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

**Regular Meeting**
**January 3, 2024 at 12:00 AM**

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

## I. Call to Order

## II. Public Hearings/Items For Consideration

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

1. Consider a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)
2. Consider an Amendment to the Sign Plan Approved by Planned Unit Development Ordinance No. 2022-092 Along with Sign Variations to Allow the Installation of a Wall Sign on the East Elevation of the Building at 43 McHenry Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

## III. Regular Meeting

### A. Other Matters for Discussion

### B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Dec 6, 2023 7:30 PM

### C. Chairman's Report

### D. Committee and Liaison Reports

### E. Staff Report/Future Agenda Schedule

### F. Public Comments and Questions

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

## IV. Adjournment

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

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

**Action Item : Consider a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road**

## Recommendation of Action

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

Rakesh Pandita is requesting approval of a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 N Buffalo Grove Road. The Petitioner is proposing to open and operate a café and food market within the subject tenant space, called Minaz Café and Indian Grocery Store.

**ATTACHMENTS:**

- 21 N Buffalo Grove Rd - Staff Report (PDF)
- 21 N Buffalo Grove Rd - Plan Set (PDF)

**Trustee Liaison**
Weidenfeld

**Staff Contact**
Andrew Binder, Community Development

| | |
|---|---|
| Wednesday, January 3, 2024 | |

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

| | |
|---|---|
| **MEETING DATE:** | January 3, 2024 |
| **SUBJECT PROPERTY LOCATION:** | 21 N Buffalo Grove Rd, Buffalo Grove, IL 60089 |
| **PETITIONER:** | Rakesh Pandita; Minaz Café & Indian Grocery |
| **PREPARED BY:** | Andrew Binder, Associate Planner |
| **REQUEST:** | Petition to the Village of Buffalo Grove for a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road. |
| **EXISTING LAND USE AND ZONING:** | The subject property is improved with a multi-tenant commercial building and is zoned B-5: Town Center Planned District. |
| **COMPREHENSIVE PLAN:** | The Village Comprehensive Plan calls for this property to be Commercial. |

## PROJECT BACKGROUND

Rakesh Pandita is requesting approval of a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 N Buffalo Grove Road. The Petitioner is proposing to open and operate a café and food market within the subject tenant space, called Minaz Café and Indian Grocery Store.

The previous tenant of this space was Arrow Groceries, which was also an Indian Grocery Store, similar to the proposed Special Use. Arrow Groceries was approved in 2016 as a retail use, which was an incorrect classification, as it should have been classified as a Supermarket or Food Store. Therefore, the new tenant is required to go through the Special Use process to obtain the correct Special Use approval.

Pursuant to the Zoning Ordinance, Supermarkets and Food Stores are Special Uses in the B-5 Town Center Planned District.


*Figure 1: Subject Property & Tenant Space*

## PLANNING & ZONING ANALYSIS

***Proposed Use & Operation***

- Minaz Café and Indian Grocery Store will specialize in selling Indian foods that are not typically available in traditional grocery stores in the area. Food items being sold will include meat, poultry, seafood, and vegetables. The store will also prepare and sell Indian cuisine on-site, such as baked food, pre-made sandwiches and beverages, which will be offered for take-out.
- The space is 1,300 square feet and operates 6 days a week during normal daytime business hours.
- There will be a minimum of 2-3 staff members onsite.

***Existing and Surrounding Uses***

- The subject tenant space is located in an end unit within Buffalo Grove Shoppes Shopping Center (as seen in Figure 2), which is a multi-tenant commercial building at 21-61 Buffalo Grove Road. This property is zoned B-5: Town Center Planned District, and the building consists of general commercial uses. The petitioner's requested use is compatible with the adjacent uses, which include hair and nail salons and retail stores.

***Parking***

- The Zoning Ordinance requires a minimum of 1 parking space per 250 square feet for general commercial/retail uses. The 1,300 square foot use would require a total of 6 parking stalls.
- The subject property has a total of 43 unassigned parking spaces that the business can use.
- Based upon the site and overall number of parking stalls for the shopping center and the proposed use, staff believes the existing site will have sufficient parking to accommodate the proposed use.


*Figure 2: Buffalo Grove Shoppes Shopping Center*

**DEPARTMENTAL REVIEWS**

| Village Department | Comments |
|---|---|
| Building | The Building Division has reviewed the plans and does not have any concerns. |
| Health | The Health Division has reviewed the plans and does not have any concerns with the proposed use. |

**STANDARDS**

Pursuant to the Zoning Ordinance, the proposed use does require a Special Use in the B-5: Town Center Planned District. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the Special Use, based upon the following criteria:

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

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

*The petitioner's responses to the standards are included in the attached packet.*

**SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframe. As of the date of this Staff Report, staff has received one general inquiry regarding the requested Special Use.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road, subject to the conditions listed in the PZC motion due to the following reasons:

1. The proposed use will be similar use as the previous tenant and is compatible with the surrounding uses;
2. The proposed use would be permitted in any commercial area in the Village;
3. The proposed use will fill a vacant tenant space within the Village.

**ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requested Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road. The PZC shall make a recommendation to the Village Board regarding the requested Special Use.

***Suggested PZC Motion***

*The PZC moves to make a positive recommendation to the Village Board to allow a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road, subject to the following conditions:*

1. *The Supermarket and Food store shall be operated in substantial compliance with the business description and plans provided as part of this petition.*
2. *The Special Use is granted to MLA Associates, LLC. to operate a Supermarket and Food Store at 21 N Buffalo Grove Road, which shall not run with the land.*
3. *The Special Use granted to the MLA Associates, LLC. is assignable to subsequent petitioners seeking assignment of this special use as follows:*

    a. *Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
    b. *Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

**ATTACHMENTS**

- Petitioner's Narrative Statement
- Response to the Special Use Standards
- Business Application and Business Description

Request for Special Use Permit

Minaz Café and Indian Grocery

21 N. Buffalo Grove Road

One of the attractions of Buffalo Grove is its availability of a variety of Ethnic and Native Retailers throughout the Village. Arrow Indian Grocery was a mainstay of the Village for many years until the retirement of its Owners earlier in 2023. This left a void in this particular category of Specialty Food Retailers and Grocers in the area.

Minaz Café and Indian Grocery proposes to occupy the space previously leased by Arrow.

The Business will serve the special dietary requirements of not only the Indian population which is now 13.70% of the total Village population but the gourmet menus of the entire northwest region. Indian cuisine is becoming increasingly popular and is a healthy and flavorful addition to the collection of options in the Village.

The Space will occupy 1300 sf and operate at least 6 days per week during normal daytime business hours.

Typically, there will be two to three employees who will join owner Rakesh Pandita in the operation of the new Store.

Parking in the Center is adequate to meet the needs of the Retailer as the store size is small enough to manage and rapid visit thus encouraging parking turnover. The Property will not add to the traffic mix through the area and is easily accessible for ingress and egress.

Mr. Pandita has extensive experience in the operation of Indian retailers both in the Chicago Area and Milwaukee and will bring a new and fresh approach to the operation of this location.

Merchandise mix includes basic Indian Staples that are present in most Indian Households as well as fresh offerings that are normally unavailable in traditional Grocers. Mr. Pandita is acquainted with many Indian Recipes and can be a resource to Customers in creating exciting Indian Dishes at home.

Minaz will be a welcome addition to the myriad of different Food retailers in the Village and looks forward to being a productive member of the community.

VILLAGE OF
BUFFALO GROVE

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

**SPECIAL USE STANDARDS**

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
   **Response: The availability of Specialty Food Retailers is now part of the retail environment in most Communities and adds to the attractiveness of the community for its residents.**
   **Buffalo Grove has an Indian population of 13.70 % and is the 4 th largest volume of Indian ancestry residents in the metropolitan area. This is an amenity that will benefit an important segment of the Village and surrounding area population.**

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
   **Response: The site has been an Indian Grocer for nearly Twenty Years. It is not detrimental to the community and fits in with the Tenant Mix of the property.**

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
   **Response: The Grocer will enhance the value of the property and continue a service that has existed for many years that is now not available.**

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
   **Response: The site is existing and will be improved with a new operator in this small well established property.**

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
   **Response: The site will not require additional services or utilities.**

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.
   **Response: Based on the Tenant mix now existing there will be no additional impediments to traffic , access or parking. The store is a low volume parking user and the customers do not remain for long periods of time. Access to the Center for ingress and egress is safe and there is additional parking behind the building as well. The nature of the business will not be nuisance to the existing center and surrounding properties.**

# MINAZ !

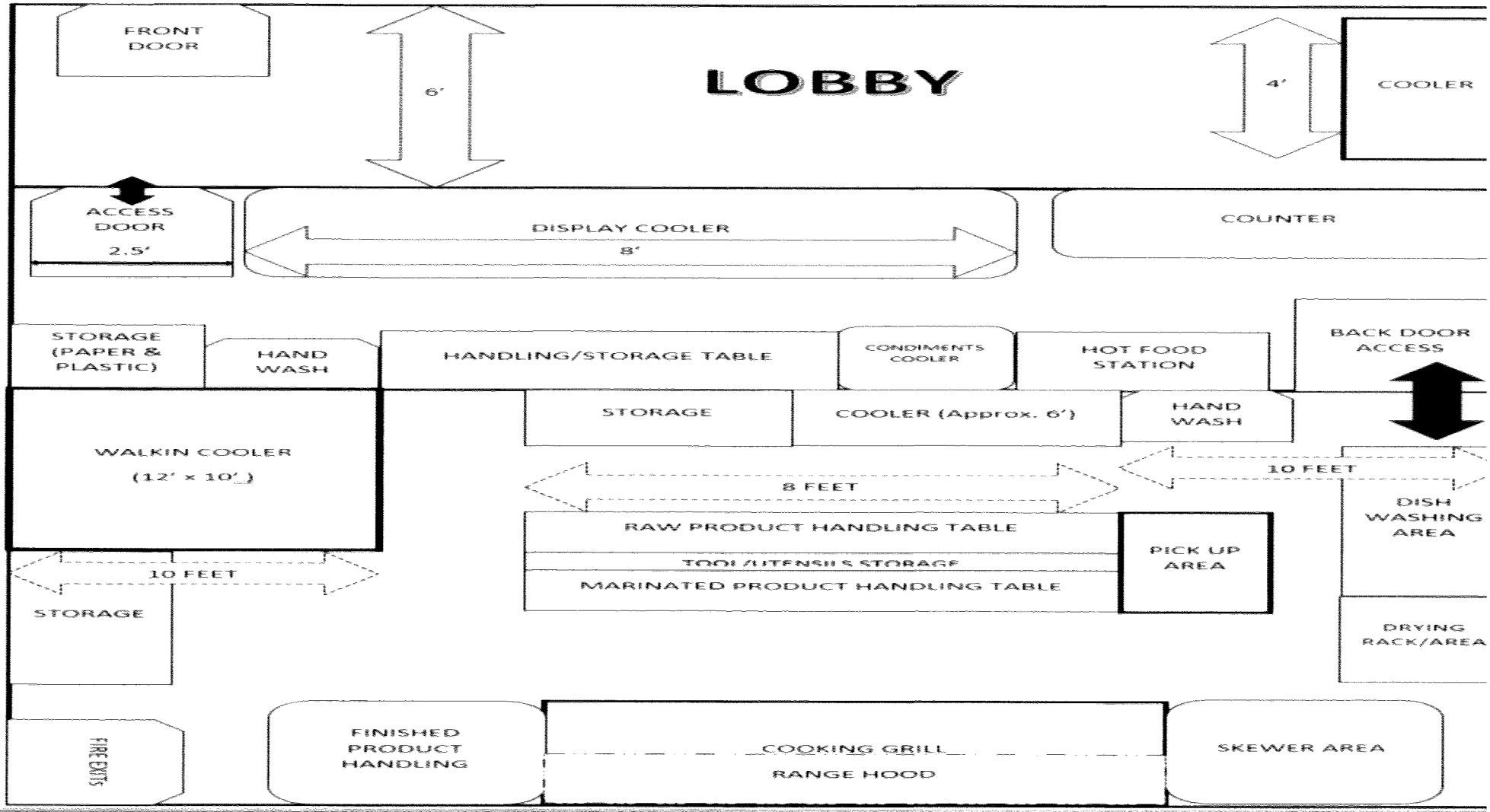
# AGENDA

# Business Description !

MINAZ is a business concept involving prepared food products being sold off -counter. The food products would include meat, poultry, seafood & vegetables. Al products would be handled & prepared by certified professional chef with years of culinary field experience. The tongue twisting fusion of flavors would burst the bomb of spices & seasonings prepared in-house.
The vision of MINAZ is to offer ready to cook delicacies to its clients with a variety of options to chose from. Well-planned recipes would offer the finest taste, highest quality & simplest cooking method.
The products will also be available for the clientele in the fully cooked form. The client will be served with suitable condiments with food options available for takeout.

# EQUIPMENTS INVOLVED !

- Walk-in Cooler
- Walk-in Freezer
- Refrigerator
- Display Cooler
- Beverage Cooler
- Weighing Scale
- Stainless Steel Prep Table
- Menu Screens
- Dishwashing Equipment




2023

# STORE LAYOUT
DRAFT 1

# Plan for Product Launch

| | |
|---|---|
| PLANNING | **Ingredients** selection, **recipe** & **tasting**. |
| MARKETING | disseminate **standardized metrics** |
| DESIGN | coordinate **e-business applications** |
| STRATEGY | foster holistically **superior methodologies** |
| LAUNCH | deploy **strategic networks with compelling e-business needs** |

# Summary

At MINAZ, we believe in giving 100% quality by utilizing the freshest & purest forms of ingredients. We will thrive because of our market knowledge and great team behind our products. We believe that efficiencies will come from proactively transforming how we do business. Therefore, efficiently working as a team to launch the brand in the market would be the key focus.

# Thank You !

**Action Item : Consider an Amendment to the Sign Plan Approved by Planned Unit Development Ordinance No. 2022-092 Along with Sign Variations to Allow the Installation of a Wall Sign on the East Elevation of the Building at 43 McHenry Road**

**Recommendation of Action**

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

The Petitioner is requesting approval of an amendment to the sign plan that was approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations. The petitioner is specifically requesting to install an 89.63 sf wall sign on the east elevation of the building located at 43 McHenry Road.

**ATTACHMENTS:**

- 43 McHenry Road - Staff Report (PDF)
- 43 McHenry Road - Plan Set (PDF)

**Trustee Liaison**
Weidenfeld

**Staff Contact**
Andrew Binder, Community Development

| | |
|---|---|
| Wednesday, January 3, 2024 | |

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

| | |
|---|---|
| **MEETING DATE:** | January 3, 2024 |
| **SUBJECT PROPERTY LOCATION:** | 43 McHenry Road |
| **PETITIONER:** | David Mikel, Site Enhancement Services |
| **PREPARED BY:** | Andrew Binder, Associate Planner |
| **REQUEST:** | The petitioner is seeking approval of an amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 along with Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road. |
| **EXISTING LAND USE AND ZONING:** | The property is currently improved with a two-tenant commercial building and is zoned B-3, Planned Business Center District. |
| **COMPREHENSIVE PLAN:** | The 2009 Village of Buffalo Grove Comprehensive Plan calls for this property to be an office use. |

**BACKGROUND**

David Mikel, who represents the property owner on behalf of Veterinary Emergency Group (VEG) through Site Enhancement Services, is requesting approval of an amendment to the sign plan that was approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations. The petitioner is specifically requesting to install an 89.63 sf wall sign on the east elevation of the building located at 43 McHenry Road, as shown in Figure 1.

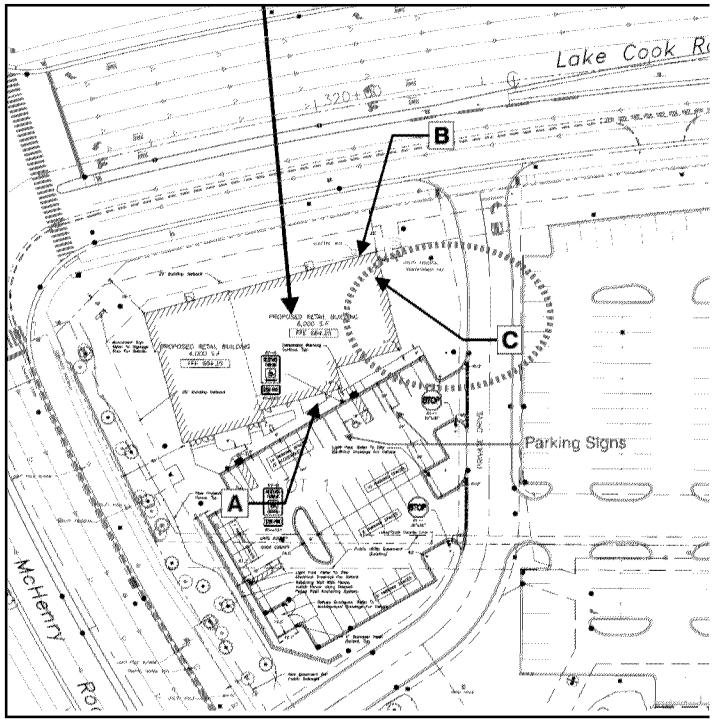



*Figure 1: Subject Property with location of proposed wall sign (circled).*

In 2022, the Village Board approved Ordinance No. 2022-092 for the development of a new two-tenant commercial building on the same site as the NCH building. As part of the development project, the sign package was approved for both tenants. This included a sign package for VEG to install wall signs on the north and south elevations of the building; no variations to the Sign Code were requested as part of the original proposal. VEG is now proposing to add an additional wall sign on the building's east elevation, which requires both an amendment to the sign plan and variations from the Sign Code. The following report provides a summary of the petitioner's requests. No other changes to the site or its use are proposed with this request.

## PLANNING & ZONING ANALYSIS

*Signage:*

The petitioner is proposing a wall sign on the east elevation of the existing commercial building that requires multiple variations from the Village's Sign Code. Currently, the tenant space has a wall sign on the south building elevation, above the main entrance of the tenant space, and another wall sign on the north elevation along Lake Cook Road.

The Petitioner is proposing to install an internally illuminated channel letter sign on the east elevation wall (see Figure 2) that will match the other existing wall signs on the building. However, since the sign on the east elevation was not considered under the approved Planned Unit Development Sign Plan and the proposed sign does not meet the Village's Sign Code requirments, the Petitioner is requesting the following variations:

1. The Village's Sign Code allows signage to only be placed along public right-of-ways. The proposed sign does not face a public right-of-way, so a variation from the Sign Code is required.
2. The Village's Sign Code allows only one wall sign to be installed along each frontage of a tenant space. In addition, a wall sign is also permitted over the main entrance to the building when the main entrance does not face a public right-of-way (as in this case). The Petitioner is requesting a variation for the number of wall signs, as the proposed sign would be the third wall sign for this tenant space, where two are permitted.
3. The Village's Sign Code does not allow secondary signage to be larger in size than the sign over the main entrance. The proposed wall sign on the east elevation will be larger than the wall sign over the main entrance (south elevation), so a variation from the Sign Code is required.

Staff supports the Petitioner's sign variation requests and the amendment to the sign plan because the building is highly visible from all four sides, and the overall appearance of the sign is complementary and matches the building's design as well as the other signage previously approved in the sign plan under the Planned Unit Development. In addition, the combined sign area for all three wall signs does not exceed the amount permitted for the tenant space. In addition, the proposed signs and the other two wall signs on the north and south elevations of the building meet the Village's Sign Code.

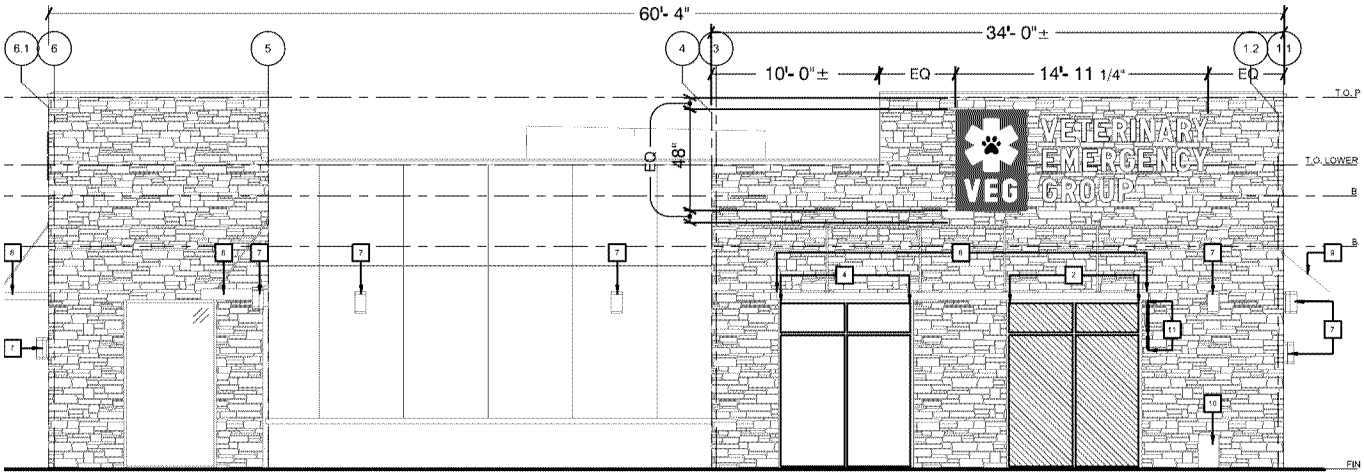



Figure 2: East Elevation with proposed signage

## DEPARTMENTAL REVIEWS

| Village Department | Comments |
|---|---|
| Building/Public Works/Fire | Reviewed the plans and do not have any concerns. |

**SURROUNDING PROPERTY OWNERS**

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

**STANDARDS**

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

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

Sign Variation Requests:

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

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

**STAFF RECOMMENDATION**

Staff recommends **approval** of the amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road, subject to the conditions in the Suggested PZC Motion due to the following reasons:

1. The proposed sign is proportional to the east elevation and coordinates with the design of the building and the approved sign plan.

2. The three wall signs are not to exceed the square footage of signage permitted for the tenant space.
3. The building is highly visible from all sides, and the proposed signage will make the use easily identifiable.
4. No other changes to the site or changes to the previously approved use of the site are being proposed.

**ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of the amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road. The PZC shall make a recommendation to the Village Board concerning the requests.

***Suggested PZC Motion***

*The PZC recommends approval of the amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road, subject to the following conditions:*

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

**ATTACHMENTS**

- Narrative Description
- Signage Plan
- Response to PUD Standards
- Response to the Sign Variation Standard
- Ordinance 2022-092

# Cover Letter

Attachments:

- Narrative Statement/Use Description
- Proof of Ownership
- Property Owner Authorization
- Letter of Support from Landlord
- Recovery of Village Costs Form
- Certificate of Mailing Form
- Mailing Labels for Properties within 350 feet of the Site
- Responses to Standards
- Legal Description
- Sign Elevations
- Sign Plan

Narrative Description of the Request:

This sign variation to the current PUD is being requested to place a wall/building sign on the East elevation of the Veterinary Emergency Group located at 43 McHenry Road. The request does not meet the Village's Sign Code for the following reasons:

a. The sign on the east elevation exceeds the allowable amount of signs on the building;
b. The east elevation wall sign does not face a public road or an entrance of the tenant space;
c. The sign on the east elevation will be larger than the sign over the main entrance.

VILLAGE OF
BUFFALO GROVE

## PLANNED UNIT DEVELOPMENT STANDARDS

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

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

**Response:**

The request to amend the PUD for signage will have little to no effect on the development. This development meets these standards.

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

**Response:**

The use permitted in this development will not change due to this request for a sign variation. This development meets these standards.

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

**Response:**

The request for a sign variation will not affect these issues. This development meets these standards.

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

**Response:**

The request for a sign variation will not affect the uses for this development. This development meets these standards.

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

**Response:**

The request for a sign variation will not affect the lot dimensions in any way. This development meets these standards.

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

# Sign Code – Variation Standard

## RESPONSE TO STANDARDS

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

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

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

*The literal interpretation and strict application of the provisions and requirements of the Title would cause undue and unnecessary hardships to the sign user because the sign on the East elevation acts as a wayfinding element when motorists are maneuvering to the appropriate parking areas for Veterinary Emergency Group. When entering the property from Lake Cook Road, motorists will need to make multiple turns in order to reach the parking areas, and this branding element makes for a smooth transfer of information while allowing motorists to remain focused on the road in front of them and the parking areas that can be occupied with foot traffic and cars backing out of parking spaces.*

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

*The granting of the requested PUD Amendment would not be materially detrimental to the property owners in the vicinity, in fact, it will help motorists identify the surrounding businesses in a more efficient manner so there will be more efficient travel through this corridor.*

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

The unusual conditions applying to this specific property do not generally apply to other properties in the Village and this property lends itself to having a wayfinding element on the East elevation to differentiate itself from other properties within the direct vicinity of the parking areas for several surrounding businesses.

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

The granting of the PUD Amendment will not be contrary to the purpose of this Title pursuant to Section 14.04.020 because the proposed wayfinding element on the East elevation promotes business identification, efficient advertising and communication, and elevates aesthetic values within the corridor, while minimizing visual clutter as each sign faces a different right-of-way. This wayfinding element also promotes public safety by providing a smooth transfer of information in order to allow for motorists to maintain their primary focus of navigating their vehicle through the heavily trafficked commercial corridor.

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

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

The proposed signage reflects Veterinary Emergency Group's trademarked branding standard and is designed in good taste.

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

The entire site will be well landscaped.

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

VETERINARY
EMERGENCY
GROUP

VEG

# PERMIT SIGNAGE

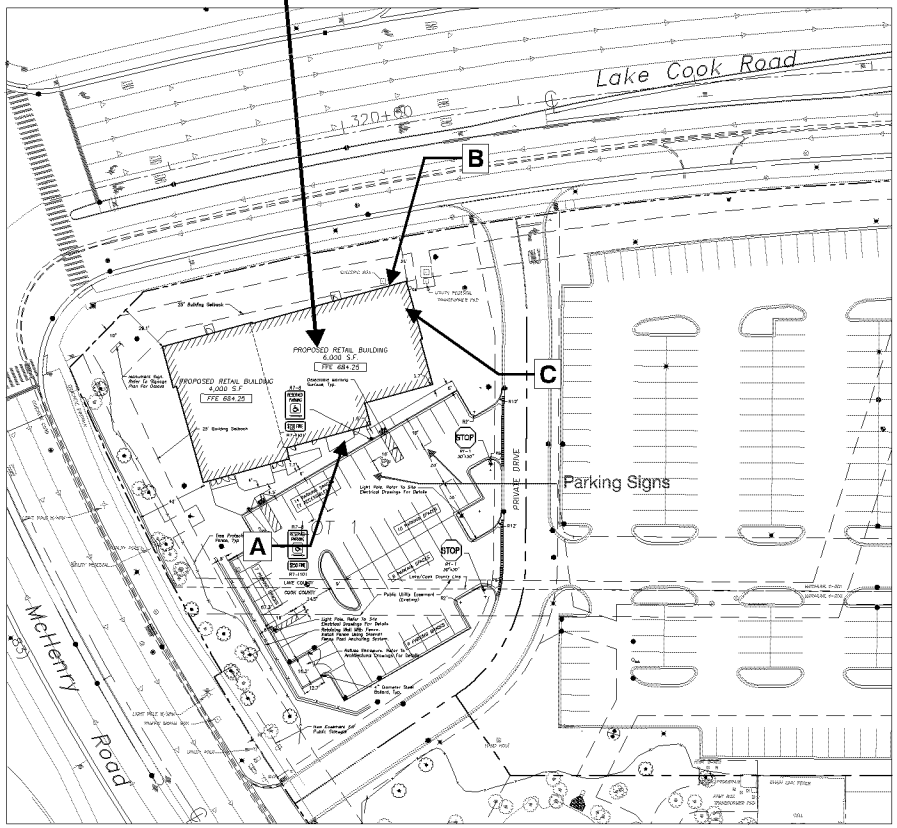
43 McHenry Rd.
Buffalo Grove, IL 60089

# SITE PLAN

# SITE PLAN

VETERINARY EMERGENCY GROUP

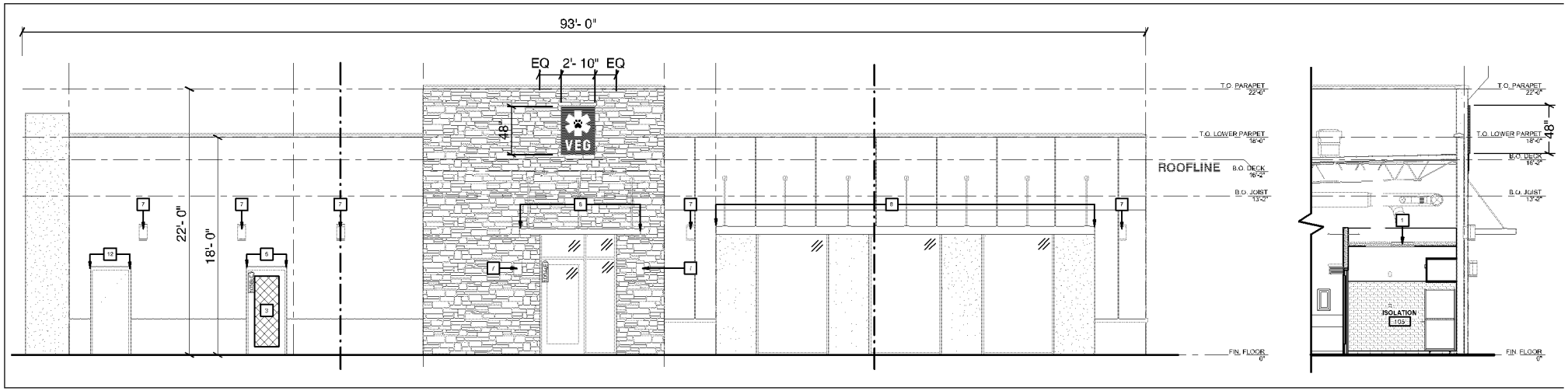
NORTH




NORTH

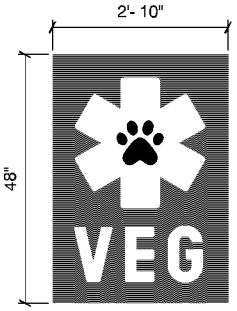
# STOREFRONT LOGO

# VEGTANGLE LOGO - Storefront Elevation (South)
## SIGN A




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

*All measurements to be field verified prior to manufacturing




Scale: 3/8" = 1'- 0"

Note: electrician & GC will have to stub power to the roof and install a new Jbox to the parapet

**OVERALL DIMENSIONS: 72" H x 14'- 11 1/4" W**
**TOTAL SQ FT: 11.33 (0.55%)**

### 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.

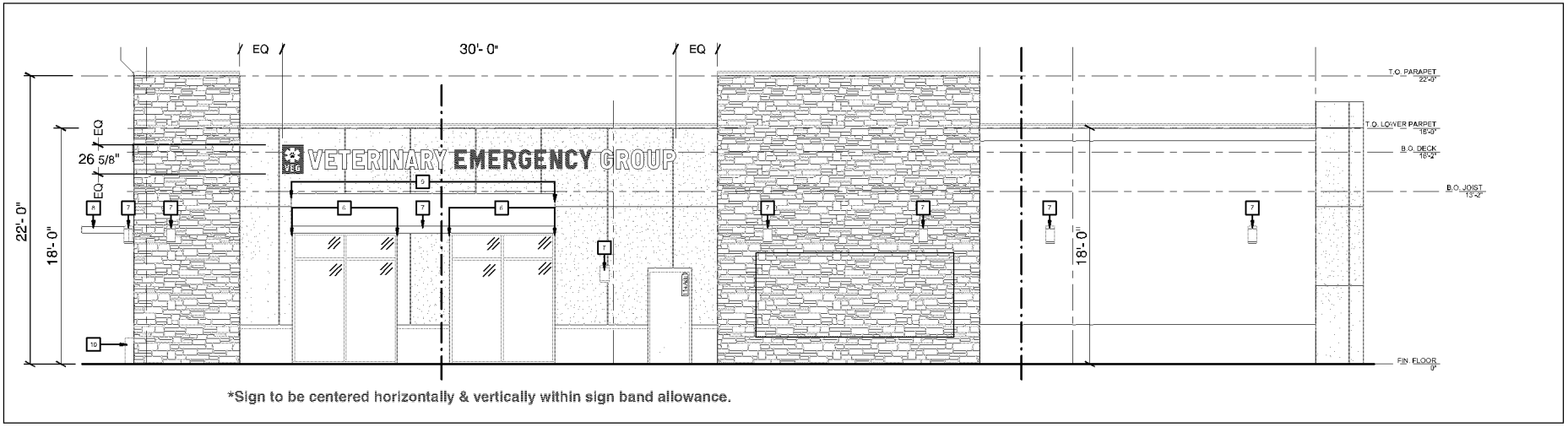
- Building Frontage: 93'- 8"±

- 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.

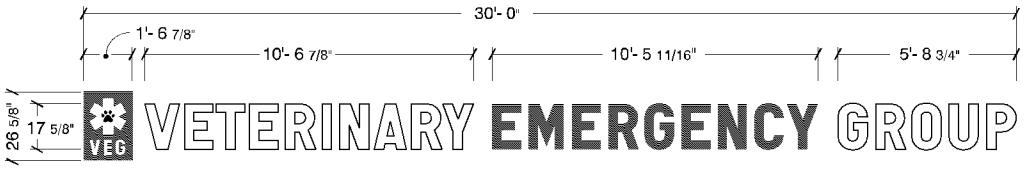
# LINEAR LOGO - Back (North)
## SIGN B




*Sign to be centered horizontally & vertically within sign band allowance.

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

*All measurements to be field verified prior to manufacturing




Scale: 3/16" = 1'- 0"

**OVERALL DIMENSIONS: 26 5/8" H x 30'- 0" W**
**TOTAL SQ FT: 66.56 (14.69%)**

### 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 us for copy of an enclosed sign.

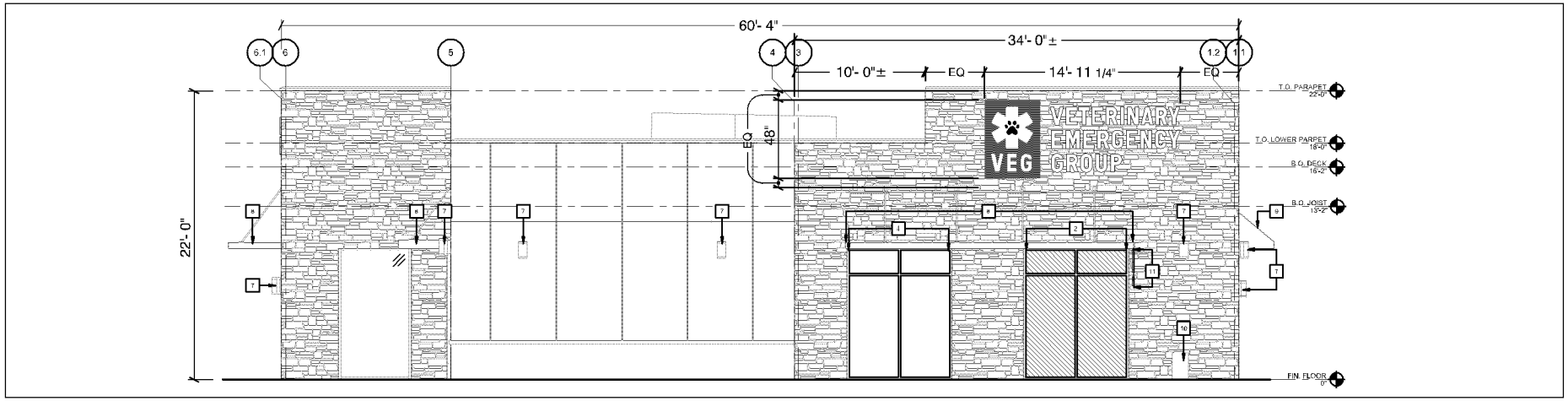
*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- Building Frontage: 93'- 8" ±

- Type of Signage: One (1) set of stacked RM face-lit channel letters

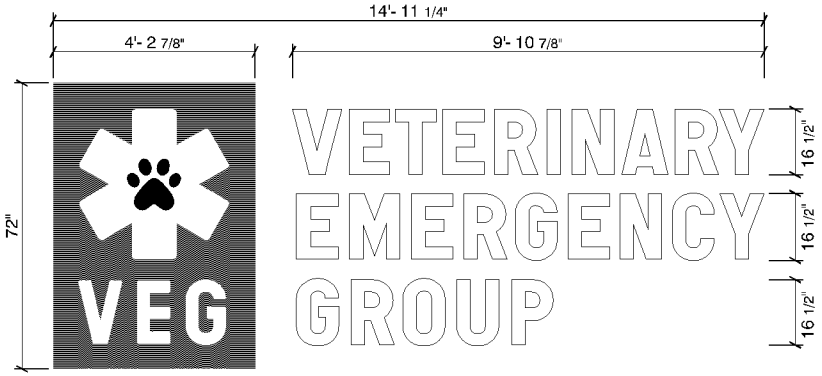
- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

# LINEAR LOGO - Side (East)
## SIGN C




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

*All measurements to be field verified prior to manufacturing




**OVERALL DIMENSIONS: 72" H x 14'- 11 1/4" W**
**TOTAL SQ FT: 89.63 (12.66%)**

### 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.

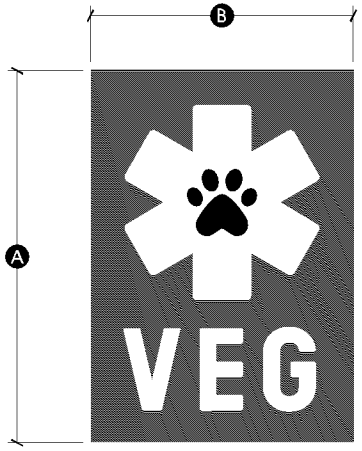
*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- Building Frontage: 60'- 4"±

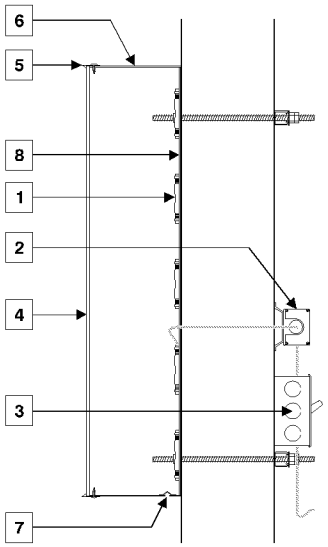
- Type of Signage: One (1) set of stacked RM face-lit channel letters

- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

# A Sign specifications: **One (1) set of RM face-lit chann**




| A | B | A x B = SQ FT |
|---|---|---|
| 48" | 2'- 10" | 11.33 |




**Illumination**

| | |
|---|---|
| 1 | White LEDs. |
| 2 | Remote power supplies. |
| 3 | UL Listed disconnect switch. |

**Faces**

| | |
|---|---|
| 4 | Logo is #7328 white acrylic. Logo to have reverse weeded 3M 3630-143 red vinyl & opaque black vinyl 'paw', applied first surface. |
| 5 | Logo: 1" red Jewelite trim cap. |

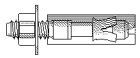
**Returns**

| | |
|---|---|
| 6 | 3" x .040 Pre-painted red aluminum returns. |
| 7 | 1/4" weep holes (exterior applications only). |

**Backs**

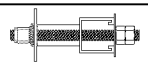
| | |
|---|---|
| 8 | White aluminum or ACM. |

## Mounting



**Wedge anchors**
For use in masonry applications.

**Lag screw**
Wood lags for solid wood backing.
Concrete lags for solid masonry applications.
Only when specified by NAS.



**Thru-Bolt w/ (Preferred)**
Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.

**Toggle bolt**
For use in hollow walls w/ suitable wall materials.

**Stud mounted**

## Colors to match

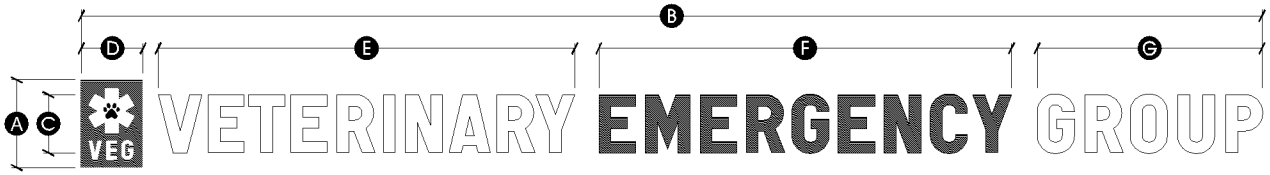
White

3M 3036-143 Red

Opaque Black Vinyl

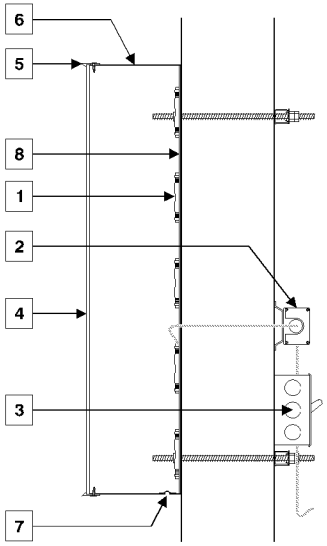
LISTED

## B Sign specifications: **One (1) set of RM face-lit channel**




C Measured from overall height of the letter "V"

| A | B | C | D | E | F | G | A x B = SQ FT |
|---|---|---|---|---|---|---|---|
| 26 5/8" | 30'- 0" | 17 5/8" | 1- 6 7/8" | 10'- 6 7/8" | 10'- 5 11/16" | 5'- 8 3/4" | 66.56 |




**Illumination**

| | |
|---|---|
| 1 | White LEDs. "EMERGENCY" red LEDs. |
| 2 | Remote power supplies. |
| 3 | Logo & letters to have UL Listed disconnect switches. |

**Faces**

| | |
|---|---|
| 4 | Logo & white letters are #7328 white acrylic. Logo to have reverse weeded 3M 3630-143 red vinyl & opaque black vinyl 'paw', applied first surface. Red letters are #2283 red acrylic. |
| 5 | White letters: 1" black Jewelite trim cap.<br>Logo: 1" red Jewelite trim cap.<br>Red letters: 1" black Jewelite trim cap. |

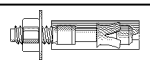
**Returns**

| | |
|---|---|
| 6 | White & red letters: 3" x .040 Pre-painted black aluminum returns.<br>Logo: 3" x .040 Pre-painted red aluminum returns. |
| 7 | 1/4" weep holes (exterior applications only). |

**Backs**

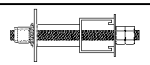
| | |
|---|---|
| 8 | White aluminum or ACM. |

**Mounting**

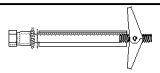


**Wedge anchors**
For use in masonry applications.

**Lag screw**
Wood lags for solid wood backing.
Concrete lags for solid masonry applications.
Only when specified by NAS.



**Thru-Bolt w/ (Preferred)**
Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.



**Toggle bolt**
For use in hollow walls w/ suitable wall materials.

**Stud mounted**

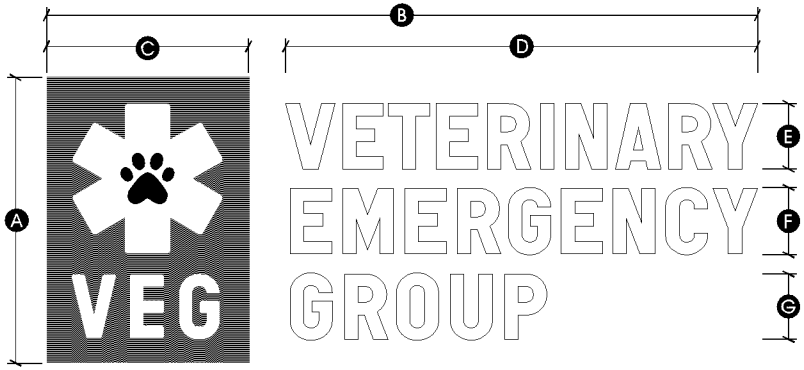
**Colors to match**

| | | | |
|---|---|---|---|
| White | #2283 Red Acrylic | 3M 3036-143 Red | Opaque Black Viny |

UL LISTED

## C Sign specifications: **One (1) set of RM face-lit channel**

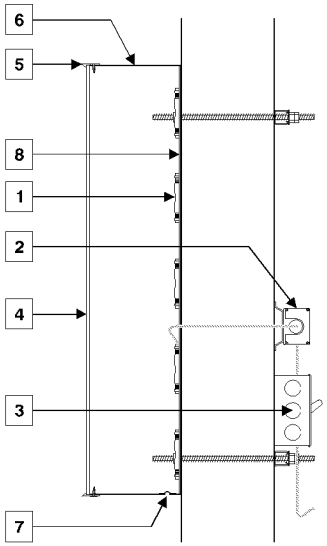





E Measured from overall height of the letter "V"

G Measured from overall height of the letter "R"

| A | B | C | D | E | F | G | A x E = SQ FT |
|---|---|---|---|---|---|---|---|
| 72" | 14'- 11 1/4" | 4'- 2 7/8" | 9'- 10 7/8" | 16 1/2" | 16 1/2" | 16 1/2" | 89.63 |




**Illumination**

| | |
|---|---|
| 1 | White LEDs. |
| 2 | Remote power supplies. |
| 3 | Logo & letters to have UL Listed disconnect switches. |

**Faces**

| | |
|---|---|
| 4 | #7328 white acrylic. Logo to have reverse weeded 3M 3630-143 red vinyl & opaque black vinyl 'paw', applied first surface. |
| 5 | Letters: 1" black Jewelite trim cap.<br>Logo: 1" red Jewelite trim cap. |

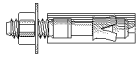
**Returns**

| | |
|---|---|
| 6 | Letters: 3" x .040 Pre-painted black aluminum returns.<br>Logo: 3" x .040 Pre-painted red aluminum returns. |
| 7 | 1/4" weep holes (exterior applications only). |

**Backs**

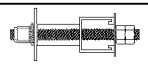
| | |
|---|---|
| 8 | White aluminum or ACM. |

**Mounting**

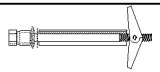


**Wedge anchors**
For use in masonry applications.

**Lag screw**
Wood lags for solid wood backing.
Concrete lags for solid masonry applications.
Only when specified by NAS.



**Thru-Bolt w/ (Preferred)**
Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.



**Toggle bolt**
For use in hollow walls w/ suitable wall materials.

**Stud mounted**

**Colors to match**

White

3M 3036-143 Red

Opaque Black Vinyl

LISTED

**ORDINANCE NO. 2022-092**

**AN ORDINANCE APPROVING NORTHWEST COMMUNITY HEALTHCARE PLANNED UNIT OF DEVELOPMENT ORDINANCE NO. 2019-042 AS AMENDED, FOR THE WITH AN APPROVAL OF A VETERINARY HOSPITAL USE AND SIGN CODE VARIATIONS FOR 41 S. MCHENRY ROAD**

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

**Wild Fork & Veterinary Emergency Group**
**41 S. McHenry Road**

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

**WHEREAS**, 41 S. McHenry Road, Buffalo Grove, IL ("Property") is a 1.32-acre site in the B-3 Business District which is currently vacant and unimproved and is hereinafter legally described in Exhibit A; and,

**WHEREAS**, Mitch Goltz, ("Petitioner") has filed a petition on behalf of GW Properties, LLC, to allow the construction of a 10,000 square foot, two-tenant commercial building to be occupied by Wild Fork and Veterinary Emergency Group on the Property, and is requesting the following approvals:

1. An Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended; and,

2. Approval of a Veterinary Emergency Hospital Use; and,

3. The following Variations from the Village of Buffalo Grove Sign Code:

    a. Section 14.16.070 of the Sign Code pertaining to the number of wall signs proposed for the Wild Fork tenant space; and,

    b. Section 14.16.070 of the Sign Code related to the total length of the signs proposed on the Wild Fork tenant space.

**WHEREAS**, the Village Planning & Zoning Commission conducted a public hearing on August 17, 2022 concerning the petition for approval of the Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations; and,

**WHEREAS**, the Planning & Zoning Commission made findings and determined that the testimony and exhibits presented by the Petitioner at the public hearing demonstrated supported for the requested development: Exhibit C;

**WHEREAS**, the Planning & Zoning Commission voted 8 to 0 to unanimously recommend approval

of the Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations; and,

**WHEREAS**, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations are reasonable and will serve the best interests of the Village.

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

EXHIBIT A Legal Description of the Property

EXHIBIT B Plan Set

EXHIBIT C Draft Minutes from the August 17, 2022 Planning & Zoning Commission Meeting

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

Section 1. This Ordinance is made pursuant to and in accordance with the Village's Zoning and Sign Code Ordinances and the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

Section 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving the Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations for the Property at 41 S. McHenry Road, Buffalo Grove, IL, subject to the following conditions:

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

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

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

Section 3. This Ordinance shall be in full force and effect upon passage.

This Ordinance shall not be codified.

| | |
|---|---|
| AYES: | 5 – Stein, Ottenheimer, Weidenfeld, Smith, Pike |
| NAYES: | 0 – None |
| ABSENT: | 1 – Johnson |
| PASSED: | September 19, 2022 |
| APPROVED: | September 19, 2022 |

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet Sirabian, Village Clerk

**EXHIBIT A**

**Legal Description**
**Wild Fork & Veterinary Emergency Group**
**41 S. McHenry Road**

LOT 1 IN FINAL PLAT OF NCH BUFFALO GROVE OUT PATIENT CARE CENTER SUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, AND PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE AND COOK COUNTIES, ILLINOIS RECORDED SEPTEMBER 17, 2021 AS DOCUMENT 7826815 AND CERTIFICATE OF CORRECTION RECORDED MARCH 17, 2022 AS DOCUMENT 7886777 IN LAKE COUNTY, ILLINOIS AND RECORDED NOVEMBER 10, 2021 AS DOCUMENT 2131422033 AND CERTIFICATE OF CORRECTION RECORDED MARCH 17, 2022 AS DOCUMENT 2207622006 IN COOK COUNTY, ILLINOIS.

PINS: 15-33-309-004 (Lake County)
03-04-102-003 (Cook County)

**EXHIBIT B**

**Plan Set**
**Wild Fork & Veterinary Emergency Group**
**41 S. McHenry Road**

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

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.

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.

*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.

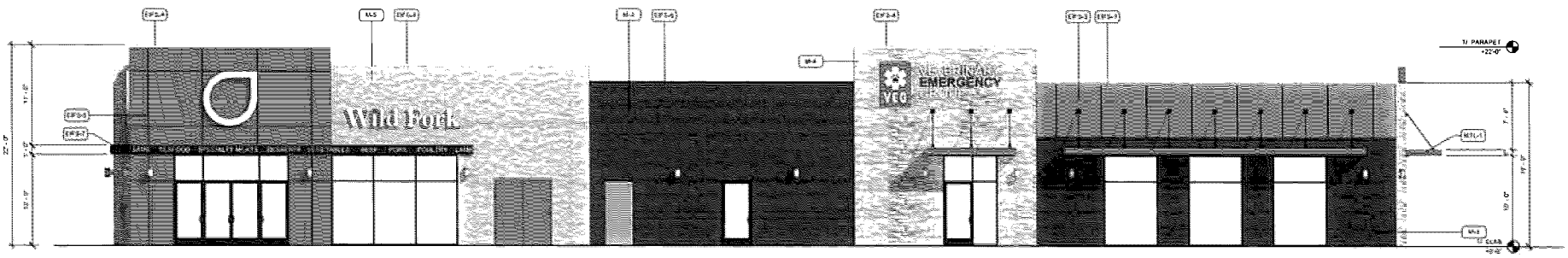
*Waste Mitigation.* The proposed veterinary hospital use will also not have any adverse impacts with respect to waste. Any animal waste that occurs within hospital will be collected by staff and deposited into closed waste disposal containers. VEG will dispose of medical waste according to industry standards 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

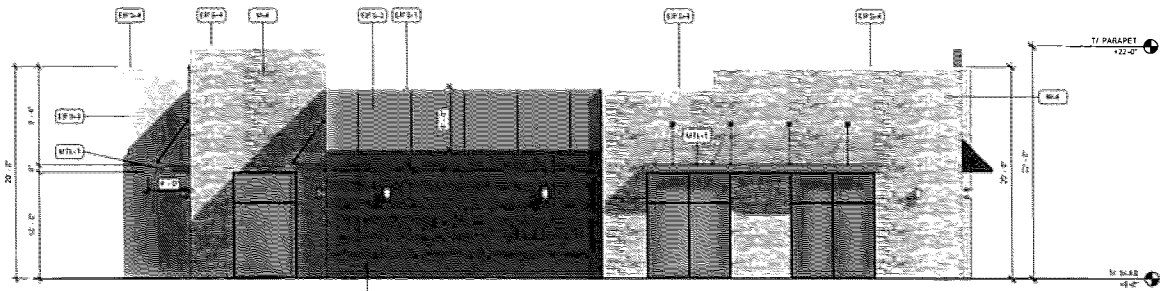
Thank you,

Veterinary Emergency Group

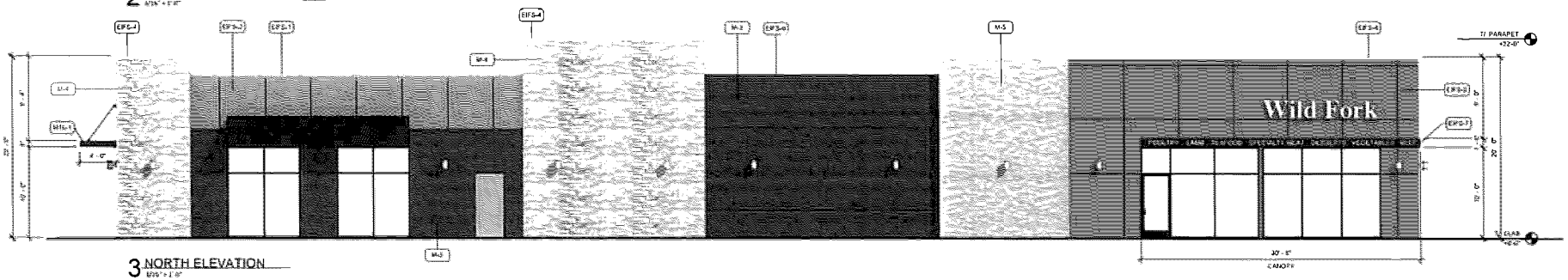
Jennifer Hanlon
Director of Real Estate & Development



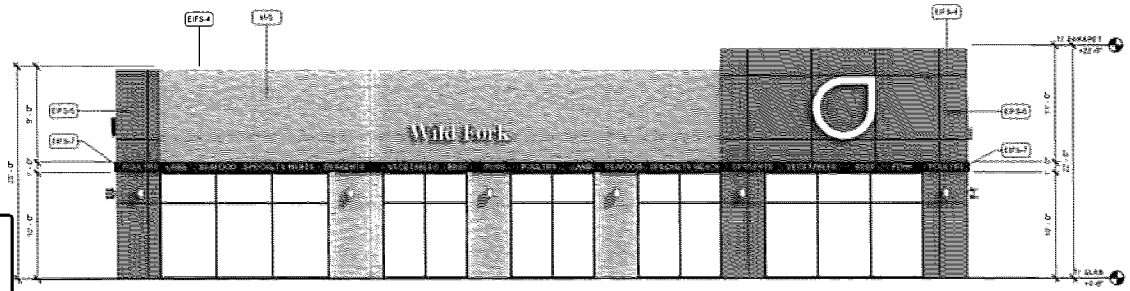

1 SOUTH ELEVATION




2 EAST ELEVATION




3 NORTH ELEVATION




4 WEST ELEVATION

MATERIAL SCHEDULE

| TAG | DESCRIPTION | MANUFACTURER | COLOR | DETAILS |
|---|---|---|---|---|
| EIFS-4 | EIFS CORNICE | STERNBERGY | MAGNOLIA | |
| EIFS-3 | EIFS PANEL | STERNBERGY | MAGNOLIA | |
| EIFS-1 | EIFS PANEL | STERNBERGY | PUEBLO | |
| EIFS-4 | EIFS CORNICE | STERNBERGY | PUEBLO | |
| EIFS-5 | EIFS PANEL | STERNBERGY | MTL-1 OR STERNBERGY | |
| EIFS-6 | EIFS CORNICE | STERNBERGY | STONE GREY | |
| EIFS-7 | EIFS ACCENT BAND | STERNBERGY | BLACK | |
| M-1 | CONCRETE PANEL | COUNTY MATERIAL CORP | SLATE | SMOOTH FINISH (RUSTICATED BOND) |
| M-4 | STONE TRACK WAINSCOT | SOUTH QUALITY STONE | ARIZONA DRESTRICK | |
| M-5 | CONCRETE BRICK | COUNTY MATERIALS CORP | WHITE | SMOOTH FINISH (RUSTICATED BOND) |
| MTL-1 | MAPLE CANOPY | MAPLE | BLACK | CLEARWOOD 60" SMOOTH FIN. & FASCIA & HANGER MOD. SURVIVIST |

WILD FORK & VEG - ELEVATIONS

**GW PROPERTIES**

SOUTHEAST CORNER OF McHENRY RD & LAKE COOK RD
BUFFALO GROVE

DESIGN STUDIO 24 LLC
ARCHITECTS DESIGNERS - PLANNERS
2144 SOUTH WOLF ROAD, WHEELING, ILLINOIS 60090



CAUTION! Contractor to verify all existing conditions dimensions are correct to be prior to construction. Contractor to notify owner and architect of any discrepancies. No plea of ignorance to existing conditions found to be different from drawings will be accepted.

CAUTION! This drawing may have been reproduced at a scale different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scale drawings and 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 professional diligence these are in conformance with the Codes and ordinances of Naperville Illinois.

| DATE | 07.14.2022 |
|---|---|
| REVISIONS | |
| SCALE | |
| DRAWN BY | Agnes S. |

MARK T. DiGANCI
REG. ARCHITECT

STATE OF ILLINOIS
MARK T. DiGANCI
ARCHITECT
LICENSE EXPIRES 11.30.2022

A2.0


3D REAR CORNER VIEW

RENDERING 2

**GW PROPERTIES**

SOUTHEAST CORNER OF McHENRY RD & LAKE COOK RD
BUFFALO GROVE

DESIGN STUDIO 24 LLC
ARCHITECTS DESIGNERS - PLANNERS
2014 CORPORATE WEST, WHEELING, ILLINOIS 60090



CAUTION: Contractor to verify all existing conditions and notify DESIGN STUDIO 24 LLC PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No allowance or guarantee to existing conditions found to be different from drawings will be accepted.

CAUTION: The 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 professional obligation, they are in compliance with the Codes and Ordinances of Naperville, Illinois.

| DATE | 07 14 2022 |
|---|---|
| REVISIONS | |
| | |
| | |
|


3D FRONT CORNER VIEW 1


3D FRONT CORNER VIEW 2

RENDERING 1

**GW PROPERTIES**

SOUTHEAST CORNER OF McHENRY RD & LAKE COOK RD
BUFFALO GROVE

DESIGN STUDIO
ARCHITECTS DESIGNERS - PLANNERS
FULL SERVICE CITY OF CHICAGO LICENSED FIRM
24 LLC.



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: The 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 professional obligation, they are in compliance with the Codes and Ordinances of Naperville, Illinois.

| DATE | 07 14 2022 |
|---|---|
| REVISIONS | |

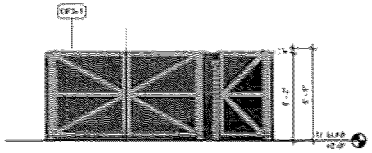
SCALE

DRAWN BY: Agnes B.

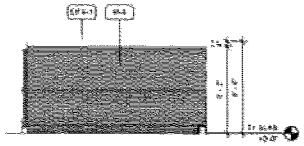
MARK T. DiGANCI
REG. ARCHITECT

STATE OF ILLINOIS
LICENSED ARCHITECT

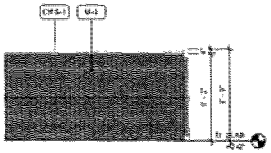
R1.1



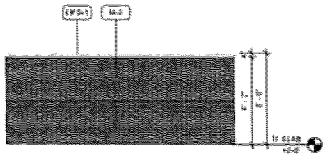
1 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



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 | GENERICI | MADONA | |
| EIFS-2 | EIFS WALL | GENERICI | MAYADIN | |
| EIFS-3 | EIFS WALL | GENERICI | PUEBLO | |
| EIFS-4 | EIFS CORNICE | GENERICI | PUEBLO | |
| EIFS-5 | EIFS WALL | GENERICI | WHITE CF-STUCCO-0311 | |
| EIFS-6 | EIFS CORNICE | GENERICI | STORMY GREY | |
| EIFS-7 | EIFS ACCENT BAND | GENERICI | BLACK | |
| BK-1 | SCORCH TIE BRICK | COUNTY MATERIALS CORP | SLATE | SMOOTH FINISH, RUNNING BOND |
| SB-2 | STONE STACK WINDCOST | SOUTH DENVER STONE | ARIZONA DRY STACK | |
| CB-1 | CONCRETE BLOCK | COUNTY MATERIALS CORP | WINTER | SMOOTH FINISH, RUNNING BOND |
| MTL-1 | MAPES CANOPY | MAPES | BLACK | SUNSHADE W/ 2" SMOOTH FACE FASCIA & HANGER ROD SUSPENDER |

TRASH ENCLOSURE ELEVATIONS

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

STUDIO 24 ARCHITECTS, PLANNERS, INTERIOR DESIGNERS, LLC.

STATEMENT OF COMPLIANCE

STATEMENT OF COMPLIANCE

DATE

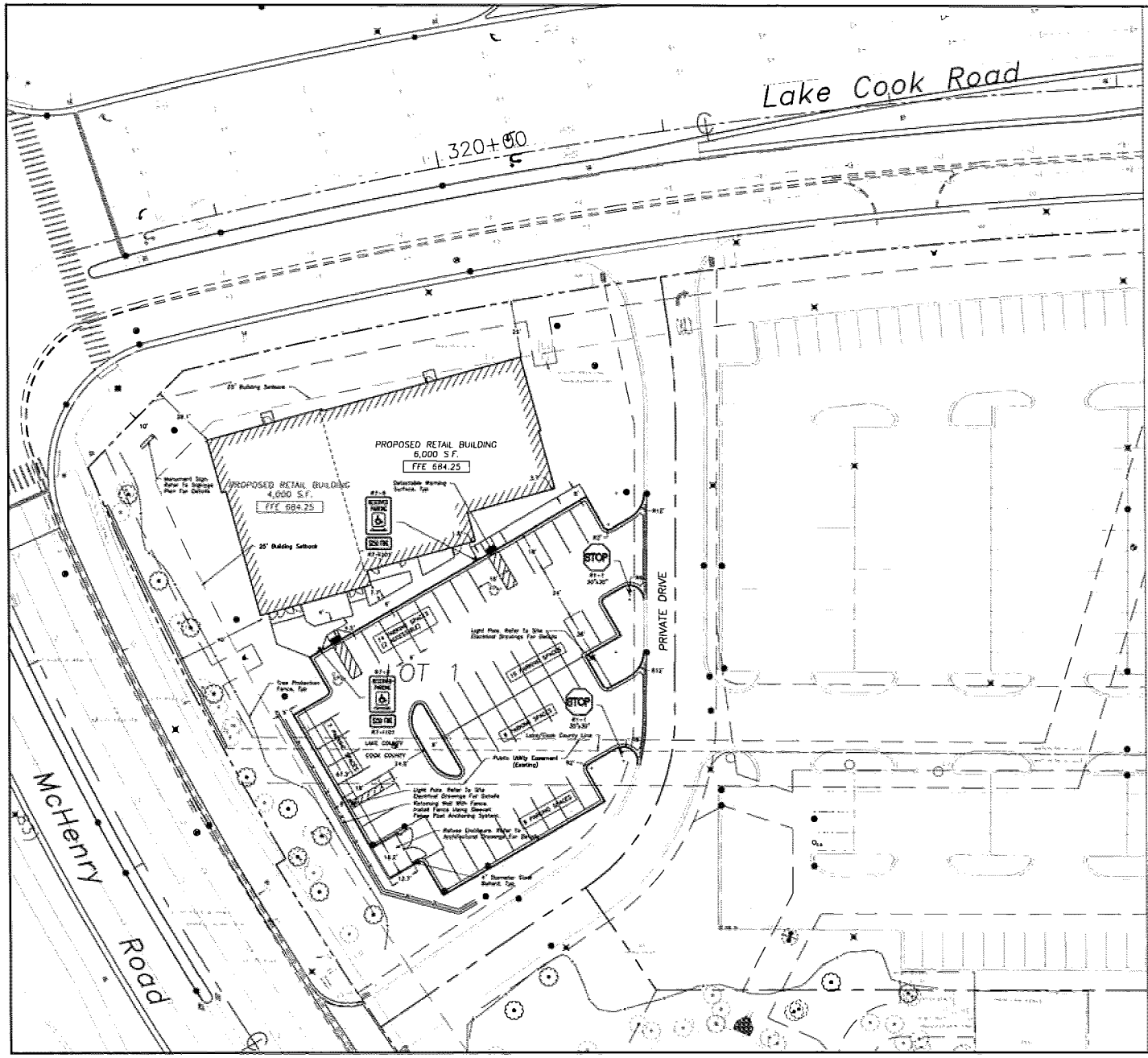
REVISIONS

SCALE

DRAWN BY: Young H. Ki

MARK T. DIGANCI
REG. ARCHITECT

A2.1




## 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 | |
| | Combo 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 | 6.750.60 |
| | Gutter Elevation | 6.750.00 |
| | Pavement Elevation | P.780.55 |
| | Sidewalk Elevation | S.782.15 |
| | Ground Elevation | x.784.0 |
| | Top of Retaining Wall Elevation | TOW 785.50 |
| | Swale | |
| | Contour Line | 781 |
| | 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 | 7,133 SF |
| EFFECTIVE PROPERTY AREA | 50,340 SF |
| BUILDING FLOOR AREA | 10,000 SF |
| FLOOR AREA RATIO | 19.8% |

## LOT COVERAGE

| | |
|---|---|
| PROPERTY AREA | 1.32 Acres (57,475 SF) |
| ROADWAY PAVEMENT | 5,400 SF |
| PARKING LOT PAVEMENT | 15,630 SF |
| SIDEWALKS | 1,750 SF |
| BUILDING SURFACE | 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 | 6000 SF | 24 |

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


ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
TEL: (847) 223-4804
FAX: (847) 223-4864
E-MAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003320
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 |
|---|---|---|
| | 2022.03.25 | Progress Drawings |
| | 2022.04.21 | Progress Drawings |
| | 2022.06.30 | Village Submittal |
| | 2022.07.29 | Village Submittal |
| | 2022.08.04 | Zoning Submittal |



| Designed by | Date |
|---|---|
| PD | 2022.05.05 |
| Approved by | Project No. |
| PD | |

Sheet Title
SITE GEOMETRY PLAN (SITE PLAN)

Sheet No.
C-201

Plotted: 8/04/2022 - 11:17am By: pdrumm
Drawing: J:\Projects\Drawings\GW Properties BG dwg

## 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 State At 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 The Data 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 The 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 Drains 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. This Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Completed 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 Special Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions. Saw Cut Joints, Joint 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 Branching 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 Trenching Operations Within Approach Of The Affected Root To Operations For A Distance 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 An Alternate 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 3 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)
   - Kane Co. Stormwater Ordinance
   - 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 At 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 From Any Claim Arising From 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 Their 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 Shall Be Replaced Or 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 Payment To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Pipes Or Bends Shall Be Located From The Downstream Manhole. All Valves, Bends, 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 Sewer.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Connection Prior To Making Connections Any Sewer Construction. The Plug Must Remain In Place Until Permission 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 Or Uses 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 Specification/Fitting | Pipe Specification | Joint |
|---|---|---|
| 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 | | |
| 8-Inch To 15-Inch Diameter SDR 26 | ASTM D-3034 | ASTM D-3212 |
| 18-Inch To 27-Inch Diameter F/DR=46 | ASTM F-679 | ASTM D-3212 |
| High Density Polyethylene (HDPE) | ASTM D-3350 | ASTM D-3261, F-2620 (Heat Fusion) |
| | ASTM D-3035 | 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 3/4" To 1" In Size, With Minimum Bedding Thickness Equal To 1/8 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 + 3 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Connected With A Concealed Pintlock 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 Fitting Suitable 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 Sewer Flow, Hand Excavate Sufficiently Cut Back Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal" Or Similar Coupling To Hold It Firmly In Place.
12. Wherever 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/Foundation Drainpipes/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, 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 Maintenance Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Backflow, You Are Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Open 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 Cons Sections Install a Minimum of 4" Grade Rings For Tested Sewers. For Flat Sewers 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 2.08% in Any Direction. Minimum Stormwater Cross Slope Shall Be 2.00%. 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 NOI 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 Until A Continuing Basis Until The Site is Permanently Stabilized And All Measures 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 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 Shall 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 Geotextile) 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 "Curlex-40" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Curlex-40" 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 EPA-NPDES Phase II And Lake County SWCD Requirements.
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees 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 Inspection Services in Accordance with MWRDC and Lake County 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 5:1 or Within Swales with North American Green Bonkot 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 Treatment Dewatering Series, as set forth in Stormwater 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
3. Begin Implementation of Any General Dewatering Activity
4. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
5. Cover and Stabilize Disturbed Areas As Soon As Possible.
6. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
7. Construct Stormwater Management Facilities Structures.
8. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
9. Install Permanent Seeding and Plantings.
10. Remove Accumulated Sediment From Basins and Along Silt Fence.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

## MWRDGC SESC NOTES

C. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plans.
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) 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 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 Exit 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 Resulting Or Impacted Public Right-Of-Way Shall Be Removed After Parking Area Shall Be Swept By Managing Or Other Equipment. 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 Washout Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Divert All Runoff Around Disturbed Areas. Diversions Shall Be Constructed Prior To Any Soil Disturbance. Erosion 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. Contain 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 Restore 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 Downstream Waterways Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Hours. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
19. The Contractor Shall Be Responsible For Trench Dewatering And Erosion Control The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Shaft Services And Other Appurtenances. Any Trench Dewatering, When Controlled Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Discharging Into A Turbe Pit, Filter Bag Or Existing Vegetated Area. Sediment Laden Waters Shall Not Be Discharge To Wetlands, 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 or 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 Transportation Bureau, 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 for his/her own expenses for locating existing IDOT and COOCHY 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 COOCHY 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
- Cleanout
- Flared End Section
- Storm Sewer
- Sanitary Sewer
- Water Main
- Gas Line
- Overhead Wires
- Underground Cable (Buried)
- Telephone Line
- Fire Hydrant
- Water Vault
- Buffalo Box
- Downspout
- Bollard
- Gas Valve
- Gas Meter
- Electric Meter
- Combo Manhole
- Hand Hole
- Light Pole
- Light Pole w/ Arm
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Sign
- Fence
- Parking Stall
- Curb & Gutter
- Depressed Curb
- Contour Elevation
- Gutter Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Top of Retaining Wall Elevation
- Swale
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Shrubbery
- 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 Spread
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

## PAVING & SURFACE LEGEND

- Asphalt Pavement Section: 1 1/2" Hot Mix Asphalt,IDOT D, IL-9.5, N50; 2 1/2" Hot Mix Asphalt, IL-19.0, N50; Prime Coat (0.25 gal/sq yd); 8" Appropriate Base Course, Type B, Crushed
- Concrete Driveway Section: 6" Portland Cement Concrete; 6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section: 5" Portland Cement Concrete; 3" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section: 1 1/2" Hot Mix Asphalt,IDOT 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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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 |
|---|---|---|
| | 2022.03.25 | Progress Drawings |
| | 2022.04.21 | Progress Drawings |
| | 2022.04.26 | Village Submittal |
| | 2022.07.26 | Village Submittal |
| | 2022.08.04 | Zoning Submittal |

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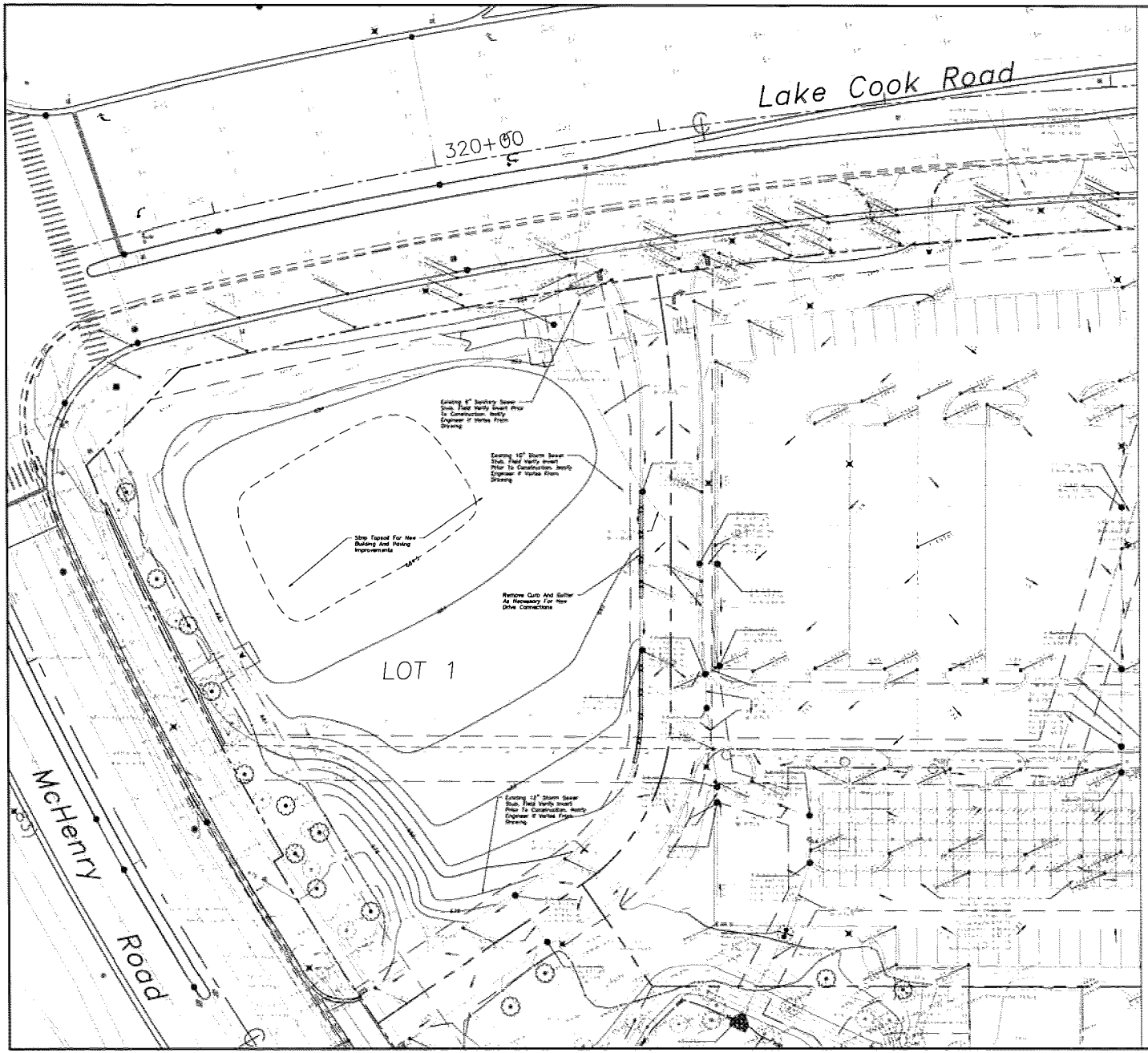
| Drawn By: | Date: |
|---|---|
| PD | 2022.05.05 |
| Approved By: PD | Project No. |

Sheet Title
SITE NOTES AND LEGENDS

Sheet No
C-001




N

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 | |
| | Overhead Cable (Buried) | |
| | Telephone Line | |
| | Fire Hydrant | |
| | Valve Vault | |
| | Buffalo Box | |
| | Downspout | |
| | Bollard | |
| | Gas Valve | |
| | Gas Meter | |
| | Electric Meter | |
| | Cable TV 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 782.90 |
| | Gutter Elevation | G 782.00 |
| | Pavement Elevation | P 783.25 |
| | Sidewalk Elevation | W 783.10 |
| | Shoreline Elevation | 799.6 |
| | Top of Retaining Wall Elevation | TW 783.50 |
| | Swale | |
| | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Shrubbery | |
| | 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 Saw-cut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal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LICENSE NO. 184-001320
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 |
|---|---|---|
| | 2022.03.08 | Progress Drawings |
| | 2022.04.21 | Progress Drawings |
| | 2022.06.30 | Village Submittal |
| | 2022.07.08 | Village Submittal |
| | 2022.08.04 | Zoning Submittal |



Drawn by: PD

Date: 2022.05.05

Approved by: PD

Project No.:

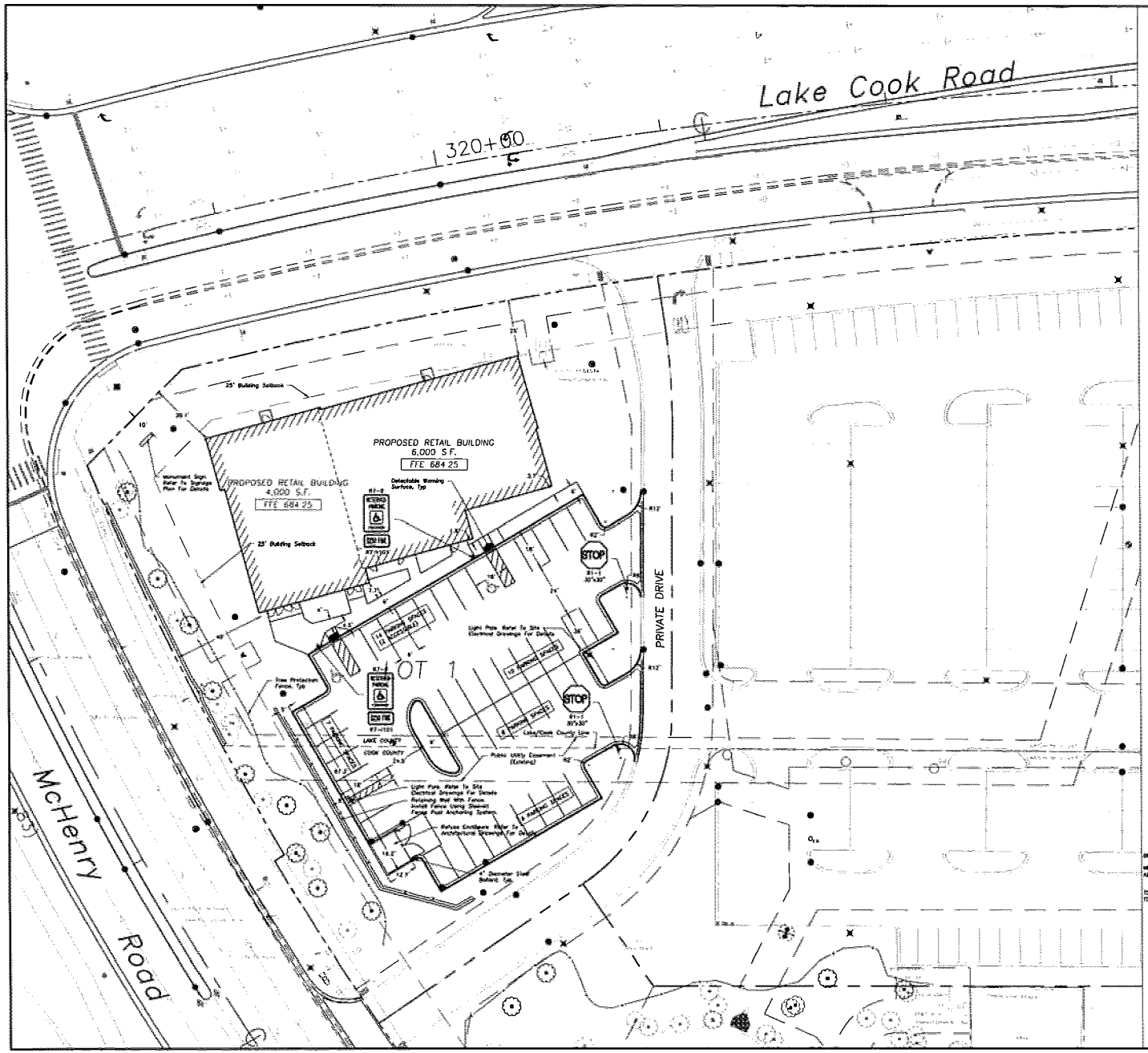
Sheet Title

SITE DEMOLITION PLAN

Sheet No.

C-101

Plotted: 8/03/22 @ 2:00pm By: pdrimer




## 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 | |
| | Cable 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 789.56 / C 789.06 |
| | Gutter Elevation | |
| | Pavement Elevation | P 789.25 |
| | Sidewalk Elevation | W 792.10 |
| | Ground Elevation | x 794.0 |
| | Top of Building Wall Elevation | T/W 795.00 |
| | 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 | 19.8% |

## LOT COVERAGE

| | |
|---|---|
| PROPERTY AREA | 1.32 Acres (57,475 SF) |
| ROADWAY PAVEMENT | 5,400 SF |
| PARKING LOT PAVEMENT | 15,650 SF |
| SIDEWALKS | 1,750 SF |
| BUILDING (GROSS) | 10,300 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 |
|---|---|---|---|
| MIXED USE | GENERAL COMMERCIAL – 1SP PER 250 SF | 4000 SF | 16 |
| ANIMAL HOSPITAL | ANIMAL KENNEL/HOSP. – 4SP PER 1000 SF | 6000 SF | 24 |

TOTAL REQUIRED PARKING = 42 SPACES
TOTAL PROVIDED PARKING = 48 SPACES (46 STANDARD + 2 ACCESSIBLE)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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003320
EXPIRES 04/30/2023


# GW McHenry BG LLC

Buffalo Grove Multi-Tenant Building

**Lake Cook Road and McHenry Road**
**Buffalo Grove, Illinois**

Reserved 10" Seal

Expiration Date _____

| No. | Date | Description |
|---|---|---|
| | 2022.03.03 | Progress Drawings |
| | 2022.06.21 | Progress Drawings |
| | 2022.06.30 | Village Submittal |
| | 2022.07.28 | Village Submittal |
| | 2022.08.04 | Zoning Submittal |

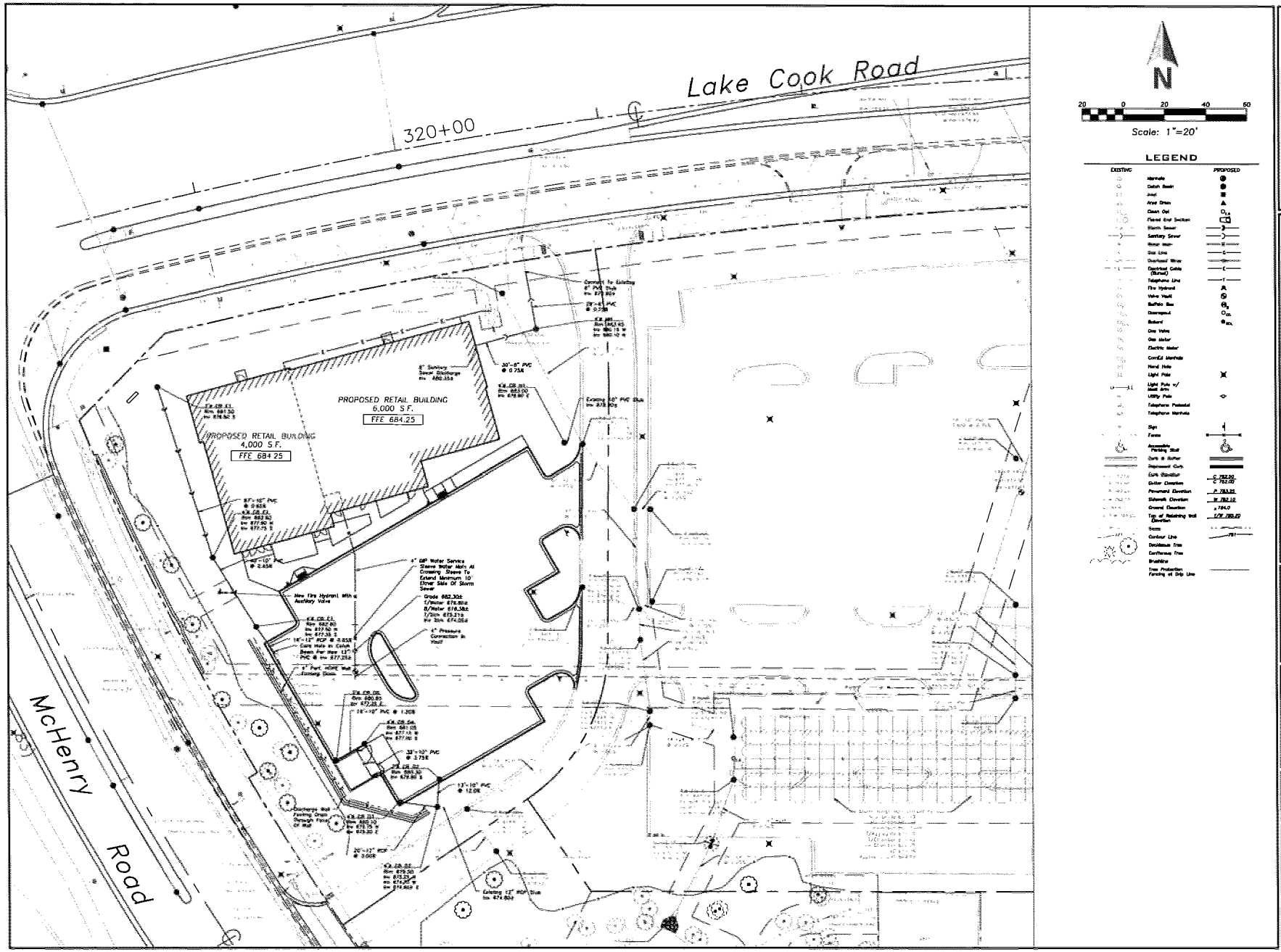


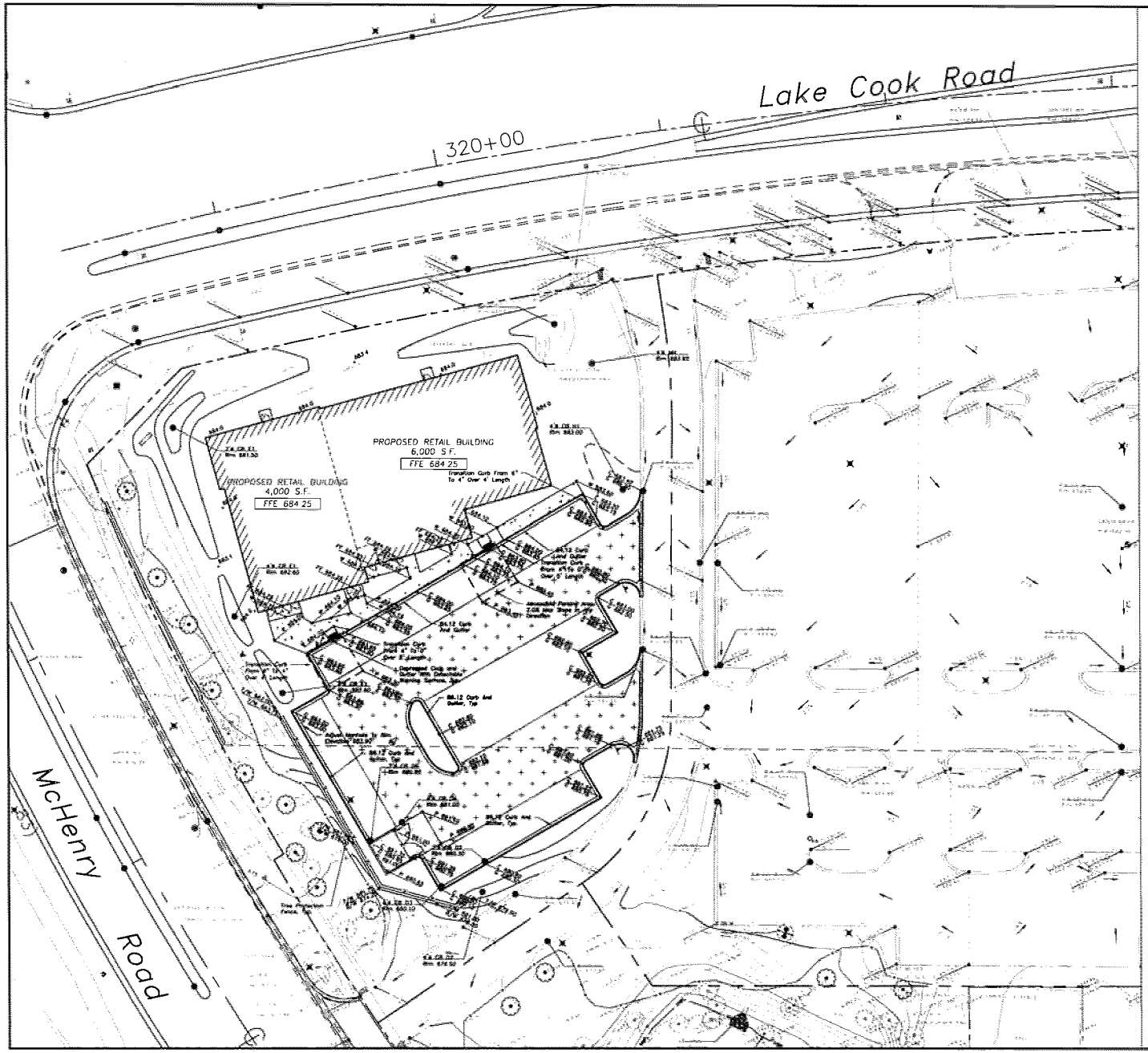
| Designed by | Date |
|---|---|
| PD | 2022.03.03 |
| Approved by PD | Project No. |

Sheet Title
SITE GEOMETRY PLAN (SITE PLAN)

Sheet No
C-201

Plotted 8/04/22 @ 9:14am By: pdrimmer


Lake Cook Road
320+00
McHenry Road
PROPOSED RETAIL BUILDING
6,000 S.F.
FFE 684.25
PROPOSED RETAIL BUILDING
4,000 S.F.
FFE 684.25
N
20 0 20 40 60
Scale: 1"=20'
LEGEND
EXISTING
PROPOSED
ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PH (847) 223-1801
FX (847) 223-4964
EM INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003328
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
2022.05.05 Progress Drawings
2022.06.27 Progress Drawings
2022.08.30 Village Submittal
2022.07.26 Village Submittal
2022.08.04 Zoning Submittal
Drawn By PD
2022 05 05
Approved By PD
Sheet Title
SITE UTILITY PLAN
Sheet No.
C-301




N

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 | |
| | Combo 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 782.50 |
| | Gutter Elevation | G 782.00 |
| | Pavement Elevation | P 781.25 |
| | Sidewalk Elevation | W 781.10 |
| | Ground Elevation | x 684.8 |
| | Top of Retaining Wall Elevation | TW 785.20 |
| | Swale | |
| | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Shrubbery | |
| | Tree Protection Fencing at Drip Line | |

## 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
  8" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
  3" Portland Cement Concrete
  3" 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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Illinois 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

Expiration Date: _____

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|---|---|---|
| | 2022.03.05 | Progress Drawings |
| | 2022.04.21 | Progress Drawings |
| | 2022.06.30 | Village Submittal |
| | 2022.07.28 | Village Submittal |
| | 2022.08.04 | Zoning Submittal |



Designed By: PD — Date: 2022 05 05

Reviewed By: PD — Project No.:

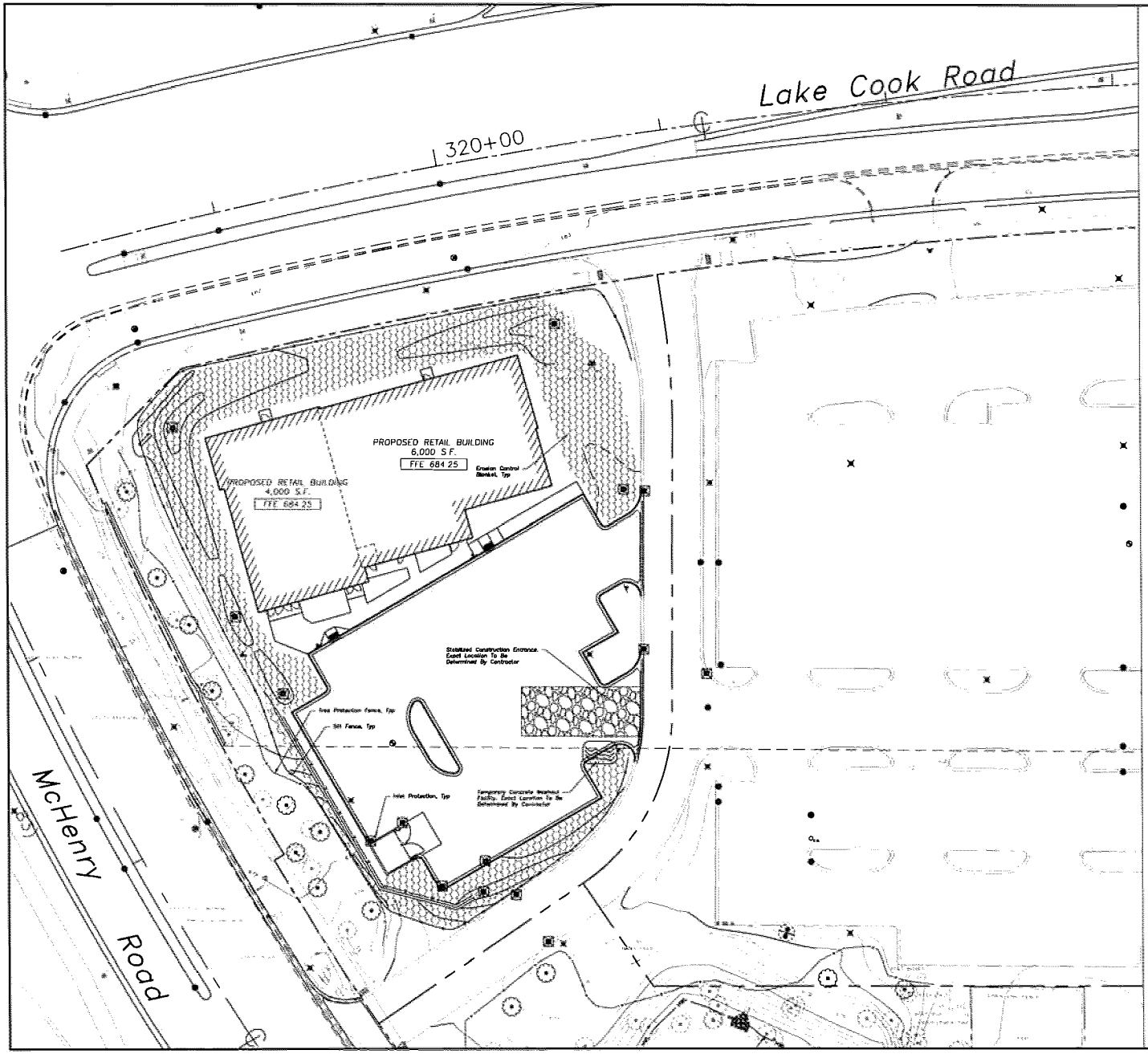
Sheet Title

SITE GRADING & PAVING PLAN

Sheet No.

C-401

Plotted: 8/24/22 at 12:51pm G. Sommer




Scale: 1"=20'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| | 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 | |
| | Conduit 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 | 782.50 |
| | Gutter Elevation | 782.00 |
| | Pavement Elevation | 782.25 |
| | Sidewalk Elevation | 782.10 |
| | Ground Elevation | 784.0 |
| | Top of Building and Elevation | T/F 785.50 |
| | Swale | |
| | Contour Line | |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Shrubbing | |
| | Tree Protection Fencing at 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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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO 184-003250
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 |
|---|---|---|
| | 2022.05.05 | Progress Drawings |
| | 2022.06.27 | Progress Drawings |
| | 2022.08.30 | Village Submittal |
| | 2022.09.30 | Village Submittal |
| | 2022.08.30 | Zoning Submittal |

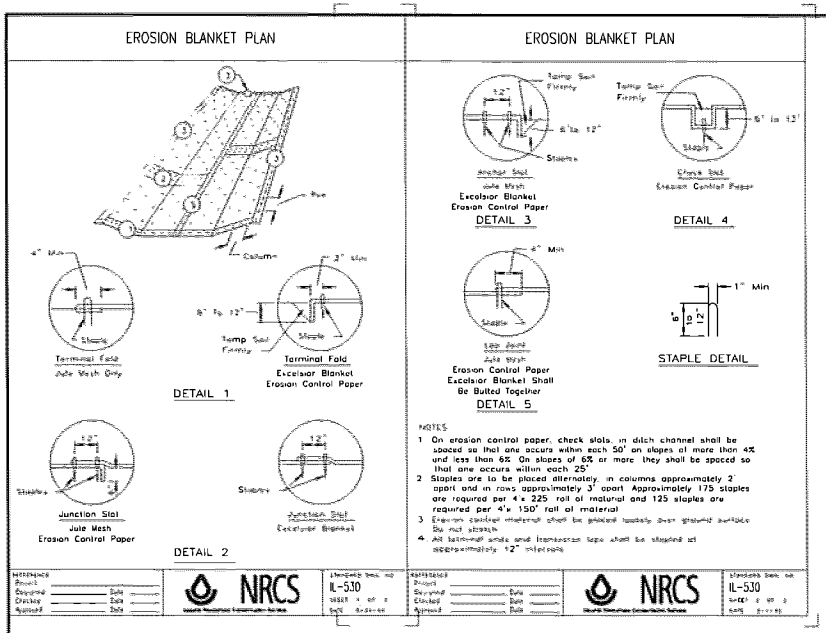


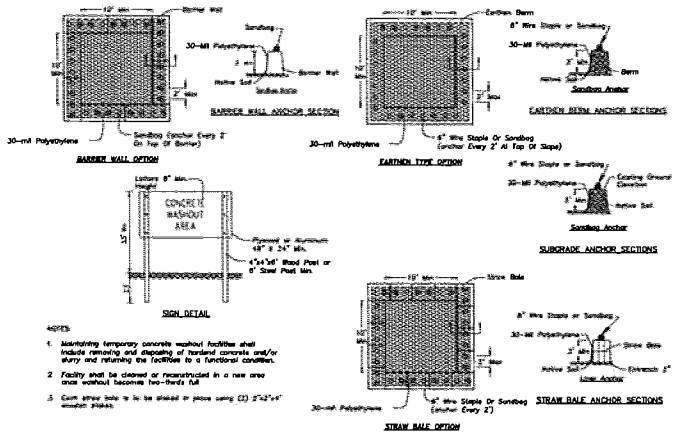
Drawn By: PD
Date: 2022 05 05
Approved By: PD
Project No.:

Sheet Title: SITE ESC PLAN

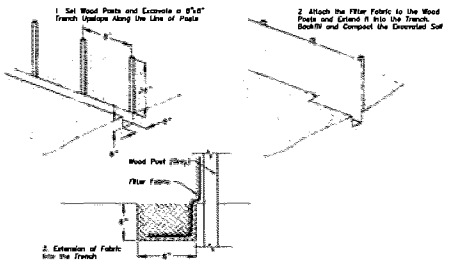
Sheet No.: C-501

Plotted: 8/30/22 8:32 AM Date By: pdenner
Drawing: Eriksson - Buffalo Grove Multi Tenant\Drawings\GW Properties BG.dwg

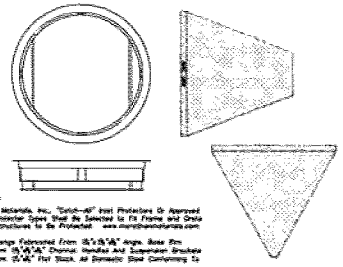


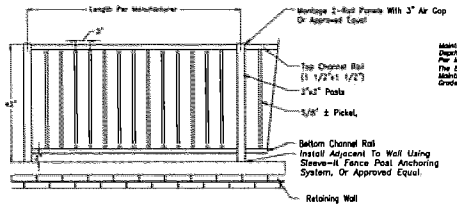

CONCRETE WASHOUT FACILITY




SILT FENCE CONSTRUCTION (AASHTO 288-00)

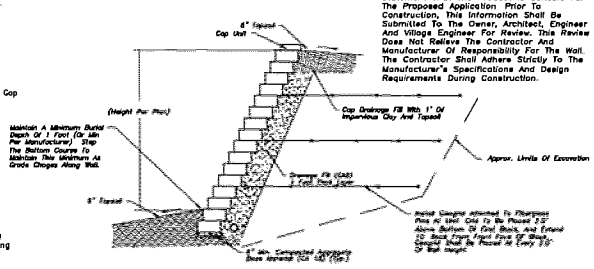


INLET PROTECTORS – SEDIMENT BAG




STEEL PICKET FENCE AT WALL

Note: Retaining Wall Detail Is Conceptual And Schematic Only. The Contractor Shall Submit A Shop Drawing Signed And Sealed By A Structural Engineer Including A Statement That The Product Is Suitable For The Proposed Application Prior To Construction. This Information Shall Be Submitted To The Owner, Architect, Engineer And Village Engineer For Review. This Review Does Not Relieve The Contractor And Manufacturer Of Responsibility For The Wall. The Contractor Shall Adhere Strictly To The Manufacturer's Specifications And Design Requirements During Construction.




Block Retaining Wall

GENERAL NOTES

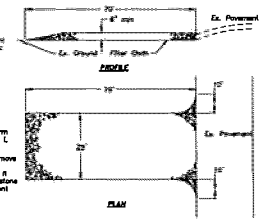
STONE SIZE – Use IDOT gradation CA-1 aggregate stone

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-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 right-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 5G2, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public right-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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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003230
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

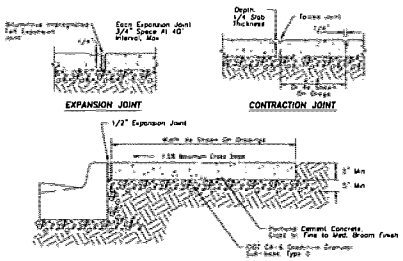
Expiration Date:

| No. | Date | Description |
|---|---|---|
| | 2022.03.03 | Progress Drawings |
| | 2022.04.15 | Progress Drawings |
| | 2022.06.30 | Village Submittal |
| | 2022.07.26 | Village Submittal |
| | 2022.08.04 | Zoning Submittal |

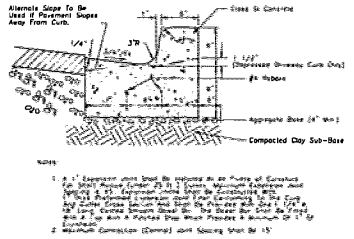
Drawn by: PD
Date: 2022.03.03
Approved by: PD
Project No.

Sheet Title
SITE DETAILS

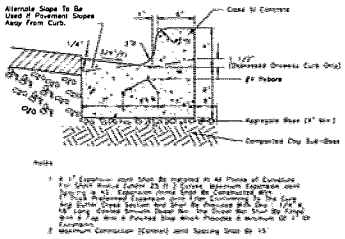
Sheet No
C-601



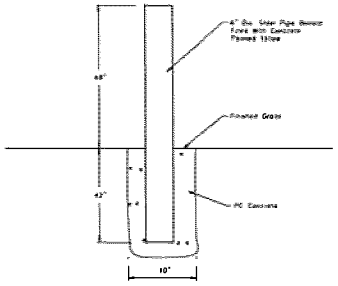

PORTLAND CEMENT CONC. SIDEWALK



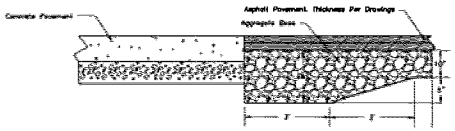

B-6.12 CURB & GUTTER



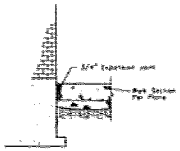

B-4.12 CURB & GUTTER



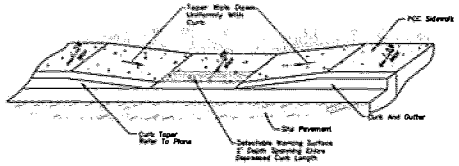

BOLLARD DETAIL



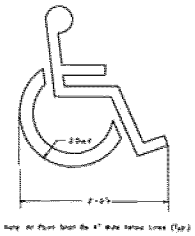

CONCRETE TO ASPHALT CHANGE OF PAVEMENT SECTION



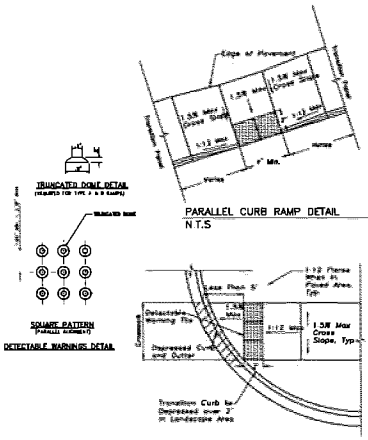
WALK ADJACENT TO BUILDING

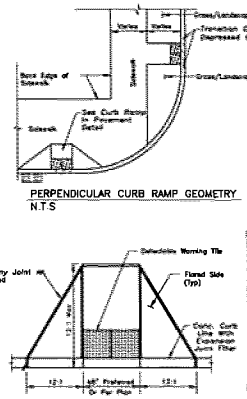


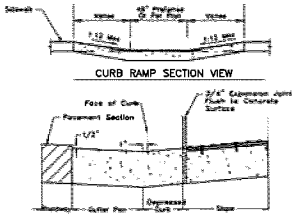

DEPRESSED ACCESSIBLE LANDING DETAIL



ACCESSIBLE PARKING STALL PAVEMENT MARKING




GENERAL NOTES

Description:

This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the requirements with Americans with Disabilities Act, Accessibility Guidelines (ADAAG).

The detectable warnings shall consist of an area of truncated domes that process both visual and tactile cues to pedestrians who are about to cross area traffic.

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

Construction Requirements:

1. Ramps Shall Be Located So Where On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Curbed 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 Shall Are Constructed In Curbs And Gutters At Or Near Corner Portions Or Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) 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 of making surfaces section of the Americans with Disabilities Act (Title II Regulations, 28 CFR Part 36 App 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:

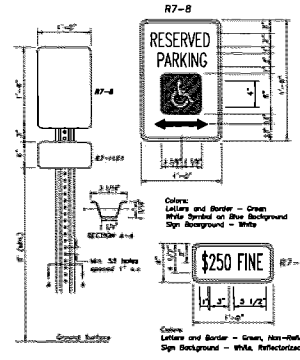
Length and Width in One of the following as necessary for the Dimensions of the Surface in Which the Detectable Warning is Proposed: 12x12 24x24 24x48 24x60 36x60 36x80 nominal. No Cutting of Tiles is Allowed.

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

Verify With the Local Authorities having Jurisdiction that Detectable/Tactile Warning Surfaces 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.

ACCESSIBLE RAMPS FOR SIDEWALKS




Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. minimum section modulus about the x-x axis of the post shall be 0.225 in.

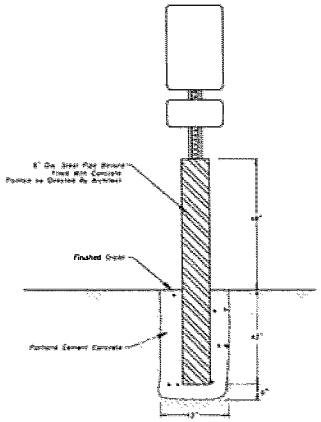
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

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 Shall Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN IN BOLLARD





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E-MAIL INFO@EEALTD.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

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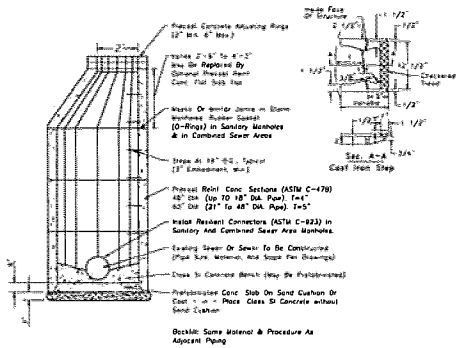
| Drawn by | Date |
|---|---|
| PD | 2022.05.05 |
| Approved by PD | Project No. |

Sheet Title

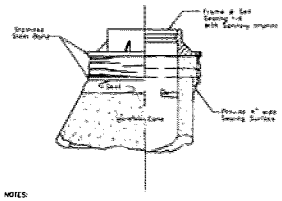
SITE DETAILS

Sheet No.

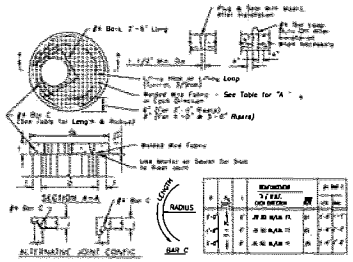
C-602



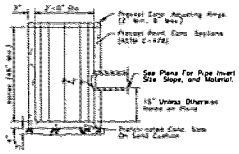
MANHOLE – 48"–60" DIA.



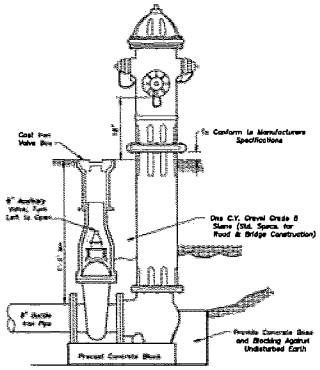
SANITARY MANHOLE CHIMNEY SEAL



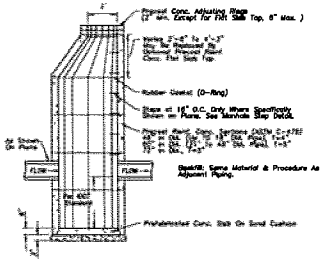
PRECAST REINF. CONC. FLAT SLAB TOP



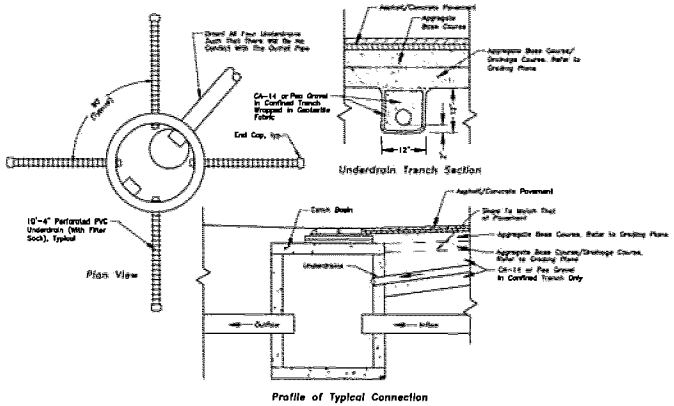
CATCH BASIN – 2' DIA.



HYDRANT INSTALLATION

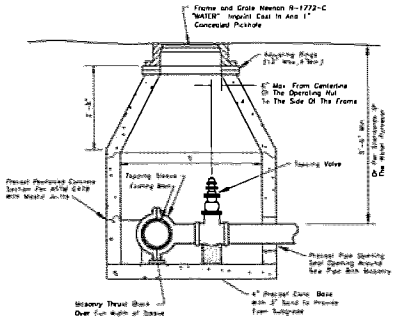


CATCH BASIN

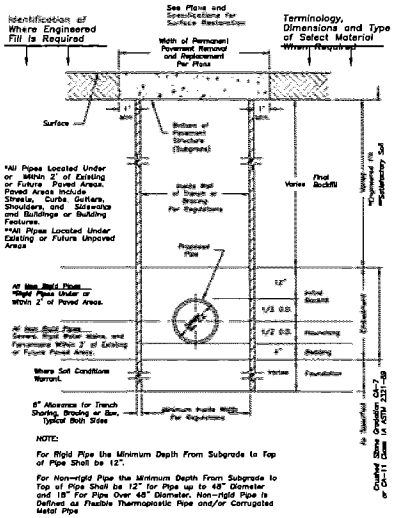


Profile of Typical Connection

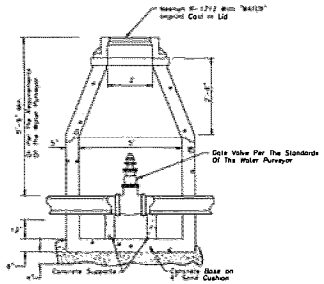
CATCH BASIN WITH FINGER DRAINS



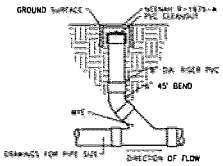
PRESSURE CONNECTION VAULT



STANDARD SEWER AND WATER TRENCH SECTION



WATER VALVE VAULT



PVC CLEANOUT

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE SUITE A
GRAYSLAKE, ILLINOIS 60030
TEL (847) 223-1801
FAX (847) 223-4861
E-MAIL INFO@EEA-LTD.COM
PROFESSIONAL ORGANIZATION 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 |
|---|---|---|
| | 2022.03.03 | Progress Drawings |
| | 2022.04.27 | Progress Drawings |
| | 2022.06.30 | Village Submittal |
| | 2022.07.28 | Village Submittal |
| | 2022.08.04 | Zoning Submittal |



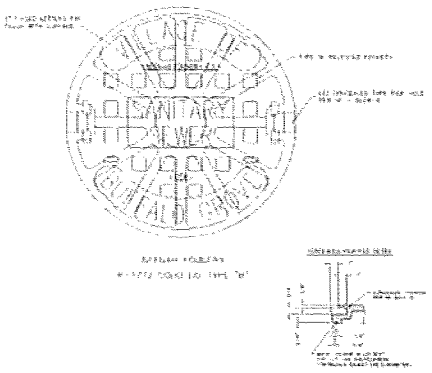
Drawn by: PD
Date: 2022.05.05
Approved By: PD
Project No.:

Sheet Title: SITE DETAILS

Sheet No: C-603

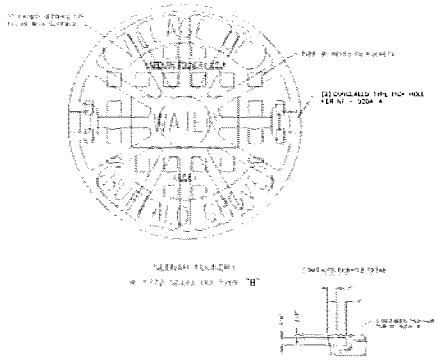
Plotter: 8/03/22 @ 2:03pm By: pkrmmer
...tions - Buffalo Grove Multi Tenant\Drawings\GW Properties BG.dwg

EXHIBIT NO. 301



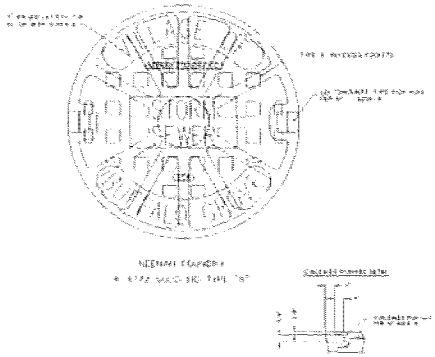
SANITARY SEWER MANHOLE LID DETAIL

EXHIBIT NO. 401



VALVE VAULT LID DETAIL

EXHIBIT NO. 201



STORM SEWER MANHOLE LID DETAIL


ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4801
FAX (847) 223-4866
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003230
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

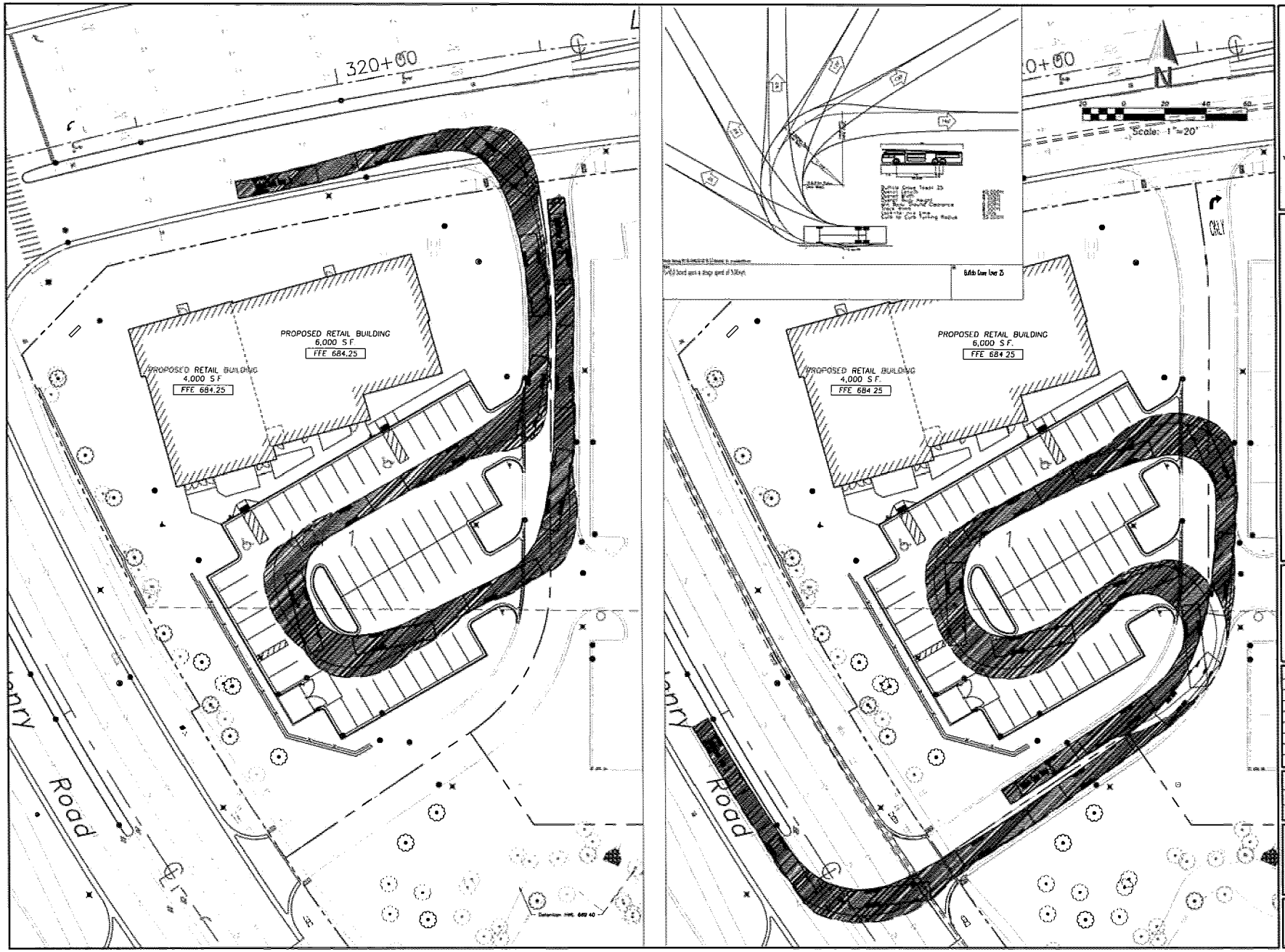
Expiration Date:

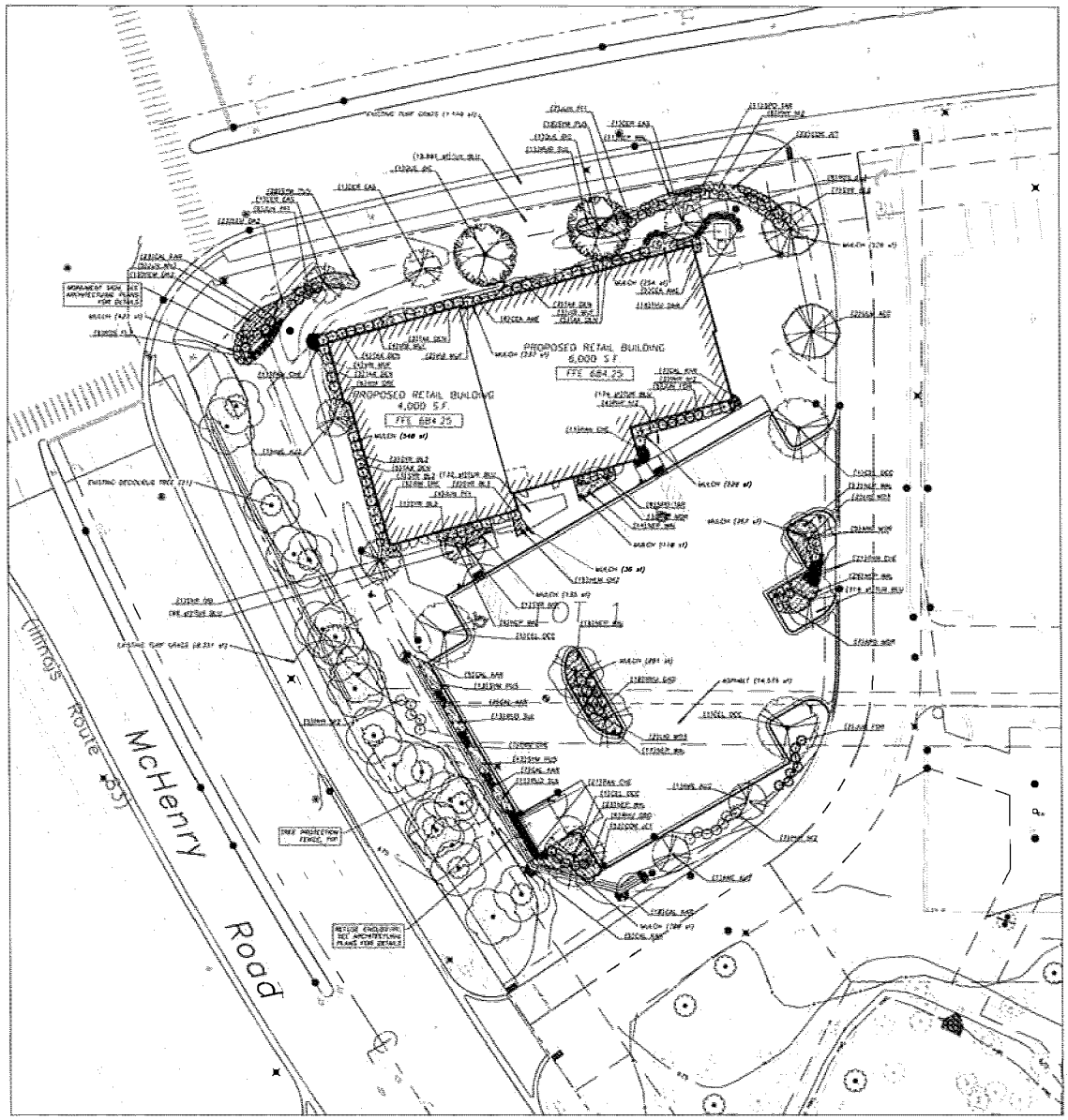
| No. | Date | Description |
|---|---|---|
| | 2022.05.05 | Progress Drawings |
| | 2022.06.21 | Progress Drawings |
| | 2022.06.30 | Village Submittal |
| | 2022.07.06 | Village Submittal |
| | 2022.08.08 | Zoning Submittal |

| Drawn By | Date |
|---|---|
| PD | 2022 05 05 |
| Approved By | Project No. |
| PD | |

Sheet Title
SITE DETAILS

Sheet No
C-604


320+00
PROPOSED RETAIL BUILDING
6,000 S.F.
FFE 684.25
PROPOSED RETAIL BUILDING
4,000 S.F.
FFE 684.25
Road
Scale: 1"=20'
N
ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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 05
PD
Sheet Title
TURNING EXHIBIT
TOWER 25
CX-001




N

20' 0' 20' 40' 60'

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 WOL | 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 / "ACCOLADE" / ACCOLADE ELM | B & B | 2.5"CAL | 2 |
| **UNDERSTORY TREES** | **BOTANICAL / COMMON NAME** | **COND** | **SIZE** | **QTY** |
| AME AUT | AMELANCHIER CANADENSIS "SCHOON BRILLIANCE" / AUTUMN BRILLIANCE SERVICEBERRY | B & B | 8' CLUMP | 3 |
| CER EAS | CERCIS CANADENSIS / EASTERN REDBUD | B & B | 8' CLUMP | 3 |
| SYR JAP | 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" PR / MOUNT BEAUTY BLACK CHOKEBERRY | B & B | 30" HT. | 15 |
| CEA AME | CEANOTHUS AMERICANUS / NEW JERSEY TEA | B & B | 30" HT. | 13 |
| PHY OPU | 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 FLO | ROSA / FLORIBUNDA SWEET CORAL / ROSE | 5 GAL | 24" SPREAD. | 17 |
| SYM BLZ | SYMPHORICARPOS / BLIZZARD ICE | B & B | 30" HT. | 18 |
| VIB BUD | 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 TOR | JUNIPERUS CHINENSIS "SEA GREEN" / SEA GREEN JUNIPER | B & B | 24" SPREAD. | 13 |
| 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 | 8' 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 TAN | 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 | 73 |
| HEM ORO | HEMEROCALLIS X "STELLA DE ORO" / STELLA DE ORO DAYLILY | CONT. | #1 | 34 |
| LEU DAS | LEUCANTHEMUM X SUPERBUM DASY MAY / SHASTA DASY | 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** | **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 | 8,838 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 PIT 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 ANY 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 DUE 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 36 INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL SEEDS SHALL BE FRESH, HAVE MEET PERCENTAGES APPLIES AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED & 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 DISTANCE, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, MULCHED, AND HAVE ALL FACE AND ROOTS 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 PLACED 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@eealtd.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:_____

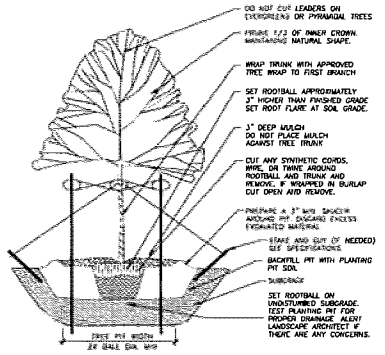
| No. | Date | Description |
|---|---|---|
| | 2022.03.18 | Owner Review |
| | 2022.04.01 | Progress Drawing |
| | 2022.04.25 | Village Submittal |
| | 2022.05.26 | Village Submittal |
| | 2022.06.06 | Zoning Review |



Drawn by: SSC
Date: 2022 05 05
Approved by: PJD
Project No.:

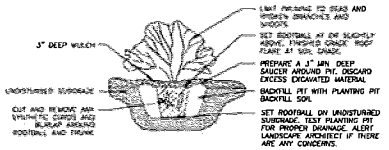
Sheet Title
LANDSCAPE PLAN

Sheet No
L-100



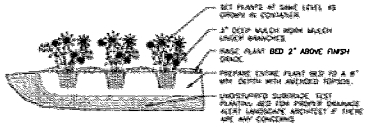

1 TREE PLANTING DETAIL

Not To Scale 329343-01



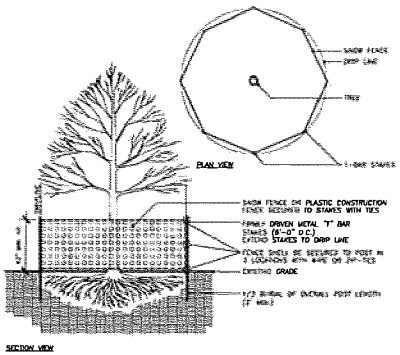

2 SHRUB PLANTING DETAIL

Not To Scale 329343-01




3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329381-03




4 TREE PROTECTION DETAIL

Not To Scale 329383-01

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. 184-003320
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:_____

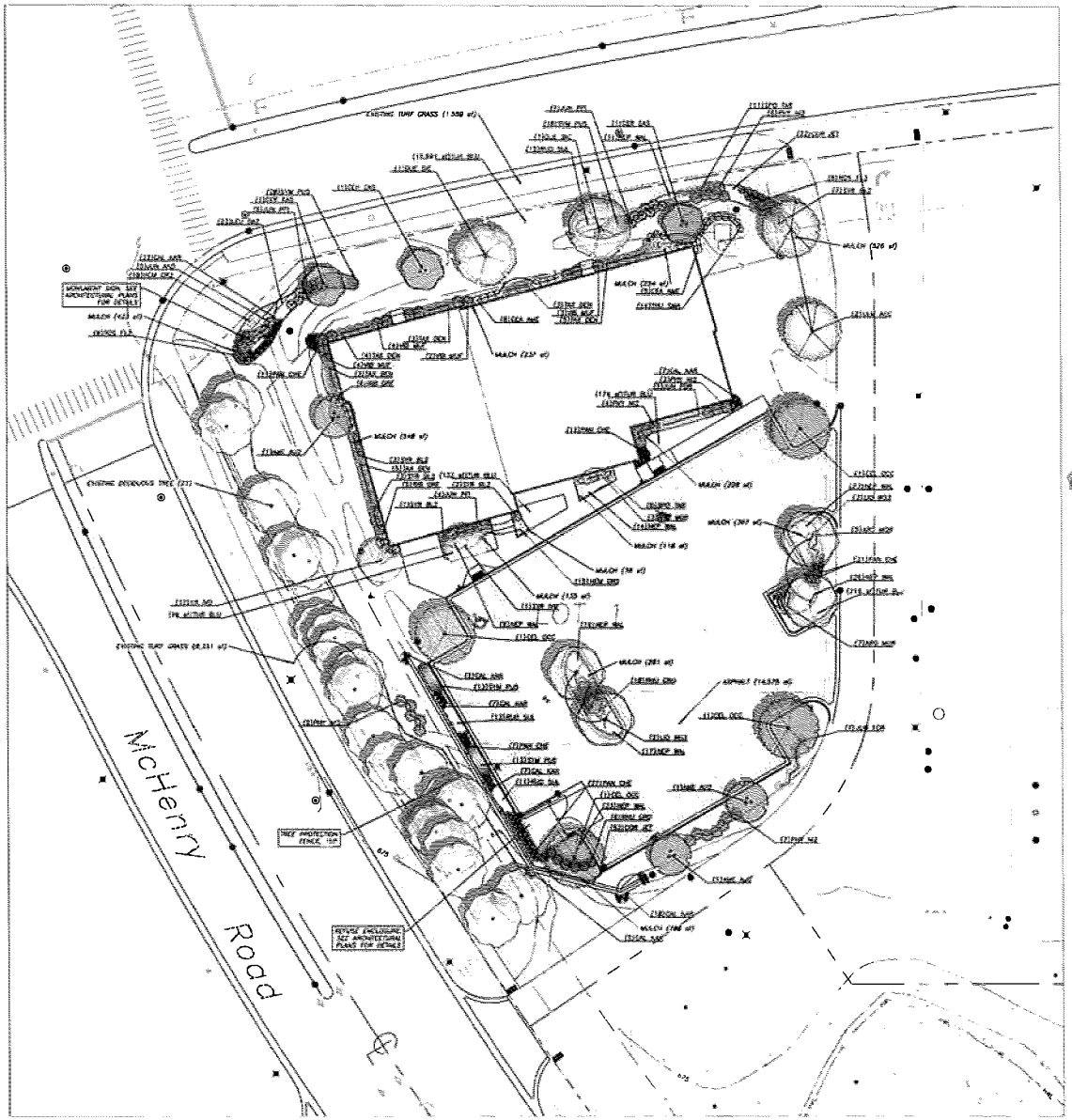
| No. | Date | Description |
|---|---|---|
| | 2022 05 05 | Comm. Review |
| | 2022 06 21 | Progress Ordering |
| | 2022 06 30 | Village Submittal |
| | 2022 07 28 | Village Submittal |
| | 2022 08 04 | Zoning Review |



Drawn By: SSG
Date: 2022 05 05
Approved By: PD
Project No.:

Sheet Title
LANDSCAPE DETAILS

Sheet No.
L-200




N

20' 0' 20' 40' 60'

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 WOJ | 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 AUT | AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY | B & B | 8' CLUMP | 3 |
| CER CAN | CERCIS CANADENSIS / EASTERN REDBUD | B & B | 8' CLUMP | 3 |
| SYR NIO | SYRINGA RETICULATA 'NOKO SILK' / NOKO SILK JAPANESE TREE LILAC | B & B | 3" CAL | 2 |

| DECIDUOUS SHRUBS | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
|---|---|---|---|---|
| ARO MOR | ARONIA MELANOCARPA 'MORTON' TM / MOODS BEAUTY BLACK CHOKEBERRY | B & B | 30" HT. | 15 |
| CEA AME | CEANOTHUS AMERICANUS / NEW JERSEY TEA | B & B | 30" HT | 13 |
| PHY MO | PHYSOCARPUS OPULIFOLIUS / NINEBARK | B & B | 30" HT | 23 |
| RHU GRO | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | B & B | 24" SPREAD | 18 |
| RIB GRE | RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT | B & B | 24" HT. | 11 |
| ROS FLJ | ROSA X 'TUSCAN CARPET DONAL' / ROSE | 3 GAL | 24" SPREAD | 17 |
| SYR BLJ | SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC | B & B | 30" HT | 15 |
| 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 FORMOSANA / 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 | 33 |
| 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 | 25 |
| HEM ORZ | HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY | CONT. | #1 | 34 |
| LEU DAJ | 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 | 32 |
| SYM PUS | 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 | 3,817 SF |
| | EXISTING TURF GRASS | 8,912 SF |
| | ASPHALT | 14,375 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 SUFFICIENT BARRICADES 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 DUE 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 BEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED & BARKMULCHED, 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 PRETREATED, 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
(847) 223-4804
(847) 223-4864
EMAIL INFO@ EEA LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002920
EXPIRES 04/30/2023


GW McHenry BG LLC

Buffalo Grove Multi-Tenant Building

Lake Cook Road and McHenry Road

Buffalo Grove, Illinois

Professional Seal

Expiration Date:_____

| No. | Date | Description |
|---|---|---|
| | 2022.05.18 | Owner Review |
| | 2022.06.23 | Progress Sketch |
| | 2022.06.30 | Village Submittal |
| | 2022.07.25 | Village Submittal |
| | 2022.08.08 | Zoning Review |

| Drawn by | Date |
|---|---|
| SSC | 2022.05.05 |
| Approved by | Revision No. |
| PD | |

Sheet Title

LANDSCAPE PLAN

Sheet No.

L-100

Plotted: 8/31/22 @ 4:11pm By: sgreary

Packet Pg. 64

2.2.b

AGI

# BRAND BOOK

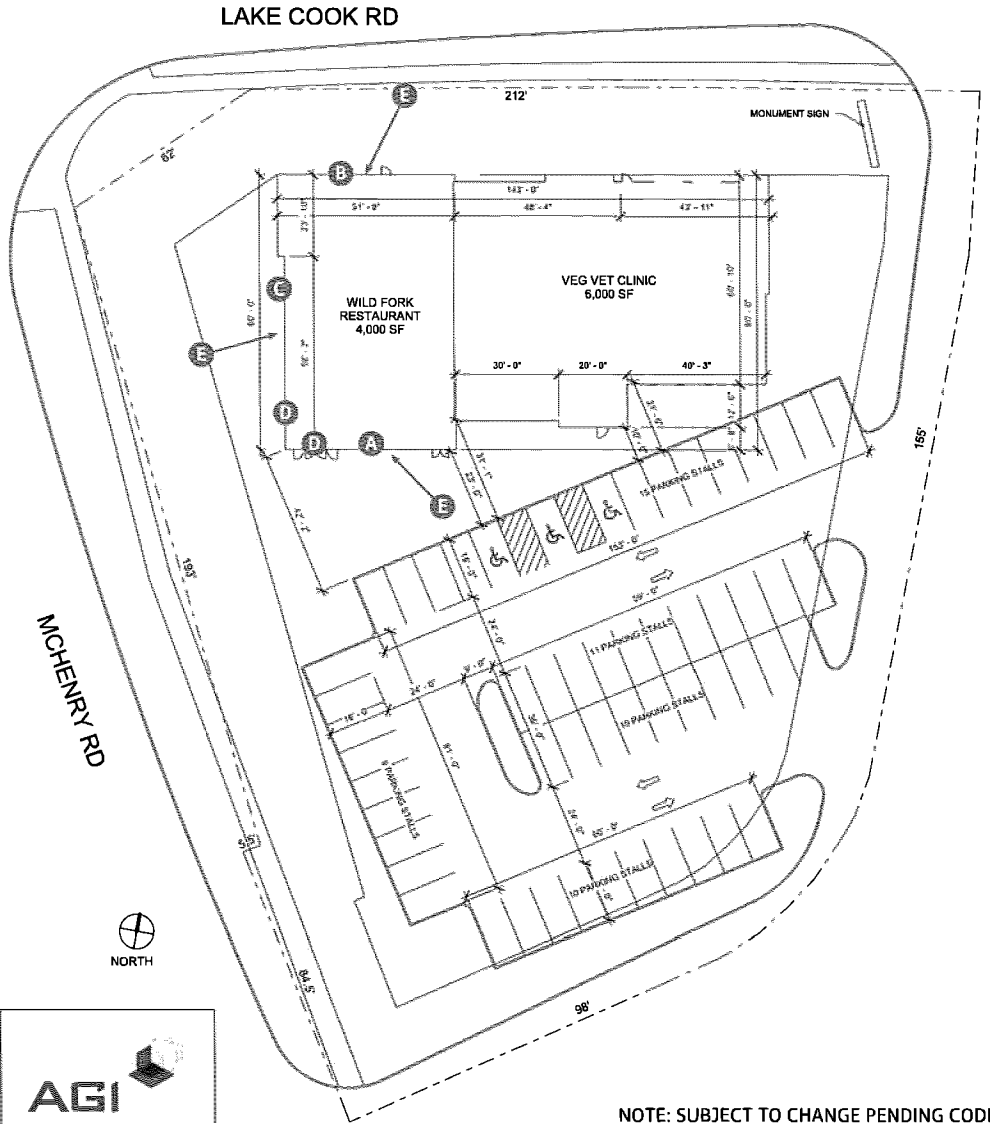
# Wild Fork™

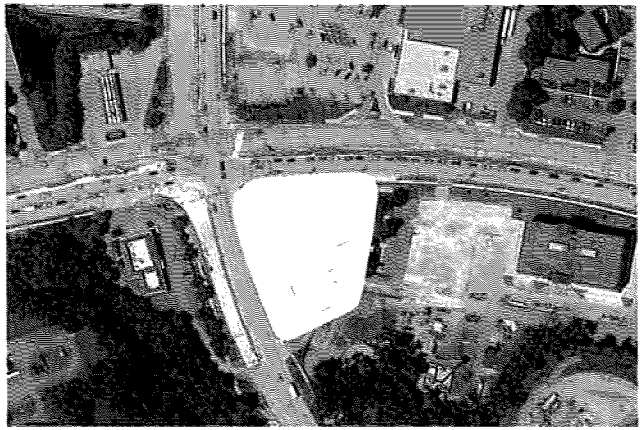
## MEAT & SEAFOOD MARKET

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

# SITE PLAN

| | QTY | SIGN CODE | DESCRIPTION | SIGN TYPE | Proposed SQ FT |
|---|---|---|---|---|---|
| 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** |



DESIGNER: J. W

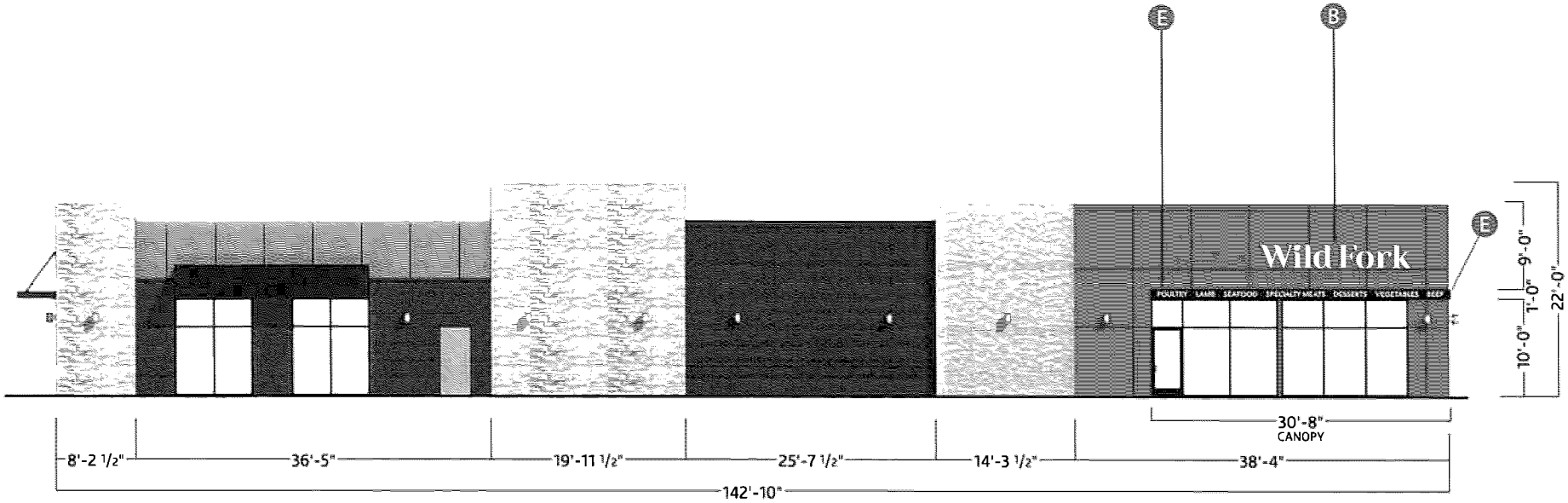
Wild Fork | AGI

NOTE: SUBJECT TO CHANGE PENDING CODE REVIEW.

SCALE: N.T.S.

# ELEVATION

| | QTY | SIGN CODE | DESCRIPTION | SIGN TYPE | Proposed SQ FT |
|---|---|---|---|---|---|
| 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.

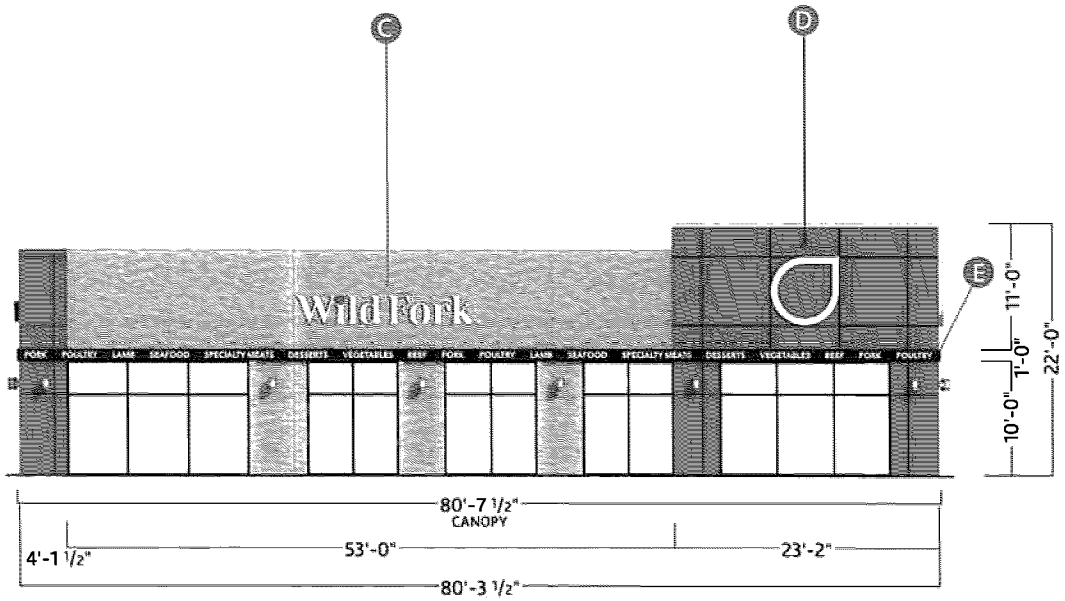
Wild Fork | AGI

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

SCALE: 1/16"= 1'

# ELEVATION

| | QTY | SIGN CODE | DESCRIPTION | SIGN TYPE | Proposed SQ FT |
|---|---|---|---|---|---|
| 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'

# ELEVATION

| | QTY | SIGN CODE | DESCRIPTION | SIGN TYPE | Proposed SQ FT |
|---|---|---|---|---|---|
| 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.

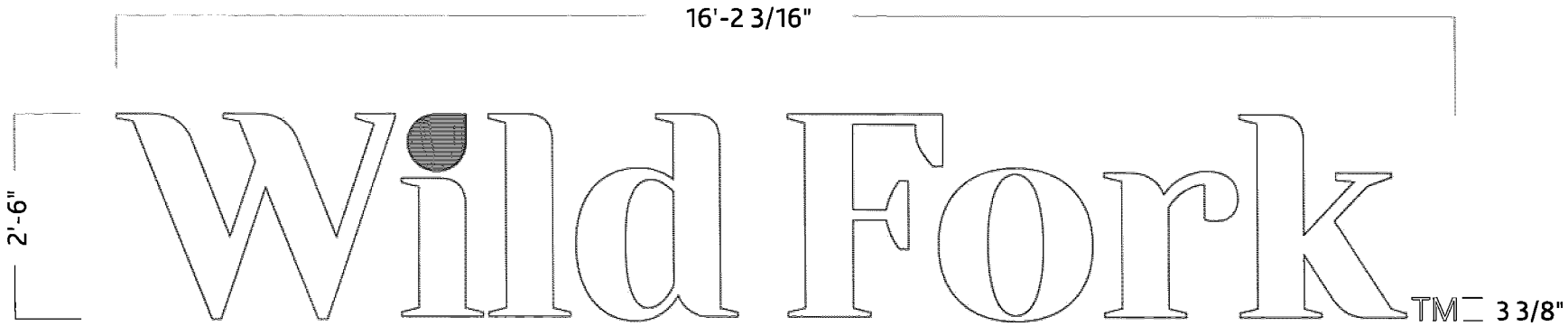
SCALE: 1/16"= 1'

# CUTSHEET

## 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.

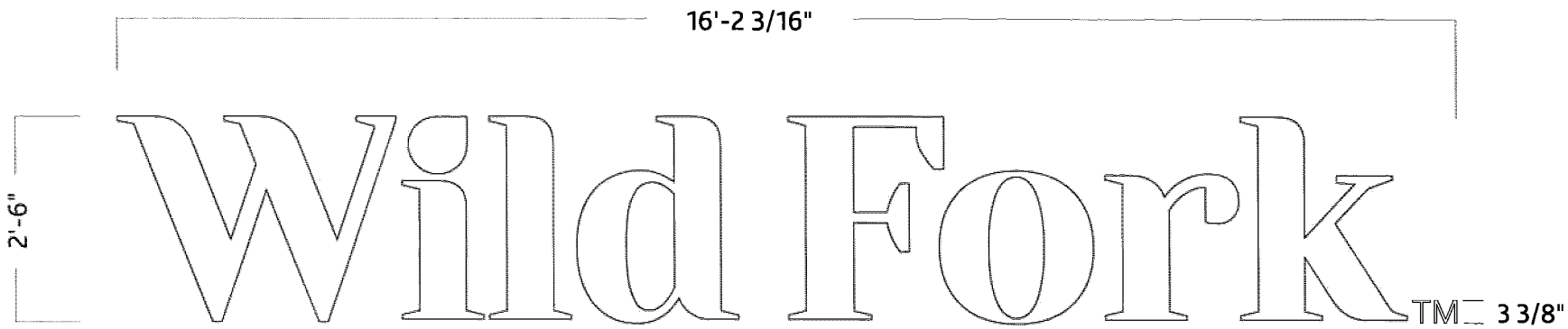
Wild Fork | AGI

# CUTSHEET

## 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 |

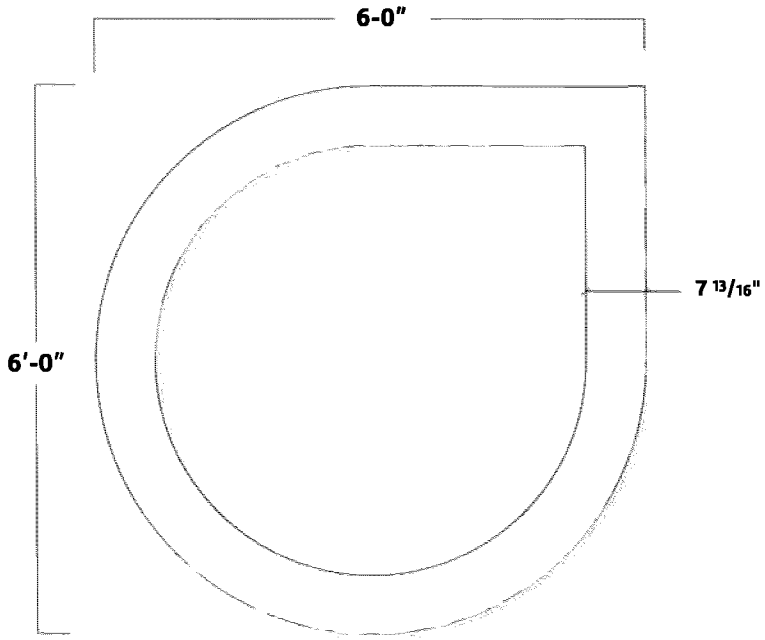
DESIGNER: J. W.

Wild Fork | AGI

# CUTSHEET
## WFF-IFS-72-SW

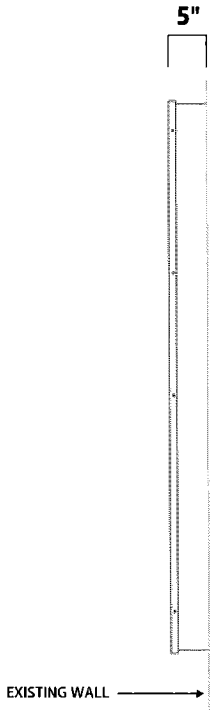
**6′ ICONIC FLAME SIGNATURE - FACELIT - CHANNEL CONSTRUCTION - SOLID WHITE**

FLUSH MOUNTS TO WALL SURFACE.




**FRONT ELEVATION**

SCALE: NTS




**SIDE VIEW**

SCALE: NTS

**36.0**

Square Footage

Wild Fork AGI

# CUTSHEET

## WFF-PL-CCC-W

CANOPY SIGNS

11"

1'-0" 6"

POULTRY LAMB SEAFOOD SPECIALTY MEATS DESSERTS VEGETABLES BEEF

30'-8" CANOPY

REAR (NORTH) ELEVATION

**11.89**

Square Footage

1'-4 1/8"

PORK POULTRY LAMB SEAFOOD SPECIALTY MEATS DESSERTS VEGETABLES BEEF PORK POULTRY LAMB SEAFOOD SPECIALTY MEATS DESSERTS VEGETABLES BEEF PORK POULTRY

80'-7 1/2" CANOPY

SIDE (WEST) ELEVATION

**28.20**

Square Footage

1'-1"

1'-0" 6"

LAMB SEAFOOD SPECIALTY MEATS DESSERTS VEGETABLES BEEF PORK POULTRY LAMB

38'-0 1/2" CANOPY

FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'

**13.79**

Square Footage

1'-7 11/16"

6"

**BEEF**

0.82 sf

1'-0" SPACING

1'-10 9/16"

**PORK**

0.96 sf

3'-0 7/8"

**POULTRY**

1.54 sf

1'-10 1/2"

**LAMB**

0.94 sf

3'-5 1/8"

**SEAFOOD**

1.71 sf

6'-0 1/2"

**SPECIALTY MEATS**

3.02 sf

3'-4 3/8"

**DESSERTS**

1.68 sf

4'-4 3/16"

**VEGETABLES**

2.18 sf

SCALE: 1/2" = 1'

| | 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 |
| MYK 0, 85, 95, 2 | CMYK 63, 60, 64, 65 |

Wild Fork. AGI

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

VETERINARY
EMERGENCY
GROUP

VEG

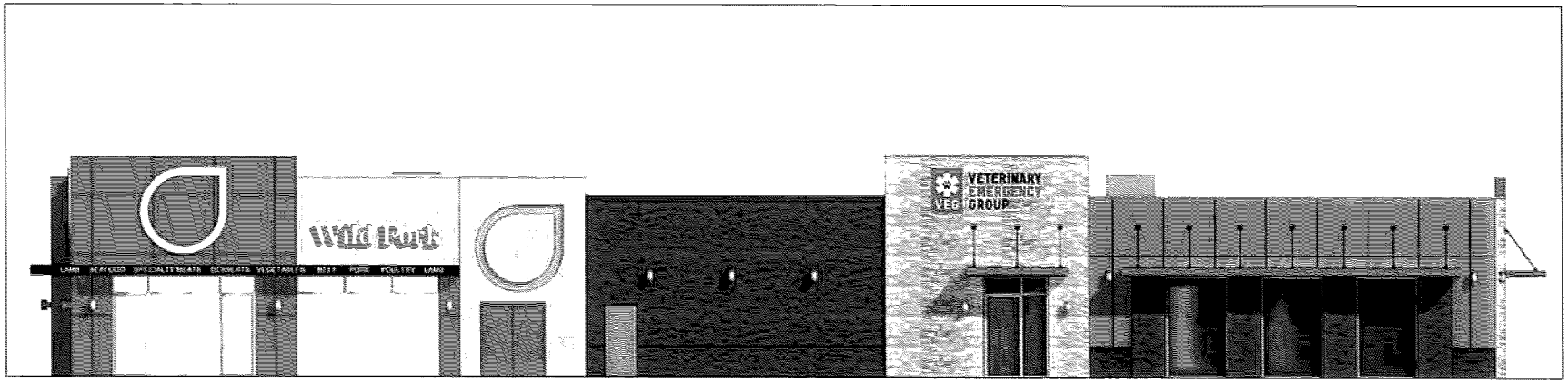
# PERMANENT SIGNAGE

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

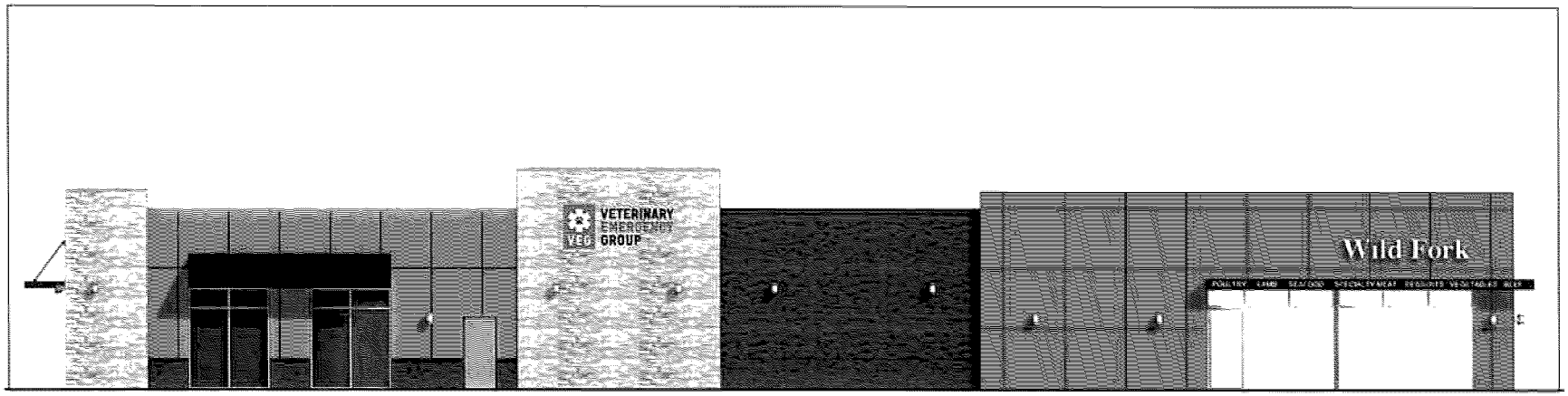
# PROPOSED STOREFRONT

# PROPOSED STOREFRONT RENDERING

FRONT (SOUTH ELEVATION)




BACK (NORTH ELEVATION)




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

# STOREFRONT LOGO

# STACKED LOGO - Storefront (South Elevation)


**SIGNAGE & BUILDING CODE INFO**

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

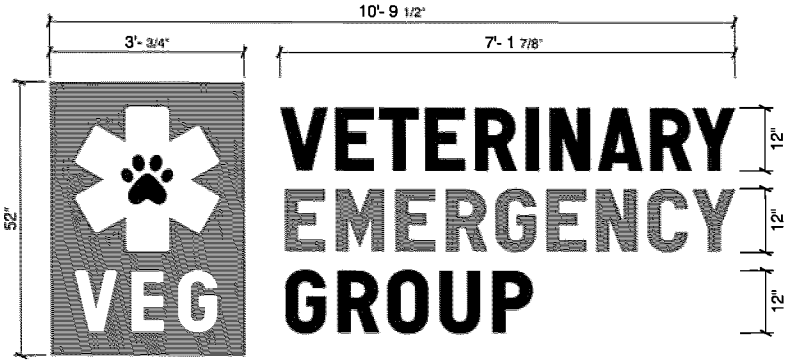
**CATEGORY 1***
- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

**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.

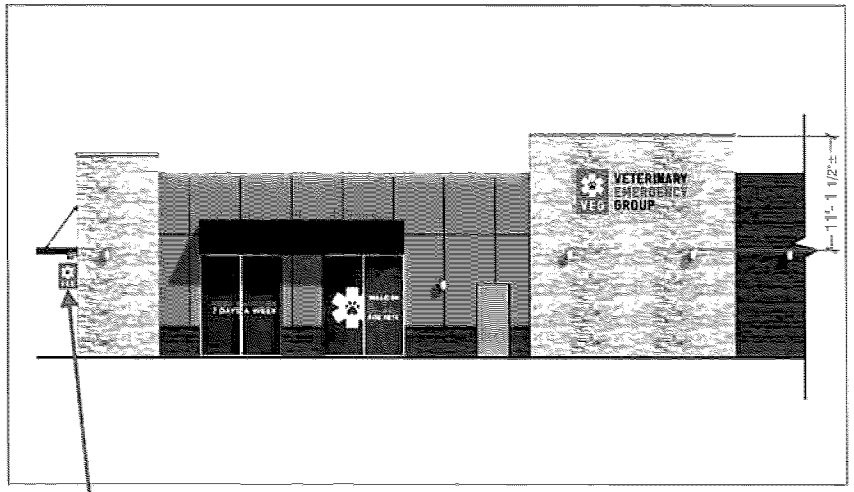
*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- 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%)**



# 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***
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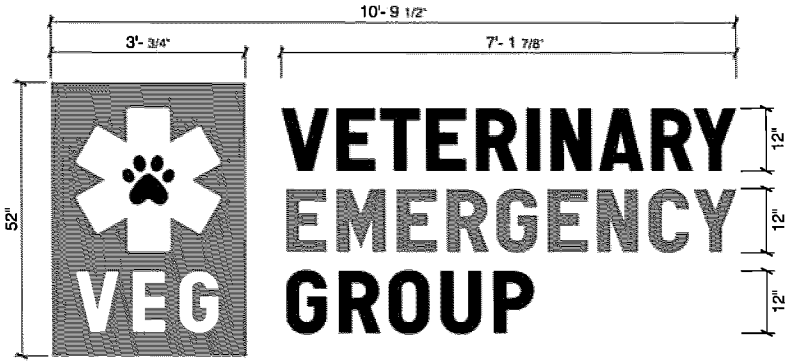
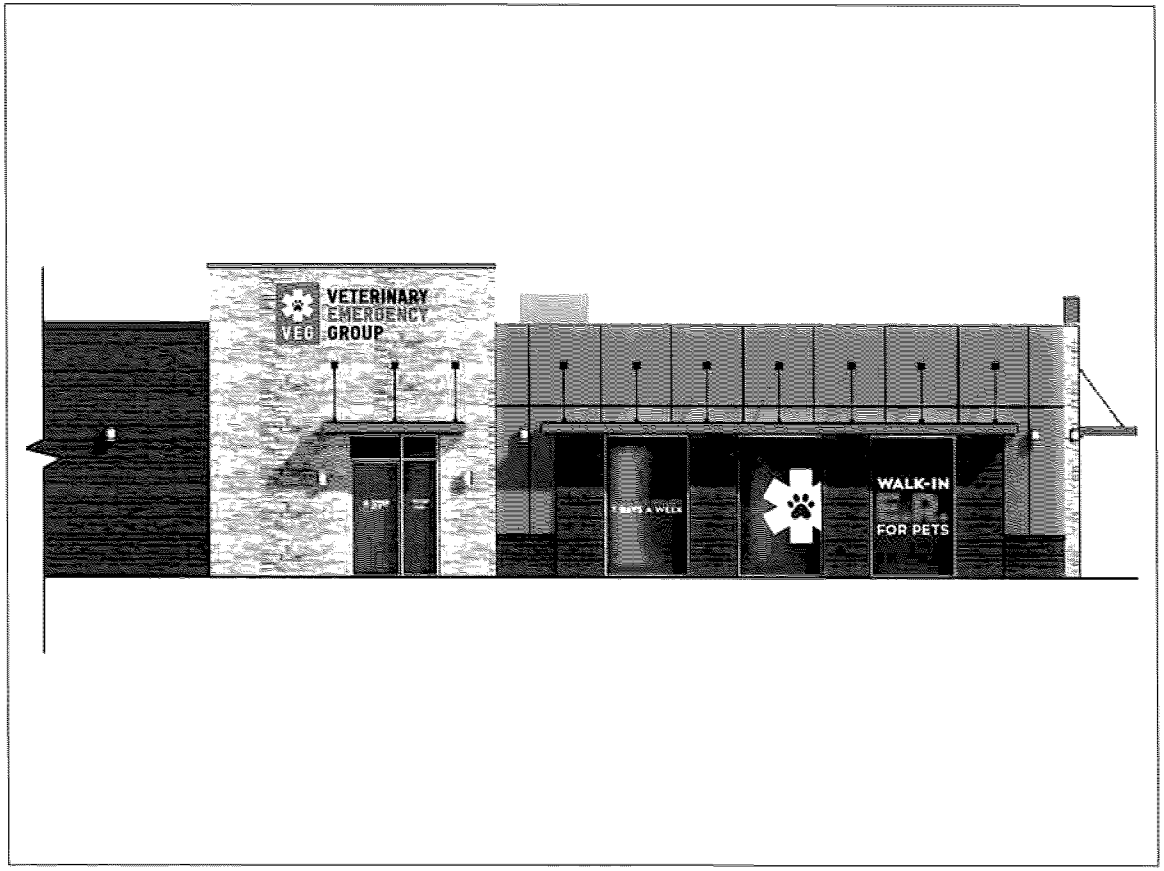
**TOTAL SQ FT: 46.76 (21.25%)**



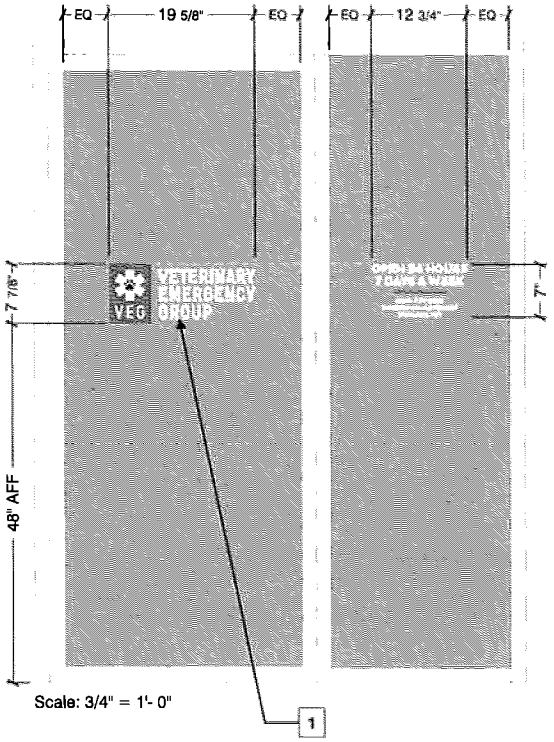
# DOOR & WINDOW GRAPHICS

# PERMANENT DOOR & WINDOW GRAPHICS | RENDERING

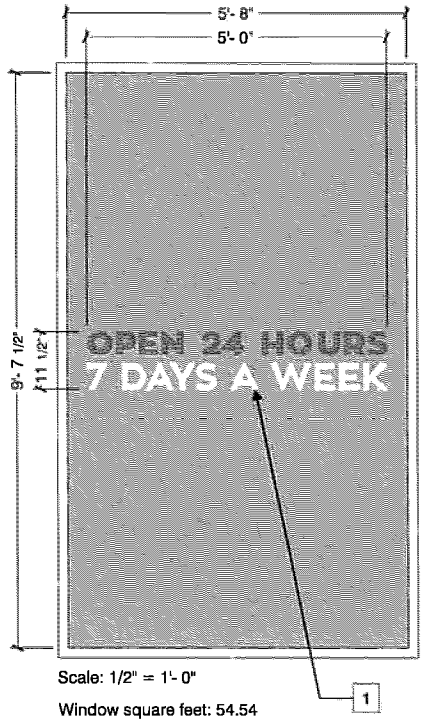



STOREFRONT (SOUTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

# PERMANENT DOOR & WINDOW GRAPHICS | ART

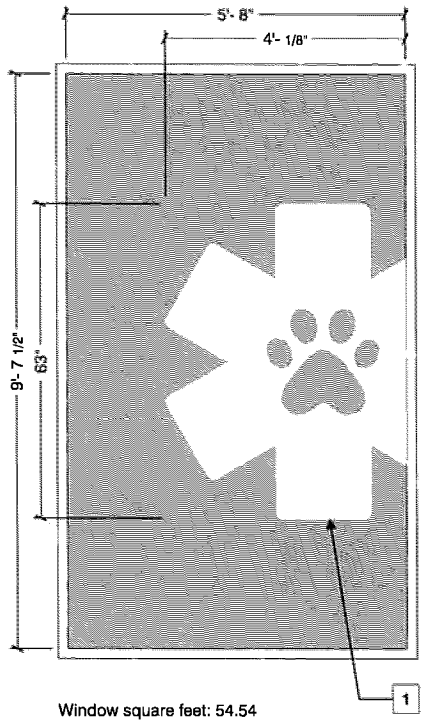



Scale: 3/4" = 1'- 0"

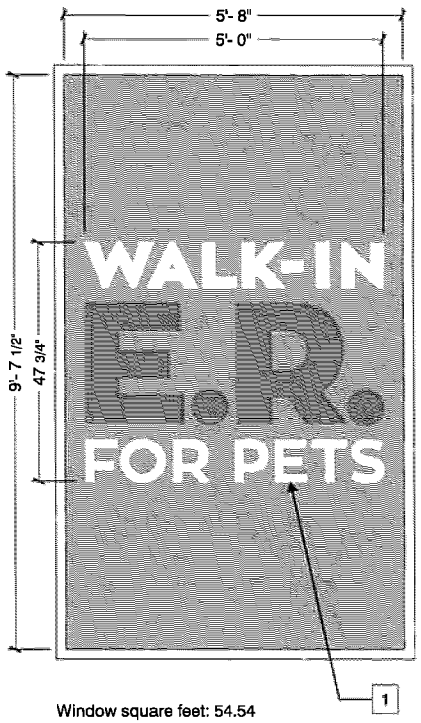



Scale: 1/2" = 1'- 0"

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

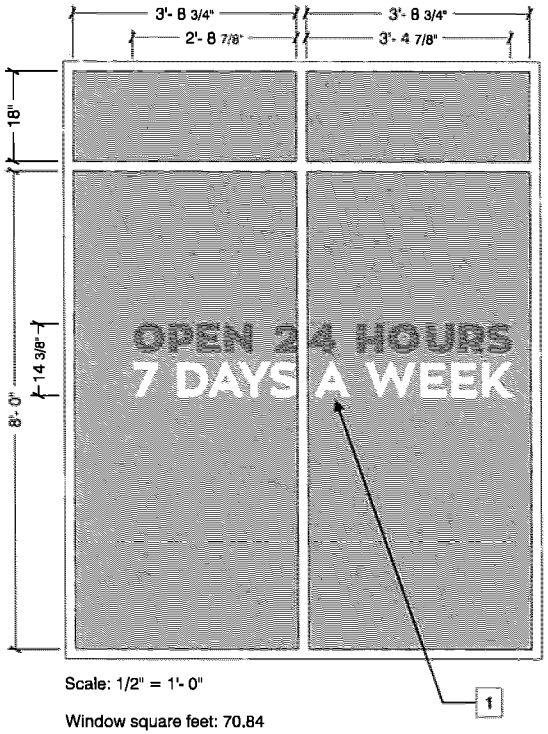
White

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

*All dimensions to be field verified before production.

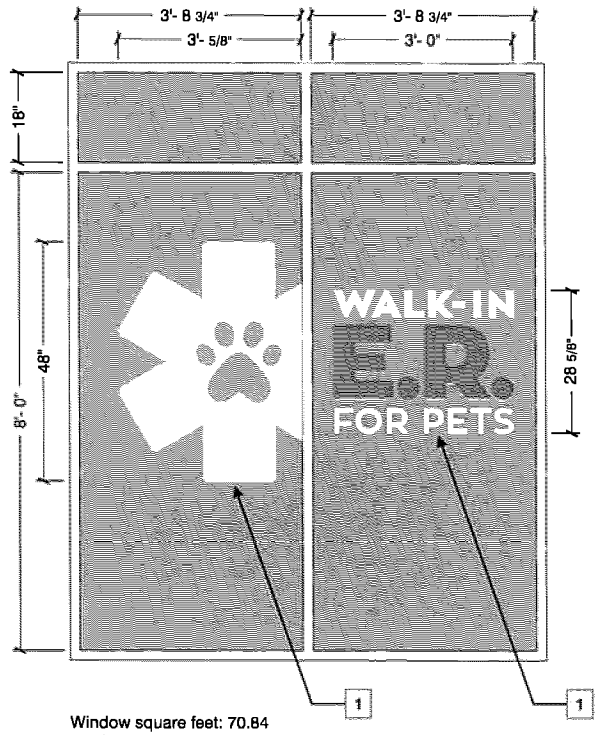
# PERMANENT WINDOW GRAPHICS | RENDERING


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




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**

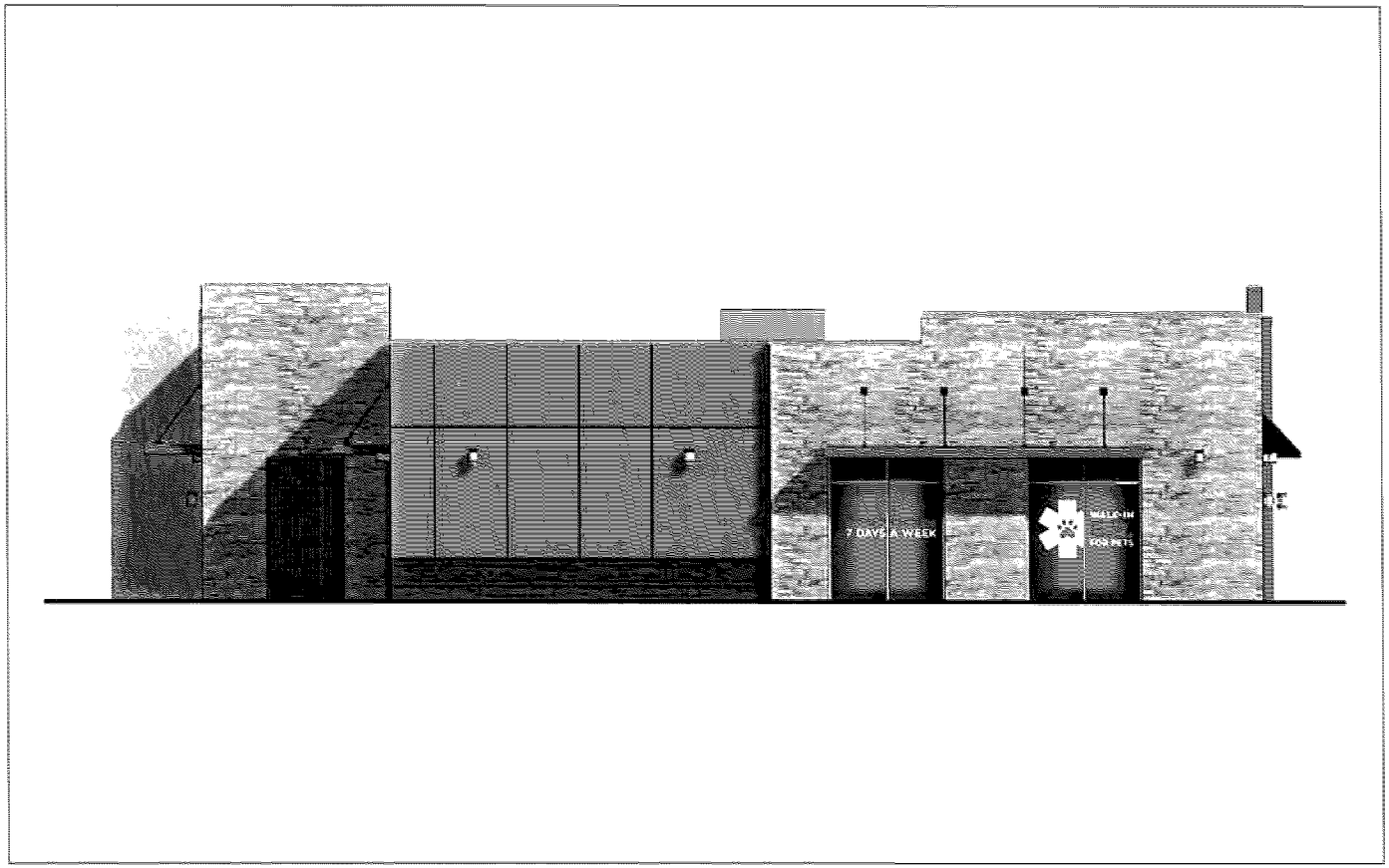
PMS 185 C Red

White

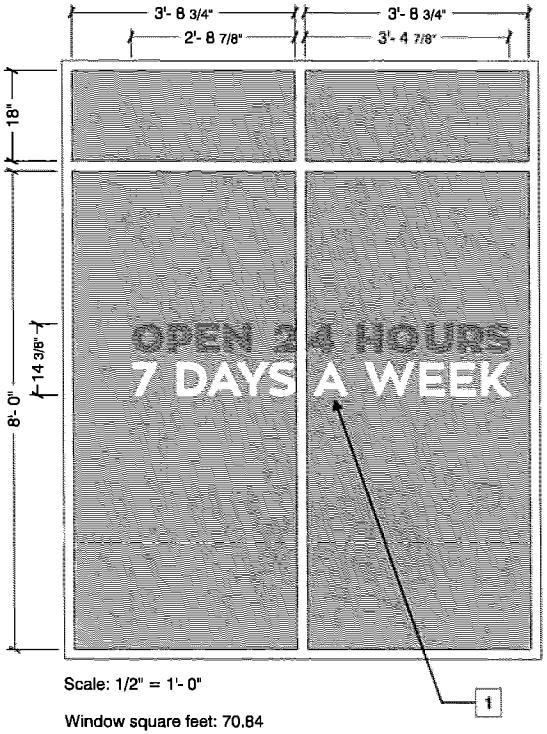
STOREFRONT (NORTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

*All dimensions to be field verified before production.

# PERMANENT WINDOW GRAPHICS | RENDERING

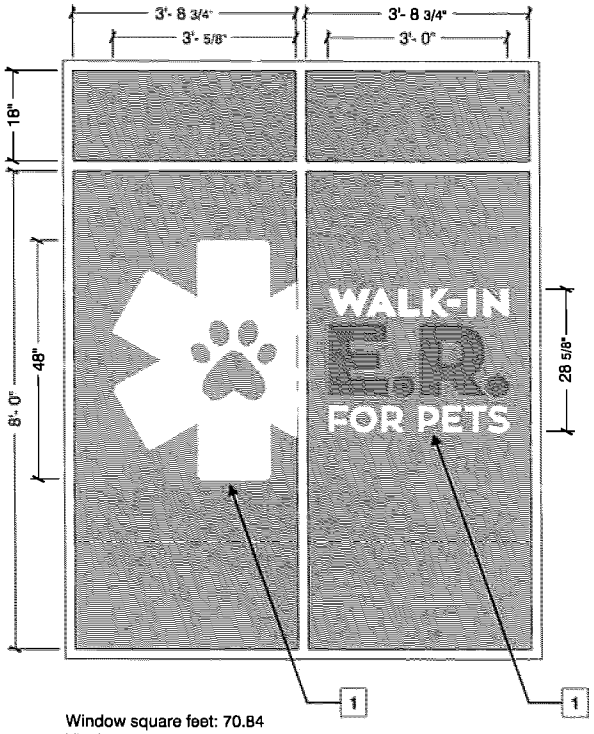



STOREFRONT (EAST ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA




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. |

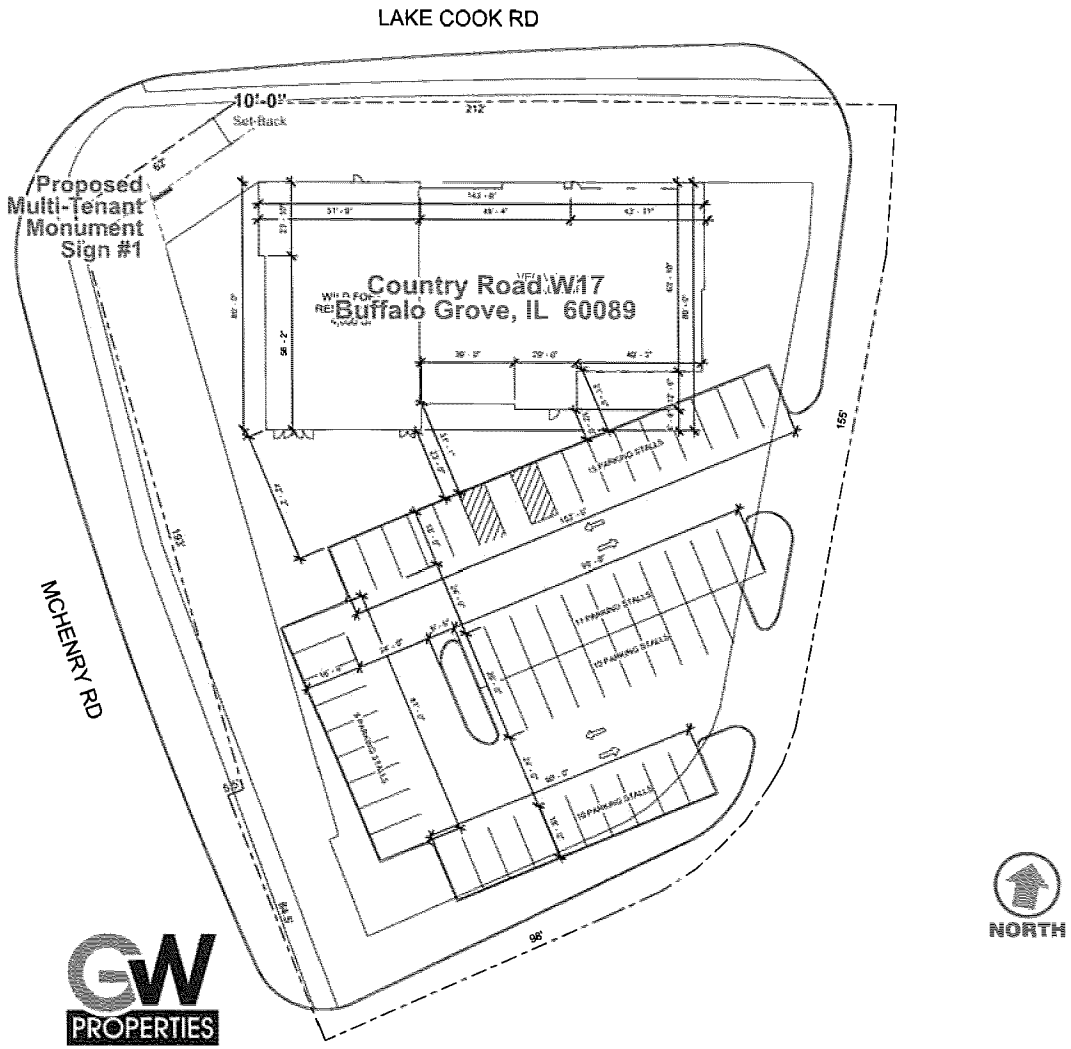
**Colors to match**

PMS 185 C
Red

White

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

*All dimensions to be field verified before production.




**Site Plan -**

Scale N.T.S.

GW PROPERTIES
CHICAGO, IL 60614

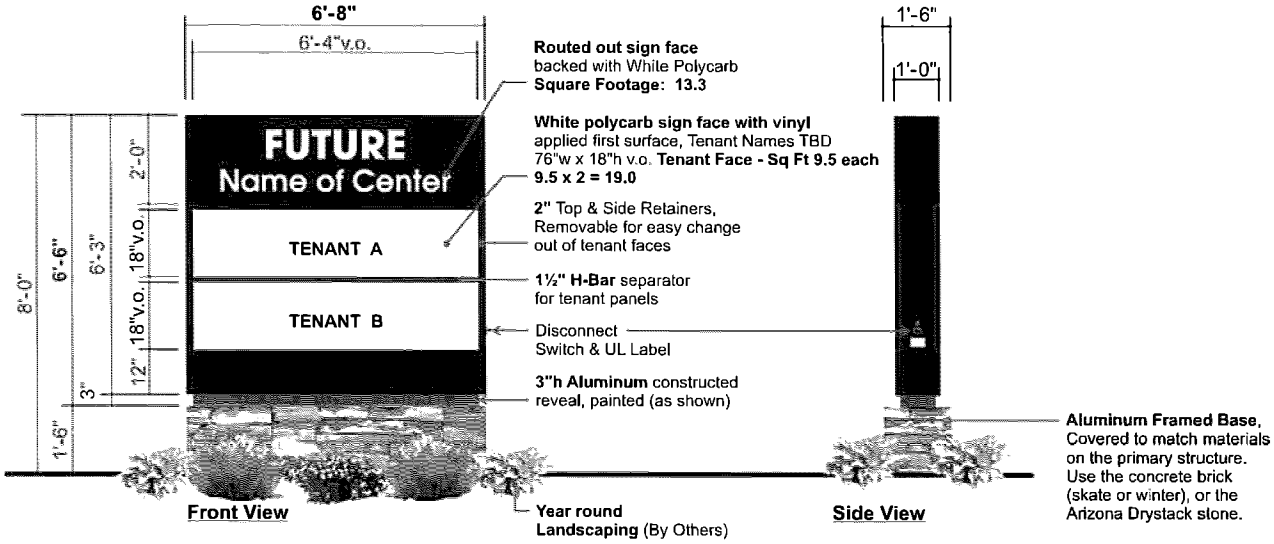
Country Road W17
Buffalo Grove, IL 60089

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




## 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.**

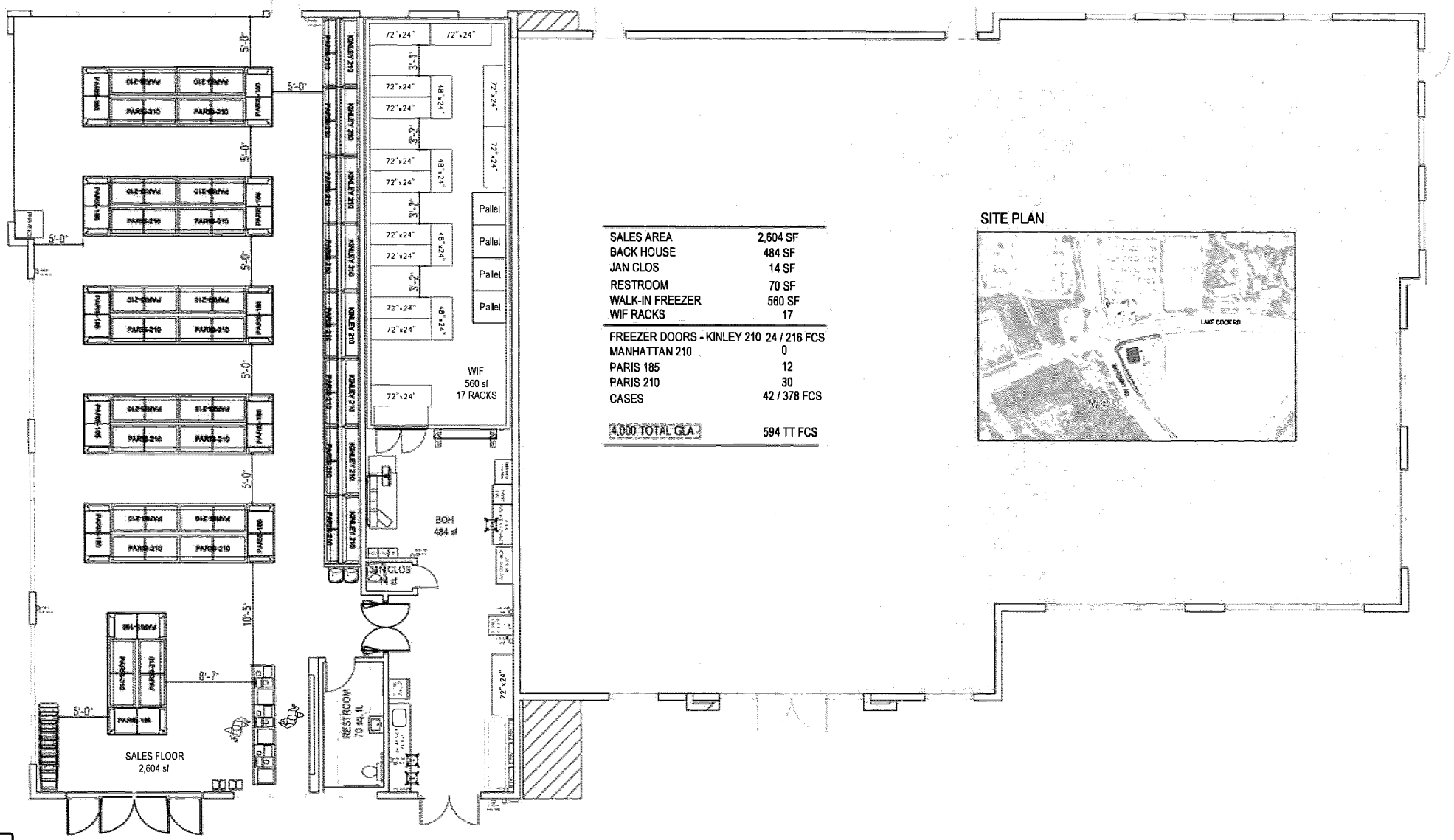
GW PROPERTIES
CHICAGO, IL 60614
Country Road W17
Buffalo Grove, IL 60089

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




| | |
|---|---|
| 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 |

Wild Fork™

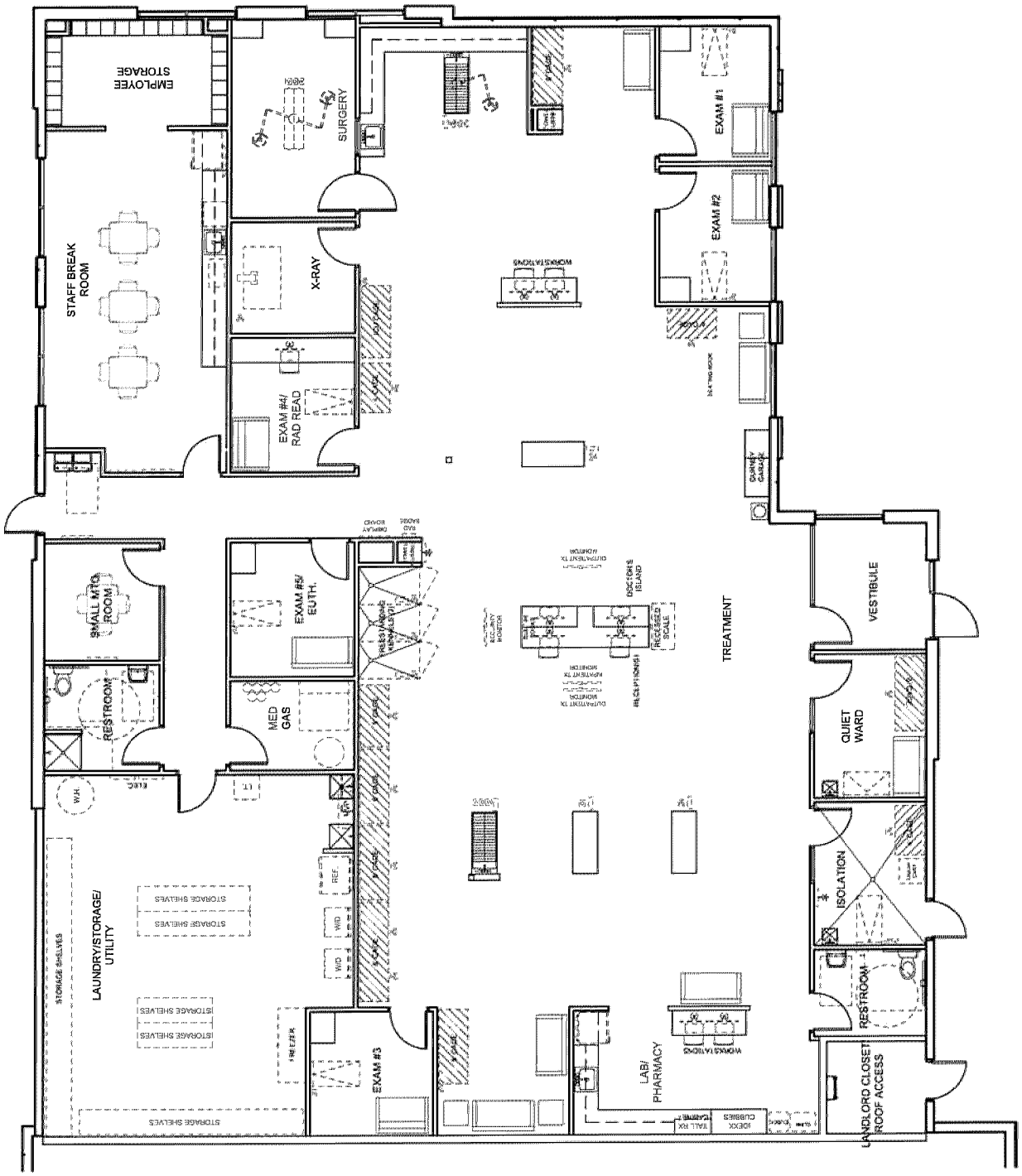
# BUFFALO GROVE - IL

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

SCALE N/A @A3

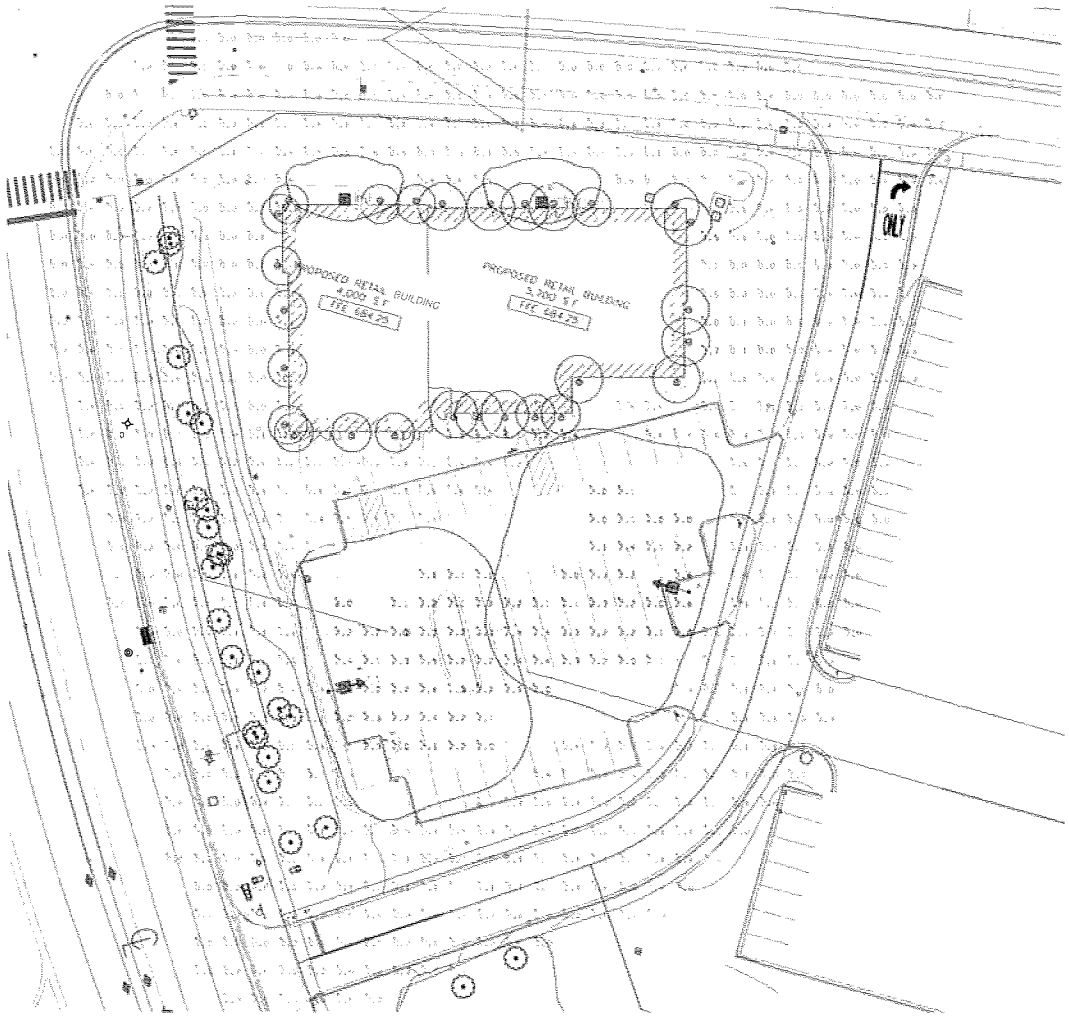
DATE: 04/08/2022

#02




Attachment: 43 McHenry Road - Plan Set (43 McHenry Road - PUD Amendment, SV)

| 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 | Req'd Avg | Req'd Min |
|---|---|---|---|---|---|---|---|---|
| PARKING | FC | 3.65 | 2.6 | 0.1 | 36.50 | 26.00 | 10 | 10 |

**Luminaire Schedule**

07/07/09 BUFFALO GROVE MULTI-TENANT BUFFALO GROVE, IL PM: HOLLY PLEASE EMAIL US FOR PRICING AT WLS@WLSLIGHTING.COM

| Symbol | Qty | Label | Lum. Lumens | LLF | Description | Lum. Watts |
|---|---|---|---|---|---|---|
| | 2 | A | 21000 | 0.980 | WLS-A-L-B-27L-40K7-4M-BLSLF-SLW 18' MOUNTING HEIGHT | 137 |
| | 2 | B | 2483 | 0.980 | WLS-WP-B-WX-3ME-2L-40K-SLW 18' MOUNTING HEIGHT | 18.34 |
| | 14 | C | 2609 | 0.950 | WLS-CL6-940-D20L-UNO-D72 7' MOUNTING HEIGHT | 22.8 |
| | 13 | D | 2609 | 0.950 | WLS-CL6-940-D20L-UNO-D72 18' 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.

THE 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

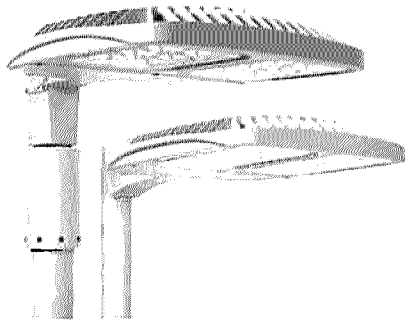
BUFFALO GROVE MULTI-TENANT
BUFFALO GROVE, IL

| WLS-17079 | DATE -6/30/22 | SCALE: 1"=20' | 800-633-8711 | PM:HOLLY | BY: J.P. | SHEET 1 OF 1 |
|---|---|---|---|---|---|---|

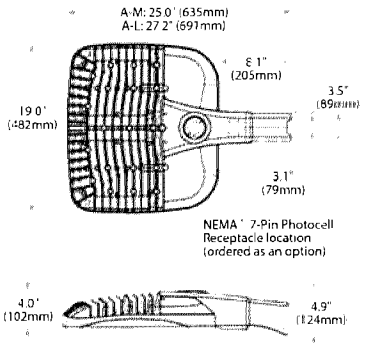
WLS LIGHTING SYSTEMS

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 to 3" (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. Trunnion 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 R 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. Custom 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 ASTM 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.gov/current

### 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.

# A SERIES LED AREA

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

Refer to example below.

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

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-Uplight-Glare) Rating visit: http://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-Uplight-Glare) Rating visit: http://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
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://ies.org/wp-content/uploads/2017/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

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# A SERIES LED AREA

| 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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# A SERIES LED AREA

| 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
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://ies.org/wp-content/uploads/2017/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

| 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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**29 REV. 04/22**
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# A SERIES LED AREA

| 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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# A SERIES LED AREA

| 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(90) |
| | **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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# A SERIES LED AREA

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

**Square Internal Mount Horizontal Tenons (Aluminum)**

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

PD-2A4(90) - 90° Twin
PD-3A4(90) - 90° Triple
PD-2A4(90) - 180° Twin
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-4R2.375 - Quad
PB-3R2.385 - Triple

**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-3 - 90° Triple
PT-2 - 90° Twin
PT-3(120) - 120° Triple
PT-2(180) 0 180° Twin
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

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
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**29 REV. 04/22**
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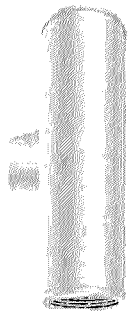
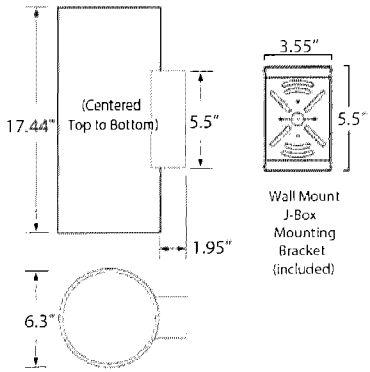
Type:

# 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 allow 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 salt 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 & Lutron 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 protection 1.5G (ANSI C136.31) Vibration resistance rated. IK09 (IEC6226) Impact resistance rated. IESNA LM79 Photometric testing by NVLAP accredited test lab. IESNA LM80 LED testing by NVLAP accredited test lab. IESNA TM21 Luminaire lumen depreciation 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
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Fort Worth, TX 76126
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43 REV. 5/21

# CL6 SERIES LED CYLINDER

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

Refer to example below.

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

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**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

**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.


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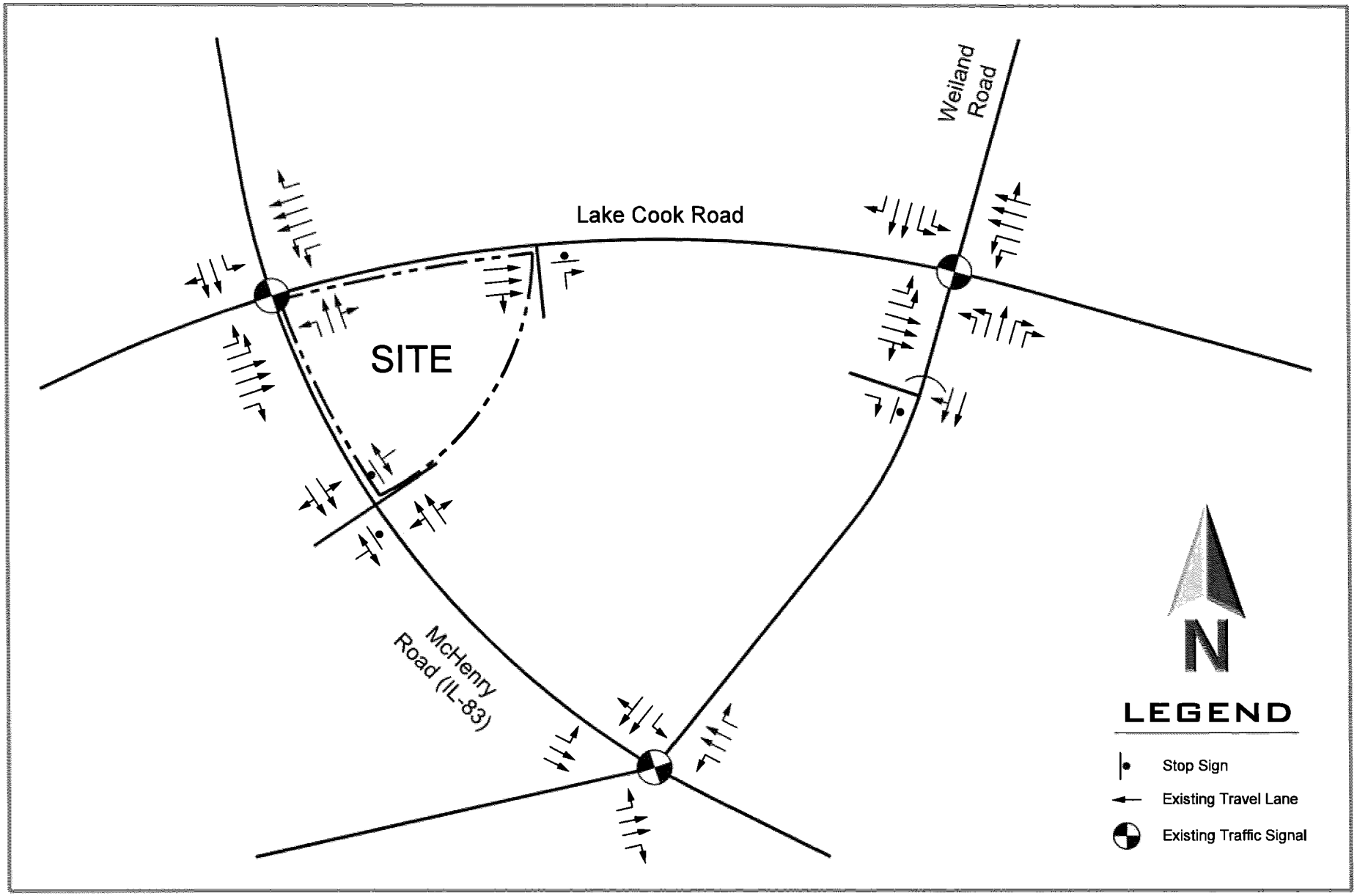
# Site Location & Area Roadways

**Figure 1**

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# Existing and Proposed Roadway Geometrics

**Figure 2**

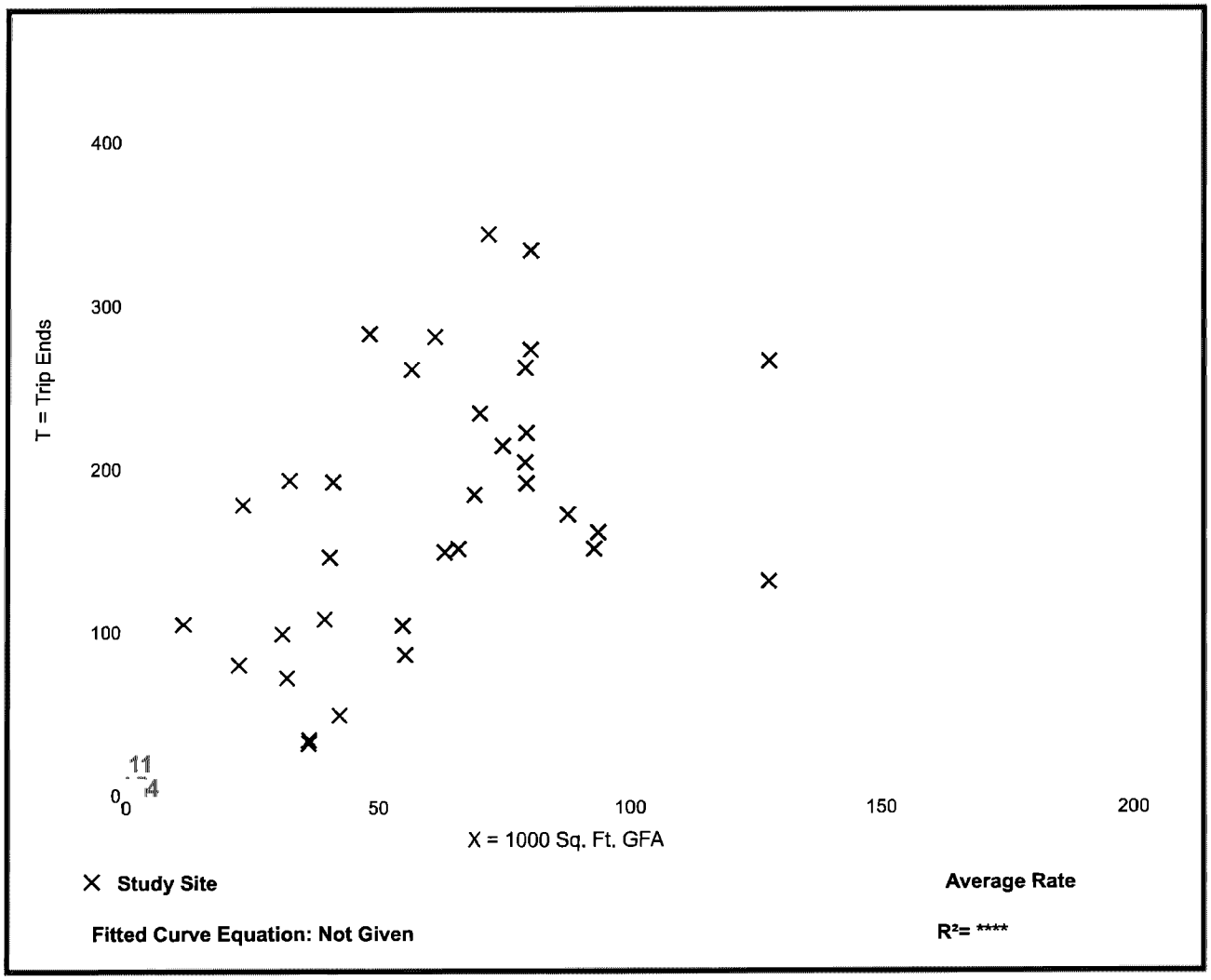
# Supermarket
(850)

**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

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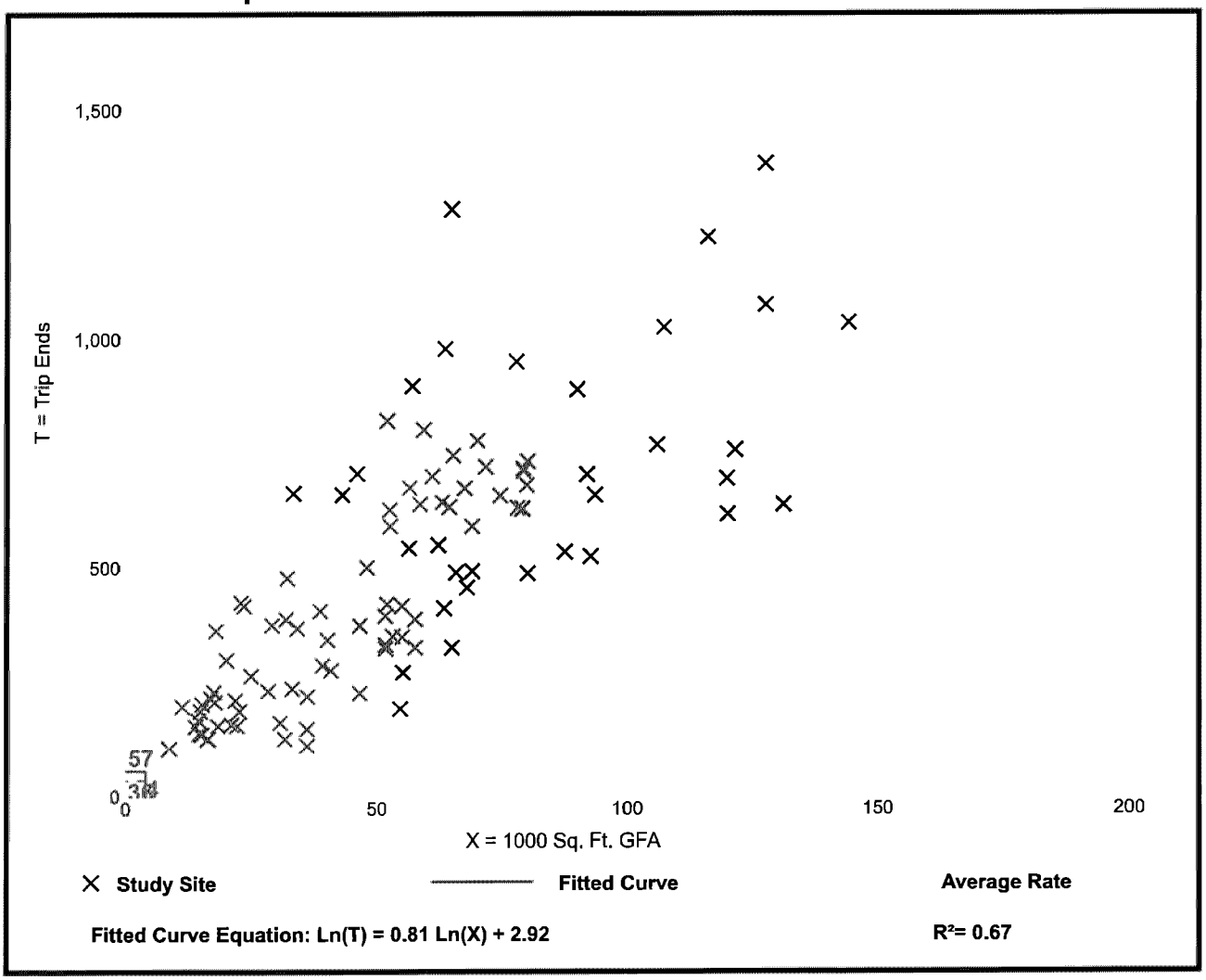
# Supermarket
(850)

**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

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# Supermarket
(850)

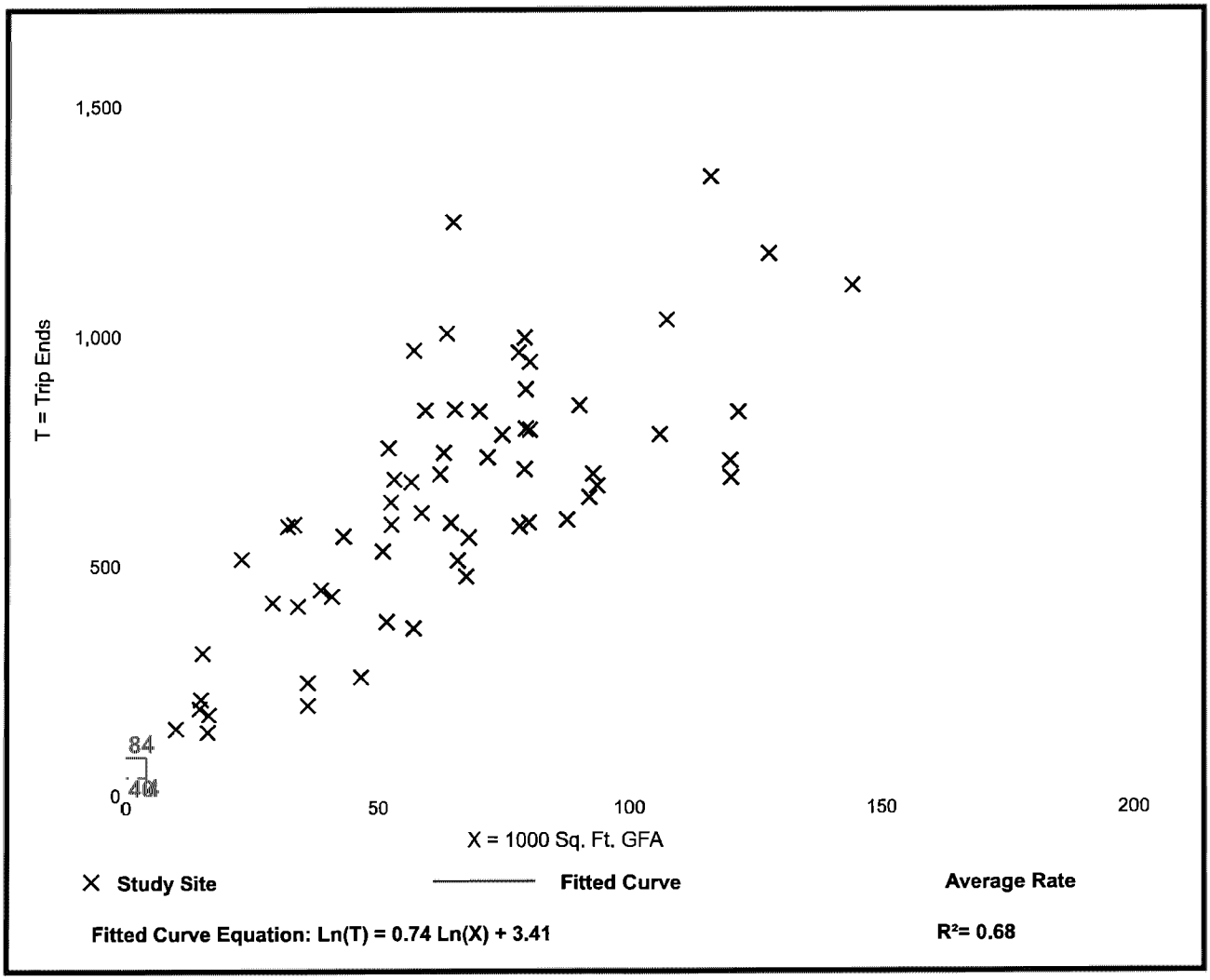
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Saturday, Peak Hour of Generator**

**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

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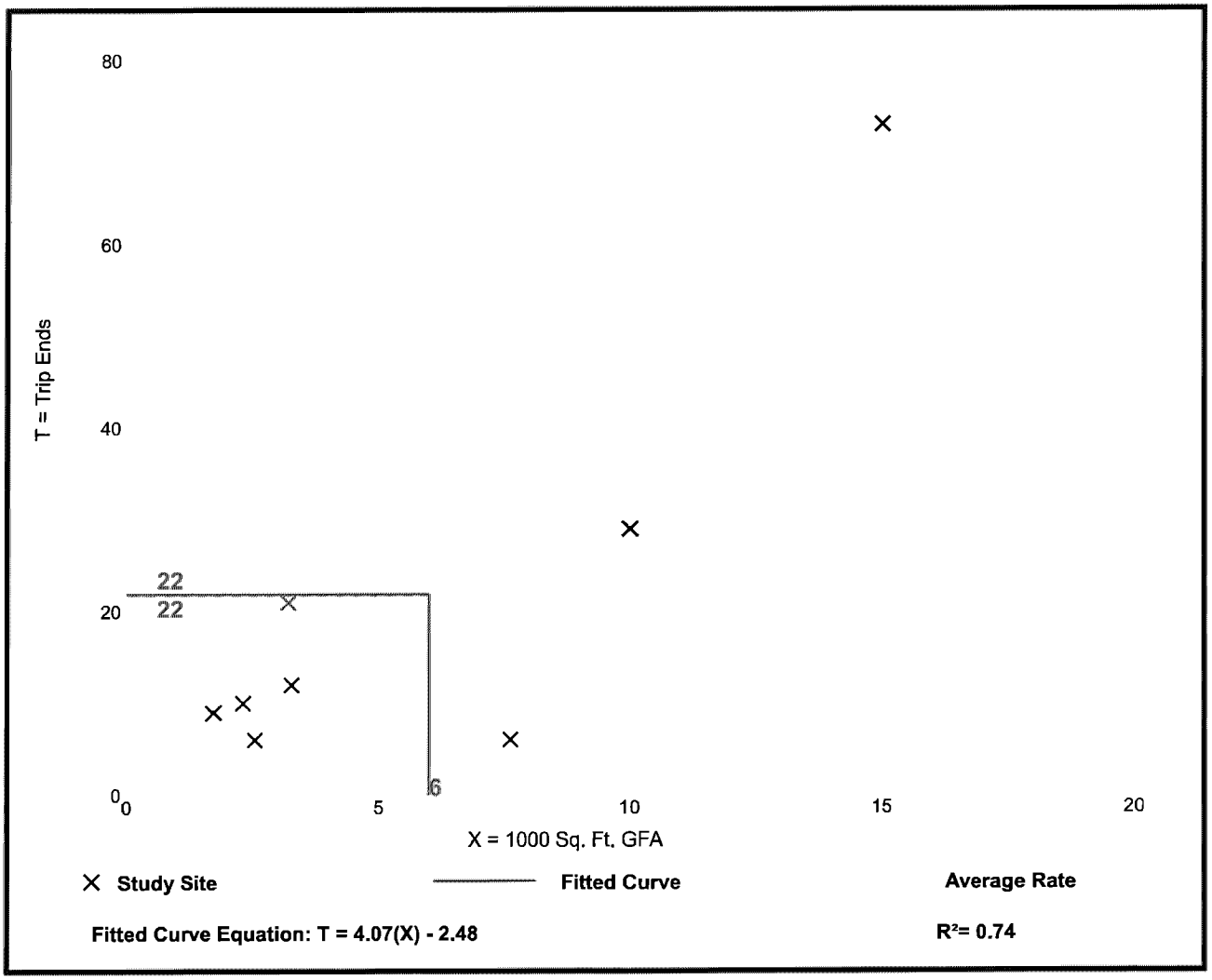
# Animal Hospital/Veterinary Clinic
(640)

**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

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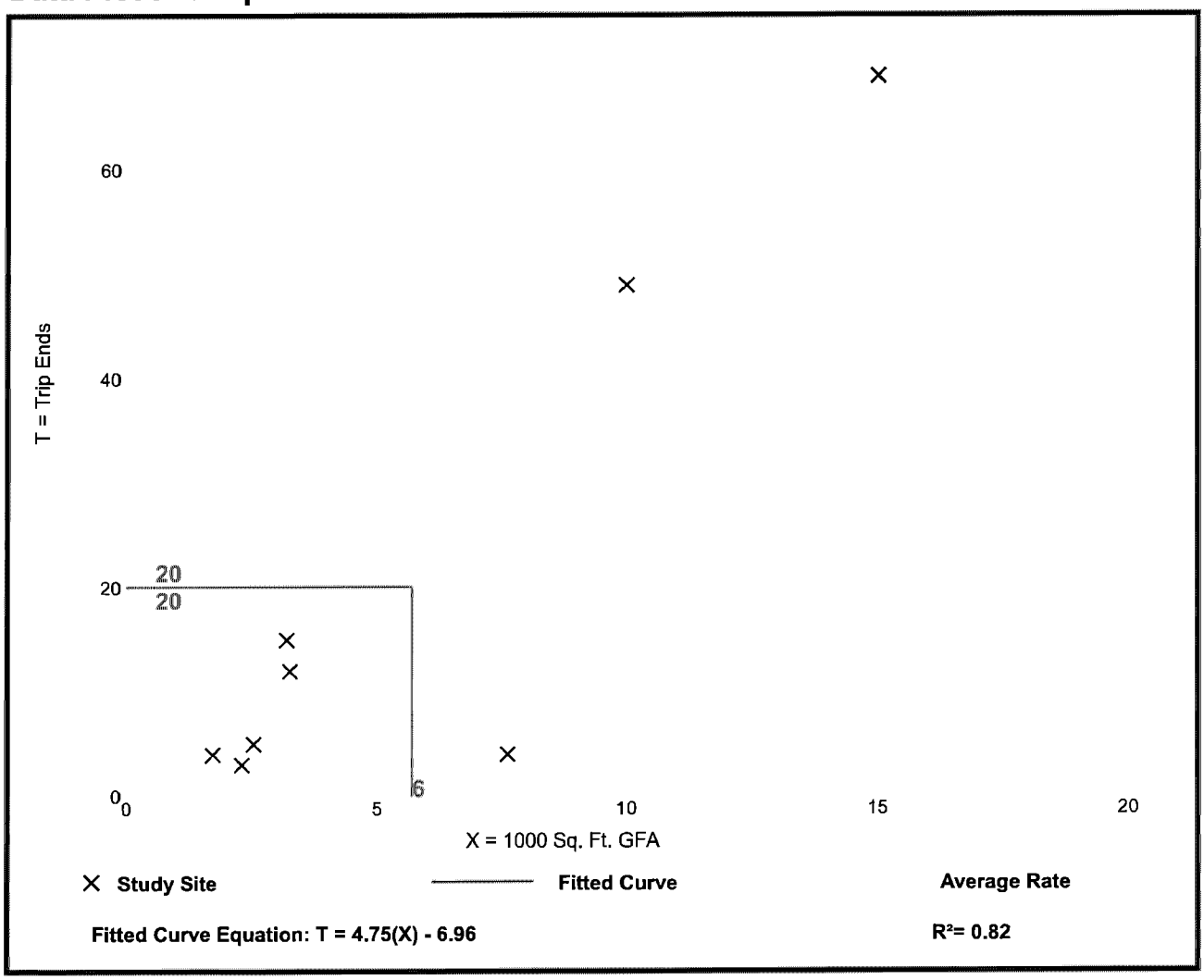
# Animal Hospital/Veterinary Clinic
(640)

**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

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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

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**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** |

**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.

# Animal Hospital/Veterinary Clinic
(640)

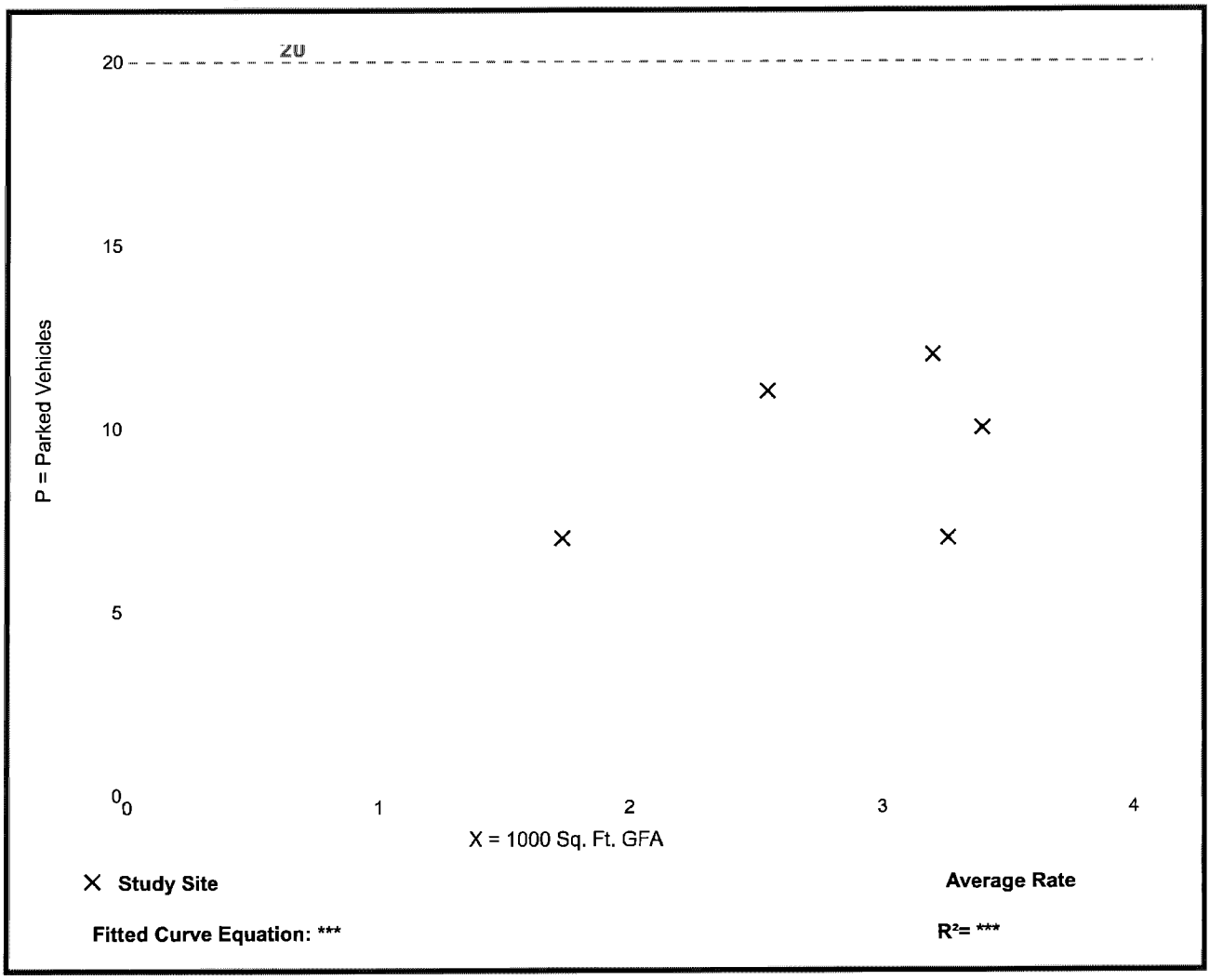
**Peak Period Parking Demand vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday (Monday - Friday)**
**Setting/Location:** **General Urban/Suburban**
**Peak Period of Parking Demand:** **3:00 - 5:00 p.m.**
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 2.8

## 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***




*Parking Generation Manual, 5th Edition* • Institute of Transportation Engineers

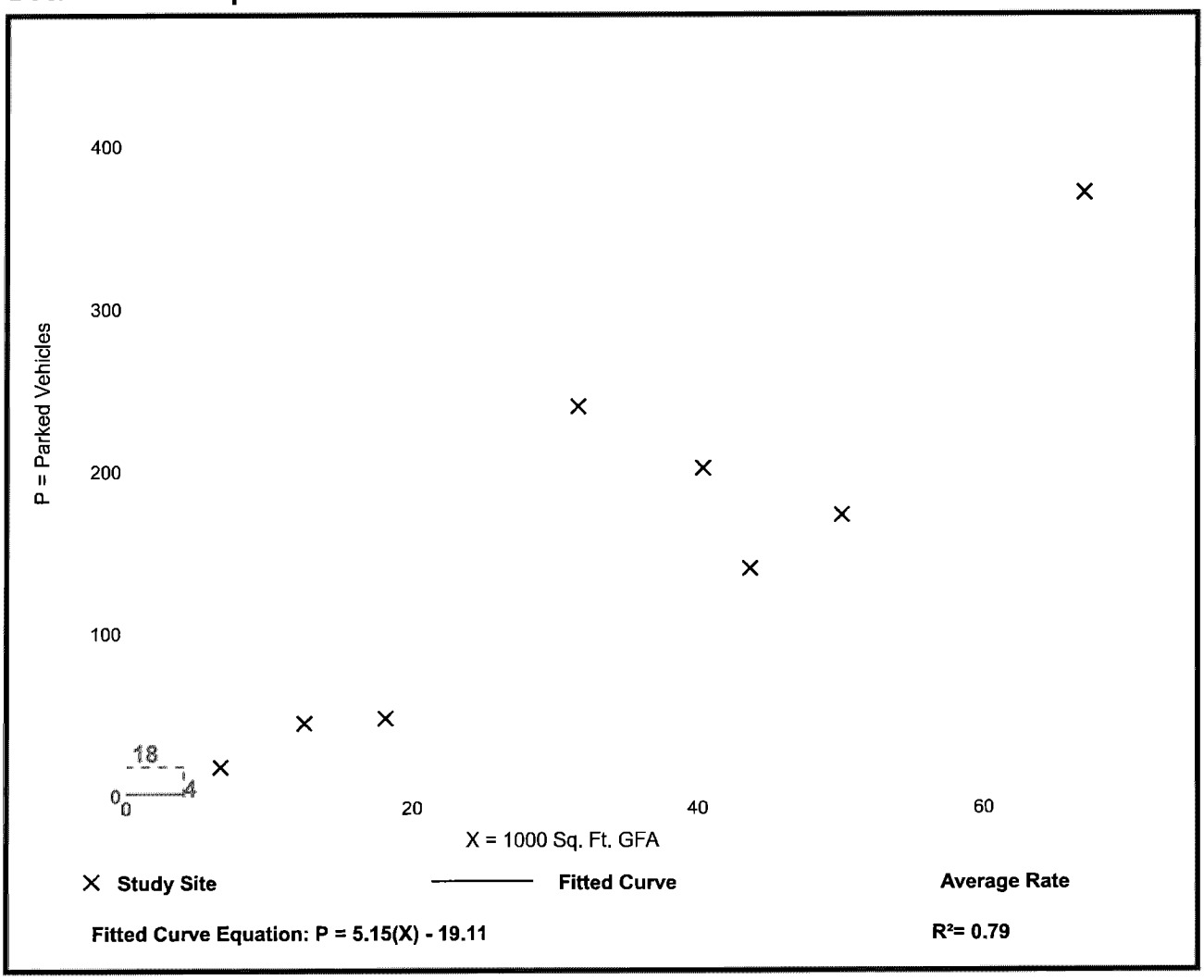
# Supermarket
(850)

**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

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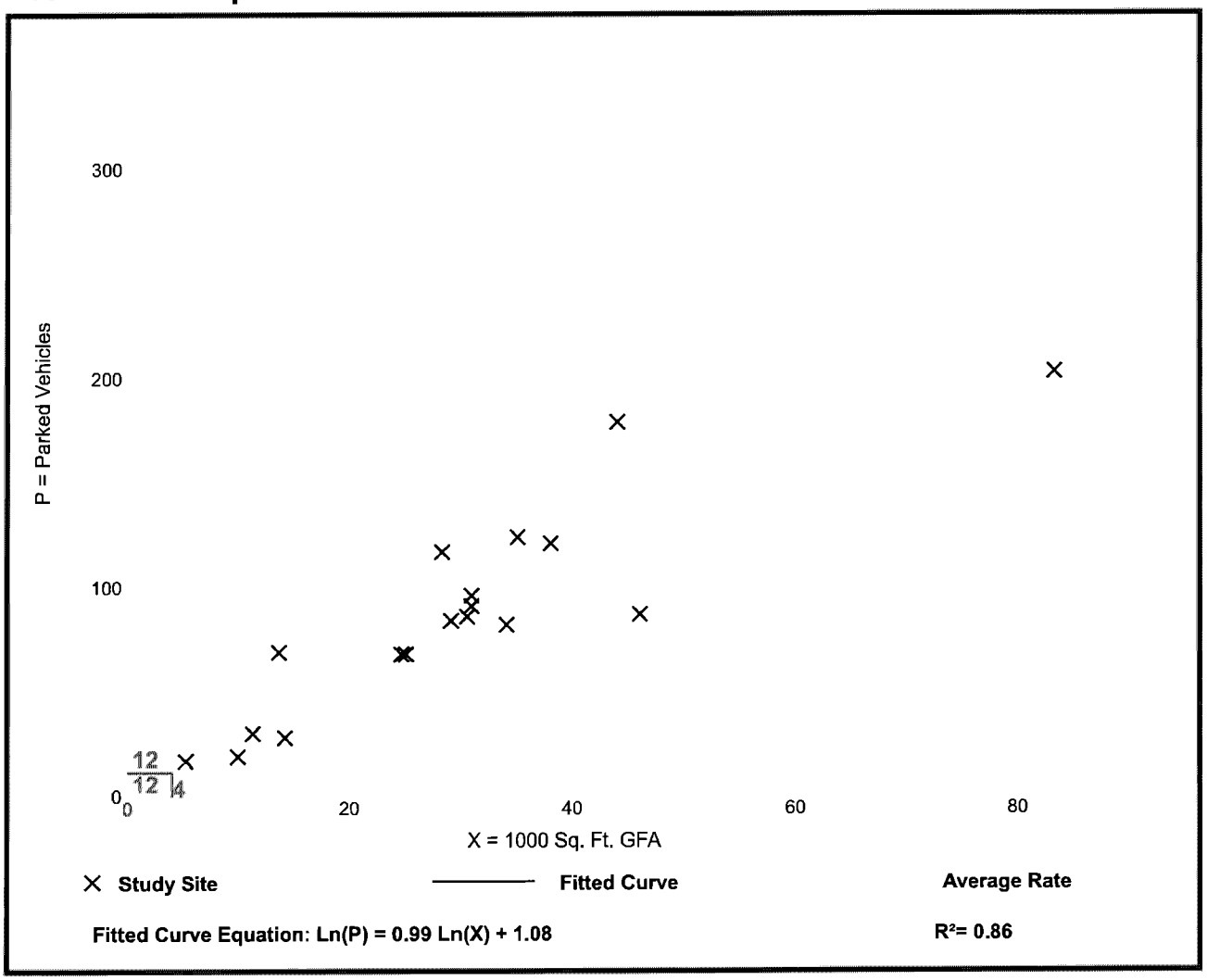
# Supermarket
(850)

**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

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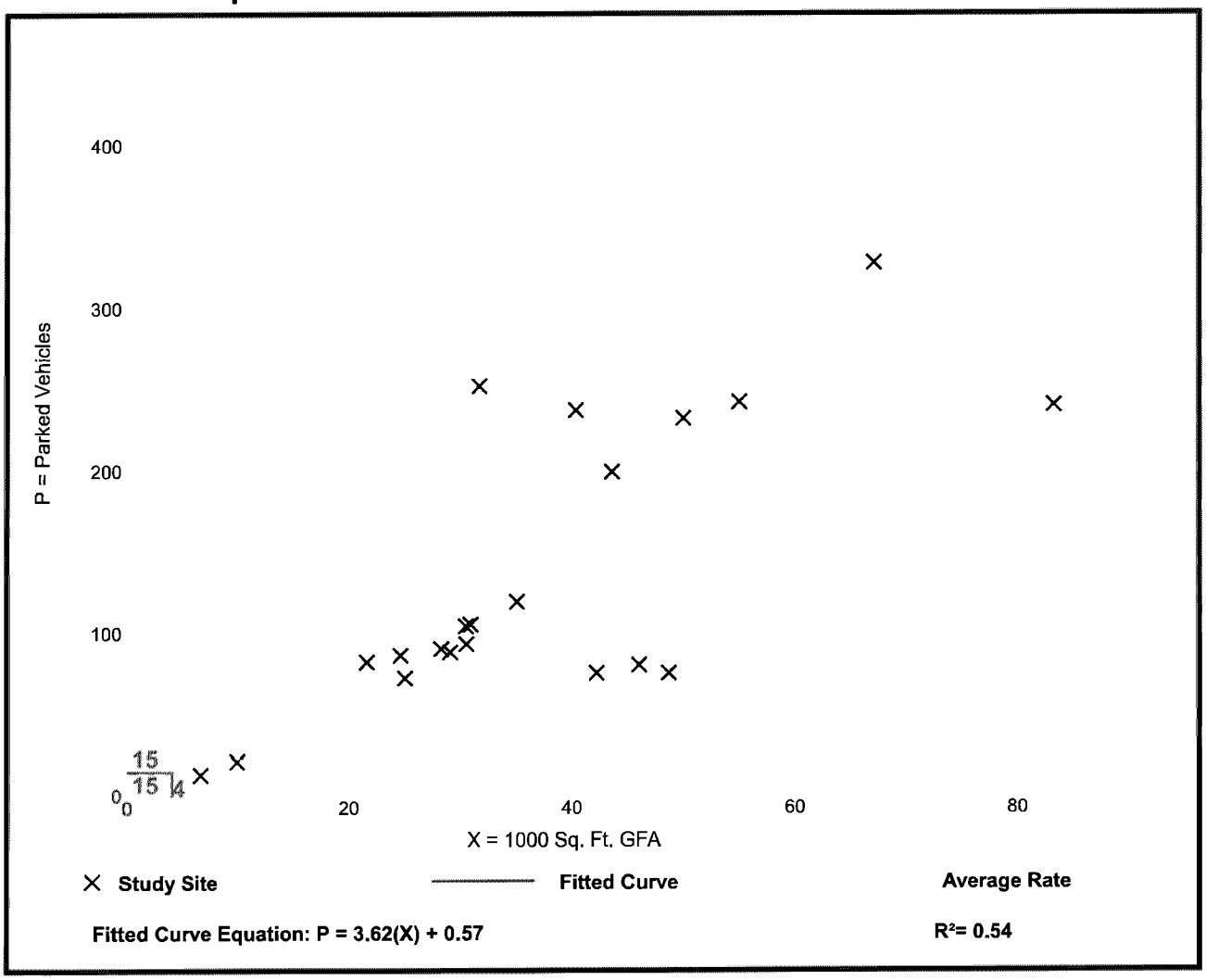
# Supermarket
(850)

**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

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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

**EXHIBIT C**

**Minutes from the August 17, 2022 Planning & Zoning Commission Meeting**
**Wild Fork & Veterinary Emergency Group**
**41 S. McHenry Road**

05/18/2022

**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**

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## 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.*

*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.*

*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.*

*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.*

*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

05/18/2022

Chris Stilling

APPROVED BY ME THIS 18th DAY OF May, 2022

08/17/2022

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS ON WEDNESDAY, AUGUST 17, 2022**

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## Call to Order

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

## 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)

*Mr. Binder provided background information on the subject property.*

*Mr. Varghese provided additional detail regarding his fence, replacing from a 5" to 6" solid privacy fence. Specified the increased traffic.*

*Chairperson Cesario reviewed the variations in front of the commission for approval, going over the specifications. Mr. Cesario asked how many complaints he has received from his current fence.*

*Mr. Varghese said many complaints of the bad fence.*

*Com. Moodhe asked staff for address clarification.*

*Village Attorney Brankin said it was posted with the proper address and the sign and notices were posted properly as well.*

*Com. Moodhe asked if staff had received any calls.*

*Mr. Binder said no.*

*The Village Staff report was entered exhibit one.*

*Mr. Varghese thanked the commission for their time.*

*The public hearing closed at 7:40 PM.*

*Com Weinstein made a motion 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.*

*Com. Richards seconded the motion.*

*Com. Moodhe spoke in favor of the motion.*

*Com. Worlikar spoke in favor of the motion.*

*Com. Weinstein spoke in favor of the motion.*

| | |
|---|---|
| **RESULT:** | **APPROVED [UNANIMOUS]** |
| **AYES:** | Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar, Davis |
| **ABSENT:** | Zill Khan |

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)

*Mr. Binder provided a background on the subject property.*

*Mr. Gillick provided additional background on the requested 6" solid fence. He explained that the ditch and the unsightly vegetation is what they would like to screen.*

*Com. Au referenced packet page 28 and asked how tall the fence in the neighboring yard.*

*Mr. Binder said he does not know.*

*Com Au asked if staff knows if there is a variation in the neighborhood like the one being proposed.*

*Mr. Binder said he would need to look it up to verify.*

*Com. Au asked why 6", if 5" is permitted.*

*The petitioner said the foliage is unsightly and would prefer 6".*

*Com. Moodhe referenced packet page 30. He asked if the petitioner installed the seawall.*

*Mr. Gillick said yes.*

*Com. Moodhe asked whose vegetation it is.*

*Mr. Gillick said it is his neighbors.*

*Com. Moodhe asked if he knew the last time staff was out to clear vegetation.*

*Mr. Gillick said he did not know.*

*Com. Moodhe referenced packet page 31.*

*Com. Moodhe asked if he has any pictures of the other side of the creek.*

*Mr. Gillick said no.*

*Chairperson Cesario asked if staff is okay with the angle of the fence.*

*Mr. Binder said he will not know until the permit is submitted.*

*Chairperson Cesario asked if there will need to be access to the creek that would be blocked with the fence.*

*Mr. Binder said no.*

*Ms. Purvis explained the post hole inspection will also make sure the fence is structural secure.*

*Chairperson Cesario asked if there were any calls.*

*Mr. Binder said no.*

*Com. Spunt asked if there will be any access.*

*Mr. Gillick said he may put one.*

*Com. Worlikar asked how far forward the fence will go in the front.*

*Mr. Binder explained the picture of the front view.*

*Mr. Gillick said the fence will be exactly where the existing fence is.*

*Com Weinstein said the only real footprint change is the height of the fence.*

*The staff report was entered as exhibit one.*

*MR. Gillick thanked the Commission for their time.*

*The public hearing closed at 8:04 pm*

*Com. Weinstein made a motion 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.*

*Com. Moodhe seconded the motion.*

*Com. Weinstein spoke in favor of the motion.*

*Com. Moodhe spoke in favor of the motion.*

*Com. Spunt spoke in favor of the motion.*

*Chairperson Cesario spoke in favor of the motion.*

| | |
|---|---|
| **RESULT:** | **APPROVED [UNANIMOUS]** |
| **AYES:** | Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar, Davis |
| **ABSENT:** | Zill Khan |

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)

*Ms. Purvis provided a background of the NCH property and outlot.*

*Mr. Goltz briefly reviewed the variations for the tenants of the outlot building and the new additions.*

*Com. Spunt asked if there is proper entrance signage?*

*Mr. Goltz said the entrance signage is posted on the doors.*

*Com. Spunt asked if there are any drive-throughs.*

*Ms. Purvis said no drive-throughs are being proposed.*

*Com. Au asked staff what signage would be permitted.*

*Ms. Purvis explained what signage is permitted for the zoning. She explained three wall signs are permitted, but technically with the way the building is permitted, there would be 8 wall signs.*

*Com. Au asked if the flames themselves meet the criteria.*

*Ms. Purvis said the flames would be permitted.*

*Com. Worlikar asked about the south elevations that were part of the staff report.*

*Ms. Purvis explained why the proposed pictures are different.*

*Com. Worlikar asked if there will be directional signs.*

*Mr. Goltz said the proposed is a monument sign, which will provide direction.*

*Chairperson Cesario noted the conditions regarding directional signs in the recommended approval.*

*Com. Moodhe asked staff about the suggested motion.*

*Ms. Purvis explained why there are modifications for veterinary hospital.*

*Com. Moodhe asked what the square footage is of the signage. He suggested that staff get ahead and look at sizes.*

*Ms. Purvis said 250 square feet for wild fork signage.*

*Com. Weinstein asked if the petitioner is familiar with signage on other wild fork buildings. He asked if the signage would be permitted if it were on a canopy.*

*Ms. Purvis said yes, it would be.*

*Mr. Goltz said that there are no canopies on any of their other buildings. He explained how the look of no canopy gives an elevated look.*

*Com. Au asked if they could put the signage on the canopy.*

*Ms. Purvis confirmed with wild fork that the signage is flush will the wall.*

*Com. Au asked what the Village defines as a canopy.*

*Ms. Purvis provided the definition of a canopy.*

*Chairperson Cesario asked if it was going to be 24 hours for the veterinary hospital.*

*Ms. Purvis said yes, it is 24 hours.*

*Ms. Purvis explained that Commissioners could remove the three signs for the recommended motion.*

*Com. Moodhe asked how far back the building is from the corner.*

*Mr. Goltz said 25 feet.*

*Com. Moodhe believes traffic would not be able to see that signage with how busy it is.*

*Com. Richards spoke in favor of the signage over the signage at their other locations.*

*Com. Davis spoke in favor of the signage as presented and commenting that it looks modern.*

*Com. Spunt said that the signage with the words is too cluttered.*

*Chairperson Cesario would like to make the motion as presented.*

*Com. Au said she feels very strongly against the string of wording on the building. However, she like the rest of the package. Her sole concern is the length of the signage and the repetitive words.*

*Chairperson Cesario asked if they could split the motion.*

*Village Attorney, Mr. Brankin said it is one applicant.*

*Mr. Goltz explained the signage again and the purpose of the signage.*

*Mr. Brankin explained that the applicant will work with staff to reduce the signage.*

*Mr. Goltz said he would be happy to go back to the tenants.*

*Com. Davis said if it was a canopy they would not be here.*

*Ms. Purvis said correct.*

*The Village staff report was entered exhibit one.*

*The public hearing closed at 8:51 pm.*

*Com. Weinstein made a recommendation 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.*

*Com. Richards seconded the motion.*

*Chaiperson Cesario said it was a great discussion. Overall, he spoke in favor of the motion as proposed. He would also be in favor if the words were reduced.*

*Com. Weinstein said he is not a fan of that particular signage but would like to see something different.*

*Com. Moodhe said he would like if they worked with staff to reduce the number of words because he real likes the rest of the package.*

| | |
|---|---|
| **RESULT:** | **RECOMMENDATION TO APPROVE [UNANIMOUS]** |
| | **Next: 9/19/2022 7:30 PM** |
| **AYES:** | Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar, Davis |
| **ABSENT:** | Zill Khan |

## Regular Meeting

### Other Matters for Discussion

### Approval of Minutes - July 20, 2022 Meeting

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

| | |
|---|---|
| **RESULT:** | **ACCEPTED [7 TO 0]** |
| **AYES:** | Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Davis |
| **ABSTAIN:** | Neil Worlikar |
| **ABSENT:** | Zill Khan |

### Chairman's Report

Chairperson Cesario spoke about the board meeting he attended and the proposed improvements that are coming to the PZC in the future for Mike Rylko Park.

### Committee and Liaison Reports

### Staff Report/Future Agenda Schedule

Ms. Purvis said there is nothing on the future agenda schedule at this time.

### Public Comments and Questions

## Adjournment

The meeting was adjourned at 9:00 PM

## Action Items

_____

Chris Stilling

APPROVED BY ME THIS 17th DAY OF August, 2022

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

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## Call to Order

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

## Public Hearings/Items For Consideration

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

*Petitioner was sworn in.*

*Drew Percival, K1 Director of Operations*

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

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

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

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

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

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

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

*Commissioners Au and Worlikar arrived at 7:36pm.*

***The public hearing closed at 7:41 PM.***

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

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

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

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

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

*Com. Moodhe seconded the motion.*

*Chairman Weinstein spoke in favor of the motion.*

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

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

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

*The petitioners were sworn in.*

*Ben Bercher, Wold Architects*

*Dr. Lori Wilcox, D102*

*Dr. Jessica McIntyre, D102*

*Evan Tiberi, D102*

*Stephen Corcoran, Eriksson Engineering*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

***Public Comment***

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

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

***The public hearing was closed at 8:54pm.***

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

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

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

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

*Com. Moodhe seconded the motion.*

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

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

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

## Regular Meeting

### Other Matters for Discussion

### Approval of Minutes

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

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

### Chairman's Report

None

### Committee and Liaison Reports

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

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

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

### Staff Report/Future Agenda Schedule

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

### Public Comments and Questions

None

## Adjournment

The meeting was adjourned at 9:03 AM

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Kelly Purvis

APPROVED BY ME THIS __6th____ DAY OF __December__, 2023

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Mitchell Weinstein, Commissioner