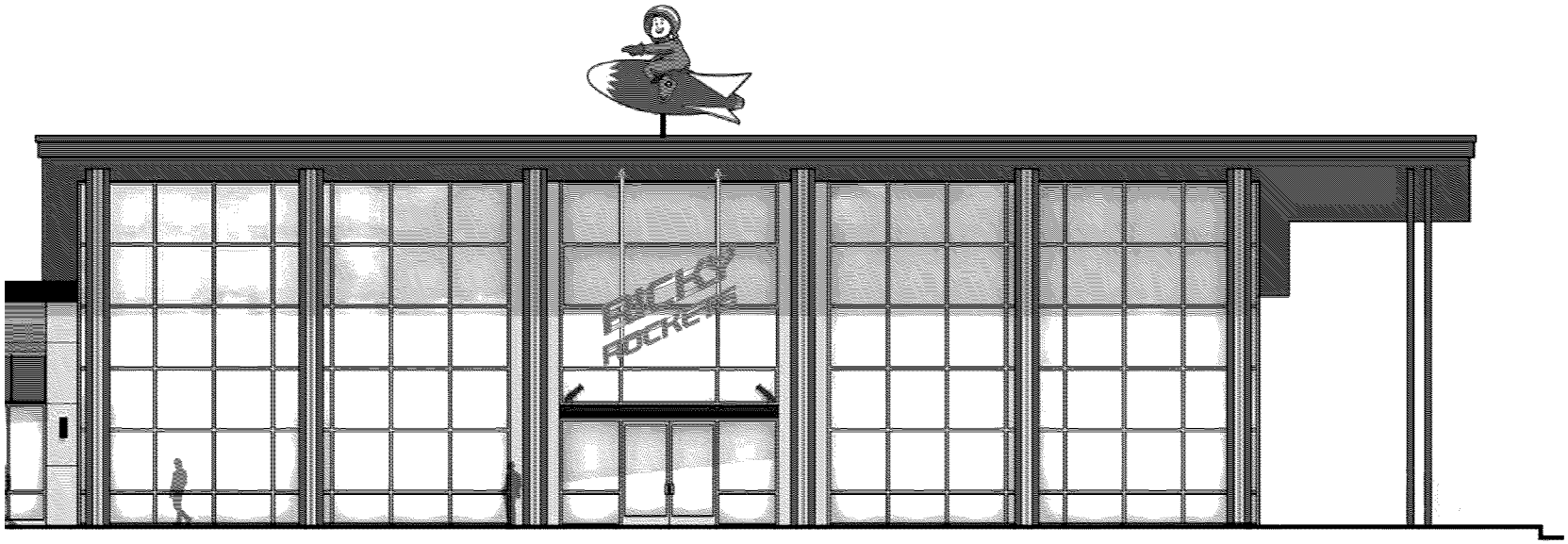
Colors

- ■ PMS 2793
- □ PMS 102 □ MAP-41342SP Brushed Aluminum

- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



4 SOUTH ELEVATION VIEW
SCALE - 1/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Hanging Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (WHITE)
- .188" ACRYLIC FACES (2793) RED
- 3" SQUARE STEEL TUBE WELDED TO SADDLE MOUNT
- SADDLE WELDED TO EXISTING I-BEAMS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - place sign on colored elevation
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
Afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

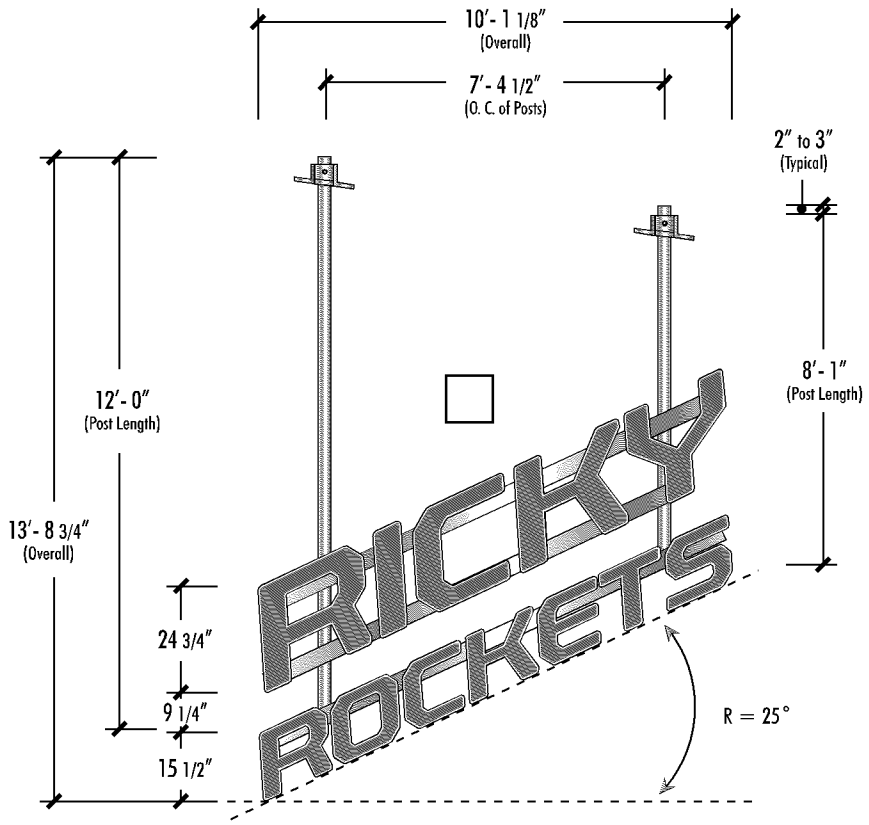
Colors

- ▣ PMS 2793
- ☐ PMS 102 ☐ MAP-41342SP Brushed Aluminum

- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

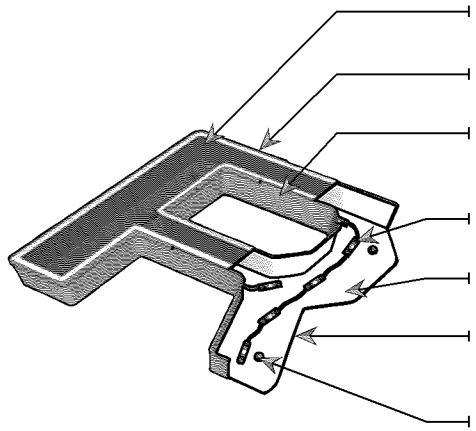
Date / /

Drawn By: AFIII Checked By: JG



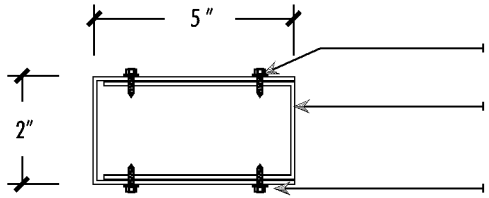
SOUTH ELEVATION VIEW

SCALE - 3/8" = 1' - 0"



ISOMETRIC VIEW

SCALE - N. T. S.



SECTION VIEW

SCALE - N. T. S.

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Hanging Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (WHITE)
- .188" ACRYLIC FACES (2793) RED
- 3" SQUARE STEEL TUBE WELDED TO SADDLE MOUNT
- SADDLE WELDED TO EXISTING I-BEAMS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 · Fax 847-390-9231
ofont@designgroupsignage.com

JOB #	6625
JOB NAME	Ricky Rockets
Location	ATTN: Eric Grabowski

Heidner Properties Inc.

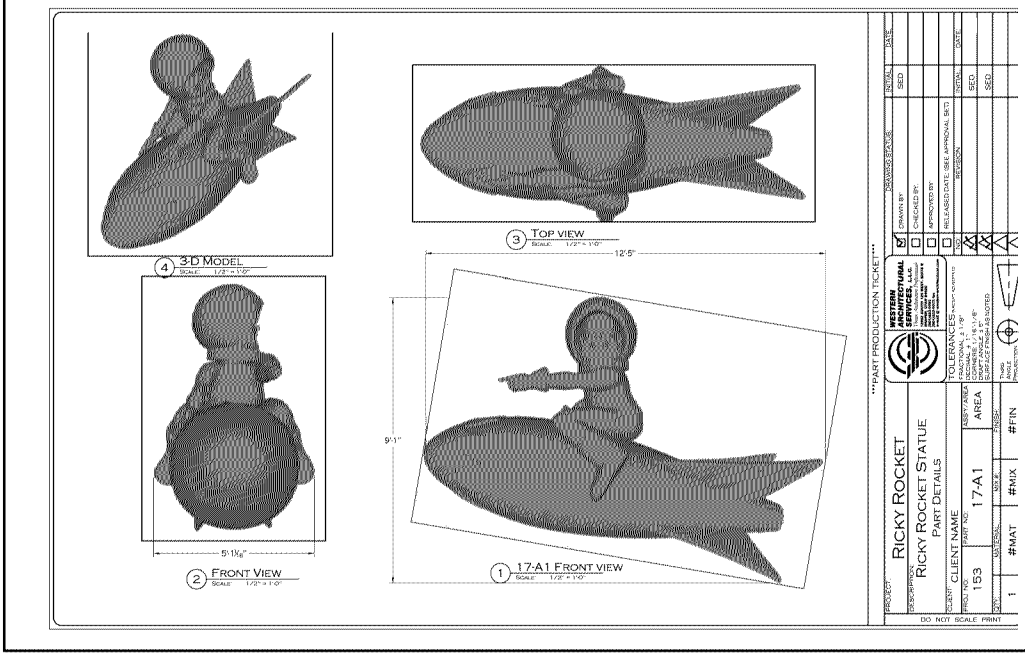
Sign Specifications	112.78 SQ. FT.
○ Interior	● Exterior
● Single Face	○ Double Face
● Non-Illuminated	
○ Illuminated ~ 120v / 20 Amps	

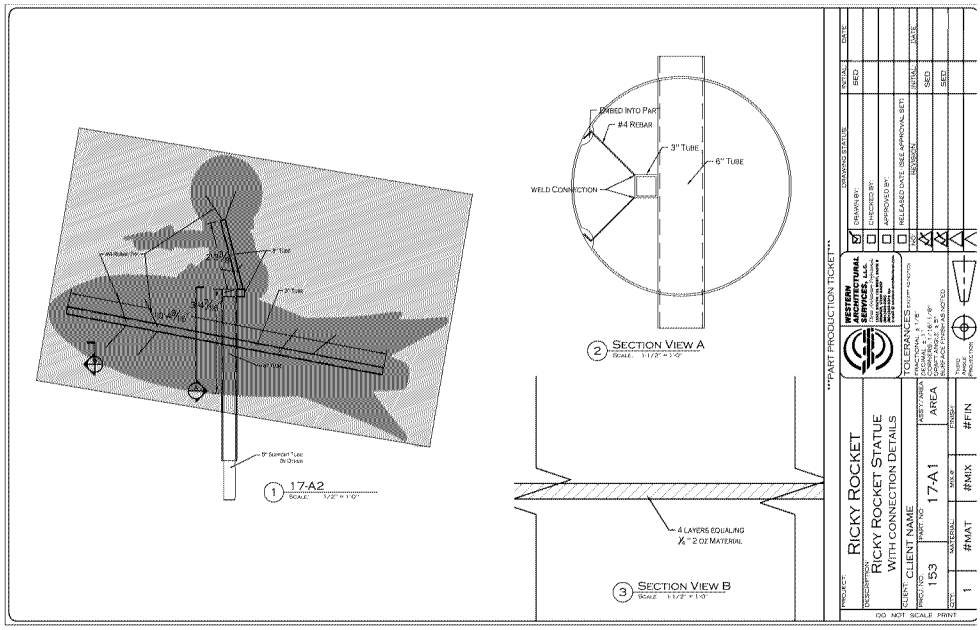
- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date / /

By

Drawn By: NC Checked By: JG





Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

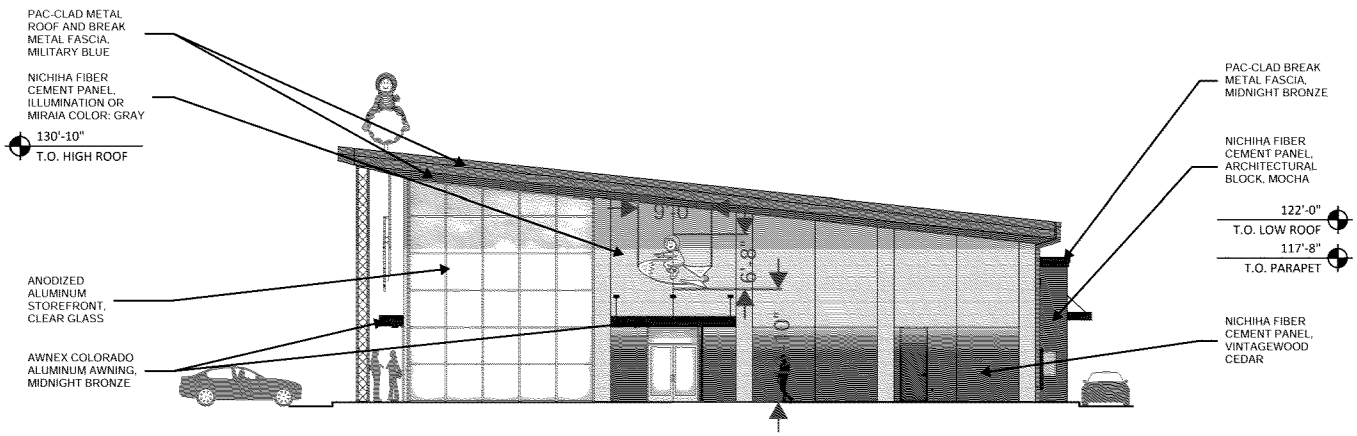
DESCRIPTION

Large Fiberglass Figurine
Manufacturer's Drawings

Name	Date	Notes
AFIII	09-25-20	INITIAL SALES DRAWING

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION



RIGHT SIDE ELEVATION

12

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Luckett-Farley.com
©2021 Luckett & Farley. All Rights Reserved.

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications TBD SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

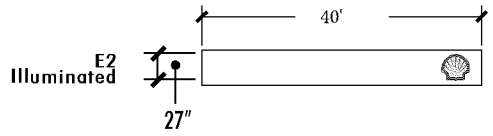
Colors

- PMS 2793 / White
- PMS 116

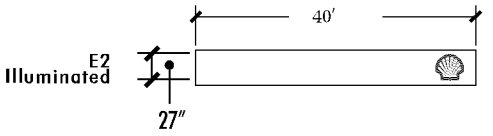
Approved
Approved As Noted
Revise & Resubmit

Date / /

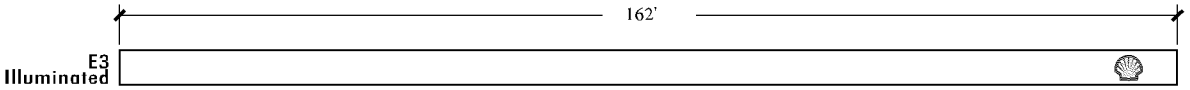
Drawn By: AFIII Checked By: JG



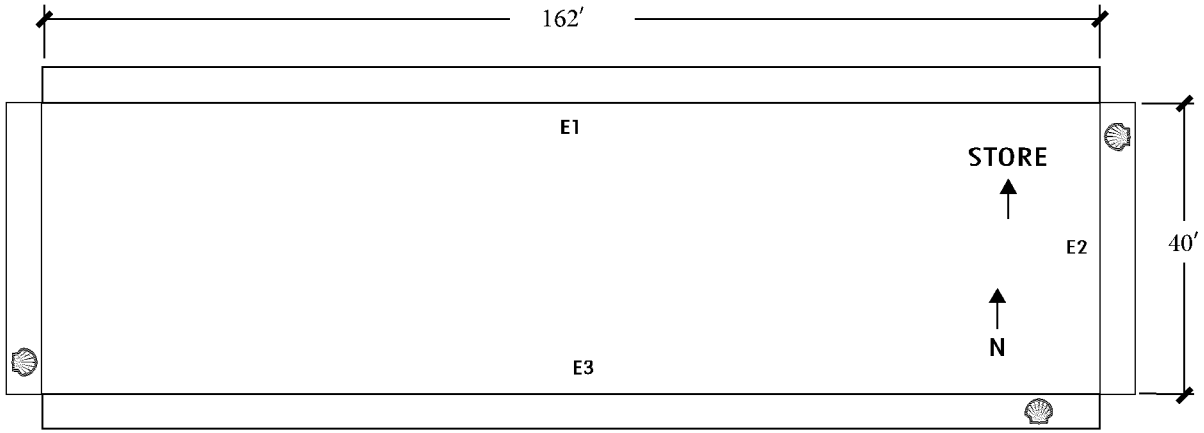
WEST
ELEVATION VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'



EAST
ELEVATION VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'



SOUTH
ELEVATION VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'



8

PLAN VIEW
ILLUMINATED FLEX FACE CANOPY WRAP
SCALE - 3/32" = 1'

DESCRIPTION

Fabricate & Install
Qty: One (1) -36"H Illuminated Flexface Canopy Wrap

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - signs to match positions on attached site plan
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications TBD SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

■ Do-Rite PMS ☐ White

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



6 SOUTH ELEVATION VIEW
SCALE = N.T.S.

NOTE

- NOT ACTUAL LOGO. PLEASE PROVIDE VECTOR ART FOR LOGO IN A .AI .EPS OR .PDF FORMAT WITH TEXT AS OUTLINES. PLEASE PROVDE PMS # FOR COLOR

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Channel Letters

- .040" Aluminum Returns
- Trim Cap & Returns Painted TBD
- Led Illuminated (White)
- .188" Acrylic Faces White Vinyl Overlay
- Mounted with 1/2" Lags

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-16-21	DESCRIPTION REVISION
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications **TBD** SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

■ Do-Rite PMS □ White

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG

NOTE

- THIS SIGN WILL BE SIZED UP TO THE MAX ALLOWED BY CODE

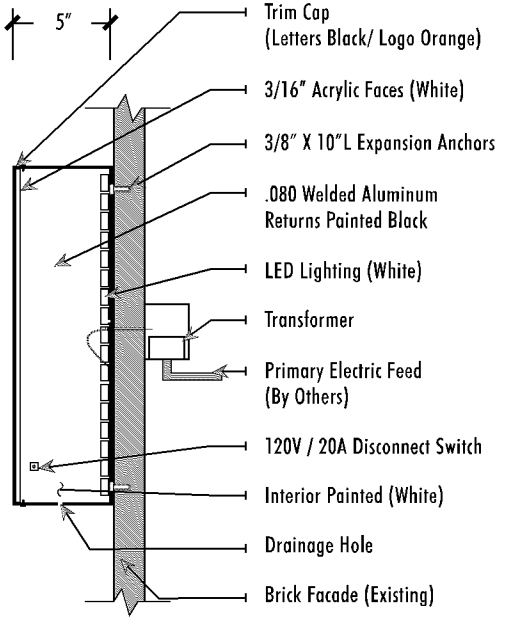


SOUTH ELEVATION VIEW

SCALE - 1 1/2" = 1' - 0"

NOTE

- NOT ACTUAL LOGO. PLEASE PROVIDE VECTOR ART FOR LOGO IN A .AI .EPS OR .PDF FORMAT WITH TEXT AS OUTLINES. PLEASE PROVDE PMS # FOR COLOR



SECTION VIEW

SCALE = N.T.S.

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED BURGUNDY
- LED ILLUMINATED (WHITE)
- .188" ACRYLIC FACES WHITE w/ BURGUNDY VINYL OVERLAY
- MOUNTED WITH 1/2" LAGS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-16-21	REMOVED DIMENSIONS OF SIGN & ADDED ADDITIONAL NOTE ABOUT SIGN SIZE
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-28-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED POCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications **TBD** SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

Approved
Approved As Noted
Revise & Resubmit
Date / /

Drawn By: AFIII Checked By: JG

NOTE

- THESE (4) SIGNS WILL BE SIZED UP TO THE MAX ALLOWED BY CODE



7 SOUTH ELEVATION VIEW
SCALE = N.T.S.

DESCRIPTION

Fabricate & Install
Qty: Four (4) - Set of FRONT & HALO LIT Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED TBD
- LED ILLUMINATED (WHITE)
- .188" ACRYLIC FACES WHITE VINYL OVERLAY
- MOUNTED WITH 1/2" LAGS

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-16-21	REMOVED SQ. FOOTAGE & ADDED NOTE ABOUT SIGN SIZE
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-28-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications **TBD** SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- PMS 293
- WHITE

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



NOTE

- FACE AND HALO LIT CHANNEL LETTERS

5

WEST ELEVATION VIEW

SCALE - 3/32" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Face and Halo Lit Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (RED)
- .188" ACRYLIC FACES (2793) RED

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - show Free Vacuums in same colors scheme as Rocket Wash
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-28-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications **32.625** SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

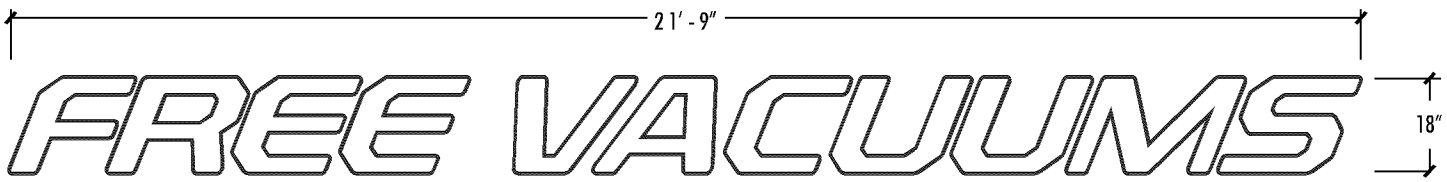
Colors

- PMS 293
- WHITE

Approved
Approved As Noted
Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



WEST
ELEVATION VIEW
SCALE - 1/2" = 1' - 0"

NOTE
- FACE AND HALO LIT CHANNEL LETTERS

DESCRIPTION

Fabricate & Install
Qty: One (1) - Set of Face and Halo Lit Channel Letters

- .040" ALUMINUM RETURNS
- TRIM CAP & RETURNS PAINTED PMS 102
- LED ILLUMINATED (RED)
- .188" ACRYLIC FACES (2793) RED

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - show Free Vacuums in same color scheme as Rocket Wash
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-28-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- PMS 2793
- PMS 102
- PMS 293

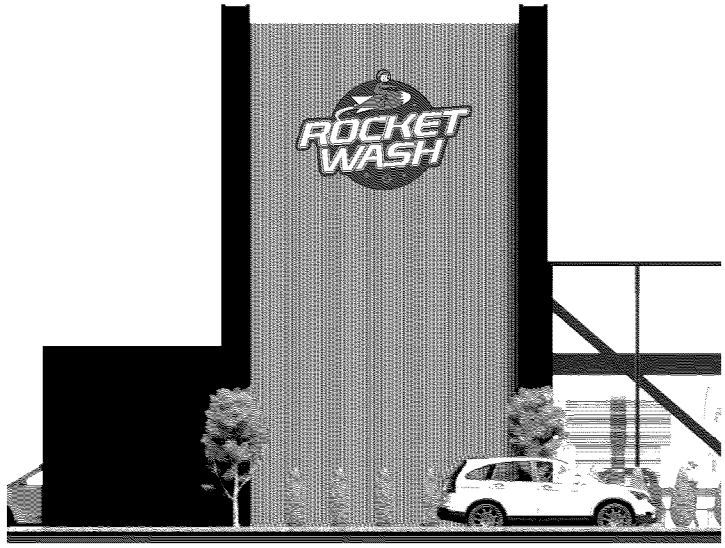
- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date / /

Drawn By: AFIII Checked By: JG



9 WEST ELEVATION VIEW
SCALE - 1/8" = 1' - 0"



9 EAST ELEVATION VIEW
SCALE - 1/8" = 1' - 0"

DESCRIPTION

Fabricate & Install
Qty: One (2) - FreeFormed Illuminated Sign Cabinet

- .080" Aluminum Can (141" W X 96" H X 5" D)
- LED Illuminated (White)
- 3/16" Polycarbonate Face
- Digitally Printed on Premium Translucent Vinyl
- Flush Mounted
- Trim Cap & Painted to Match (C:91M:71 Y:25 K:8)

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - place sign on colored elevation
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

DeSignGroup Signage Corp.
2135 S. Frontage Rd. ~ Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6708
JOB NAME	Ricky Rockets Buffalo Grove
Location	ATTN: Eric Grabowski

Heidner Properties Inc.
700 E. Lake Cook RD
Buffalo Grove, IL 60089
(888) 555-1212

Sign Specifications 42.6 SQ. FT.

- ○ Interior ● Exterior
- ● Single Face ○ Double Face
- ○ Non-Illuminated
- ● Illuminated ~ 120v / 20 Amps

Colors

- PMS 2793
- PMS 102
- PMS 293

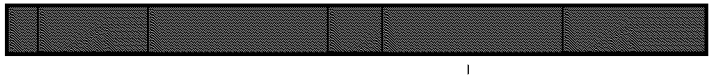
- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date / /

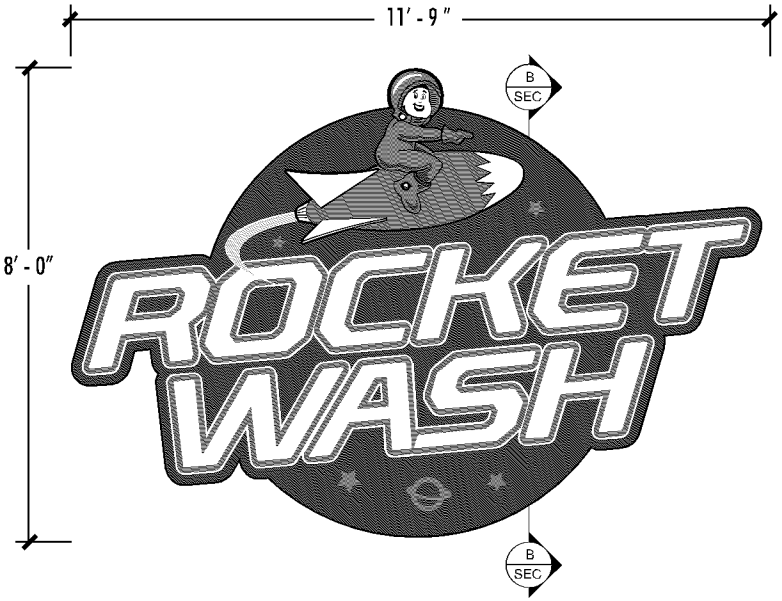
Drawn By: AFIII Checked By: JG



SOUTH ELEVATION VIEW
SCALE - 3/32" = 1' - 0"



PLAN VIEW
SCALE - 3/4" = 1'



ELEVATION VIEW
SCALE - 3/4" = 1'



END VIEW
SCALE - 3/4" = 1'

9

DESCRIPTION

Fabricate & Install
Qty: One (2) - FreeFormed Illuminated Sign Cabinet

- .080" Aluminum Can (141" W X 96" H X 5" D)
- LED Illuminated (White)
- 3/16" Polycarbonate Face
- Digitally Printed on Premium Translucent Vinyl
- Flush Mounted
- Trim Cap & Painted to Match (C:91M:71 Y:25 K:8)

Name	Date	Notes
AFIII	03-31-21	INITIAL SALES DRAWING
JR	04-07-21	Revision - place sign on colored elevation
AFIII	04-13-21	Revision
AFIII	05-04-21	UPDATED TO NEW BUILDING RENDERINGS
AFIII	06-23-21	UPDATED TO NEW BUILDING RENDERINGS AND ADDED ROCKET WASH SIGNS

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

GENERAL NOTES - SITE:

A. See Sheet LS001 for Light Fixture Type Schedule.
B. See Sheet ES001 for Site Electrical Plan.

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	20	CAT	Single	N.A.	0.900	- -
	5	AG1	Single	N.A.	0.900	[illegible]
	10	SA2	Single	N.A.	0.900	[illegible]
	4	B	Single	16966.70	0.900	[illegible]
	13	C1	Single	N.A.	0.900	[illegible]
	7	SA1	Single	N.A.	0.900	[illegible]
	3	AG2	Single	N.A.	0.900	[illegible]
	6	CAT (2)	Single	N.A.	0.900	- -
	14	C	Single	N.A.	0.900	[illegible]
	3	D	Single	N.A.	0.900	[illegible]
	6	SA3	Single	N.A.	0.900	[illegible]

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Footprint/Site	Illuminance	Fc	2.27	9.2	0.0	N.A.	N.A.
Canopy	Illuminance	Fc	34.85	49.3	21.4	1.63	2.30
Car Wash	Illuminance	Fc	5.08	18.5	0.0	N.A.	370.00
Site Boundary	Illuminance	Fc	0.54	4.2	0.0	N.A.	N.A.
Car Wash	Illuminance	Fc	7.75	17.2	0.0	1.55	3.44

SITE LIGHTING LEVELS

SCALE: NONE

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

Luckett&Farley
Architecture | Engineering | Interior Design
737 South Third Street, Louisville, Kentucky 40202-2100
502.585.4181 502.587.0488 Fax
www.luckett-farley.com

RICKY ROCKETS
C-STORE AND RETAIL

NEC LAKE CORIN ROAD & LEXINGTON DRIVE
VILLAGE OF BUFFALO, CREEK, IL 62832

RICKY ROCKETS

Attachment Plan Set (Consider Approval of Subdivision, Rezoning, Special Uses, Development Plan, Variances at 7301 Lake Corin)

REVISIONS		
	Description	Date
1		
2		
3		
4		
5		
6		

JOB NO. 2021.059
DRAWN MSJ CHKD. —
DATE 07-23-2021
SITE LIGHTING LEVELS
DRAWING NO. ES002

7/23/2021 8:12:46 AM
C:\Users\mjohnson\Documents\Revit\2021.059 BGL- ELECT_v20_mjohnson1331.rvt

Traffic Impact Study
Mixed-Use Development
Buffalo Grove, Illinois



Prepared For:

BLUESTONE
SINGLE TENANT PROPERTIES

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

April 21, 2021

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed mixed-use development to be located in Buffalo Grove, Illinois. The site, which formerly contained an approximate 100,000 square-foot office building, is located in the northeast quadrant of the intersection of Lake-Cook Road with Lexington Drive. As proposed, the mixed-use development is to consist of the following uses:

- A fuel center that is to contain 24 fueling positions, an approximate 7,260 square-foot convenience store, and a car wash
- An approximate 6,250 square-foot commercial building that will contain an approximate 2,400 square-foot coffee/donut store with drive-through facility
- An approximate 2,500 square-foot quick service restaurant with drive-through facility
- Approximately 34,000 square feet of self-storage space

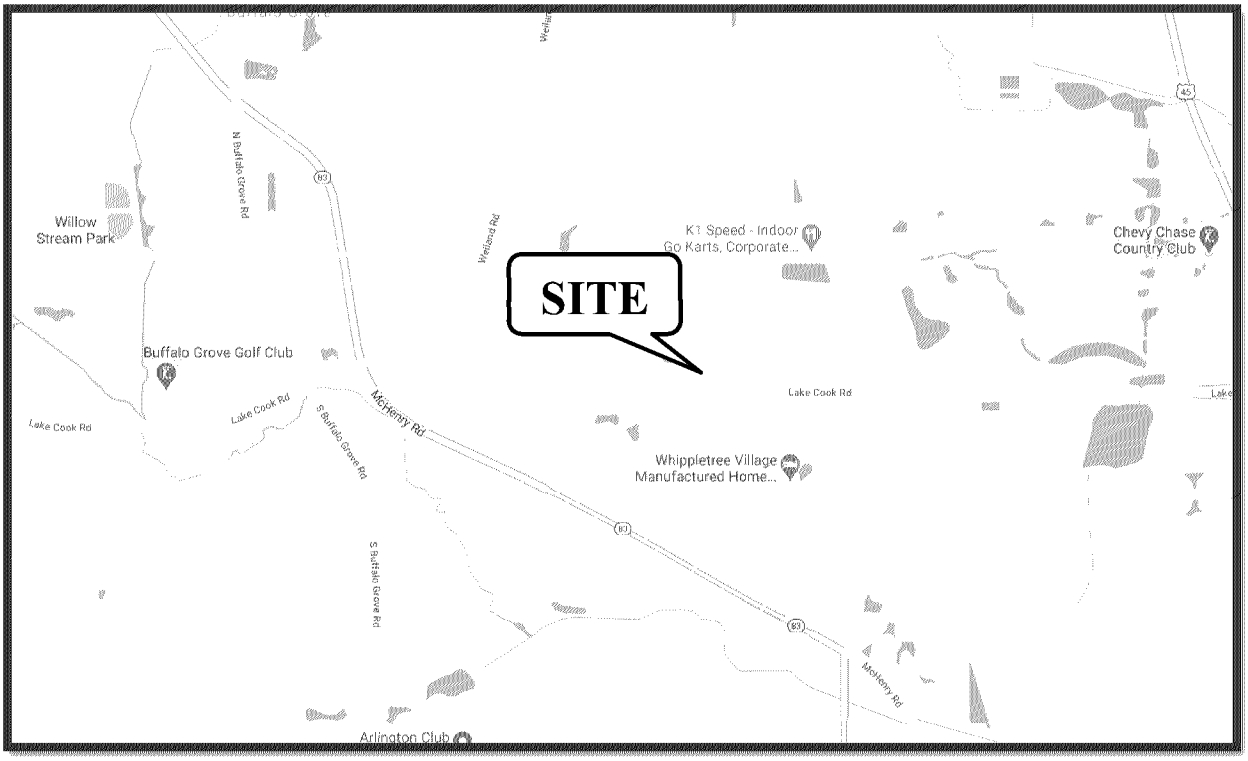
Access to the development is proposed to be provided via a restricted right-turn in/right-turn out access drive on Lake-Cook Road, a full access drive and a restricted right-turn in/right-turn out access drive on Lexington Drive, and future cross access to the parcel directly east of the site.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



Site Location **Figure 1**

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



Aerial View of Site **Figure 2**

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which formerly contained an approximate 100,000 square-foot office building, is located in the northeast quadrant of the intersection of Lake-Cook Road with Lexington Drive. Land uses in the area include office, business park, and warehouse uses to the north and east and residential to the south and the west. Lexington Commons Plaza is located directly south of the site on the south side of Lake-Cook Road.

Existing Roadway System Characteristics

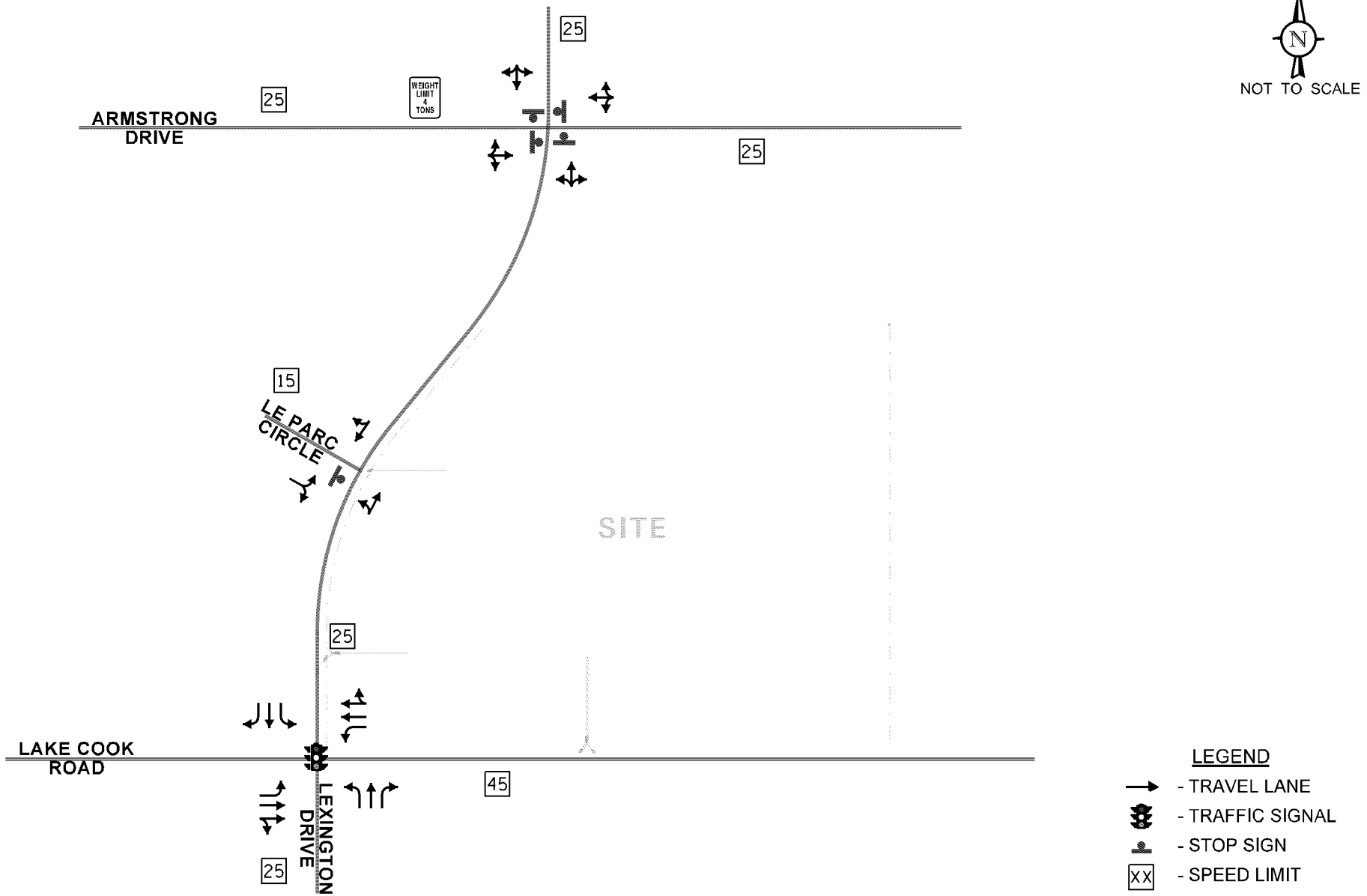
The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Lake-Cook Road is an east-west, arterial road that has a six-lane, divided cross section east of the site and a four-lane, divided cross section west of the site. At its signalized intersection with Lexington Drive, both approaches of Lake-Cook Road have a separate left-turn lane, a through lane, and a shared through/right-turn lane. At its unsignalized intersection with Hastings Lane, Lake-Cook Road has three through lanes and a separate left-turn lane on the eastbound approach and a two through lanes and a shared through/right-turn lane on the westbound approach. Lake-Cook Road is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDTH), has an Annual Average Daily Traffic (AADT) volume of 36,300 vehicles (IDOT 2018), and has a posted speed limit of 45 mph.

Lexington Drive is a north-south, local road that has one lane in each direction. South of Lake-Cook Road, Lexington Drive has striped northbound bike lane and the southbound lane is a shared bike and vehicle lane. At its signalized intersection with Lake-Cook Road, both approaches of Lexington Drive have a separate left-turn lane, a through lane, and a separate right-turn lane. At its all-way stop sign controlled intersection with Armstrong Drive, Lexington Drive has a shared left-turn/through/right-turn lane on both approaches. Lexington Drive is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 25 mph.

Armstrong Drive is an east-west, local road that has one lane in each direction. Truck traffic over four tons is prohibited on Armstrong Drive west of Lexington Drive. At its all-way stop signed controlled intersection with Lexington Drive, Armstrong Drive has a shared left-turn/through/right-turn lane on both approaches. Armstrong Drive is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 25 mph.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



Proposed Mixed-Use Development
Buffalo Grove, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-219

Figure: 3

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

Le Parc Circle is a local road that extends in a circle around the Le Parc residential development. The road has one lane in each direction and is under stop sign control at its intersection with Lexington Drive. Le Parc Circle is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 15 mph.

Lake-Cook Road Improvements

The Cook County Department of Transportation and Highways (CCDTH) is currently improving Lake-Cook Road between Raupp Boulevard and Hastings Lane. As part of the project, improvements will also occur along Buffalo Grove Road, McHenry Road (IL Route 83), and Weiland Road. Lake-Cook Road will be widened to provide a third lane in each direction with additional intersection improvements. At the signalized intersection of Lake-Cook Road with Lexington Drive, the Lake-Cook Road approaches will provide a separate left-turn lane, two through lanes, and a shared through/right-turn lane and the Lexington Drive approaches will provide a separate left-turn lane, a through lane, and a separate right-turn lane. Per the CCDTH web site, construction on the project started in 2020 and is scheduled to be completed by 2022.

Year 2021 Base Conditions

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts at the following intersections:

- Lake-Cook Road with Lexington Drive (Friday, April 16, 2021)
- Lexington Drive with Armstrong Drive (Wednesday, November 4, 2020)
- Lexington Drive with Le Parc Circle (Wednesday, November 4, 2020)

The traffic counts were generally conducted during the morning (6:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts show that the peak hours of traffic generally occurred between 7:30 A.M. and 8:30 A.M. during the weekday morning peak period and between 4:30 P.M. and 5:30 P.M. during the weekday evening peak period.

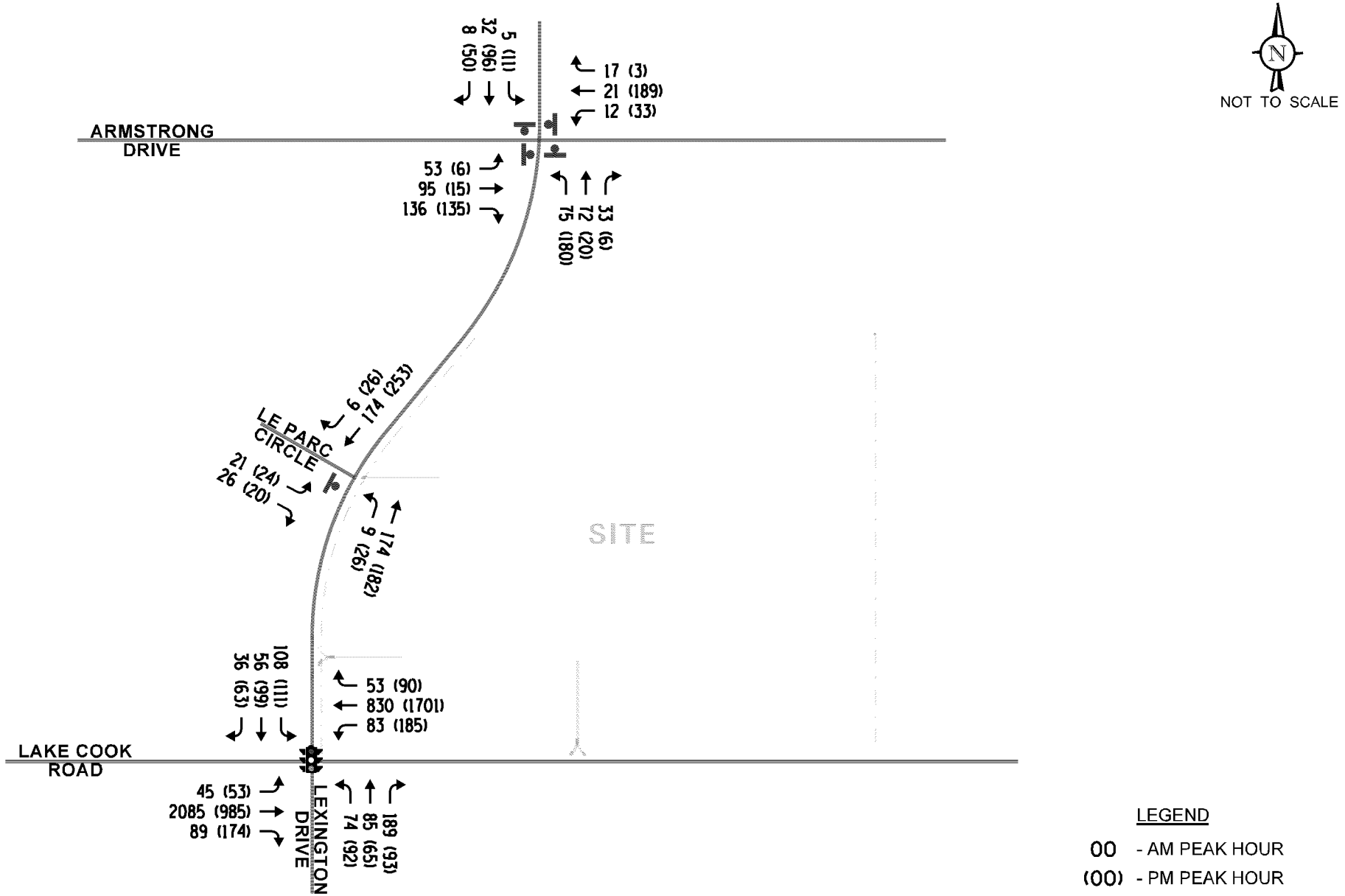
It should be noted that due to the Covid 19 pandemic, traffic volumes in the area generally do not reflect normal or typical conditions. As such, the 2020 and 2021 traffic counts were compared to traffic counts previously conducted by IDOT in 2018 along Lake-Cook Road. Based on the comparison, the traffic volumes were increased as follows:

- The Lake-Cook Road eastbound traffic volumes were increased by 130 percent and the westbound traffic volumes were increased by 56 percent during the weekday morning peak hour and the eastbound traffic volumes were increased by 29 percent and the westbound traffic volumes were increased by 41 percent during the weekday evening peak hour.

- The Lexington Drive, Armstrong Drive, and Le Parc traffic volumes were increased by 50 percent during both the weekday morning and evening peak hours.

Figure 4 illustrates the Year 2021 base peak hour vehicle traffic volumes. Copies of the traffic counts are in the Appendix.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



Proposed Mixed-Use Development
Buffalo Grove, Illinois

Year 2021 Base Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-219

Figure: 4

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

Crash Analysis

KLOA, Inc. obtained crash data[1] from IDOT for the most recent past five years available (2014 to 2018) for the intersections of Lexington Drive with Lake-Cook Road, Lexington Drive with Le Parc Circle, and Lexington Drive with Armstrong Drive. **Table 1** summarizes the crash data at the Lake-Cook Road with Lexington Avenue intersection. The intersection of Lexington Drive with Le Parc Circle had five crashes in the five-year period and the intersection of Lexington Drive with Armstrong Drive had two crashes in the five-year period. A review of the crash data indicated no fatalities were reported at either intersection during the review period.

Table 1
LAKE-COOK ROAD WITH LEXINGTON DRIVE

	Type of Accident Frequency						
Year	**Angle**	**Object**	**Rear End**	**Sideswipe**	**Turning**	**Other**	**Total**
2014	0	0	16	2	6	0	24
2015	1	0	10	1	7	2	21
2016	1	2	10	3	5	0	21
2017	2	1	16	1	2	0	22
2018	2	0	22	0	5	0	29
Total	**4**	**0**	**74**	**7**	**25**	**2**	**112**
Average/Year	**<1.0**	**<1.0**	**14.8**	**1.4**	**5.0**	**<1.0**	**22.1**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the mixed-used development is to consist of a fuel center that is to contain 24 fueling positions, an approximate 7,250 square-foot convenience store and a car wash, an approximate 6,250 square-foot commercial building that will contain with an approximate 2,400 square-foot coffee/donut store with drive-through lane, an approximate 2,500 square-foot quick service restaurant with drive-through facility, and approximately 34,000 square feet of self-storage space. Access to the development is to be provided the following three access drives:

- The *Lake-Cook Road access drive* will be located is on the north side of the road approximately 425 feet east of Lexington Drive and will be restricted to right-turn in and right-turn out movements only. As proposed, the access drive will provide one inbound lane and one outbound lane channelized and signed to prohibit left-turn movements. Further, the proposed barrier median along Lake-Cook Road will physically restrict left-turn movements. The outbound lane of the access drive will be under stop sign control. In addition, a 175-foot separate right-turn lane and a 220-foot taper will be provided on Lake-Cook Road serving the access drive.

- The *Lexington Drive north access drive* will be located on the east side of Lexington Drive opposite Le Parc Circle and will provide full access to and from the development. The access drive will provide one inbound lane and one outbound lane with the outbound lane striped for a shared left-turn/right-turn lane. The outbound lane will be under stop sign control.

- The *Lexington Drive south access drive* will be located on the east side of Lexington Drive approximately 180 feet north of Lake-Cook Road and will be restricted to right-turn in and right-turn out movements only. As proposed, the access drive will provide one inbound lane and one outbound lane channelized and signed to prohibit left-turn movements. The outbound lane will be under stop sign control.

It is important to note that the Lexington Drive two access drives will replace two full access drives serving the existing office development. A site plan depicting the proposed development layout and access is included in the Appendix.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Directional Distribution

The directions from which traffic will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts and the existing roadway system. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Development Traffic Generation

The number of peak hour trips estimated to be generated by the proposed development was based on the following vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE):

- The "Gasoline/Service Station with Convenience Market" (Land-Use Code [LUC] 945) rates were used for the fuel center and convenience market.
- The "Coffee/Donut Store with Drive-Through Window" (LUC 937) rates were used for the coffee/donut store.
- The "Automated Car Wash" (LUC 948) rates were used for the car wash.
- The "Shopping Center" (LUC 820) rates were used for the commercial building.
- The "Fast Food Restaurant with Drive-Through Window" (LUC 937) rates were used for the quick service restaurant.
- The "Mini-Warehouse" (LUC 151) rates were used for the self-storage facility.

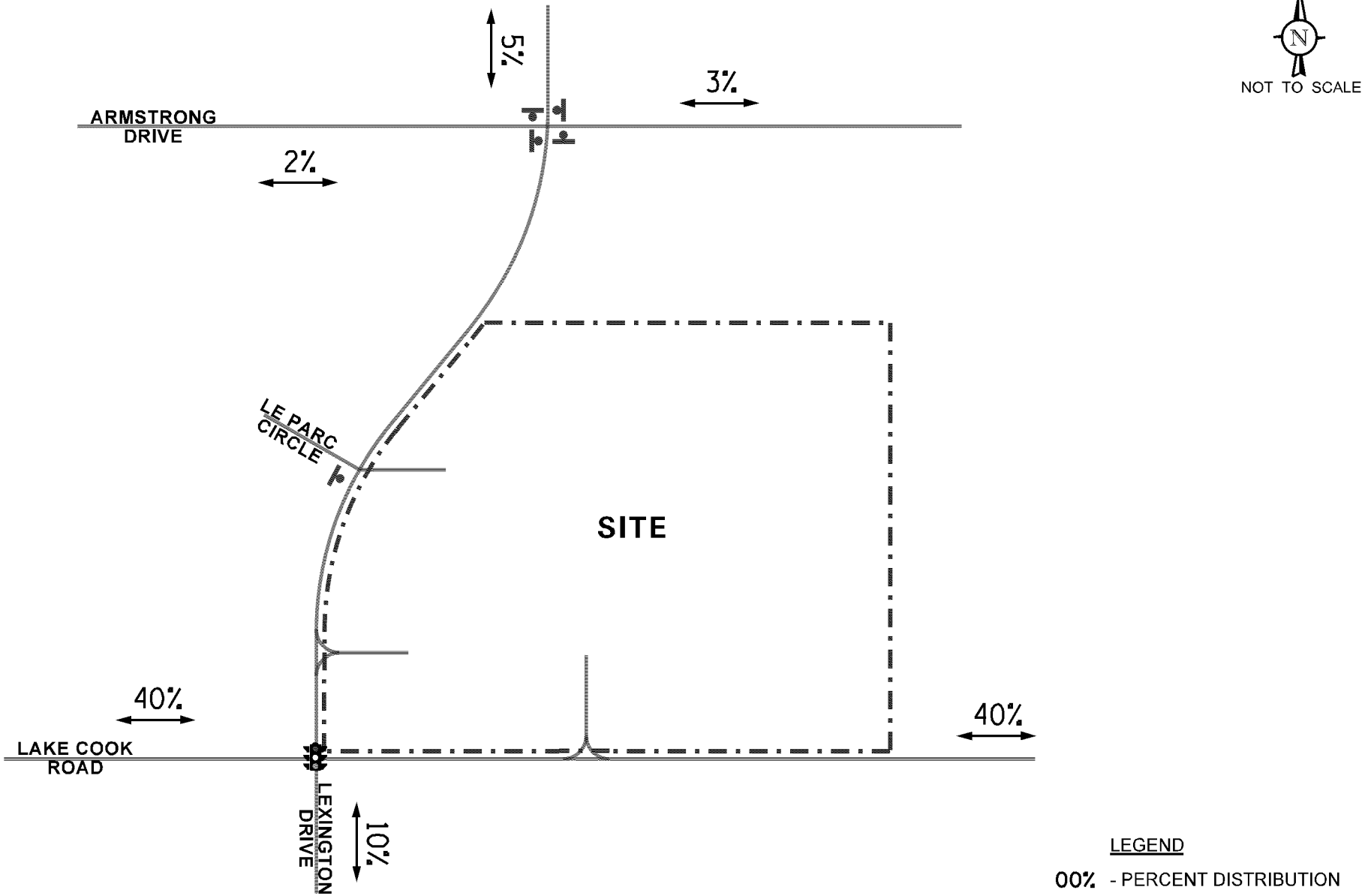
In addition, it is important to note that the estimated traffic to be generated by the development was reduced to account for the following factors:

- *Pass-by Trips*. Surveys conducted by ITE have shown that a large percentage of trips made to fuel centers, coffee/donut stores, and quick service restaurants are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. As such, the number of new trips to be generated by the fuel center was reduced by 60 percent and the number of new trips generated by the coffee/donut store and the quick service restaurant was reduced by 50 percent to account for pass-by traffic.

- *Multi-Purpose Trips.* The volume of traffic to be generated by the development will be reduced due to the interaction (multipurpose trips) that is anticipated to occur between the various land uses. As such, the number of trips generated by the coffee/donut store was reduced by 30 percent and the number of trips generated by the car wash was reduced by 50 percent to account for multipurpose trips.

Table 2 summarizes the trips projected to be generated by the proposed development.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



Proposed Mixed-Use Development
Buffalo Grove, Illinois

Estimated Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-219

Figure: 5

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

Table 2
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land-use	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Total Trips						
Fuel Center with Convenience Market	183	176	359	171	165	336
Coffee/Donut Store with Drive Through	109	105	214	52	52	104
Automated Car Wash[1]	20	20	40	39	39	78
Quick Service Restaurant with Drive Through	51	49	100	42	40	82
Commercial Building	8	7	15	7	8	15
Self-Storage	5	5	10	10	10	20
Total	*376*	*362*	*738*	*321*	*314*	*635*
Multi-Purpose/Interaction Trip Reductions						
Coffee/Donut Store (30 Percent)	30	30	60	15	15	30
Car Wash (50 Percent)	10	10	20	19	19	38
Total	*40*	*40*	*80*	*34*	*34*	*68*
Pass-By Trips Reductions						
Fuel Center and Convenience Store (60 Percent)	108	108	216	101	101	202
Coffee/Donut Store (60 Percent)	46	46	92	22	22	44
Quick Service Restaurant (50 Percent)	25	25	50	20	20	40
Total	*179*	*179*	*358*	*143*	*143*	*286*
Total New Trips	**157**	**143**	**300**	**144**	**137**	**281**

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

As indicated previously, the site formerly contained an approximate 100,000 square-foot office building. To provide a trip generation comparison, the volume of traffic that a 1000,000 square-foot office development would generate was estimated based on the ITE trip rates. The estimate of the traffic to be generated by the office development is shown in **Table 3**. From the table it can be seen that the 100,000 square-foot office development generated approximately 20 percent of the number of total trips to be generated by the proposed development and approximately 40 percent of the number of new trips to be generated by the proposed development.

Table 3
ESTIMATED TRAFFIC GENERATED – EXISTING OFFICE DEVELOPMENT

Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Office Building (100,000 square feet)	103	17	120	18	96	114

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips and **Figure 7** illustrates the traffic assignment of the pass-by trips.

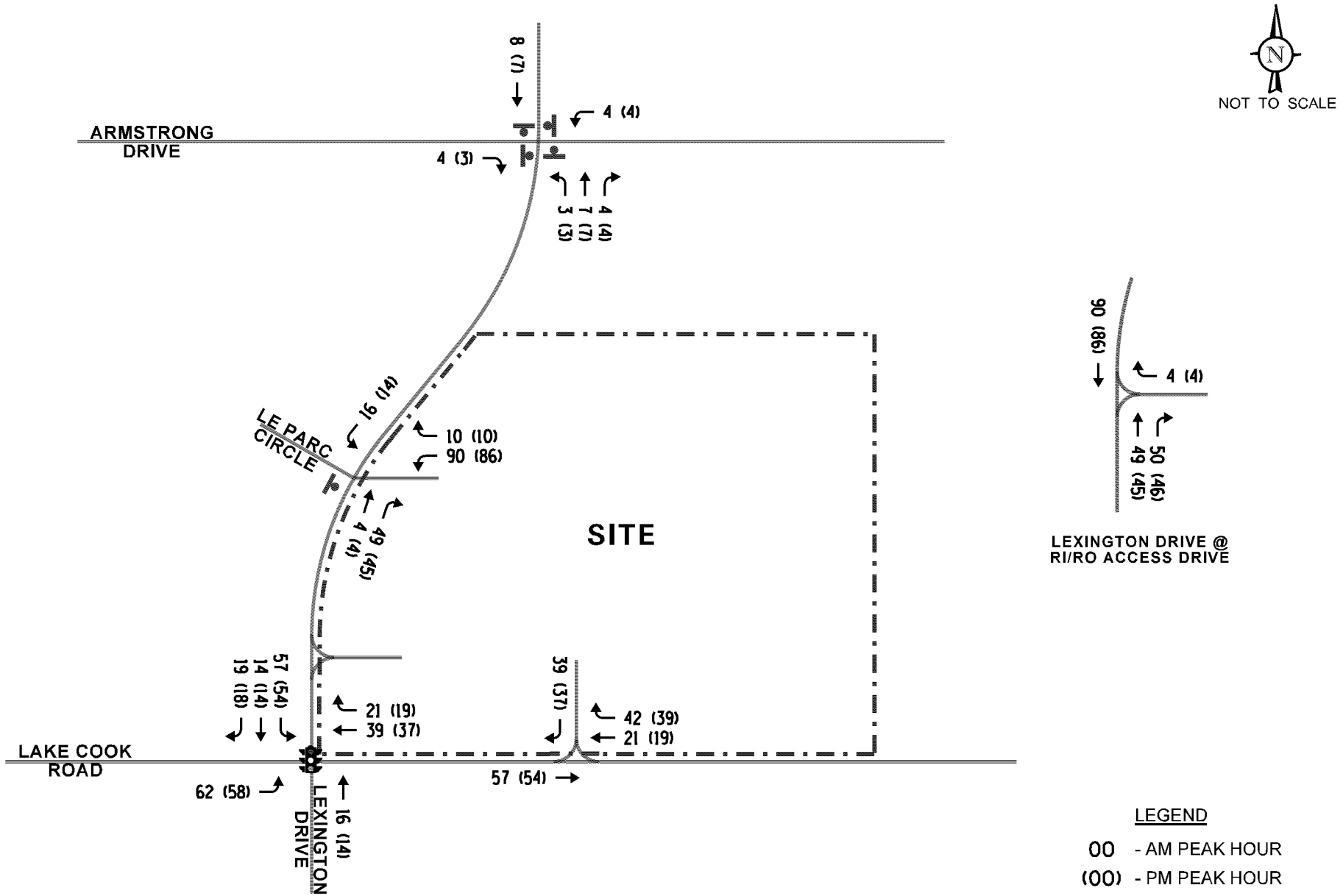
Future Development Growth

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes along Lake-Cook Road are projected to increase by a compound annual growth rate of 1.008 percent per year. Therefore, the traffic volumes were increased by a total of 4.9 percent to represent Year 2027 no-build conditions (buildout year plus five years). **Figure 8** shows the Year 2027 no-build traffic volumes. A copy of the CMAP projections letter is included in the Appendix.

Projected Year 2027 Total Traffic Volumes

The development-generated traffic was added to the projected Year 2027 no-build traffic volumes to determine the projected Year 2027 total traffic volumes, as shown in **Figure 9**.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



Proposed Mixed-Use Development
Buffalo Grove, Illinois

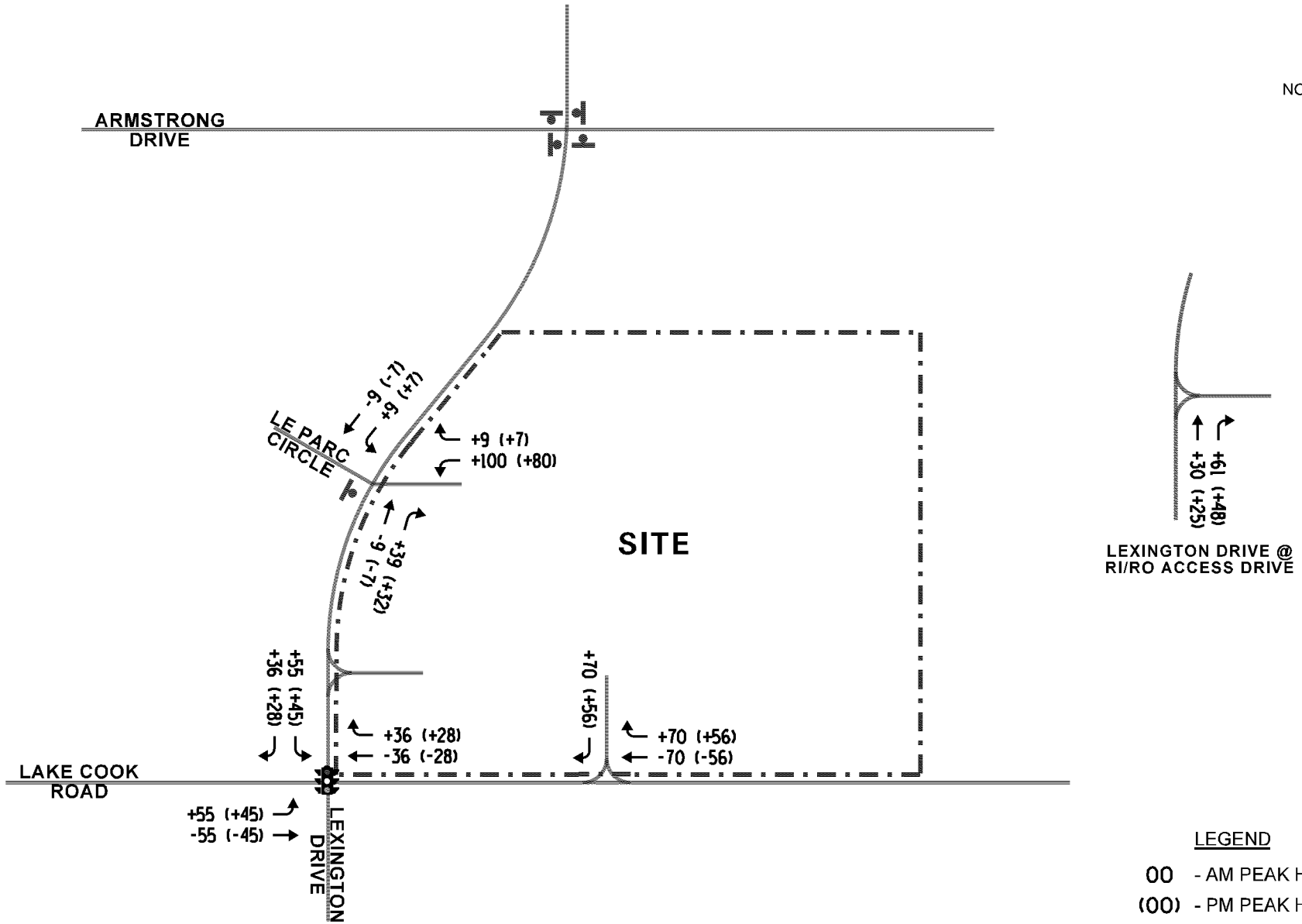
Estimated New Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-219

Figure: 6

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,



Proposed Mixed-Use Development
Buffalo Grove, Illinois

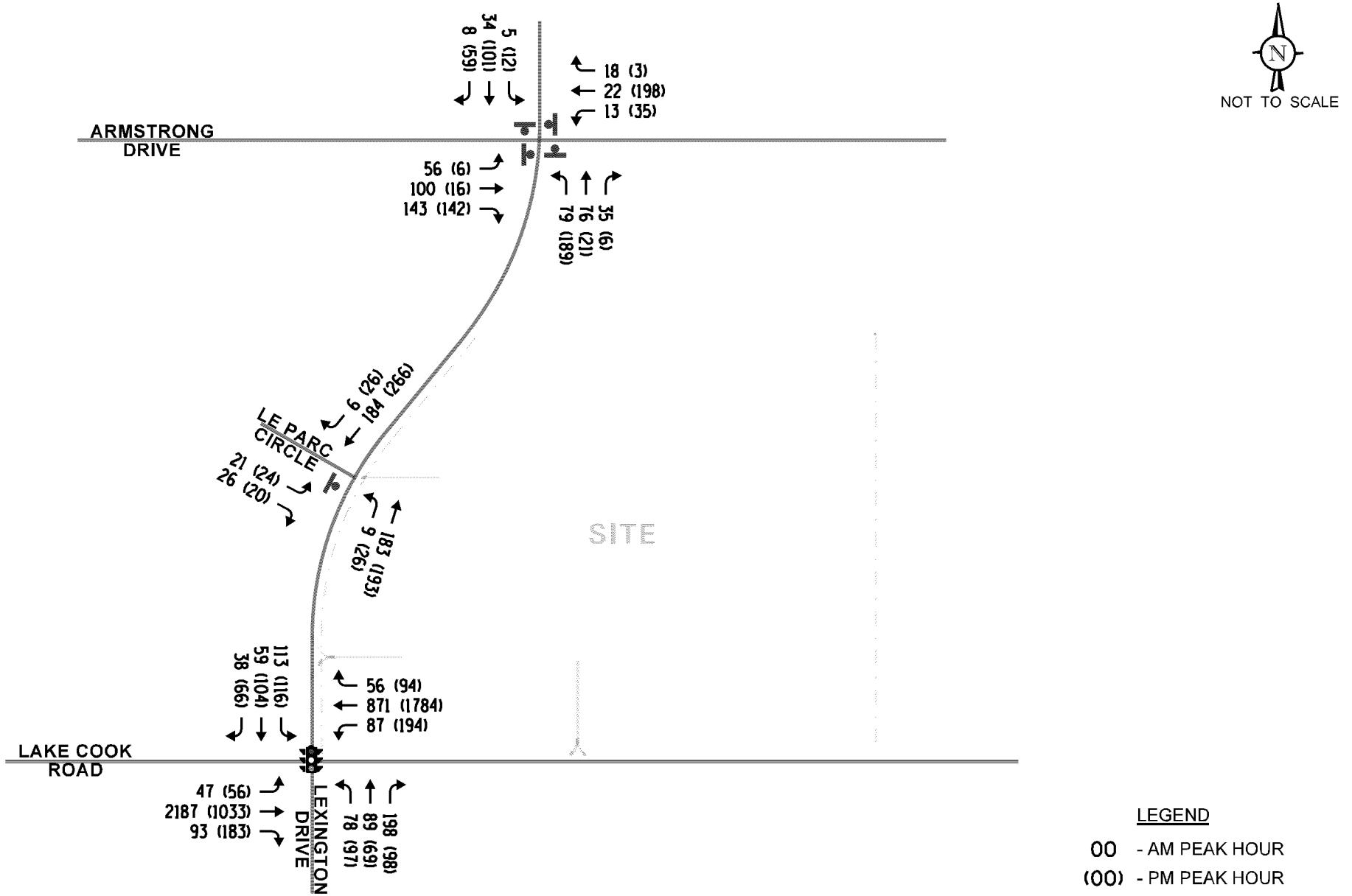
Pass-By Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-219

Figure: 7

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,



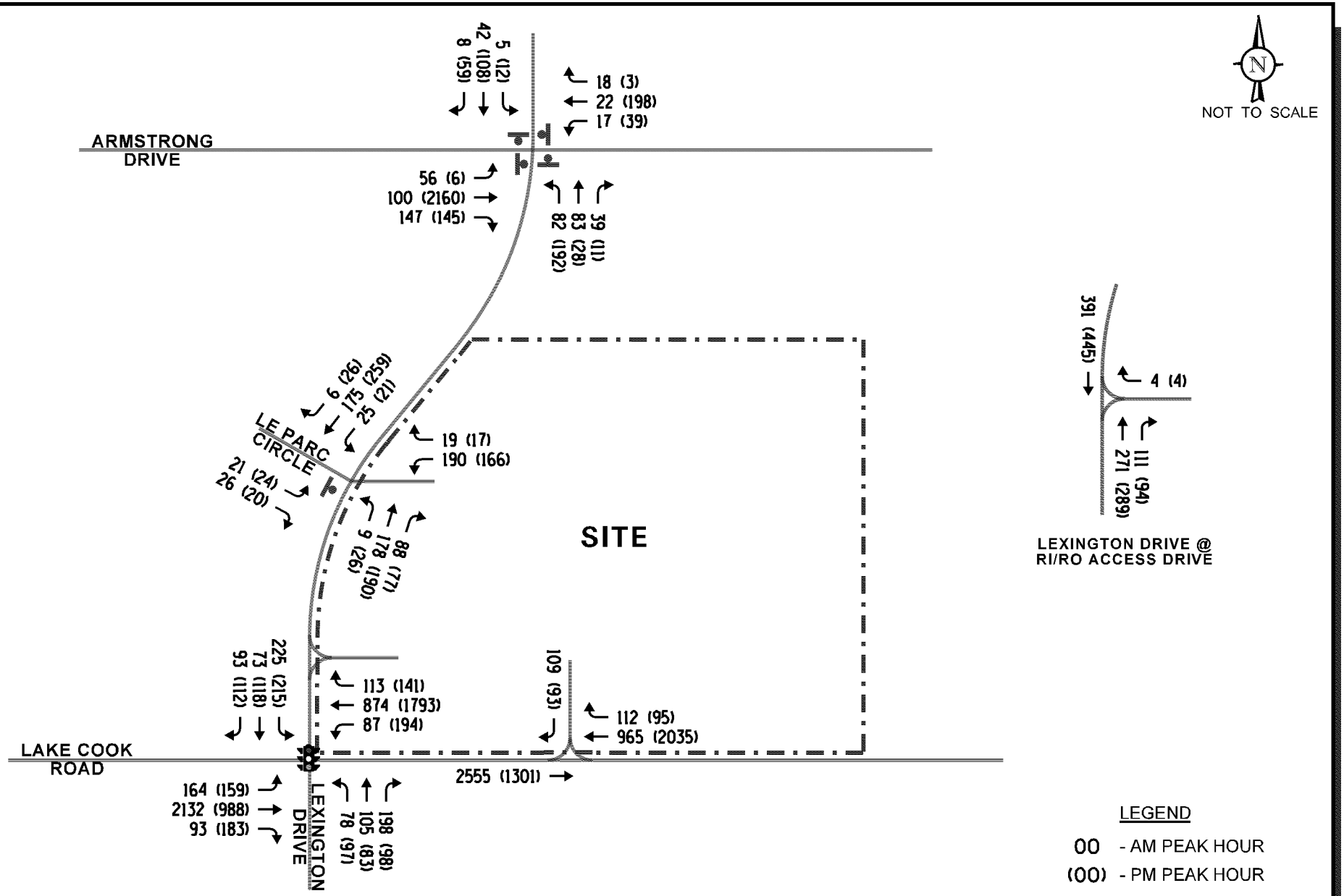
Proposed Mixed-Use Development
Buffalo Grove, Illinois

Year 2027 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-219 Figure: 8

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,



Proposed Mixed-Use Development
Buffalo Grove, Illinois

Year 2027 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-219

Figure: 9

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the projected Year 2040 base traffic volumes and the projected Year 2040 total traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and analyzed using Synchro/SimTraffic 10 software. The analysis for the traffic-signal controlled intersections were accomplished using field measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the projected Year 2040 base traffic volumes and the projected Year 2040 total traffic volumes are presented in **Tables 4** through **6**. It should be noted that the capacity analyses for both the Year 2021 base conditions and the Year 2027 total conditions assumed the improvements at the Lake-Cook Road/Lexington Drive intersection. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Table 4
CAPACITY ANALYSIS RESULTS – LAKE-COOK ROAD WITH LEXINGTON DRIVE – SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound			Southbound			Overall
		L	T/R	L	T/R	L	T	R	L	T	R	
Year 2021 Volumes & Improvements	Weekday Morning Peak Hour	E 69.3	C 22.1	E 79.7	B 12.5	C 37.3	E 61.6	D 50.3	D 39.2	D 50.7	C 37.6	C 25.3
		C – 23.0		B – 18.2		D – 50.3			D – 42.1			
	Weekday Evening Peak Hour	E 61.1	B 19.7	E 65.5	B 16.2	D 44.1	D 53.1	C 31.4	D 45.8	E 58.5	D 36.3	C 24.3
		C – 21.3		C – 20.9		D – 41.7			D – 48.2			
Year 2027 Volumes & Improvements	Weekday Morning Peak Hour	E 67.7	C 27.8	F 94.2	C 22.6	D 41.5	E 66.7	D 52.3	D 43.1	D 40.3	C 23.5	C 32.8
		C – 30.5		C – 28.5		D – 54.1			D – 37.9			
	Weekday Evening Peak Hour	E 68.5	B 20.2	E 72.0	C 25.8	D 39.9	D 53.8	C 30.9	E 57.1	E 59.3	C 32.7	C 31.8
		C – 26.0		C – 30.0		D – 40.9			D – 51.6			

Delay is measured in seconds. T- Through
L – Left R - Right

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

Table 5
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
PROJECTED YEAR 2021 BASE TRAFFIC VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
	LOS	Delay	LOS	Delay
Lexington Drive with Armstrong Drive				
• Intersection	A	9.3	B	10.4
• Northbound Approach	A	9.7	B	10.9
• Eastbound Approach	A	8.1	A	9.2
• Westbound Approach	A	9.3	B	11.1
• Southbound Approach	A	8.3	A	9.9
Lexington Drive with Le Parc Circle				
• Eastbound Approach	B	10.3	B	11.5
• Northbound Left Turn	A	7.6	A	7.9

LOS = Level of Service
Delay is measured in seconds.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Table 6
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
PROJECTED YEAR 2027 TOTAL TRAFFIC VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
	LOS	Delay	LOS	Delay
Lexington Drive with Armstrong Drive				
• Intersection	A	9.8	B	11.1
• Northbound Approach	A	9.8	A	9.7
• Eastbound Approach	B	10.2	B	11.9
• Westbound Approach	A	8.4	B	11.8
• Southbound Approach	A	8.6	B	10.5
Lexington Drive with Le Parc Circle and North Access Drive				
• Eastbound Approach	B	11.3	B	13.2
• Northbound Left Turn	A	7.6	A	7.9
• Westbound Approach	C	19.0	C	23
• Southbound Left Turn	A	7.8	A	7.8
Lexington Drive with South Access Drive				
• Westbound Approach	A	9.8	A	9.9
Lake-Cook Road with Access Drive				
• Southbound Right Turn	C	16.0	E	42.9

LOS = Level of Service
Delay is measured in seconds.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Lake-Cook Road with Lexington Drive

Assuming the projected Year 2021 base traffic volumes and the Lake-Cook Road improvements, this signalized intersection is projected to operate at an overall Level of Service (LOS) C during the weekday morning and evening peak hours. All the individual movements are projected operate at LOS D or better during the peak hours except the Lake-Cook Road left-turn movements and the Lexington Drive through movements. The Lake-Cook Road left-turn movements are projected to operate at LOS E during the peak hours. This is due in part to the reduced amount of green time provided to these movements and that the Lake-Cook Road left-turn movements will operate on a protected left-turn phase only. Further, the Lexington Drive through movements are projected to operate at LOS D or E, which is due to the reduced green time provided to the Lexington Drive through movements.

Assuming the projected Year 2027 total traffic volumes and the Lake-Cook Road improvements, the signalized intersection is projected to continue to operate at LOS C during the weekday morning and evening peak hours. All the movements are projected to generally operate at LOS D or better except the Lake-Cook Road left-turn movements and the Lexington Drive through and southbound left-turn movements. The left-turn movements and the Lexington Drive through movement are projected to operate at LOS E or F during the peak hours. As such, with the Lake-Cook Road improvements, this intersection will generally have sufficient reserve capacity to accommodate the development generated traffic and no additional roadway improvements and/or traffic control modifications are required.

Lexington Drive with Armstrong Drive

Assuming the projected Year 2021 base traffic volumes, this all-way stop sign controlled intersection is projected to operate at an overall LOS A during the weekday morning peak hour and LOS B during the evening peak hour. All the individual approaches are projected to operate at LOS B or better during the peak hours.

Assuming the projected Year 2027 total traffic volumes, the intersection is projected to continue operate at LOS A during the morning peak hour and LOS B during the evening peak hour. Further, all of the approaches are projected to continue to operate at LOS B or better during the peak hours. As such, this intersection will have sufficient reserve capacity to accommodate the development generated traffic and no roadway improvements and/or traffic control modifications are required.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Lexington Drive with Le Parc Circle and North Access Drive

Assuming the projected Year 2021 base traffic volumes, the critical movements to and from Le Parc Circle are projected to operate at an overall LOS B during the weekday morning and evening peak hours.

The Lexington Drive north access drive will be located on the east side of Lexington Drive opposite Le Parc Circle and will provide full access to and from the development. The access drive will provide one inbound lane and one outbound lane with the outbound lane striped for a shared left-turn/right-turn lane. The outbound lane will be under stop sign control.

Assuming the projected Year 2027 total traffic volumes, all of the critical movements to and from Le Parc Circle are projected to continue to operate at LOS B or better. The critical movements to and from the proposed access drive are projected to operate at LOS D or better. As such, this intersection has sufficient reserve capacity to accommodate the development-generated traffic and the proposed access drive and no roadway improvements and/or traffic control modifications are required.

Lexington Drive with South Access Drive

The Lexington Drive south access drive will be located on the east side of Lexington Drive approximately 180 feet north of Lake-Cook Road and will be restricted to right-turn in and right-turn out movements only. As proposed, the access drive will provide one inbound lane and one outbound lane channelized and signed to prohibit left-turn movements. The outbound lane will be under stop sign control.

The results of the capacity analyses have shown that the outbound right-turn movement is projected to operate at LOS B or better during the weekday morning and evening peak hours. As such, the access drive will provide efficient and orderly access to the development with limited impact on the operations of Lexington Drive.

Lake-Cook Road with Right-Turn In/Right-Turn-Out Access Drive

The Lake-Cook Road access drive is to be located on the north side of the road approximately 485 feet east of Lexington Drive and will be restricted to right-turn in and right-turn out movements only. As proposed, the access drive will provide one inbound lane and one outbound lane channelized and signed to prohibit left-turn movements. Further, the proposed barrier median along Lake-Cook Road will physically restrict left-turn movements. The outbound lane of the access drive will be under stop sign control. In addition, a 175-foot separate right-turn lane and a 220-foot taper will be provided on Lake-Cook Road serving the access drive.

The results of the capacity analyses have shown that the outbound right-turn movement is projected to operate at LOS B during the weekday morning peak hour and a LOS E during the evening peak hour. As such, the access drive will provide efficient and orderly access to the development with limited impact on the operations of Lake-Cook Road.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The traffic projected to be generated by the proposed development will be reduced due to the volume of pass-by traffic generated by the development and multipurpose trips between the various uses. In addition, the proposed development will be replacing an approximate 100,000 square-foot office building.

- Access to the development is to be provided the following three access drives:

  - The *Lake-Cook Road access drive* is to be located on the north side of the road approximately 425 feet east of Lexington Drive and will be restricted to right-turn in and right-turn out movements only. As proposed, the access drive will provide one inbound lane and one outbound lane channelized and signed to prohibit left-turn movements. Further, the proposed barrier median along Lake-Cook Road will physically restrict left-turn movements. The outbound lane of the access drive will be under stop sign control. In addition, a 175-foot separate right-turn lane and a 220-foot taper will be provided on Lake-Cook Road serving the access drive.

  - The *Lexington Drive north access drive* will be located on the east side of Lexington Drive opposite Le Parc Circle and will provide full access to and from the development. The access drive will provide one inbound lane and one outbound lane with the outbound lane striped for a shared left-turn/right-turn lane. The outbound lane will be under stop sign control.

  - The *Lexington Drive south access drive* will be located on the east side of Lexington Drive approximately 180 feet north of Lake-Cook Road and will be restricted to right-turn in and right-turn out movements only. As proposed, the access drive will provide one inbound lane and one outbound lane channelized and signed to prohibit left-turn movements. The outbound lane will be under stop sign control.

- The two Lexington Drive access drives will replace two full access drives serving the existing office development.

- The results of the capacity analyses have shown that with the Lake-Cook Road roadway improvements, the roadway system generally has sufficient reserve capacity to accommodate the development traffic volumes and no additional roadway improvements and/or traffic control modifications are required.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Appendix

Traffic Count Summary Sheets
Preliminary Site Plan
CMAP Projections Letter
Level of Service Table
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Buffalo Grove, IL Weather: Cool and Dry 04/18/21
Lake Cook Rd and Lexington Dr 18:59:27
Friday April 16, 2021 Passenger Vehicles Only

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 3 lakecook/lexington

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
600	0	2	6	3	48	5	13	5	5	10	123	0	220
615	1	2	7	2	59	8	30	2	6	9	175	2	303
630	0	4	16	5	71	8	23	6	6	14	241	4	398
645	0	4	17	7	94	4	35	5	11	11	198	6	392
700	5	7	10	4	99	13	19	4	11	15	203	10	400
715	2	8	23	4	103	6	27	5	13	10	210	3	414
730	3	6	20	11	139	8	32	7	12	13	242	4	497
745	5	5	19	8	108	10	31	15	9	19	241	11	481
800	2	12	12	13	141	18	26	19	17	9	197	2	468
815	6	10	18	5	136	15	32	10	12	17	218	11	490
830	7	10	18	2	117	12	37	12	11	14	218	4	462
845	4	9	13	7	154	20	27	5	9	12	208	12	480
1600	8	6	21	10	271	29	22	4	25	34	186	2	618
1615	7	8	25	8	291	31	16	6	9	24	198	9	632
1630	9	16	15	18	275	22	23	10	18	29	207	12	654
1645	11	9	18	19	307	40	15	13	14	31	171	10	658
1700	11	23	22	13	274	27	12	6	12	37	169	5	611
1715	11	18	16	10	318	34	12	14	17	19	197	6	672
1730	8	11	22	17	239	39	24	6	13	24	190	4	597
1745	10	7	17	14	230	38	20	6	17	21	189	8	577
Total	110	177	335	180	3474	387	476	160	247	372	3981	125	10024

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Buffalo Grove, IL Weather: Cool and Dry 04/18/21
Lake Cook Rd and Lexington Dr 19:04:28
Friday April 16, 2021 Trucks Only

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 4 lakecook/lexington/trucks

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
600	0	0	0	0	5	0	0	0	0	0	8	0	13
615	1	0	0	0	1	0	0	0	0	0	6	0	8
630	0	0	1	0	10	0	0	0	0	0	5	1	17
645	0	0	1	1	14	0	1	0	0	0	6	1	24
700	1	0	2	2	9	2	0	0	0	0	5	0	21
715	3	0	3	0	11	0	0	0	0	0	6	1	24
730	0	0	0	0	5	0	1	0	0	0	5	1	12
745	0	0	2	2	4	0	0	0	0	0	5	1	14
800	0	0	2	1	13	0	0	0	0	0	8	0	24
815	4	0	1	1	7	0	0	1	0	0	10	1	25
830	0	0	0	3	6	0	0	0	0	0	6	1	16
845	0	0	3	4	2	0	0	0	0	0	8	0	17
1600	1	0	0	1	9	0	0	0	0	0	6	0	17
1615	0	0	0	1	6	0	0	0	0	0	2	0	9
1630	0	0	0	0	4	0	0	0	0	0	4	0	8
1645	0	0	1	0	5	0	0	0	0	0	3	1	10
1700	0	0	0	0	8	0	0	0	0	0	4	1	13
1715	0	0	2	0	7	0	0	0	0	0	2	0	11
1730	1	0	0	0	2	1	0	0	0	0	5	1	10
1745	0	0	0	0	6	0	0	0	0	0	2	0	8
Total	11	0	18	16	134	3	2	1	0	0	106	10	301

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Buffalo Grove, IL Weather: Warm and Dry 11/05/20
Lexington Dr and Armstrong Dr 12:37:45
Wednesday November 4, 2020

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 1 lexington/armstrong

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
700	0	1	1	9	2	0	2	10	7	15	4	10	61
715	0	5	0	2	3	0	4	3	4	12	10	4	47
730	0	5	0	1	2	1	4	3	4	30	10	8	68
745	2	3	0	1	2	3	3	10	11	18	22	8	83
800	3	5	0	5	4	3	4	13	14	18	19	9	97
815	0	5	0	4	6	1	4	7	8	15	12	10	72
830	1	1	0	5	3	2	5	4	6	13	10	7	57
845	0	4	1	3	5	1	3	10	9	14	4	5	59
1600	8	10	2	0	25	9	2	2	22	13	1	0	94
1615	9	10	1	0	22	6	1	2	11	22	4	1	89
1630	7	15	0	0	20	2	2	1	25	18	0	4	94
1645	8	6	1	1	30	5	0	5	32	21	3	0	112
1700	12	21	4	0	41	6	1	4	27	18	5	0	139
1715	6	12	2	1	35	5	1	3	31	19	2	0	117
1730	7	6	1	1	22	4	1	2	25	18	5	0	92
1745	5	3	0	0	14	0	1	6	18	15	4	2	68
Total	68	112	13	33	236	48	38	85	254	279	115	68	1349

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 1 lexington/armstrong

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
700	2	11	19	29	29	7	16	9	61
715	5	5	11	26	9	14	17	7	47
730	5	4	11	48	12	14	36	6	68
745	5	6	24	48	19	25	24	15	83
800	8	12	31	46	27	23	26	21	97
815	5	11	19	37	21	16	21	14	72
830	2	10	15	30	16	15	16	10	57
845	5	9	22	23	18	8	19	14	59
1600	20	34	26	14	2	5	32	55	94
1615	20	28	14	27	3	6	38	42	89
1630	22	22	28	22	5	2	35	52	94
1645	15	36	37	24	6	4	32	70	112
1700	37	47	32	23	4	10	45	80	139
1715	20	41	35	21	4	5	36	72	117
1730	14	27	28	23	3	7	28	54	92
1745	8	14	25	21	8	5	18	37	68
Total	193	317	377	462	186	166	439	558	1349

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Buffalo Grove, IL Weather: Warm and Dry 11/05/20
Lexington Dr and LeParc Circle 12:41:06
Wednesday November 4, 2020

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 2 lexington/leparc

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
700	0	16	0	0	0	0	0	20	4	5	0	2	47
715	1	17	0	0	0	0	0	15	0	1	0	0	34
730	0	32	0	0	0	0	0	11	0	5	0	2	50
745	1	19	0	0	0	0	0	29	4	7	0	2	62
800	3	22	0	0	0	0	0	25	2	2	0	8	62
815	0	21	0	0	0	0	0	15	0	3	0	2	41
830	0	15	0	0	0	0	0	15	2	6	0	1	39
845	2	20	0	0	0	0	0	18	4	4	0	5	53
1600	0	34	0	0	0	0	0	22	4	3	0	1	64
1615	8	30	0	0	0	0	0	12	10	5	0	2	67
1630	3	30	0	0	0	0	0	22	5	7	0	4	71
1645	3	27	0	0	0	0	0	32	3	3	0	5	73
1700	2	42	0	0	0	0	0	25	4	2	0	3	78
1715	9	29	0	0	0	0	0	31	5	1	0	4	79
1730	7	21	0	0	0	0	0	30	5	3	0	1	67
1745	3	17	0	0	0	0	0	21	6	8	0	3	58
Total	42	392	0	0	0	0	0	343	58	65	0	45	945

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

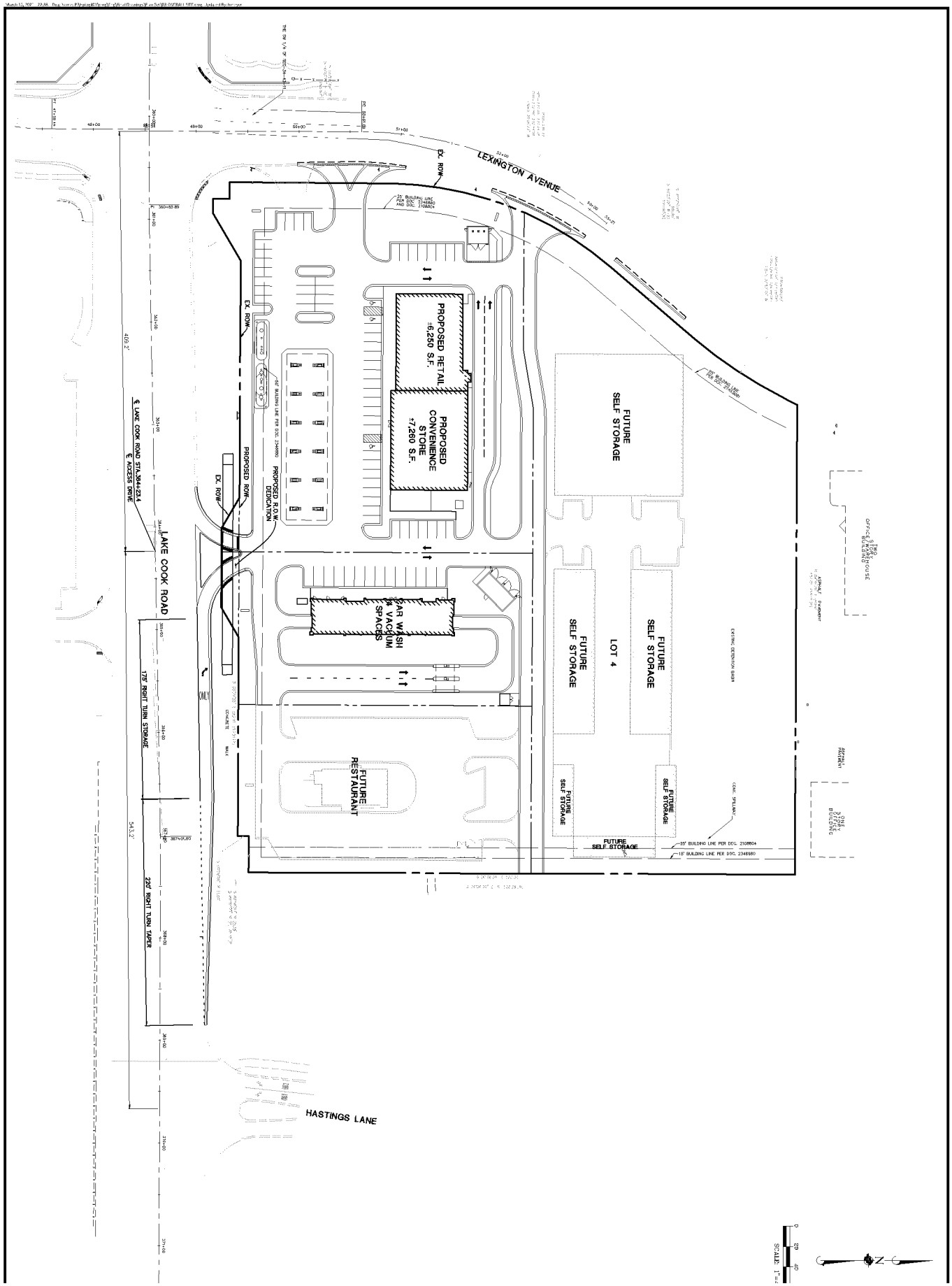
Intersection # 2 lexington/leparc

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
700	16	0	24	7	22	0	21	4	47
715	18	0	15	1	15	0	18	1	34
730	32	0	11	7	13	0	37	0	50
745	20	0	33	9	31	0	26	5	62
800	25	0	27	10	33	0	24	5	62
815	21	0	15	5	17	0	24	0	41
830	15	0	17	7	16	0	21	2	39
845	22	0	22	9	23	0	24	6	53
1600	34	0	26	4	23	0	37	4	64
1615	38	0	22	7	14	0	35	18	67
1630	33	0	27	11	26	0	37	8	71
1645	30	0	35	8	37	0	30	6	73
1700	44	0	29	5	28	0	44	6	78
1715	38	0	36	5	35	0	30	14	79
1730	28	0	35	4	31	0	24	12	67
1745	20	0	27	11	24	0	25	9	58
Total	434	0	401	110	388	0	457	100	945

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Preliminary Site Plan

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan,

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

HORIZ. 1" = 40'
VERT. 1" = 40'
DESIGNED - SNS
DRAWN - DM
CHECKED - SNS
DATE 3-26-21
SCALE AS SHOWN
SHEET 3 OF 11

RICKY ROCKETS
VILLAGE OF BUFFALO GROVE, ILLINOIS
OVERALL SITE PLAN

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	BY

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

CMAP Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

April 19, 2021

Andrew Bowen
Traffic Engineer
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Lake Cook Road @ Lexington Drive***
IDOT

Dear Mr. Bowen:

In response to a request made on your behalf and dated April 19, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Lake Cook Rd , @ Lexington Dr	36,300	46,100

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2020 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2021_CY_TrafficForecast\BuffaloGrove\la-08-21\la-08-21.docx

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Level of Service Table

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Year 2021 Base Conditions

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

04/20/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	2085	89	83	830	53	74	85	189	108	56	36
Future Volume (vph)	45	2085	89	83	830	53	74	85	189	108	56	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	215		0	225		0	85		85	140		140
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	220			220			175			155		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.994			0.991				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5107	0	1752	4898	0	1805	2000	1599	1787	2000	1615
Flt Permitted	0.950			0.950			0.719			0.554		
Satd. Flow (perm)	1805	5107	0	1752	4898	0	1366	2000	1599	1042	2000	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		895			1175			422			399	
Travel Time (s)		13.6			17.8			11.5			10.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	3%	5%	4%	0%	0%	1%	1%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	47	2289	0	87	930	0	78	89	199	114	59	38
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	5	2		1	6		3	8	1	7	4	5
Permitted Phases							8		8	4		4
Detector Phase	5	2		1	6		3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	6.0	3.0	3.0	6.0	3.0
Minimum Split (s)	7.0	21.0		7.0	21.0		6.0	14.0	7.0	6.0	14.0	7.0
Total Split (s)	10.5	73.5		10.5	73.5		19.0	17.0	10.5	19.0	17.0	10.5
Total Split (%)	8.8%	61.3%		8.8%	61.3%		15.8%	14.2%	8.8%	15.8%	14.2%	8.8%
Yellow Time (s)	3.0	4.0		3.0	4.0		3.0	4.0	3.0	3.0	4.0	3.0
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	6.0		4.0	6.0		3.0	6.0	4.0	3.0	6.0	4.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effct Green (s)	6.9	69.4		8.9	73.4		23.3	10.7	25.7	28.3	15.0	27.8
Actuated g/C Ratio	0.06	0.58		0.07	0.61		0.19	0.09	0.21	0.24	0.12	0.23

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

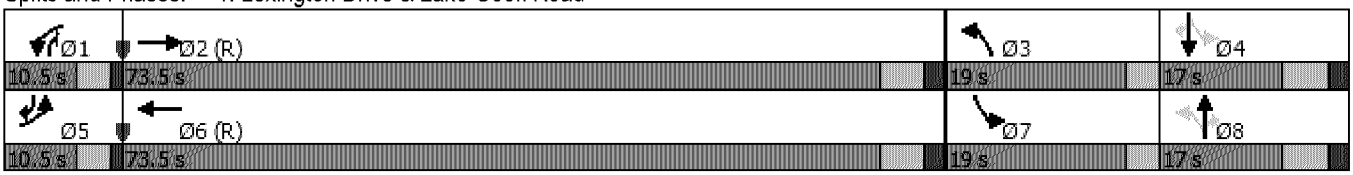
04/20/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.46	0.77		0.67	0.31		0.26	0.50	0.58	0.36	0.24	0.10
Control Delay	69.3	22.1		79.7	12.5		37.3	61.6	50.3	39.2	50.7	37.6
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	69.3	22.1		79.7	12.5		37.3	61.6	50.3	39.2	50.7	37.6
LOS	E	C		E	B		D	E	D	D	D	D
Approach Delay		23.0			18.2			50.3			42.1	
Approach LOS		C			B			D			D	
Queue Length 50th (ft)	35	490		66	131		48	66	136	71	42	23
Queue Length 95th (ft)	#78	557		#172	164		87	122	225	119	85	54
Internal Link Dist (ft)		815			1095			342			319	
Turn Bay Length (ft)	215			225			85		85	140		140
Base Capacity (vph)	106	2954		130	2994		376	193	341	348	249	377
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.44	0.77		0.67	0.31		0.21	0.46	0.58	0.33	0.24	0.10

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 21 (18%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 65
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.77
Intersection Signal Delay: 25.3 Intersection LOS: C
Intersection Capacity Utilization 72.8% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Lexington Drive & Lake-Cook Road



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th TWSC
3: Lexington Drive & Le Parc Circle

04/20/2021

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	21	26	9	174	174	6
Future Vol, veh/h	21	26	9	174	174	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	5	5	0
Mvmt Flow	22	27	9	183	183	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	387	186	189	0	-	0
Stage 1	186	-	-	-	-	-
Stage 2	201	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	620	861	1397	-	-	-
Stage 1	851	-	-	-	-	-
Stage 2	838	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	616	861	1397	-	-	-
Mov Cap-2 Maneuver	616	-	-	-	-	-
Stage 1	845	-	-	-	-	-
Stage 2	838	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1397	-	731	-	-
HCM Lane V/C Ratio	0.007	-	0.068	-	-
HCM Control Delay (s)	7.6	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th AWSC
2: Lexington Drive & Armstrong Drive

04/20/2021

Intersection	
Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	53	95	136	12	21	17	75	72	33	5	32	8
Future Vol, veh/h	53	95	136	12	21	17	75	72	33	5	32	8
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	5	0	5	0	5	5	5	5	0
Mvmt Flow	56	100	143	13	22	18	79	76	35	5	34	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.7	8.1	9.3	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	42%	19%	24%	11%
Vol Thru, %	40%	33%	42%	71%
Vol Right, %	18%	48%	34%	18%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	180	284	50	45
LT Vol	75	53	12	5
Through Vol	72	95	21	32
RT Vol	33	136	17	8
Lane Flow Rate	189	299	53	47
Geometry Grp	1	1	1	1
Degree of Util (X)	0.248	0.356	0.069	0.065
Departure Headway (Hd)	4.716	4.289	4.737	4.926
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	760	837	754	724
Service Time	2.757	2.319	2.781	2.975
HCM Lane V/C Ratio	0.249	0.357	0.07	0.065
HCM Control Delay	9.3	9.7	8.1	8.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1	1.6	0.2	0.2

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

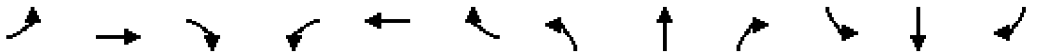
Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Year 2021 Base Conditions

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

04/20/2021



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	53	1176	120	185	1701	90	92	65	93	111	99	63
Future Volume (vph)	53	1176	120	185	1701	90	92	65	93	111	99	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	215		0	225		0	85		85	140		140
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	220			220			175			155		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.986			0.992				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5068	0	1805	5050	0	1805	2000	1615	1736	1980	1583
Flt Permitted	0.950			0.950			0.690			0.563		
Satd. Flow (perm)	1805	5068	0	1805	5050	0	1311	2000	1615	1029	1980	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		895			1175			422			399	
Travel Time (s)		13.6			17.8			11.5			10.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	0%	2%	0%	0%	0%	0%	4%	1%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	1364	0	195	1886	0	97	68	98	117	104	66
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	5	2		1	6		3	8	1	7	4	5
Permitted Phases							8		8	4		4
Detector Phase	5	2		1	6		3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	6.0	3.0	3.0	6.0	3.0
Minimum Split (s)	7.0	21.0		7.0	21.0		6.0	14.0	7.0	6.0	14.0	7.0
Total Split (s)	21.0	63.5		21.0	63.5		10.0	25.5	21.0	10.0	25.5	21.0
Total Split (%)	17.5%	52.9%		17.5%	52.9%		8.3%	21.3%	17.5%	8.3%	21.3%	17.5%
Yellow Time (s)	3.0	4.0		3.0	4.0		3.0	4.0	3.0	3.0	4.0	3.0
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	6.0		4.0	6.0		3.0	6.0	4.0	3.0	6.0	4.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effct Green (s)	9.1	63.8		17.6	74.3		20.3	12.3	33.3	23.2	12.6	27.7
Actuated g/C Ratio	0.08	0.53		0.15	0.62		0.17	0.10	0.28	0.19	0.10	0.23

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

04/20/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.41	0.51		0.74	0.60		0.39	0.33	0.22	0.46	0.50	0.18
Control Delay	61.1	19.7		65.5	16.2		44.1	53.1	31.4	45.8	58.5	36.3
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.1	19.7		65.5	16.2		44.1	53.1	31.4	45.8	58.5	36.3
LOS	E	B		E	B		D	D	C	D	E	D
Approach Delay		21.3			20.9			41.7			48.2	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	42	243		145	319		63	50	56	77	77	41
Queue Length 95th (ft)	83	313		226	432		108	92	93	127	130	74
Internal Link Dist (ft)		815			1095			342			319	
Turn Bay Length (ft)	215			225			85		85	140		140
Base Capacity (vph)	255	2694		281	3125		250	325	463	257	321	469
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.51		0.69	0.60		0.39	0.21	0.21	0.46	0.32	0.14

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 21 (18%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.74
Intersection Signal Delay: 24.3 Intersection LOS: C
Intersection Capacity Utilization 64.4% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 1: Lexington Drive & Lake-Cook Road



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th TWSC
3: Lexington Drive & Le Parc Circle

04/20/2021

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	24	20	26	182	253	26
Future Vol, veh/h	24	20	26	182	253	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	5	5	0
Mvmt Flow	25	21	27	192	266	27

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	526	280	293	0	-	0
Stage 1	280	-	-	-	-	-
Stage 2	246	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	516	764	1280	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	800	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	504	764	1280	-	-	-
Mov Cap-2 Maneuver	504	-	-	-	-	-
Stage 1	753	-	-	-	-	-
Stage 2	800	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.5	1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1280	-	596	-	-
HCM Lane V/C Ratio	0.021	-	0.078	-	-
HCM Control Delay (s)	7.9	0	11.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th AWSC
2: Lexington Drive & Armstrong Drive

04/20/2021

Intersection	
Intersection Delay, s/veh	10.4
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	15	135	33	189	3	180	20	6	11	96	50
Future Vol, veh/h	6	15	135	33	189	3	180	20	6	11	96	50
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	5	0	5	0	5	5	5	5	0
Mvmt Flow	6	16	142	35	199	3	189	21	6	12	101	53
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.2	11.1	10.9	9.9
HCM LOS	A	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	87%	4%	15%	7%
Vol Thru, %	10%	10%	84%	61%
Vol Right, %	3%	87%	1%	32%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	206	156	225	157
LT Vol	180	6	33	11
Through Vol	20	15	189	96
RT Vol	6	135	3	50
Lane Flow Rate	217	164	237	165
Geometry Grp	1	1	1	1
Degree of Util (X)	0.323	0.219	0.347	0.239
Departure Headway (Hd)	5.365	4.801	5.281	5.207
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	670	747	682	691
Service Time	3.392	2.829	3.308	3.236
HCM Lane V/C Ratio	0.324	0.22	0.348	0.239
HCM Control Delay	10.9	9.2	11.1	9.9
HCM Lane LOS	B	A	B	A
HCM 95th-tile Q	1.4	0.8	1.6	0.9

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

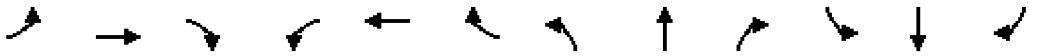
Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Year 2027 Total Projected Conditions

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

04/21/2021



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	164	2132	93	87	874	113	78	105	198	225	73	93
Future Volume (vph)	164	2132	93	87	874	113	78	105	198	225	73	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	215		0	225		0	85		85	140		140
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	220			220			175			155		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.994			0.983				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5107	0	1752	4861	0	1805	2000	1599	1787	2000	1615
Flt Permitted	0.950			0.950			0.707			0.490		
Satd. Flow (perm)	1805	5107	0	1752	4861	0	1343	2000	1599	922	2000	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		895			398			422			336	
Travel Time (s)		13.6			6.0			11.5			9.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	3%	5%	4%	0%	0%	1%	1%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	173	2342	0	92	1039	0	82	111	208	237	77	98
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	5	2		1	6		3	8	1	7	4	5
Permitted Phases							8		8	4		4
Detector Phase	5	2		1	6		3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	6.0	3.0	3.0	6.0	3.0
Minimum Split (s)	7.0	21.0		7.0	21.0		6.0	14.0	7.0	6.0	14.0	7.0
Total Split (s)	23.0	70.0		12.0	59.0		7.0	18.0	12.0	21.0	32.0	23.0
Total Split (%)	19.0%	57.9%		9.9%	48.8%		5.8%	14.9%	9.9%	17.4%	26.4%	19.0%
Yellow Time (s)	3.0	4.0		3.0	4.0		3.0	4.0	3.0	3.0	4.0	3.0
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	6.0		4.0	6.0		3.0	6.0	4.0	3.0	6.0	4.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?												
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effct Green (s)	16.0	65.4		8.2	57.7		18.2	11.2	25.4	34.3	25.7	47.7
Actuated g/C Ratio	0.13	0.54		0.07	0.48		0.15	0.09	0.21	0.28	0.21	0.39

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

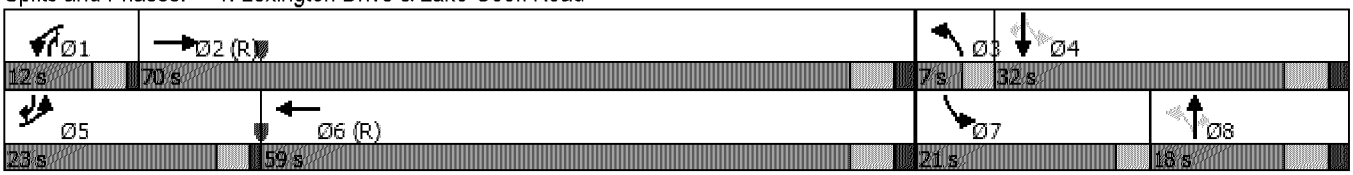
04/21/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.73	0.85		0.77	0.45		0.38	0.60	0.62	0.62	0.18	0.15
Control Delay	67.7	27.8		94.2	22.6		41.5	66.7	52.3	43.1	40.3	23.5
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.7	27.8		94.2	22.6		41.5	66.7	52.3	43.1	40.3	23.5
LOS	E	C		F	C		D	E	D	D	D	C
Approach Delay		30.5			28.5			54.1			37.9	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	131	561		72	201		47	84	148	150	50	48
Queue Length 95th (ft)	204	634		#166	250		88	146	231	229	93	83
Internal Link Dist (ft)		815			318			342			256	
Turn Bay Length (ft)	215			225			85		85	140		140
Base Capacity (vph)	283	2761		119	2317		217	198	335	390	429	677
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.85		0.77	0.45		0.38	0.56	0.62	0.61	0.18	0.14

Intersection Summary

Area Type: Other
Cycle Length: 121
Actuated Cycle Length: 121
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 32.8 Intersection LOS: C
Intersection Capacity Utilization 80.5% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Lexington Drive & Lake-Cook Road



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th TWSC
3: Lexington Drive & Le Parc Circle/Proposed Full Access 04/21/2021

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	21	0	26	190	0	19	9	178	88	25	175	6
Future Vol, veh/h	21	0	26	190	0	19	9	178	88	25	175	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	5	0
Mvmt Flow	22	0	27	200	0	20	9	187	93	26	184	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	501	537	187	505	494	234	190	0	0	280	0	0
Stage 1	239	239	-	252	252	-	-	-	-	-	-	-
Stage 2	262	298	-	253	242	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	484	453	860	481	479	810	1396	-	-	1294	-	-
Stage 1	769	711	-	757	702	-	-	-	-	-	-	-
Stage 2	747	671	-	756	709	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	461	439	860	455	465	810	1396	-	-	1294	-	-
Mov Cap-2 Maneuver	461	439	-	455	465	-	-	-	-	-	-	-
Stage 1	763	695	-	751	696	-	-	-	-	-	-	-
Stage 2	723	666	-	716	693	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.3	19	0.2	1
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1396	-	-	620	474	1294	-	-
HCM Lane V/C Ratio	0.007	-	-	0.08	0.464	0.02	-	-
HCM Control Delay (s)	7.6	0	-	11.3	19	7.8	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	2.4	0.1	-	-

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	4	271	111	0	391
Future Vol, veh/h	0	4	271	111	0	391
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	Free	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	5	0	0	5
Mvmt Flow	0	4	285	117	0	412

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	285	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.2	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	759	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	-	759	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	759	-
HCM Lane V/C Ratio	-	0.006	-
HCM Control Delay (s)	-	9.8	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑↱			↱
Traffic Vol, veh/h	0	2555	965	112	0	109
Future Vol, veh/h	0	2555	965	112	0	109
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	1	5	0	0	0
Mvmt Flow	0	2689	1016	118	0	115

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	508
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.9
Pot Cap-1 Maneuver	0	-	-	0	0	441
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	441
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	16
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	441
HCM Lane V/C Ratio	-	-	0.26
HCM Control Delay (s)	-	-	16
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	1

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th AWSC
2: Lexington Drive & Armstrong Drive

04/20/2021

Intersection	
Intersection Delay, s/veh	9.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	56	100	147	17	22	18	82	83	39	5	42	8
Future Vol, veh/h	56	100	147	17	22	18	82	83	39	5	42	8
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	5	0	5	0	5	5	5	5	0
Mvmt Flow	59	105	155	18	23	19	86	87	41	5	44	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.2	8.4	9.8	8.6
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	40%	18%	30%	9%
Vol Thru, %	41%	33%	39%	76%
Vol Right, %	19%	49%	32%	15%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	204	303	57	55
LT Vol	82	56	17	5
Through Vol	83	100	22	42
RT Vol	39	147	18	8
Lane Flow Rate	215	319	60	58
Geometry Grp	1	1	1	1
Degree of Util (X)	0.286	0.389	0.082	0.081
Departure Headway (Hd)	4.8	4.389	4.893	5.057
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	745	817	728	703
Service Time	2.853	2.431	2.953	3.123
HCM Lane V/C Ratio	0.289	0.39	0.082	0.083
HCM Control Delay	9.8	10.2	8.4	8.6
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	1.2	1.9	0.3	0.3

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

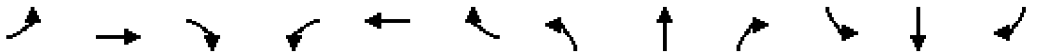
Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Year 2027 Total Projected Conditions

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

04/21/2021



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	159	988	183	194	1793	141	97	83	98	215	118	112
Future Volume (vph)	159	988	183	194	1793	141	97	83	98	215	118	112
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	215		0	225		0	85		85	140		140
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	220			220			175			155		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.977			0.989				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5025	0	1805	5037	0	1805	2000	1615	1736	1980	1583
Flt Permitted	0.950			0.950			0.597			0.685		
Satd. Flow (perm)	1805	5025	0	1805	5037	0	1134	2000	1615	1251	1980	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		895			398			422			280	
Travel Time (s)		13.6			6.0			11.5			7.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	0%	2%	0%	0%	0%	0%	4%	1%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	167	1233	0	204	2035	0	102	87	103	226	124	118
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	5	2		1	6		3	8	1	7	4	5
Permitted Phases							8		8	4		4
Detector Phase	5	2		1	6		3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	6.0	3.0	3.0	6.0	3.0
Minimum Split (s)	7.0	21.0		7.0	21.0		6.0	14.0	7.0	6.0	14.0	7.0
Total Split (s)	21.0	63.5		21.0	63.5		12.0	23.5	21.0	12.0	23.5	21.0
Total Split (%)	17.5%	52.9%		17.5%	52.9%		10.0%	19.6%	17.5%	10.0%	19.6%	17.5%
Yellow Time (s)	3.0	4.0		3.0	4.0		3.0	4.0	3.0	3.0	4.0	3.0
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	6.0		4.0	6.0		3.0	6.0	4.0	3.0	6.0	4.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?												
Recall Mode	None	C-Min		None	C-Min		None	None	None	None	None	None
Act Effct Green (s)	15.3	61.6		17.1	63.5		25.0	13.3	36.4	25.6	13.6	34.8
Actuated g/C Ratio	0.13	0.51		0.14	0.53		0.21	0.11	0.30	0.21	0.11	0.29

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Lanes, Volumes, Timings
1: Lexington Drive & Lake-Cook Road

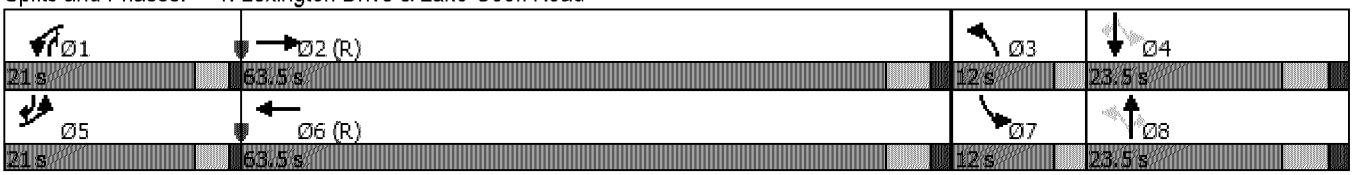
04/21/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.73	0.48		0.79	0.76		0.36	0.39	0.21	0.75	0.55	0.26
Control Delay	68.5	20.2		72.0	25.8		39.9	53.8	30.9	57.1	59.3	32.7
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.5	20.2		72.0	25.8		39.9	53.8	30.9	57.1	59.3	32.7
LOS	E	C		E	C		D	D	C	E	E	C
Approach Delay		26.0			30.0			40.9			51.6	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	125	229		151	452		64	63	57	154	92	69
Queue Length 95th (ft)	200	277		#278	560		109	112	100	226	151	113
Internal Link Dist (ft)		815			318			342			200	
Turn Bay Length (ft)	215			225			85		85	140		140
Base Capacity (vph)	260	2581		268	2663		289	291	500	303	288	487
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.64	0.48		0.76	0.76		0.35	0.30	0.21	0.75	0.43	0.24

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.79
Intersection Signal Delay: 31.8 Intersection LOS: C
Intersection Capacity Utilization 78.5% ICU Level of Service D
Analysis Period (min) 15
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Lexington Drive & Lake-Cook Road



Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th TWSC
3: Lexington Drive & Le Parc Circle/Proposed Full Access 04/21/2021

Intersection	
Int Delay, s/veh	6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	24	0	20	166	0	17	26	190	77	21	259	26
Future Vol, veh/h	24	0	20	166	0	17	26	190	77	21	259	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	5	0
Mvmt Flow	25	0	21	175	0	18	27	200	81	22	273	27

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	635	666	287	636	639	241	300	0	0	281	0	0
Stage 1	331	331	-	295	295	-	-	-	-	-	-	-
Stage 2	304	335	-	341	344	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	394	383	757	393	397	803	1273	-	-	1293	-	-
Stage 1	687	649	-	718	673	-	-	-	-	-	-	-
Stage 2	710	646	-	678	640	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	372	366	757	369	380	803	1273	-	-	1293	-	-
Mov Cap-2 Maneuver	372	366	-	369	380	-	-	-	-	-	-	-
Stage 1	670	636	-	700	656	-	-	-	-	-	-	-
Stage 2	677	630	-	646	627	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.2	23	0.7	0.5
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1273	-	-	484	389	1293	-	-
HCM Lane V/C Ratio	0.021	-	-	0.096	0.495	0.017	-	-
HCM Control Delay (s)	7.9	0	-	13.2	23	7.8	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	2.7	0.1	-	-

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	4	289	94	0	445
Future Vol, veh/h	0	4	289	94	0	445
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	Free	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	5	0	0	5
Mvmt Flow	0	4	304	99	0	468

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	304	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.2	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	740	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	-	740	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	740	-
HCM Lane V/C Ratio	-	0.006	-
HCM Control Delay (s)	-	9.9	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑↱			↱
Traffic Vol, veh/h	0	1301	2035	95	0	93
Future Vol, veh/h	0	1301	2035	95	0	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	1	5	0	0	0
Mvmt Flow	0	1369	2142	100	0	98

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1071
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.9
Pot Cap-1 Maneuver	0	-	-	0	0	189
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	189
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	42.9
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	189
HCM Lane V/C Ratio	-	-	0.518
HCM Control Delay (s)	-	-	42.9
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	2.6

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

HCM 6th AWSC
2: Lexington Drive & Armstrong Drive

04/20/2021

Intersection	
Intersection Delay, s/veh	11.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	16	145	39	198	3	192	28	11	12	108	59
Future Vol, veh/h	6	16	145	39	198	3	192	28	11	12	108	59
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	5	0	5	0	5	5	5	5	0
Mvmt Flow	6	17	153	41	208	3	202	29	12	13	114	62
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.7	11.9	11.8	10.5
HCM LOS	A	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	83%	4%	16%	7%
Vol Thru, %	12%	10%	82%	60%
Vol Right, %	5%	87%	1%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	231	167	240	179
LT Vol	192	6	39	12
Through Vol	28	16	198	108
RT Vol	11	145	3	59
Lane Flow Rate	243	176	253	188
Geometry Grp	1	1	1	1
Degree of Util (X)	0.372	0.244	0.384	0.281
Departure Headway (Hd)	5.501	5.006	5.473	5.366
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	654	715	657	669
Service Time	3.542	3.053	3.516	3.41
HCM Lane V/C Ratio	0.372	0.246	0.385	0.281
HCM Control Delay	11.8	9.7	11.9	10.5
HCM Lane LOS	B	A	B	B
HCM 95th-tile Q	1.7	1	1.8	1.2

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 600
p: 847-518-9990 | f: 847-518-998

MEMORANDUM TO: Troy Paionk, P.E.
BSTP Midwest, LLC

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: July 12, 2021

SUBJECT: Addendum to June 3, 2021 Traffic Study
Lake-Cook Road Mixed-Use Development
Buffalo Grove, Illinois

This memorandum is an addendum to the June 3, 2021 traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed mixed-use development to be located in Buffalo Grove, Illinois. The site, which formerly contained an approximate 100,000 square-foot office building, is located in the northeast quadrant of the intersection of Lake-Cook Road with Lexington Drive. Since the traffic study was completed, the densities of the proposed development have been slightly modified. However, access to the development is proposed to continue to be provided via a restricted right-turn in/right-turn out access drive on Lake-Cook Road, a full access drive and a restricted right-turn in/right-turn out access drive on Lexington Drive, and future cross-access to the parcel directly east of the site. **Table 1** compares the land uses and densities proposed for the original and revised development plans.

Table 1
COMPARISON OF LAND USES AND DENSITIES

Original Development Plan	Revised Development Plan
A fuel center that is to contain 24 fueling positions, and 7,260 square-foot convenience store, and a car wash	A fuel center that is to contain 24 fueling positions, and 8,900 square-foot convenience store that will include an approximate 2,400 square-foot coffee/donut store with drive-through facility, and a car wash
An approximate 6,250 square-foot commercial building that will include an approximate 2,400 square-foot coffee/donut store with drive-through facility	An approximate 4,800 square-foot commercial building
An approximate 2,500 square-foot quick service restaurant with drive-through facility	An approximate 2,500 square-foot quick service restaurant with drive-through facility
Approximately 34,000 square feet of self-storage space	Approximately 34,000 square feet of self-storage space

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

The purpose of this addendum is to compare the trips estimated to be generated by the original development plan and the revised development plan.

Trip Generation Estimates

Per the original traffic study, the number of peak hour trips estimated to be generated by the original and revised development plans was based on the following vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE):

- The "Gasoline/Service Station with Convenience Market" (Land-Use Code [LUC] 945) rates were used for the fuel center and convenience market.
- The "Coffee/Donut Store with Drive-Through Window" (LUC 937) rates were used for the coffee/donut store.
- The "Automated Car Wash" (LUC 948) rates were used for the car wash.
- The "Shopping Center" (LUC 820) rates were used for the commercial building.
- The "Fast Food Restaurant with Drive-Through Window" (LUC 937) rates were used for the quick service restaurant.
- The "Mini-Warehouse" (LUC 151) rates were used for the self-storage facility.

Further, the estimated traffic to be generated by the two development plans was reduced to account for the following factors:

- *Pass-By Trips*. Surveys conducted by ITE have shown that a large percentage of trips made to fuel centers, coffee/donut stores, and quick service restaurants are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. As such, the number of new trips to be generated by the fuel center was reduced by 60 percent and the number of new trips generated by the coffee/donut store and the quick service restaurant was reduced by 50 percent to account for pass-by traffic.

- *Multi-Purpose Trips.* The volume of traffic to be generated by the development will be reduced due to the interaction (multipurpose trips) that is anticipated to occur between the various land uses. As such, the number of trips generated by the coffee/donut store was reduced by 30 percent and the number of trips generated by the car wash was reduced by 50 percent to account for multipurpose trips.

Table 2 summarizes the trips projected to be generated by the original development plan and **Table 3** summarizes the trips projected to be generated by the revised development plan.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Table 2
ORIGINAL DEVELOPMENT PLAN
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Total Trips						
Fuel Center with Convenience Market	183	176	359	171	165	336
Coffee/Donut Store with Drive Through	109	105	214	52	52	104
Automated Car Wash[1]	20	20	40	39	39	78
Quick Service Restaurant with Drive Through	51	49	100	42	40	82
Commercial Building	8	7	15	7	8	15
Self-Storage	5	5	10	10	10	20
Total	*376*	*362*	*738*	*321*	*314*	*635*
Multi-Purpose/Interaction Trip Reductions						
Coffee/Donut Store (30 Percent)	30	30	60	15	15	30
Car Wash (50 Percent)	10	10	20	19	19	38
Total	*40*	*40*	*80*	*34*	*34*	*68*
Pass-By Trips Reductions						
Fuel Center and Convenience Store (60 Percent)	108	108	216	101	101	202
Coffee/Donut Store (60 Percent)	46	46	92	22	22	44
Quick Service Restaurant (50 Percent)	25	25	50	20	20	40
Total	*179*	*179*	*358*	*143*	*143*	*286*
Total New Trips	**157**	**143**	**300**	**144**	**137**	**281**

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Table 3
REVISED DEVELOPMENT PLAN
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Total Trips						
Fuel Center with Convenience Market	183	176	359	171	165	336
Coffee/Donut Store with Drive Through	68	65	133	32	33	65
Automated Car Wash[1]	20	20	40	39	39	78
Quick Service Restaurant with Drive Through	51	49	100	42	40	82
Commercial Building	10	8	18	8	10	18
Self-Storage	5	5	10	10	10	20
Total	*337*	*323*	*660*	*302*	*297*	*599*
Multi-Purpose/Interaction Trip Reductions						
Coffee/Donut Store (30 Percent)	20	20	40	9	9	18
Car Wash (50 Percent)	10	10	20	19	19	38
Total	*30*	*30*	*60*	*28*	*28*	*56*
Pass-By Trips Reductions						
Fuel Center and Convenience Store (60 Percent)	108	108	216	101	101	202
Coffee/Donut Store (60 Percent)	28	28	56	14	14	28
Quick Service Restaurant (50 Percent)	25	25	50	20	20	40
Total	*161*	*161*	*322*	*135*	*135*	*270*
Total New Trips	**146**	**132**	**278**	**139**	**134**	**273**

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Trip Generation Comparison

A comparison of Tables 2 and 3 shows that the revised development plan is projected to generate fewer new trips, by-pass trips, and total trips than the original development plan. The revised development plan is estimated to generate approximately nine percent fewer total trips (58 trips) during the morning peak hour and four percent fewer trips (24 trips) during the evening peak hour compared to the original development plan. As such, the revised development plan is a less traffic intense development plan than the original development plan and will have less of an impact on the roadway system. While the average delay at the various intersections will be reduced with the revised development plan, the general findings and the recommendations summarized in the traffic study are still valid.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Manhard CONSULTING

ENGINEER'S OPINION OF PROBABLE COST
RICKY ROCKETS
BUFFALO GROVE, IL
7/12/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - SESC AND STABILIZATION					
1	Silt Fence (Non-Wire Back)	2510	LF	$2.75	$6,902.5
2	Concrete Washout	1	EACH	$2,000.00	$2,000.0
3	Construction Entrance	1	LUMP SUM	$3,000.00	$3,000.0
4	Landscaping	1	LUMP SUM	$30,000.00	$30,000.0
5	Temporary Seeding	3.3	ACRE	$2,500.00	$8,250.0
6	Seeding Class I	1.6	ACRE	$4,800.00	$7,680.0
7	Erosion Control Blanket (NAG DS-75)	5000	SY	$1.50	$7,500.0
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					$65,332.5
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A.	**SANITARY SEWER IMPROVEMENTS**				
1	6" PVC Sanitary Sewer - SDR 26	425	LF	$24.00	$10,200.0
2	8" PVC Sanitary Sewer - 0'-12' Depth	530	LF	$34.00	$18,020.0
3	6" PVC Cleanout	2	EACH	$650.00	$1,300.0
4	4' Diameter Manhole - 0'-8'	9	EACH	$2,500.00	$22,500.0
5	Connection to Existing Manhole	1	EACH	$1,500.00	$1,500.0
6	Grease Trap	2	EACH	$4,000.00	$8,000.0
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					$61,520.0
B.	**WATER MAIN IMPROVEMENTS**				
1	6" DI Water Main	130	LF	$30.00	$3,900.0
2	8" DI Water Main	560	LF	$40.00	$22,400.0
3	8" Valve & Vault, STD 4' Dia. w/FR & Lid	3	EACH	$3,400.00	$10,200.0
4	Fire Hydrant with Auxiliary Valve	3	EACH	$4,000.00	$12,000.0
5	Dry Connection	2	EACH	$1,800.00	$3,600.0
SUBTOTAL B - WATER MAIN IMPROVEMENTS					$52,100.0
C.	**STORM SEWER IMPROVEMENTS**				
1	6" PVC Storm Sewer Pipe	160	LF	$24.00	$3,840.0
2	8" PVC Storm Sewer Pipe	690	LF	$28.00	$19,320.0
3	12" RCP Storm Sewer Pipe	380	LF	$27.00	$10,260.0
4	15" RCP Storm Sewer Pipe	410	LF	$30.00	$12,300.0
5	18" RCP Storm Sewer Pipe	430	LF	$33.00	$14,190.0
6	24" RCP Storm Sewer Pipe	400	LF	$42.00	$16,800.0
7	30" RCP Storm Sewer Pipe	310	LF	$59.00	$18,290.0
8	Precast Concrete Flared End Section w/Grate 30"	1	EACH	$2,800.00	$2,800.0
9	8" Cleanout	6	EACH	$600.00	$3,600.0
10	2'-0" Diameter Inlet	7	EACH	$1,200.00	$8,400.0
11	Storm Manhole	18	EACH	$2,000.00	$36,000.0
SUBTOTAL C - STORM SEWER IMPROVEMENTS					$145,800.0
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					$259,420.0

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Manhard CONSULTING

ENGINEER'S OPINION OF PROBABLE COST
RICKY ROCKETS
BUFFALO GROVE, IL
7/12/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Hot-Mix Asphalt Binder Course, N50 - 2"	1520	SY	$9.00	$13,680.0
2	Aggregate Base Course - 10"	1520	SY	$8.00	$12,160.0
3	Hot-Mix Asphalt Binder Course, N50 - 4"	7400	SY	$16.00	$118,400.0
4	Aggregate Base Course - 12"	7400	SY	$12.00	$88,800.0
5	PCC Pavement (Regular Duty)	960	SY	$45.00	$43,200.0
6	PCC Pavement (Heavy Duty)	340	SY	$55.00	$18,700.0
7	Aggregate Base Course - 6"	1300	SY	$5.00	$6,500.0
8	Hot-Mix Asphalt Surface Course, N50 - 2"	8920	SY	$11.00	$98,120.0
9	Concrete Curb Type B-6.12	4200	LF	$14.00	$58,800.0
10	PCC Sidewalk (5") with base	10400	SF	$4.75	$49,400.0
11	Street Lights	16	EACH	$3,500.00	$56,000.0
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					$563,760.0
TOTAL SCHEDULES I-III					$888,512.5
	CONTINGENECY (10%) PER VILLAGE				$88,851.2
	LETTER OF CREDIT INCREASE (8%) PER VILLAGE				$71,081.0
GRAND TOTAL					**$1,048,444.7**

Prepared By: Manhard Consulting, Ltd.
700 Springer Drive
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees landscaping, dewatering, maintenance, bonds or the like.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

NPDES Permit – Online Portal

Permit Lookup Results

<Back to Search

Filter Results

type 3 or more characters

Rows 10

Issuer	Regulated Entity Name	Program ID	Program	Coverage Type	Program Area	Action Type	Action Status	Coverage Status	Certified Date	Effective Date	Corresponding Documents
IL	RICKY ROCKETS	ILR10BM31	NPDES	General Permit	Construction Stormwater	New	Approved	Active	06/19/2020	07/14/2020	
IL	Proposed Improvements for Ricky Rockets	ILR10ZAPF	NPDES	General Permit	Construction Stormwater	New	Approved	Active	06/08/2021	07/08/2021	COR ZIP
IL	Proposed Improvements for Ricky Rockets	ILR10ZAPG	NPDES	General Permit	Construction Stormwater	New	Approved	Active	06/08/2021	07/08/2021	COR ZIP
EPA	Ricky Rockets	TXR10F5KO	NPDES	General Permit	Construction Stormwater	New	Approved	Terminated	03/07/2019	03/21/2018	COR ZIP
EPA	Ricky Rockets	TXR10F5KO	NPDES	General Permit	Construction Stormwater	Termination	Approved	Terminated	05/31/2019	03/21/2018	COR ZIP
EPA	Ricky Rockets	TXR10F5KR	NPDES	General Permit	Construction Stormwater	New	Approved	Terminated	03/08/2018	03/22/2018	COR ZIP
EPA	Ricky Rockets	TXR10F5KR	NPDES	General Permit	Construction Stormwater	Termination	Approved	Terminated	06/01/2018	03/22/2018	COR ZIP

Showing 1-7 of 7 entries

Illinois Environmental Protection Agency

Bureau of Water • 1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Division of Water Pollution Control
Notice of Intent (NOI) for General Permit
to Discharge Storm Water Associated with Construction Site Activities

Permit Information

Master Permit Number: ILR100000

NPDES ID: ILR10ZAPG

State/Territory to which your project/site is discharging: IL

Is your project/site located on federally recognized Indian Country Lands? No

By Indicating "Yes" below, I confirm that I understand that this General Permit only authorizes the allowable stormwater discharges in Part I.B.1 and Part I.B.2. Any discharges not expressly authorized in part I.B.3 of this permit cannot become authorized or shielded from liability under CWA Section 402(k) by disclosure to EPA, State, or local authorities after issuance of this permit via any means, including the Notice of Intent (NOI) to be covered by the permit, the Stormwater Pollution Prevention Plan (SWPPP), during an inspection, etc. If any discharges requiring NPDES permit coverage other than the allowable stormwater discharges listed in Part I.B.1 and Part I.B.2, they must be covered under another NPDES permit.

Yes

Is your construction site less than one acre? No

Owner and Operator Information

Owner (Company) Information

Owner (Company) Name: Heidner Properties Inc.

Owner Type: Private

Owner (Company) Mailing Address

Address Line 1: 5277 Trillium Blvd

Address Line 2:

City: Hoffman Estates

ZIP/Postal Code: 60192

State: IL

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Owner (Company) Point of Contact Information

First Name Middle Initial Last Name: Eric Grabowski

Professional Title: Project Manager

Phone: 630-894-0099 **Ext.:**

Email: eric.grabowski@heidnerinc.com

Operator (Contractor) Information

Is the Operator Information the same as the Owner Information? Yes

NOI Preparer Information

☑ **This NOI is being prepared by someone other than the certifier.**

First Name Middle Initial Last Name: Adam Fritz

Organization: Manhard Consulting

Phone: (708) 692-2564 **Ext.:**

Email: afritz@manhard.com

Project/Site Information

Project/Site Name: Proposed Improvements for Ricky Rockets

Project/Site Location

Address Line 1: Northeast corner of Lake Cook Rd and Lexington Dr

Address Line 2:

City: Buffalo Grove

ZIP/Postal Code: 60089

State: IL

County or Similar Division: Lake

Latitude/Longitude for the Project

Latitude/Longitude Format: Degrees Minutes Seconds

Latitude/Longitude: 42° 9' 14.0004"N, 87° 56' 34.0008"W

Other Project Information

Approximate Construction Start Date: 08/01/2021

Approximate Construction End Date: 03/01/2022

Total Size of Construction Site in Acres: 7.6

Type of Construction: Commercial

SIC Code:

Type a detailed description of the Project:

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

The scope of work will consist of the development of a gas station and car wash with ass
ociated grading, utility and parking lot improvements. The existing site is a vacant lo
t.

SWPPP Information

Has the SWPPP been prepared in advance of filing this NOI as required? Yes

SWPPP Contact Information

First Name **Middle Initial** **Last Name:** Harrison Meyer

Organization:

Professional Title: Project Manager

Phone: 630-925-1040 **Ext.:**

Email: hmeyer@manhard.com

Project Inspector

Is the Project Inspector Information the same as the SWPPP Contact Information? Yes

Use the space below to upload a copy of your SWPPP.

Name	Uploaded Date	Size
21-05-07 SWPPP Report.pdf (attachment/1357517)	05/07/2021	3.82 MB

Receiving Water Information

Does your storm water discharge directly to: Storm Sewer

Owner of Storm Sewer System: Village of Buffalo Grove

Name of closest receiving waterbody to which you discharge: Des Plaines River

Historic Preservation and Endangered Species Compliance

Has the project been submitted to the following state agencies to satisfy applicable requirements for compliance with Illinois law on:

- **Historic Preservation Office:** Yes

  Use the space below to upload a copy of your Historic Preservation Office approval letter.

Name	Uploaded Date	Size
21-05-05 IHPA Submittal.pdf (attachment/1357402)	05/07/2021	649.18 KB

- **IDNR Impact Assessment Section:** Yes

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Use the space below to upload a copy of your EcoCAT approval letter.

Name	Uploaded Date	Size
2113408 _NO CONFLICT.pdf (attachment/1357403)	05/07/2021	142.12 KB

Certification Information

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Signing an electronic document on behalf of another person is subject to criminal, civil, administrative, or other lawful action.

Certified By: Rick E. Heidner

Certifier Title: President

Certifier Email: eric@heidnerinc.com

Certified On: 06/08/2021 2:56 PM ET

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

CCDOTH – Approval Email

20-11-10387-C, Lake Cook Road, East of Lexington Drive, Ricky Rockets

JB

Jack Bielak (DOTH) <Jack.Bielak@cookcountyil.gov>
To Harrison Meyer
Cc Jack Bielak (DOTH)

Tu

Follow up. Completed on Wednesday, July 7, 2021.
You forwarded this message on 7/7/2021 7:04 AM.

Form20A $20000 Bond and Insurance A Requirements proceedure 2020-10.pdf
479 KB

Hello,

Identification Permit Number
The above subject identification permit number has been assigned to your project. In all correspondence, refer to the identification permit number assigned to your project.

Bond
Please see bond and insurance $20,000 directions (attached pages 1-3) on our web site at https://www.cookcountyil.gov/service/construction-permits-online-payment to help the contractor navigate the process.

Email a pdf copy of the completed bond to hwy.permits@cookcountyil.gov and mail the original cop our office.
Address:
George W. Dunne Cook County Office Building
Cook County Department of Transportation and Highways Permits Office
24th Floor
69 W. Washington,
Chicago, Illinois 60602-3007

Insurance
Please see bond and insurance $20,000 directions (attached pages 4-6) on our web site at https://www.cookcountyil.gov/service/construction-permits-online-payment to help the contractor navigate the process. Attached is a copy of our sample COI. The contractor must meet the minimum

The insurance cert can be emailed to hwy.permits@cookcountyil.gov . Title the email [Permit Number]Insurance

Notes
No work may be performed within the County Right of Way until a signed permit is issued.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

July 26, 2021

Ms. Rati Akash
Village of Buffalo Grove
Community Development
50 Raupp Blvd.
Buffalo Grove, IL 60089

RE: PROPOSED IMPROVEMENT FOR RICKY ROCKETS
(700 E. LAKE COOK ROAD)

Dear Ms. Akash:

Please find enclosed the following documents for your review and approval:

- Final Engineering Plans for On-Site Ricky Rockets Improvements
- Final Engineering Plans for Off-Site Lake Cook Roadway Improvements
- Final Stormwater Management Report
- Final Landscape Plan
- Sanitary PE Calculations Sheet – Under Separate Cover
- IEPA Water Permit Application – Under Separate Cover
- IEPA Sanitary Permit Application – Under Separate Cover
- WDO Permit Application
- NPDES Permit Active Confirmation and "Copy of Record"
- CCDOTH Permit # 20-11-10387
- EOPC
- Plat of Subdivision
- Plat of Vacation
- Building Elevations
- Sign Package
- Photometrics
- Traffic Impact Study
- Traffic Study Addendum

Note that many other items are being submitted as part of the overall submittal, and the items listed above are specifically related to the Engineering Review Comments.

In response to your review letter dated May 19, 2021, we offer the following responses, in ***bold and italics,*** to the outstanding comments:

GENERAL

1. Please provide other agency permits (i.e. IEPA NOI & Water Main, CCDOTH, etc.).

Response: These permits will be provided once available. See below for summary:

- **NPDES – Approved, as shown on the new NPDES online portal (unclear if the IEPA has stopped mailing hard copies of permits at this time). Please refer to "Active Permit Confirmation" and "Copy of Record"**
- **IEPA Sanitary/Water – Pending Approval. Currently in coordination with Lake County Public Works to obtain signatures before submittal.**

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)



- **CCDOTH – Plans have been approved and permit has been issued.**

2. If Lots 3 & 4 are not developed as part of this project, they will require separate development agreements in the future when development of these lots occurs.
Response: Understood.

3. The Village did not receive the plan set titled Ricky Rockets Access Drive. Please provide these plans for review.
Response: The offsite roadway improvement plans have been included as part of this submittal. Please note that these have been reviewed and approved by CCDOTH, and their review comments have been incorporated.

4. Please provide an Engineer's Opinion of Probably Cost (EOPC). Include a 10% contingency as well as an 8% increase for Letter of Credit purposes per ordinance 16.20.130.
Response: EOPC has been provided

5. Once the Village has an EOPC, we will develop and provide you a draft Development Improvement Agreement (DIA). The Developer will be required to execute and submit the DIA including:
   a. Letter of Credit
   b. Engineering review and inspection fees; and
   c. Provide sanitary service PE calculations
   Response: Understood.

6. Provide sanitary service PE calculations.
Response: Calculations have been provided in a separate document and sent directly to Ted Sianis. Total Sanitary PE Calculations for Lot 1 and Lot 2 is approximately 64 PE.

PLAN SHEETS
Overall Site Plan (3 of 12)

1. Please provide detail regarding the closing of the south parking lot entrance east of lot 3 and new north connection to parking lot.
Response: Specific details regarding closing and re-connection to the existing parking lot can be added to the plans as requested. Please provide any specific details that the Village would like to be incorporated (signage, etc.)

Site Dimensional and Paving Plan (4 of 12)

1. Please provide legend for paving material cross sections and materials.
Response: Pavement sections have been added to the plans per the Geotechnical Report recommendations

2. Will there be drying services on the car wash site and are they anticipated to que at the car wash exit?
Response: There is no hand-drying service and cars are not anticipated to que at the car wash exit.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

3. Please confirm sign placement near north Lexington entrance/exit does not interfere with line of sight for motorists exiting the development.
Response: The Sight-Triangle has been added to the landscape plan to confirm that there is no interference with Line of Sight for exiting motorists.

4. Please verify parking lot complies with Village Code 16.50.150 – Parking Lots for landscaping islands (i.e. 180 sf per 20 parking spaces).
Response: There are 64 Parking spaces on Lot 1, therefore there is roughly 600 sf of landscape islands required. My calculations estimate that there is 2376 sf of area on Lot 1 which should be considered "Landscape Island". If an exhibit is required, please advise and we will provide for your review.

5. Please provide sidewalk along Lexington Drive within property limits.
Response: Sidewalk along Lexington Drive is now proposed, located 1' within the property limits

Grading Plan (6 of 12)

1. Please provide grading details for lots 3 & 4.
Response: Proposed grading contours have been added to show the general mass-grading concepts/elevations for Lots 3 & 4

2. A benchmark will be required to be placed prior to the completion of the development. We can discuss where that benchmark should be placed based on current and future out lot construction plans.
Response: Understood.

Utility Plan (7 of 12)

1. Additional water main may be necessary depending on Fire Department comments regarding hydrant locations.
Response: Understood. No comments from Fire Department received yet, please provide Fire Dept review when possible.

2. No 90º bends allowed on Village water main (i.e. dry connection at NW corner of site).
Response: Understood. This has been revised to show 45 degree bends.

3. Only one water service is shown for both the proposed retail and convenience stores. Please provide a water service to both buildings or explain reasoning for only one water service.
Response: Per the IDPH regulations, fire suppression and domestic services shall be split inside the building. Therefore, it is proposed to have a single combined service enter the building and then be split into Fire suppression and the domestic service for each tenant space.

4. Rim and invert elevations not provided on grading or utility plan for proposed utilities. Please add to the plans.
Response: Full sewer design information is now included in the plan set.

5. Include hydrocarbon removal technology based on the proposed use of the sites.
Response: A Water Quality Structure has been added to the proposed plans (Contech

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

VortSentry or approved equal) which has documentation showing effective hydrocarbon removal. This has been installed to most efficiently clean the drainage area underneath the fueling canopy.

SE/SC Plan (8 of 12)

1. Please show a concrete washout location.
   Response: Concrete Washout has been added to SESC Plan.

2. Show any potential stockpile locations including necessary SE/SC protection measures.
   Response: Topsoil Stockpile and surrounding Silt Fence has been added to the Plan.

Construction Details (9 - 11 of 12)

1. Update material standards to match enclosed Village Exhibit No. 109.
   Response: Village Material Standards have been added to the plans.

2. Add the enclosed Village Exhibits 101, 109, 201, 301, 401, 501, and 502 to the plans.
   Response: The referenced Village Exhibits have been added to the plan.

3. Retaining walls shall be designed by a structural engineer.
   Response: No retaining wall proposed.

PLATS
Plat of Resubdivision

1. Please provide a plat of vacation for the existing blanket easement.
   Response: Plat of Vacation is included in the submittal.

2. Cross access easements necessary for parking lot entrances east of Lot 3.
   Response: Access will be granted to the lot east of Lot 3 via a separate Plat of Easement.

3. Please provide a 5' public utility easement on either side of the new interior lot lines.
   Response: 5' PUE's have been added to the Plat.

4. After review and approval of the plat of resubdivision, you will be required to provide mylar copies of the plat for execution and recording (to be recorded by developer) in Lake County.
   Response: Understood.

5. Add storm water infrastructure maintenance activity and responsibility language.
   Response: Refer to Soil Erosion Control Plan for maintenance activity and responsibility language.

6. Utilize the natural gas service easement language for the company that will be providing service.
   Response: North Shore language has been removed.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

STORMWATER MANAGEMENT REPORT (SWMR)

1. The stormwater management will be required updates to include storm sewer calculation, better definition of RVR methods, hydrocarbon removal technology, etc. prior to approval of final engineering.
   Response: Storm sewer has been designed and modeled using Bentley StormCAD software. Sewer was routed/designed specifically to convey stormwater effectively while allowing the regional basin outfall to remain undisturbed. RVR methodology has been updated to included Water Quality BMP / Hydrocarbon removal structure. Please refer to the Stormwater Management report for more details.

2. Include private stormwater infrastructure maintenance activity and responsibility language post development completion.
   Response: Understood. Please advise if a specific agreement will be required or if specific language must be included.

3. When final engineering is ready, please submit a completed Lake County Watershed Development Ordinance permit.
   Response: A Lake County WDO Permit Application is submitted as park of this package.

If you have any questions or need any additional information, please contact us.

Yours Truly,
MANHARD CONSULTING, LTD.



Harrison Meyer, P.E.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

BLUESTONE
NET LEASE PROPERTIES

August 02, 2021 VIA EMAIL

Rati Akash
Village Planner
Village of Buffalo Grove
50 Raupp Blvd
Buffalo Grove, IL 60089

Re: 700 E. Lake-Cook Road Development

Ms. Akash,

We are in receipt of comments for the above-mentioned project provided by Mr. Jim Miller, President of Lexington Commons Coach Houses Condominium Association. We offer the following responses to those comments below in bold:

- *Car wash exit directed south with drying blower jets blasting noise towards residential areas in Lexington Commons and Whippletree. Those noise elements should be directed towards the north industrial park instead of towards residential areas. I see from plans this was previously moved away from Le Parc. This is concerning for all hours of the day and especially in evening and at night.*
  Response: The car wash exit is located directly north of the existing retail center (Lexington Commons Plaza) along the south side of Lake Cook Road which will minimize noise towards the residential area south of Lake Cook Road.
- *Increased traffic through Lexington Commons on Lexington Drive - a neighborhood street - for access to all the businesses planned for 700 Lake Cook Road.*
  Response: The results of the traffic study have shown that Lexington Drive generally has sufficient reserve capacity to accommodate the additional traffic to be generated by the proposed development. Further, it is important to note that the traffic volumes on Lexington Drive will be reduced due to the following factors.
  - **The development will have a restricted right-turn in/right-turn out access drive on Lake-Cook Road which will accommodate a large portion of the traffic traveling westbound on Lake-Cook Road.**
  - **The majority of the traffic generated by the development is projected to use Lake-Cook Road when traveling to or from the development. Only a limited volume of traffic is projected to be traversing to and from the development via Lexington Drive north of the site or Armstrong Drive.**
- *Potential light and noise intrusion into our homeowner's residences from lit raised signage and around-the-clock operations.*
  Response: Sign 1 20', signs 2 & 3 10' tall which are north of the existing retail center (Lexington Commons Plaza) along the south side of Lake Cook Road which greatly reduces potential light of noise impacts to Lexington Commons. Site Lighting designed to reduce (eliminate) light spillage and glare onto adjacent properties.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

- *Potential noise and or trouble of kids are hanging out all hours of the night. This coupled with increased traffic into our complex could result in crime, vandalism/graffiti and/or activities such as "disrupting the peace". Our current crime rate is very low.*
  Response: Only a limited volume of traffic is projected to be traversing to and from the development via Lexington Drive. The development will have a restricted right-turn in/right-turn out access drive on Lake-Cook Road which will accommodate a large portion of the traffic traveling westbound on Lake-Cook Road. The development is bound by Lexington Drive to the west and Lake Cook Road to the south along with an existing retail center located south of Lake Cook. These factors will minimize noise towards residential areas in the vicinity.
- *We hope that there will be traffic studies for exit traffic onto Lake Cook Road (3 lanes wide) - which I thought would not be allowed, as well as onto Lexington Drive. Shouldn't traffic be routed to exit on Hastings Drive instead of directly onto Lake Cook Road. I can only imagine the increased accident levels to access Lake Cook Road directly onto three lanes without a traffic signal, in particular being so close to the Lake Cook Road and Lexington Drive signal. I understand that there will be too much traffic to exit directly onto North Lexington Drive adjacent to that corner.*
  Response: The access drive on Lake-Cook Road will restricted to right-turn in and right-turn out movements only. All left-turn movements will be prohibited. As such, traffic will not be crossing the three westbound lanes when exiting the site. It is important to note that several development/properties have right-turn in/right-turn out access drives on Lake-Cook Road, including the shopping center directly south of the subject site. In addition, to minimize the impact of the access dive on Lake-Cook Road, a separate westbound right-turn lane will be installed on Lake-Cook Road serving the access drive. Finally, the design and location of the access drive has been preliminarily approved by the Cook County Department of Transportation of Highways.

Respectfully,

Troy Paionk

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Zoning Variance Requests Standards for Approval

- Zoning Variance Request #1 – Variation to Section 17.32.020 of the Zoning Ordinance to allow an accessory structure in the front and side yards as depicted on the Preliminary Plan; and,
- Zoning Variance Request #2 – Variation to Section 17.36.040 of the Zoning Ordinance to allow for a reduction to the minimum number of parking spaces for a retail establishment.

(A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Applicant Response:

- *Variance Request #1 - The application of this requirement would result in a practical difficulty for vehicles circulating throughout the site in a safe and efficient manner and therefore creating the inability to yield a reasonable rate of return for this particular use.*
- *Variance Request #2 - The application of this requirement would result in a practical difficulty for vehicles circulating throughout the site in a safe and efficient manner and therefore creating the inability to yield a reasonable rate of return for this particular use.*

(B) The plight of the owner is due to unique circumstances;

Applicant Response:

- *Variance Request #1 – The dimensions of this property and the layout of this development are circumstances unique to this development.*
- *Variance Request #2 - The dimensions of this property and the layout of this development are circumstances unique to this development.*

(C) The proposed variation will not alter the essential character of the neighborhood

Applicant Response:

- *Variance Request #1 – The variation will not alter the essential character of the neighborhood.*
- *Variance Request #2 - The variation will not alter the essential character of the neighborhood.*

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Signage Variance Requests Standards for Approval

- Lot 1 Sign Variance Request #1 – Variation to Chapter 14.16 of the Sign Code to exceed the maximum allowable number of wall signs on the fueling canopy, convenience store, and retail establishment; and,
- Lot 1 Sign Variance Request #2 – Variation to Chapter 14.16 of the Sign Code to allow for the 2 ground signs that encroach into the required front yard and exceed the area and number of the ground signs permissible: and,
- Lot 1 Sign Variance Request #3 – Variation to Chapter 14.20 of the Sign Code to allow an Electronic Vehicle Fuel Sign and electronic message sign (one of the ground signs) to exceed the maximum height and size of the ground sign; and size of the digital display; and,
- Lot 1 Sign Variance Request #4 – Variation to Chapter 14.20 of the Sign Code to allow for a roof sign.
- Lot 2 Sign Variance Request #5 – Variation to Chapter 14.16 of the Sign Code to exceed the maximum allowable number of wall signs; and,
- Lot 2 Sign Variance Request #6 – Variation to Chapter 14.20 to allow for an electronic message ground sign to exceed the size which encroaches into the required front yard setback.
- Any other variance required for the development as generally depicted on the site plan.

(A) 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

Applicant Response:

- *Variance Request #1 - The literal interpretation and strict application of this requirement would cause undue and unnecessary hardship because of the location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage which are unique to this property.*
- *Variance Request #2 - The literal interpretation and strict application of this requirement would cause undue and unnecessary hardship because of the location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage which are unique to this property.*
- *Variance Request #3 - The literal interpretation and strict application of this requirement would cause undue and unnecessary hardship because of the location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage which are unique to this property. The electronic message sign needs to be properly sized for ease of visibility.*
- *Variance Request #4 – The literal interpretation and strict application of this requirement would cause undue and unnecessary hardship because of the location of the property on a corner lot, the layout of the development, a limited access point along the primary*

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage which are unique to this property.

- *Variance Request #5 - The literal interpretation and strict application of this requirement would cause undue and unnecessary hardship because of the location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage which are unique to this property.*
- *Variance Request #6 - The literal interpretation and strict application of this requirement would cause undue and unnecessary hardship because of the location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage which are unique to this property. The electronic message sign needs to be properly sized for ease of visibility.*

(B) The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Applicant Response:

- *Variance Request #1 – The granting of this requested variance would not be materially detrimental to property owners in the vicinity as similar signage is consistent with other retail signage in this corridor.*
- *Variance Request #2 - The granting of this requested variance would not be materially detrimental to property owners in the vicinity as similar signage is consistent with other retail signage in this corridor.*
- *Variance Request #3 - The granting of this requested variance would not be materially detrimental to property owners in the vicinity as similar signage is consistent with other retail signage in this corridor. The size of the electronic messaging sign is properly scaled to fit with the monument sign.*
- *Variance Request #4 – The granting of this requested variance would not be materially detrimental to property owners in the vicinity as similar signage is consistent with other retail signage in this corridor.*
- *Variance Request #5 - The granting of this requested variance would not be materially detrimental to property owners in the vicinity as similar signage is consistent with other retail signage in this corridor.*
- *Variance Request #6 - The granting of this requested variance would not be materially detrimental to property owners in the vicinity as similar signage is consistent with other retail signage in this corridor. The size of the electronic messaging sign is properly scaled to fit with the monument sign.*

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

(C) The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Applicant Response:

- *Variance Request #1 – The dimensions of the property, location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage do not generally apply to other properties in the vicinity.*
- *Variance Request #2 - The dimensions of the property, location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage do not generally apply to other properties in the vicinity.*
- *Variance Request #3 - The dimensions of the property, location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage do not generally apply to other properties in the vicinity.*
- *Variance Request #4 – The dimensions of the property, location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage do not generally apply to other properties in the vicinity.*
- *Variance Request #5 - The dimensions of the property, location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage do not generally apply to other properties in the vicinity.*
- *Variance Request #6 - The location of the property on a corner lot, the layout of the development, a limited access point along the primary frontage road, ComEd and Traffic Signal equipment at the hard corner, and non-linear right of way along the primary frontage do not generally apply to other properties in the vicinity.*

(D) The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020

Applicant Response:

- *Variance Request #1 - The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.*
- *Variance Request #2 - The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.*
- *Variance Request #3 - The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.*

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

- *Variance Request #4 – The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.*
- *Variance Request #5 - The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.*
- *Variance Request #6 - The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.*

(E) The proposed signage is of particularly good design and in particularly good taste; and

Applicant Response:

- *Variance Request #1 – The proposed signage throughout the development is of good design and good taste.*
- *Variance Request #2 - The proposed signage throughout the development is of good design and good taste.*
- *Variance Request #3 - The proposed monument sign including the electronic message sign is of good design and good taste.*
- *Variance Request #4 – The proposed signage throughout the development is of good design and good taste*
- *Variance Request #5 - The proposed signage throughout the development is of good design and good taste.*
- *Variance Request #6 - The proposed monument sign including the electronic message sign is of good design and good taste.*

(F) The entire site has been or will be particularly well landscaped.

Applicant Response:

- *Variance Request #1 – The entire site will be particularly well landscaped in accordance with the Zoning Code.*
- *Variance Request #2 - The entire site will be particularly well landscaped in accordance with the Zoning Code.*
- *Variance Request #3 - The entire site will be particularly well landscaped in accordance with the Zoning Code.*
- *Variance Request #4 – The entire site will be particularly well landscaped in accordance with the Zoning Code.*
- *Variance Request #5 - The entire site will be particularly well landscaped in accordance with the Zoning Code.*
- *Variance Request #6 - The entire site will be particularly well landscaped in accordance with the Zoning Code.*

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

Special Use for the Drive-Through

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

- *Response – The proposed special use will serve the public convenience and will not be detrimental to or endanger the safety, health, morals, comfort, or general welfare of the public as this use is consistent with other uses in this corridor.*

(B) 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 location, size, nature, and intensity of the operation involved in the proposed special use, along with the size of the property in relation to the proposed special use, and location of the property with respect to streets giving access to it are in harmony with the appropriate and orderly development of the district in which it is located.*

(C) 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 special use is consistent with other uses in this corridor and will not substantially diminish or impair property values within the neighborhood.*

(D) 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 nature, location, and size of the building associated with the proposed special use will not impede, hinder, or discourage the development and use of adjacent land within the zoning district where they lie.*

(E) Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

- *Response – The development is primarily a re-circulator of traffic, meaning that these uses divert traffic already utilizing the adjacent roadways, then recirculate those vehicles back onto the adjacent roadways after they have visited the development. Stormwater management will be designed in accordance with applicable local and county standards and regulations. Water and sanitary sewer services will be designed to connect to the existing municipal utility infrastructure in accordance with Village standards and regulations.*

(F) 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 – Parking areas are adequate in size and are properly located and screened. The ingress and egress for the development provides the public multiple access points and minimizes the impact on the adjacent roadways. The development is primarily a re-circulator of traffic, meaning that these uses divert traffic already utilizing the adjacent roadways, then recirculate those vehicles back onto the adjacent roadways after they have visited the development. This will minimize impacts to the public streets.*

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

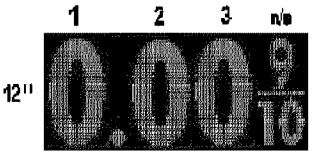
14.20.070 - Electronic message signs.

REFER TO SECTION D. BELOW

A. Electronic menu boards used at drive-through lanes shall comply with the requirements set forth in Section 14.16.030. F.

B. Electronic vehicle fuel station signs displaying fuel prices are permitted subject to the following requirements:

1. The sign shall not exceed 60 square feet.
2. The electronic message area shall not exceed 12 square feet in surface area.
3. Not more than 3 fuel products shall be displayed per sign face. Each sign face shall be limited to fuel product pricing only.
4. Digits shall not exceed 12 inches in height and are limited to 3 digit numerical displays, not including a 9/10 " fractional digit or decimal point. An example is identified below:



5. Colors shall be limited to a maximum of two colors on a black background.
6. Each electronic sign face shall include a circuit board equipped with light sensors per side to automatically adjust brightness based on ambient light level.
7. The sign shall be turned off at the close of daily business operating hours, unless such vehicle fueling station operates 24 hours per day.
8. All electronic images must remain static. No flashing, blinking, chasing, animations or other attention seeking effects shall be permitted.

C. Electronic signs on windows are allowed only by variation.

D. Electronic message signs for ground or wall signs are allowed only by variation. Ground and wall electronic message signs shall conform to the following requirements:

THE ELECTRONIC MESSAGE SIGNS WILL COMPLY WIT SECTION D. WITH THE EXCEPTION OF SECTION D.4.C. SEE BELOW.

1. Messages and Text.
   a. Shall be limited to a display of on-premises activity only, plus date, time, temperature, and community event information.
   b. Transition from one message to another shall be instantaneous, without movement or other transition effects between messages.
   c. Text shall be uniform in color, appearance, and a maximum of 9.25 inch character text any one time.
   d. Messages, including single and multiple lines of text, shall not change more frequently than once every 20 seconds.
2. Display and Brightness.
   a. Signs shall not display any video, animation or moving pictures or simulate any movement or the optical illusion of movement of any part of the sign text, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity.
   b. The Electronic message sign shall be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the Electronic message sign, at night or in overcast conditions, will be no more than forty percent of the daytime brightness level.
3. Operation and Use.
   a. Signs shall be extinguished at the close of business to which the Electronic message sign relates. Signs

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

shall be extinguished from 11:00 pm to 6:00 a.m., except for businesses licensed to operate later than 11:00 p.m.

b. Signs readily viewable to the general public shall be equipped to override commercial messages for emergency situations such as an "Amber Alert" or other such acute public emergencies, but such "override" authority for public emergencies shall not exceed 48 total hours within any 2 week period, unless approved by the property owner. The owner of the Electronic Message Sign shall cooperate with the Village of Buffalo Grove in order to allow the Village of Buffalo Grove to exercise its override authority.

4. Location and Design.

a. Electronic message sign shall not face a single family zoned district or use.

b. The Electronic message sign shall be secondary to the principal ground sign and shall be located on the same premises as the principal building.

THE ELECTRONIC MESSAGE SIGNS ARE LOCATED 362' OF EACH OTHER.
IT SHALL BE NOTED THAT THESE ELECTRONIC MESSAGE SIGNS ARE ON SEPARATE LOTS

c. No Electronic message sign shall be located within 500 feet of another Electronic message sign, nor shall it share the structure of any other reader board or changeable copy sign.

d. Signs shall be located in a minimum 400 square foot landscape area integrated into the overall site design, including the appropriate use of berming, landscaping, and decorative hardscape.

e. Signs shall be mounted in a monument-style base that is at least as wide as the sign face, a minimum of 2 feet in height, and composed of a natural masonry finish such as brick or stone matching the principal building. Alternative materials consistent with the principal building may be considered by the Village.

f. Each sign face shall be antiglare and shall not exceed a total of 25 square feet. The square footage of each face shall be included in the calculation of the total area of all signage allowed for the property.

(Ord. No. 2012-18, § 2, 5-7-2012; Ord. No. 2014-43, § 10, 6-16-2014)

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

VILLAGE OF
BUFFALO GROVE

MEMORANDUM

DATE: August 11, 2021

TO: Rati Akash, Village Planner

FROM: Ted Sianis, Civil Engineer II

SUBJECT: 700 E Lake Cook Road – Ricky Rockets Development

The Engineering Department received final engineering plans, plats, and Stormwater Management Report for the proposed Ricky Rockets Development in the BG Commerce Center Subdivision. We have reviewed the preliminary and final submittals and are working with the development engineer to make minor changes to the submitted materials. Currently, I have no objections to Planning and Zoning Commission approval of the Ricky Rockets development site plan.

Attachment: Plan Set (Consider Approval of Subdivison, Rezoning, Special Uses, Developmen Plan, Variances at 700 Lake Cook)

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS ON WEDNESDAY, AUGUST 4, 2021

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

Regular Meeting

Other Matters for Discussion

1. Workshop- Proposed Multi-Family Development at 16051 Deerfield Parkway (Concrete Erectors) (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided a background on the workshop with details pertaining to the zoning changes that would be required for the development. She noted that the petitioners have previously gone to the Village Board with positive marks in use and density.

Mr. Freedman introduced Mr. Michael Zaransky and Mr. Brad Zaransky.

Mr. M. Zaransky provided detail on their company, MZ Capital Partners. He spoke on the planned development and about the market, noting conversations he has had with nearby property owners who would welcome rental housing. He continued to talk about finishes and the club house which would include a swimming pool and a state-of-the-art fitness center, and private work from home suites.

Chairperson Cesario referenced packet page 8.

Chairperson Cesario asked them to walk through traffic flow.

Mr. B. Zaransky provided details on the traffic flow and details on parking.

Chairperson Cesario asked the petitioners to go over the trees and shrubs.

Mr. B Zaransky said they will have a landscape plan when they come to the public hearing to screen the property. Intends to put more than required.

Chairperson Cesario asked if the screening would be fencing or landscape.

Mr. B Zaransky said they haven't gotten that far.

Chairperson Cesario asked about the electrical substation and if there is any issues to proximity. He asked the petitioners how they were going to deal with it.

Mr. B Zaransky said he doesn't believe it will impact the development. He noted if it impacts anything it will impacts the pool, club house and one residential building. He commented that it makes sense to screen it.

Minutes Acceptance: Minutes of Aug 4, 2021 12:00 AM (Approval of Minutes)

Com. Richards asked about the east entrance and the potential impact to the neighboring industrial area.

Mr. B Zaransky said they will get a net of 4 parking spots.

Com. Richards asked if there are going to be any more zoning changes that will be needed other than the ones they are aware of currently.

Mr. Freedman said no and no setback variance.

Com. Richards asked if there is a minimum to build near an electrical substation.

Village Planner Akash said staff is not aware of any requirements.

Mr. B Zaransky said they have to maintain a clearance for the driveway, but it will be clear.

Com. Weinstein asked staff to talk about the impact on zoning and height.

Village Planner Akash said staff will look into it.

Mr. Weinstein asked about marketing issues and the impact the substation may have on the rentals.

Mr. B Zaransky said they do not believe the station will impact their ability to sell, noting the wires are usually more of a concern to the market.

Mr. Freedman talked about marketing.

Mr. M Zaransky talked about other builds they have built in similar circumstances.

Mr. Worlikar asked if parking will be covered.

Mr. B Zaransky talked about parking, noting only the garage parking will be covered.

Mr. Worlikar asked if there are any lights that will need to be installed for traffic.

Mr. B Zaransky talked about off sight work that will need to be done for the development

Mr. Worlikar asked the developments impact on the school district.

Mr. B Zaransky said their plan is to meet with the schools. He noted the impact on schools has been low in other places they have built in nice school districts.

Mr. Freedman said they intend to meet with the park district and schools.

Village Planner Akash said staff will be looking into those factors as well during review.

Com. Au commented on the importance of talking to the schools because of how desirable Buffalo Grove's School District is.

Com Au asked for details regarding the number of parking spaces vs units.

Mr. B Zaransky talked about their plans to monitor their parking lots.

Com Kahn referenced packet page 3.

Com. Khan asked about the property they own.

Minutes Acceptance: Minutes of Aug 4, 2021 12:00 AM (Approval of Minutes)

Mr. M Zaransky talked about the piece outside of the right of way that is part of the parcel purchase with a separate pin number.

Mr. B Zaransky talked about their intent and provide a sign plan use for elegant signage.

Chairperson Cesario referenced packet page 4.

Mr. M Zaransky referenced packet page 11, showing the triangle.

Com. Khan asked if the roads would be private ownership.

Mr. M Zaransky said all roads will be private within the development and will be maintained by them.

Com. Khan asked if they would be using the Village standards to develop and maintain them.

Mr. M Zaransky said yes and they will never come back to the Village to ask them to maintain the streets.

Com. Khan asked if any of the developments would be owner occupied.

Mr. M Zaransky said they were all rentals with no HOA.

Com. Khan asked if the developments had a second floor.

Mr. M Zaransky said they look like it, but they are two separate units.

Com. Khan asked who gets a garage.

Mr. M Zaransky said they have a plan for parking and garage assignments.

Com. Khan asked if it was connected to water and sewer.

Mr. M Zaransky said yes.

Com. Khan asked how close the connection is.

Mr. B Zaransky said right next door and the neighbor is giving them the easement for it.

Com. Moodhe referenced packet page 11. He asked if there was any chance to keep existing trees.

Mr. B Zaransky said they would like to keep as many as they can.

Com. Moodhe asked if fire looked at it the planned development.

Village Planner Akash said yes.

Com. Moodhe asked staff to have fire look at it again.

Mr. B Zaransky said the units will be fully sprinkled.

Com. Moodhe asked about the cost of the rentals.

Mr. M Zaransky said two bedroom will be near $2,500 or slightly below and is aligned with market in the area.

Com. Moodhe talked about people who live by powerlines and said most don't even notice. He commented that he sees no market problem with the powerlines and substation.

Minutes Acceptance: Minutes of Aug 4, 2021 12:00 AM (Approval of Minutes)

Com. Goldspiel asked if there would be pedestrian walkways to public transit and if there is not, he suggests some kind of walk access that goes out to Deerfield parkway.

Mr. B Zaransky said there will be a lot of public walkaway access and a bike path that can connect right to the train station.

Com. Spunt asked if there were going to be any solar panels or electric car charging stations.

Mr. M Zaransky said no solar panels and plans to put in underground wiring for a number of charging stations for future use.

Com. Moodhe talked about the existing bike path.

Mr. Weinstein goes noted the existing bike path goes all the way to commerce drive.

Chairpersons Cesario said they read the traffic study and it does not worry him. He commented that he likes the density and walkability to the train station and believe it could be nice and the setbacks required are understandable.

Com. Khan asked staff if we have a village consultant that looks at the traffic study.

Village Planner Akash said the village engineer looks at it and provides comments.

Mr. M Zaransky said it is their intent to prepare the report and will have someone here at the public hearing to answer questions.

Com. Moodhe referenced page 4.

Com. Moodhe asked staff what we get from the annexed land

Deputy Community Development Director Woods talked about the Villages annexed plans.

Com. Au referenced a nearby substation that may be a good indicator about size and distance.

Deputy Community Development Director Woods said they can provide a good comparable for the commissioners.

Chairperson Cesario asked the petitioners if they wanted any additional feedback.

Mr. Freedman said they have nothing more they are looking for at this time and come back for the public hearing.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jul 21, 2021 7:30 PM

RESULT:	**ACCEPTED [8 TO 0]**
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSTAIN:	Neil Worlikar

Chairman's Report

Minutes Acceptance: Minutes of Aug 4, 2021 12:00 AM (Approval of Minutes)

Chairperson Cesario noted that the meetings will continue in person unless otherwise directed.

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Staff provided details on upcoming public hear items.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:38 PM

_____

Chris Stilling

APPROVED BY ME THIS __4th____ DAY OF __August__, 2021

Minutes Acceptance: Minutes of Aug 4, 2021 12:00 AM (Approval of Minutes)