Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
August 17, 2022 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 Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Semi-Open Style Fence Within 45 Feet of an Intersection Encroaching into the Required Side Yard Setback (Trustee Johnson) (Staff Contact: Kelly Purvis)
2. Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Privacy Fence Along the Interior Side Yard and Extending Beyond the Front Line of the Building at 1131 Twisted Oak Lane (Trustee Pike) (Staff Contact: Kelly Purvis)
3. Consideration of an Amendment to Ordinance No. 2019-042 and an Amendment to the Preliminary Plan, Approval of a Veterinary Hospital Use, and Variations from the Sign Code Related to the Number and Size of Wall Signs Proposed, All to Allow the Construction of a 2-Tenant Commercial Building on 41 S. McHenry Road (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes - July 20, 2022 Meeting

1. Planning and Zoning Commission - Regular Meeting - Jul 20, 2022 7:30 PM

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.

V. Action Items

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.

Action Item : Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Semi-Open Style Fence Within 45 Feet of an Intersection Encroaching into the Required Side Yard Setback

Recommendation of Action

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

The Petitioner is proposing to replace an existing 5-foot/6-foot solid privacy wooden fence with a 6-foot semi-open style wooden fence that exceeds the maximum height of a corner yard fence, exceeds the height of a fence permitted within 45 feet of an intersection, and encroaches into the corner side yard setback along Vintage Lane.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Kelly Purvis, Community Development

Wednesday, August 17, 2022	

VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

MEETING DATE:	August 17, 2022
SUBJECT PROPERTY LOCATION:	401 Claret Drive, Buffalo Grove, IL 60089
PETITIONER:	Sabu Varghese
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Variation to the Fence Code, Section 15.20.040, pertaining to Residential Districts for the purpose of replacing an existing fence with a 6-foot semi-open fence that exceeds the maximum height of a corner yard fence and encroaches into the corner side yard setback along Vintage Lane
EXISTING 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 proposing to replace an existing 5-foot/6-foot solid privacy wooden fence with a 6-foot semi-open style wooden fence that exceeds the maximum height of a corner yard fence, exceeds the height of a fence permitted within 45 feet of an intersection, and encroaches into the corner side yard setback along Vintage Lane, as shown in *Figure 1*.

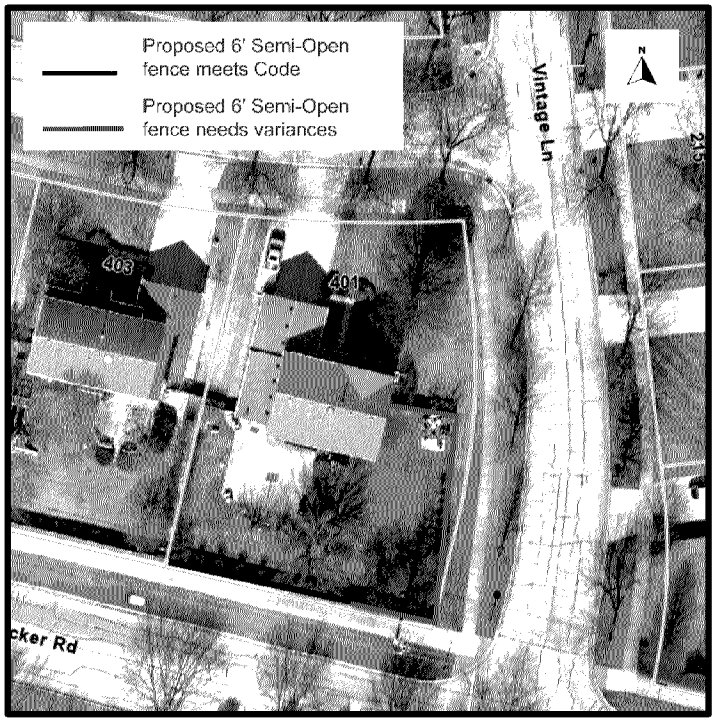


Figure 1

PLANNING & ZONING ANALYSIS

- The subject property is a corner lot at the intersection of Checker Road and Vintage Lane. A 6-foot privacy fence (completely closed) is installed along Checker Road, and a 5-foot privacy fence is installed along Vintage Lane. The existing fence encroaches into the required corner side yard setback toward the rear of the lot and is legally non-conforming.
- High winds damaged the existing privacy fence in May. The Petitioner is now proposing to install a 6-foot semi-open style, wooden fence along the rear property line and in the corner side yard. The fence would encroach into the required 4-foot corner side yard setback along Vintage Lane.
- The 6-foot semi-open fence shown in blue in *Figure 1* meets the Village's fence code requirements.

Attachment: Staff Report (Consider a Variation for a 6-Foot Semi-Open Fence on the Property at 401 Claret Dr.)

- The 6-foot semi-open fence marked in red in *Figure 1* requires a variation because the fence encroaches into the required 4-foot setback for fences within the corner yard. The proposed fence will be placed on the property line at the southeast corner of the property and the fence will taper away from the property line as the fence extends north. The fence will be setback approx. 7 feet from the property line at its furthest point to the north. In addition, the proposed 6-foot fence exceeds the maximum height of a fence within the corner side yard, which is 5-feet.

Figure 2: Google Street View (Oct. 2018)

- The proposed fence would be located approx. 22 feet from the intersection at Checker Road and Vintage Lane. The fence code requires that fences within 45 feet of an intersection be no taller than 3 feet. Therefore, a variation from the fence code is also required due to the 6-foot fence being located within 45 feet of the intersection.

- The proposed 6-foot semi-open fence will be located in the exact location of the existing 5-foot fence, as shown in *Figure 2*.

VARIATIONS REQUESTED

1. A fence variation from Section **15.20.040.A** of the Buffalo Grove fence code, which states that *No fence may be erected to a height exceeding three feet above the street grade within forty-five feet of the intersection of any curb lines or street lines projected.*
2. A fence variation from **Section 15.20.040.B** of the Buffalo Grove fence code, which states that *Fences may be erected, placed and maintained on a corner lot provided they maintain a minimum distance of four feet from the property line.*
3. A fence variation from Section **15.20.040.B** of the Buffalo Grove fence code, which states that *Such fences of an open or a shadowbox style shall not exceed five feet above ground level, and shall conform to all sections of the Fence Code.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and has no 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 variation, however, no concerns were raised.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

Attachment: Staff Report (Consider a Variation for a 6-Foot Semi-Open Fence on the Property at 401 Claret Dr.)

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

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

STAFF RECOMMENDATION

Village staff recommends approval of variations to allow the installation of a 6-foot semi-open wood fence within the corner side yard along Vintage Lane at 401 Claret Drive, subject to the following conditions in the *Suggested PZC Motion* listed below based on the following reasons:

- The proposed open-style fence will be an improvement to the existing privacy fence, as the new fence will allow open visibility through the fencing material.
- The proposed fence is replacing the existing fence in the same footprint.
- There is a stop sign at the intersection of Old Checker Road and Vintage Lane. Cars heading south bound on Vintage Lane will be coming to a complete stop, beyond the location of the fence, prior to turning onto Old Checker Road. Engineering has no concerns about sight-line issues.
- The existing fence is next to a great deal of mature landscaping and Staff believes moving the landscaping would be an undue hardship to the property owner.

ACTION REQUESTED

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

SUGGESTED PZC MOTION

The PZC moves to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 6-foot semi-open fence on the property at 401 Claret Drive that exceeds the maximum height of a corner yard fence, encroaches into the corner side yard setback along Vintage Lane, and is within 45 feet of the intersection of Checker Road and Vintage Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Attachments:

- Narrative Description
- Response to Variation Standards
- Plat of Survey with Proposed Fence (X-X-X)

Attachment: Staff Report (Consider a Variation for a 6-Foot Semi-Open Fence on the Property at 401 Claret Dr.)

June 28, 2022

Planning and Zoning Commission
Village of Buffalo Grove
Fifty Raupp Bvld,
Buffalo Grove, IL 60089

Dear Planning and Zoning Commissioner,

Sub: Permission for 6' shadow box fence at 401 Claret Drive, Buffalo Grove, IL 60089

I am requesting permission for variation for the repair of my fence located at the corner of Old Checker Road and Vintage Drive, which was damaged by high winds in early May. The fence will be replaced on the existing fence line which does not comply with the new zoning requirements.

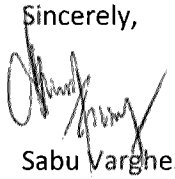
The back of our house faces Checker Drive which has 6-foot continuous board fence which will be replaced by board-on-board (shadowbox) fence. However, the side facing Vintage Lane has continuous board fence at 5 ft, and I am requesting permission to increase this to 6 ft board-on-board (shadowbox) fence which will be semi-private but will block direct view to my backyard where my children who often play.

Additionally, the Vintage Lane side the fence is currently within four feet of the property line where it begins and tapers to the property line as it moves to the back (towards Checker Road). This was allowed in the past probably to maintain the symmetry between the sidewalk and the fence which is currently apart by approximately 7 ft. The fence line has been in place for the 9 years we have lived here, and under the previous owner who were here for approximately 25 years. Moving this to within four feet of the property line to meet the new zoning requirement will alter this symmetry, reduce the curb appeal, and cost us much more to cut down trees and re-do the landscaping. We request you to allow for us to replace the fence along the current property line.

The Building Permit Application, Plat of Survey and a Quote for the project by contractor licensed by the Village has already been submitted to the Planning department.

Please let me know if you have any questions.

Thank you,
Sincerely,



Sabu Varghese
847-903-8435

Attachment: Combined Plan Set (Consider a Variation for a 6-Foot Semi-Open Fence on the Property at 401 Claret Dr.)

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:

   Variation requested is to:
   1. Keep the fence along the current property line instead of moving it to 4 feet inside
   2. Raise the height of the fence on the side facing Vintage Lane from 5'to 6 feet and replace it with board-on-board fence to keep it semi-private instead of continuous board fence which is currently installed. The sidewalk has a lot of traffic and raising the height will provide much needed privacy for my children who play in the backyard.

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

   Your Evidentiary Statement:

   The fence is being replaced along the existing fence line which has been in place for the 9 years we have owned the house, and for much longer under the previous owner who lived here for 25 years.

   The fence is within four feet for approximately the first half on the side but tapers toward the property line in the second half as shown using blue line in the picture below. Moving this in by four feet to comply with the new zoning laws (as indicated by the red lines) will alter the symmetry between the sidewalk and the fence and will reduce the curb appeal.

Attachment: Combined Plan Set (Consider a Variation for a 6-Foot Semi-Open Fence on the Property at 401 Claret Dr.)

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,**

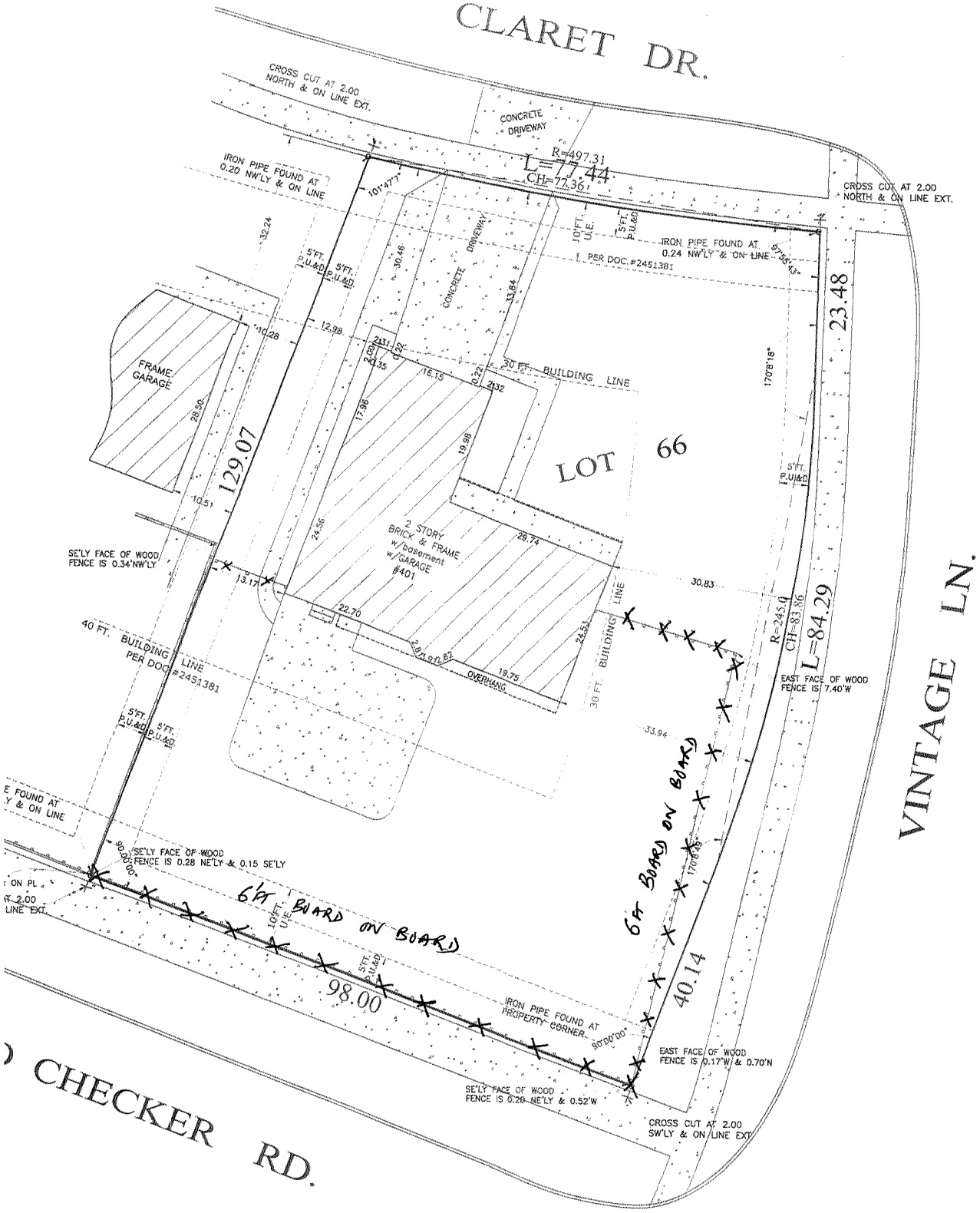
   Your Evidentiary Statement:

   The current landscape has mature bushes and trees that will have to be cut down if the fence line is moved in by 4 feet. Then landscaping will have to be re-done which is expensive. This will also alter the alter the look and purpose of how the yard is curently utilized.

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

   Your Evidentiary Statement:

   The property is on a coner lot and the current fence structure has been in place for decades. The public in this neighborhood are used to the current fence strucutre which is approximately 7 feet from the current sidewalk There are no forseen impacts to public health or welfare by the replacement of the fence along the current fence line.



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A TOTAL WIDTH OF 10 FT. PER

Attachment: Combined Plan Set (Consider a Variation for a 6-Foot Semi-Open Fence on the Property at 401 Claret Dr.)

Action Item : Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Privacy Fence Along the Interior Side Yard and Extending Beyond the Front Line of the Building at 1131 Twisted Oak Lane

Recommendation of Action

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

The Petitioner is proposing to replace an existing 6-foot semi-open style wooden fence with a 6-foot privacy (completely closed) wooden fence which exceeds the maximum permitted height of a privacy fence and extends beyond the front line of the building.

ATTACHMENTS:

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

Trustee Liaison
Pike

Staff Contact
Kelly Purvis, Community Development

Wednesday, August 17, 2022	

VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

MEETING DATE:	August 17, 2022
SUBJECT PROPERTY LOCATION:	1131 Twisted Oak Lane, Buffalo Grove, IL 60089
PETITIONER:	David Gillick
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Variation to the Fence Code, Section 15.20, pertaining to Residential Districts for the purpose of installing a 6-foot solid privacy fence along the interior side yard and extending beyond the front line of the building at 1131 Twisted Oak Lane.
EXISTING 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 proposing to replace an existing 6-foot semi-open style wooden fence with a 6-foot privacy (completely closed) wooden fence which exceeds the maximum permitted height of a privacy fence and extends beyond the front line of the building as shown in *Figure 1*.

In July of 2003, the ZBA approved a variance granting a 6-foot semi-open wood fence in the front yard of the property. The portion of the 6-foot open-style fence that was in the side and rear yard was compliant with the Fence Code.

Variations typically run with the property and would allow for the replacement of the fence in the front yard. However, since the Petitioner is proposing a different style of fence (completely closed) than was previously approved, a new variance is required for the solid privacy fence within the front yard. The portion of the fence in the side and rear yard also needs a variation since it would no longer be of a semi-open style (5-feet is the maximum permitted height of a privacy fence).

Figure 1

Attachment: Staff Report (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to replace an existing 6-foot semi-open fence with a 6-foot privacy-style wooden fence. The Code allows completely closed fences to be up to 5-feet in height and requires that fences greater than 5-feet be a semi-open style fence.

- The 6-foot solid fence, shown in red in *Figure 1,* exceeds the maximum permitted height of a privacy fence by one foot, which requires a variation.

- The proposed privacy fence extends beyond the front line of the building, which also requires a variation. Per the Fence Code, only ornamental style fences may be placed within the front yard of residential properties.

- The Petitioner is looking to replace the existing semi-open fence with a solid privacy fence to restrict the view of the Aspen Ditch which is located west of the subject property. The Petitioner has included documentation about the Aspen Ditch (attached).

Variations requested

1. A fence variation from Section **15.20.040.A** of the Buffalo Grove fence code, which states: *No fence, other than an ornamental fence, shall be located nearer to the street than the front line of the building.*

2. A fence variation from **Section 15.20.090.C** of the Buffalo Grove fence code, which states: *Fencing material that is over five feet in height shall be of a design that is open so as to allow visibility perpendicular or tangentially through the fence when moving along a plane parallel to the fence, including but not by way of limitation, board on board fencing; shadow box fencing; picket fencing or any other style of fencing that allows open visibility through the fencing material.*

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 variation, however no concerns were raised.

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 variation standards included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval of the variations for the 6-foot solid privacy fence along the interior side yard and extending beyond the front line of the building at 1131 Twisted Oak Lane, subject to the following conditions in the Suggested PZC Motion listed below based on the following reasons:

- The proposed fence is replacing the existing fence in the same footprint and at the same height.
- A 6-foot solid fence is permitted per the fence code if a residential property abuts a park, a busy roadway, non-residentially zoned property, etc. Staff believes this request is a similar case as the subject property abuts a ditch and a privacy fence will help reduce the visibility of the ditch.

ACTION REQUESTED

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

SUGGESTED PZC MOTION

The PZC moves to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow a 6-foot solid privacy fence along the interior side yard and extending beyond the front line of the building at 1131 Twisted Oak Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Attachments:

- Narrative Description & Supporting Documents
- Response to Variation Standards
- Photos of the Property & Aspen Ditch
- Plat of Survey with Proposed Fence (in Red)

David Gillick <dgilli@artic.edu>

Planning and zoning commission

1 message

SHEILA GILLICK <gillsl8@aol.com> Sat, Jul 9, 2022 at 4:21 PM
To: Art Institute- David <Dgillick@artic.edu>

Planning and zoning commission
Buffalo Grove, Il 60089

To whom it may concern;

Please consider a variance for a 6 foot plain white vinyl continuous privacy fence for our property at 1131 Twisted Oak Lane, Buffalo Grove, 60089. I will explain in detail why it necessary to ask for a variance in regard to this fence.

A privacy fence can serve many purposes. It can tie the aesthetic of our yard together, bringing consistency and shape to an amorphous space.

The unattractive view of the Aspen ditch (which we call a creek, as it sounds a lot better than a ditch is not a view anyone would care to look at. It has not been maintained in over 40 years that we have lived here. Unwanted vegetation, trees and various weeds have invaded it. From what I have read through various articles from the library, the Aspen Ditch was supposed to be able to last based on what the planned population would be. I have provided copies of these articles as documentation. Over the years, people north of us have thrown waste materials into the ditch and they come down the ditch as waste materials and can at times have a foul smell. A 6 foot tall fence can also prevent kids and pets from straying out of the yard, or peaking through a shadow box type fence, while we as parents and grandparents are busy looking the other way. A 6 foot tall or higher privacy fence can hopefully provide privacy as well as prevent accidents from occurring. It would also prevent animals from escaping or small animals from the ditch from entering the yard.

One of the best ways to improve a property is by adding a privacy fence. A privacy fence is a quick project; which is far less invasive to our daily routine around our home than many other types of home improvements, but the benefits are still plentiful! Here are just a few benefits of a privacy fence which will improve our home and provide us with a backyard area to enjoy for years to come:

One of the main benefits of a privacy fence is that it provides just that – privacy! By creating a visual barrier, a privacy fence restricts the view of the Aspen ditch; which no one wants to see. The ditch is overgrown with weeds, trees, waste materials and broken limbs of trees; which have not been removed subsequently causing water build up and the erosion of the walls of the ditch.
We are not requesting a privacy fence on any other portion of our yard, just a fence which will protect us from the view of the ditch. Although we do need a matching gate on both sides of the yard as it would look strange if the gates were asymmetric. This can be especially beneficial in order to protect our neighbors children from trying to see beyond the fence. It will can help keep objects, people, and other items from encroaching on the property. A tall privacy fence, basically gives people a clear message to stay off this area in order to stay safe. As you can see from the pictures, even though there is a wall there is still a drop, and if a child were to climb in this area, they could definitely have an accident and become injured.

It is imperative to have a continuous privacy fence in order to protect and keep young children and pets safe. Privacy fences are significantly beneficial as they enhance the safety and security of a home. This added security is benefical as they are a great means to keep your four-legged friends "in", but they also keep neighboring pets or wild animals "out". Privacy fences can also feature locked gates. Plus, they create an additional physical barrier for people which we do not want to enter the yard or home. This in turn, makes our home a more difficult target by default. Many years ago our home was broken into and if we could eliminate the possibility of ever going through that stress again, I'm all for it.

Adding a fence is also one method of improving our backyard. Privacy fences improve the overall backyard space. Not only do they provide an enhanced level of safety for my family, but they also create a better-looking property.
They provide a finishing touch to the backyard and can contribute to the quality and look of our home and landscaping. Additionally, they can create a noise barrier. A privacy fence can cut down on noise or other neighborhood commotion, which provides a more peaceful setting for outdoor rest and relaxation._

Privacy fences can also act as wind-breaker. In this way, they can provide some weather protection to our backyard, shed and patio furniture. In the same way, they can also help shelter plants and landscaping. Depending on the height of the fence, it may also create some shade for the patio/yard area later in the day.

Generally speaking, privacy fences will enhance the curb appeal of our home.
By choosing a privacy fence we will enhance the exterior of our home and increase its' curb appeal. A Vinyl fencing option creates a beautiful aesthetic while maintaining maximum amounts of durability with the most minimal amount of maintenance; which as we age is extremely important.

Vinyl privacy fences are typically made of solid or veneered polyvinyl (PVC). They're strong, flexible and resistant to decay. Because they never need painting and won't rust or peel, vinyl privacy fences are extremely low-maintenance in comparison to other fence materials. Vinyl fences are more expensive initially than wood fences, but the limited maintenance and long life of this type of privacy fence saves money in the long run.

Wood privacy fences are not inexpensive either to install but they require the most maintenance of all privacy fence materials. They still warp and rot overtime and require protection against moisture and sun damage. We could build a wood privacy fence simply to keep prying eyes away from the landscape or as a sturdy barrier to keep unwanted visitors of both human and animal varieties out of our yard. We had a 6 foot shadow box wood fence; which ended up rotting and warping from the excessive water and age. Pieces of the fence ended up falling in due the erosion of the walls of the Aspen ditch.

Vegetation, weeds & exposure of tree roots grow as you can see in the pictures. The increased weeds, spur weeds, Thorny plants, crabgrass, spikes, wild trees and other wildlife vegetation takes far more maintenance than a fence or concrete.

Due to the increase in homes north of our property; which according to city records was never predicted or expected to be the size that it is. The Aspen Ditch was expected to last without any complications. The increased water run off, increased vegetation and weather extremes, etc. has resulted in recent years in significant land erosion and dissipation of the land; which formed the walls of the Aspen Ditch. Due to the land erosion and over an 8 foot drop straight down as well as the loss of dirt underneath an existing slab of concrete; which holds our shed, we were forced to place metal sheet pilings to form a sea wall in order to salvage and protect our land as well as the City of Buffalo Groves property. The structure of the sea wall is durable and engineered for the long term. It is not inexpensive, not visually appealing and definitely nothing we ever planned on implementing or improving on our property but hopefully it will protect children and animals and the integrity of our land. The Seawall had to be approved by the Army Core of Engineers but it also had to live up to Buffalo Grove standards, which took almost two years to accomplish.
We are requesting permission for multiple reasons, as stated above to replace a continuous 6 foot tall vinyl privacy fence which can protect, secure and hopefully prevent future problems on the property. Thank you for any consideration you can afford us.

Sent from my iPhone

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

Aspen Ditch Assessment

Village of Buffalo Grove, Illinois

Prepared by:
Baxter & Woodman, Inc.
Consulting Engineers

VILLAGE OF BUFFALO GROVE
MAR 1[illegible] 2008
PW ADMIN

BAXTER & WOODMAN
Consulting Engineers

March 2008
Project No. 071151.30

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

1. EXISTING CONDITIONS

Aspen Ditch is a tributary to Buffalo Creek and is located at the west end of the Village of Buffalo Grove. The watershed includes both the Village of Buffalo Grove and the Village of Long Grove (Exhibit A).

The open channel conditions for Aspen Ditch begin between Aspen Drive and Twisted Oak Lane. The land along Aspen Ditch north of Checker Drive is private property, with the exception of the right-of-way for Twisted Oak Lane. The land use north of Checker Drive consists of single-family housing. Aspen Ditch generally follows rear lot property boundaries.

Aspen Ditch lies within the Buffalo Creek Nature Preserve south of Checker Drive. This open land is owned and managed by the Village of Buffalo Grove.

The Federal Emergency Management Agency (FEMA) special flood hazard area map, as compiled by the Lake County Department of Information and Technology, is shown on Exhibit B. The special flood hazard area inundated by the 100-year flood is mapped south of Checker Drive. North of Checker Drive is an area mapped as Zone X. Zone X is an area inundated by the 500-year flood and an area subject to the 100-year flood with average depths of less than 1 foot or with contributing drainage area less than one square mile.

Streambed conditions, streambank conditions, riparian vegetation, and outfalls were observed along Aspen Ditch between the start of the open channel conditions just south of Aspen Drive and Checker Drive. The stream assessment was conducted in October 2007.

Key observations are shown on Exhibit C. Representative photographs are presented in Appendix A.

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

1.1 Streambed Conditions

Aspen Ditch is a channelized stream located primarily along rear yards of single-family homes. Over time, Aspen Ditch has established minor meanders and pool/riffle habitat. The pool/riffle habitat is poorly developed. Minnows were observed in some of the pools.

The streambed is primarily a silt/sand/gravel/cobble matrix. When disturbed, the sediment on the channel bottom released an oil sheen. The oil residue likely comes from street runoff.

Only a few areas showed signs of sediment/silt accumulation. These zones of siltation are shown on Exhibit C with representative photographs in Appendix A. Both culvert crossings (Twisted Oak Lane and Checker Drive) had silt buildup in front of the culverts, reducing the capacity of these culverts.

1.2 Streambank Conditions

Aspen Ditch was last channelized when the single-family homes were constructed. To accommodate the energy of various stream flows, the stream is eroding the streambanks and creating meandering conditions.

Aspen Ditch was evaluated for problem erosional areas. The ranking of streambank erosion was based on Illinois Environmental Protection Agency's Pollutant Load Reduction Worksheet. The erosion categories are described below.

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

Description of Erosion Categories

Category	Description
Slight	Some bare bank but active erosion not readily apparent. Some rills but no vegetative overhang. No exposed tree roots.
Moderate	Bank is predominantly bare with some rills and vegetative overhang.
Severe	Bank is bare with rills and severe vegetative overhang. Many exposed tree roots and some fallen trees and slumps or slips.
Very Severe	Bank is bare with gullies and severe vegetative overhang. Many fallen trees, drains and culverts eroding out. Massive slips or washouts common.

*Rill erosion from overland flow consists of numerous small channels, only several centimeters in depth, that are randomly distributed across the slope and that can be obliterated by tillage.
*Gully erosion is too deep to be obliterated by normal tillage operations and is formed by concentrated flows of water.

Sources: Illinois Environmental Protection Agency Pollutant Load Reduction Workbook; Hutchinson and Pritchard, 1976; and Soil Science Society of America, 1997.

The severity of bank erosion is shown on Exhibit C with representative photographs in Appendix A

There is a timber retaining wall along the west bank of the stream near Station 20+75. Portions of this timber wall are failing.

1.3 Riparian Vegetation

The vegetation adjacent to Aspen Ditch is primarily turf grass. The turf grass consists of a variety of cool-season perennial grasses such as kentucky blue grass, rye grass and fescues. There are numerous shade trees, including willows, cottonwoods, silver maples, box elders, and elms.

The riparian vegetation is maintained by the homeowners. Mowing of the turf grass is the most common maintenance activity.

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

1.4 Illicit Discharge Observations

Each outfall to Aspen Ditch was observed for potential illicit discharges, using *Illicit Discharge Detection and Elimination: A Guidance Manual* from the Center for Watershed Protection as a guide. The outfall locations are shown on the storm sewer atlas (Exhibit C).

No evidence of illicit discharges was observed during the stream survey.

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

Fwd: [EXTERNAL] Fwd: Fence Variation - Variation Standards

David Gillick <dgillick@saic.edu>
Wed 7/13/2022 8:01 PM
To: Andrew Binder <ABinder@vbg.org>
Gillick fence information.

---------- Forwarded message ---------
From: **SHEILA GILLICK** <gillsl8@aol.com>
Date: Wed, Jul 13, 2022 at 5:13 PM
Subject: Fwd: [EXTERNAL] Fwd: Fence Variation - Variation Standards
To: Art Institute- David <Dgillick@artic.edu>

Sent from my iPhone

Begin forwarded message:

From: "Gillick, Sheila L. FHCC Lovell" <Sheila.Gillick@va.gov>
Date: July 13, 2022 at 3:44:27 PM CDT
To: GillsL8@aol.com
Subject: RE: [EXTERNAL] Fwd: Fence Variation - Variation Standards

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

Your Evidentiary Statement:

Our home at 1131 Twisted Oak lane adjacent to the Aspen Ditch. The unattractive view of the Aspen ditch (which we call a creek, as it sounds a lot better than a ditch) is not a view anyone would care to look at. It has not been maintained in over 40 years that we have lived here. Unwanted vegetation, trees and various weeds have invaded it. Over the years, the soil in the ditch has dissipated, the timbers; which were initially placed when the ditch was built have also decomposed. Due to the overgrowth of trees, weeds and other vegetation, some trees have fallen and blocked the flow of the water at certain points in the ditch.

From what I had read from the library records supposedly the Aspen Ditch was supposed to be able hold the water run off based on the amount of homes; which was predicted to be built at the time it was initially constructed.

Over the years, people north of us have thrown waste material into the ditch and they have come downstream as garbage, which at times can have a foul smell.

Due to the erosion of the soil, we discovered that the sides of the ditch had eroded so far back that we began to lose part of our property. We had a 8 foot straight drop off of our property into the ditch. Hence, the fence fell into the ditch, the plants and trees; which

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

planted as landscaping, died and fell into the ditch. The soil under our shed, eroded, so fa back, that the concrete bricks fell in as well and almost a foot of soil was missing underneath the slab of concrete; which holds the shed.

In order to solve this problem, we have had metal sheet pilings placed to form a seawall , in order to salvage and protect the integrity of our land and the City of Buffalo Groves'. There are stones in front of the seawall, but on the other side of the seawall, which is not very wide, there is still a landscaping drop. If you look at the other side of the ditch, which is now exposed, it now has trees which are falling, tree roots are significantly exposed, disintegrated timbers and weeds.

We could put up a wood shadow box fence, which we had previously, but they require the most amount of maintenance. They warp and rot overtime and require protection against moisture and sun damage. The water damage, soil erosion and age is what caused the last fence to fall. A vinyl 6' privacy fence can help protect the safety of children and animals. It will keep little humans from peeking inside the ditch, as it can be dangerous and small animals from coming into our yard.

The vinyl fence would attach from one chain link fence at the end of our property; which already exists to the front the ditch where it goes underneath the street, so that children, nor animals would have access to the ditch or the debris.

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

Your Evidentiary Statement:

The privacy fence can tie the aesthetics of a yard together as well as provide a visual barrier for the ditch. Hopefully it can protect children and animals from gaining access to the ditch. A 6 foot fence would definitely not alter the character of the neighborhood, but enhance the beauty of the property.

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:

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

The erosion of the land on the other side of the ditch is completely exposed, as are th overgrown trees and their roots as well as other vegetation; which has grown over the years. There are trees limbs; which have fallen as well as waste products/garbage, soda pop cans, and other items; which have been thrown into the creek and washed down from the water run-off. The rotten timbers; which were initially placed when the ditch was built, are falling and have been slowly decomposing.

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

Your Evidentiary Statement:

This fence can be especially beneficial in order to protect our neighbors children from trying to see beyond the fence. It can help keep objects, people and other items from encroaching on the property. A tall privacy fence can give a subliminal message to stay off the area in order to stay safe.

Sheila Gillick

Physician Assistant

Gastroenterology Clinic

James A. Lovell, FHCC

3001 Green Bay Road

North Chicago, IL. 60064

Tel: 224-610-5955

Alternate: 224-610-5538

Fax: 224 610-2992

From: Sheila <gillsl8@aol.com>
Sent: Tuesday, July 12, 2022 10:03 PM
To: Gillick, Sheila L. FHCC Lovell <Sheila.Gillick@va.gov>
Subject: [EXTERNAL] Fwd: Fence Variation - Variation Standards

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

VILLAGE OF
BUFFALO GROVE

Fifty Raupp Blvd | Buffalo Grove, IL 60089-2139 | Phone 847-459-2530 | Fax 847-777-6046
www.vbg.org | permits@vbg.org

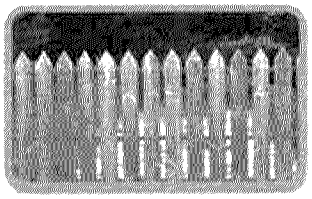
AFFIDAVIT OF COMPLIANCE

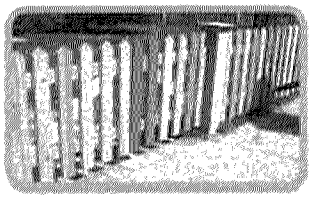
THIS FORM MUST BE SUBMITTED WITH THE PERMIT APPLICATION

Property Address: 1131 Twisted Oak Lane Buffalo Grove IL 60089

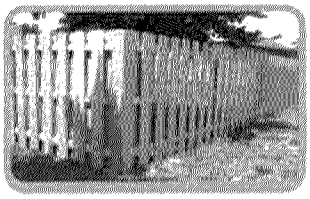
PLEASE INDICATE THE STYLE OF FENCE BEING INSTALLED (CHECK ONE):

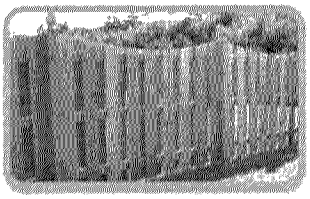
☐ **Open Fence**
Maximum height 6'
(ex. picket, spaced picket, rail, etc.)



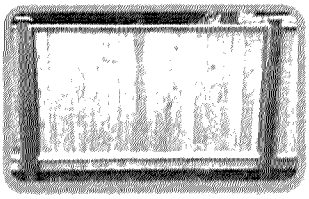


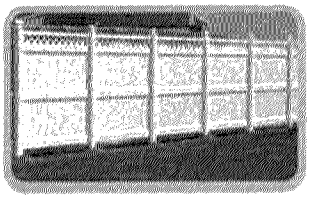
☐ **Semi-Open Fence**
Maximum height 6'
(ex. board-on-board, shadowbox, etc.)





☒ **Solid Fence**
Maximum height 5'
(ex. board-to-board, privacy, etc.)





I, DAVID Gillick, certify that the fence being installed at the property address listed above **matches** the style indicated and is 6 feet in height.

- I understand that the fence height is measured from the existing approved grade and includes all appurtenances and attachments to the fence.
- I further understand that if the installed fence **differs** from the type and height identified above and approved on the permit; I will be required to remove the fence, modify the fence, and/or reduce the height to a height allowed by code.

Print Name of Homeowner: DAVID Gillick Date: 7/11/22

Phone: 312-446-3207 Email: DGillick@ARTIC.EDU

Signature of Homeowner: David Gillick

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

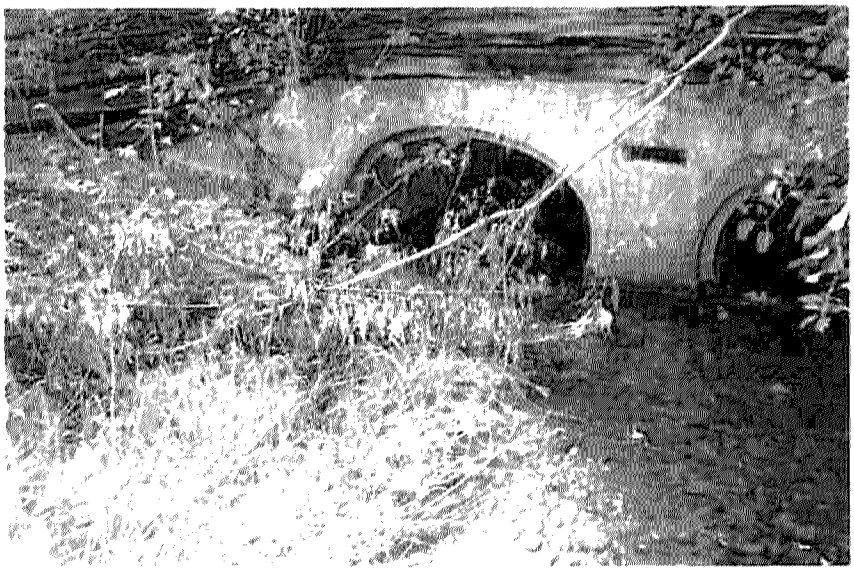


Photo 3. Looking southeast at silt buildup in front of east culvert, Twisted Oak Lane. Station 20+25.

Photo 4. Looking north at Twisted Oak Lane culverts.

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

Photo 5. Looking south at potential soil bioengineering reach, Station 18+50.

Photo 6. Looking south at debris jam, Station 17+50.

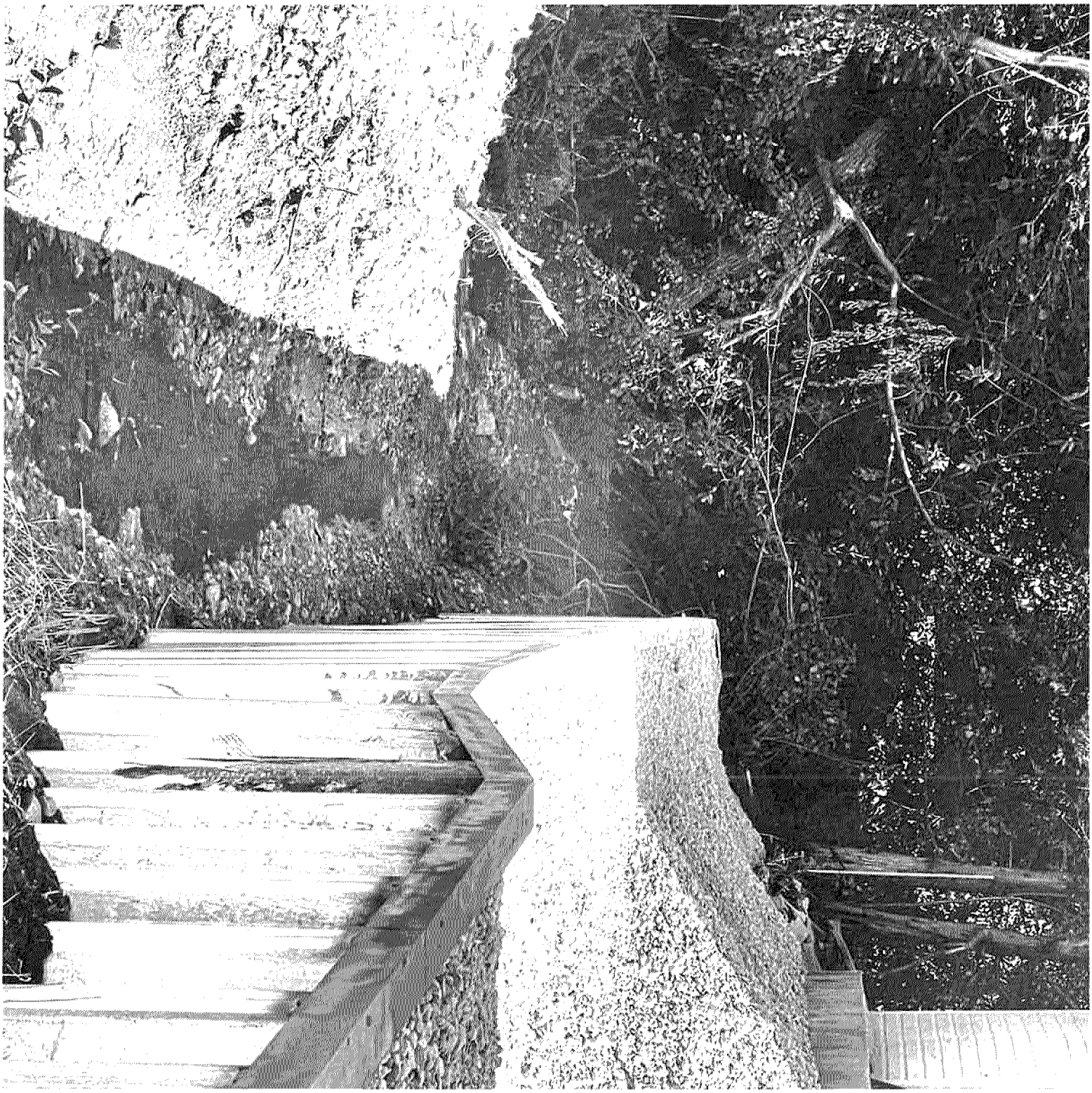
Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

Photo 7. Looking northeast at severe erosion, Station 17+10.

Photo 8. Looking west-southwest at severe erosion with exposed utility line, Sta 14+00.

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted Oak Lane)

Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted



Attachment: Plan Set (Consider a Variation for a 6-Foot Privacy Fence on the Property at 1131 Twisted

Action Item : Consideration of an Amendment to Ordinance No. 2019-042 and an Amendment to the Preliminary Plan, Approval of a Veterinary Hospital Use, and Variations from the Sign Code Related to the Number and Size of Wall Signs Proposed, All to Allow the Construction of a 2-Tenant Commercial Building on 41 S. McHenry Road

Recommendation of Action

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

Mitch Goltz, on behalf of GW McHenry BG, LLC, the owner of the property located at 41 S McHenry Road, is requesting approval of an amendment to the previously approved Planned Development and Preliminary Plan for the site. GW has submitted a plan for a 10,000 square foot, two-tenant commercial building on the site. GW has two tenants interested in occupying the space. Wild Fork, a grocer specializing in frozen meats, seafood and prepared foods would occupy about 4,000 square feet of the new building. The other 6,000 square feet would be occupied by a veterinary emergency clinic called Veterinary Emergency Group (VEG). The proposed project requires an amendment to Ordinance No. 2019-042, preliminary plan approval, and variations from the Sign Code.

ATTACHMENTS:

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

Trustee Liaison
Ottenheimer

Staff Contact
Kelly Purvis, Community Development

Wednesday, August 17, 2022	

VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

MEETING DATE:	August 17, 2022
SUBJECT PROPERTY LOCATION:	41 S. McHenry Road
PETITIONER:	Mitch Goltz, GW McHenry BG, LLC
PREPARED BY:	Kelly Purvis, Deputy Community Development Director
REQUEST:	The petitioner is seeking approval of an amendment to Ordinance No. 2019-042 and an amendment to the Preliminary Plan, approval of a Veterinary Hospital use, and Variations from the Sign Code related to the number and size of wall signs proposed, all to allow the construction of a 2-tenant commercial building on the subject property.
EXSITING LAND USE AND ZONING:	The property is currently an unimproved, vacant lot and is zoned B-3, Planned Business Center District.
COMPREHENSIVE PLAN:	The Village of Buffalo Grove Comprehensive Plan calls for this property to be an office use.

BACKGROUND

Mitch Goltz, on behalf of GW McHenry BG, LLC, the owner of the property located at 41 S McHenry Road, is requesting approval of an amendment to the previously approved Planned Development and Preliminary Plan for the site. In 2019, the Village Board approved Ordinance No. 2019-042 for the development of the Northwest Community Hospital (NCH) site with a new 4-story 70,000 square foot medical office building and outlot as shown on *Figure 1*. It was anticipated that the outlot would be a 5,000 square foot quick service restaurant with drive-through. GW has revised their proposal for the site and submitted a plan for a 10,000 square foot, two-tenant commercial building on the outlot. GW has two tenants interested in occupying the space. Wild Fork, a grocer specializing in frozen meats, seafood and prepared foods would occupy about 4,000 square feet of the new building. The other 6,000 square feet would be occupied by a veterinary emergency clinic called Veterinary Emergency Group (VEG).

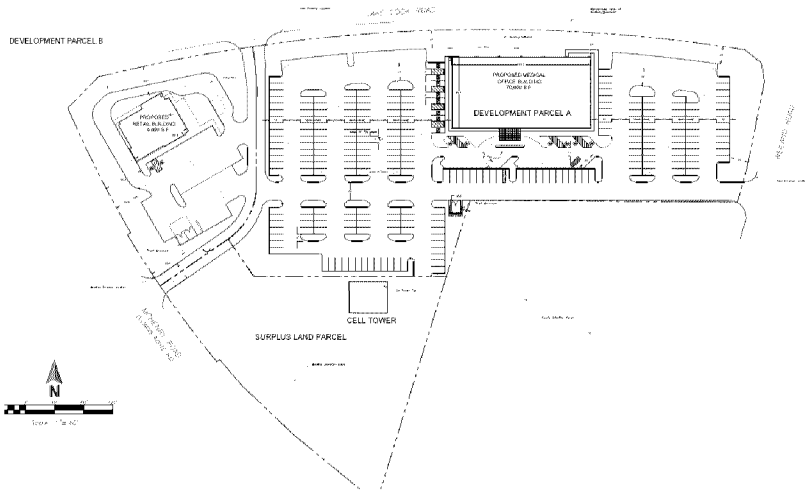


Figure 1

The site is approximately 1.32-acres and is currently vacant/unimproved. Prior to the NCH Development, the site was occupied by a 14,300 square foot immediate care center. The proposed

Attachment: Staff Report (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

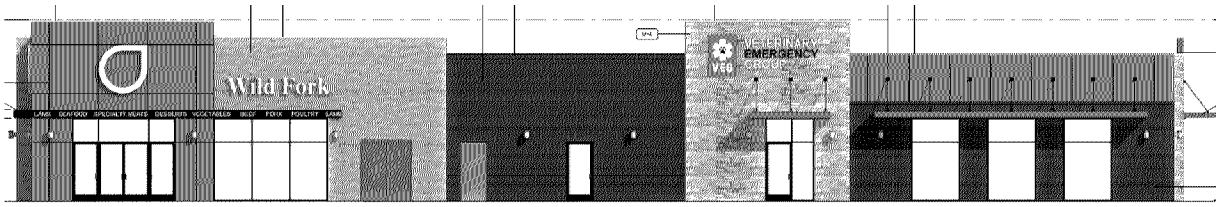
project requires an amendment to Ordinance No. 2019-042, preliminary plan approval, and variations from the Sign Code. The following report provides a summary of the project.

At the April 18, 2022 Village Board meeting, the developer presented an overview of the concept plan. The Trustees were generally supportive of the development. The PZC held a workshop meeting to review the concept plans on May 18, 2022 (minutes attached). The PZC asked general questions about the proposed uses but did not express concerns about the project.

PLANNING & ZONING ANALYSIS

Wild Fork Operations:
Wild Fork will be open 7 days a week from 8:00 AM – 9:00 PM. Peak hours of operation are from 3:00-7:00 PM Monday through Friday and from 10:00 AM – 5:00 PM Saturday and Sunday. The grocer will typically have 5 staff members on site to assist customers but will adjust staffing as needed on weekends and holidays. All food is pre-packaged and frozen and will be delivered to the store 3 times per week. The store will not have any food preparation, packaging, cooking or consumption on site.

VEG Operations:
VEG will be open 24 hours per day 365 days per year. Peak hours for the veterinary hospital are from 6:00 PM to 10:00 PM. During the day, most VEG locations see 8-10 cases. Overnight (12:00 AM – 8:00 AM), only a handful of cases are typical. A regular shift at a VEG location is usually staffed by 4-5 people (1 doctor, 2 technicians, an assistant and sometimes a receptionist). VEG does not perform routine care such as vaccines, spays, neuters, and other preventive care. There would be no boarding of pets; pets are only kept on-premises for inpatient medical care with direct supervision by a nurse and veterinarian.



Use:
The proposed grocery store use is permitted within the B3 zoning district. Currently, veterinary clinics/hospitals are not specificed as a permitted or special use in the B3 zoning district. However, given that the site is a Planned Development, the request can be considered as part of the amendment.

The 2009 Comprehensive Plan indicates that this site should remain an office use, however, staff believes the development is suitable for the location given the surrounding uses.

Setbacks and bulk requirements:
The Code requires buildings to be setback a minimum distance of 25 feet from the right-of-way. Buildings in excess of 45 feet in height are required to increase their setback proportional to the building height. The proposed building is 22 feet at its highest point and setback from the property line 25 feet, which complies with the setback and height requirements for the B3 zoning District. No zoning variations are proposed for the development.

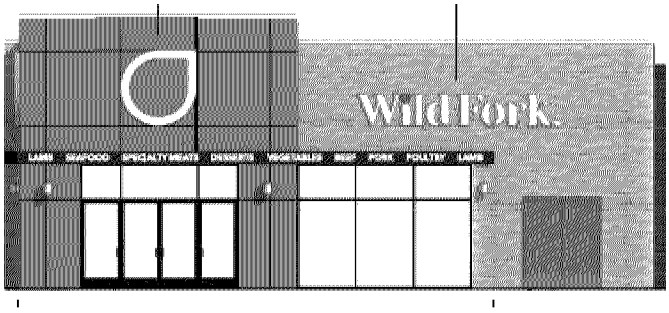
Landscaping
The petitioner has submitted a robust landscape plan that includes shade, ornamental and deciduous trees as well as evergreen and deciduous shrubs, ornamental grasses, and perennials. Planter beds

Attachment: Staff Report (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

mimicking those on the NCH site have been carried through the site along the Lake Cook Road frontage.

Based upon the building setback, the Code requires a minimum landscape buffer of 25 feet adjacent to the entire length of the right-of-way on this site. The proposed landscape buffer is compliant with this requirement.

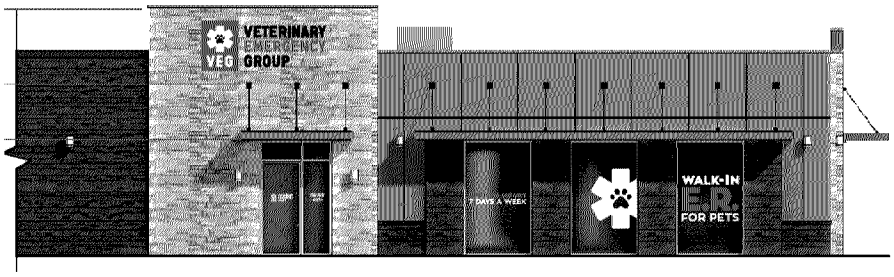
Signage:
The petitioner is proposing a monument sign on the northwest corner of the site. The sign will be setback the required 10 feet from all property lines and is compliant with the code limitations for height and sign area. In addition, the sign base material will match the stone material on the principal building.



Wild Fork is proposing to install a combination of wall signs on the north elevation (facing Lake Cook Road), south elevation (the main entrance to the store) and west elevation (facing McHenry Road).

The Wild Fork "Iconic Flame" logos and the lettering on the EIFS accent band (flush with the building, and not on a canopy as indicated in the sign plan) are each considered their own wall sign, therefore a total of 8 wall signs are proposed (3 on the south and west elevations and 2 on the north elevation). The Code allows 1 wall sign to be installed along each frontage and above the main entrance to the tenant space when it does not face a right-of-way, therefore a variation for the number of wall signs is required.

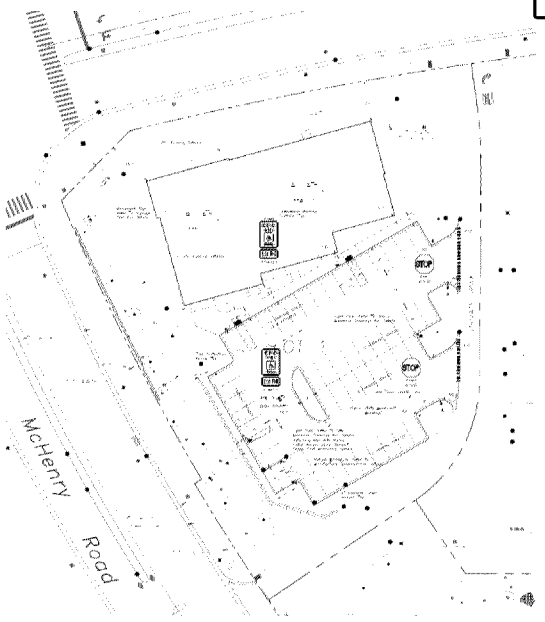
The total square footage of signage proposed is compliant. However, the combined lengths of the signs on each elevation will exceed the maximum permitted length of 1/3 of establishment's frontage, which will also require a variation. Staff is supportive of the sign variation requests, as the overall appearance of the signs is complimentary, and the petitioner is not exceeding the total square footage of signage permitted for the establishment.



VEG is proposing to install 2 wall signs on their portion of the building. One sign will face Lake Cook Road and the other will be placed over the main entrance to their unit. The number of signs, size and total square footage are all code compliant. VEG will also be installing door and window graphics, which comply with the Sign Code.

Traffic & Site Accessibility:
The volume of traffic to be generated by the proposed uses, will not have a significant impact on traffic conditions in the area and can easily be accommodated by the existing roadways. The petitioner has provided a traffic analysis, which has been included in the Plan Set.

Access to the parking lot is provided by two full access drive aisle connections to the private circulation road between this site and the NCH building. The main access onto Lake Cook Road and McHenry Road will not be altered as part of this project. Two-way traffic circulation is proposed throughout the site.



Parking:
The Zoning Code requires a minimum of 1 parking space per 250 square feet for a grocer (16 spaces required) and 4 parking spaces per 1,000 square feet of floor area for veterinary uses (24 spaces required) for a total of 40 parking spaces required. The project exceeds this requirement with 48 proposed parking stalls.

Building Elevations/Site Design:
A combination of concrete brick, stone stack wainscot and EIFS will be used on the principal building. The materials used on the building differentiate each tenant space but are complimentary to one another. Building articulation and the change in materials break up each building elevation, as does the varying roof line. The materials on the ground sign's base and the refuse enclosure have also been coordinated with the materials on the primary building.

Lighting:
The proposed lighting complies with the Village illumination standards of no more than .5 footcandles at the property line. Pole lights will be used in the parking lot and a uniform building fixture will be used on both tenant spaces.

Stormwater & Engineering:
Stormwater provisions were provided for this parcel as part of the NCH project. The project engineer will need to provide a stormwater management report that confirms the proposed development is within the previously permitted requirements. The Village's Engineers have reviewed the preliminary plans and have indicated that the minimal concerns related to stormwater and utilities can be addressed during the final engineering process.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the preliminary engineering plans and does not have any concerns.
Forestry	The Village Forester has reviewed the landscape plan and does not have any concerns.
Fire	The Fire Department has reviewed the truck turn exhibit and does not have any concerns.

SURROUNDING PROPERTY OWNERS
Pursuant to Village Code, the surrounding property owners within 250 feet were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has not received any comments or questions related to the project.

Attachment: Staff Report (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

STANDARDS

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

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020

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

The petitioner's responses to each of the standards are attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of the abovementioned amendment to Ordinance No. 2019-042 and an amendment to the Preliminary Plan, approval of a Veterinary Hospital use, and Variations from the Sign Code subject to the conditions in the Suggested PZC Motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of amendment to Ordinance No. 2019-042 and an amendment to the Preliminary Plan, approval of a Veterinary Hospital use, and Variations from the Sign Code to accommodate the construction of a new 2-tenant commercial building at 41 S. McHenry Road. The PZC shall make a recommendation to the Village Board concerning the requests.

Suggested PZC Motion

The PZC recommends approval of amendment to Ordinance No. 2019-042 and an amendment to the Preliminary Plan, approval of a Veterinary Hospital use, and Variations from the Sign Code for the number and size of wall signs proposed for the Wild Fork tenant space, all to accommodate the construction of a new 2-tenant commercial building at 41 S. McHenry Road, subject to the following conditions:

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

2. *The Final Engineering plans shall be submitted in a manner acceptable to the Village.*

3. *Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*

Attachment: Staff Report (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

ATTACHMENTS

- Narrative Description for Wild Fork
- Narrative Description for Veterinary Emergency Group
- Building Elevations
- Building Renderings
- Refuse Enclosure Elevation
- Site Plan
- Preliminary Civil Engineering Plans
- Landscape Plan
- Landscape Rendering
- Wild Fork Signage Plan
- VEG Sign Plan
- Ground Sign Plan
- Wild Fork Floor Plan
- VEG Floor Plan
- Photometric Plan
- Light Fixture Cut Sheets
- Traffic Impact Study
- Parking Study
- Response to Sign Variation Standards
- Minutes from the PZC Workshop Meeting

July 26, 2022

To Whom It May Concern:
RE: Wild Fork Foods Description

The following is a description of the size and scope of services we would like to provide at the location:

About Wild Fork Foods:

Wild Fork Foods is a retail grocery selling over 700 frozen products included but not limited to, meat, seafood, vegetables, and pre-prepared food. All food is pre-packaged and delivered to the store 3 times a week frozen. The store will not have any food preparation, packaging, cooking, or consumption on site. The business is strictly retail sales of frozen, prepackaged products.

Hours of Operation:

7 days per week, 8am – 9pm these are our Maximum hours currently in existing locations throughout the Chicagoland area

Staffing:

Total Number of Employees: 10
Maximum Number of Employees on Site at One Time: 5 (unless additional staffing is needed for weekend or holiday hours)

If you have more specific questions about Wild Fork Foods, or the services we provide, please feel free to reach out. I can best be reached via email at: michelle.armstrong@wildforkfoods.com

Thank you,

Wild Fork Foods

Michelle Armstrong
Real Estate Leader – Midwest

Wild Fork™
8200 NW 41 Street, Suite 450, Doral FL 33166
T: 833-300-WILD WildForkFoods.com

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

VETERINARY EMERGENCY GROUP

To Whom It May Concern:
RE: VETERINARY EMERGENCY GROUP Description

Veterinary Emergency Group ("VEG"), a rapidly growing group of emergency veterinary practices with the single mission of *helping people and their pets when they need it most*.

The following is a description of the size and scope of services we would like to provide at the location:

Hours of Operation:
24 Hours Per Day/365 Days Per year

Hospital Description:
The interior will include a waiting area with adjacent restroom interior treatment area with examination rooms, an x-ray room, surgery room, small quiet ward, and additional space for meetings, laundry, storage, staff break areas, etc. Final floor plan and design subject to change.

ABOUT "VEG"
The veterinary hospital would be operated by Veterinary Emergency Group ("VEG"), a rapidly growing group of emergency veterinary practices with the single mission of *helping people and their pets when they need it most*.

VEG was founded in 2014 by Dr. David Bessler. Dr Bessler is a long-time emergency veterinarian with a passion for being the hero who helps people and their pets in their time of need. After helping to build the nation's largest specialty veterinary business, he struck out on his own in 2014 and bought a single, small, veterinary practice called Veterinary Emergency Group or "VEG." At VEG, David reimagined the emergency veterinary experience from the customer's perspective, making it comfortable and convenient while maintaining a high standard of medicine and top-notch culture. In the last few years under David's leadership, VEG has grown to be the only nationwide emergency veterinary business with 30 locations throughout the United States and 50+ by the end of 2023.

Staffing

Veterinarians- 6
Nurses- 12
Assistant- 12
Other Support Staff- 3

A typical shift at a VEG location usually includes one doctor, two technicians, and assistant and sometimes one other individual, such as a receptionist.

PARKING & TRAFFIC
The proposed veterinary hospital use will not create any adverse impacts specifically related to parking or traffic conditions for the following reasons:

The parking demand for veterinary hospital is low, with 4-5 veterinary employees on site at any given time at VEG, plus approximately 7-25 VEG customers during the entire peak period of 6pm to midnight.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Although VEG operates 24 hours a day, the peak hours range from 6PM to midnight, with the highest concentration of customers coming to VEG between 6PM to 10PM. During the day, VEG sees approx. 8-10 cases between 8 AM and 6PM. There are only a handful of customers that come in from 12AM-8AM.

All Proposed Services

VEG will provide a unique service to community residents and their pets by offering 24-hour, 365-day emergency animal care.

A visit to VEG is vastly different from any other visit to a veterinarian's office:

- When customers call, **they speak directly to a veterinarian** who answers questions and advises on next steps. Upon arrival, customers are taken to the treatment area and are **seen by a veterinarian right away.**
- During treatment, VEG never separates people and their pets. Customers can choose **to stay with their pets throughout all procedures** they might need.
- Hospital staff sit on the floor when interacting with patients because that's **where pets are most comfortable.**
- We'll always find a way to **say yes**, no matter the request!

VEG provides the community with dedicated emergency services. They offer support for issues such as vomiting, diarrhea, foreign body ingestion, respiratory distress, injuries, etc. They do not perform routine care such as vaccines, spays, neuters, and other preventive care.

VEG currently operates out of a neighboring facility located at 238 E. Bearss Ave, Tampla FL 33613. Due to the case load at this location, VEG is planning on moving into a larger, brand new facility so it can continue to help people and their pets when they need it most.

There is no boarding component. If there is an animal on-premise, there is always a veterinarian treating it. Pets are only kept on-premises for inpatient medical care with direct supervision by a nurse and veterinarian

Proposed Larger Equipment

X-ray machine: VEG will install an x-ray machine to take radiographs.

Gas Equipment: VEG will install an oxygen generator which will produce oxygen. There will be various ports throughout the hospital that will allow patients access to oxygen as needed.

Noise, Odor & Waste Mitigation

Noise Mitigation. With respect to noise specifically, VEG will implement noise mitigation measures to ensure that the veterinary hospital use will not have any adverse noise impacts on the closest uses. VEG hospitals are all designed to address the need for extra noise insulation, and each location is individually evaluated with a soundproofing plan of action. However, based on VEG's experience in other markets, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital.

The maximum noise level within the main areas of the hospital is anticipated to be 90 decibels. However, this maximum (worst-case) noise level will rarely if ever occur, since it assumes that the veterinary hospital would be at maximum capacity entirely with barking dogs – which is extremely unlikely to occur. VEG treats animals other than just dogs and most animals need to be sedated to perform proper care. Despite this, the Applicant will install sound insulating panels that have a minimum Noise Reducing Coefficient ("NRC") rating of 0.95.2 Strategically placing sound insulating panels within the Vet Space will help to absorb up to 95% of the sound generated by the veterinary hospital use.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Odor Mitigation. The proposed veterinary hospital use will not have any adverse impacts with respect to odor. VEG will utilize an HVAC system that uses an exhaust system and outside air to provide positive/negative pressure and ventilation within the Vet Space. Positive pressure systems will be used to push air from one space to another (e.g. supplying more air in a space than is taken away, such as in surgery rooms where sterility must be maintained). Negative pressure systems will be used to pull air out and away from a space (e.g. using exhaust fans to pull air away from bathrooms). The systems together will result in particulates, including odors, to be exhausted to the exterior of the building.

All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial- grade grout. The Applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis. Thus, the proposed use will not have any adverse impacts with respect to odor.

Waste Mitigation. The proposed veterinary hospital use will also not have any adverse impacts with respect to waste. Any animal waste that occurs within hospital will be collected by staff and deposited into closed waste disposal containers. VEG will dispose of medical waste according to industry standards with a third party contractor that provides regular pick-up services. Trash facilities within the building are located on-site and will be accessible directly from the proposed use.

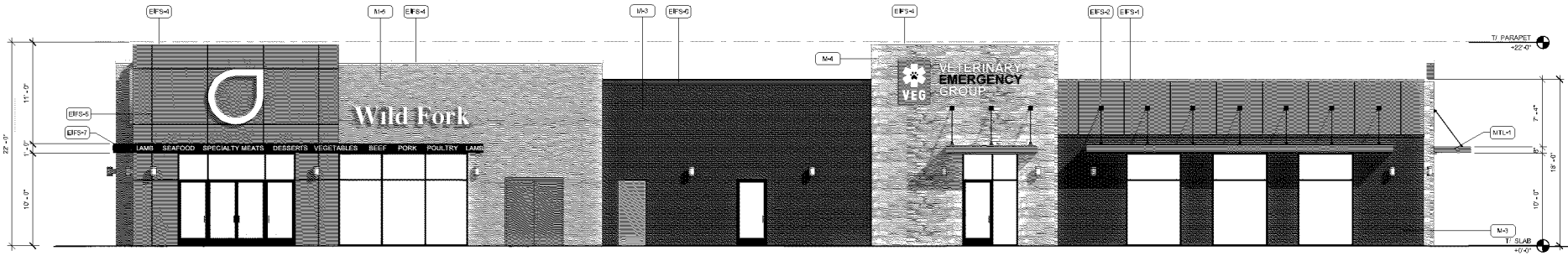
If you have more specific questions about VEG, or the services we provide, please feel free to reach out. I can best be reached via email at: Jhanlon@veg.vet

Thank you,

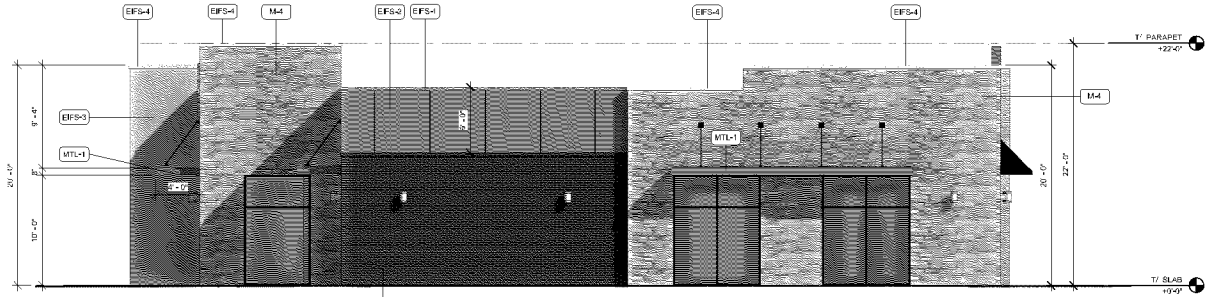
Veterinary Emergency Group

Jennifer Hanlon
Director of Real Estate & Development

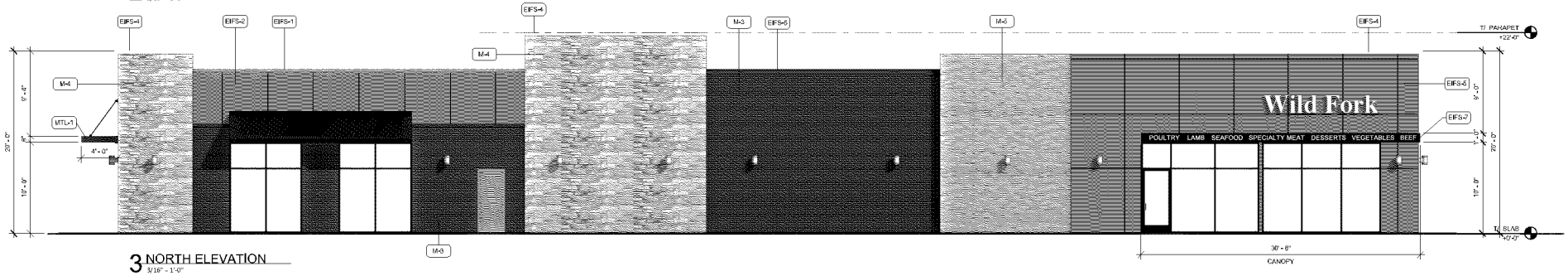
Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)



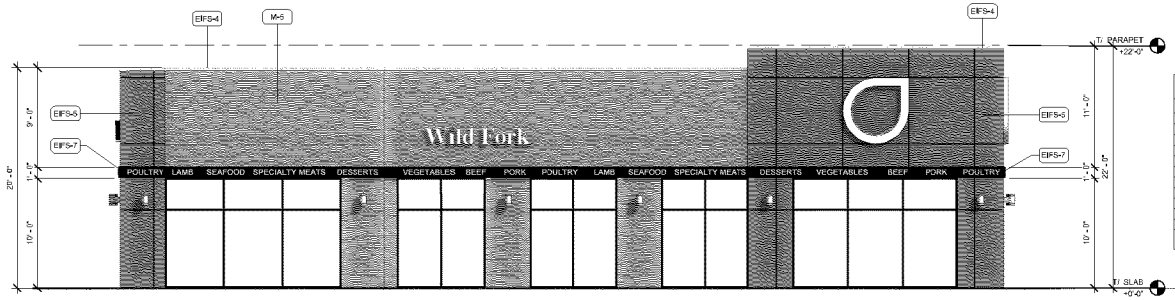
1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

MATERIAL SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
EIFS-1	EIFS CORNICE	SENERGY	MAGNUM	
EIFS-2	EIFS WALL	SENERGY	MAGNUM	
EIFS-3	EIFS WALL	SENERGY	PUEBLO	
EIFS-4	EIFS CORNICE	SENERGY	PUEBLO	
EIFS-5	EIFS WALL	SENERGY	M1.5 CF-STD-012-0311	
EIFS-6	EIFS CORNICE	SENERGY	STORM GREY	
EIFS-7	EIFS ACCENT BAND	SENERGY	BLACK	
M-3	CONCRETE BRICK	COUNTY MATERIALS CORP.	SLATE	SMOOTH FINISH, RUNNING BOND
M-4	STONE STACK WAINSCOT	DUTCH QUALITY STONE	ARIZONA DRYSTACK	
M-5	CONCRETE BRICK	COUNTY MATERIALS CORP.	WINTER	SMOOTH FINISH, RUNNING BOND
MTL-1	MAPES CANOPY	MAPES	BLACK	LUMISHADE W/ 8" SMOOTH FACE FASCIA & HANGER ROD SUPPORT

2.3.b

WILD FORK & VEG - ELEVATIONS

GW PROPERTIES
SOUTHEAST CORNER OF McHENRY RD & LAKE COOK RD
BUFFALO GROVE

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2211 N. ELSTON AVE. | UNIT 204 CHICAGO, ILLINOIS 60614

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CAUTION: Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No plea of ignorance of existing conditions found to be different from drawings will be accepted.

CAUTION: If this drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scale. Drawings are NOT to be scaled. Not published. All rights reserved. Notify architect of any discrepancies.

STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractors obligation, they are in compliance with the Codes and Ordinances of Hanover Park, Illinois

DATE	07.14.2022
REVISIONS	
SCALE	
DRAWN BY	Agnes S.

MARK T. DiGANCI
REG. ARCHITECT

LICENSE EXPIRES: 11.30.2022

A2.0

Packet Pg. 52

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

3D REAR CORNER VIEW

2.3.b

RENDERING 2

GW PROPERTIES
SOUTHEAST CORNER OF McHENRY RD & LAKE COOK RD
BUFFALO GROVE

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2211 N. ELSTON AVE. UNIT 3M CHICAGO, ILLINOIS 60614

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STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractors obligation, they are in compliance with the Codes and Ordinances of Naperville, Illinois

DATE	07.14.2022
REVISIONS	
SCALE	
DRAWN BY	Agnes S.

MARK T. DiGANCI
REG. ARCHITECT

LICENSE EXPIRES: 11/30/2022

R1.2

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

3D FRONT CORNER VIEW 1

3D FRONT CORNER VIEW 2

2.3.b

RENDERING 1

GW PROPERTIES
SOUTHEAST CORNER OF McHENRY RD & LAKE COOK RD
BUFFALO GROVE

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2211 N. ELSTON AVE, UNIT 204 CHICAGO, ILLINOIS 60614

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CAUTION: Contractor to verify all existing conditions dimensions PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No allowance to existing conditions figure to be different from drawings will be accepted.

CAUTION: This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of improper scale. Drawings are NOT to be scaled. Not published, All rights reserved, Notify architect of any discrepancies.

STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligations, they are in compliance with the Codes and Ordinances of Naperville, Illinois

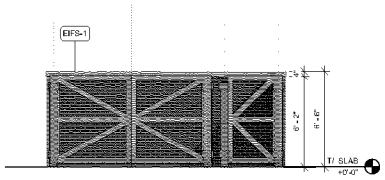
DATE	07 14 2022
REVISIONS	
SCALE	
DRAWN BY	Agnes b.

MARK T. DiGANCI
REG. ARCHITECT

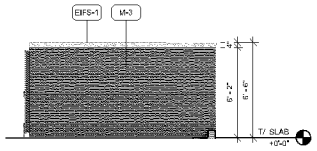
LICENSE EXPIRES: 11/30/2022

R1.1

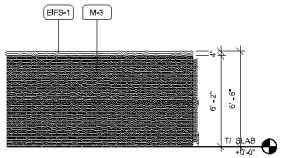
Attachment: Plan Set (Consideration of a Proposed Development at 415 McHenry Road for Wild Fork & VEG)



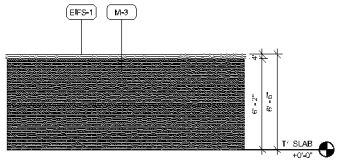
1 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
EIFS-1	EIFS CORNICE	SENERGY	MAGNUM	
EIFS-2	EIFS WALL	SENERGY	MAGNUM	
EIFS-3	EIFS WALL	SENERGY	PUEBLO	
EIFS-4	EIFS CORNICE	SENERGY	PUEBLO	
EIFS-5	EIFS WALL	SENERGY	M1.5 CF-STD-012-0311	
EIFS-6	EIFS CORNICE	SENERGY	STORM GREY	
EIFS-7	EIFS ACCENT BAND	SENERGY	BLACK	
M-1	CONCRETE BRICK	COUNTY MATERIALS CORP.	SLATE	SMOOTH FINISH, RUNNING BOND
M-4	STONE STACK WAINSCOT	DUTCH QUALITY STONE	ARIZONA DRYSTACK	
M-5	CONCRETE BRICK	COUNTY MATERIALS CORP.	WINTER	SMOOTH FINISH, RUNNING BOND
MTL-1	MAPES CANOPY	MAPES	BLACK	LUMISHADE W/ 8" SMOOTH FACE FASCIA & HANGER ROD SUPPORT

2.3.b

TRASH ENCLOSURE ELEVATIONS

GW PROPERTIES
SOUTHEAST CORNER OF McHENRY RD & LAKE COOK RD
BUFFALO GROVE, IL

STUDIO 24, LLC.
DESIGNERS - PLANNERS

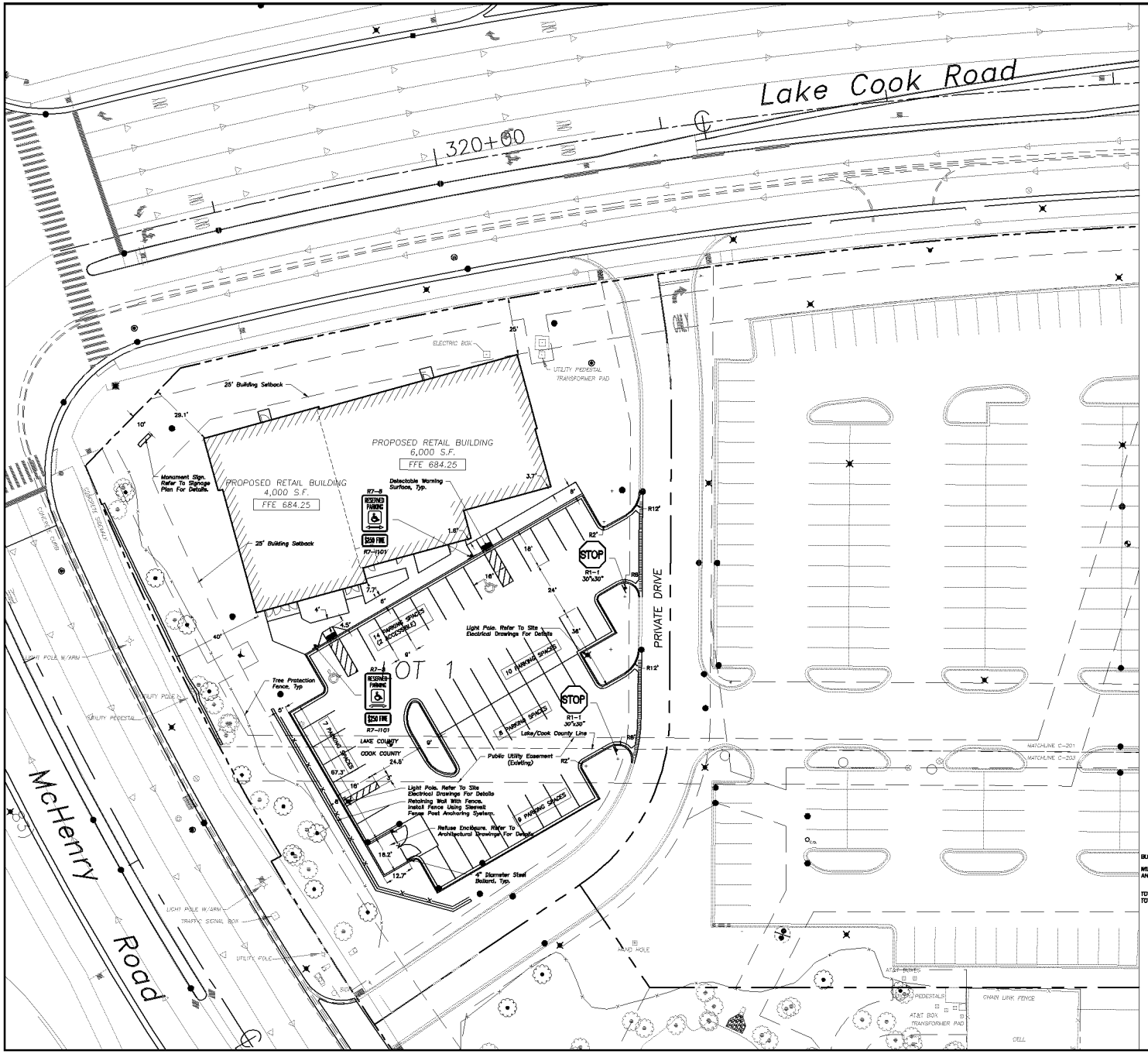
Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

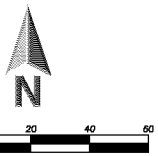
REVISIONS

	ISSUED FOR REVIEW
	ISSUED FOR PUBLIC REVIEW
	ISSUED FOR REVIEW
SCALE	
DRAWN BY	Young H.Ki

MARK T. DIGANCI
REG. ARCHITECT

A2.1





Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	C 783.50 / C 783.00
	Gutter Elevation	G 782.00
	Pavement Elevation	P 783.25
	Sidewalk Elevation	W 782.10
	Ground Elevation	x 784.0
	Top of Retaining Wall Elevation	T/W 786.50
	Swale	
	Contour Line	787
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

FLOOR AREA RATIO

PROPERTY AREA	1.32 Acres (57,475 SF)
PRIVATE DRIVE EASEMENT	7,135 SF
EFFECTIVE PROPERTY AREA	50,340 SF
BUILDING FLOOR AREA	10,000 SF
FLOOR AREA RATIO	19.9%

LOT COVERAGE

PROPERTY AREA	1.32 Acres (57,475 SF)
ROADWAY PAVEMENT	5,400 SF
PARKING LOT PAVEMENT	15,950 SF
SIDEWALKS	1,750 SF
BUILDING (GROSS)	10,000 SF
TOTAL IMPERVIOUS	33,100 SF (57.6%)
OPEN SPACE	24,375 SF (42.4%)

REQUIRED PARKING

BUILDING USE	ZONING REQUIREMENT	FLOOR AREA	REQ'D PKG
WILD FORK	GENERAL COMMERCIAL – 1SP PER 250 SF	4000 SF	16
ANIMAL HOSPITAL	ANIMAL KENNEL/HOSP. – 4SP PER 1000 SF	8000 SF	24

TOTAL REQUIRED PARKING – 40 SPACES
TOTAL PROVIDED PARKING – 48 SPACES (46 STANDARD + 2 ACCESSIBLE)

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2023

GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal

Expiration Date:

No.	Date	Description
	2022.03.05	Progress Drawings
	2022.06.21	Progress Drawings
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Submittal

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Drawn By:	Date:
PD	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:
SITE GEOMETRY PLAN (SITE PLAN)

Sheet No:
C-201

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/04/22 @ 9:14am By: pdimmer

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Notify The Owner, Engineer, And The Village of Buffalo Grove A Minimum of 48 Hours In Advance of Performing Any Work.
4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
6. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
7. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
8. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices. Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Include As-Built Plans For All Sheets (Mylar) For Submittal To Village.
9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.
10. Provide Traffic Control And Maintenance Of Traffic At All Times Along County Highways. Any Necessary Daily Lane Closures Shall Be Restricted To Between The Hours Of 9 AM And 3 PM And Are Subject To The Approval Of The County Resident Engineer Of Construction For The County Lake Cook Road Project.

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building Is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum into Ground.

MWRDGC GENERAL NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   - Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction.
   - Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction.
   - Village Of Buffalo Grove Municipal Code.
   - The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual.
   - In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
2. The Village Of Buffalo Grove Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, Mwrd, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Pipe Specification	Joint Specification
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-Inch To 15-Inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-Inch To 27-Inch Diameter F/DY-46	ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350, ASTM D-3035	ASTM D-3261, F-2620 (Heat Fusion), ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC 4-Inch To 36-Inch	ASTM D-2241	ASTM D-2672 Or ASTM D-3139
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼" To 1" In Size, With Minimum Bedding Thickness Equal To ¼ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-11 Or CA-13 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
    (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Sewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
    (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
    (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal" Or Similar Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

UTILITY NOTES

1. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.
4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
4. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
5. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
6. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
7. All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
8. All Flared End Sections Shall Be Concrete.
9. All Sanitary Manholes Shall Include a Chimney Seal.

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints In Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
3. Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.
9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II And Lake County DECI Requirements.
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittee Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance.
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Stormwater Management Facilities Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

MWRDGC SESC NOTES

E. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
19. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

COOK COUNTY HWY NOTES

1. Care is to be taken as not to damage any of the existing traffic signal conduits, fiber cables and equipment. If any of the traffic signal conduits, cables and/or equipment is damaged, the Contractor shall repair and/or replace the conduits, cables and/or equipment at no cost to the County.
2. The County is not part of JULIE for location of traffic signal equipment, contact the Mechanical, Electrical, Architectural and Landscaping Division at 312-603-1730.
3. For the location of underground county maintained facilities, see County Special Provision "Traffic Signal Work General".
4. If this contract requires the services of an electrical contractor, the Contractor shall be responsible at his/her own expense for locating existing IDOT and CCDOTH facilities prior to performing any work. If this contract does not require the services of electrical contractor, the Contractor may request one free locate for existing IDOT and CCDOTH electrical facilities from the Electrical Maintenance Contractor(s) prior to the start of any work. Additional requests may be at the expense of the Contractor. The location of underground traffic facilities does not relieve the Contractor of their responsibility to repair any facilities damaged during construction at their expense.

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

PAVING & SURFACE LEGEND

- Asphalt Pavement Section
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed
- Concrete Driveway Section
  8" Portland Cement Concrete
  6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
  5" Portland Cement Concrete
  5" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  10" Aggregate Base Course, Type B, Crushed
- Stormwater Overland Flow Path
- Ridge Line/High Point

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket
  North American Green DS75
  Or Approved Equal
- Inlet Protection. Refer To Details

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PROFESSIONAL DESIGN FIRM
LICENSE No. 184-003220
EXPIRES: 04/30/2023

GW McHenry BG LLC

Buffalo Grove Multi-Tenant Building

Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal:

PATRICK S DIMMER
062.069893
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Expiration Date:

No.	Date	Description
	2022.03.05	Progress Drawings
	2022.06.21	Progress Drawings
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Submittal

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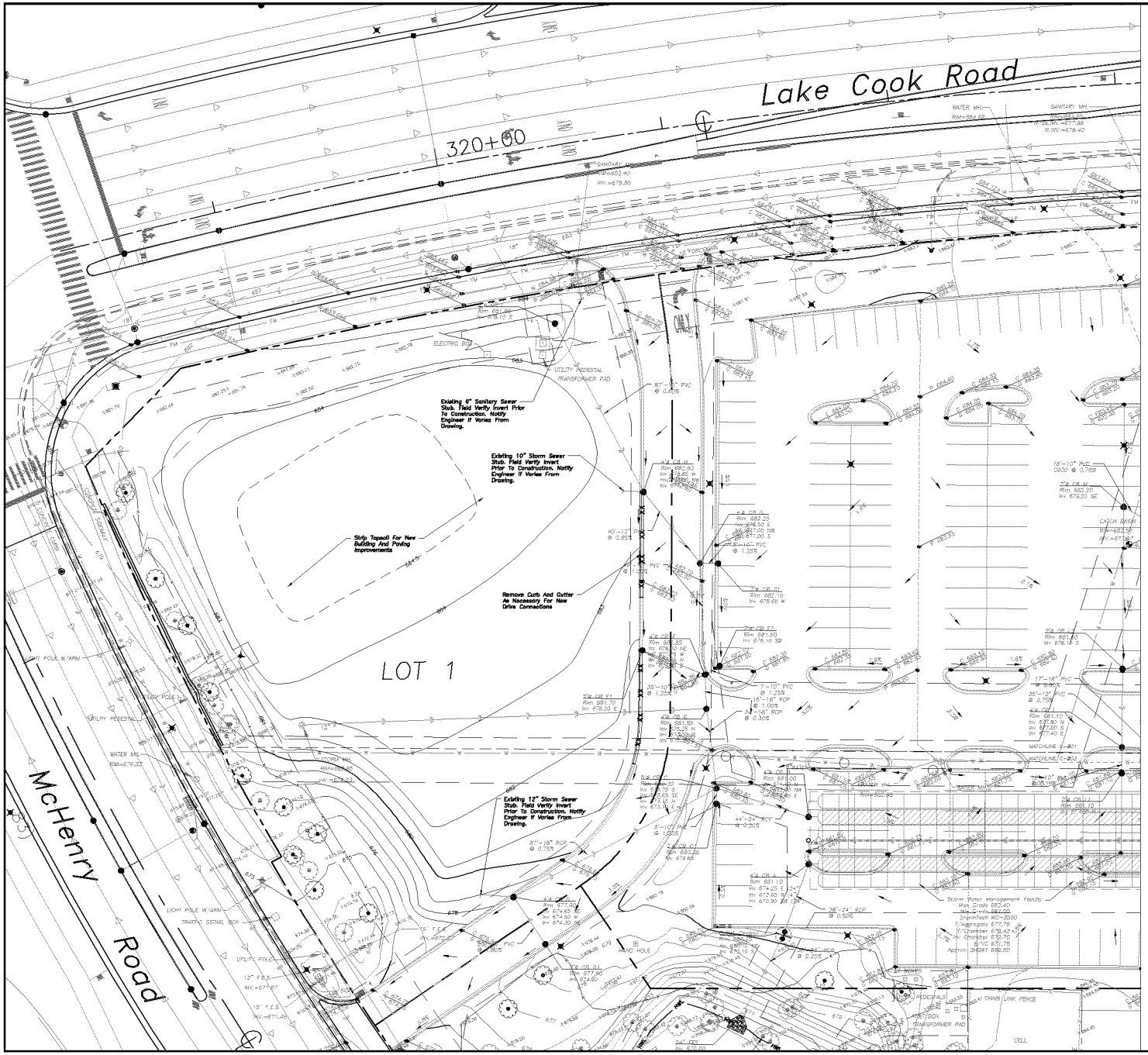
Design By: PD
Date: 2022.05.05
Approved By: PD
Project No.:

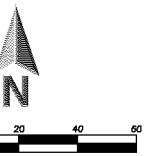
Sheet Title:
SITE NOTES AND LEGENDS

Sheet No:
C-001

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA -- P:\Pat\GW Properties -- Buffalo Grove Multi Tenant\Drawings\GW Properties BG.dwg
Plotted: 8/03/22 @ 2:01pm By: pdimmer





Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 783.50	Curb Elevation	C 783.50 / G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.50	Top of Retaining Wall Elevation	T/W 786.50
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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LICENSE NO. 184-003220
EXPIRES: 04/30/2023

GW McHenry BG LLC

Buffalo Grove Multi-Tenant Building

Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal

PATRICK S. CHRISTMAN
REGISTERED LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Expiration Date:

No.	Date	Description
	2022.05.05	Progress Drawings
	2022.06.21	Progress Drawings
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Submittal

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PD	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:

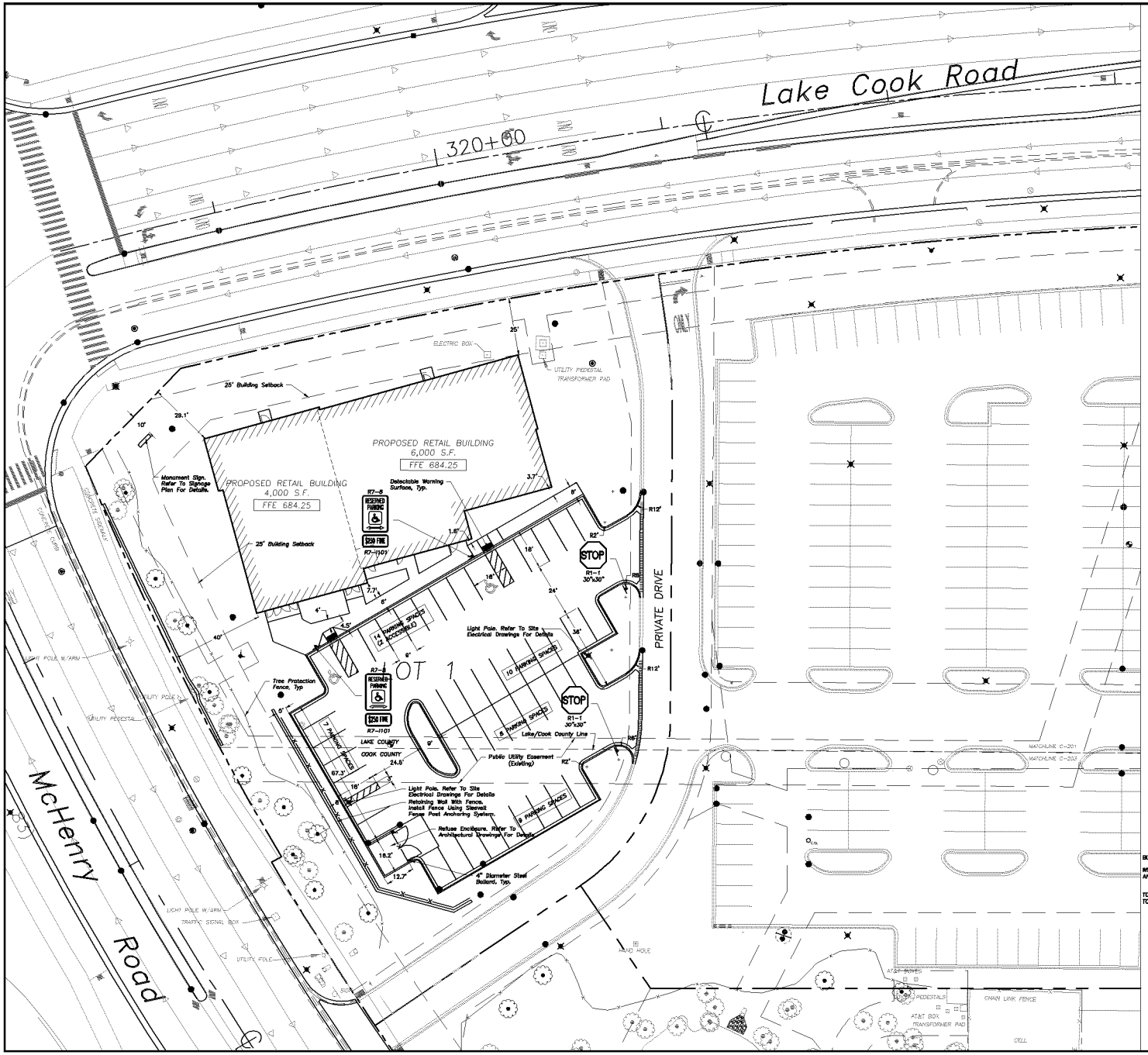
SITE DEMOLITION PLAN

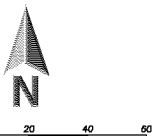
Sheet No:

C-101

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/03/22 @ 2:00pm By: pdinsmor





Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	C 783.50 / C 783.00
	Gutter Elevation	G 782.00
	Pavement Elevation	P 783.25
	Sidewalk Elevation	W 782.10
	Ground Elevation	x 784.0
	Top of Retaining Wall Elevation	T/W 786.50
	Swale	
	Contour Line	787
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

FLOOR AREA RATIO

PROPERTY AREA	1.32 Acres (57,475 SF)
PRIVATE DRIVE EASEMENT	7,135 SF
EFFECTIVE PROPERTY AREA	50,340 SF
BUILDING FLOOR AREA	10,000 SF
FLOOR AREA RATIO	19.9%

LOT COVERAGE

PROPERTY AREA	1.32 Acres (57,475 SF)
ROADWAY PAVEMENT	5,400 SF
PARKING LOT PAVEMENT	15,950 SF
SIDEWALKS	1,750 SF
BUILDING (GROSS)	10,000 SF
TOTAL IMPERVIOUS	33,100 SF (57.6%)
OPEN SPACE	24,375 SF (42.4%)

REQUIRED PARKING

BUILDING USE	ZONING REQUIREMENT	FLOOR AREA	REQ'D PKG
WILD FORK	GENERAL COMMERCIAL – 1SP PER 250 SF	4000 SF	16
ANIMAL HOSPITAL	ANIMAL KENNEL/HOSP. – 4SP PER 1000 SF	8000 SF	24

TOTAL REQUIRED PARKING – 40 SPACES
TOTAL PROVIDED PARKING – 48 SPACES (46 STANDARD + 2 ACCESSIBLE)

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PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
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GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal

PATRICK S. PHILLIPS
062.063003
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Expiration Date:

No.	Date	Description
	2022.05.05	Progress Drawings
	2022.06.21	Progress Drawings
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Submittal

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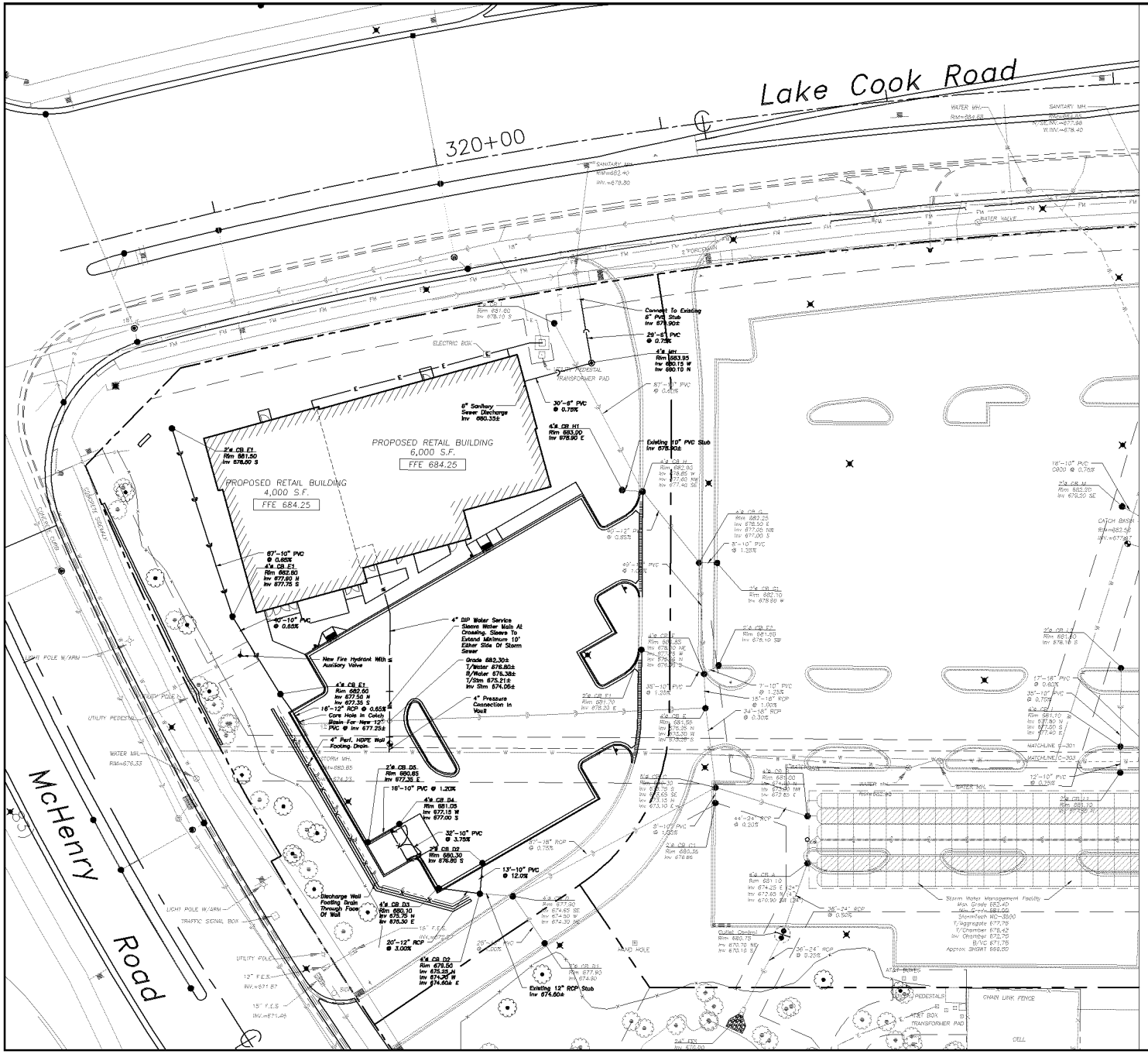
PD	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:
SITE GEOMETRY PLAN (SITE PLAN)

Sheet No:
C-201

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/04/22 @ 9:14am By: pdimmer



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	C 783.50 / C 783.00
	Gutter Elevation	G 782.00
	Pavement Elevation	P 783.25
	Sidewalk Elevation	W 782.10
	Ground Elevation	x 784.0
	Top of Retaining Wall Elevation	T/W 786.50
	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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Buffalo Grove Multi-Tenant Building

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Buffalo Grove, Illinois

Reserved for Seal

PATRICK S. DIMMER
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PROFESSIONAL
ENGINEER
STATE OF ILLINOIS

Expiration Date:

No.	Date	Description
	2022.05.05	Progress Drawings
	2022.06.21	Progress Drawings
	2022.06.30	Village Submittal
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PD	2022.05.05
Approved By:	Project No.
PD	

Sheet Title:

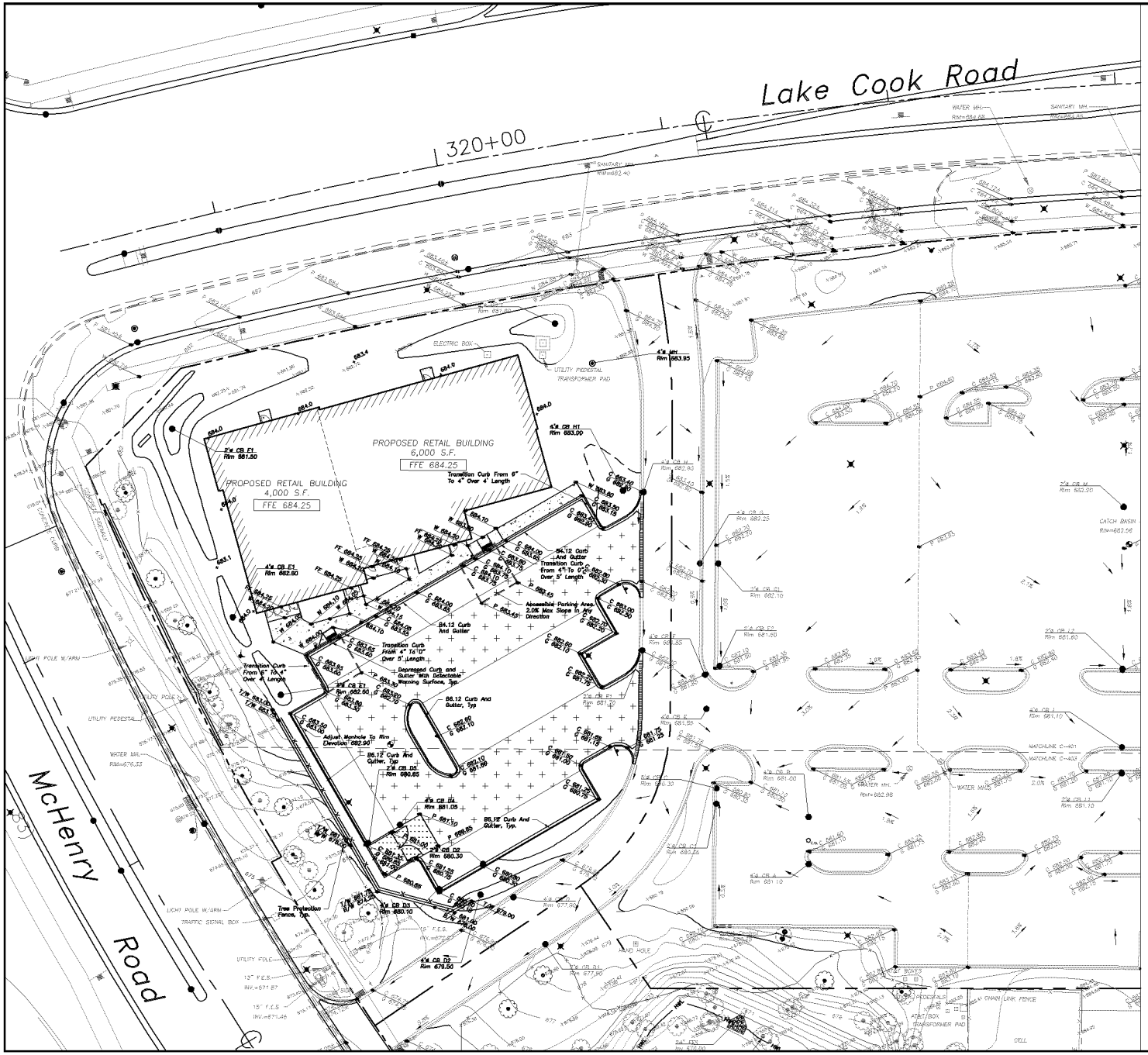
SITE UTILITY PLAN

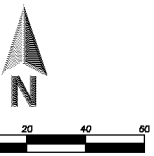
Sheet No:

C-301

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties SIS.dwg
Plotted: 8/04/22 @ 9:15am By: pdimmer

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)





Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
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	Gas Line	
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	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 783.50	Curb Elevation	C 783.90
x G 783.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.95
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.00	Top of Retaining Wall Elevation	T/W 786.50
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

- Asphalt Pavement Section: 1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50; 3 1/2" Hot Mix Asphalt, IL-19.0, N50; Prime Coat (0.25 gal/sq yd); 8" Aggregate Base Course, Type B, Crushed
- Concrete Driveway Section: 8" Portland Cement Concrete; 6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section: 6" Portland Cement Concrete; 8" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section: 1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50; 3" Hot Mix Asphalt, IL-19.0, N50; Prime Coat (0.25 gal/sq yd); 10" Aggregate Base Course, Type B, Crushed
- Stormwater Overland Flow Path
- Ridge Line/High Point

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LICENSE NO.: 184-005320
EXPIRES: 04/30/2023

GW McHenry BG LLC

Buffalo Grove Multi-Tenant Building

Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal

PATRICK S. DIMMER
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

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	2022.06.30	Village Submittal
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	2022.08.04	Zoning Submittal

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Drawn By:	Date:
PD	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:

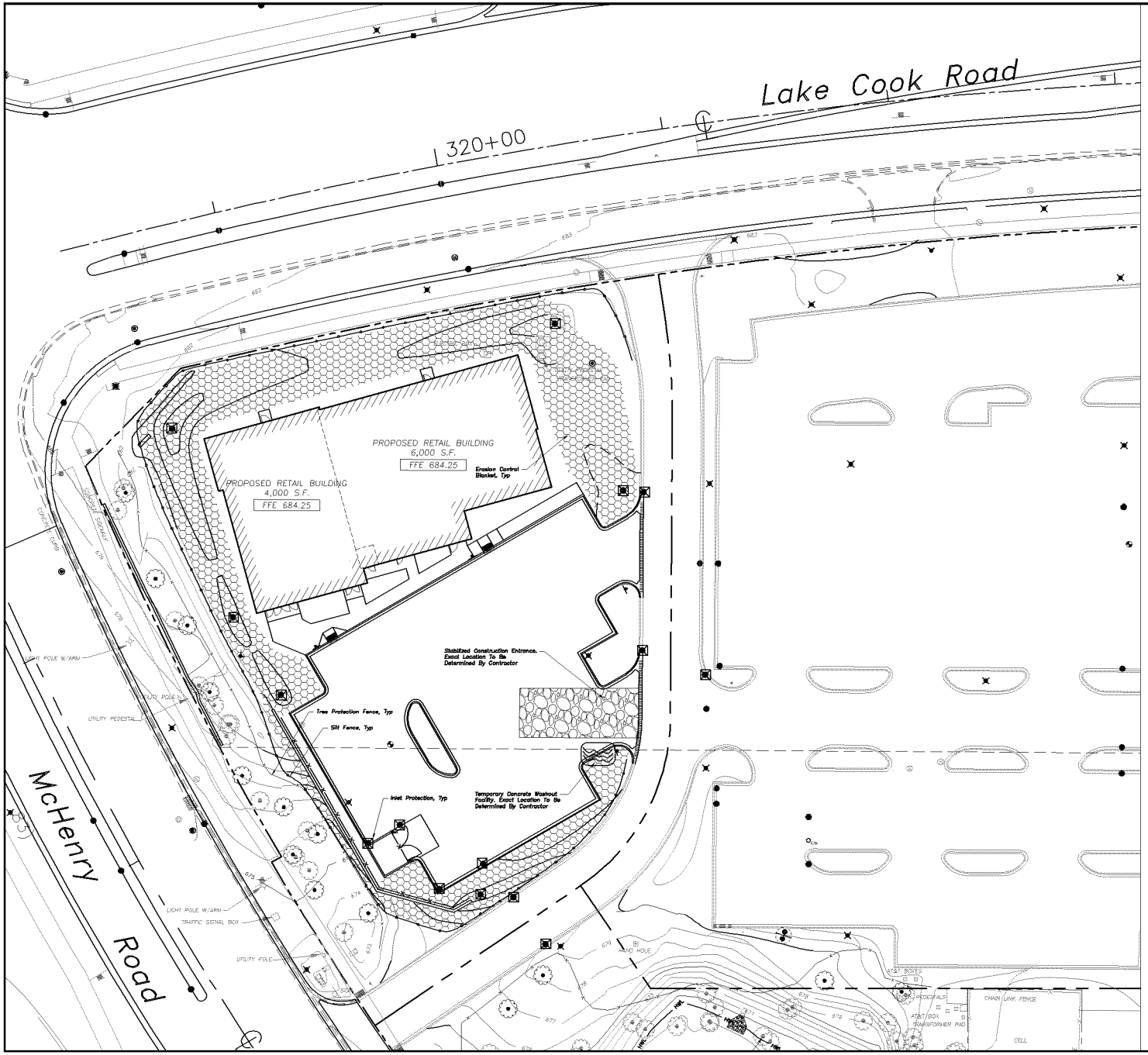
SITE GRADING & PAVING PLAN

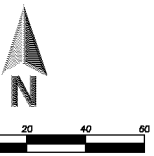
Sheet No:

C-401

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/04/22 @ 9:15am By: pdimmer





LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
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	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 783.50	Curb Elevation	C 783.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	x 784.0
T/W 785.50	Top of Retaining Wall Elevation	T/W 785.50
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing or Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Inlet Protection. Refer To Details

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PATRICK S. DWYER 062.064566 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

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Drawn By:	Date:
PD	2022.05.05
Approved By:	Project No.:
PD	

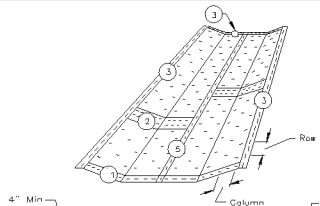
Sheet Title:
SITE ESC PLAN

Sheet No:
C-501

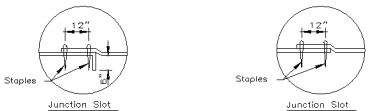
EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/04/22 @ 9:15am By: pdimmer

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EROSION BLANKET PLAN

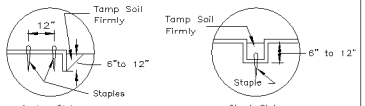


DETAIL 1

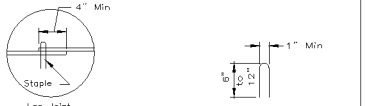


DETAIL 2

EROSION BLANKET PLAN



DETAIL 3 DETAIL 4

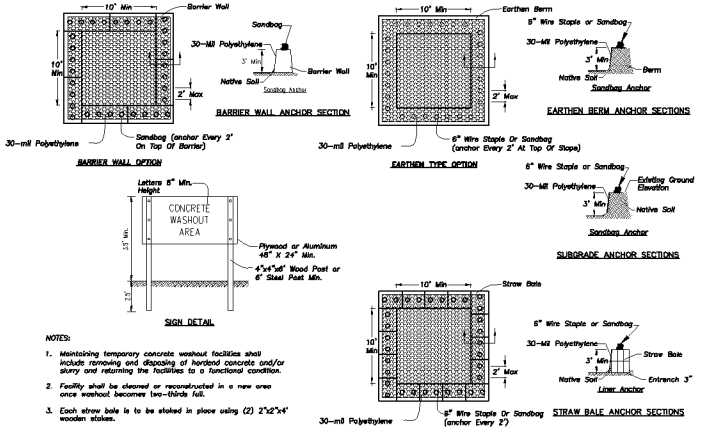


DETAIL 5

NOTES:
1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

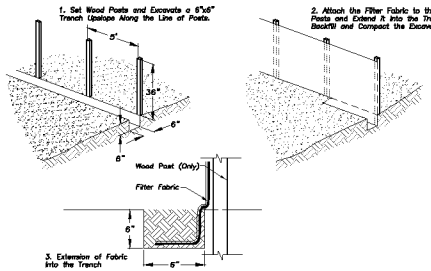
REFFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-530
Designed Date		SHEET 1 OF 2
Checked Date		DATE 5-24-94
Approved Date		

REFFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-530
Designed Date		SHEET 2 OF 2
Checked Date		DATE 3-1-95
Approved Date		

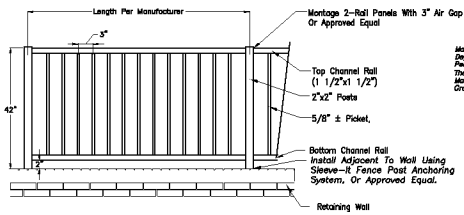


NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

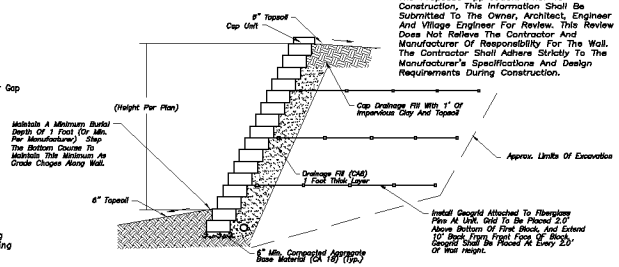
CONCRETE WASHOUT FACILITY



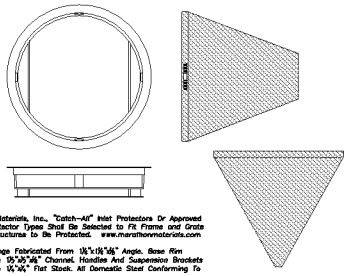
SILT FENCE CONSTRUCTION (AASHTO 288-00)



STEEL PICKET FENCE AT WALL



Block Retaining Wall



INLET PROTECTORS - SEDIMENT BAG

GENERAL NOTES

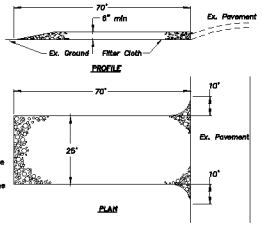
STONE SIZE - Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH - Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 5B2, Type I, II, or IV.

WASHING - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
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PROFESSIONAL DESIGN FIRM
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GW McHenry BG LLC
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Reserved for Seal

Expiration Date:

No.	Date	Description
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Drawn By:	Date:
PD	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:

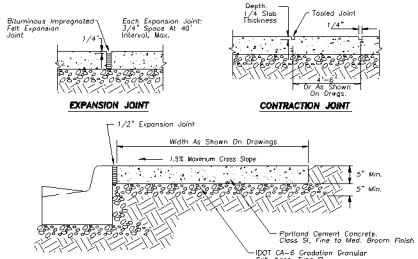
SITE DETAILS

Sheet No:

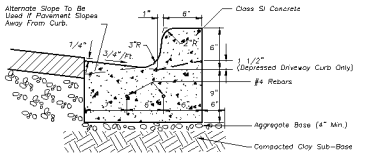
C-601

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VFG)

EEA - P:\Past\GW Properties - Buffalo Grove Multi Tenant\Drawings\GW Properties BIG.dwg
Plotted: 8/03/22 @ 2:02pm By: pdimmer

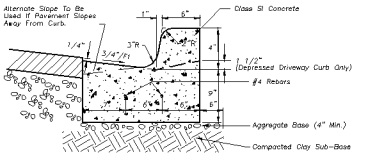


PORTLAND CEMENT CONC. SIDEWALK



Notes:
1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature. For Short Radius (under 25 ft.) Curves, Maximum Expansion Joint Spacing is 45'. Expansion Joints Shall Be Constructed With Pre-Molded Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4" ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 15'.

B-6.12 CURB & GUTTER



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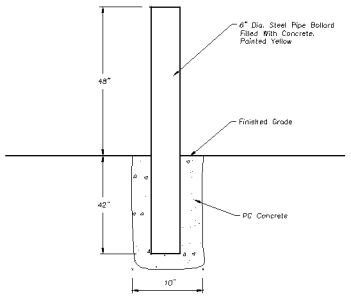
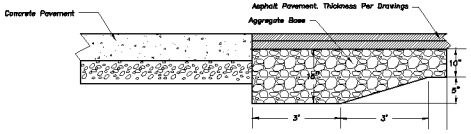
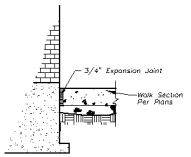
B-4.12 CURB & GUTTER



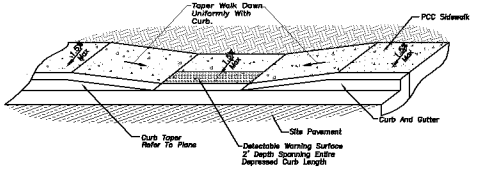
BOLLARD DETAIL



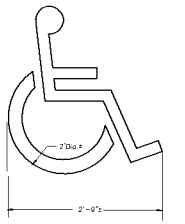
CONCRETE TO ASPHALT CHANGE OF PAVEMENT SECTION



WALK ADJACENT TO BUILDING

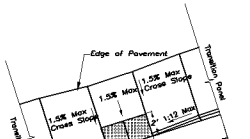


DEPRESSED ACCESSIBLE LANDING DETAIL

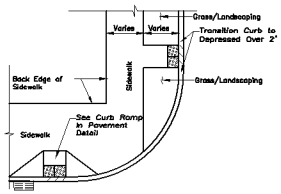


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

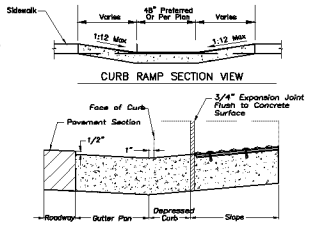
ACCESSIBLE PARKING STALL PAVEMENT MARKING



PARALLEL CURB RAMP DETAIL
N.T.S

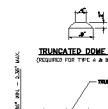


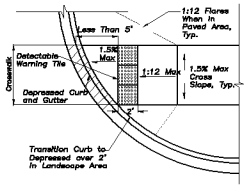
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



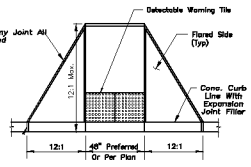
CURB RAMP SECTION VIEW

DEPRESSED CURB AND GUTTER AT CURB RAMP





CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

ACCESSIBLE RAMPS FOR SIDEWALKS

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (AJF) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities Having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

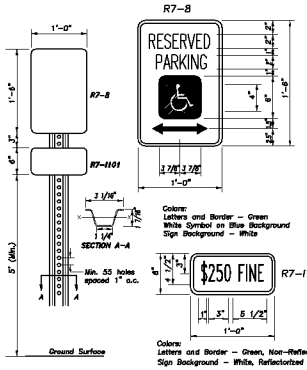
Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title II Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

Dimensions: Cast in Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface in Which the Detectable Warning is Proposed: 12x12 24x24 24x28 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

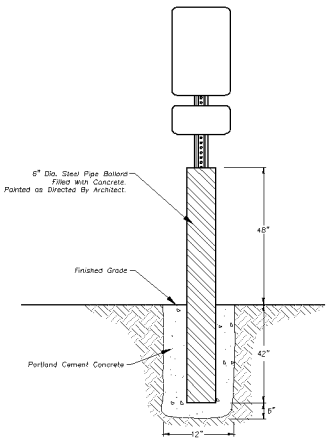
Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.



Notes: Dimensions shown for cross sections are minimum.
All posts are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.295 in³.
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.
3'-6" Post Bury Depth.
Post shall weigh 2.00 lb/ft length.
One in 8 Accessible Parking Spaces Must be Van Accessible, Minimum of One Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN IN BOLLARD



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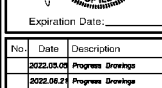

Expiration Date:

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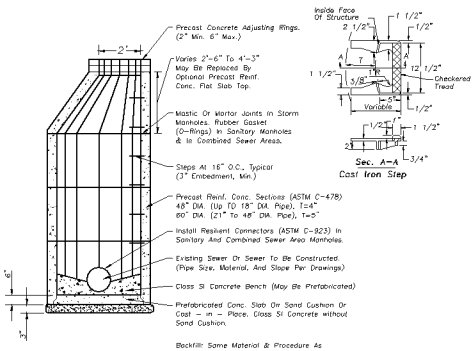
Drawn By:	Date:
PD	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:
SITE DETAILS

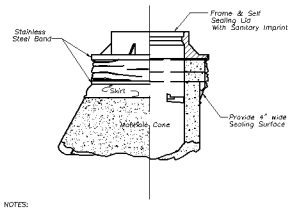
Sheet No:
C-602

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VFG)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/03/22 @ 2:03pm By: pdinsmor

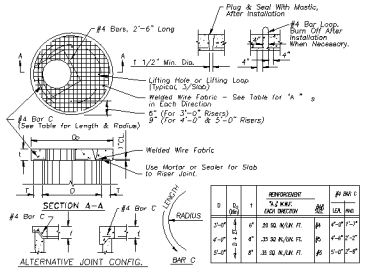


MANHOLE – 48"–60" DIA.

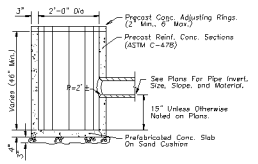


NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

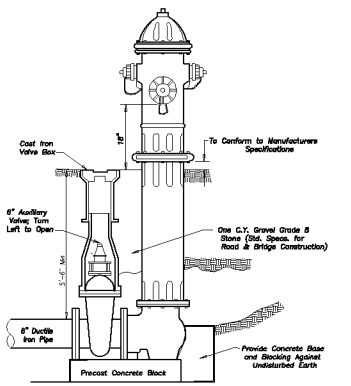
SANITARY MANHOLE CHIMNEY SEAL



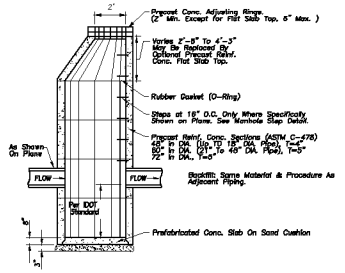
PRECAST REINF. CONC. FLAT SLAB TOP



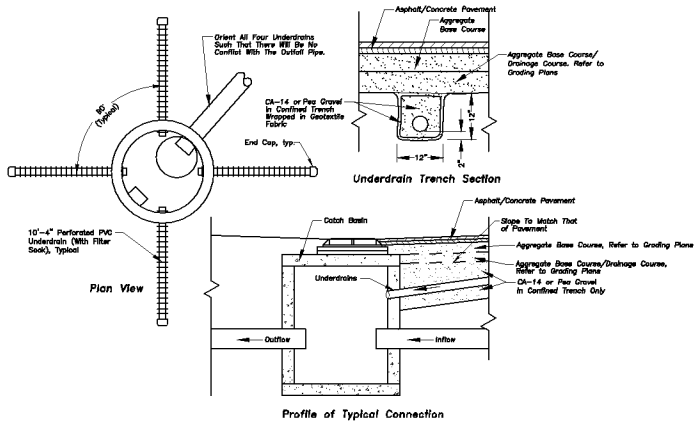
CATCH BASIN – 2' DIA.



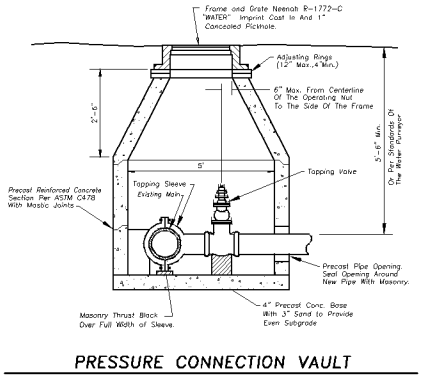
HYDRANT INSTALLATION



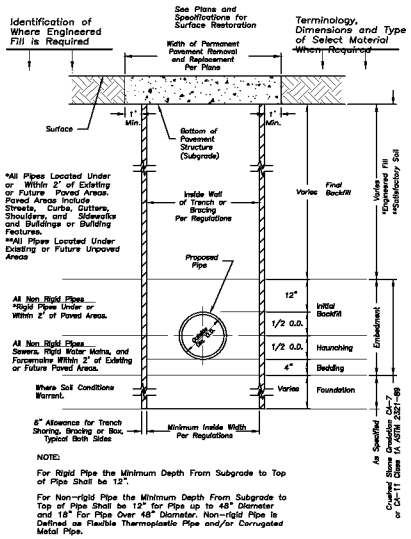
CATCH BASIN



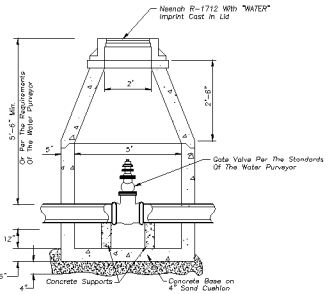
CATCH BASIN WITH FINGER DRAINS



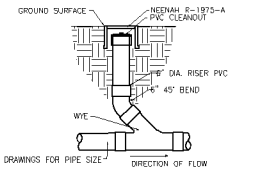
PRESSURE CONNECTION VAULT



STANDARD SEWER AND WATER TRENCH SECTION



WATER VALVE VAULT



PVC CLEANOUT

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145 COMMERCE DRIVE, SUITE A
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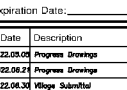

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Drawn By:	Date:
PD	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:
SITE DETAILS

Sheet No:
C-603

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties SIS.dwg
Plotted: 8/03/22 @ 2:03pm By: pdinsmor

EXHIBIT NO.109
MATERIALS LIST

Date of revision: 9/23/19

Water Distribution Material Specifications:

Water main pipe	Ductile Iron Pipe. Pipe class thickness—AWWA C150, minimum thickness, Class 52. Pipe—AWWA C151. Pipe lining—AWWA C104. Fittings—AWWA C153. Joints—mechanical and push-on, AWWA C111. Wrap—4 mil. X-Last conforming to AWWA C105 A21.5 and AWWA C600. No 90 degree bends allowed. All stainless steel trim.
Valves	American Flow Control. Series 2500 resilient wedge gate valve, All sizes two inch to fourteen inch, counter clockwise to open, AWWA C500., AWWA C504. Clow AWWA C-504 Butterfly Valve for sixteen inch and above. Joint end—mechanical, AWWA C111. All stainless steel trim.
Valve Vault	All structures shall be monolithically precast with designed openings or mechanically cored in the field and shall have rubber boots conforming to ASTM C-923. Dog house vaults are excluded from these requirements when permitted by Village Engineer. Size: For six and eight inch diameter valves, valve vaults shall have a forty-eight inch inside diameter; for pressure connections and valves ten inches and larger in diameter, valve vaults shall have a sixty inch inside diameter. All valve vault cones must be eccentric centers with valve properly aligned.
Castings	Neenah No. R-1772, embossed per Exhibit No. 401.
Fire Hydrant	Waterous Pacer Model WB67-250, AWWA C502, painted fire engine red above ground, with resilient wedge auxiliary gate valve. Nozzles, two at two and one half inch, one at four and one half inch, with threads conforming to National Standard Specifications. Frangible section (breakaway type) with the break line flange located one inch above finished grade. Joint end, six inch, mechanical or push-on. Stainless steel trim below ground. Auxiliary boxes and hydrants shall be a direct flange-to-flange connection.
Fire hydrant extension Hydrant Valve Box \ Valve boxes	Fire hydrant extensions and parts to be manufactured by Waterous only. All stainless steel trim. Hydrant Valve Box Tyler 664-S. Lid embossed "WATER." Rubber valve box stabilizer required.
Service Pipe	Copper tube, two inches and smaller, ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conform to Water main section above. Service upgrade for existing water main requires a stainless steel tap repair clamp. Ford model FS1-CC, minimum length 15" long.
Corporation Stop	Mueller H15000, 1" minimum, AWWA C800. 1" Direct tap or 1 1/4" and larger shall use Ford FC202 stainless steel band, epoxy coated saddle.
Curb Stop	Copper service, Mueller H-15154. Ductile iron service, Resilient wedge counter clockwise to open, AWWA C509. Joint end—mechanical, AWWA C111.
Curb box	Copper service. Mueller H-10302. Ductile iron service. conform to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conform to Valve Vault section above.
Copper to Copper Fittings	Mueller Company Model #H-15400. An all flared coupling is required, no sweat joint or compression allowed.
Pressure Connections	Ford FTSS style tapping sleeve. American Flow Control Series 2500 tapping valve four inch minimum. All stainless steel trim.

Miscellaneous Material Specifications:

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

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

1. The materials or their components required by this title are no longer manufactured and available for purchase; and

2. The alternative materials are generally consistent with requirements of this title, including but not limited to those standards relating to production, composition, safety and aesthetics.

Testing Specifications:

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

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

Sanitary Sewer Material Specifications:

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

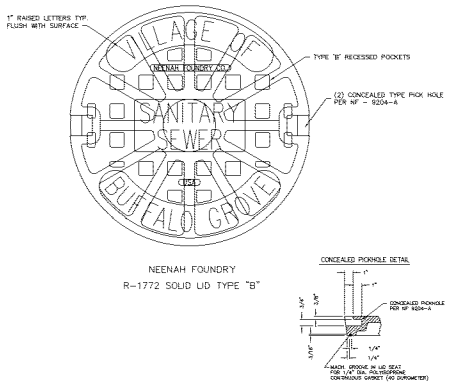
Storm Sewer System Material Specifications:

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

Material Specifications For All Utilities:

Bedding	CA-11, Class B or better. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA-11, Class B or better. This item shall meet the requirements of Class B CA-11, per the IDOT Standard Specifications for Road and Bridge Construction. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Jetting of trenches is not permitted. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Adjustments	No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed, minimum one 2" ring installed on new structures. Only one HDPE ring with a max of 2" may be used within the precast tolerances. Only precast concrete or HDPE adjustment rings permitted. ½" x 3.5" mastic to be used between all frames, rings and structures. Mortar around rings, but none between.

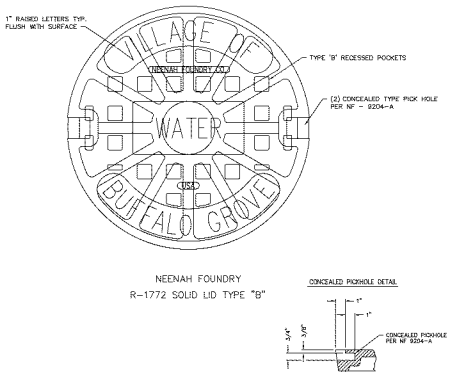
EXHIBIT NO. 301



SANITARY SEWER MANHOLE LID DETAIL

Prepared by the Village Engineering Division

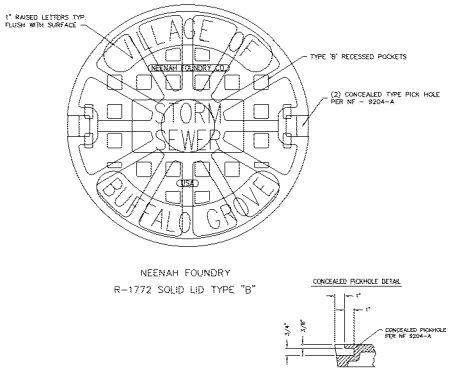
EXHIBIT NO. 401



VALVE VAULT LID DETAIL

Prepared by the Village Engineering Division

EXHIBIT NO. 201



STORM SEWER MANHOLE LID DETAIL

Prepared by the Village Engineering Division

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2023

GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal

PATRICK S. DRAKE
062.060605
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS

Expiration Date:_____

No.	Date	Description
	2022.03.05	Progress Drawings
	2022.06.21	Progress Drawings
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Submittal

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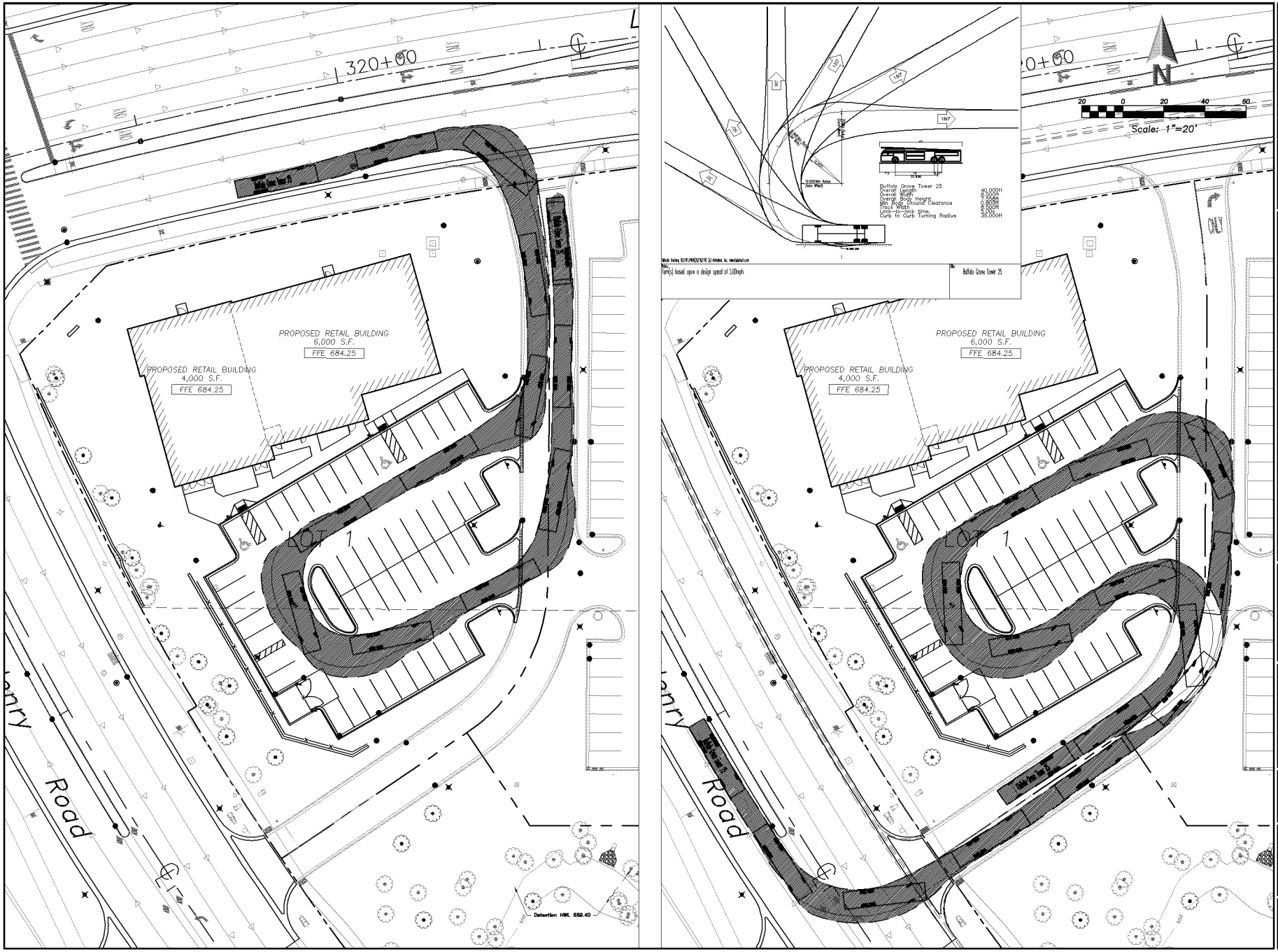
Design By: PD | Date: 2022.05.05
Approved By: PD | Project No.:

Sheet Title:
SITE DETAILS

Sheet No:
C-604

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/03/22 @ 2:03pm By: pdrimmer



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GW McHenry BG LLC

Buffalo Grove Multi-Tenant Building

Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal

PATRICK S. DIMMER
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Expiration Date:

No.	Date	Description
	2022.05.05	Progress Drawings
	2022.06.21	Progress Drawings
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Submittal

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Drawn By:	Date:
PD	2022.05.05
Approved By:	Project No.:
PD	

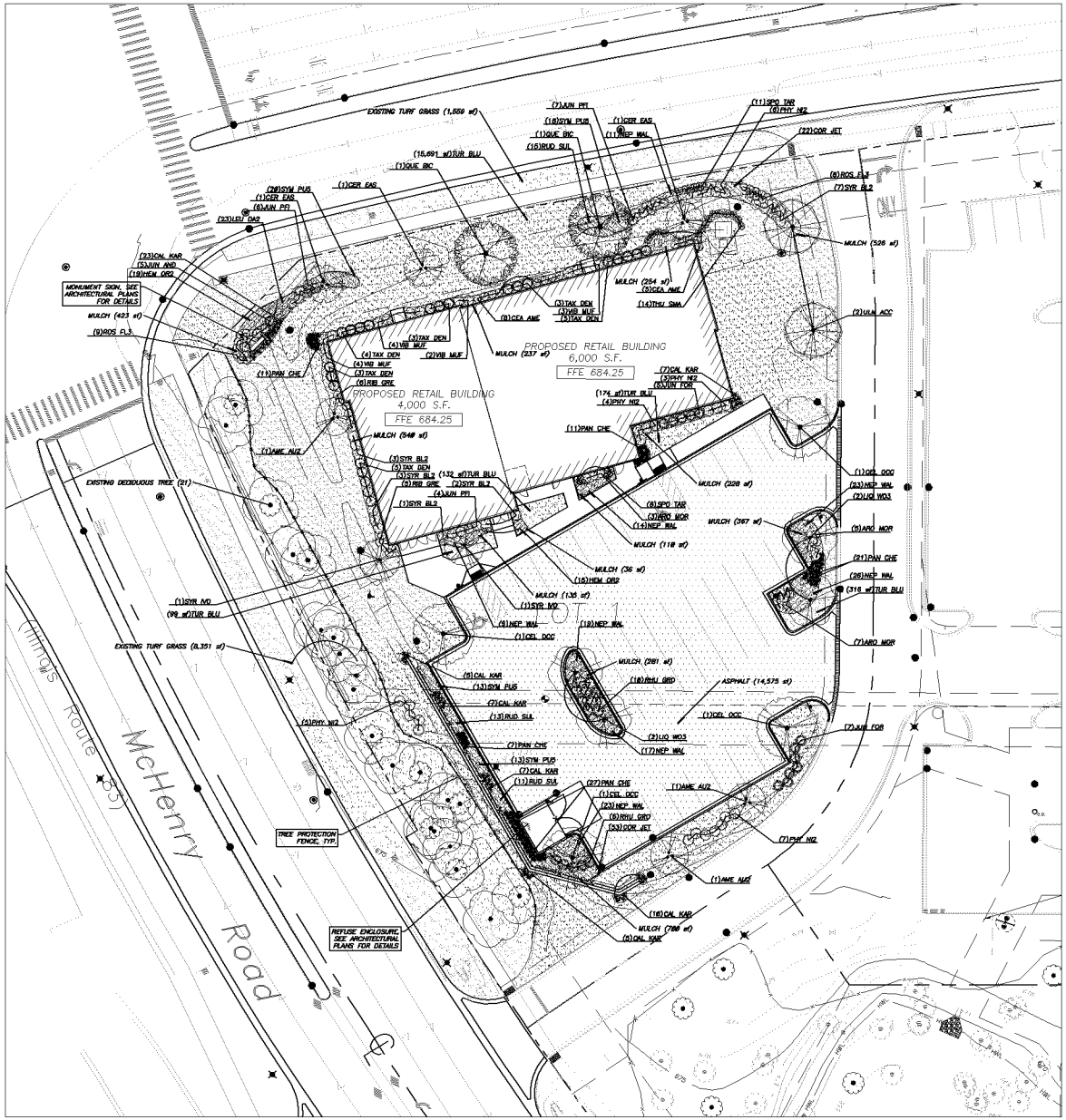
Sheet Title:

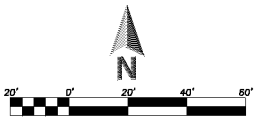
TURNING EXHIBIT
TOWER 25

Sheet No:

CX-001

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BIS.dwg
Plotted: 8/04/22 @ 9:18am By: pdimmer





Scale: 1"= 20'

PLANT SCHEDULE

	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5"CAL	4
LIQ WO3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEET GUM	B & B	2.5"CAL	4
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5"CAL	2
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5"CAL	2
UNDERSTORY TREES				
AME AUT	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8' CLUMP	3
CER EAS	CERCIS CANADENSIS / EASTERN REDBUD	B & B	8' CLUMP	3
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL.	2
DECIDUOUS SHRUBS				
ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	B & B	30" HT.	16
CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	30" HT.	13
PHY NIG	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	30" HT.	28
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD.	16
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	11
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	5 GAL	24" SPREAD.	17
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	16
VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	30" HT.	13
EVERGREEN SHRUBS				
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD.	17
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD.	12
JUN AND	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	B & B	24" SPREAD	5
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	23
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	5' HT.	14
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	64
PAN CHE	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY SWITCH GRASS	CONT.	#1	77
SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED	CONT.	#1	19
PERENNIALS				
COR JET	COREOPSIS GRANDIFLORA 'JETHRO TULL' / JETHRO TULL TICKSEED	CONT.	#1	75
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	34
LEU DAI	LEUCANTHEMUM X SUPERBUM 'DAISY MAY' / SHASTA DAISY	CONT.	QUART	23
NEP WAL	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	CONT.	#1	142
RUD SUL	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	CONT.	QUART	39
SYM PUS	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	#1	64
TURF GRASS				
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	16,412 SF

SITE MATERIALS SCHEDULE

EXISTING DECIDUOUS TREE	21
MULCH	3,637 SF
EXISTING TURF GRASS	9,910 SF
ASPHALT	14,575 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISTORTED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
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EXPIRES: 04/30/2023

GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal

Expiration Date: _____

No.	Date	Description
	2022.05.18	Owner Review
	2022.06.21	Progress Drawing
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Review

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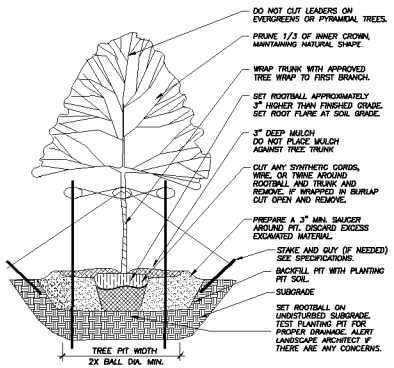
Design By: SSG	Date: 2022.05.05
Approved by: PD	Project No.:

Sheet Title:
LANDSCAPE PLAN

Sheet No:
L-100

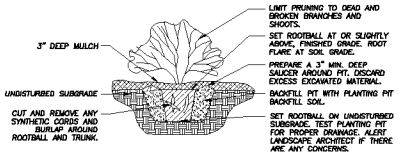
Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork 5 VEC)

EEA – P:\Past\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BG_Landscape Plan.dwg
Plotted: 8/03/22 @ 12:05pm By: sgregory



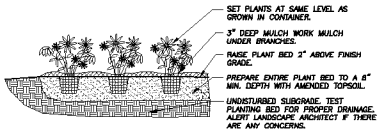
1 TREE PLANTING DETAIL

Not To Scale 329343-01



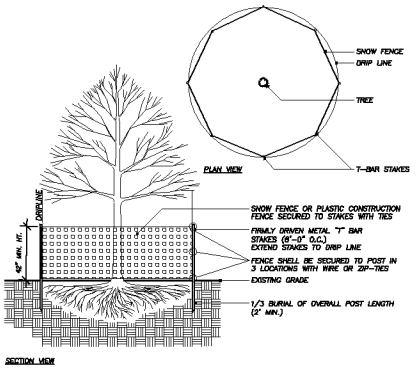
2 SHRUB PLANTING DETAIL

Not To Scale 329333-01



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03



4 TREE PROTECTION DETAIL

Not To Scale 329383-01

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145 COMMERCE DRIVE, SUITE A
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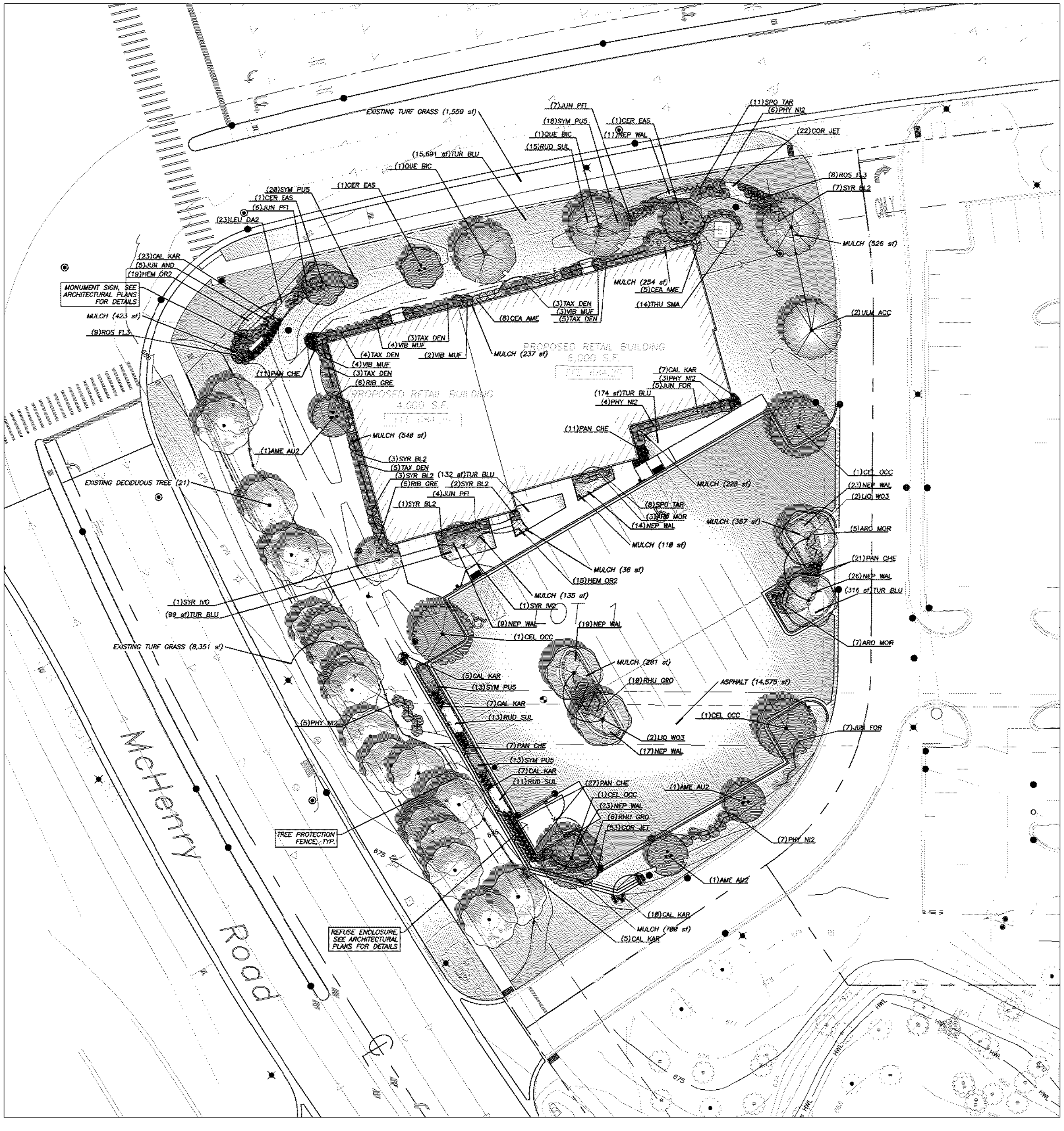
Design By:	Date:
SSG	2022.05.05
Approved By:	Project No.:
PD	

Sheet Title:
LANDSCAPE DETAILS

Sheet No:
L-200

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

EEA – P:\Part\GW Properties – Buffalo Grove Multi Tenant\Drawings\GW Properties BG_Landscape Plan.dwg
Plotted: 8/03/22 @ 12:05pm By: sgregory



N

Scale: 1"= 20'

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5"CAL	4
LIQ WO3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEET GUM	B & B	2.5"CAL	4
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5"CAL	2
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5"CAL	2
UNDERSTORY TREES	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
AME AU2	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8' CLUMP	3
CER EAS	CERCIS CANADENSIS / EASTERN REDBUD	B & B	8' CLUMP	3
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL	2
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY	B & B	30" HT.	15
CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	30" HT.	13
PHY NI2	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	30" HT.	25
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD.	16
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	11
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	5 GAL	24" SPREAD.	17
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	16
VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	30" HT.	13
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD.	17
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD.	12
JUN AND	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	B & B	24" SPREAD	5
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	23
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	6' HT.	14
GRASSES	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	64
PAN CHE	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY SWITCH GRASS	CONT.	#1	77
SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED	CONT.	#1	19
PERENNIALS	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
COR JET	COREOPSIS GRANDIFLORA 'JETHRO TULL' / JETHRO TULL TICKSEED	CONT.	#1	75
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	34
LEU DA2	LEUCANTHEMUM X SUPERBUM 'DAISY MAY' / SHASTA DAISY	CONT.	QUART	23
NEP WAL	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	CONT.	#1	142
RUD SUL	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	CONT.	QUART	39
SYM PU5	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	#1	64
TURF GRASS	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	16,412 SF

SITE MATERIALS SCHEDULE

EXISTING DECIDUOUS TREE		21
MULCH		3,837 SF
EXISTING TURF GRASS		9,910 SF
ASPHALT		14,575 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

GW McHenry BG LLC

Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Reserved for Seal:

Expiration Date:

No.	Date	Description
	2022.05.18	Owner Review
	2022.06.21	Progress Drawing
	2022.06.30	Village Submittal
	2022.07.28	Village Submittal
	2022.08.04	Zoning Review

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Design By: SSG
Date: 2022.05.05
Approved By: PD
Project No.:

Sheet Title: LANDSCAPE PLAN

Sheet No: L-100

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

AGI

BRAND BOOK

Wild Fork™

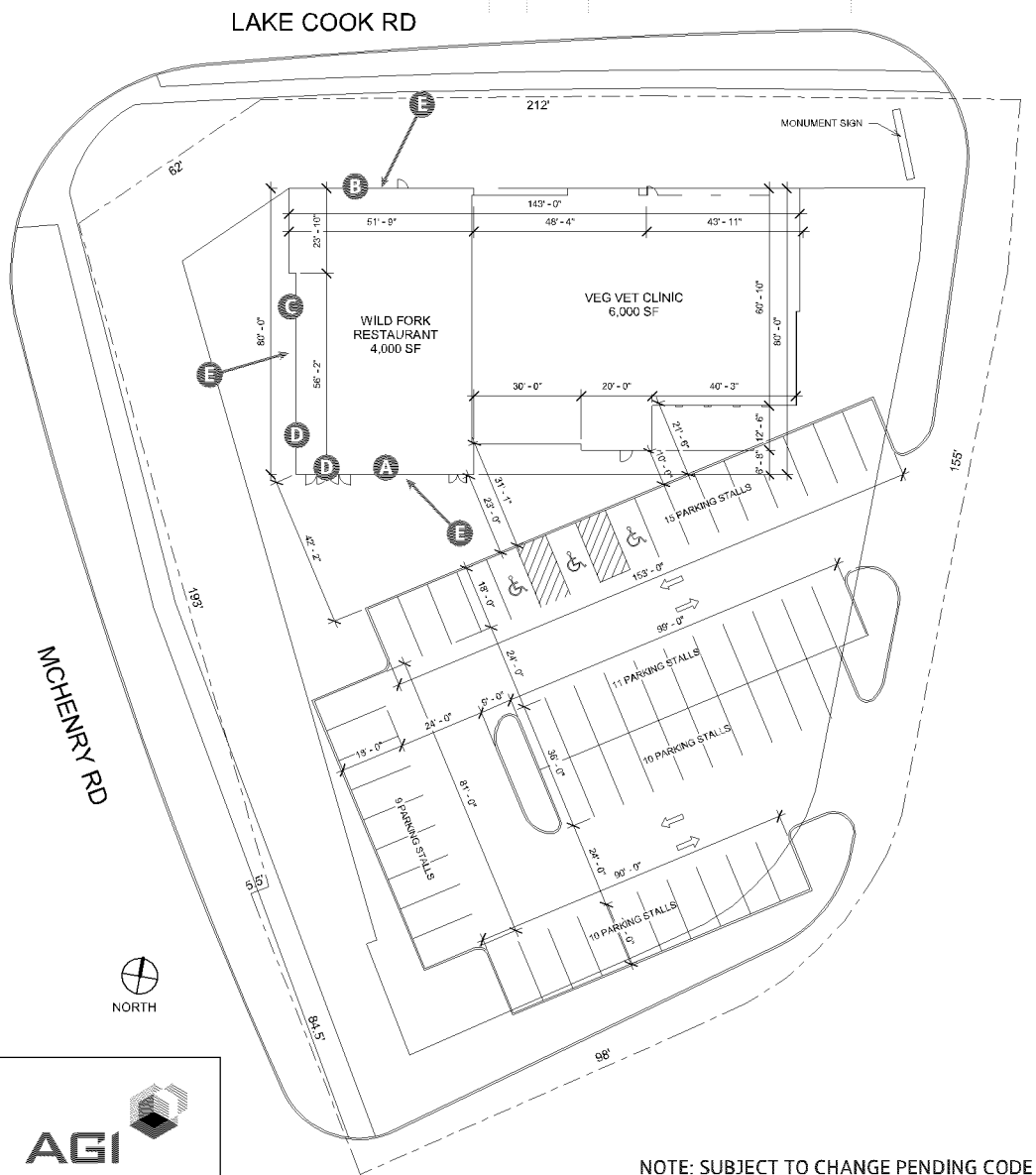
MEAT & SEAFOOD MARKET

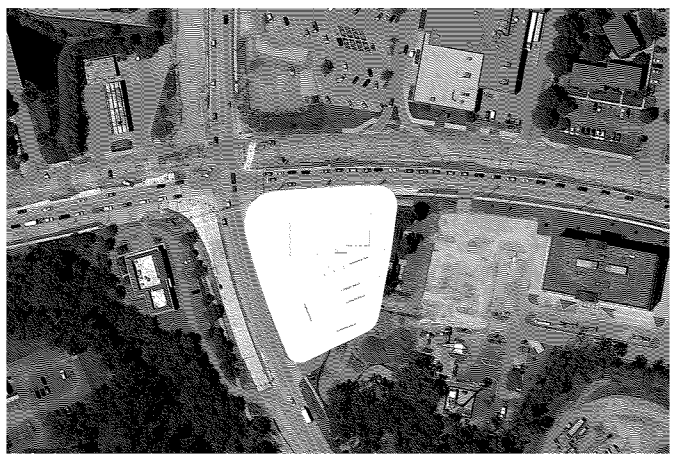
Southeast Corner of McHenry Rd & Lake Cook Rd
Buffalo Grove, Il 60089
08/09/22

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

SITE PLAN

	QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	
A	1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
B	1	WFF-CL-LO-H-30-SW	30" Letterset - Logo Only - Horizontal - Solid White	Wall Signs	40.46
C	1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
D	2	WFF-IFS-72-SW	6' ICONIC FLAME SIGNATURE - FACELIT - Solid White	Wall Sign	72.00
E	3	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	53.88
				Total	**247.26**





NOTE: SUBJECT TO CHANGE PENDING CODE REVIEW.

SCALE: N.T.S.

DESIGNER: J. W.

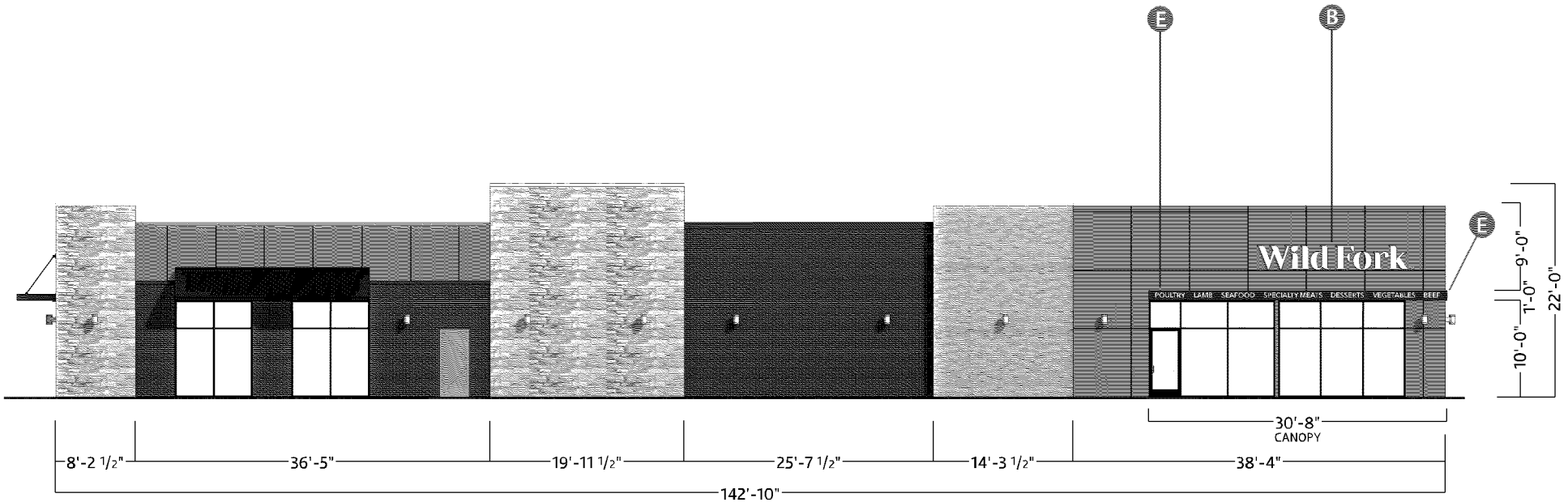
Wild Fork

AGI

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

ELEVATION

	QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	
B	1	WFF-CL-LO-H-30-SW	30" Letterset - Logo Only - Horizontal - Solid White	Wall Signs	40.46
E	1	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	11.89
				Total	**52.35**



REAR (NORTH) ELEVATION

DESIGNER: J. W.

Wild Fork™ AGI

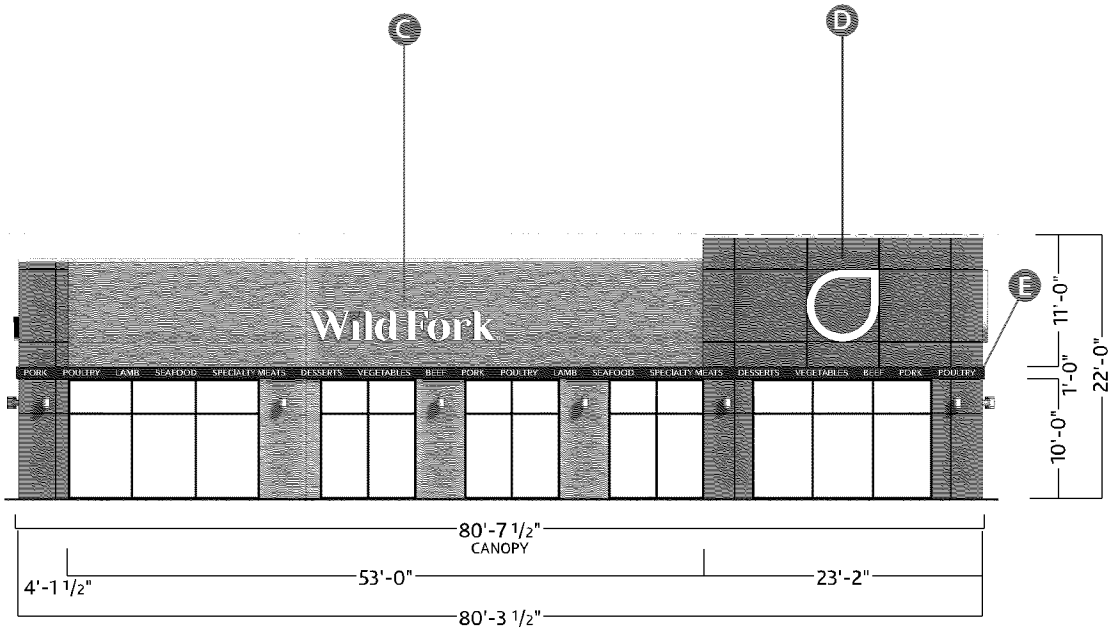
NOTE: RENDERING IS FOR VIEWING PURPOSED TO DETERMINE GENERAL POSITIONING.
PERSPECTIVE RENDERING CANNOT ACCURATELY BE PUT TO SCALE.

SCALE: 1/16"= 1'

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

ELEVATION

	QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	
C	1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
D	1	WFF-IFS-72-SW	6' ICONIC FLAME SIGNATURE - FACELIT - Solid White	Wall Sign	36.00
E	1	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	28.20
				Total	**104.66**



SIDE (WEST) ELEVATION

DESIGNER: J. W.

Wild Fork™ AGI

NOTE: RENDERING IS FOR VIEWING PURPOSED TO DETERMINE GENERAL POSITIONING.
PERSPECTIVE RENDERING CANNOT ACCURATELY BE PUT TO SCALE.

SCALE: 1/16"= 1'

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

ELEVATION

	QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	F
A	1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
D	1	WFF-IFS-72-SW	6' ICONIC FLAME SIGNATURE - FACELIT - Solid White	Wall Sign	36.00
E	1	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	13.79
				Total	**90.25**

FRONT (SOUTH) ELEVATION

DESIGNER: J. W.

Wild Fork AGI

NOTE: RENDERING IS FOR VIEWING PURPOSED TO DETERMINE GENERAL POSITIONING.
PERSPECTIVE RENDERING CANNOT ACCURATELY BE PUT TO SCALE.

SCALE: 1/16"= 1'

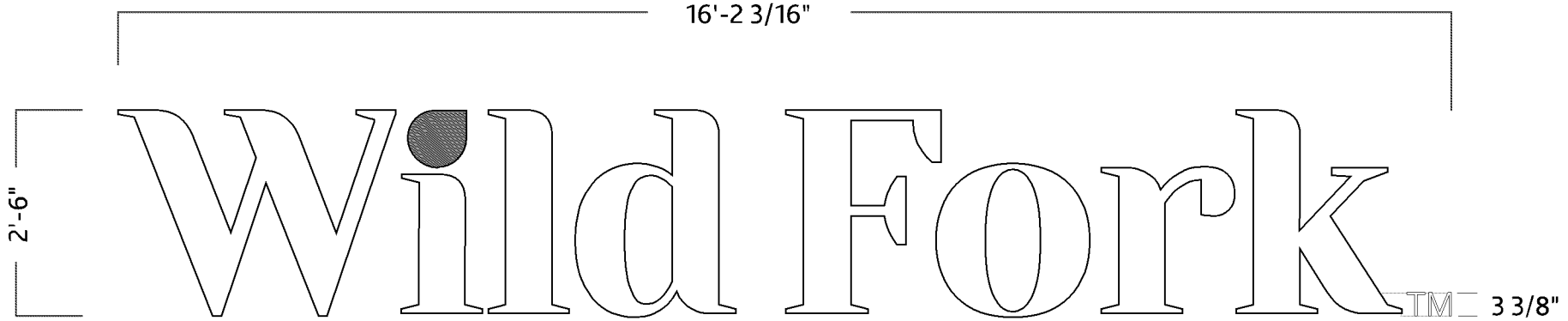
Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

CUTSH

WFF-CL-LO-H-30-FCW

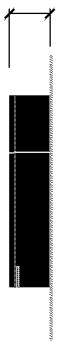
30" Letterset - Logo Only - Horizontal - Full Color White

Flush wall mounted.



FRONT ELEVATION

SCALE: 1/2"=1'



SIDE VIEW

SCALE: NTS

40.46

Square Footage

WILD FORK RED	WILD FORK BLACK
PMS: 7597-C	PMS: BLACK 7-C
RGB: 209, 65, 36	RGB: 61, 57, 53
HEX: #D14124	HEX: #3D3935
CMYK: 0, 85, 95, 2	CMYK: 63, 60, 64, 65

DESIGNER: J. W.

Wild Fork™ AGI

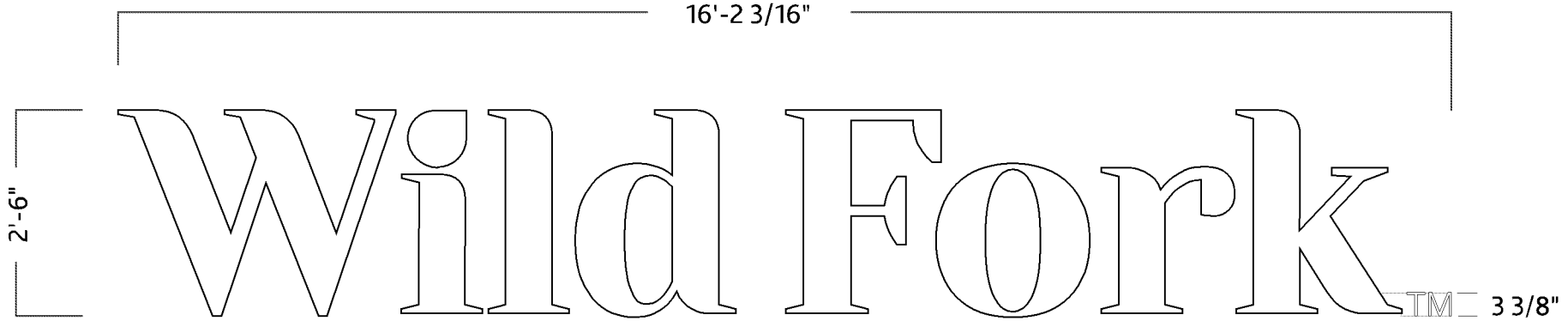
Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

CUTSH

WFF-CL-LO-H-30-SW

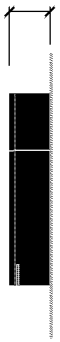
30" Letterset - Logo Only - Horizontal - Solid White

Flush wall mounted.



FRONT ELEVATION

SCALE: 1/2"=1'



SIDE VIEW

SCALE: NTS

40.46

Square Footage

WILD FORK RED	WILD FORK BLACK
PMS: 7597-C	PMS: BLACK 7-C
RGB: 209, 65, 36	RGB: 61, 57, 53
HEX: #D14124	HEX: #3D3935
CMYK: 0, 85, 95, 2	CMYK: 63, 60, 64, 65

DESIGNER: J. W.

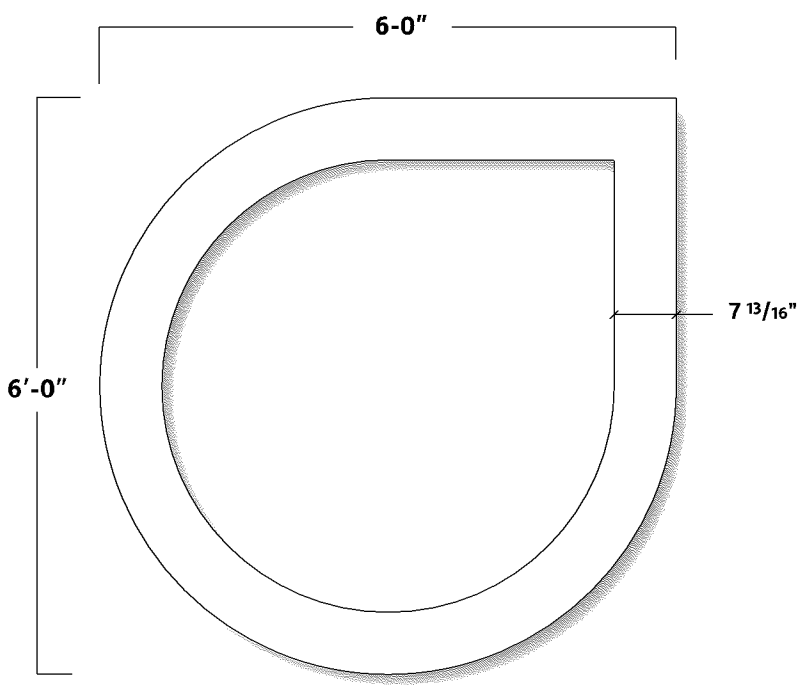
Wild Fork™ AGI

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

CUTSH
WFF-IFS-72-SW

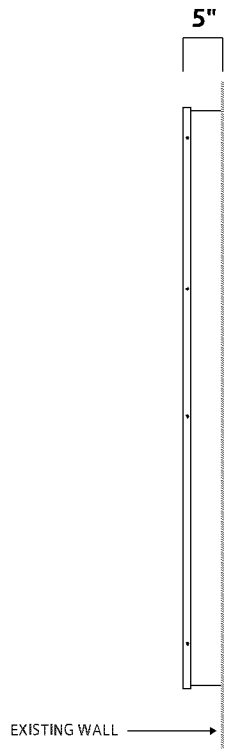
6' ICONIC FLAME SIGNATURE - FACELIT - CHANNEL CONSTRUCTION - SOLID WHITE

FLUSH MOUNTS TO WALL SURFACE.



FRONT ELEVATION

SCALE: NTS



SIDE VIEW

SCALE: NTS

36.0

Square Footage

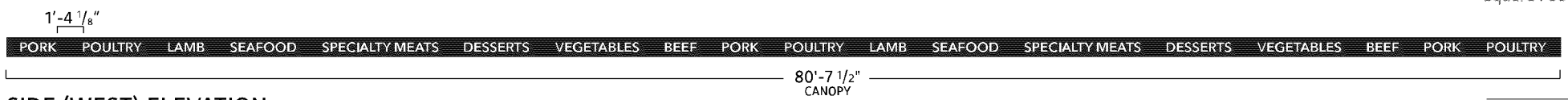
Wild Fork™ AGI

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

CUTSH
WFF-PL-CCC-W
CANOPY SIGNS

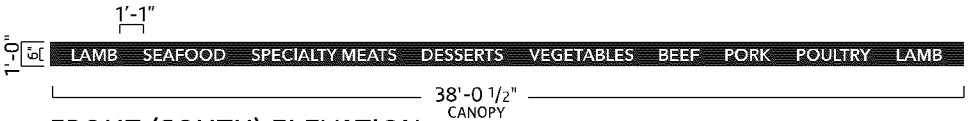
REAR (NORTH) ELEVATION

11.89
Square Footage



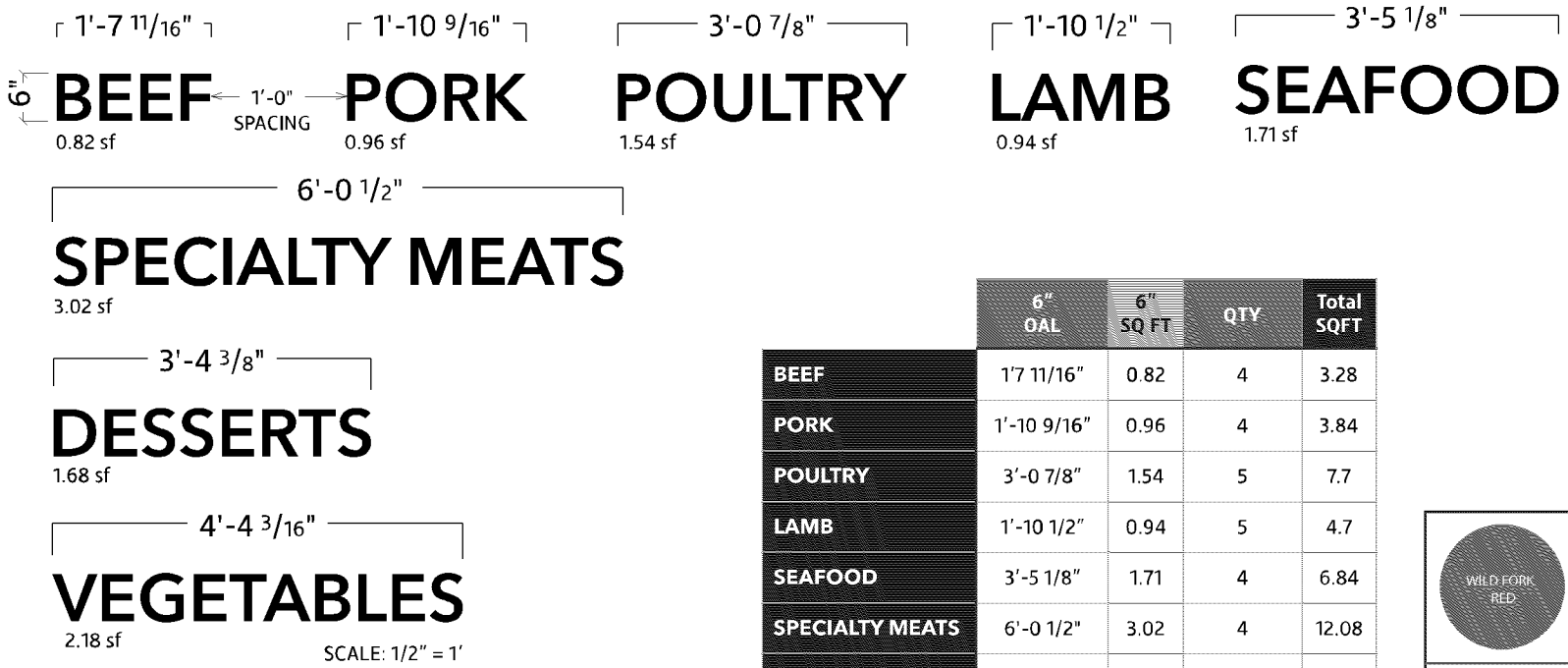
SIDE (WEST) ELEVATION

28.20
Square Footage



FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'

13.79
Square Footage



	6" OAL	6" SQ FT	QTY	Total SQFT
BEEF	1'7 11/16"	0.82	4	3.28
PORK	1'-10 9/16"	0.96	4	3.84
POULTRY	3'-0 7/8"	1.54	5	7.7
LAMB	1'-10 1/2"	0.94	5	4.7
SEAFOOD	3'-5 1/8"	1.71	4	6.84
SPECIALTY MEATS	6'-0 1/2"	3.02	4	12.08
DESSERTS	3'-4 3/8"	1.68	4	6.72
VEGETABLES	4'-4 3/16"	2.18	4	8.72
TOTAL			34	53.88

53.88
Square Footage

WILD FORK RED	WILD FORK BLACK
PMS: 7597-C	PMS: BLACK 7-C
RGB: 209, 65, 36	RGB: 61, 57, 53
HEX: #D14124	HEX: #3D3935
CMYK: 0, 85, 95, 2	CMYK: 63, 60, 64, 65

Wild Fork™ AGI

NOTE: Application varies based on canopy height and allowable square footage

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork &

VETERINARY
EMERGENCY
GROUP

VEG

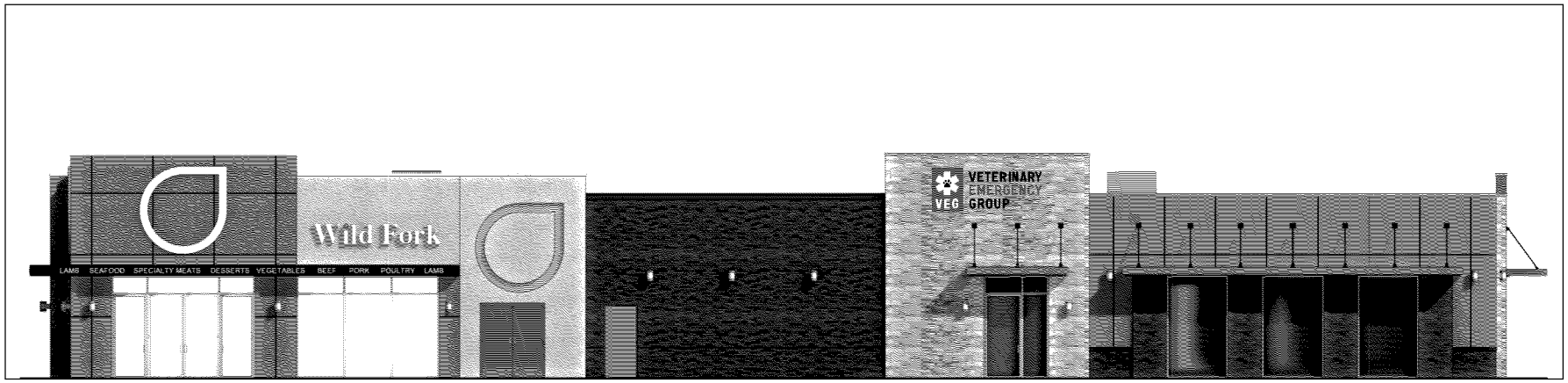
PERMANENT SIGNAGE

SE Corner of Lake Cook Rd. & McHenry Rd.
Buffalo Grove, IL 60089

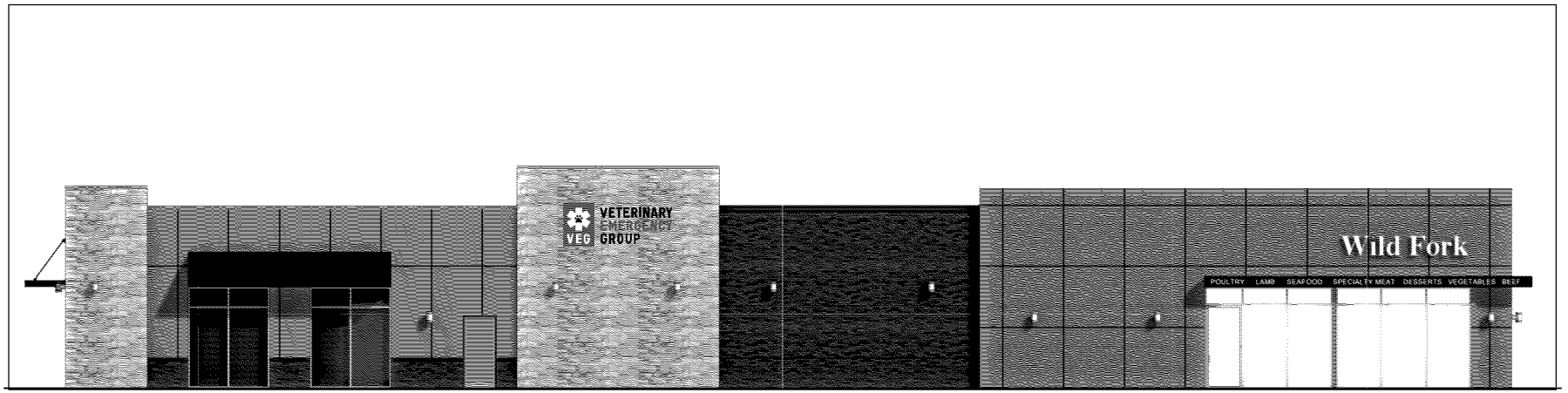
PROPOSED STOREFRONT

PROPOSED STOREFRONT RENDERING

FRONT (SOUTH ELEVATION)



BACK (NORTH ELEVATION)



Scale: 3/32" = 1'- 0"

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

STOREFRONT LOGO

STACKED LOGO - Storefront (South Elevation)

SIGNAGE & BUILDING CODE INFO

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

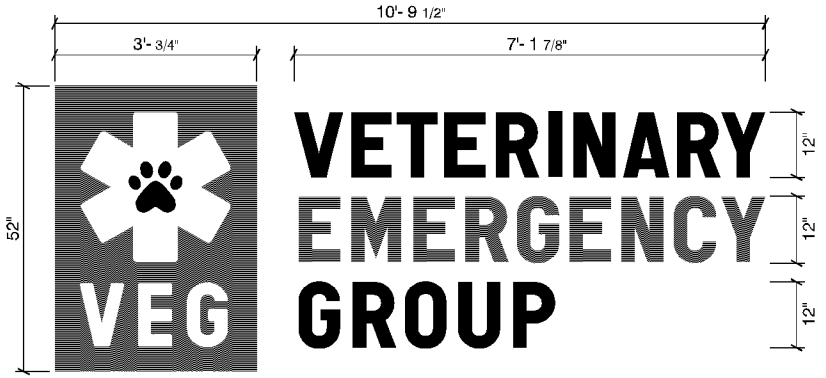
CATEGORY 1*
- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

CATEGORY 2*
- Business has its own ground sign, but no roof sign, 20% of the wall sign background may be used for copy of an enclosed sign.

*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

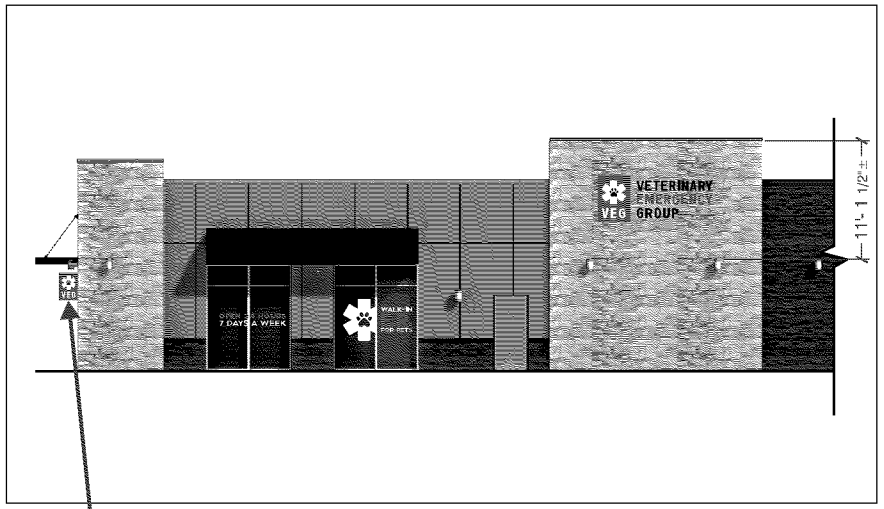
- Building Frontage: 64'- 1 1/2"±
- Building Signage Area: 11'- 0" H x 20'- 0" W
- Type of Signage: One (1) set of stacked RM face-lit channel letters
- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

OVERALL DIMENSIONS: 52" H x 10'- 9 1/2" W
TOTAL SQ FT: 46.76 (21.25%)



Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

STACKED LOGO - Back (North Elevation)



Note:
Blade sign size & color TBD.
Subject to Landlord & municipal review.
Not to Scale.

SIGNAGE & BUILDING CODE INFO

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

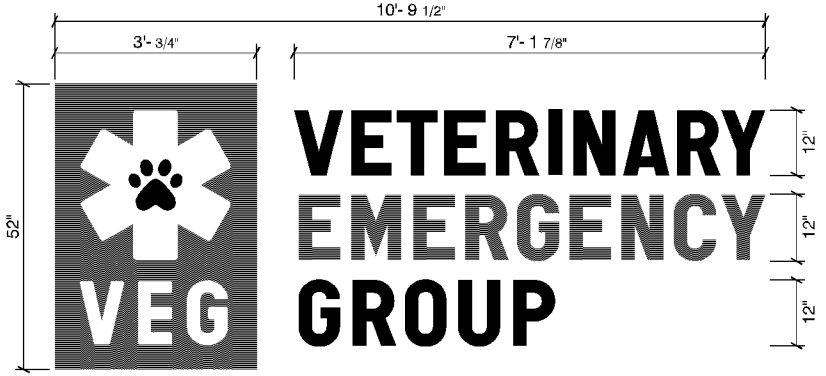
CATEGORY 1*
- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

CATEGORY 2*
- Business has its own ground sign, but no roof sign, 20% of the wall sign background may be used for copy of an enclosed sign.

*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- Building Frontage: 64'- 1 1/2"±
- Building Signage Area: 11'- 0" H x 20'- 0" W
- Type of Signage: One (1) set of stacked RM face-lit channel letters
- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

OVERALL DIMENSIONS: 52" H x 10'- 9 1/2" W
TOTAL SQ FT: 46.76 (21.25%)



Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

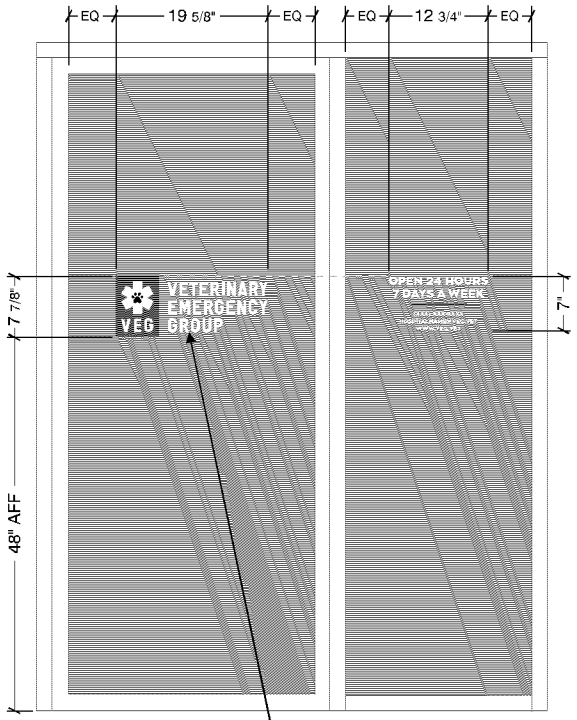
DOOR & WINDOW GRAPHICS

PERMANENT DOOR & WINDOW GRAPHICS | RENDERING

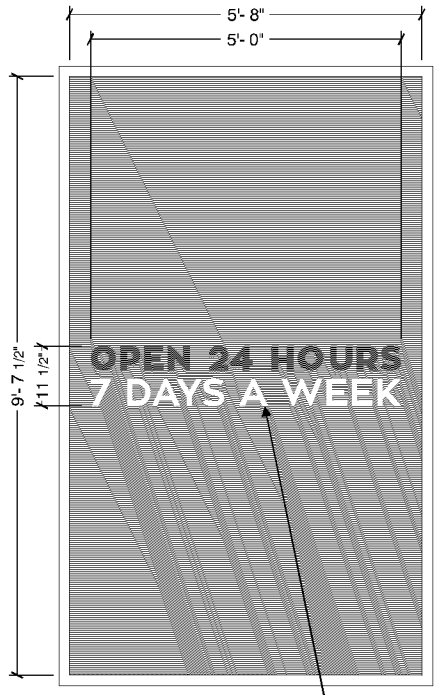
STOREFRONT (SOUTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

PERMANENT DOOR & WINDOW GRAPHICS | ART

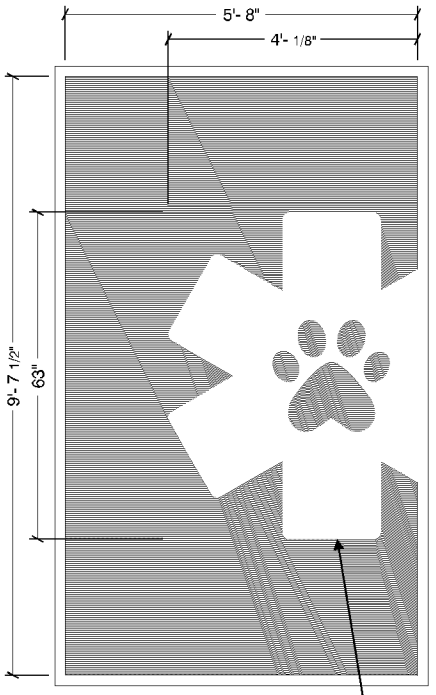


Scale: 3/4" = 1'- 0"

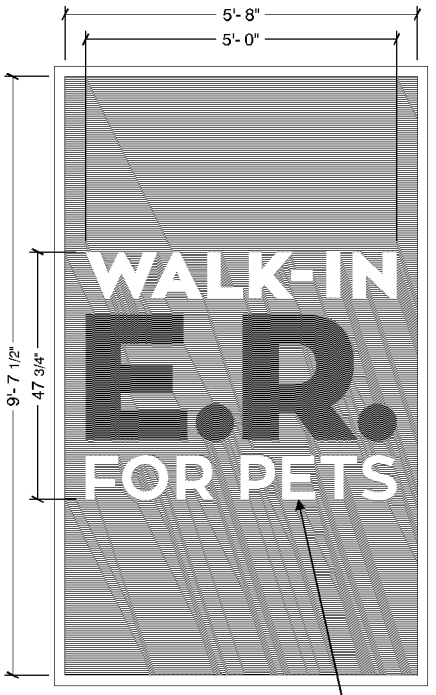


Scale: 1/2" = 1'- 0"

Window square feet: 54.54
Vinyl square feet: 9.63



Window square feet: 54.54
Vinyl square feet: 21.05



Window square feet: 54.54
Vinyl square feet: 19.90

Vinyl

1	Digitally printed vinyl graphic applied first surface.

Colors to match

PMS 185 C
Red

White

STOREFRONT (SOUTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

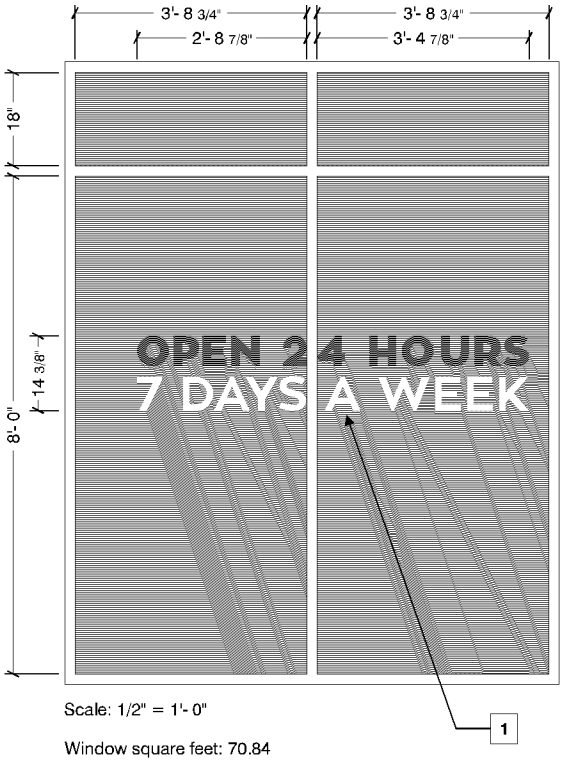
*All dimensions to be field verified before producti

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

PERMANENT WINDOW GRAPHICS | RENDERING

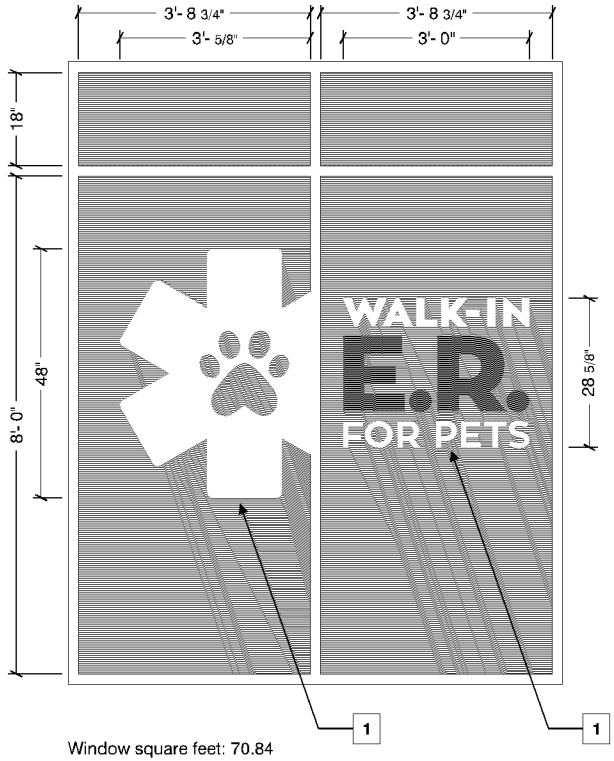
STOREFRONT (NORTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)



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

Window square feet: 70.84
Vinyl square feet: 7.36



Window square feet: 70.84
Vinyl square feet: 19.37

Vinyl

1	Digitally printed vinyl graphic applied first surface.

Colors to match

PMS 185 C
Red

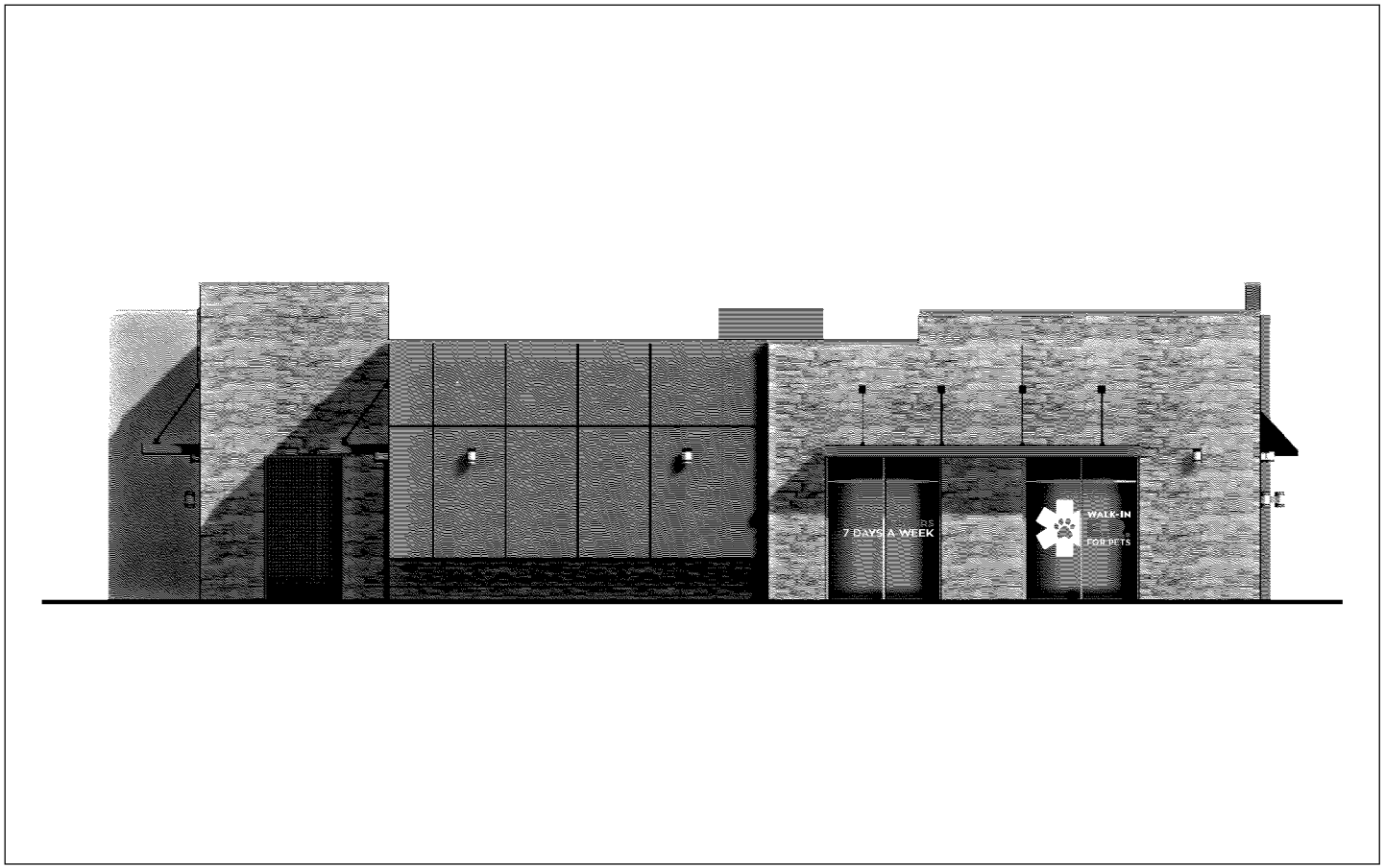
White

STOREFRONT (NORTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

*All dimensions to be field verified before production.

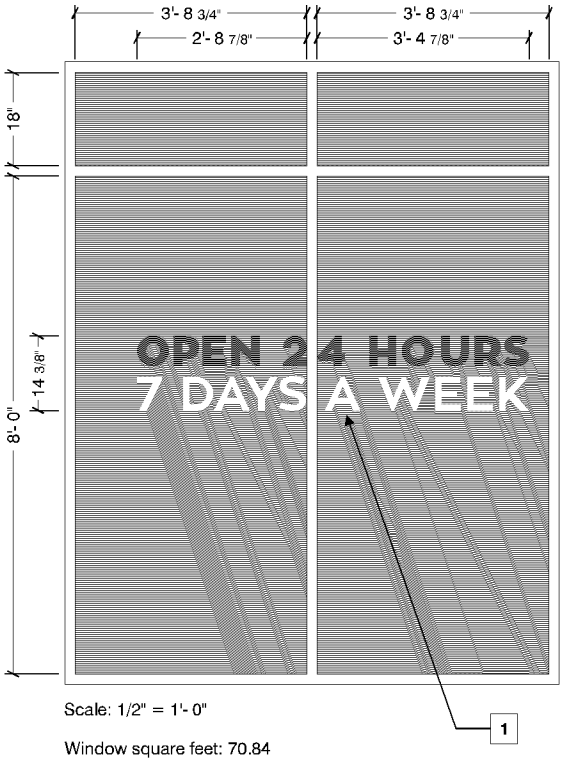
Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

PERMANENT WINDOW GRAPHICS | RENDERING



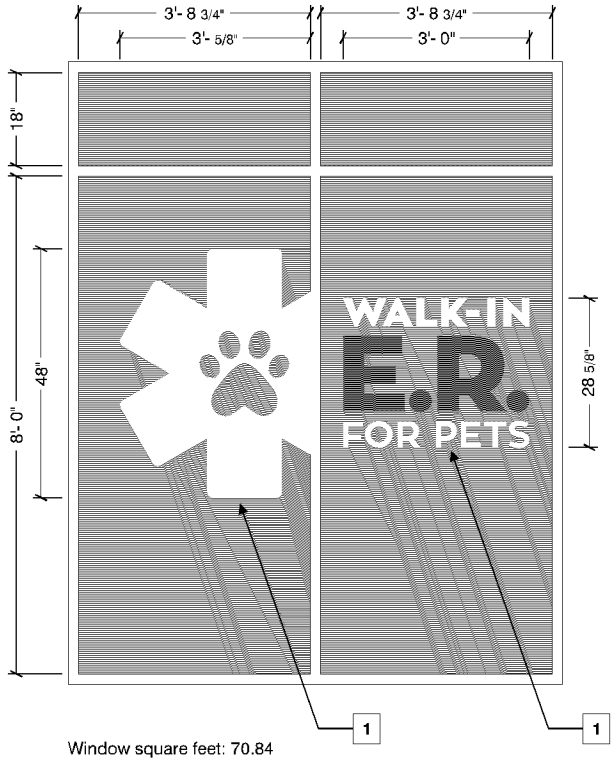
STOREFRONT (EAST ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)



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

Window square feet: 70.84
Vinyl square feet: 7.36



Window square feet: 70.84
Vinyl square feet: 19.37

Vinyl

1	Digitally printed vinyl graphic applied first surface.

Colors to match

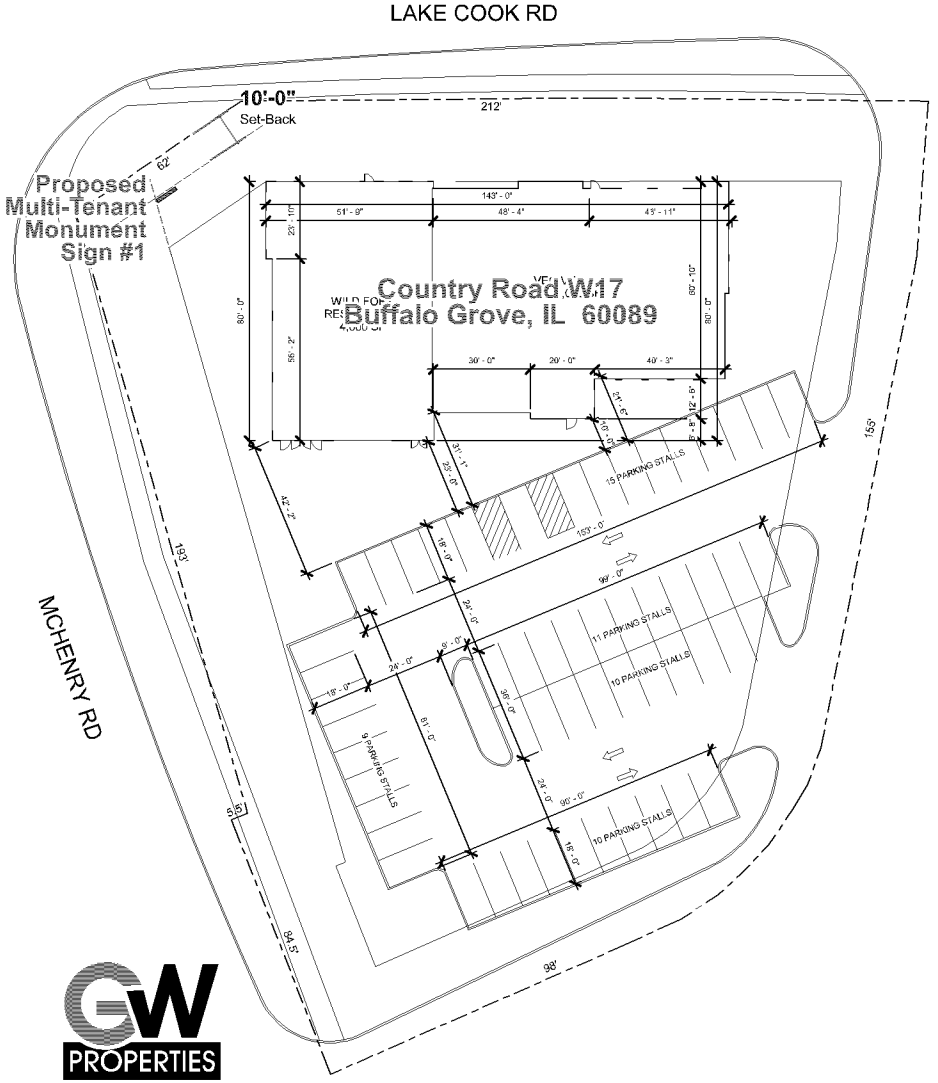
PMS 185 C
Red

White

STOREFRONT (EAST ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

*All dimensions to be field verified before production.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)



NORTH

Site Plan -

Scale N.T.S.

GW PROPERTIES
CHICAGO, IL 60614

Country Road W17
Buffalo Grove, IL 60089

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.#630.424.6100 Fx.#630.424.6120 WWW.OLYSIGNS.COM

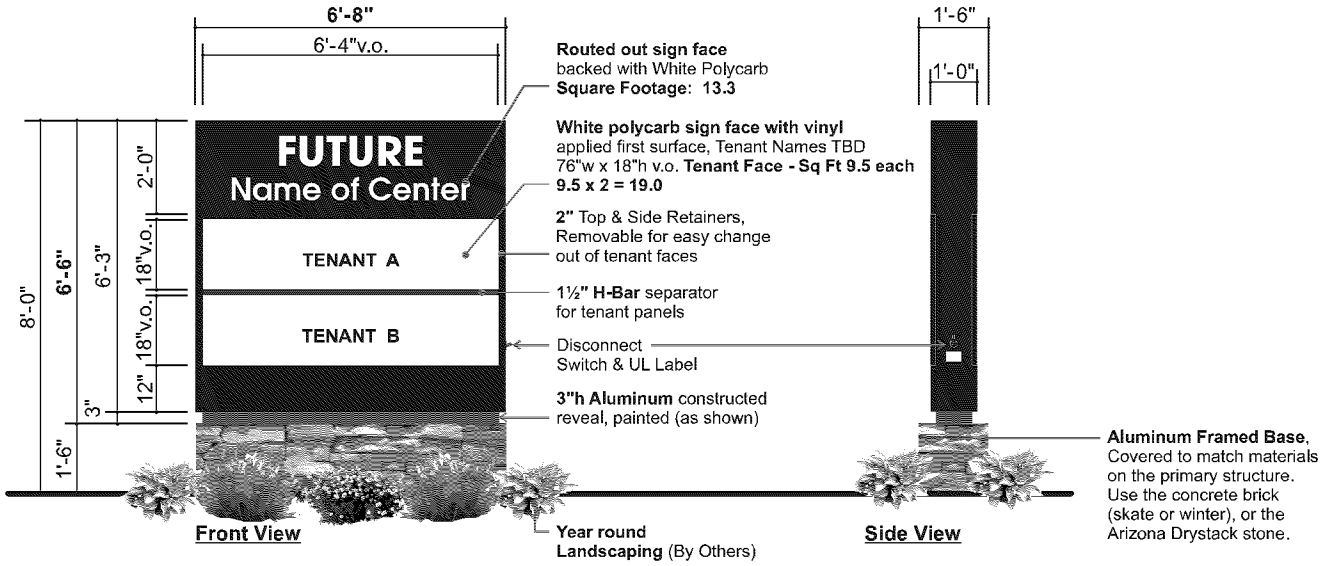
account representative: ROBBY WHITEHEAD
client:
drawn by: PAMELA F

job#: 22-9067
03-25-22
rev.# 08-01-22

Comments:

SITE PLAN

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.



S/F Illuminated Multi-Tenant Monument #1 -

Scale 3/8" = 1'-0"
Qty: (1) Required
Square Footage: 32.3
Aluminum constructed sign frame with white polycarb sign faces. Removable retainers for easy change out of tenant faces. Sign to illuminated using White LED Modules. Sign to have aluminum base to match new development. Electrical service to be brought top sign sites (By Others). Drawing for concept purposes only.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

GW PROPERTIES
CHICAGO, IL 60614
Country Road W17
Buffalo Grove, IL 60089

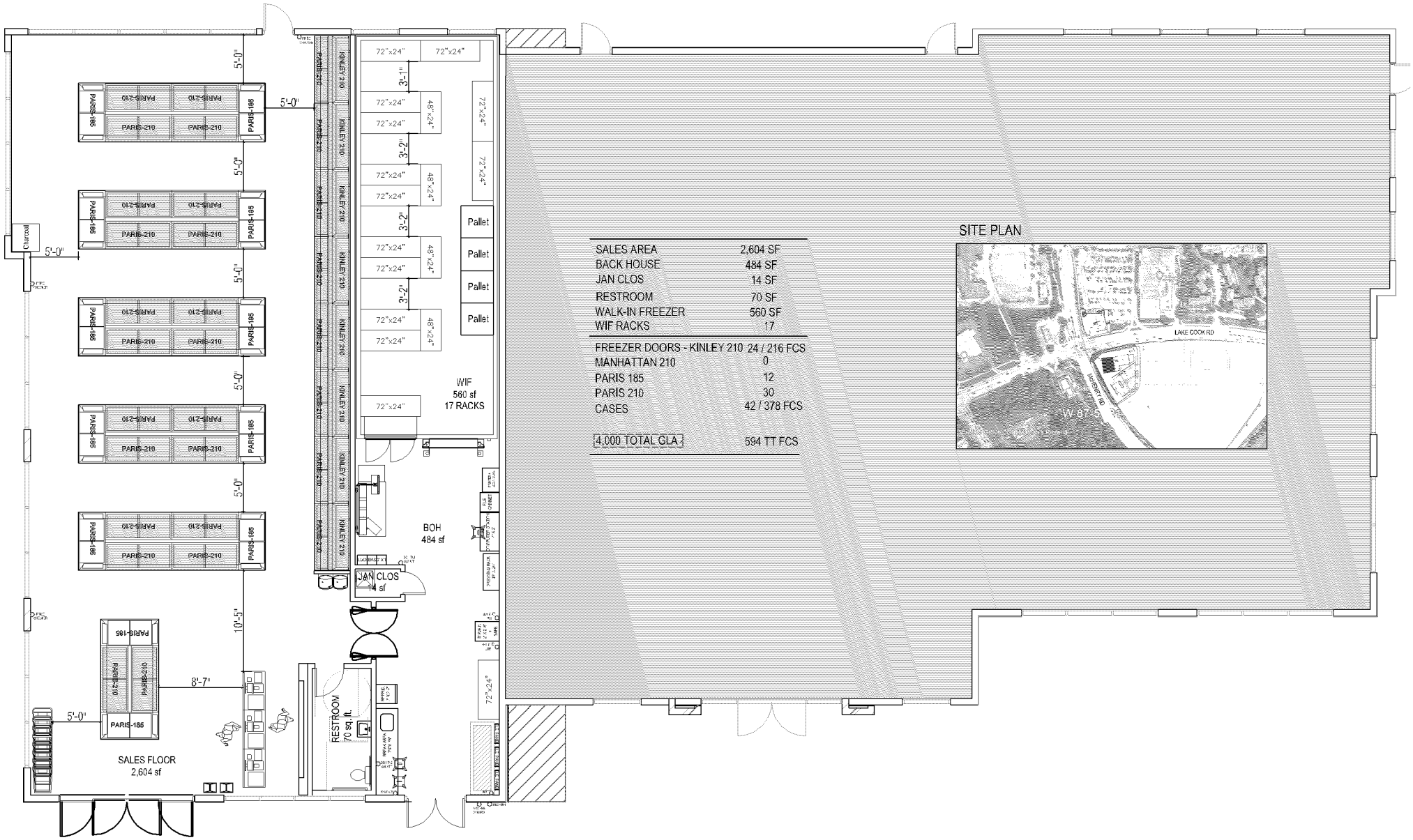
OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: ROBBY WHITEHEAD
client:
drawn by: PAMELA F
job#: 22-9067
03-25-22
rev.# 08-01-22

Comments:

SIGN LAYOUT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.



SALES AREA	2,604 SF
BACK HOUSE	484 SF
JAN CLOS	14 SF
RESTROOM	70 SF
WALK-IN FREEZER	560 SF
WIF RACKS	17
FREEZER DOORS - KINLEY 210	24 / 216 FCS
MANHATTAN 210	0
PARIS 185	12
PARIS 210	30
CASES	42 / 378 FCS
4,000 TOTAL GLA	594 TT FCS

SITE PLAN

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Wild Fork™

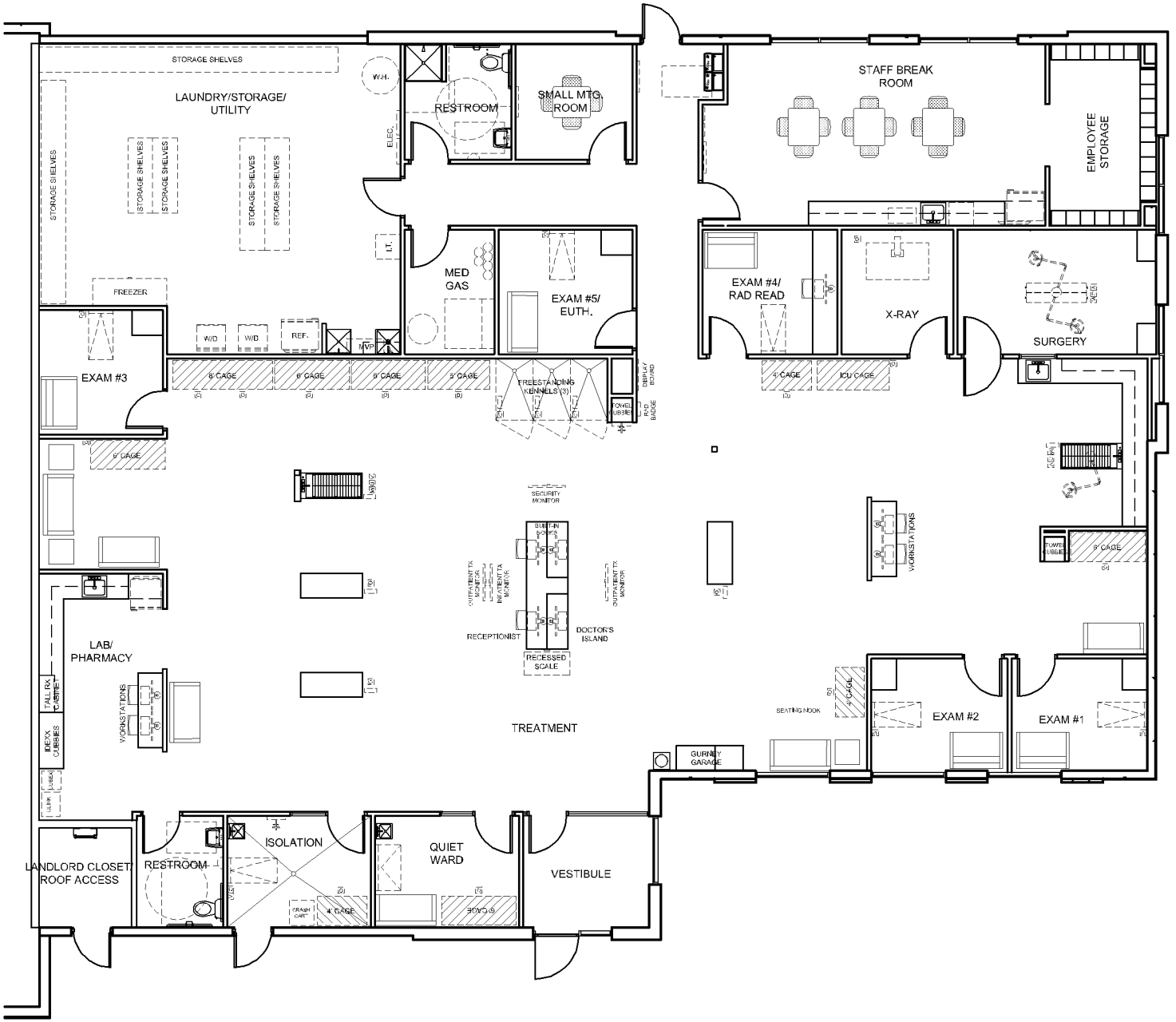
BUFFALO GROVE - IL

WILD FORK FOODS SE CORNER OF McHENRY RD & LAKE COOK RD, 60089

SCALE N/A @A3

DATE: 04/08/2022

#02



Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

REVISIONS		
Rev #	Date	By:
1	7/8/22	J.P.
2	7/27/22	J.P.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Fc	1.65	2.6	0.1	16.50	26.00	10	10

Luminaire Schedule						
WLS17079 BUFFALO GROVE MULTI-TENANT BUFFALO GROVE, IL PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	2	A	17000	0.980	WLS-SLM-M-22L-40K7-44-S-P-BLK 30' MOUNTING HEIGHT	135
	2	B	2483	0.980	WLS-MP-D-HM-3ME-2L-40K-CLK 10' MOUNTING HEIGHT	18.34
	14	C	3609	0.980	WLS-CLS-840-D20L-CKD-372 7' MOUNTING HEIGHT	22.8
	13	D	3609	0.980	WLS-CLS-840-D20L-CKD-372 10' MOUNTING HEIGHT	22.8

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

WLS LIGHTING a WLS company
6820 CORPORATION PKWY
FORT WORTH, TX 76126
www.WLSLIGHTING.COM

BUFFALO GROVE MULTI-TENANT
BUFFALO GROVE, IL

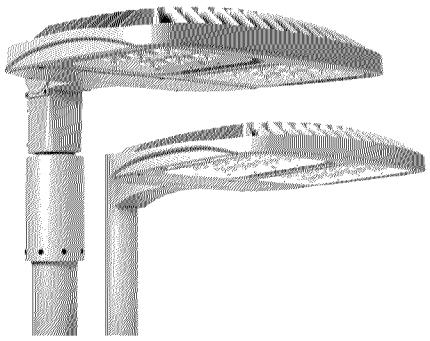
WLS-170079 | DATE -6/30/22 | SCALE: 1"= 20' | 800-633-8711 | PM:HOLLY | BY: J.P. | SHEET 1 OF 1

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Funk & VEG)

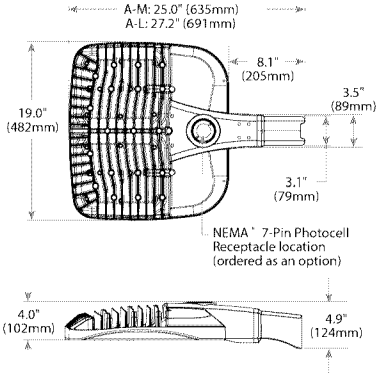
WLS LIGHTING SYSTEMS

Type:

A SERIES LED AREA



DIMENSIONS



Luminaire	Weight
A-M	28.9 lbs. (13.1kg)
A-L	32.4 lbs. (14.7kg)

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts t (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm O.D. tenon.
- Adjustable arm mount can be adjusted 180° in 2.5° increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnio mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with F option, 18" (340mm) 18/7 or 16/7 cord is provided.
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available. Cus colors are available. Please contact your sales professional for details.

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard; 20kV surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Maximum 10V Source Current: 1.0mA
- Operating Temperature Range: -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV (standard) and 20kV (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in AS Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-forindustry/ fsa/fsa-products/ for most current information
- ⚠ CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.govcurrent

WARRANTY

- The A series offers a limited 10 year warranty on the luminaire and the Colorfast DeltaGuard™ finish

CREE AUTHORIZED DISTRIBUTOR

Project Name: _____

Date: _____

Location: _____

Notes: _____

29 REV. 04/22

Specifications subject to change without notice.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

A SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	SERIES	LUMEN PACKAGE	CCT/CRI	OPTIC	VOLTAGE	MOUNT	COLOR OPTIONS	OPTIONS	ACCESSORIES
A-M Medium **A-L** Large	**B**	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M** Type II Medium [1] **3M** Type III Medium [1] **4M** Type IV Medium [1] **Symmetric** **5M** Type V Medium **5N** Type V Narrow **5Q** Type V Square	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen package	**DA** Direct Arm **AA** Adjustable Arm **TSP** Transportation Mount (stainless steel; do not specify color) **TM** Trunnion Mount	**BK** Black **BZ** Bronze **SV** Silver **WH** White **CC** Custom Color [2]	**F** Fuse **N** Utility Label and NEMA® 7-Pin Photocell Receptade **R** NEMA® 7-Pin Photocell Receptade **RL** Rotate Optic Left **RR** Rotate Optic Right **NO** No Options	**Backlight Shield (Fro Facing Optics)** **BLSMF** (Medium) **BLSLF** (Large) **Backlight Shield (Rotated Optics)** **BLSMF** (Medium) **BLSLF** (Large) **Bird Spikes** MED-BRDSPK LG-BRDSPK **Hand-Held Remote** XA-SENSREM - For success implementation of the programmable multi-level option, a minimum of one hand-held remote is requi **Shorting Cap** XA-XSLSHRT
AF-M Medium Flood **AF-L** Large Flood				**N3** Narrow Flood **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5					
ORDER:									
WLS-A-	**B**								

Example: WLS-A-M-B-11L-40K7-5M-UL-DA-BZ-NO

FOOTNOTES:

1 Available with Backlight Shield when ordered with field-installed accessory (see table above)
2 Contact your sales professional for details
3 Luminaire comes standard with 0-10V dimming

ELECTRICAL DATA

Input Power Designator	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%
** Available with UL voltage only

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 04/22
Specifications subject to change without notice.

A SERIES LED AREA

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G1	6,900	B2 U0 G2	5,925	B1 U0 G1	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Upllight-Glare) Rating visit: https://ies.org/wp-content/uploads/2017/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,300	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B1 U0 G1
6L	5,100	B1 U0 G1	5,300	B1 U0 G1	4,550	B1 U0 G1	5,300	B1 U0 G1
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G1	7,075	B1 U0 G2
11L	8,300	B1U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B2 U0 G2	12,350	B2 U0 G2	10,600	B2 U0 G2	12,350	B2 U0 G2
22L	15,900	B2 U0 G2	17,000	B2 U0 G3	14,250	B2 U0 G2	17,000	B2 U0 G3
30L	21,400	B2 U0 G3	22,800	B3 U0 G3	17,100	B2 U0 G3	23,800	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Upllight-Glare) Rating visit: https://ies.org/wp-content/uploads/2017/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Type III Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
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Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

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6820 Corporation Pkwy
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Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,390	B1 U0 G1	3,510	B1 U0 G1	3,010	B1 U0 G1	3,510	B1 U0 G1
6L	5,250	B1 U0 G2	5,450	B1 U0 G2	4,680	B1 U0 G1	5,450	B1 U0 G2
9L	7,000	B1 U0 G2	7,275	B1 U0 G2	6,225	B1 U0 G2	7,275	B1 U0 G2
11L	8,525	B1 U0 G2	8,825	B1 U0 G2	7,575	B1 U0 G2	8,825	B1 U0 G2
16L	12,250	B2 U0 G2	12,700	B2 U0 G2	10,900	B2 U0 G2	12,700	B2 U0 G2
22L	16,300	B2 U0 G3	17,500	B2 U0 G3	14,650	B2 U0 G3	17,500	B2 U0 G3
30L	21,900	B3 U0 G4	24,500	B3 U0 G4	17,600	B2 U0 G3	24,500	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
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Type IV Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
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Type IV Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,390	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
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Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,190	B3 U0 G2	4,370	B3 U0 G2	3,700	B2 U0 G2	4,370	B3 U0 G2
6L	5,900	B3 U0 G3	6,150	B3 U0 G3	5,200	B3 U0 G2	6,150	B3 U0 G3
9L	9,300	B3 U0 G3	9,700	B4 U0 G3	8,225	B3 U0 G3	9,700	B4 U0 G3
11L	10,850	B4 U0 G3	11,325	B4 U0 G3	9,575	B4 U0 G3	11,325	B4 U0 G3
16L	14,650	B4 U0 G4	15,300	B4 U0 G4	12,950	B4 U0 G4	15,300	B4 U0 G4
22L	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
30L	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
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Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B3 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G2	5,500	B3 U0 G1	6,500	B3 U0 G2
9L	9,825	B4 U0 G2	10,250	B4 U0 G2	8,675	B3 U0 G2	10,250	B4 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B4 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G3	16,125	B4 U0 G3	13,675	B4 U0 G2	16,125	B4 U0 G3
22L	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
30L	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
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Type V Square Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B2 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G1	5,500	B3 U0 G1	6,500	B3 U0 G1
9L	9,825	B3 U0 G2	10,250	B3 U0 G2	8,675	B3 U0 G2	10,250	B3 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B3 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G2	16,125	B4 U0 G2	13,675	B4 U0 G2	16,125	B4 U0 G2
22L	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
30L	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens
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Narrow Flood Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Adjustable Arm Mount - WLS-A-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg); **Utility Arm Mount (UA/UB)** † Weight: Medium - 29.5 lbs. (13.4kg); Large - 33.1 lbs. (15.0kg)

Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	2 @ 90°
	Tenon Configuration (0° - 80° Tilt); if used with WLS Lighting tenons, please add tenon EPA with luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*' PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4
	0° TILT							
WLS-A-M	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
WLS-A-L	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
	10° TILT							
WLS-A-M	0.75	1.48	1.49	2.29	2.15	4.22	5.84	2.98
WLS-A-L	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
	20° TILT							
WLS-A-M	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
WLS-A-L	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
	30° TILT							
WLS-A-M	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
WLS-A-L	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
	45° TILT							
WLS-A-M	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
WLS-A-L	2.2	2.20	3.00	3.80	5.07	8055	11.64	6.00
	60° TILT							
WLS-A-M	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
WLS-A-L	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
	70° TILT							
WLS-A-M	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
WLS-A-L	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
	80° TILT							
WLS-A-M	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
WLS-A-L	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
	Tenon Configuration (90° Tilt); if used with WLS Lighting tenons, please add tenon EPA with Luminaire EPA							
	PBA-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
	90° TILT							
WLS-A-M	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
WLS-A-L	2.95	2.95	4.84	6.52	5.73	10.81	14.61	11.19

† UA & UB mounts may only be tilted to 45°
* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

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Tenon EPA	
Part Number	**EPA**
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets (must specify color)

Square Internal Mount Vertical Tenons (Steel)

- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* - Single
PB-2A* - 180° Twin
PB-3A* - 180° Twin
PB-4A*(90) - 90° Quad
PB-4A*(180) - 180° Quad

Square Internal Mount Horizontal Tenons (Aluminum)

- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) - 90° Twin
PD-2A4(90) - 180° Twin
PD-3A4(90) - 90° Triple
PD-4A4(90) - 90° Quad

Wall Mount Brackets

- Mounts to wall or roof

WM-2 - Horizontal for WLS-A-ML-B-AA mount
WM-4 - L-Shape for WLS-A-ML-B-AA mount
WM-DM - Plate for WLS-A-ML-B-DA mount

Round External Mount Vertical Tenons (Steel)

- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 - Twin
PB-3R2.385 - Triple
PB-4R2.375 - Quad

Round External Mount Horizontal Tenons (Aluminum)

- Mounts to 2.375" (60mm) O.D> round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A*

PT-1 - Single (Vertical)
PT-2 - 90° Twin
PT-2(180) 0 180° Twin
PT-3 - 90° Triple
PT-3(120) - 120° Triple
PT-4(90) - 90° Quad

Mid-Pole Bracket

- Mounts to Square Pole

PW-1A3** - Single
PW-2A3** - Double

Ground Mount Post

- For ground-mounted flood luminaires

PGM-1 - for WLS-A-ML-B-AA mount

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

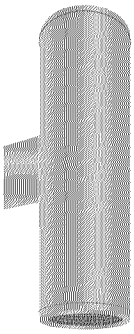
WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 04/22
Specifications subject to change without notice.

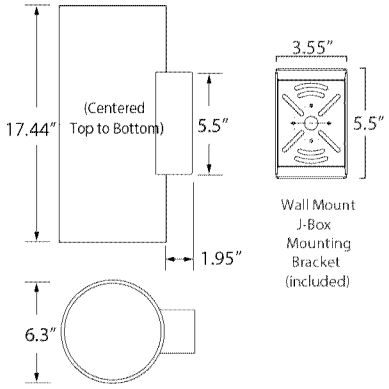
Type:

CL6 SERIES LED CYLINDER



DIMENSIONS

Wall Mount (WM)



SPECIFICATIONS

FEATURES

- Up to 5000 lm, Up to 100 LPW
- Numerous mounting capabilities
- Clear anti-glare tempered glass lens (IK09)
- Multiple color finishes with AAMA 2605 option (10 yr. paint warranty)
- 0-10V 1% Dimming (Standard)
- 1.5G Vibration Tested
- 95 CRI with 2 SDCM
- Great glare control UGR < 10

CONSTRUCTION & MATERIALS

- Mounting: Mounts directly to standard recessed junction box with wall mount or twist-lock canopy. Additional holes allc unit to be attached directly to mounting surface.
- Ingress Protection: Continuous silicone gasket to seal out contaminants, IP65 rated for dry, damp or wet locations
- Finish: Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr sal spray test (ASTM B117) compliant with Florida / AAMA 2604 specification. AAMA 2605 optional w/ 10 yr. paint warranty.
- Warranty: 5-Year limited warranty (refer to website for details)
- Housing: Heavy-walled, extruded aluminum housing with high pressure die-cast lens ring and cap with stainless steel hardware.
- Lens: IK09 impact compliant, clear anti-glare tempered glass
- Vibration Resistance: Compliant with 1.5G ANSI C136.31, Seismic rated AC-156
- Weight: 8-12 lbs (Depending on Length)
- Operating Temperature: -22°F to 122°F (-30°C to 50°C)

ELECTRICAL SYSTEM

- Voltage: Universal 120–277V AC standard, 347V optional
- Power Supply: Integral Class II, electronic high-power factor >90%, THD < 20%, FCC Title 47 Part 15 Class A. EldoLED & Lu optional
- Power Consumption: Up to 53W (5000 lm)
- Dimming: Standard: 0-10V, 1% Dimming, Optional: ELV, TRIAC, dim to off, DMX, DALI
- Certification: CEC Title 24 - JA8 Compliant (93 CRI Only)
- Standards: cETLus Listed, CE, NOM, and RoHS Compliant. Wet location listed for wall or ceiling mount IP65 Ingress protec 1.5G (ANSI C136.31) Vibration resistance rated. IK09 (IEC6226) Impact resistance rated. IESNA LM79 Photometric testing b NVLAP accredited test lab. IESNA LM80 LED testing by NVLAP accredited test lab. IESNA TM21 Luminaire lumen depreciа projection to >70,000hrs.

PERFORMANCE

- Beam Spread: 15° | 25° | 40° | 50° | 72°
- CCT Options: 2700K | 3000K | 3500K | 4000K
- CRI: 93 CRI
- Consistency: 2 SDCM (Fixture to Fixture)
- Lumens: 5000 lm @ 53 W
- Lifetime: > 70,000 hours / L70 or better current

WARRANTY

- The CL6 series offers a limited 5 year warranty

Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
1L*	2.2 lbs. (1.0kg)	3.7" (93mm)	5.4" (136mm)	8.7" (220mm)	3.6" (91mm)
3L*	3.0 lbs. (1.4kg)	4.0" (102mm)	5.4" (136mm)	8.7" (220mm)	3.9" (100mm)
7L*	4.6 lbs. (2.1 kg)	6.5" (165mm)	5.4" (136mm)	9.8" (250mm)	6.4" (163mm)

Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

43 REV. 5/21

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Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

CL6 SERIES LED CYLINDER

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	VOLTAGE	COLOR	LUMENS LUMENS (DOWN/UP) NOMINAL		FINISH	DOWNLIGHT OPTICS	UPLIGHT OPTICS	DIMMING	OPTIONS	REMOTE POWER	BATTERY
CL6	**UNV** Universal 120-277 Volt AC **347V** 347 Volt AC	**927** (93CRI) 2700K **930** (93CRI) 3000K **935** (93CRI) 3500K **940** (93CRI) 4000K	**DN0** No Light Option **D05L** 500 lm **D10L** 1000 lm **D15L** 1500 lm **D20L** 2000 lm **D25L** 2500 lm **D30L** 3000 lm **D35L** 3500 lm **D40L** 4000 lm **D45L** 4500 lm **D50L** 5000 lm	**UN0** No Light Option **U05L** 500 lm **U10L** 1000 lm **U15L** 1500 lm **U20L** 2000 lm **U25L** 2500 lm **U30L** 3000 lm **U35L** 3500 lm **U40L** 4000 lm **U45L** 4500 lm **U50L** 5000 lm	**BKE** Black (AAMA 2604) **BRE** Bronze (AAMA 2604) **SLE** Silver (AAMA 2604) **WHE** White (AAMA 2604) **CCE** Custom Color (AAMA 2604) **BKED** Black (AAMA 2605) **BRED** Bronze (AAMA 2605) **SLED** Silver (AAMA 2605) **WHED** White (AAMA 2605) **CCED** Custom Color (AAMA 2605)	**D15** Spot (15°) (15L Max) **D25** Narrow Flood (25°) **D40** Mid Flood (40°) **D50** Flood (50°) **D72** Wide Flood (72°) **WITH SOFT FIELD LENS** **D15S** Spot (15°) (15L Max) **D25S** Narrow Flood (25°) **D40S** Mid Flood (40°) **D50S** Flood (50°) **D72S** Wide Flood (72°)	**U15** Spot (15°) (15L Max) **U25** Narrow Flood (25°) **U40** Mid Flood (40°) **U50** Flood (50°) **U72** Wide Flood (72°) **WITH SOFT FIELD LENS** **D15S** Spot (15°) (15L Max) **U25S** Narrow Flood (25°) **U40S** Mid Flood (40°) **U50S** Flood (50°) **U72S** Wide Flood (72°)	**ET** ELV or TRIAC (120V Phase Dimming w. UNV Driver) **LD** 0-10V Dimming	**CV** Cut-Off Visor (Down Only)	**DR** LED DRIVER REMOTE (INDOOR) IP20, IK08, NEMA 1, -20°C TO +50°C, 30' MAX Distance with 12AWG. Consult factory for outdoor remote	**BBUR** BATTERY BACK-UP & LED DRIVE REMOTE (INDOOR), IP IK08, NEMA 1, 0°C to +48°C, 3' MAX Distan with 12AWG **BBUX** BATTERY BACK-UP & LED DRIVE REMOTE (OUTDOOR), IP67, IK10, NEMA 4X, -20°C to +55°C, 3' MA Distance with 12AWG
ORDER:											
WLS-CL6									**CV**	**DR**	

Example: WLS-CL6-UNV-940-D20L-U10L-BRE-D72-U25-ET-CV-DR-BBUX

ELECTRICAL DATA						
System Watts 120-480V	Total Current (A)					
	120V	208V	240V	277V	347V	480V
Z	0.46	0.26	0.22	0.19	N/A	N/A
B	0.73	0.43	0.37	0.32	0.25	0.19
K	1.09	0.65	0.56	0.49	0.38	0.28
T	1.12	0.63	0.55	0.47	0.39	0.28
U	1.72	0.96	0.84	0.72	0.60	0.43

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX
76126800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 1/21
Specifications subject to change without notice.

Memorandum

ERIKSSON ENGINEERING ASSOCIATES, LTD.

TO: Mr. Bryan Rosenblum
GW McHenry BG, LLC

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

DATE: July 27, 2022

RE: Traffic Assessment
Animal Hospital and Wild Fork Foods
Buffalo Grove, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by GW McHenry BG, LLC to conduct a traffic assessment for a proposed commercial building on the southeast corner of Lake Cook Road and Route 83 (McHenry Road) in Buffalo Grove, Illinois. The purpose of this memorandum is to assess the traffic needs of the site.

Development Plan

The proposed development plan calls for a new 10,000 square foot building with 49 parking spaces to be occupied by an animal hospital and a Wild Fork Foods supermarket. Parking is located south of the commercial building which abuts both McHenry and Lake Cook Roads. Access to the parking is provided by two drive aisle connections to the circulation road between this site and the Northwest Community Healthcare building.

Wild Fork Foods is a specialty meat and grocery supermarket with delivery and pick-up services. They combine elements of a traditional grocery store and a specialty retailer. They specialize in meat, poultry and seafood. The store hours of operation will be 8:00 AM to 9:00 PM, seven days a week. The store is 4,000 square feet in size.

Veterinary Emergency Group will operate an animal hospital for diagnosing, surgically, or medically treating animals. Overnight boarding of animals is not proposed. Hours of operation are 24 hours a day seven days a week. Peak activity occurs between 6:00 PM to Midnight. During the day, 8:00 AM to 6:00 PM, they expect around eight cases a day. The building is 5,700 square feet. A small number of cases arrive between Midnight and 8:00 AM. The building is 6,000 square feet.

An aerial view of the site is shown in **Figure 1**.

Trip Generation

Traffic estimates were made for the existing and proposed development plans using data provided by the Institute of Transportation Engineer's Trip Generation 10th Ed. manual which contains trip generation surveys of similar land-uses. The rate of vehicle trip generation was applied to each use and the results are shown in **Table 1.**

Table 1
Projected Commercial Traffic Volumes

Use	ITE Code	Size (sq. ft.)	Morning Peak			Evening Peak			Saturday Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Wild Fork Foods	850(1)	4,000	6	5	11	18	18	36	20	20	40
Animal Hospital	640(2)	6,000	15	7	22	9	13	22	9	13	22
Totals		**10,000**	**21**	**12**	**33**	**27**	**31**	**58**	**29**	**33**	**62**

(1) ITE Land Use Code 850 – Supermarket
(2) ITE Land Use Code 640 – Animal Hospital/Veterinary

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Recent Lake Cook Road Improvement Plans

Construction began in 2019 on a multi-year project on Lake Cook, McHenry, and Weiland Roads in the Villages of Buffalo Grove and Wheeling which have been completed. Improvements included additional travel and turn lanes, an extension of Weiland Road south to Buffalo Grove Road, and new bicycle, pedestrian and lighting improvements. The Weiland Road and Lake Cook Road improvements fall under the jurisdiction of the Cook County Department of Transportation and Highways. The Illinois Department of Transportation controls McHenry Road (Route 83).

Adjacent to the site, Lake Cook Road is an eight/nine lane road with new traffic signals at McHenry and Weiland Roads. There are three travel lanes in each direction, dual left-turn lanes, right-turn lanes, and a barrier median. With the barrier median, the site access on Lake Cook Road is restricted to right-turns in/out of the site.

Weiland Road added right- and left-turn lanes southbound and dual right-turn lanes northbound at Lake Cook Road. The site access will remain right-in/out to Weiland Road.

McHenry Road adjacent to the site remained a five-lane road and kept the full access drives serving the site and the bank property to the west. Further south at Weiland Road, a new signalized intersection was created with a northbound right-turn lane on McHenry Road. Weiland Road is improved with left-turn lanes and two travel lanes on each approach. An eastbound right-turn lane is also included.

Figure 2 illustrates the existing travel lanes around the site.

Traffic Assessment

Additional traffic generated by the commercial facility will add 33 to 62 additional peak-hour trips to and from the site. With three access drives, there would be 11 to 21 additional trips per driveway or one more vehicle every 3 to 6 minutes. Two of the driveways will only have right turning traffic which can easily accommodate these additional volumes.

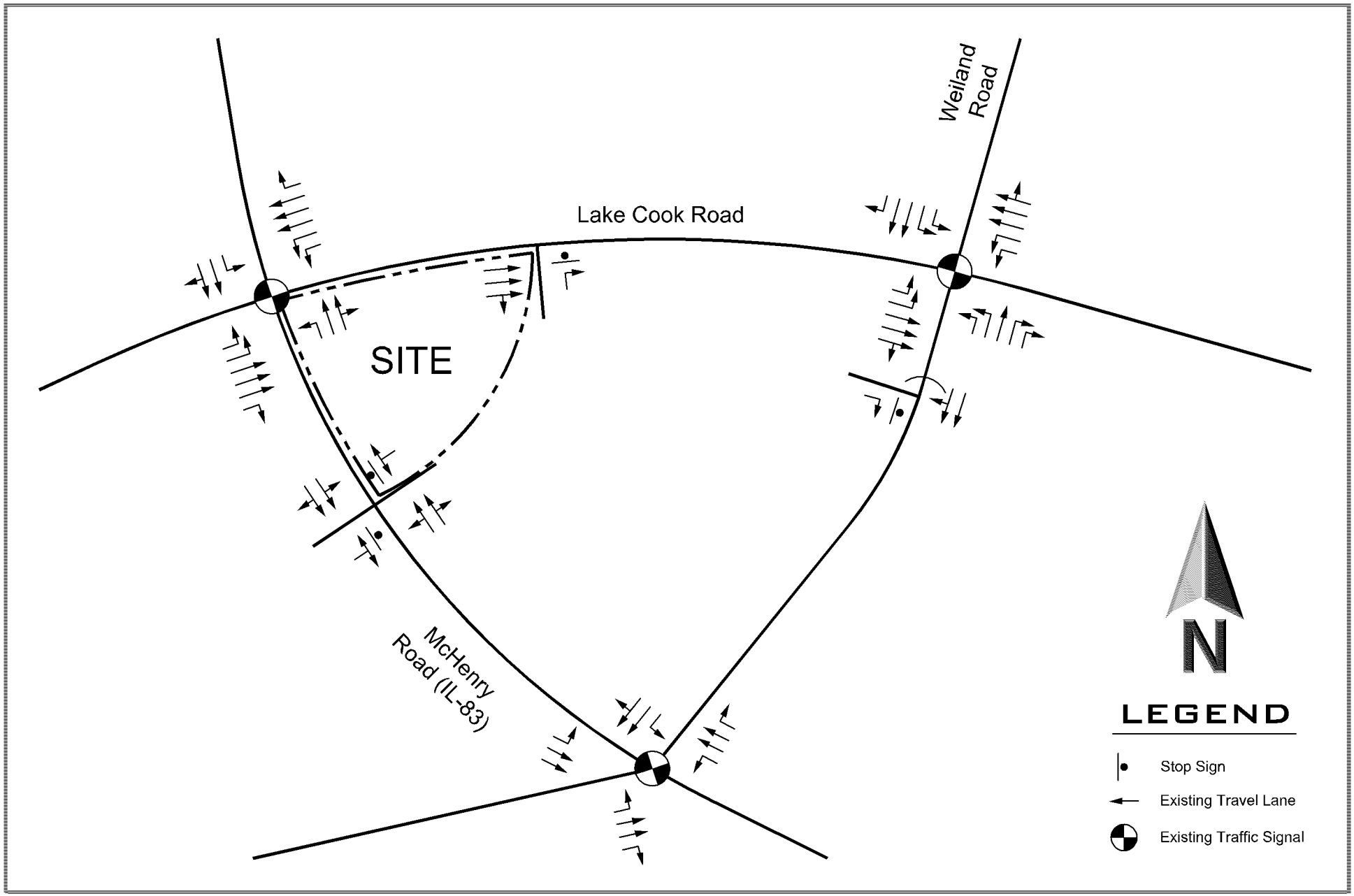
The three traffic signals by the site, including the future Weiland/McHenry signal, will see similar increases per intersection, 11 to 20 additional trips, and will have a miniscule impact on their operations.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

ERIKSSON ENGINEERING ASSOCIATES, LTD

Site Location & Area Roadways

Figure 1



Existing and Proposed Roadway Geometrics

Figure 2

ERIKSSON ENGINEERING ASSOCIATES, LTD

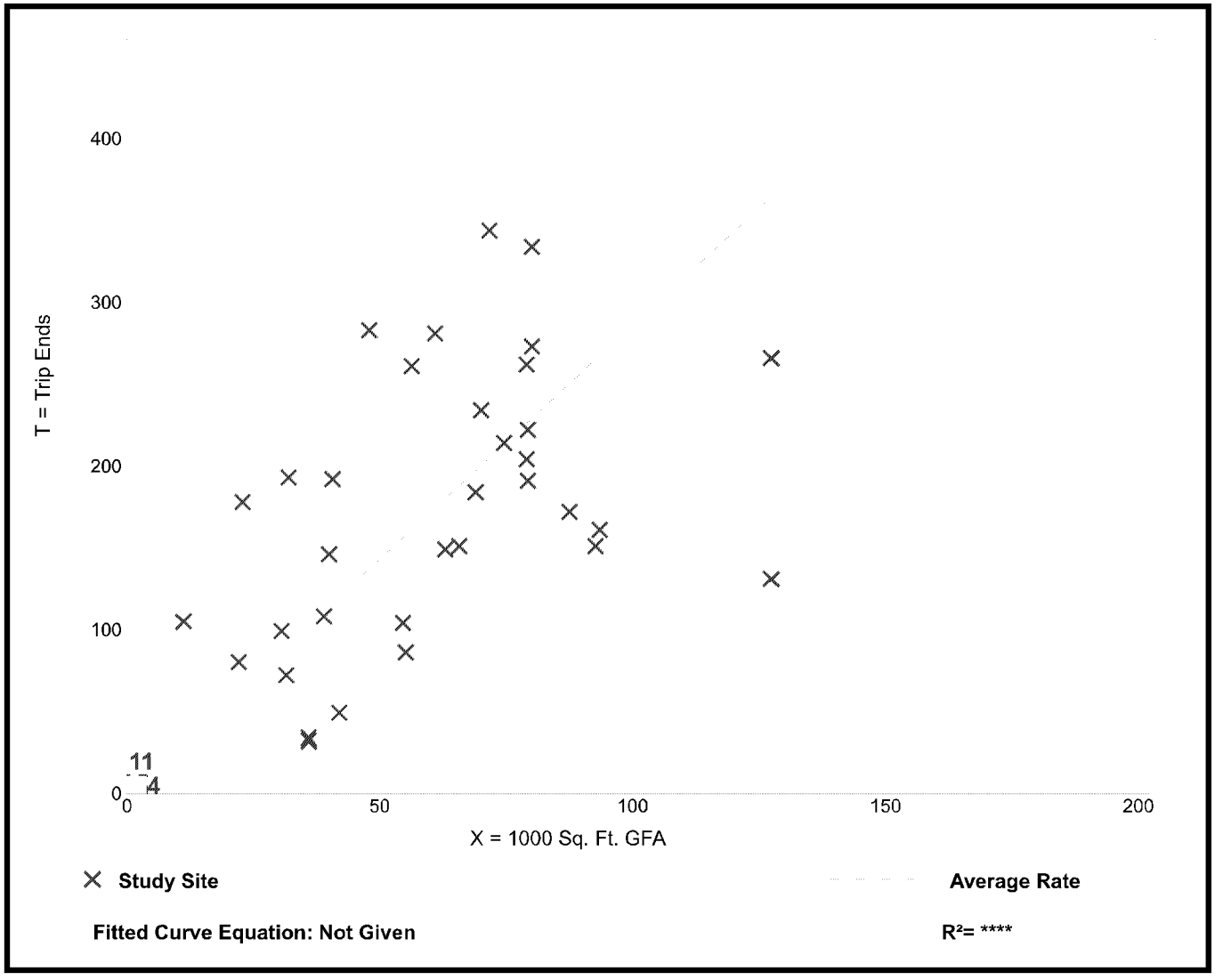
Supermarket
(850)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 61
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.86	0.89 - 9.35	1.45

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

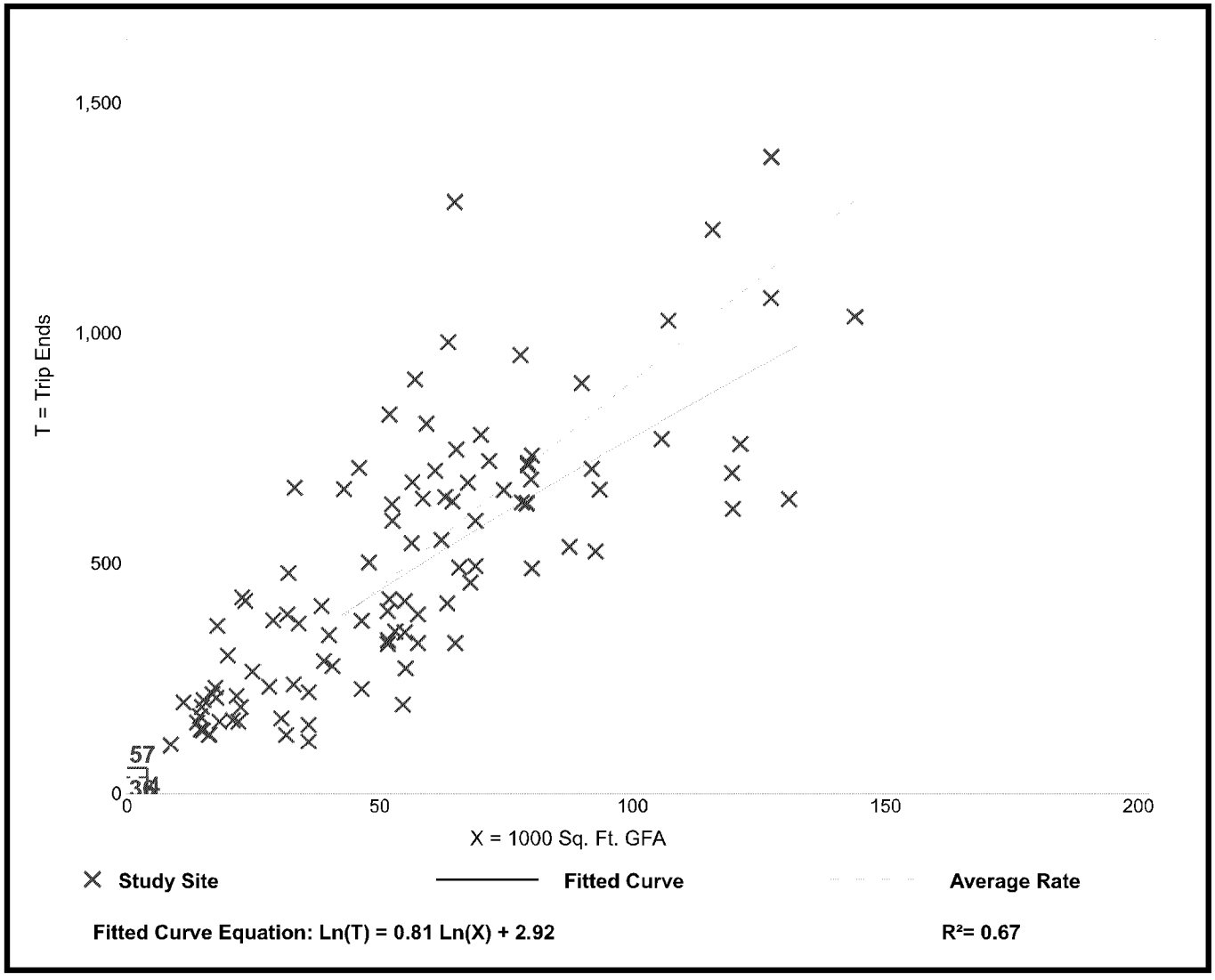
Supermarket
(850)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.95	3.11 - 20.30	3.32

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.81 Ln(X) + 2.92

R^2= 0.67

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Supermarket
(850)

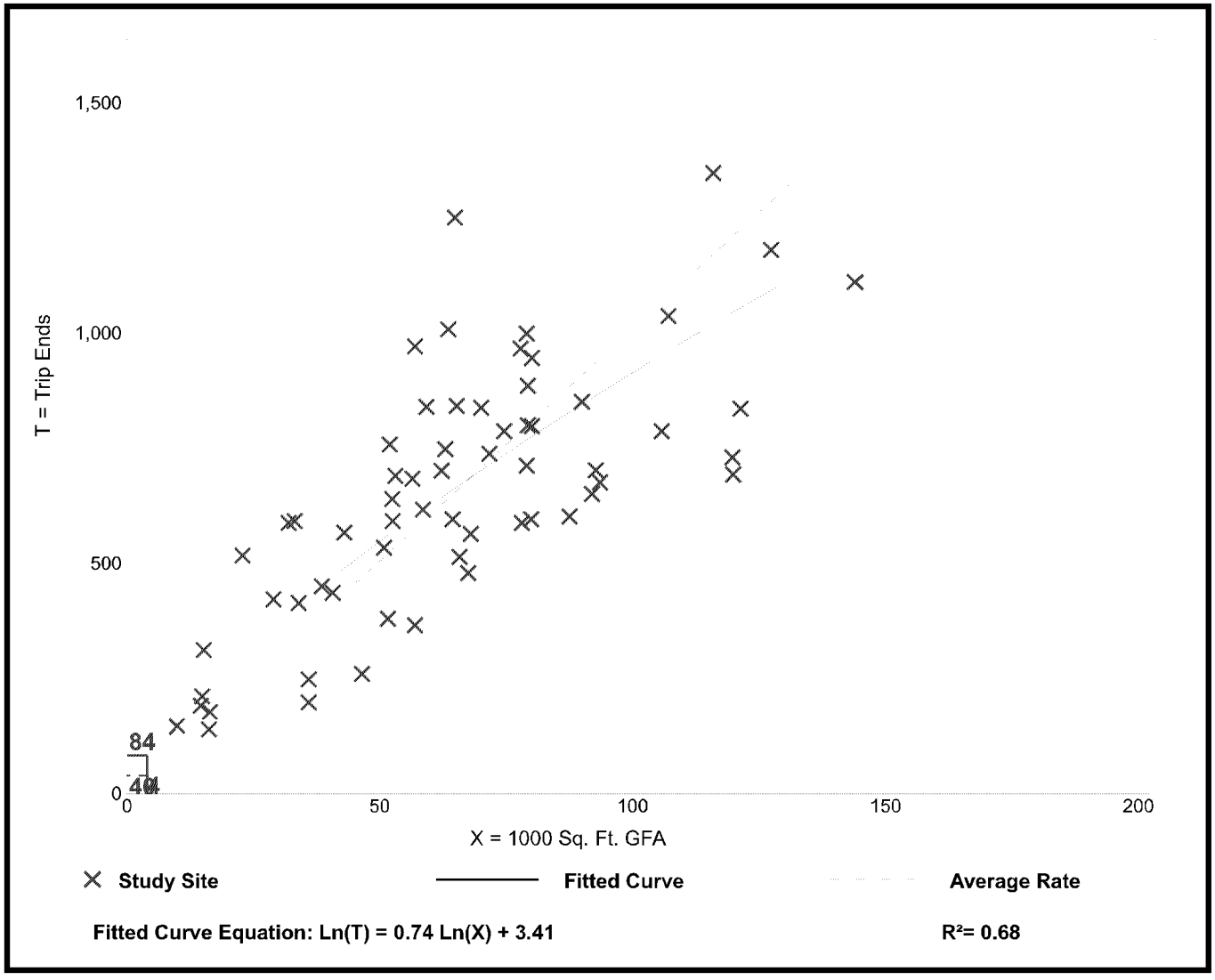
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 62
Avg. 1000 Sq. Ft. GFA: 65
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.10	5.51 - 22.61	3.30

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 3.41

R^2= 0.68

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Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

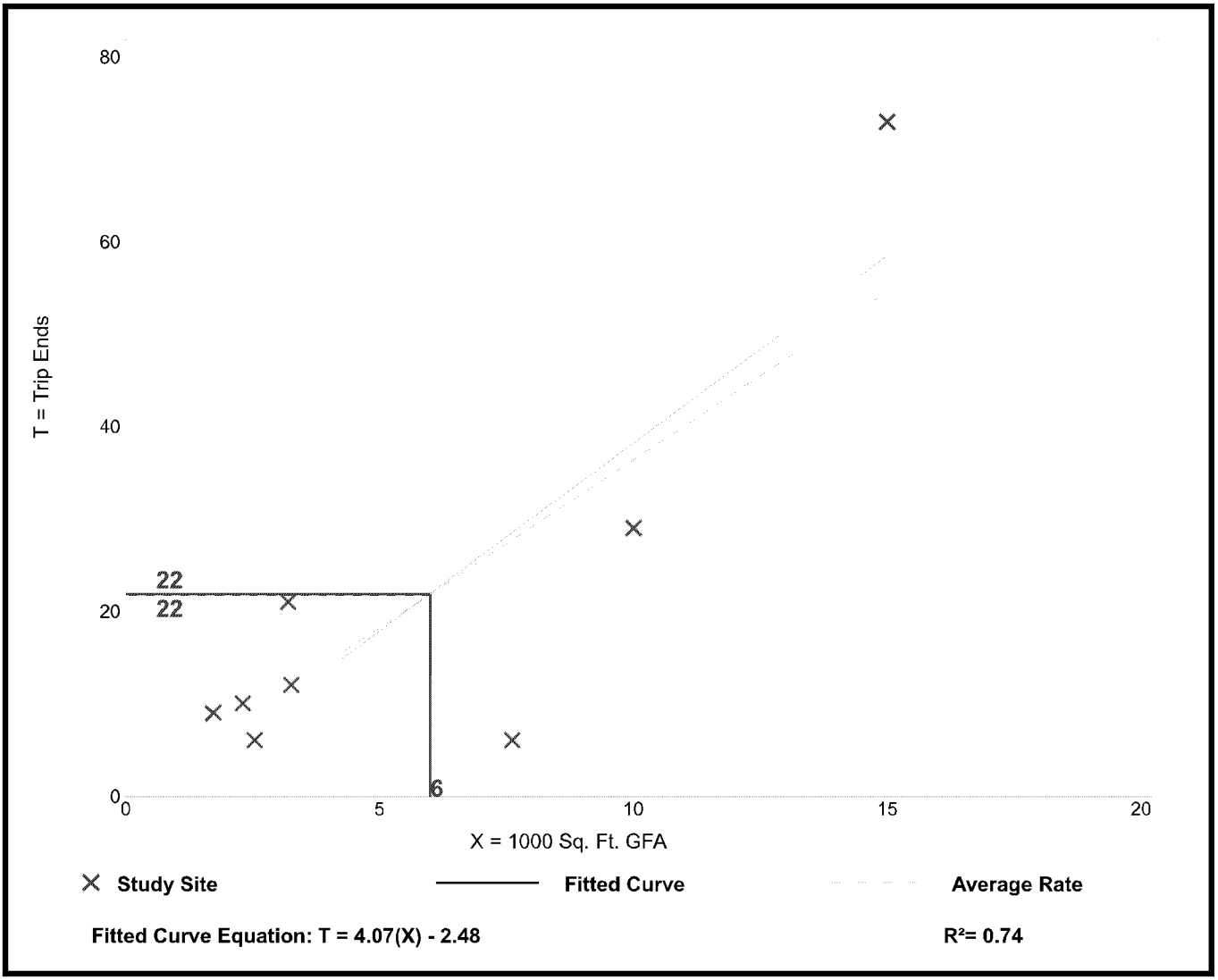
Animal Hospital/Veterinary Clinic
(640)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.64	0.79 - 6.56	1.78

Data Plot and Equation



Fitted Curve Equation: T = 4.07(X) - 2.48

R^2= 0.74

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Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

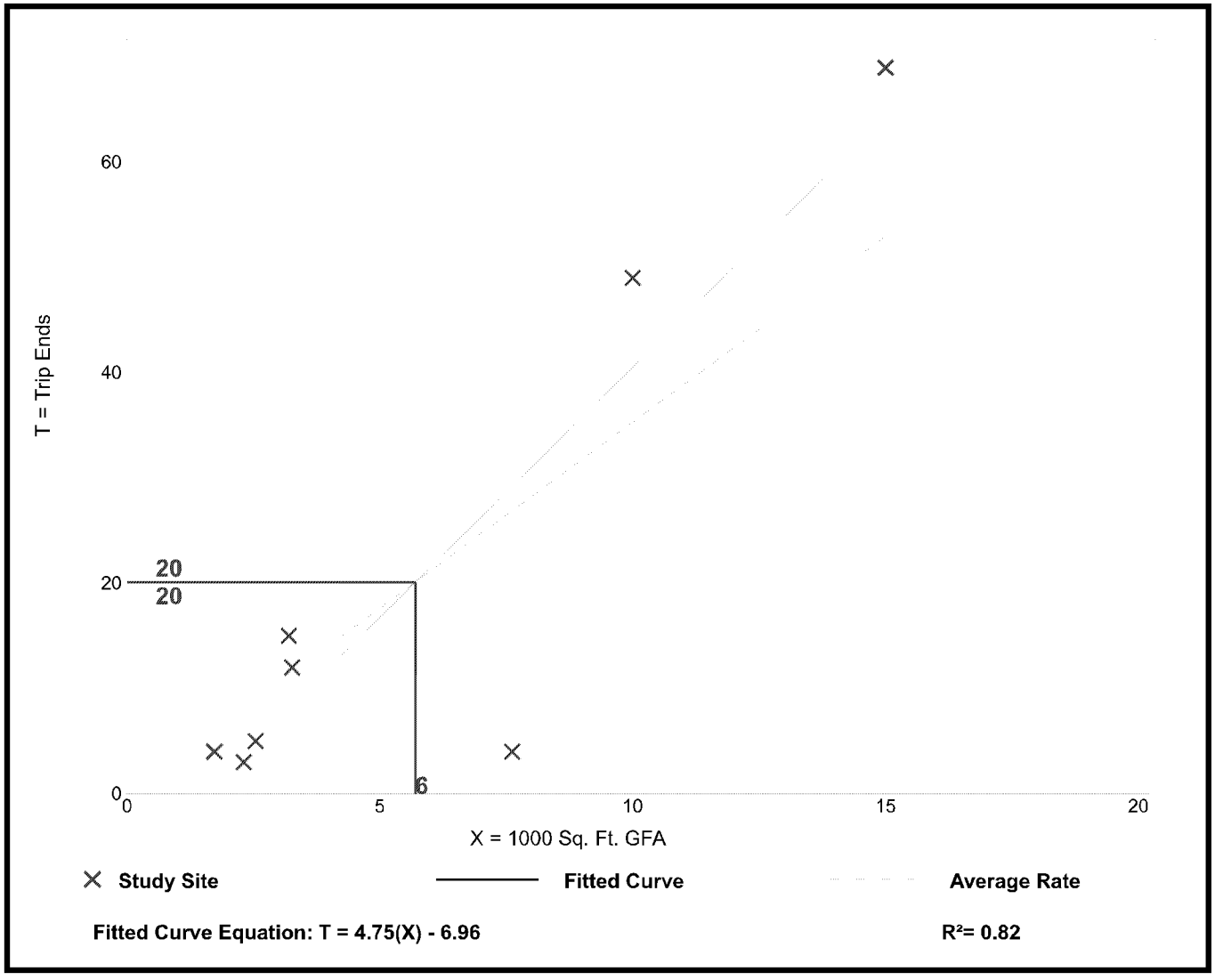
Animal Hospital/Veterinary Clinic
(640)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.53	0.53 - 4.90	1.80

Data Plot and Equation



Fitted Curve Equation: T = 4.75(X) - 6.96

R^2= 0.82

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

ERIKSSON ENGINEERING ASSOCIATES, LTD.

Memorandum

TO: Mr. Bryan Rosenblum
GW McHenry BG, LLC

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

DATE: July 27, 2022

RE: Parking Study
Animal Hospital and Wild Fork Foods
Buffalo Grove, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by GW McHenry BG, LLC to conduct a parking study for a proposed commercial building on the southeast corner of Lake Cook Road and Route 83 (McHenry Road) in Buffalo Grove, Illinois. The purpose of this memorandum is to assess the parking needs of the site.

Development Plan

The proposed development plan calls for a new 10,000 square foot building with 49 parking spaces to be occupied by an animal hospital and a Wild Fork Foods supermarket. Parking is located south of the commercial building which abuts both McHenry and Lake Cook Roads. Access to the parking is provided by two drive aisle connections to the circulation road between this site and the Northwest Community Healthcare building.

Wild Fork Foods is a specialty meat and grocery supermarket with delivery and pick-up services. They combine elements of a traditional grocery store and a specialty retailer. They specialize in meat, poultry and seafood. The store hours of operation will be 8:00 AM to 9:00 PM, seven days a week. The store is 4,000 square feet in size.

Veterinary Emergency Group will operate an animal hospital for the diagnosing or surgically or medically treating animals. Overnight boarding of animals is not proposed. Hours of operation are 24 hours a day seven days a week. Peak activity occurs between 6:00 PM to Midnight. During the day, 8:00 AM to 6:00 PM, they expect around eight cases a day. A small number of cases arrive between Midnight and 8:00 AM. The building is 6,000 square feet.

Municipal Parking Requirement

The parking requirement was calculated based on the Village of Buffalo Zoning Code (see **Table 1)** for supermarkets and animal hospitals. The total parking required is 40 spaces which is exceeded by the 49 spaces provided. Two accessible parking spaces are required and provided by the front of the building.

Table 1
Zoning Code Requirements

Use	Size	Zoning Code Requirement	Required
Wild Fork Foods	4,000 sq. ft.	General commercial/retail (individual businesses): 1.0 space per two hundred fifty sq. ft. of floor area.	**16**
Animal Hospital	6,000 sq. ft.	Animal kennel and hospitals: 4.0 spaces per every one thousand square feet of floor area.	**24**
		Total	**40 spaces**

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

National Parking Data

National data of supermarket and animal hospital parking was reviewed to estimate the parking demand for the site. The Institute of Transportation of Engineers' publication Parking Generation, 5th Edition provides parking survey data (**attached**). **Table 2** summarizes the anticipated parking demand based on the ITE data which shows a peak demand of 32 vehicles on a weekday and 38 vehicles on a weekend.

Table 2
ITE Parking Survey

Use	Size	ITE Parking Demand	
		Weekday	Weekend
Wild Fork Foods	4,000 sq. ft.	**12**	**18**
Animal Hospital	6,000 sq. ft.	**20**	**20**
Totals	**10,000 sq. ft.**	**32**	**38**

The proposed 49 parking spaces provided will exceed the zoning code requirement (40 spaces) and the anticipated parking demand (38 vehicles) for the development.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Animal Hospital/Veterinary Clinic
(640)

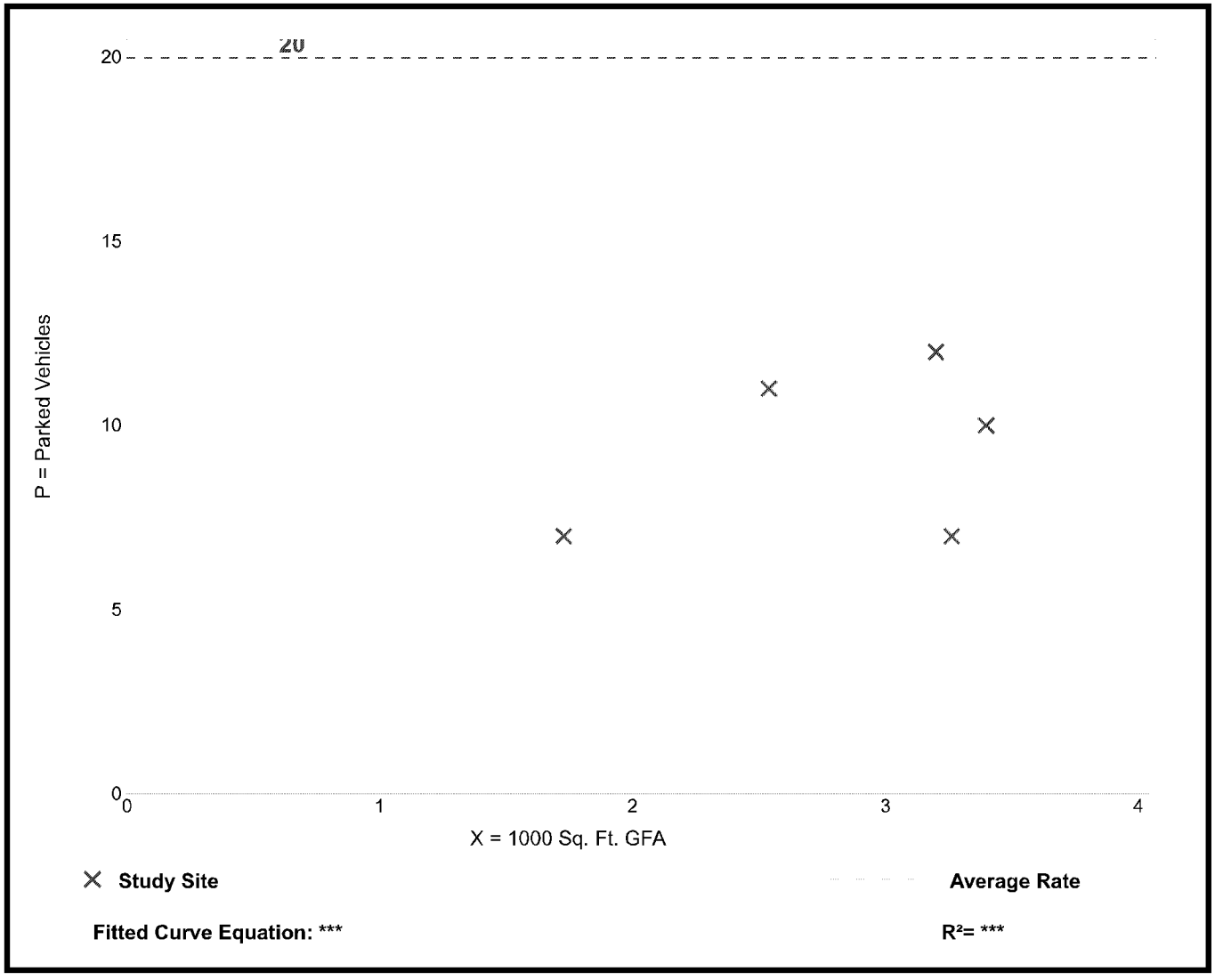
Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **3:00 - 5:00 p.m.**
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 2.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.33	2.14 - 4.33	2.93 / 4.33	***	0.90 (27%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

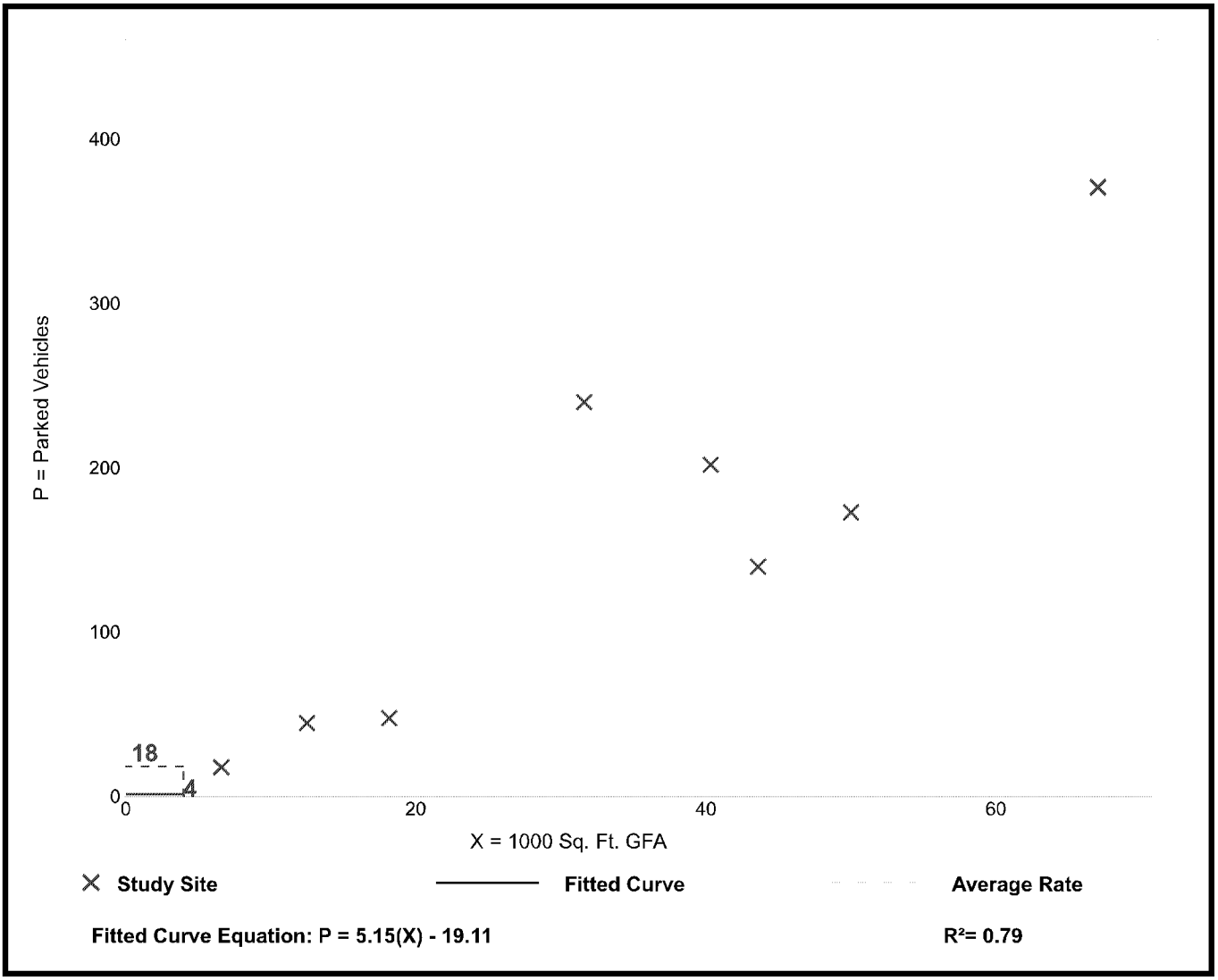
Supermarket
(850)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Friday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **1:00 - 5:00 p.m.**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 34

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.59	2.64 - 7.59	3.20 / 6.87	***	1.60 (35%)

Data Plot and Equation



Fitted Curve Equation: P = 5.15(X) - 19.11

R^2= 0.79

Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

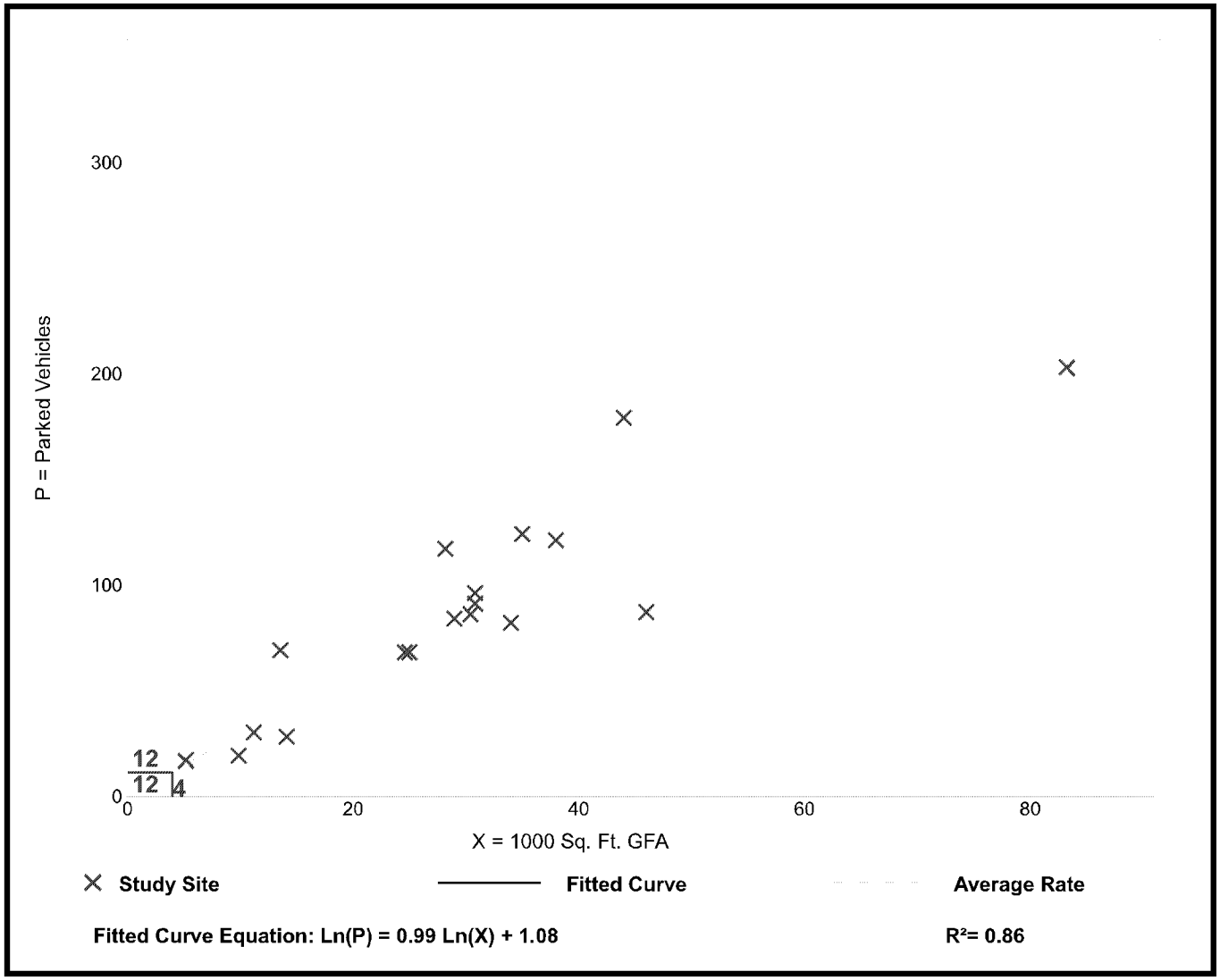
Supermarket
(850)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Thursday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **12:00 - 6:00 p.m.**
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 29

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.93	1.89 - 5.08	2.70 / 4.07	***	0.73 (25%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.99 Ln(X) + 1.08

R^2= 0.86

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Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

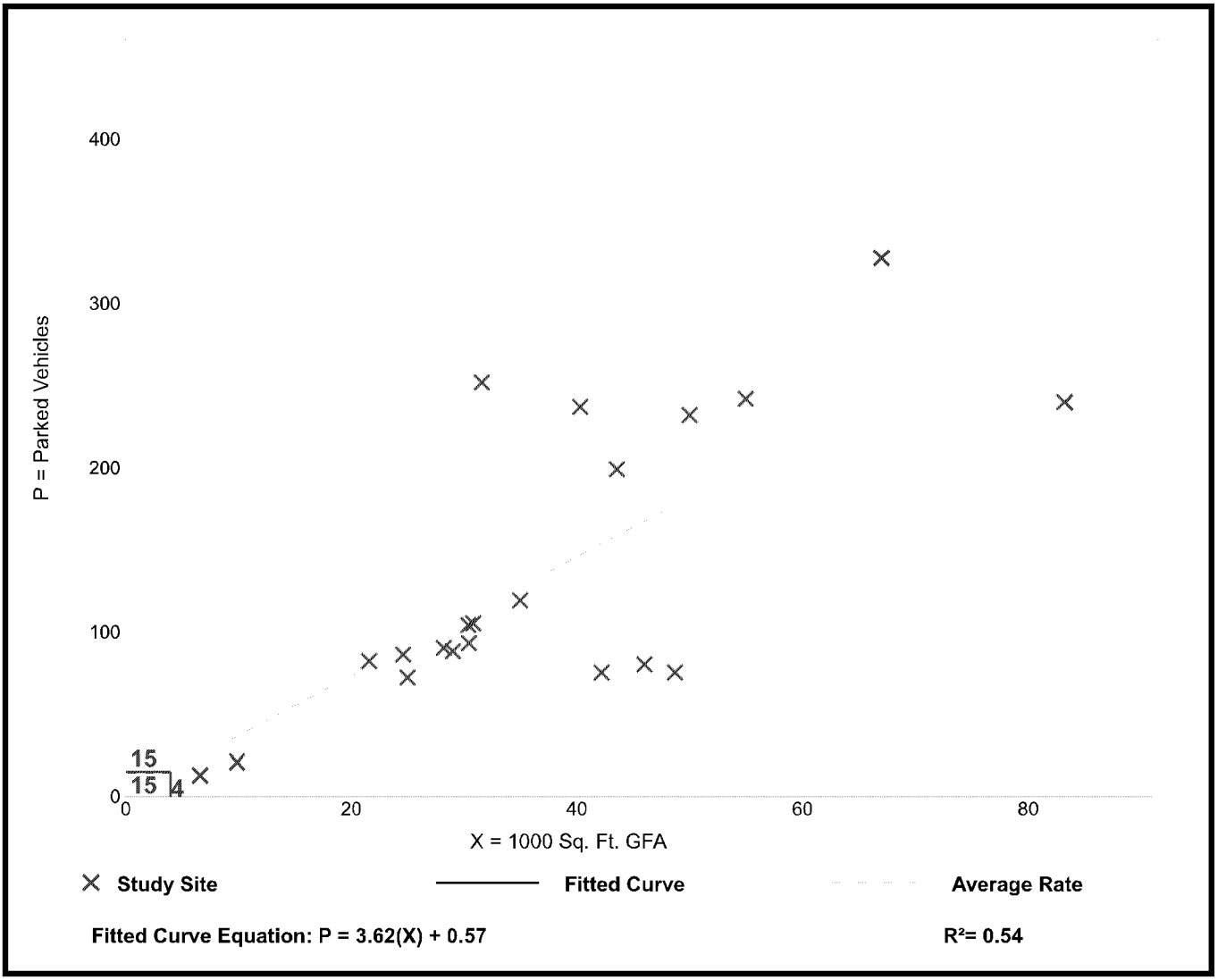
Supermarket
(850)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **11:00 a.m. - 5:00 p.m.**
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 37

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.64	1.54 - 7.97	2.92 / 4.82	2.99 - 4.29	1.51 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 3.62(X) + 0.57

R^2= 0.54

Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

GW PROPERTIES
2211 North Elston Avenue, Suite 400
Chicago, Illinois 60614
Main: 773.382.0445
Fax: 773.796.3037

August 11, 2022

Village of Buffalo Grove
Planning & Zoning Commission
50 Raupp Blvd,
Buffalo Grove, IL 60089

RE: Proposed Development to be located at 41 South McHenry Road, Buffalo Grove, Illinois –
Wild Fork Foods Variation Justification Letter

Pursuant to Section 14.16.070 of the Sign Code, the Applicant respectfully submits the following statements:

In the event the Applicant is required to comply with the exact provisions of the Sign Code, the proposed sign plan would not be possible to construct and install. The location of the property being situated on a hard corner in conjunction with the required signage limitations would prohibit this property from being effectively redeveloped. In order to (i) meet the requirements of the existing Sign Code and (ii) allow for appropriate building signage, it is essential to the operation of the tenant that variances be granted in order to allow for the Wild Fork Foods building signage to exceed the permitted signage length on each elevation and to also allow for the total quantity of signage to exceed the permitted 3 wall signs to a new total of 8 wall signs.

The property has the unique physical condition of being situated on the southeast corner of a significantly busy intersection. This traffic flow is necessary to generate the required demand from a retail standpoint and provide the tenant with sufficient customer demand to viable. The limitations to the building signage would impede the ability for pedestrians to adequately observe the tenant's branding.

The Applicant is not requesting special privilege, but rather consideration with regard to the building signage requirements. These variations will in no manner be materially detrimental to the character of the area, the use of the property, as well as not be injurious to the use, enjoyment and values of other property owners located in the vicinity. Ultimately, the proposed development has been reviewed extensively by our tenant and Village staff in order to determine that the variances will not be contrary to the purpose of the Title pursuant to Section 14.04.020 and 14.16.070.

Thank you for your consideration.

Sincerely,

Mitch Goltz
Principal

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

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, MAY 18, 2022

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. Consider an Amendment to the Planned Unit of Development at 361 Raymond. (Trustee Johnson) (Staff Contact: Nicole Woods)

Ms. Woods provided a background on the PUD to allow an addition outside the building blocks. Additionally, Ms. Woods reviewed the history of the property and the proposed addition.

Mr. Entman, petitioner's attorney, clarified that it is a room addition. He reviewed the plans and described the petitioners' circumstances and the reason behind the addition. He reviewed the support by the neighbors and the homeowner's association approval.

Com. Richards asked if this creates a precedent within the neighborhood.

Mr. Entman believes that the answer is no, but it could spark ideas.

Ms. Woods commented on the amendment. She noted that if that were to occur, those petitioners would be evaluated on a case-by-case basis.

Com. Worlikar asked the petitioners to walk through the design of the addition and how it will blend in with the neighborhood.

Mr. Pavlovcik, petitioner's architect, reviewed the characteristics of the design.

Com. Worlikar asked if the colors match the existing structure.

Mr. Pavlovcki said he cannot attest to the colors/materials at this time.

Mr. Entman apologized by not have the colors/materials but believe will blend in with the home/existing structure.

Com. Worlikar asked if there were any concerns from their neighbors.

Mr. Youm said there are no complaints from his neighbors, the neighbors are excited.

Chairperson Cesario asked to confirm that the homeowner's association agreed.

Mr. Entman said yes.

The public hearing was closed at 7:52 PM

Com. Khan made a motion to grant a positive recommendation to the Village Board for an amendment to the residential Planned Unit of Development (Ordinance Nos. 2005 - 24, 2005-25, 2005-26) to allow for an addition to extend outside the Building Box 18 as shown on the proposed plan subject to the following conditions listed below:

1. *The addition shall be installed in accordance with the documents and plans submitted as part of the petition.*

Com. Richards seconded the motion.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Com. Chairperson spoke in favor of the motion and thanked the homeowner for talking with his neighbors.

Com. Khan spoke in favor of the motion.

RESULT:	**RECOMMENDATION TO APPROVE [UNANIMOUS]**
	Next: 6/20/2022 7:30 PM
AYES:	Spunt, Cesario, Khan, Au, Richards, Worlikar
ABSENT:	Adam Moodhe, Mitchell Weinstein

2. Consider Approval - Amend to PD, SU, Plat of Sub, Prelim & Final Dev Plan, SU and Var. at Town Center (Trustee Johnson) (Staff Contact: Nicole Woods)

Ms. Woods provided a background on the PUD amendment for The Clove.

Mr. Schoditsch, Kensington, reviewed the PUD amendment to The Clove and walked through the process of combining phase 1 and 2, where previously they were going to do them separately. He went over the changes from the original PUD to the amendment, which is due to the development of Chick-Fil-A in the out lot that has changed the trajectory of the project.

Mr. Clark, Lakotakota Group, went through the landscape plan and the walkability plan.

Mr. Rea, Kensington, walked through building B explaining what will be replaced and enhanced.

Mr. Lurk, with Chick-Fil-A, walked through the Chick-Fil-A plan and how the appearance looks like the rest of the development. He reviewed the canopies that are covering the pick-up lanes for their employees. Additionally, he reviewed the signage, materials, and colors that will be used. Lastly he talked about the pickup door vs. pickup window that will be part of the development and the dual drive lane.

Mr. Wells, Urban Street, reviewed their request for 2 foot increase, which has been brought to their attention as they have moved from the plan design phase to the construction phase.

Com. Spunt asked traffic flow.

Mr. Schoditsch explained the traffic flow and access points.

Com. Spunt asked if there would be any car changers in the lot.

Mr. Schoditsch said no.

Com. Spunt asked about Bowlaro and what they will be doing with that building.

Mr. Schoditsch said they don't own Bowlaro but will be paving their lot.

Com. Au asked about the tenants who were going move originally to accommodate Phase 1 and asked what the plan is now for those tenants.

Mr. Schoditsch explained the plan for the tenants.

Com. Au asked about the drive through lane for Chick Fil A and asked if it was going to be enough room in the que for the number of customers they attract.

Mr. Lurk said the current design is to keep traffic off Route 83. He also explained the rest of the traffic flow for cars accessing Chick-Fil-A.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Com. Au asked if the cars would back up on Old Checker Rd.

Mr. Lurk said the dual lane will help mitigate the traffic, which is unlike other locations.

Com. Au asked if they know how many cars will be at this location at this time.

Mr. Lurk said he does not.

Mr. Schoditsch noted that in their original traffic study, they included Chick-Fil-A.

Mr. Stilling commented that the proposed Chick-Fil-A would have a 25-stack ability, close to three times what the Village requires.

Com. Richards asked about the safety of those who will have to throw out trash given the proposed location of the dumpster.

Mr. Lurk reviewed the dumpster location and reviewed the safety precautions.

Com. Richards asked if traffic would impact people walking.

Mr. Lurk said it is no different from other locations.

Mr. Schoditsch said there are other safety precautions in place to make sure those who park can safely enter Chick-Fil-A.

Com. Richards asked about the landscape and softening up the area with more landscape.

Mr. Schoditsch said they have tried to increase but explained the limitations they have with Bowlaro.

Mr. Stilling explained that Bowlaro has a significant amount of control over the parking lot.

Com. Spunt asked about the dual lane for Chick-Fil-A.

Mr. Lurk explained that the dual lane provides a safe environment for their workers.

Chairperson Cesario asked if they are aware of the thirteen conditions that are part of the petitioner's packet created by staff.

All Petitioners said yes, they are aware.

Chairperson Cesario asked staff if the proposed variations that were part of the original PUD still exist.

Ms. Woods said the reason they are back is because the plan has refined.

Chairperson Cesario commented that the amendment is modest.

Com. Worlikar asked if there is a similar design in other places for Chick-Fil-A with a dual lane that they could see.

Mr. Lurk said the one in Algonquin is very similar to the proposed Buffalo Grove Chick-Fil-A.

Com. Khan asked if they have contacted IDOT.

Mr. Schoditsch said they have been working with IDOT continuously and have received informal approval from IDOT.

Com. Khan asked if the improvements are enough or if IDOT is asking for more improvements.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Mr. Schoditsch said they are not making any new request.

Com. Spunt asked for additional clarification of the retailers who are staying and where they will be going during construction.

Mr. Schoditsch went over the communication plan with the tenants, noting that they will be down for a few months and are aware of the situation and will continue to know what is going on.

Com. Worlikar asked if they were going to be making improvements to Old Checker Rd.

Mr. Rea said yes, they will be making improvements to Old Checker Rd to Buffalo Grove Road.

Mr. Schoditsch thanked the Commission for their time.

The public hearing was closed at 8:46 PM.

Com. Khan made a motion to grant approval for an amendment to Planned Development Ordinance No. 86-61, as amended, requesting approval for a special use for mixed use Planned Unit Development and approval of a Final Plat of Subdivision and Preliminary and Final Development Plan approval with Special Uses and Variations for a proposed plan for a 20-acre mixed-use redevelopment center with grocery store, retail, restaurants, and multi-family residential at the Buffalo Grove Town Center.

Com. Richards second the motion.

Com. Au spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Spunt, Cesario, Khan, Au, Richards, Worlikar
ABSENT:	Adam Moodhe, Mitchell Weinstein

Regular Meeting

Other Matters for Discussion

1. Workshop - Proposed Retail Building at 41 S McHenry (Trustee Pike) (Staff Contact: Nicole Woods)

   Ms. Woods provided a brief background on proposed 10,000 square feet retail building at 41 S. McHenry Rd.

   Mr. Goltz provided addition background on the development of the proposed development at 41 S. McHenry Rd.

   Com. Spunt asked if it would be better positioned in The Clove.

   Mr. Goltz said it is more complementary to the Clove with the hospital in mind.

   Com. Spunt asked the petitioner to explain Wild Fork.

   Mr. Goltz described the tenant as grab and go establishment.

   Ms. Woods commented on the development and why the development works in accordance with the Lake Cook Road Corridor plan.

   Com. Au explained more on Wildfork.

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

Com. Au asked if the parking needs to be reconfigured for drivers who do delivery.

Mr. Goltz explained the grab n go concepts, which puts no additional pressure or stress on parking.

Com. Worlikar asked about access and traffic flow to the proposed retail development.

Mr. Goltz said the access will remain what it is today.

Com. Richards asked if the vet clinic was 24 hours.

Mr. Goltz said no.

Chairperson Cesario said the elevation is beautiful and really likes the concept design.

Mr. Goltz thanked the Chairperson Cesario.

Chairperson Cesario asked if they had any question they would like answered by the Commission.

Mr. Goltz said no.

Chairperson asked staff if they have anything they want the Commission to ask.

Staff said no.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 20, 2022 7:30 PM

RESULT:	**ACCEPTED [5 TO 0]**
AYES:	Spunt, Cesario, Au, Richards, Worlikar
ABSTAIN:	Zill Khan
ABSENT:	Adam Moodhe, Mitchell Weinstein

Chairman's Report

Chairperson Cesario congratulated the current members of the PZC on their reappointment to the Commission and went of the new addition to the Commission.

Committee and Liaison Reports

Chairperson Cesario provided a report of the Village Board meeting he attended.

Staff Report/Future Agenda Schedule

Ms. Woods provided an overview of what the future agenda schedule will be.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:12 PM

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

05/18/2022

Chris Stilling

APPROVED BY ME THIS __18th____ DAY OF __May__, 2022

Attachment: Plan Set (Consideration of a Proposed Development at 41 S McHenry Road for Wild Fork & VEG)

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, JULY 20, 2022

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. Consideration of a Preliminary Plan, Zoning Variations and a Sign Variation to Allow the Construction of a New Carwash Facility, to be Called Spotless Auto Spa at 301 N. Milwaukee Avenue (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

Ms. Puris, deputy community development director, provided a background on the subject property and the subsequent variances for the project.

Mr. Zocher, contract purchaser, provided additional detail regarding the proposed car wash. He provided a PowerPoint, going through several exhibits for the site.

Mr. Spallone noted that everyone did a really great job of explaining the project. He discussed the steps that he took after the last workshop to address the south entrance/exit. Mr. Aboona went back over their traffic study, and everyone feels very confident in the results.

Mr. Aboona talked about the critical element of traffic and discussed the modifications they made.

Com. Spunt asked about peak times when people want to turn left.

Mr. Spallone explained the technology that is built into the car wash that is a safety measure.

Com Au asked about the turn in on the southern entrance. What if some turned in on accident, how do they get out.

Mr. Spallone said the escape always comes after the pay booth.

Com. Richards asked staff to confirm the variances that are up for vote.

Ms. Purvis confirmed that the variances and the setback for the property.

Chairperson explained that many setback issues arise off Milwaukee due to the widening of the road.

Com. Moodhe asked about the run time

Mr. Spallone said from the pay station, it is 3 minutes, and 20 seconds thereafter. If there is a backup, they crank up the belt to move cars through the car wash faster.

Com. Moodhe asked about the shutdown mechanism.

Mr. Spallone said it is in the cameras on site.

Com. Moodhe asked if it will it watch the traffic on Milwaukee Ave.

Mr. Spallone said yes including the median.

Com. Moodhe asked how many workers will be on site.

Minutes Acceptance: Minutes of Jul 20, 2022 7:30 PM (Approval of Minutes - July 20, 2022 Meeting)

Mr. Spallone said max 6, min 3.

Com. Moodhe ask if staff is sufficient.

Mr. Spallone said yes and explained the process and the staff responsibilities.

Com. Moodhe asked if they timed vehicles coming out southbound.

Mr. Aboona said they ran analysis with a variety of circumstances.

Mr. Spallone explained what they did for queuing and turning with traffic. 9 o'clock and 5 o'clock for 30 minutes each time.

Com. Moodhe said it took him 3 minutes to pull out. He expressed his concerns due to the time it took him to leave and the circumstances that will cause traffic backups.

Mr. Spallone explained the car wash in bartlett, which is situated in a similar way on a busy street.

Com. Moodhe ask who is responsible for restriping.

Mr. Spallone said we are. IDOT signs off on Mr. Aboona

Com. Moodhe asked if Mr. Aboona had anything more to say.

Mr. Aboona said their recommendations for ideal flow has been fully incorporated in the plan.

Com. Khan asked if they offer any other services.

Mr. Spallone said just car wash and vacuum

Com. Khan asked how many cars in a day will be using the car wash.

Mr. Spallone said they are projecting 350 cars a day over at 15-hour period on average.

Com. Khan asked if any of their peak car wash times coincide with the peak traffic hours.

Mr. Spallone said before rush hour, lunch, and between 7-9 PM.

Com. Khan asked if they did a gap study?

Mr. Aboona said they did not do a gap study due to the lack of significance. 1 car every 3 minutes is not significant. Noting it is less than one percent.

Com. Khan asked what kind of median will be out there.

Mr. Aboona said a stripped median.

Com. Khan asked if IDOT is okay with the plan.

Mr. Aboona said yes.

Mr. Spallone said they haven't provided the permit, but they are OK with the plan, but need to provide the final engineering study.

Com. Khan asked what the 24-hour traffic looks like.

Mr. Aboona 36,000 cars.

Com. Khan asked how many access points the restaurants had when it was there.

Mr. Aboona said 2

Com. Davis asked how they came to the conclusion for right in right out on both access points.

Mr. Spallone said it is an operational purpose. He explained how access impact people revisiting the site.

Com. Weinstein asked about the signage variation. Who is going to see the signs.

Mr. Spallone explained that there is a gap, and it helps with sound. It is more for esthetics.

Com. Weinstein asked them if they have reviewed the conditions set by staff.

Mr. Spallone said yes.

Com. Weinstein asked if they anticipate the striping being an issue.

Mr. Spallone said no.

Com. Weinstein asked what the average time would be to wait.

Mr. Spallone said they have workers who educate customers at the pay stations.

Com. Moodhe asked staff if they had any concerns from the public.

Ms. Purvis said no just one call for questions.

Com. Moodhe asked if the crash information is provided.

Mr. Aboona said the crash information is provided by IDOT.

Com. Moodhe said that not all municipality provided information to IDOT.

Mr. Aboona said yes, but IDOT has criteria for reporting.

Com. Moodhe asked staff about where the project is at in the process.

Ms. Purvis said after the recommendation tonight, it will go to the Village Board for final approval.

Chairperson Cesario said thank you for the petitioners.

Mr. Spallone summarized the car wash and what they are bringing to the community.

Com. Khan asked if they have different levels of washes.

Mr. Spallone said there are four levels.

Com. Spunt asked about the blower system.

Mr. Spallone explained their blower system

Chairperson entered the Village staff report as exhibit one and the petitioners slides as exhibit two.

Mr. Spallone said thank you and how happy they are to be here.

The public hearing closed at 8:32 PM

Chairperson explained that everyone has the same concern about traffic, but the variances and setbacks were nominal and spoke in favor of the work they did for the site.

Com. Spunt spoke in favor of the project.

Minutes Acceptance: Minutes of Jul 20, 2022 7:30 PM (Approval of Minutes - July 20, 2022 Meeting)

Com. Davis said he appreciated the work and the depth of information contained in the traffic study.

Com. Moodhe said his biggest issues are with safety as it relates to traffic.

Com. Weinstein made a motion to recommend approval to the Village Board for a Preliminary Plan with Variations from the Zoning Code pertaining to the location of accessory structures in relation to the principal structure and the width of the landscape buffer adjacent to the right-of-way; and with a Variation from the Sign Code pertaining to the orientation of two of the proposed wall signs, all to accommodate the construction of a new carwash facility at 301 N. Milwaukee Avenue, subject to the following conditions:

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

2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.

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

4. The fire truck turn exhibit shall be revised to the satisfaction of the Fire Chief prior to issuance of any building permits.

5. As recommended by the Traffic Impact Study prepared by KLOA and dated June 29, 2022:

a. The painted median on Milwaukee Avenue shall be restriped to provide an exclusive left-turn lane into the full-movement access drive at the south end of the site, subject to the review and approval by IDOT.

b. The carwash wayfinding and traffic control signage shall be installed on the site as noted in the Traffic Impact Study.

6. The operator shall closely monitor traffic circulation and stacking during peak operating days/hours and take appropriate measures to ensure that adequate stacking is provided. If the Village determines, at its sole discretion, that additional stacking should be provided to accommodate peak demand on site, the petitioner shall adjust their operating procedures in a manner acceptable to the Village.

Com. Richards seconded the motion.

RESULT:	**RECOMMENDATION TO APPROVE [UNANIMOUS]**
	Next: 8/15/2022 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Au, Richards, Davis
ABSENT:	Neil Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jul 6, 2022 12:00 AM

RESULT:	**ACCEPTED [6 TO 0]**
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Davis
ABSTAIN:	Amy Au, Kevin Richards
ABSENT:	Neil Worlikar

Chairman's Report

Chairperson Cesario gave his chairman's report

Committee and Liaison Reports

Com. Spunt reviewed the Village Board Meeting he attended and the PZC items that were approved by the Village Board.

Staff Report/Future Agenda Schedule

Ms. Purvis provided information on upcoming items for the Commission.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:42 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 20th DAY OF July, 2022