

EXHIBIT EZONING, USE, BULK, SUBDIVISION AND OTHER
REGULATIONS AND STANDARDS APPLICABLE TO THE PROPERTY

- A. Provisions not Applicable. The provisions of the Village Zoning Ordinance, Subdivision Ordinance or other Village ordinances, to the extent that they are modified by, amended by or made inapplicable by the regulations and standards set forth below, shall not apply to the development of the Property.
- B. Definitions. The following definitions shall be used in interpreting the Zoning standards set forth below. In the event of any conflict between these definitions and the provisions of the Village Zoning Ordinance, the Village Subdivision Ordinance or any other Village ordinance, these definitions will control.
1. Accessory Use, Building or Structure.
- (a) An "accessory use" is one which:
- (1) Is subordinate to and serves a principal building or principal use; and
 - (2) Is subordinate in area, extent or purpose to the principal building or principal use served; and
 - (3) Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
 - (4) Is located on the same zoning lot as the principal building or principal use served with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.
- (b) An "accessory building or structure" is a building or structure devoted to an accessory use and includes, but is not limited to, the following:
- (1) A garage, shed, or building for domestic storage;
 - (2) Storage of goods used in or produced by manufacturing activities, on the same lot or parcel of ground with such activities, unless storage is excluded by the district regulations;

- (3) Off-street motor vehicle parking area, and loading and unloading facilities;
 - (4) Public utility communication, electric, gas, water, and sewer lines, their supports, and incidental equipment; and
 - (5) Central heating or air-conditioning facilities, solar energy collectors for the purpose of providing energy for heating and/or cooling whether as part of a structure or incidental to a group of structures in the nearby vicinity;
- (c) No accessory buildings shall be used for residential living quarters.
2. **Building.** Any structure with substantial walls and roof securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows, or openings; and which is designed or intended for the shelter, enclosure, or protection of persons, animals, or chattels.
 3. **Building Height.** The vertical distance measured from the average finished grade at the building line facing the street to the highest point of the underside of the ceiling beams of a flat roof; to the deck line of a mansard roof; and to the mean level of the underside of the rafters between the eaves and the ridge of a gable, hip or gambrel roof and shall exclude chimneys, mechanical appurtenances and other rooftop structures; provided, however, that such structures shall be adequately screened from view.
 4. **Building, Setback Line.** A line parallel to the street line at a distance from it, regulated by the front yard requirements set forth in these Zoning Standards.
 5. **Child Care Centers.** Day care centers which receive pre-school or school-age children, or both, for short term or extended hours of care, or out of school hours, and which provide essential personal care, protection, supervision, training and programs to meet the needs of the children served.
 6. **Clinic, Medical and Dental.** An establishment where patients are admitted for study or treatment by two or more licensed physicians or dentists and their professional associates, practicing medicine or dentistry together.
 7. **Club or Lodge, Private.** An association of persons who are bona fide members paying annual dues, which owns, hires, or leases a building or portion thereof. Food and alcoholic beverages may be served on its premises, provided they are secondary and incidental to the principal use and appropriate licenses are obtained from the Village.
 8. **Commercial Vehicle.** Any vehicle other than a passenger vehicle operated for the transportation of persons or property in the furtherance of

any commercial or industrial enterprise, For-Hire or Not-For-Hire, not including, however, a recreational vehicle not being used commercially.

9. **Corner Lot.** See Lot, Corner.
10. **Court.** An open unoccupied space other than a required yard on the same lot with a building, which is totally or partially enclosed by a building or buildings and completely open to the sky.
11. **Court, Inner.** A court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable.
12. **Court, Outer.** A court enclosed on not more than three sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley or yard.
13. **Driveway.** The paved area located between the curb of the roadway in the public street and the open or enclosed parking area or building.
14. **Floor Area Ratio.** The floor area of the building or buildings on that zoning lot divided by the area of such zoning lot. The "floor area ratio" requirements shall determine the maximum floor area allowable for the building or buildings in direct ratio to the gross area of the zoning lot. The "floor area" of a building is defined as total gross floor space.
15. **Frontage.** All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.
16. **Gross Floor Space.** The sum of the gross horizontal areas of all the floors, including basement space (if occupiable in connection with the principal use of the building but not if used for storage or maintenance of mechanical equipment), in a building, which areas shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating buildings, as the case may be, but not including mechanical pent-houses, floor area devoted to off-street parking or loading and lobbies, court or atriums.
17. **Hotel or Motel.** A building in which rooms or suites are reserved to provide living and sleeping accommodations for temporary guests.
18. **Laboratory, Commercial.** A place devoted to experimental study such as testing and analyzing. Manufacturing, assembly, or packaging of products as a principal use is not included within this definition.
19. **Loading and Unloading Space, Off-Street.** An open hardsurfaced area of land other than a street or public way, the principal use of which is for the standing, loading and unloading of motor trucks, tractors, and trailers to avoid undue interference with the public use of streets and alleys.

20. Lot. The word "lot" when used alone shall mean a zoning lot unless the context of these Zoning Standards clearly indicates otherwise.
21. Lot, Corner. A parcel of land situated at the intersection of two or more streets or adjoining a curved street at the end of a block.
22. Lot Line, Front. That boundary of a lot which is along a street right-of-way. For land-locked or partially land-locked land, the front lot line is that lot line that faces the access to the lot.
23. Lot Line, Rear. The rear lot line is the lot line or lot lines most nearly parallel to and most remote from the front lot line. Lot lines other than front or rear lot lines are side lot lines.
24. Lot Width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line.
25. Lot, Zoning. See Zoning Lot.
26. Manufacture. The making of anything by an agency or process.
27. Octave Band. An "octave band" is a means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.
28. Parking Area. A hard-surfaced area other than a street, driveway or public way, designed, arranged, and made available for the temporary storage of private passenger automobiles, recreational vehicles and commercial vehicles of occupants of the building or buildings for which the parking area is developed and is accessory.
29. Parking Area, Underground. A building or portion of a building designed, arranged, and made available for storage of private passenger automobiles and commercial vehicles under the one and one-half tons capacity, of occupants of the building under which the parking is developed.
30. Parking Space, Automobile. Space within a public or private parking area for the storage of one passenger automobile or commercial vehicle under one and one-half ton capacity.
31. Public Way. A thoroughfare for travel or transportation from place to place which is accessible to the public.
32. Ringelmann Number. The number of the area on the Ringelmann Chart published and used by the U.S. Bureau of Mines that coincides most nearly with the visual density of emission or the light-obscuring capacity of smoke.
33. Setback Line, Building. See Building Setback Line.
34. Sign(s). Any identification, description, illustration or illuminated device which is visible from any public place or is located on private property

and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business, or solicitation, including any permanently installed or situated merchandise or any emblem, painting, banner, pennant, placard, or temporary sign designed to advertise, identify or convey information, with the exception of national flags. For the purpose of removal, signs shall also include all sign structures.

35. **Smoke Units.** The number obtained by multiplying the smoke density in Ringelmann numbers by the time of emission in minutes. For the purpose of this chart, Ringelmann density reading is made at least once every minute during the period of observation; each reading is then multiplied by the time in minutes during which it is observed, and the various products are added together to give the total number of "smoke units" observed during the total period under observation.
36. **Story.** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.
37. **Street.** The width of the right-of-way or easement, whether public or private, and shall not be considered as the width of pavement or other improvement on the right-of-way.
38. **Street Line.** A dividing line between a lot, tract, or parcel of land and a contiguous street.
39. **Structure.** Anything built, constructed or placed, which requires location in or on the ground or is attached to something having a location on the ground.
40. **Structural Alterations.** Any change other than incidental repairs which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.
41. **Terrace, Open.** A level plane or platform which is located abutting one or more faces of the principal structure and which is constructed not more than four feet in height above the average level of the adjoining ground.
42. **Unified Retail Center.** A development including two hundred thousand (200,000) or more square feet of floor area devoted principally to retail sale and/or retail service businesses. A "unified retail center" may consist of one or more principal building, and may contain one or more lots which are devoted to separate uses that are owned by different entities. A unified retail center may be developed in stages or phases and shall initially be under unified control or ownership.
43. **Use.** The purpose for which land or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained, let, or leased.

44. Yard, Front. A yard extending across the full width of the zoning lot and lying between the front line of the lot and the nearest line of the building.
45. Yard, Rear. A yard extending across the full width of the zoning lot and lying between the rear line of the lot and the nearest line of the principal building which is unobstructed and unoccupied from its lowest level upward except as otherwise permitted in these Zoning Standards.
46. Yard, Side. That part of the yard lying between the nearest line of the principal building and a side lot line, and extending from the required front yard (or from the front lot line, if there is no required front yard) to the required rear yard which is unoccupied and unobstructed from its lowest level upward except as otherwise permitted in these Zoning Standards.

C. Permitted Uses. Only the following uses shall be permitted on the Property:

1. Commercial/Industrial Parcel:

- (a) Card Shops
- (b) Clinics (Eye, Medical and Dental)
- (c) Consumer Credit Offices
- (d) Engraving and Printing Establishments
- (e) Equipment Rental (indoor)
- (f) Financial Offices
- (g) General Retail Sales
- (h) Gunsmiths and gun shops
- (i) Hotels and motels
- (j) Insurance Sales
- (k) Light manufacturing, fabricating, processing, assembly, repairing, storing, servicing or testing of materials, goods or products and office uses related thereto
- (l) Lithography Shops
- (m) Medical/Dental/Optometric Offices
- (n) Movie Theatres and entertainment complexes
- (o) Office buildings
- (p) Pet Shops
- (q) Professional, Business and General Offices
- (r) Real Estate Title Offices
- (s) Real Estate Brokerage Offices
- (t) Research Laboratories (except biological and nuclear)
- (u) Video Stores
- (v) All other uses designated as permitted uses as of the date of this Agreement under the B-1 General Business District regulations of the Zoning Ordinance
- (w) All other uses designated as permitted uses as of the date of this Agreement under the L-I Limited Industrial District regulations of the Zoning Ordinance
- (aa) Any use determined by the Board of Trustees to be similar and compatible to the uses listed herein.

The light industrial uses listed in (k) and (w) shall not be permitted on that portion of the Commercial/Industrial Parcel lying within three hundred (300) feet of the centerline of Illinois State Route 21 and more than two thousand three hundred (2,300) feet north of the south boundary of the Property adjacent to Illinois State Route 21, or within three hundred and fifty (350) feet of the Section line immediately north of the Property.

2. Residential Parcel: Single family detached housing.

D. Special Uses. The following Special Uses may be permitted on the Property pursuant to the procedure established in the Zoning Ordinance for the approval of Special Uses:

1. Commercial/Industrial Parcel:

- (a) Business and Trade Schools
- (b) Cocktail Lounges
- (c) Convalescent Care Facilities
- (d) Equipment Rental (outdoor)
- (e) Government Offices
- (f) Package Liquor Stores
- (g) Hotels/motels in excess of basic height limits set forth in Paragraph G herein
- (h) Parking Structures, Accessory or Non-Accessory
- (i) Private Clubs
- (j) Restaurants (including those serving alcoholic beverages)
- (k) Professional, business and general offices in excess of basic height limits set forth in Paragraph G herein
- (l) Properly Screened Outdoor sales
- (m) Research Laboratories, biological or nuclear
- (n) Wholesale Sales
- (o) All uses permitted as special uses under the B-1 General Business District Regulations of the Zoning Ordinance, as of the date of this Agreement, which are not permitted under C(1) above
- (p) All uses permitted as special uses under the L-I Limited Industrial District regulations of the Zoning Ordinance, as of the date of this Agreement
- (q) Any use on a lot of a width less than that required by Paragraph F(2) below
- (r) Any use determined by the Board of Trustees to be similar and compatible to the uses listed herein.

E. Required Conditions. The following conditions shall be required:

- 1. Accessory uses shall be customarily incidental to principal uses and shall be for the convenience of the tenants and employees of the building or structure in which or next to which they are located.
- 2. Any production, processing, cleaning, servicing, testing, repair, or storage of goods, materials, or products shall take place without creating disturbing influences to the use and occupancy of adjoining properties.

3. All refuse collection or pick-up areas shall be screened from vision from all public streets and surrounding residential properties.

F. Lot Area. With respect to the development of the Property, the following requirements shall be applicable:

1. Lot Size:

(a) Commercial/Industrial Parcel: 60,000 square feet; provided that a single, contiguous area representing no more than twenty (20) percent of the gross acreage of the Commercial/Industrial Parcel may be developed with lots of no less than 30,000 square feet in area; provided, however, that no such lot shall adjoin Illinois State Route 60 or 21; and provided further that up to eight (8) buildings fronting on Illinois State Route 60 and eight (8) buildings fronting on Illinois State Route 21 may be developed on parcels including less than 60,000 square feet, but at least 40,000 square feet, subject to the reasonable approval of the Board of Trustees as a part of its site plan review process.

(b) Residential Parcel: 12,000 square feet

2. Lot Width:

Commercial/Industrial Parcel: 200 feet; provided, however, that lots including 30,000 square feet as provided above may be 150 feet in width.

3. Building Coverage: A ratio of building coverage of not more than sixty (60) percent of the total site area for the principal building or buildings shall be provided.

G. Height Regulations — Commercial/Industrial Parcel.

Zone 1:	8 stories, except by special use
Zone 2:	5 stories (office uses) 3 stories (all other uses)
Zone 3:	4 stories (office uses) 3 stories (all other uses)
Zone 4:	1 story (industrial uses) 2 stories (all other uses)
Zone 5:	5 stories, except by special use (office and hotel uses) 2 stories (all other uses)

Adjacent to Woodbine Circle: No building in excess of 4 stories shall be constructed or maintained within two-hundred fifty (250) feet of any point on any lot located in the Woodbine Circle Subdivision.

H. Floor Area Ratio — Commercial/Industrial Parcel.

Zone 1:	.80
Zone 2:	.80 (office uses) .60 (all other uses)
Zone 3:	.80 (office uses) .60 (all other uses)
Zone 4:	.50
Zone 5:	.80 (office and hotel uses) .40 (all other uses)

The overall floor area ratio for the Commercial/Industrial Parcel shall not exceed .40, nor shall the total gross floor area developed on the Commercial/Industrial Parcel exceed seven million eight hundred thousand (7,800,000) square feet.

I. Minimum Habitable Area — Residential Parcel: 2,100 square feet (ranch-style homes only)

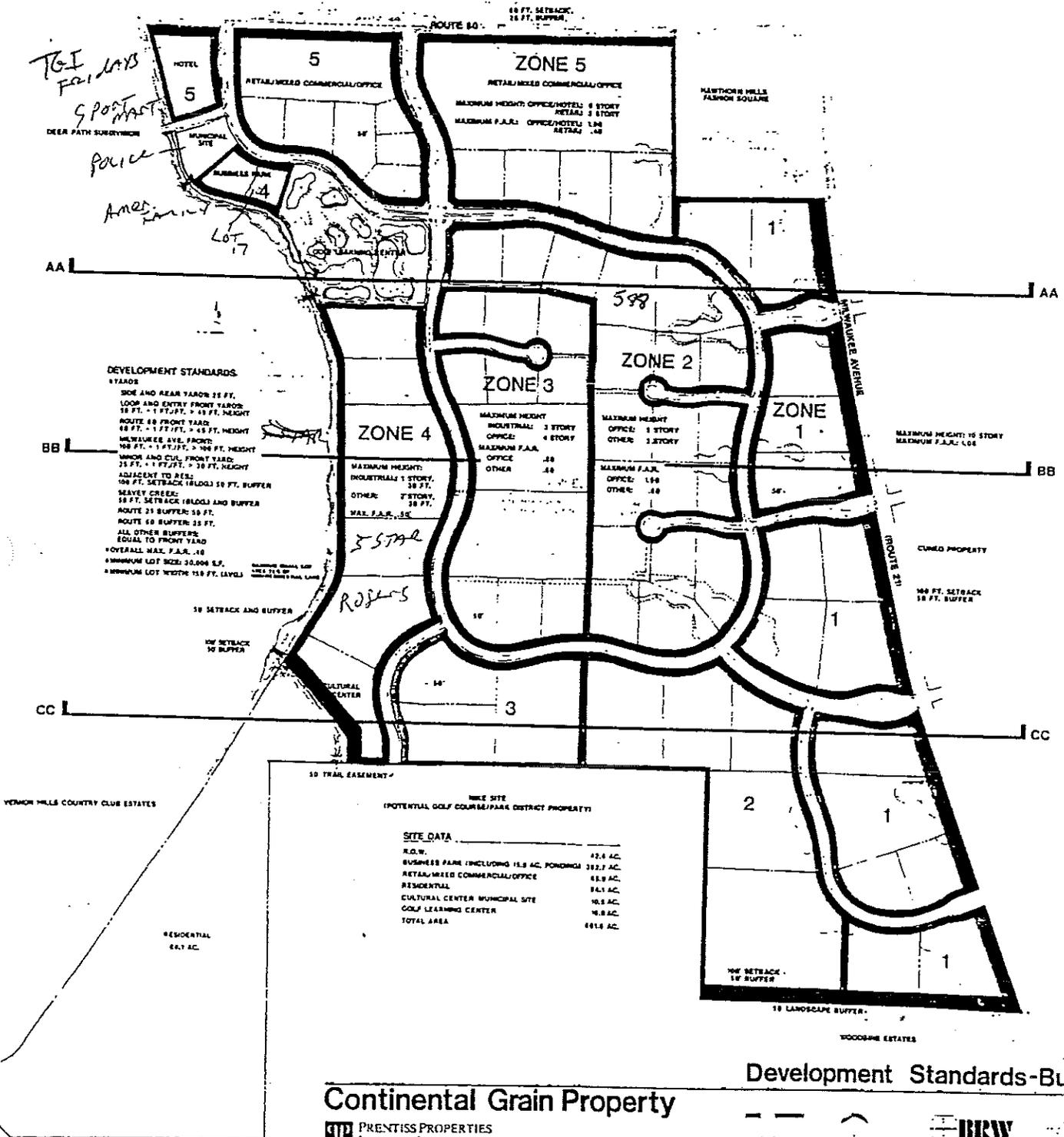
J. Ingress and Egress Systems. The provisions of Sections 13.7.2, 15.7.2 and 16.7.2 of the Zoning Ordinance shall not be applicable to development on the Property; provided, however, that all buildings and uses maintained on the Property shall have access to a public right-of-way either directly or indirectly through shared ingress, egress and parking facilities.

K. Building Setbacks and Yards.

1. Commercial/Industrial Parcel:

- (a) Street Setbacks: No building shall be maintained: (1) within one hundred (100) feet, plus one foot for each foot of building height in excess of one hundred (100) feet, of the right of way of Illinois State Route 60 (provided that buildings included as a part of a Unified Retail Center shall be located no closer than sixty (60) feet of said right of way); (2) within one hundred (100) feet, plus one foot for each one foot of building height in excess of one hundred (100) feet, of the right of way of Illinois State Route 21; (3) within fifty (50) feet, plus one foot for each one foot of building height in excess of forty-five (45) feet, of the right of way of any entry road or major loop roadway; or (4) within thirty-five (35) feet of any other street.
- (b) Side and Rear Setbacks: No building shall be maintained within thirty-five (35) feet of any side or rear lot line; provided, however, that with respect to buildings, which are developed for light industrial uses permitted under Paragraph C(1)(k,w) above, said side and rear setbacks shall be reduced to twenty-five (25) feet.
- (c) Residential Setback: No building shall be maintained within fifty (50) feet of the lot line of any property zoned for residential uses.

EXHIBIT "E"



Development Standards-Bulk

Continental Grain Property

PP PRENTISS PROPERTIES LIMITED, INC.



NOVEMBER 6, 1987

- (d) **Seavey Creek Setback:** No building, structure or fence shall be maintained within one hundred (100) feet of the center line of the Seavey Creek as it exists as of the adoption of this Ordinance.
- (e) **Landscape Buffers:** Landscaped buffer strips shall be provided as follows:
 - (1) along Illinois State Route 21 -- 50 feet;
 - (2) along Illinois State Route 60 --
Unified Retail Center: 30 feet;
All Other Uses: 50 feet;
 - (3) adjacent to any property zoned for residential uses -- 50 feet
 - (4) along the Seavey Creek -- 100 feet from the center line of Creek as it exists as of the adoption of this Ordinance; provided, however, that a landscape buffer of at least fifty (50) feet from the easternmost edge of Seavey Creek shall be provided adjacent to any off-street parking area.
- (f) Accessory off-street parking, open to the sky, shall not be maintained within ten (10) feet of any side or rear lot line. within any landscaped buffer strip required by paragraph (e) above or within any front yard other than along Illinois State Routes 60 and 21. but may be maintained in any other setback area. The aforesaid 10 foot portion of any side or rear yard shall be attractively landscaped except where driveways for ingress and egress are located.
- (g) Notwithstanding any provision of the Zoning Ordinance to the contrary, no berm in any setback area adjacent to Illinois State Route 21, Illinois State Route 60 or any residential district need exceed four (4) feet in height unless the Corporate Authorities reasonably determine, in connection with their review of preliminary and final plans and based upon grade conditions at the site, that a greater berm is required in order to effectively screen parking in which event said greater berms shall be provided. Notwithstanding the foregoing, no berm shall be required to exceed eight (8) feet in height. Berm height shall be measured from the base of the berm as constructed.
- (h) Notwithstanding any provisions of any Village ordinance or code, building setbacks and yards need be provided only as required herein.

2. **Residential Parcel:**

- (a) **Front Yard:** 30 feet
- (b) **Corner Side Yard:** 30 feet

- (c) **Interior Side Yard:** 8 feet; provided, however, that no principal building shall be closer than twenty (20) feet from any other principal building.
- (d) **Rear Yard:** 35 feet
- (e) **Seavey Creek Setback:** No building shall be maintained within fifty (50) feet of the east bank of the Seavey Creek; provided, however, that all development shall be subject to approval from all governmental agencies with jurisdiction over such construction. Petitioner shall grant to the Village, or such other municipal agency as the Village Manager may designate, a twenty-five (25) foot easement along the east side of the Seavey Creek, in a form satisfactory to the Village Manager, for maintenance of the Seavey Creek. No fences, playground equipment or other permanent structures shall be located within said easement.

L. **Accessory Buildings and Structures.**

- 1. Accessory buildings or structures shall be subject to and must conform to all regulations applicable to the principal building.
- 2. No accessory building on the Commercial/Industrial Parcel shall exceed twenty-five (25) feet in height except parking structures which shall not exceed the height of the principal building or structure.

M. **Performance Standards - Commercial/Industrial Parcel.** All industrial activities shall be established and maintained in accordance with the following performance standards.

It is the intent of these standards to provide that industrial activities shall be established and maintained in order that each permitted use shall be a good neighbor to adjoining properties by the control of emission of noise, odor, glare, vibration, smoke, dust, liquid wastes, and other nuisances.

The architectural and engineering plans shall bear the signature and seal of the appropriate qualified professional and the certification that all performance standards will be complied with based upon the submitted plans and documents. The Village shall have the right to conduct its own investigation to determine compliance with the performance standards.

- 1. **Compliance.** The performance standards set forth herein shall be complied with and any use which fails to comply with these standards shall be in violation of the Village Zoning Ordinance and be subject to penalties provided for such violation. It shall be deemed a violation of these standards for any qualified professional to falsely certify as to the compliance of submitted plans and documents with the performance standards specified herein.

2. **Landscaping.** Those portions of property not devoted to buildings, pavement or other permanent improvements shall be landscaped and well maintained. Landscaping shall mean at a minimum, the use of trees and a ground cover such as grass, decorative stone, shrubs or other plant material allowing water to seep through the ground. Grass may be seeded rather than sodded to achieve the necessary ground cover; provided, however, that all right of way along Illinois State Routes 60 and 21 shall be sodded or hydro-seeded, at the discretion of the Village Manager. Berm profile shall not exceed a slope of one (1) foot of elevation in three (3) horizontal feet unless other approved methods of slope stabilization are utilized.
- (a) All landscaping shall be in accordance with the approved plans and the Landscape Guidelines attached hereto and may include:
 - (1) Trees planted in conformance with the approved plans.
 - (2) Combination of berming and tree planting.
 - (3) Combination of berming and shrub planting.
 - (4) Berming with low ground cover.
 - (b) No plants shall be placed in such a way as to obstruct pedestrian or vehicular sight of a public right-of-way. Species of trees known to cause damage to roadways, underground utilities or other public works shall not be used in an area where such damage could occur.
 - (c) Parking areas, building exteriors and all other parts of the tract visible from the public way shall be maintained in a sightly, well-kept condition.
 - (d) All landscape plans must show the proposed land slope with a one (1) foot contour interval, all proposed plantings, drainage facilities, pavements, and other proposed facilities.
 - (e) Petitioner agrees to provide landscaping, pursuant to a plan subject to the reasonable approval of the Village, as may be permitted by the Illinois Department of Transportation in the median islands along Illinois State Route 60 from Deerpath Road to Illinois State Route 21.
3. **Noise.** At no point on the property line on which the operation is located shall the sound intensity level of any individual operation or plant (other than the operation of motor vehicles or other transportation vehicles) exceed the levels shown in the following table:

Table of Maximum Permitted Sound Level (Decibels)

Octave Bank (Frequency) Cycles Per Second	Industrial or Commercial Adjoining Same District	Industrial or Commercial Adjoining Residential Properties
0 to 75	79	72
75 to 150	74	67
150 to 300	66	59
300 to 600	59	52
600 to 1200	53	46
1200 to 2400	47	42
2400 to 4800	41	38
above 4800	39	38

Noise testing is to be accomplished at the property line of the noise emitting source, with an octave band analyzer operated by an independent testing authority trained and skilled in the operation of this equipment.

4. **Odors.** The emission of odorous matter in such quantities as to be readily detectable at any point along a property line or which is unwholesome, offensive, harmful or injurious to the public health, comfort or welfare, is prohibited. The measurement of the threshold of odor shall be in accordance with the American Society for Testing and Materials Method D1391-57 "Standard Method for Measurement of Odor in Atmosphere (Dilution Method)" Philadelphia: American Society of Testing and Materials, 1957, (which is hereby adopted by reference). Detailed plans for the prevention of odors crossing property lines may be required before the issuance of a building permit.

5. **Glare or Heat.** Any operation producing intense glare or heat shall be performed within a completely enclosed building in such manner as not to create a public nuisance or hazard. Exposed sources of light shall be controlled so that direct or indirect illumination from any source within the property line shall not cause illumination in excess of one half of one (0.5) foot candle when measured at any zoning lot line. The measurement of glare or light shall be made at the property line using a light meter operated by a trained operator through an independent testing agency. Any lights used for exterior illumination shall be planned, erected and maintained to direct light away from adjoining properties or public right-of-ways.

6. **Vibration.** Any operation or activity shall not cause earthborn vibrations in excess of the following values. Column I shall apply at or beyond the property line. Column II shall apply at or beyond a residence district boundary line. Vibration shall be expressed as displacement in inches and shall be measured with a three-component measuring system:

Frequency (Cycles per second)	I Displacement Inches	II Displacement Inches
0 to 10	.0008	.0004
10 to 20	.0005	.0002
20 to 30	.0002	.0001
30 to 40	.0002	.0001
40 and over	.0001	.0001

Impact vibrations (discrete pulses that do not exceed one hundred (100) impulses per minute), shall not cause in excess of twice the displacement values above.

Any use or portion thereof creating intense earthshaking vibrations such as are caused by heavy drop forges or heavy hydraulic surges, shall be set back at least five hundred (500) feet from all property lines.

7. **Smoke and Particulate Matter.** In addition to the performance standards specified herein, the emission of smoke or particulate matter in such manner or quantity as to endanger or be detrimental to the public health, safety, comfort or welfare is hereby declared to be a public nuisance.

For the purpose of grading the density of smoke, the Ringelmann Chart, published and used by the United States Bureau of Mines (hereby adopted by reference), shall be employed. The evaluation of smoke by the Ringelmann Chart must be accomplished by a State of Illinois Certified Smoke Reader. Particulate matter size shall be determined by measurement through a 325 mesh sieve which will, in fact, accumulate all +44 micron particles and prove helpful in the measurement process. The emission of smoke or particulate matter of a density greater than No. 2 on the Ringelmann Chart is prohibited.

The emission from all sources within any property of particulate matter containing more than 10% by weight of particles having a particulate diameter larger than +44 microns is prohibited. Dust and other types of air pollution, borne by the wind from such sources as storage areas, yards, roads and the like within property boundaries, shall be kept to a minimum by appropriate landscaping, paving, oiling, fencing, or other acceptable means. Emission of particulate matter from such sources in excess of the weight limitation herein specified is hereby prohibited.

The emission of more than ten (10) smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, during one (1) one-hour period each day, stack may emit up to twenty (20) smoke units when blowing soot or cleaning fires. Only during firecleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and then for not more than four (4) minutes.

The rate of emission of particulate matter from all sources within the boundaries of any property shall not exceed a net figure of one (1) pound

per acre during any one (1) hour, after deducting from the gross hourly emission per acre the corrective factors set forth in the following tables for height, velocity, and temperature of emission, respectively. Determination of the total net rate of emission of particulate matter within the boundaries of any property shall be made as follows:

- (a) Determine the maximum emission in pounds per hour from each source of emission and divide this figure by the number of acres of property area, thereby obtaining the gross hourly rate of emission in pounds per acre.
- (b) From each gross hourly rate of emission derived in (a) above deduct the appropriate correction factor (interpolating as required) for height, velocity and temperature of emission set forth in the following corresponding tables, thereby obtaining the net rate of emission from all sources of emission within the boundaries of the property. Such total shall not exceed one (1) pound per acre of property area during any one (1) hour.

Allowance for Height of Emission*

Height of Emission Above Grade (feet)	Correction Pounds/Hours/Acre
50	0.01
100	0.06
150	0.10
200	0.16
300	0.30
400	0.50

Allowance for Temperatures of Emission*

Temperature of Emission (Degrees Fahrenheit)	Correction Pounds/Hours/Acre
200	0.000
300	0.001
400	0.002
500	0.003
1000	0.010
1500	0.040
2000	0.100

*Interpolate for intermediate value not shown in table.

8. Gases, Toxic or Noxious Matter. No toxic materials shall be detectable at any point beyond the lot line, either at ground level or habitable elevation, whichever is more restrictive. Within the lot line, toxic materials which are released shall not exceed the maximum permissible airborne concentration allowed as safe for an industrial worker contained in

the most recent list of "Threshold Limit Values" published by the American Conference of Governmental Industrial Hygienists (hereby adopted by reference). The applicant shall satisfy the Zoning Administrator that proposed levels will be safe to the general population.

9. Radiation Hazards. The release of radioactive gases or particulate matter shall not exceed the maximum allowable concentration permitted the general population under applicable federal, state, and local laws and regulations when measured at or beyond the lot line at ground level or habitable elevation.

No activity involving radiation hazards shall be permitted which causes exposure to persons at or beyond the lot lines in excess of the maximum allowable concentration permitted the general population under applicable federal, state, and local laws and regulations.

10. Fire and Explosion Hazard. The storage, utilization or manufacture of materials or products ranging from incombustible to moderate-burning, as determined by the Village, in accordance with generally accepted standards, is permitted, subject to compliance with all other performance standards and provided the following conditions are met:

Said materials or products shall be stored, utilized or produced within completely enclosed structures having fire-resistive construction in accordance with the 1981 BOCA Code or any subsequent BOCA Code adopted by the Village.

Manufacturing or processing of materials or products which produce flammable or explosive vapors or gases at ordinary weather temperatures shall not be permitted, except when such materials are used in secondary processes or are required in emergency or standby equipment. Their storage for use as power or heating fuels shall be permitted if in conformity with standards prescribed by the National Fire Protection Association and with applicable requirements embodied in the regulations promulgated by the State of Illinois Department of Public Safety.

11. Register of Pollutants. It shall be unlawful for any person to install, erect, construct, reconstruct, alter or add to, or cause to be installed, erected, constructed, reconstructed, altered or added to, any fuel burning, combustion or process equipment or device or any equipment pertaining thereto, or any stack or chimney connected therewith, within the Village excepting domestic heating plants, domestic refuse-burning equipment, locomotives and internal combustion engines until there has been filed in duplicate by the owner, contractor, installer or other person, or his agent with the Village, an application for a permit accompanied by a complete listing of emissions into the atmosphere that results from the operation of the aforesaid equipment or processes, both as to kind and quantity and, in addition thereto, a listing of the type and capacity of the equipment used for the collection, absorption, or suppression of each and an estimate of its efficiency, and until a permit therefor has been granted. Said submitted register of pollutants shall be accompanied by an affidavit of a

qualified person stating that it is complete and correct and that the proper operation of the plant or process, as designed, will not result in any violation of these provisions.

12. **Waste.** All sewage and industrial wastes shall be treated and disposed of in such manner as to comply with the standards of the Lake County Public Works Department. Approval by the Illinois Environmental Protection Agency and the Village of Vernon Hills of all plans for waste disposal facilities shall be required before issuance of any building permit.

N. **Trash Collection Areas.** Notwithstanding any provision of the Zoning Ordinance to the contrary, refuse and trash collection areas shall be deemed to be adequately screened so long as they are screened from view from public streets and surrounding residential properties.

O. **Off-Street Parking and Loading.**

1. **Scope of regulations.**

- (a) Off-street parking and off-street loading facilities shall be provided as required by the regulations of this Section, for all buildings and structures erected, altered, or enlarged and all uses of land established in the Property.
- (b) When the intensity of use of any building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement, such increase shall be permitted only if the required parking and loading facilities for the addition are also provided.
- (c) Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use.
- (d) Nothing in this Section shall be deemed to prevent the voluntary establishment of off-street parking and loading facilities in excess of the minimum requirements to serve any existing use of land or buildings, provided that all regulations herein governing the location, design, and operation of such facilities are adhered to.

2. **Use of parking and loading facilities.**

- (a) Off-Street parking facilities shall be solely for the parking of motor vehicles of the employees, patrons or occupants of the permitted use and their guests.
- (b) Off-street loading facilities shall be used only for loading or unloading of goods, for the use of which such loading facilities are accessory, for the storage of vehicles (not to exceed twenty-four (24) hours) and shall not be used for repair of vehicles. This provision

shall not be deemed to permit continuous overnight parking of vehicles in any outdoor off-street loading facility.

3. Location of parking.

- (a) Off-street parking spaces shall be located on the same lot as the use served, except when the Planning and Zoning Commission recommends and the Board of Trustees authorizes, for a specific use, all or part of the required off-street parking spaces to be located on a lot that does not contain the principal use or structure, provided such facilities are within one thousand (1,000) feet, measured along the shortest line of a public access, of said building. In cases where parking facilities are permitted on a lot other than the lot on which the structure or use served is located, the owner of record of such lot shall be the same as the owner of record of the lot occupied by the structure or use in which the parking facilities are accessory, or the right of use of such lot may be granted for the duration of the structure or use served. In either case, a covenant running with the land must be recorded in the office of the Recorder of Deeds of Lake County, Illinois, for the lot upon which the accessory off-street parking is located, with the same requirements and conditions attaching to such substitute accessory use lot as would otherwise apply for such facilities. Copies of the recorded covenants and the lease agreements, if any, shall be deposited at the office of the Village Manager. The covenants shall not be released and the lease agreement shall not be terminated, until such time as either one of the following conditions occur:
- (1) The structure on the lot containing the principal use is terminated; or
 - (2) Another lot of the required size, within the required distance, is properly developed and used for the required off-street parking, in place of the initial lot used for off-street parking, with the same requirements, covenants, and conditions attaching to such substitute accessory use lot, as approved by the same authority as required for approval of such initial use lot.
- (b) Off-Street parking facilities for different buildings, structures or uses, or for mixed uses on the same lot or parcel, may be provided collectively; provided, that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use, and that such facilities are maintained in the same ownership as the use or uses served.

4. Computation of parking requirements.

In determining the number of off-street parking spaces required:

- (a) Floor area shall mean the gross floor area of the specific use, excluding any floor or portion thereof used for storage of goods sold at retail or for parking.
- (b) Where fractional spaces result, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one (1) parking space;
- (c) Areas designated for loading and unloading, and driveways shall not be considered as parking spaces;
- (d) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

5. Parking requirements for permitted and special uses. The parking requirements for the Property shall be those set forth in the Zoning Ordinance except as modified by the following:

- (a) Manufacturing and Assembly Uses (other than warehousing): 2.5 spaces per 1,000 square feet of floor area.
- (b) Warehousing: 1.0 space per 1,500 square feet of floor area and 3.0 spaces per 1,000 square feet of office space within any warehouse.
- (c) Retail and Wholesale Trade.
 - (1) General commercial/retail - 1.0 space per 200 square feet of floor area (except that in a Unified Retail Center there shall be not less than 1.0 space per 250 square feet of floor area).
 - (2) Eating and drinking establishments - 1.0 space per 3 seats. Establishments with a drive-thru window shall provide a minimum of 5 stacking spaces per window.
 - (3) Household appliance stores, furniture stores, motor vehicle sales - 2.0 spaces per 1,000 square feet of floor area.
- (d) Services and Institutions.
 - (1) Business and professional offices, Corporate headquarters - 1.0 space per 333 square feet of floor area (unless the use contains 100,000 square feet of floor area or less, in which event the parking requirement shall be not less than 1.0 space per 300 square feet of floor area).
 - (2) Bank, savings and loans, and financial institutions - 1.0 space per 300 square feet of floor area.

Drive-in establishments shall provide 3 stacking spaces per teller or customer service area.

- (3) Hotel, motel - 1.0 space per dwelling unit; with additional parking spaces for the retail/service/entertainment areas per these regulations.
- (4) Convalescent Care Facilities: 1.0 space per 3 patient beds plus 2.0 spaces per staff doctor.
- (5) Dental and medical clinic or office - 4.0 spaces per 1,000 square feet of floor area.
- (6) Day care center, child care center, nursery school, pre-school - 2.0 spaces per 1,000 square feet of floor area.
- (7) Business school, commercial school, trade school, vocational school - 1.0 space per employee plus 1.0 space per student based on rated design capacity.
- (8) Dance school, music school, vocal school 1.0 space per employee plus 1.0 space per each three (3) students based on rated design capacity.
- (9) Governmental services - 1.0 spaces per 333 square feet of floor area.

(e) Cultural Uses, Entertainment and Sports.

- (1) Art gallery, historic site, library, museum - 2.0 spaces per 1,000 square feet of floor area, plus 1.0 space for every 3 persons of auditorium design capacity.
- (2) Community center, convention hall, exhibition hall, meeting hall, recreation building - 1.0 space per 1,000 square feet of floor area, plus 1.0 space for every 3 persons of auditorium design capacity.
- (3) Theater - 1.0 space per 3.5 seats if part of a Unified Retail Center. 1.0 space per 2.0 seats otherwise.

6. Design and maintenance of parking facilities.

- (a) Every parking lot shall be graded for proper drainage and provided with an all-weather surface, as designed by registered engineer, maintained at all times in such manner as to prevent the release of dust, and shall be kept free of dust, trash and debris. The required maintenance shall include snow removal during the winter season.
- (b) Every parking area shall be so designed that each parking space shall open directly upon an aisle or driveway, of such width and design as to provide safe and efficient means of vehicular access to such space(s).

- (c) Every parking area shall be designed with appropriate means of vehicular access to a street, in such manner as to minimize interference with traffic movement.
- (d) Entrances and exits to and from a parking area shall be not less than sixteen (16) feet and not more than thirty-six (36) feet in width.
- (e) The perimeter of all parking areas and all landscaped islands within parking areas shall be curbed. No wheel guards or bumper stops are required.
- (f) Where hazards exist which can be minimized or eliminated by lighting, or where parking use extends into hours of darkness, the corporate authorities may require lighting of the parking area, in such manner and during such hours as may be deemed necessary in the interest of public safety and security. Such lighting facilities shall be so arranged and operated that they neither unreasonably disturb occupants of adjacent properties, nor interfere with traffic. Parking area light levels shall be deemed adequate if:
 - (1) a minimum average of 1.0 footcandles per square foot (for retail uses) and 0.6 footcandles per square foot (for all other uses) is maintained for the entire parking area; and
 - (2) a minimum of 0.33 footcandles per square foot (for retail uses) and 0.25 footcandles per square foot (for all other uses) is maintained in all locations within the parking area; and
 - (3) shielded luminaries are utilized adjacent to residential areas.
- (g) No public parking area shall be used for the sale, repair, storage, dismantling or servicing of any vehicles, equipment materials or supplies.
- (h) Off-street parking spaces and aisles shall be designed as described below:

(i) Light Industrial Uses Described In Paragraph C(1)(k,w).

<u>Stall Width</u>	<u>Stall Length*</u>	<u>Aisle Width</u>
8'6"	18'	22'

(ii) All Other Uses.

<u>Stall Angle</u>	<u>Stall Width</u>	<u>Stall Length*</u>	<u>Aisle Width</u>
90°	9'	18'	24'
60°	9'	18'	18'
45°	9'	18'	16'

*Parking spaces along end aisles may be two (2) feet less to account for overhang.

- (i) Handicapped parking spaces shall be provided in accordance with the Village building codes.
- (j) The minimum standards for automobile parking lots and drives shall be 10" of Aggregate Base Course, crushed Type CA6, or equal thereto, and 2 1/2" of Bituminous Concrete Surface, which shall be applied in two (2) lifts. The minimum standards for main traffic lanes and truck drives shall be 12" of Aggregate Base Course, crushed Type CA6, or equal thereto, and 3" of Bituminous Concrete Surface, which shall be applied in two lifts. The minimum standard for truck maneuvering areas shall be 12" of Aggregate Base Course, crushed Type CA6, or equal thereto, and 4" of Bituminous Concrete Surface which shall be applied in two (2) lifts.
- (k) Subject to Village Board approval, a lesser number of parking spaces than required herein may be provided so long as the owner of the parcel in question provides sufficient landscaped area to satisfy the minimum requirements set forth herein. Additional parking spaces, up to the minimum requirement set forth herein, shall be provided if the Village determines that such additional parking is necessary within six (6) months of notice of such determination.

7. Location of off-street loading spaces.

- (a) Off-street loading spaces, when required by the provisions of Section N.9. below, shall be located on the same lot or parcel as the use served.
- (b) No off-street loading space shall be located within forty (40) feet of the closest point of intersection of two (2) or more public rights of way.

- (c) No loading space shall be located in any required yard adjacent to a public street. Access lanes to enclosed loading docks within the building are permitted in all yards. Loading space adjacent to any street must be totally enclosed within a building.

8. Required off-street loading spaces.

- (a) For hotels wherein there are contained exhibition halls, convention halls, auditoriums, office facilities or retail shops, one (1) off-street loading and unloading space for the first one hundred and fifty thousand (150,000) square feet of gross floor area, plus one (1) additional off-street loading space for each one hundred and fifty thousand (150,000) square feet of gross floor area or fraction thereof in excess thereof.
- (b) For buildings containing eating and drinking establishments exceeding ten thousand (10,000) square feet of gross floor area, one (1) off-loading and unloading space;
- (c) For retail shops exceeding thirty thousand (30,000) square feet, one off-street loading space. None shall be required for movie theatres.
- (d) For banks, business, or professional offices or public administration buildings containing forty thousand (40,000) to two hundred thousand (200,000) square feet of gross floor area, one (1) off-street loading and unloading space, plus one (1) additional such space for each additional two hundred thousand (200,000) square feet of gross floor area or fraction thereof in excess of two hundred thousand (200,000) square feet.
- (e) For buildings containing furniture and appliance stores, wholesale stores, or machinery sales and having eight thousand (8,000) to thirty thousand (30,000) square feet of gross floor area, one (1) off-street loading and unloading space, plus one (1) additional space for each additional thirty thousand (30,000) square feet of gross floor area or fraction thereof in excess of thirty thousand (30,000) square feet.
- (f) For buildings containing manufacturing uses, research and testing laboratories, laundry and dry-cleaning establishments, printing, binding, publishing, and issuing of newspapers, periodicals, books, and other reading matter, warehouse and storage facilities, engraving shops, assembly of materials and products, processing and distribution of materials and products, and other similar uses having more than ten thousand (10,000) square feet of gross floor area, exclusive of basement area, and less than forty thousand (40,000) square feet of gross floor area, one (1) off-street loading and unloading space, plus one (1) additional such space for each additional sixty thousand (60,000) square feet of gross floor area in excess of forty thousand (40,000) square feet.

9. Design and maintenance of off-street loading facilities.

- (a) Except as otherwise provided herein, off-street loading spaces may be internal or external. A required off-street loading space for all uses other than those set forth in subsection N.9.e. shall be at least eight (8) feet in width and at least twenty (20) feet in length, exclusive of access drives, aisles, ramps, maneuvering space, columns, and work areas, and shall have a vertical clearance of not less than fourteen (14) feet. A required off-street loading space for uses specified in subsection N.9.e. above shall be at least ten (10) feet in width and at least thirty (30) feet in length, exclusive of access drives, aisles, ramps, maneuvering space, columns and work areas, and shall have a vertical clearance of not less than fourteen (14) feet. Off-street loading spaces in a yard adjacent to a street shall be enclosed and shall be at least ten (10) feet in width and at least fifty (50) feet in length, exclusive of access drives, aisles, ramps, maneuvering spaces, columns and work areas, and shall have a vertical clearance of not less than fourteen (14) feet. Where a use is not required to have a loading space, according to Section N.9., provisions shall be made for incidental deliveries and refuse pickup, following the same general rules as provided in Section N.10., excepting subsection N.10.a.
 - (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or drive, in a manner which will least interfere with traffic movements, and no area allocated to any off-street loading spaces shall be used to satisfy the space requirements for any off-street parking facilities or emergency access drive or portions thereof.
 - (c) All open off-street loading spaces, access drives, aisles, and maneuvering space shall be improved with a compacted base and a permanent wearing surface, as approved by the Village.
 - (d) Open off-street loading spaces facing Milwaukee Avenue or State Route 60 shall be screened from adjacent uses by a fence, wall or door, or any combination thereof or a densely planted screen consisting of trees and/or hedge.
10. In the calculation of the required turning radius for trucks and other vehicles, the Village shall include area falling within dedicated streets and right of ways.

P. Public Improvements.

- 1. Storm Water Management Facilities. All storm water management facilities shall comply with the following regulations.
 - (a) All storm sewer piping and appurtenances shall satisfy the requirements established by the Illinois Department of Transportation and the Village of Vernon Hills; provided, however, that storm sewers

less than 12" in diameter serving residential areas may be laid at a constant radius of not less than 200'.

(b) All stormwater detention facilities within the Property shall comply with the following requirements:

(i) Detention facilities for that portion of the Property tributary to the Seavey Creek Drainage Ditch shall be either "on-stream" or located on the Property, at the discretion of the Petitioner, so long as the peak flows in Seavey Creek are not increased and the base flood elevation of Seavey Creek is not raised beyond that permitted by the Illinois Department of Transportation, Water Resources Division and the Village Engineer.

(A) Detention basins within the property shall be designed for all storm frequencies up to the 100 year storm by the method prescribed by the Metropolitan Sanitary District of Greater Chicago for allowable release rates and required detention volumes. Where ponds are interconnected, unit hydrographs and flood routing will be utilized to determine acceptable pond inflow/outflow characteristics.

(B) Retention ponds (wet basins) on the Commercial/Industrial Parcel will have pond side slopes with a maximum slope of 2 to 1 from bottom of pond to a point 2 feet below the normal water level. At this point a 4 foot wide safety ledge shall be constructed. The slope from the safety ledge to the normal water line shall be 3 to 1. Slopes above the normal water line shall be 4 to 1 unless special measures for slope protection such as ground cover, terracing or riprap are utilized in which case the maximum slope above the water line shall be 3 to 1. Minimum depth of pond shall be 6 feet with 25% or more of the pond area 9 feet deep. The maximum difference between the normal water elevation and emergency overflow (high water) elevation shall be 5 feet. Retention pond banks above the water level shall be seeded or sodded at the discretion of the developer and subject to the reasonable approval of the Village Manager.

(C) Detention ponds (dry basins) shall be designed so that cross slopes are at least 2% and side slopes are not steeper than four horizontal to one vertical. The bottom of the facility shall be provided with an underdrain of minimum 4 inch diameter pipe if the longitudinal slope of the basin is less than three-fourths of one percent. The underdrain shall connect to the storm sewage system. The spillway crest

elevation shall be no more than 4 feet higher than the lowest ground elevation in the detention facility.

- (D) The requirements that buildings be set back a minimum of 100 feet from detention or retention areas or any watercourse or drainage way and that ninety (90) percent of any lot be two (2) feet above the highest flood of record and eighty (80) percent of any lot be at least three (3) feet above the ground water table shall not be applicable to development of the Property.
 - (E) Points of inflow and outflow to and from the pond may be designed in a submerged condition at the discretion of the developer and subject to the reasonable approval of the Village Engineer. Retention pond and detention basin overflow routes shall be clearly shown on the stormwater management plan. Overflow routes shall follow roadways and natural drainage courses wherever possible.
 - (F) Open channels, ditches and swales may be provided for stormwater management as deemed necessary in accordance with good engineering practice. Storm sewers will be provided within public right-of-ways and within 100 feet adjacent thereto. Ditch side slopes will be a maximum 3 to 1 and will be seeded. Underdrains will be provided where ditch grades are less than 0.75%.
 - (G) Shallow wells may be drilled on the Property for use in replenishing the water supply in retention lakes; provided, however, that the Village shall have the right to restrict or discontinue the flow from any shallow well within one-thousand (1,000) feet of any pre-existing shallow well serving a private residence if any shallow well on the Property interferes with the flow of any such pre-existing shallow well.
- (c) The proposed reconstruction of the Seavey Creek for storm water management purposes shall be commenced by the Petitioner as soon as practicable following approval thereof by all governmental agencies with jurisdiction over said reconstruction and shall be completed in a timely manner in a single construction phase. Landscaping along the Seavey Creek shall be completed as an integral part of the reconstruction of the Creek.

2. **Roadway Systems.** Except as specifically provided below or as delineated on the approved plans for the Property, the roadwork network shall meet the requirements established by the Illinois Department of Transportation and the Village of Vernon Hills.

(a) Illinois State Route 60.

(1) Separate right and left turn lanes from Illinois State Route 60 to each access drive or site roadway shall be provided at the time of initial construction of each such access drive or site roadway.

(2) A continuous third eastbound through lane on Illinois State Route 60 adjacent to the Property, in addition to separate right and left turn lanes as required by (1) above, will be constructed by the Petitioner when development on the Property generates A.M. peak inbound traffic equal to 2,482 trips or P.M. peak outbound traffic equal to 3,066 trips. For purposes of calculating peak hour traffic generation, manual traffic counts shall be conducted at each access drive and site roadway. Trip generation for buildings under construction shall be calculated pursuant to the following generation rates:

	<u>A.M.</u> <u>Inbound</u>	<u>P.M.</u> <u>Outbound</u>
Office/1,000 sq. ft.	2.3	1.8
Industrial/1,000 sq. ft.	0.818	0.763
Retail/1,000 sq. ft.	0.40	2.51
Hotel/room	0.58	0.37

(3) To the extent that such right of way has not heretofore been dedicated, sufficient right of way shall be dedicated from time to time by the Applicant to permit construction of the third eastbound through lane (as required in (2) above) and all separate right and left turn lanes (as required by (1) above), plus ten (10) feet of clear zone from back of curb. Sidewalks shall be constructed in an easement adjacent to the right of way.

(4) Petitioner shall cause the modification, at its sole expense, of traffic signals at the intersections of each site roadway and access drive and Illinois State Route 60 as warrants are met and the approval of the Illinois Department of Transportation is obtained. Modification of existing signals shall include the installation of the opticom pre-emption system in conjunction therewith.

(b) Illinois State Route 21.

(1) As each access drive and site roadway intersecting Illinois State Route 21 is constructed, the Applicant shall extend the third southbound lane which exists north of the Property to each such access drive or site roadway and taper said lane back to the existing roadway beyond such access drive or site roadway.

(2) Separate left turn lanes shall be provided from Illinois State Route 21 to each access drive or site roadway at the time of construction of each such access drive or site roadway. The Village agrees, to the extent permitted by law, to require recapture of the proportionate share

of the cost of such left turn lanes from adjacent property owners to the extent that such left turn lanes benefit such adjacent property.

(3) Following completion of the third southbound lane across the entire frontage of the Property, separate right turn lanes shall be provided at access drives and site roadways.

(4) To the extent that such right of way has not heretofore been dedicated, Applicant shall dedicate sufficient additional right of way to bring the total right of way west of the center line to:

(i) sixty-eight (68) feet where separate right turn lanes are provided; and

(ii) sixty (60) feet at other locations.

Where a separate right turn lane tapers back to the through lane, the right of way dedication shall follow such taper.

(5) Petitioner shall cause, at its sole expense, the installation of traffic signals at the intersections of Illinois State Route 21 and each site roadway and access drive as warrants are met and as the approval of the Illinois Department of Transportation is obtained. The Village agrees, to the extent permitted by law, to require recapture of the proportionate share of the cost of such signalization from adjacent property owners to the extent that such signalization benefits such adjacent property.

(c) Illinois State Route 45.

(1) The three-lane cross section on Illinois State Route 45 west of the Property shall be continued eastward to the proposed access to the Residential Parcel and tapered to the existing pavement proceeding eastward.

(2) To the extent that such right of way has not heretofore been dedicated, Applicant shall dedicate sufficient additional right of way to bring the total right of way north of the center line to fifty (50) feet.

(3) The developer of the Residential Parcel shall contribute Seventy-Five (75) Dollars per dwelling unit, payable upon issuance of each building permit, toward the cost of installing a traffic signal at the intersection of Illinois State Route 45 and the proposed north-south roadway referred to in (d) below.

(d) Internal North-South Roadway.

(1) Applicant shall construct a three-lane north-south roadway, as shown on the approved Preliminary Plans, from Illinois State Route 60 to the southern boundary of the Commercial-Industrial parcel. Construction of this roadway shall be coincidental with the proposed development phasing for the Property as indicated on the approved Preliminary Plans.

Such roadway shall be paved thirty-nine (39) feet back to back of curb with a structural number of 3.5.

(2) Applicant shall widen the proposed north-south roadway to five lanes when:

- (i) said roadway is extended by the Village, or other governmental entity, southward to connect to Illinois State Route 45; and
- (ii) traffic counts on said roadway establish that the number of trips at the southern boundary of the Property in either direction during any hour exceed 650.

Upon widening to five lanes, the pavement shall be at least sixty-three (63) feet back to back of curb and the structural number of the entire five-lane cross-section increased to 4.5. Notwithstanding anything herein, Petitioner agrees to increase the structural number of ~~any portion of the~~ roadway to 4.5 if manual traffic counts establish that the number of trips at ~~that~~ ^{any} location exceed 10,000 during any twenty-four (24) hour period.

(3) Applicant shall dedicate seventy (70) feet of right of way for the proposed north-south roadway. In addition to said right of way, Applicant shall create a thirty (30) foot easement adjacent to said right of way, for the benefit of the Village, subject to the following conditions:

- (i) said easement shall be off set from the center line of the dedicated right of way as approved by the Village Engineer;
- (ii) no public or private utilities (except laterals) shall be located within the dedicated right of way;
- (iii) A ten (10) foot clear zone from back of curb shall be provided. No signs, conifers or other hazardous obstructions shall be permitted in this clear zone. A slope of ten (10) percent from back of curb shall be permitted.

(4) The north-south roadway shall be connected by the Petitioner to the Residential Parcel at the southern boundary of the Commercial-Industrial Parcel at the trail easement shown on the approved Preliminary Development Plan.

(e) Other Internal Roadways. Except as specifically provided herein, the entry roads to and major ring road within the Commercial/Industrial Parcel shall be classified as collector roads with a 70 foot right of way. All other roads on the Commercial/Industrial Parcel shall be classified as local roads with a 60 foot right of way and

paved to twenty-nine (29) feet back-of-curb to back-of-curb. All roads within the Commercial/Industrial Parcel shall be built to a Structural Number of 3.5.

(f) **Additional Improvements.** The off-site roadway improvements provided for in subparagraphs (a), (b), (c) and (d) above are based on a projected development of the Commercial-Industrial Parcel including approximately five million one hundred thousand (5,100,000) square feet of total floor area. Should development on the Commercial-Industrial Parcel exceed this number, the Village may undertake a traffic study with respect to the Property and its environs and, if said study so indicates, require Petitioner to install additional separate left and/or right turn lanes or other site specific roadway improvements necessary as a result of traffic generated by the development of the Commercial-Industrial Parcel.

(g) **Construction Roads.** Access to the Property by construction vehicles and equipment shall be limited to designated construction roads. Each construction road shall be paved with stone, gravel or some other material acceptable to the Director of Public Works and designed to minimize the tracking of dirt, mud or other debris onto adjacent public roadways for a distance of three hundred (300) feet from its intersection with Illinois State Route 21, 60 or 45.

(h) Cul-de-sacs in the Property shall be permitted to a maximum length of 1,500 feet. All Cul-de-sac bubbles shall be offset on one side. Cul-de-sac islands may be landscaped.

(i) Minimum horizontal curve radius at the center of the lane with shortest radius shall be:

	<u>Standard Curve</u>	<u>Reverse Horizontal Curve</u>	<u>Minimum Length</u>
Business Roads	400 feet	400 feet	200 feet

(j) The minimum undercut shall be 6".

(k) Allowable deflection in subbase and pavement shall be as agreed upon by the Village and Petitioner's soils engineers. If the engineers cannot agree, a soils engineer designated by the Village Manager shall provide the final determination.

(l) Transverse control joints will not be required in bituminous asphalt roadways.

(m) 4 inch roll-type curbs, depressed at all driveways, will be allowed on residential roads.

(n) The following pavement markings will be provided:

Business Streets
Residential Streets

Center lines (2-lane)
none

- (o) Temporary pavement markings are not required but may be required at the discretion of the Village Engineer if permanent markings are not provided within nine (9) months of opening the road.
3. Sidewalks. Five (5) foot sidewalks will be required along Illinois State Routes 60 and 21. No other sidewalks will be required along roads in the Commercial/Industrial Parcel except as shown on the approved Preliminary Plan. A five (5) foot wide sidewalk will be required on both sides of all streets in, and along Illinois State Route 45 adjacent to, the Residential Parcel.
4. Lighting. All street and parking area lighting shall comply with requirements of the Village of Vernon Hills except as follows:
- (a) Street lighting illumination levels will not be in accordance with "American Standard Practice for Roadway Lighting." Street lights will be provided at intersections, sharp curves, island medians, and four hundred (400) foot spacing on the Commercial/Industries Parcel. Cable for street lighting in parkways will be installed in uninduct. Cable for street lighting under pavement will be installed in galvanized steel conduit. Two hundred fifty watt high pressure sodium luminaires mounted on standard poles, thirty (30) foot mounting height, and made of rounded tapered aluminum will be utilized in the Commercial-Industrial Parcel and shall be deemed to satisfy the Village's illumination requirements.
- (b) The installation and operation of street lights shall not be a prerequisite to the issuance of building or occupancy permits on the Commercial/Industrial Parcel.
- (c) Petitioner will be required to submit a reasonable quantity spare parts or poles, as determined by the Director of Public Works, upon completion of the project.
5. Lot Grading—Commercial/Industrial Parcel. The following grading standards shall apply to the Property:
- (a) The Village waives the requirement that the top of any building foundation be two and a half (2-1/2) feet above the roadway centerline. The Village will allow flexibility in the excavating and filling of lots, the placing of berms, and the altering of existing ground elevations so as to permit more than two (2) feet of change in elevation between lots. The Village waives any requirements for "as built" contouring of the Property except that record drawings for all public improvements shall be provided.

- (b) A site development plan shall be prepared and submitted to the Village for each individual site at time of application for a building permit showing grading, seeding of parkways and landscaping at a scale of not less than 1" = 50'. The Village waives any requirement for "as built" contouring of private property within the Property.
- (c) Site grading shall be accomplished so as to ensure that the maximum depth of ponding on the site in the event of a storm sewer system failure shall not exceed twenty-four (24) inches except in detention and retention areas.
- (d) The finished ground surface shall have gradients between two (2) and twenty-five (25) percent. Swales shall have a minimum longitudinal gradient of one (1) percent. Proposed gradients not consistent with the standards contained herein shall be permitted only subject to the approval of the Village Engineer.

6. **Completion of Improvements - Commercial/Industrial Parcel.** Subdivision improvements shall be completed in the normal course of the development of the Property and need not be completed within three (3) years of the approval of any Plat of Subdivision. Petitioner agrees that the subdivision improvements within any one development phase will be completed no more than three (3) years after approval of the Final Plan for that Phase. It is acknowledged that weather conditions, construction schedules and other matters may make appropriate the issuance of building and occupancy permits prior to completion of subdivision improvements. The Village agrees that building permits may be issued any time after approval of the Final Plan for the development phase in which the proposed building is to be located, notwithstanding the fact that some or all of the subdivision improvements may not be complete. The Village may grant occupancy permits for buildings at such time as subdivision improvements within a phase (excluding street lights, binder course and final surface) are substantially complete notwithstanding the fact that private site improvements are not fully complete. Petitioner agrees that the binder course in a phase will be substantially completed within six (6) months of the issuance of an occupancy permit within said phase.

7. **Security for Public Improvements.** Security for public improvements benefiting a development phase shall be provided at the time the Final Plan for such phase is approved and shall be in accordance with this Ordinance and the Village Ordinances as modified by this Ordinance. Irrevocable letters of credit, other security approved by the Village Attorney, or any combination thereof may be used as security for such improvements. The issuer of an irrevocable letter of credit may have an equitable or lending interest in the Property provided that said letter of credit, by its own terms, shall be honored irrespective of that interest. If the security is a letter of credit, the Village shall have the right to draw up to the full amount of the letter of credit in order to complete, and have formal acceptance of, all improvements secured by the letter of credit. To the extent permitted by law, Petitioner agrees to pay Village's reasonable

cost, including attorneys' fees, costs and litigation expenses, of enforcing or collecting Subdivision Security instruments. Security for public improvements for sewer and water distribution will not be posted with the Village if a bond is required by any department of the County or State provided, however, that the Petitioner will provide a bond in an amount sufficient to cover the difference between the bond required by such department and that required by the Village, or to provide for any additional undertaking when the scope of the undertaking required in the bond to be provided to such department is less than the undertaking required by the Village, in an amount adequate to reflect the difference in said undertaking, or both. Notwithstanding any provision of the Village's Ordinances, if the security posted is a letter of credit, the Village will reduce the balance of the letter of credit or other security at periodic intervals of not less than thirty (30) days by the amount of the cost of the work performed since the last reduction, but shall not be required to reduce said balance for amounts less than \$100,000.00, on the following terms and conditions:

- (a) The security for any completed section of street lighting which is tested and approved by the Village Engineer shall be reduced to a 10% retention (or replaced by a maintenance bond in like amount) which shall be held by the Village for a period not to exceed two (2) years from the date all subdivision improvements within the phase are accepted (the "Guaranty Period") to guarantee against defects in materials and workmanship.
 - (b) The security for mass site grading in a given area (including excavation and filling of individual lots, ditches, swales, detention areas and lakes) shall be reduced to a 10% retention (or replaced by a maintenance bond in like amount) upon completion to the grades shown on any approved engineering plan, after disturbed areas have been seeded to prevent soil erosion, and after fill areas have been compacted and approved by the Village Engineer within said area. The 10% retention shall be held by the Village for the two year Guaranty Period.
 - (c) The security for road excavation, gravel base course, asphalt binder and surface courses, storm sewers and appurtenances for any given section of road shall be reduced to a 10% retention (or replaced by a maintenance bond in like amount) upon completion of all of the above work to the satisfaction of the Village Engineer and completion of the compaction testing of the subgrade and proof rolling of the roadway in said section. The 10% retention shall be held by the Village for the two year Guaranty Period.
8. Acceptance of Improvements. Ninety (90) days prior to the expiration of a Guaranty Period, the Petitioner shall request in writing that the Village advise the Petitioner in writing of any items which require correction or repair among the improvements to be accepted. If the Village has not responded, a second request shall be sent to the Village sixty (60) days prior to the expiration of the Guaranty Period. Each such request shall be

addressed to the Village Clerk with copies to the Village President, the Village Manager and the Engineering Department. The Village's failure to respond within forty-five (45) days of the Petitioner's second request shall be deemed a full acceptance of said improvements. If the Village advises the Petitioner that corrections or repairs remain to be made to the improvements Petitioner wishes accepted, Petitioner shall make said corrections and repairs as soon as reasonably possible and shall thereafter notify Village in writing (with copies to the aforesaid officials) of the completion of the work. Upon the Village's acceptance of improvements, all security held by the Village for said improvements shall be returned to the Petitioner as soon as reasonably possible, except as herein provided.

9. Plan Submission. Construction Improvement Plans shall be prepared in such size as deemed appropriate by the Petitioner for the size of the project, not to exceed 30 inches by 42 inches.
10. Art in Architecture. The landscaping of the entrances along Illinois State Routes 21, 60 and 45 shall be deemed to fulfill the obligations pursuant to the Villages Art in Architecture Ordinance for the Property with respect to all light industrial uses permitted by Paragraph C(1)(k,w) above.
11. Land Donations. Petitioner's donation of ten and one-half (10 1/2) acres of land within the Property as sites for a cultural center and police department shall be deemed to satisfy any requirement for donations for the Property, as shown on the approved Preliminary Plans. Except as otherwise herein provided all of said land shall be buildable. Petitioner shall dedicate said land to the Village, by warranty deed, free of any encumbrances or restrictions that would prevent its development as a cultural center or police facility, within thirty (30) days following Petitioner's acquisition of title thereto, but in no event longer than one (1) year following approval of the first Final Plan for phase one of the proposed development. Any development on said 10 1/2 acres shall conform to the regulations contained herein and to the provisions of any Declaration of Covenants of record approved by the Village. The Village shall not sell such property without first providing Petitioner with an opportunity to purchase the parcel being sold for no more than forty thousand (40,000) dollars per acre.
12. Park Donation — Residential Parcel. The cash donation of \$209,374.00 and dedication of a parksite of approximately 3.7 acres, as shown on the approved Preliminary Plan, shall be deemed to satisfy all Village requirements for donations for the benefit of the Vernon Hills Park District.
13. Sequencing. The sequence of installation of public improvements on the Property shall be determined by the Petitioner as deemed appropriate, subject to the reasonable approval of the Village Engineer.

Q. Building Regulations.

1. Drawing and Specification Review.

Upon receipt of drawings, specification, and/or additional information required for permit issuance, the Village of Vernon Hills shall immediately begin the review process and respond to the application within thirty (30) days of receipt. Such thirty (30) day review period shall not be deemed to begin until such time as all drawings, specifications, and additional information intended to be submitted is forwarded to the Village, along with all required permit application forms, applicable review fees, and additional criteria as typically required by the Village of Vernon Hills. Within the thirty (30) day period, the Village of Vernon Hills shall complete all necessary review and return the submitted information along with issued permit or written statement clarifying why permit is not to be issued.

2. Permit Issuance.

Any owner or developer of land within the Property may request that the Village of Vernon Hills issue building permits in phases. The separate phases may be as follows:

(a) Site grading, exterior utilities and foundations.

Applicant shall submit civil engineering plans, site plans and structural foundation plans for Village review. If requested by the Village, applicant will provide elevations and preliminary floor plans for the Village's information and review. Upon review and approval of above, the Village will grant a permit to allow installation of footings and exterior utilities (storm, sewer, and water). No additional permit shall be required to allow mass grading if approval is received from the Village Engineer.

(b) Building Shell Permit.

Applicant shall submit architectural and super-structure structural drawings for Village review. The drawings shall indicate required information to allow building shell (exterior walls, roof, exterior doors, floor slabs, etc.) to be constructed. The drawings shall provide sufficient information to insure compliance with applicable building codes and zoning regulations.

(c) Interior Improvements Permit.

Applicant shall submit plumbing, HVAC, electrical, fire protection and interior improvement plans for Village review. The drawings shall indicate complete plumbing, HVAC, electrical and fire protection systems, as well as full plans and details for interior improvements (walls, ceilings, doors, cabinetry, finishes, processing systems, etc). Any information typically shown on building permit plan not indicated on (a) or (b) above shall be indicated on interior improvement plans.

(d) The Village will accept and process applications for building permits with respect to individual building site, prior to the issuance

of any permits required by any governmental agency other than the Village and notwithstanding the fact that any such individual building site may not be a lot of record pursuant to a Plat of Subdivision approved by the Village. Except as specifically provided below, the Village shall be under no obligation to issue any building permit for any improvement not to be located on a lot of record. Any such application for building permit must be accompanied by a Plat of Survey designating the individual building site as a Zoning Lot and a proper application for subdivision approval for the building site. If final action has not been taken with respect to said application for subdivision approval within forty-five (45) days following its filing, the Village shall issue the requested building permit so long as all other prerequisites thereto have been met. In no event shall a Certificate of Occupancy be issued with respect to such building suite until such Plat of Subdivision has been finally approved.

3. **Fees.** The Village shall assess no fee or charge with respect to development of the Property and relating to the development of real estate or the construction of buildings and improvements thereon or collected as part of or during the development of real estate or the construction of buildings within the Village, unless said fee, donation or charge is assessed by the Village on a general application basis to similarly situated properties.

R. **Site Plan Review.**

1. Before construction commences on any building within the Property, owners of individual sites or their designated representatives shall be required to present their development proposals to the Village staff as follows:
 - (a) There shall be a submission at which time the owner or its designated representative shall submit twenty-five (25) full sets of preliminary plans and specifications showing or stating all information required by current ordinances, rules, regulations or procedures.
 - (b) All architectural plans and construction drawings submitted shall be to a scale of not less than one inch (1") equal to sixteen feet (16'). All site plans submitted shall be to a scale of not less than one inch (1") equal to fifty feet (50').
 - (c) The submission shall be reviewed by the Village staff to determine if the proposed development meets the applicable requirements of the Village as well as this Ordinance and shall be submitted to the Corporate Authorities without further review by other Committees or Commissions; provided, however, that developments of five (5) or more acres may be referred, at the discretion of the Village Manager, to the Planning & Zoning Commission for review. The submission shall be subject to the Corporate Authorities' reasonable approval of the aesthetics and adequacy of the building and landscaping plans and of the compliance of said plans with applicable Village ordinances.

- (d) After approval by the Corporate Authorities as described herein, the Village staff shall, without further review by the Corporate Authorities, approve the final plans and specifications if they are in compliance with said submission and in accordance with this Ordinance and applicable Village ordinances.
- S. Signs. The Signage Concept attached hereto and made a part hereof shall be implemented by the Petitioner and shall be the standard for signs within the Property.
- T. Sizing of Public Utilities. Petitioner shall be required to size public utilities only so as to provide necessary service to proposed improvements on the Property. If the Petitioner is required to oversize public utilities at the request of the Village or other governmental agency, the Village shall adopt such ordinances and take such other actions as are or may be necessary and appropriate to enable Petitioner to recapture the costs incurred in oversizing such utilities, including reasonable interest.
- U. Occupancy Permits. Notwithstanding any provision of any Village ordinance to the contrary, the Village may issue occupancy permits with respect to any structure or building within the Property so long as all components and improvements required to assure safe occupancy of said structure or building have been completed; provided, however, that a completion bond or letter of credit shall be submitted to the Village guaranteeing completion of all unfinished external improvements.
- V. Applicable Ordinances. The Petitioner agrees that it will comply with all current ordinances of the Village as modified by, and except to the extent provided otherwise in, this Exhibit E. The Petitioner further agrees that it will comply with all laws and regulations of all other governmental agencies with jurisdiction over the Property.
- W. Declaration of Protective Covenants. Petitioner shall record against the Commercial/Industrial Parcel a declaration of protective covenants, conditions, and restrictions which shall include provisions which grant the Village the right, but not the obligation, to enforce covenants or obligations of the owner or owners association as defined and provided within the declaration of protective covenants, and further shall grant the Village the right, upon thirty (30) days prior written notice specifying the nature of the default, to enter upon the Commercial/Industrial Parcel and cure such default, or cause the same to be cured at the cost and expense of the association or the owner or owners thereof. The Village shall also have the right to charge or place a lien upon the property of the owner's association for the repayment of such costs and expenses, including reasonable attorneys' fees, incurred in enforcing such obligations.
- X. Indemnification.
1. Petitioner shall indemnify the Village and save the Village harmless from and against any and all claims, actions, damages, liability and expense in connection with any loss of life, personal injury or damage to property arising from or out of any construction or other activities, acts or

omissions by Petitioner or its agents or employees on the Property or undertaken off the Property in furtherance of the development of the Property.

2. Petitioner shall indemnify the Village and hold the Village harmless with respect to all expenses, including reasonable attorneys' fees, incurred in defense of any action against the Village in connection with any loss of life, personal injury or damage to property arising from or out of any construction or other activities, acts or omissions by Petitioner or its agents or employees on the Property or undertaken off the Property in furtherance of the development of the Property.
 3. Petitioner shall include the Village as an additional insured on any and all policies of insurance purchased in conjunction with its construction activities on or around the Property.
 4. For purposes, of subparagraphs (1), (2) and (3) above, where the term Village is used, such term shall include the Village, its officers, agents and employees.
- Y. **Binding Effect.** The provisions contained in this Exhibit E shall be binding upon and inure to the benefit of the owner of the Property, the Petitioner and their respective successors and assigns.

LANDSCAPE GUIDELINES FOR THE
CONTINENTAL GRAIN PROPERTY

The following standards relating to the landscaping of roadway boulevards, trail and pond easements, and critical buffer areas are intended to supplement the general information provided on the sheets entitled "Development Standards" which were a part of the RPUD submittal for the project. These standards are also illustrated in the 8½" x 11" booklets containing a description of the entire project. The standards are formulated in terms of a specified number of shade trees per lineal foot of associated roadway, easement, or buffer area in a fashion similar to the standards currently maintained by the Village for street tree plantings. The standards are applicable to improvements which will be provided by the developer of the project, Prentiss Properties, and are not intended to represent landscaping to be provided as part of individual site developments. These standards are intended to be the minimum required, as such, they do not include either shrub plantings, seed, sod, or site furnishing which may be installed within the areas to augment the minimum requirements. All landscaping will be further subject to Village Board approval of final landscape plans prior to construction, either as part of the final engineering submittals for public improvements, or as part of final site plan approval for individual sites or larger segments of the privately-owned areas.

Where references are made to berming in the standards, the berming is intended to be the primary device for screening elements from surrounding roadways or development. In these locations, berms from a minimum height of four feet to a maximum height of eight feet will provide required screening. Plantings are intended to be used in conjunction with berming, not as a primary screening device in and of themselves, but rather to provide diversity and interest visually to the bermed areas.

For purposes of the following standards, the following minimum sizes of plant material shall apply:

Shade tree = Deciduous tree; 3-inch caliper minimum

Conifer = Coniferous tree; 10 to 12-foot height minimum

Ornamental = Deciduous tree or large shrub; 1½-inch caliper or 10 to 12-foot height minimum

The standards are expressed in terms of shade trees required per lineal foot of roadway, easement, or buffer strip, and include the full width of each. For determining numbers of conifers and ornamentals applicable to the standard, a 10 to 12-foot height conifer shall equal a shade tree, and two ornamentals as specified above shall equal a shade tree.

• minimum standard revised to 6 foot height as noted in K. Rielley memo dated 2.24.88

The following standards shall apply as illustrated in the "Development Standards" exhibits:

1. Major Entry (110' - 150' ROW)
 - o boulevards: 1 tree each side/40 l.f. of roadway
 - o median: 2 trees/40 l.f. of median length
 - plus 1 tree/25 l.f. of median where median is wider than 30 feet
2. Divided Roadway (110' ROW)
 - o boulevards: 1 tree each side/40 l.f. of roadway
 - o median: 1 tree/40 l.f. of median length
 - plus 1 tree/40 l.f. of median length where median is wider than 18 feet.
3. Loop/Collector Roadway (70' ROW)
 - o boulevards: 1 tree each side/40 l.f. of roadway
4. Minor Streets/Cul-de-Sacs (60' ROW)
 - o boulevards: 1 tree each side/35 l.f. of roadway
 - o cul-de-sac islands: 5 trees per island
5. Internal Trail Easements (50' easement typ.)
 - o 6 trees per 100 l.f. of easement with at least 30 percent coniferous
6. Milwaukee Avenue Buffer (50' typical)
 - o primary screening by berm; berm to be not less than four feet high nor greater than eight feet high as needed to provide screening from eye level for occupants in vehicles on Milwaukee Avenue
 - o provide 1 tree/10 l.f. of buffer areas (10/100 l.f.) with at least 30 percent coniferous
7. Townline Road Buffer (25' typical)
 - o berming as described in No. 6, above
 - o provided 1 tree/20 l.f. of buffer area (5/100 l.f.) with at least 30 percent coniferous
8. Seavey Creek Buffer (50' typical)
 - o berming as described in No. 6, above
 - o provide 1 tree/20 l.f. of buffer areas (5/100 l.f.) with at least 50 percent coniferous

9. Woodbine Estates Buffer (50' typical)

- o berming as described in No. 6, above
- o provide 1 tree/12.5 l.f. of buffer area (8/100 l.f.) with at least 50 percent coniferous

10. Pond Easements (typical width 25 feet from high water line)

- o provide 1 tree/33 l.f. of easement area (3/100 l.f.)



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CONTINENTAL GRAIN PROPERTY
VILLAGE OF VERNON HILLS, ILLINOIS

GRAPHIC DESIGN PROGRAM STUDY
FOR EXTERIOR SIGNING

PRENTISS PROPERTIES LIMITED, INC.
DEVELOPERS
CHICAGO, ILLINOIS

MARCH 7, 1988

MARCH 7, 1988

CONTINENTAL GRAIN PROPERTY
VERNON HILLS, ILLINOIS

GRAPHIC DESIGN PROGRAM FOR EXTERIOR SIGNING

- SG-1 Main Site Entrance Identification, freestanding non-self illuminated precast concrete kiosk, 18'0" in height, 3'0" in width and having an identification planter base. Letters and logo image to be cut-out, individually applied aluminium plate, painted PMS dark green, exact color to be selected. Total 75 S.F.
- SG-2 Alternate Main Site Identification, freestanding non-self illuminated precast concrete kiosk, 10'0" in height, 5'0" in width and having applied letters and logo image of aluminum plated and painted PMS dark green, color to be selected. Total 50 S.F.
- SG-2A Secondary Site Entrance Identification, freestanding non-self illuminated precast concrete unit, 4'0" in height and 20'0" in length. Letters and logo image of aluminum cut plate painted PMS dark green, color to be selected. Total 80 S.F.
- SG-3 Typical Street Scope Signs - Tenant Identification, freestanding self illuminated unit of aluminum construction in three unit sizes: 4'0" in height and 5'0" in length, 14'4" S.F.; 4'0" in height and 10'0" in length, 36 S.F.; and 4'0" in height and 15'0" in length, 54 S.F. All sign units may be double faced and shall have a PMS tan gloss enamel finish with green accent lines and dark green 6" reveal at base.
- SG-4 Typical Site Directional Signs, freestanding post and panel non-illuminated unit of aluminium construction. Sign unit to be 4'0" in total height, 5'0" in total length and having a sign panel of 2'6" x 4'6" in width. Total 6'6" S.F.
- SG-5 Typical Site Directional "Receiving" Sign, freestanding post and panel non-illuminated unit of aluminum construction, 9'9" in height and having a 2'6" x 2'6" message panel. Sign panel to be painted light beige and having a dark green accent line and dark gray letter and arrow symbol All colors to be selected.

MARCH 7, 1983

GRAPHIC DESIGN PROGRAM FOR EXTERIOR SIGNING (continued)

- SG-6 Traffic Vehicular Control Signs, all signs to be as
To required by U.S. Transportation standards for sign post
SG-11 and break away base installation as required.
- SG-12 Typical Tenant Identification Standards
- SG-12A Individually applied illuminated letters.
- SG-12B Individually applied non-illuminated letters
or cutout push-thru back illuminated letters.
- SG-12C Tenant occupant identification sign band above
entrances. May be back lighted, face illuminated
or cutout push-thru lens face copy.
- SG-12D All glass applied identification to be borderless
silkscreen enamel, goldleaf or vinyl applied
letters.
- SG-13 Typical Street Identification signs, freestanding,
non-illuminated unit of aluminum post and panel
construction. 10'0" in height and 4"x4" square. Street
name sign blades to be 4" in and and 24" in length. Sign
blades to be painted MAP light beige gloss enamel. Copy
to be Helvetica Medium alphabet MAP dark green. Post to
be painted gloss enamel MAP dark gray. All as shown and
detailed. Colors to be selected.

NOTE: All application of signing for this program are definate
and are exhibited for possible types of signs to be used
in this program and shall be for final design approval.