

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-002

AN ORDINANCE GRANTING CERTAIN PRELIMINARY APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT LOCATED ON THE NORTH SIDE OF ROUTE 45 BETWEEN CORPORATE WOODS AND WOODLANDS PARKWAYS, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 5th DAY OF FEBRUARY 2013

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 12th Day of February 2013

ORDINANCE NO. 2013-002

**AN ORDINANCE GRANTING CERTAIN
PRELIMINARY APPROVALS FOR PROPERTY
COMMONLY KNOWN AS THE OAKS OF
VERNON HILLS, A PLANNED UNIT
DEVELOPMENT LOCATED ON THE NORTH
SIDE OF ROUTE 45 BETWEEN CORPORATE
WOODS AND WOODLANDS PARKWAYS, IN
THE VILLAGE OF VERNON HILLS, LAKE
COUNTY**

WHEREAS, the property formerly known as Kelly's Day Camp and Leikum Tap, legally described in Exhibit A, was zoned to allow office, warehouse and commercial uses although said uses were not constructed due to changes in the market and economy resulting in the current petition being filed to rezone the property for residential and commercial uses which would allow apartments and row homes pursuant to the attached plans; and

WHEREAS, Michael J. Rolfs of Hamilton Partners, Inc, representing Oaks of Vernon Hills, LLC in regards to property commonly known as The Oaks of Vernon Hills, A Planned Unit Development and legally described in Exhibit A, working with the Co-Developer (Kinzie Real Estate Group), has petitioned the Village of Vernon Hills for the following:

1. Preliminary approval of the Plat of Subdivision
2. Preliminary approval of the site and landscaping plans.
3. Preliminary approval of the architectural elevations.

WHEREAS, the requested approvals would be in general compliance with the following plans:

1. Preliminary Plat of Subdivision – The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/12/12 and consisting of 3 pages.
2. Building Character Elevations for the apartment buildings, row homes and Clubhouse (using Color Scheme D) prepared by BSB Design with a date of 12/19/12 and consisting of 5 pages. These pages also included the unit floor plans (dated 11/16/12 and consisting of 15 pages).
3. Preliminary Improvement Plans prepared by Manhard Consulting, Ltd with a revised date of 11/8/12 and consisting of 14 pages. These plans include preliminary grading and utility plans
4. Preliminary Landscaping Plans prepared by The Lakota Group, Inc with a date of 11/7/12 and consisting of pages L-00 thru L-17. These plans include a site plan, location plan, tree preservation plan and specific landscape plans for buildings and detention basins throughout the property.

Copies of said plans/color elevations are attached hereto as Exhibit B.

WHEREAS, upon due notice and after public hearing held December 19, 2012 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report including recommendations and conditions of approval concerning said petition as listed above; and

WHEREAS, as a part of the public hearing, the Planning and Zoning Commission of the Village of Vernon Hills, pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, also considered requests from the petitioner to amend the zoning classification from OR&D Office Research & Development to R-7 Multi-family Residential PUD and B-1, General Business for the property; and to approve a Special Use Permit for a Planned Unit Development to allow development of a mixed use development consisting of multi-family residential and commercial buildings along with certain variations, including but not limited to building height and setbacks and parking requirements; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, has also filed its report recommending approvals concerning said amendment of the zoning classification and special use permit as listed above; and

WHEREAS, this Ordinance does not grant approvals to the requested amendment of the zoning classification and special use permit for the legally described properties. Said approvals shall be considered by the Village at the time final plans are submitted and approved and the approvals granted in this Ordinance shall be subject to Village approval of the amendment to the zoning classification and special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the preliminary plat of subdivision entitled The Oaks of Vernon Hills, A Planned Unit Development is hereby approved subject to the conditions listed below in Section IV.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the preliminary site and landscaping plans are hereby approved subject to the conditions listed below in Section IV.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the preliminary architectural elevations for the entire project are hereby approved subject to the conditions listed below in Section IV.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the

Exhibit A

Legal Description

ORDINANCE 2013-002
EXHIBIT A
THE OAKS OF VERNON HILLS

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 15, AND PART OF THE EAST HALF OF SECTION 16 TOWNSHIP 43 NORTH

PARCEL 1: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 15.71 CHAINS, MORE OR LESS, TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO JOSEPH PIKE BY DEED RECORDED MARCH 13, 1866, IN BOOK 40 OF DEEDS, PAGE 254; THENCE NORTH ALONG THE EAST LINE OF PREMISES CONVEYED TO SAID JOSEPH PIKE, 5.26 CHAINS; THENCE EAST 5.71 CHAINS, MORE OR LESS, TO A POINT 10 CHAINS WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 26 LINKS; THENCE EAST 10 CHAINS TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 5 CHAINS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER WHERE SAME IS INTERSECTED BY CENTERLINE OF STATE ROAD; THENCE NORTH ON SAID WEST LINE OF SAID QUARTER SECTION, 14 RODS; THENCE EAST PARALLEL WITH THE CENTER LINE OF U.S. ROUTE NO. 45, 11 RODS AND 6 FEET; THENCE SOUTH 14 RODS, MORE OR LESS, TO THE CENTER OF SAID ROAD; AND THENCE WEST ALONG SAID CENTER LINE 11 RODS 6 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 AND THAT PART OF LOTS 14 AND 15 LYING NORTHERLY OF CENTER OF PUBLIC ROAD IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS 1 AND 14 DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 ALSO BEING THE NORTHWEST CORNER OF LOT 14, THENCE SOUTH ON SAID WEST LINE OF SAID LOT 14, 481.60 FEET TO THE CENTER LINE OF ROUTE 45; THENCE SOUTHEASTERLY ON CENTER LINE OF SAID ROUTE 45, 252.62 FEET; THENCE NORTHEASTERLY WITH AN ANGLE OF 92 DEGREES 39 MINUTES TO THE LEFT SIDE OF CENTER LINE AS PRODUCED, 143.01 FEET; THENCE NORTHWESTERLY WITH AN ANGLE OF 46 DEGREES 06 MINUTES TO THE LEFT OF LAST MENTIONED LINE AS PRODUCED, 202.4 FEET; THENCE NORTHERLY WITH AN ANGLE OF 12 DEGREES 04 MINUTES TO THE RIGHT OF LAST MENTIONED LINE AS PRODUCED, 415.15 FEET; THENCE WEST WITH AN ANGLE OF 85 DEGREES 18 MINUTES TO LEFT OF LAST MENTIONED LINE AS PRODUCED, 191.45 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 117.05 FEET

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EXHIBIT A
THE OAKS OF VERNON HILLS

TO THE PLACE OF BEGINNING, SAID EXCEPTION PARCEL ALTERNATIVELY BEING DESCRIBED AS LOTS 1 AND 2 IN WOODED ACRES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT 928553), IN LAKE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS LYING NORTH OF THE NORTH LINE OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 15.71 CHAINS, MORE OR LESS, TO THE SOUTHEAST CORNER OF PREMISES CONVEYED BY JOSEPH PIKE BY DEED RECORDED MARCH 13, 1866, IN BOOK 40 OF DEEDS, PAGE 254; THENCE NORTH ALONG THE EAST LINE OF PREMISES CONVEYED TO JOSEPH PIKE, 5.26 CHAINS; THENCE EAST 5.71 CHAINS, MORE OR LESS, TO A POINT 10 CHAINS WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 26 LINKS; THENCE EAST 10 CHAINS TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 5 CHAINS TO THE PLACE OF BEGINNING AND LYING SOUTH OF THE SOUTH LINE AND EAST AND WEST OF THE WEST AND EAST LINES EXTENDED SOUTHERLY, RESPECTIVELY, OF LOTS 133 IN THE CORPORATE WOODS, BEING A SUBDIVISION OF PARTS OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1986 AS DOCUMENT 2468419, AND ALSO RECORDED OCTOBER 22, 1986 AS DOCUMENT 2496355, IN LAKE COUNTY, ILLINOIS.

PARCEL 5: LOTS 1 AND 2 IN WOODED ACRES, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 27, 1956 AS DOCUMENT NUMBER 928553 IN BOOK 1493 OF RECORDS, PAGE 458, IN LAKE COUNTY, ILLINOIS.

PARCEL 6: THAT PART OF LOT 13 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF U.S. ROUTE 45, EXCEPT THE WEST 33 FEET OF LOT 13, (S.A.R. 22-SEC. 49, ACCORDING TO THE PLAT THEROF, RECORDED SEPTEMBER 1, 1932 AS DOCUMENT NUMBER 384242) IN LAKE COUNTY, ILLINOIS.

Prepared by:
Manhard Consulting, Ltd.
2050 S Finley Road
Vernon Hills IL, 60061
847.634.5550

Exhibit B

Plans

Exhibit C

Terms and Conditions of Approval

Conditions of Approval

General Compliance with the following plans:

- Building Character Elevations for the apartment buildings, row homes and Clubhouse (Color Scheme D) prepared by BSB Design with a date of 12/19/12 and consisting of 5 pages. These pages also included the unit floor plans (dated 11/16/12 and consisting of 15 pages). Scheme D color shall be used for row homes, apartment building and the clubhouse.
- Preliminary Improvement Plans prepared by Manhard Consulting, Ltd with a revised date of 11/8/12 and consisting of 14 pages. These plans include preliminary grading and utility plans
- Preliminary Plat of Subdivision – The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/12/12 and consisting of 3 pages.
- Preliminary Landscaping Plans prepared by The Lakota Group, Inc with a date of 11/7/12 and consisting of pages L-00 thru L-17. These plans include a site plan, location plan, tree preservation plan and specific landscape plans for buildings and detention basins throughout the property.

Variations - The following variations were recommended for approval

- For the drive aisles and parking lots in PODS A, B and D, the minimum setback shall be consistent with plan sheet 5 of 14 (Site Plan-North) prepared by Manhard Consulting Ltd with a revised date of 11/8/12.
- The trash enclosure in POD A shall be a minimum of 5 feet from the property line instead of 30 feet and shall not be located within any public utility easement. The enclosure walls shall be made of masonry materials consistent with the adjacent residential units.
- For the Multi-Family buildings, 41.5' setback for Building #7 instead of 48'.
- For the spacing between Row-Home Buildings, the following horizontal distance between buildings shall be allowed: between buildings 13 & 14 is 30'; between buildings 14 & 15 is 21.2'; between buildings 15 & 16 is 28.4; and between buildings 16 & 17 is 30' instead of 36 feet.
- For the spacing between Multi-Family Buildings, the following horizontal distance between buildings shall be allowed: between buildings 1 & 2 is 46.1'; between buildings 4 & 5 is 46.2'; between buildings 5 & 6 is 44.5'; and between buildings 7 & 8 is 41.5' instead of 48 feet.

- The following minimum sizes for dwelling units shall be permitted:

Code Requirement	Multi-Family	Row-Homes
1-Bd. Rm. 1200 sq. ft.	692 sq. ft.	Not Proposed
2-Bd. Rm. 1400 sq. ft.	1,189 sq. ft.	1,487 sq. ft.
3-Bd. Rm. 1600 sq. ft.	Not Proposed	1,800 sq. ft.

Conditions of Approval for the Entire Site:

1. Subject to Village Board final approval of this application of the zoning and planned development pursuant to this application, Ordinance 2009-039 which granted to Hamilton Partners, Inc the existing zoning and PUD shall remain in full force and effect.
2. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
3. The Village Attorney shall review and approve the REA Documents for the project and maintenance and conservation language for the preservation area prior to final approval of the Plat of Subdivision.
4. All signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances. Prior to consideration of final approval by the Commission and Village Board, the petitioner shall provide detailed information on all signs including proposed color elevations, locations with setbacks, dimensioned drawings of each sign and adjacent details on landscaping around each sign where appropriate.
5. The petitioner and co-developer shall provide the necessary updates or amendments to the Traffic Impact Study as may be required by the Village prior to final approvals being granted.
6. The Petitioner/Co-Developer shall provide the eastern access from the subject property to Forest Edge Drive.
7. All building materials within the "The Oaks of Vernon Hills" property shall comply with the materials samples information prepared by Petitioner/Co-Developer and BSB. The petitioner will provide a material sample board to the Village prior to final approval by the Village Board.
8. Prior to consideration for final approval of the development, the petitioner shall provide cut-sheet details for each of the lights to be used in the roads, parking lots and common open space areas within Lot 2. The lighting shall comply with Village standards.
9. Use of "wall-pack" type lighting shall be limited throughout the entire project. The petitioner will provide cut-sheet details for exterior lighting fixtures on each building.
10. The petitioner shall work with the Postal Service to locate mailboxes throughout the property; said locations shall be added to the Site Plan prior to consideration of final approval.
11. The landscape plans for the property should be modified to include bike racks. The number and locations of these racks will be reviewed and approved by the Village Landscape Architect.
12. The Tree Location Survey shall be used as the basis for a tree preservation plan. This plan will include protective fencing to be installed and approved by the

- Village on Lot 3 prior to the start of construction. The protective fence shall be maintained during all phases of construction on each lot. Failure to maintain said fence may result in a Stop Work and related fine being issued. No storage of any building materials, vehicles or equipment which could cause damage or injury to the trees is permitted within Lot 3.
13. The REA Document shall specify that the tree preservation area located on Lot 3 at the entrance of the development shall be maintained using good forestry practices.
 14. The roads (including the eastern access road from the subject property to Forest Edge Drive) and parking lots throughout the property shall be considered privately-owned. These private roads and drive isles within the parking lots shall be built to public road standards as setforth in the Development Ordinance, being Appendix B of the Code of Ordinances.
 15. The access driveways in front of Buildings 1, 2, 4 and 5 and between 9 and 12, need to maintain, two, ten (10) foot lanes which do not include the gutter flag, and shall have a minimum width be 22 feet.
 16. The Developer shall provide an emergency access connection, paved and gated as may be required by the Lincolnshire-Riverwoods Fire Protection District which shall be provided from the northwest corner of the property (POD A) to the adjacent property to the north, being 777 Hickory Hills Drive and owned by Corporate Woods Associates, LLC. The existing building is currently occupied by ZF Industries.
 17. In POD A, Road F shall be have one-way traffic starting from the road intersection near Building 17 and extending west until the road terminates into Road A. The 20 foot width of this road is acceptable.
 18. For that portion of the Route 45 road frontage extending across the entire property, the road improvements shall be built to an "Urban" cross-section as defined by IDOT requiring the use of curb and gutter throughout these improvements.
 19. Prior to final approval of the improvement plans, the petitioner must provide a letter from IDOT which approves the detention pond setbacks from Route 45.
 20. Consistent with the previous approvals granted to Hamilton Partners, a six (6) foot bounce for detention basins may be used instead of a maximum of four (4) feet as setforth in the Development Ordinance.
 21. Dumpster locations for all buildings shall be added to the final site and landscaping plans.
 22. The proposed bike path located at the southeast corner of the property adjacent to Detention Basin A and the east property line shall be elevated to meet the existing Route 45 shoulder. Pursuant to the review and approval of the Village engineer, this may require the placement of a drainage structure under the path.
 23. The landscape plan shall be updated to comply with the Memorandum from Tom Brettmann to David Brown entitled The Oaks of Vernon Hills Landscape Plan Technical Review (2nd) dated December 3, 2012.
 24. For all roads and access driveways within the development, the turning radii shall accommodate a 55' turning radius for the Fire Department's ladder truck.
 25. All sump pumps and downspouts shall be connected directly to storm sewers.

26. All plumbing stacks and vents ducts shall be earth-tone or black in color, said color shall be approved prior to issuance of a building permit.
27. Developer contributions shall be made to Districts 125 & 103, Vernon Hills Park District and Lincolnshire-Riverwoods Fire Protection District.
28. For Lot 1, proposed to be the future Commercial lot, for any proposed building(s) for this lot, the Planning & Zoning Commission and Village Board shall review and approve all site, landscaping and architectural plans for each building. Said designs shall be architecturally consistent with the overall designs of the buildings throughout the remainder of the property. As a part of the technical review for this lot, the developer or lot owner shall provide a traffic impact study for any future use.
29. Compliance with all ordinance and standards of the Village except as otherwise noted.
30. Petitioner will work with Staff to address the parking in Pod B and to increase the parking ratio.
31. Petitioner is hereby encouraged to work with Vernon Hills building supply stores and to shop locally.
32. Petitioner shall work with Staff and developer to limit the construction impact on local residents.
33. Petitioner shall amend all plan/plat submissions to remove the right-in/right-out on the US Route 45 frontage near Sanctuary Pointe
34. For the row homes, shutters shall be added on the rear garage elevations.

Terms and Conditions as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION V. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VI. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION VII. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of Hamilton Partners, Inc and Oaks of Vernon Hills, LLC.

SECTION VIII. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

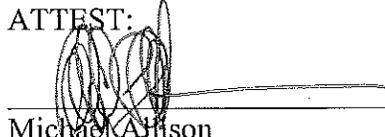
SECTION IX. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-002.

Adopted by roll call vote as follows:
AYES: 5 – Hebda, Koch, Marquardt, Schultz, Schwartz
NAYS: 0 - None
ABSENT AND NOT VOTING: 1 - Williams
Motion carried.


Roger L. Byrne
Village President

PASSED: 02/05/2013
APPROVED: 02/05/2013
PUBLISHED IN PAMPHLET FORM: 02/12/2013

ATTEST:


Michael Allison
Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, MICHAEL S. ALLISON, CERTIFY THAT I AM THE DULY APPOINTED VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON FEBRUARY 5, 2013, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2013-002, AN ORDINANCE GRANTING CERTAIN PRELIMINARY APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT LOCATED ON THE NORTH SIDE OF ROUTE 45 BETWEEN CORPORATE WOODS AND WOODLANDS PARKWAYS, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2013-002, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING FEBRUARY 12, 2013 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 12th DAY OF FEBRUARY, 2013



MICHAEL S. ALLISON, VILLAGE CLERK

SEAL

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2013-002, AN ORDINANCE GRANTING CERTAIN PRELIMINARY APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT LOCATED ON THE NORTH SIDE OF ROUTE 45 BETWEEN CORPORATE WOODS AND WOODLANDS PARKWAYS, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 12, 2013 TO FEBRUARY 22, 2013.

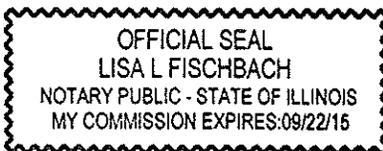


MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 12th DAY OF
FEBRUARY 2013



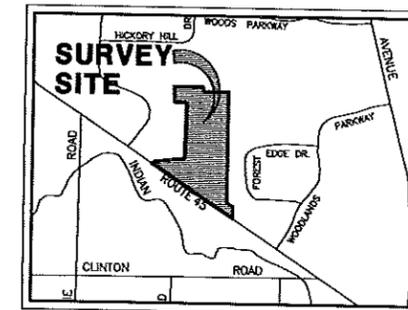
Notary Public



PRELIMINARY PLAT
OF
**THE OAKS OF VERNON HILLS,
A PLANNED UNIT DEVELOPMENT**

ORDINANCE 2013-002, Exhibit B-1
Preliminary Plat of Subdivision – The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/12/12 and consisting of 3 pages.

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE WEST 15.71 CHAINS, MORE OR LESS, TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO JOSEPH PIKE BY DEED RECORDED MARCH 13, 1866, IN BOOK 40 OF DEEDS, PAGE 254; THENCE NORTH ALONG THE EAST LINE OF PREMISES CONVEYED TO SAID JOSEPH PIKE, 5.26 CHAINS, THENCE EAST 8.74 CHAINS, MORE OR LESS, TO A POINT 10 CHAINS WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 28 LINKS, THENCE EAST 10 CHAINS TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 5 CHAINS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER WHERE SAME IS INTERSECTED BY CENTERLINE OF STATE ROAD, THENCE NORTH ON SAID WEST LINE OF SAID QUARTER SECTION, 14 ROADS, THENCE EAST PARALLEL WITH THE CENTER LINE OF U.S. ROUTE NO. 45, 11 ROADS AND 6 FEET; THENCE SOUTH 14 ROADS, MORE OR LESS, TO THE CENTER OF SAID ROAD; AND THENCE WEST ALONG SAID CENTER LINE 11 ROADS 6 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 AND THAT PART OF LOTS 14 AND 15 LYING NORTHERLY OF CENTER OF PUBLIC ROAD IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS 1 AND 14 DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, ALSO BEING THE NORTHWEST CORNER OF LOT 14, THENCE SOUTH ON SAID WEST LINE OF SAID LOT 14, 481.60 FEET TO THE CENTER LINE OF ROUTE 45; THENCE SOUTHEASTERLY ON CENTER LINE OF SAID ROUTE 45, 252.62 FEET; THENCE NORTHEASTERLY WITH AN ANGLE OF 92 DEGREES 39 MINUTES TO THE LEFT SIDE OF CENTER LINE AS PRODUCED, 143.01 FEET; THENCE PRODUCED, 202.4 FEET; THENCE NORTHERLY WITH AN ANGLE OF 12 DEGREES 04 MINUTES TO THE RIGHT OF LAST MENTIONED LINE AS PRODUCED, 413.15 FEET; THENCE WEST WITH AN ANGLE OF 85 DEGREES 18 MINUTES TO LEFT OF LAST MENTIONED LINE AS PRODUCED, 191.45 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 117.09 FEET TO THE PLACE OF BEGINNING, SAID EXCEPTION PARCEL, ALTERNATIVELY BEING DESCRIBED AS LOTS 1 AND 2 IN WOODED ACRES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT 928553, IN LAKE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS LYING NORTH OF THE NORTH LINE OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE WEST 15.71 CHAINS, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF PREMISES CONVEYED TO JOSEPH PIKE BY DEED RECORDED MARCH 13, 1866, IN BOOK 40 OF DEEDS, PAGE 254; THENCE EAST 5.71 CHAINS, MORE OR LESS, TO A POINT 10 CHAINS WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 28 LINKS, THENCE EAST 10 CHAINS TO THE WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 5 CHAINS TO THE PLACE OF BEGINNING AND RESPECTIVELY, OF LOTS 133 IN THE CORPORATE WOODS, BEING A SUBDIVISION OF PARTS OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1986 AS DOCUMENT 2468419, AND ALSO RECORDED OCTOBER 22, 1986 AS DOCUMENT 2468355, IN LAKE COUNTY, ILLINOIS.

PARCEL 5: LOTS 1 AND 2 IN WOODED ACRES, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 27, 1956 AS DOCUMENT NUMBER 928553 IN BOOK 1493 OF RECORDS, PAGE 458, IN LAKE COUNTY, ILLINOIS.

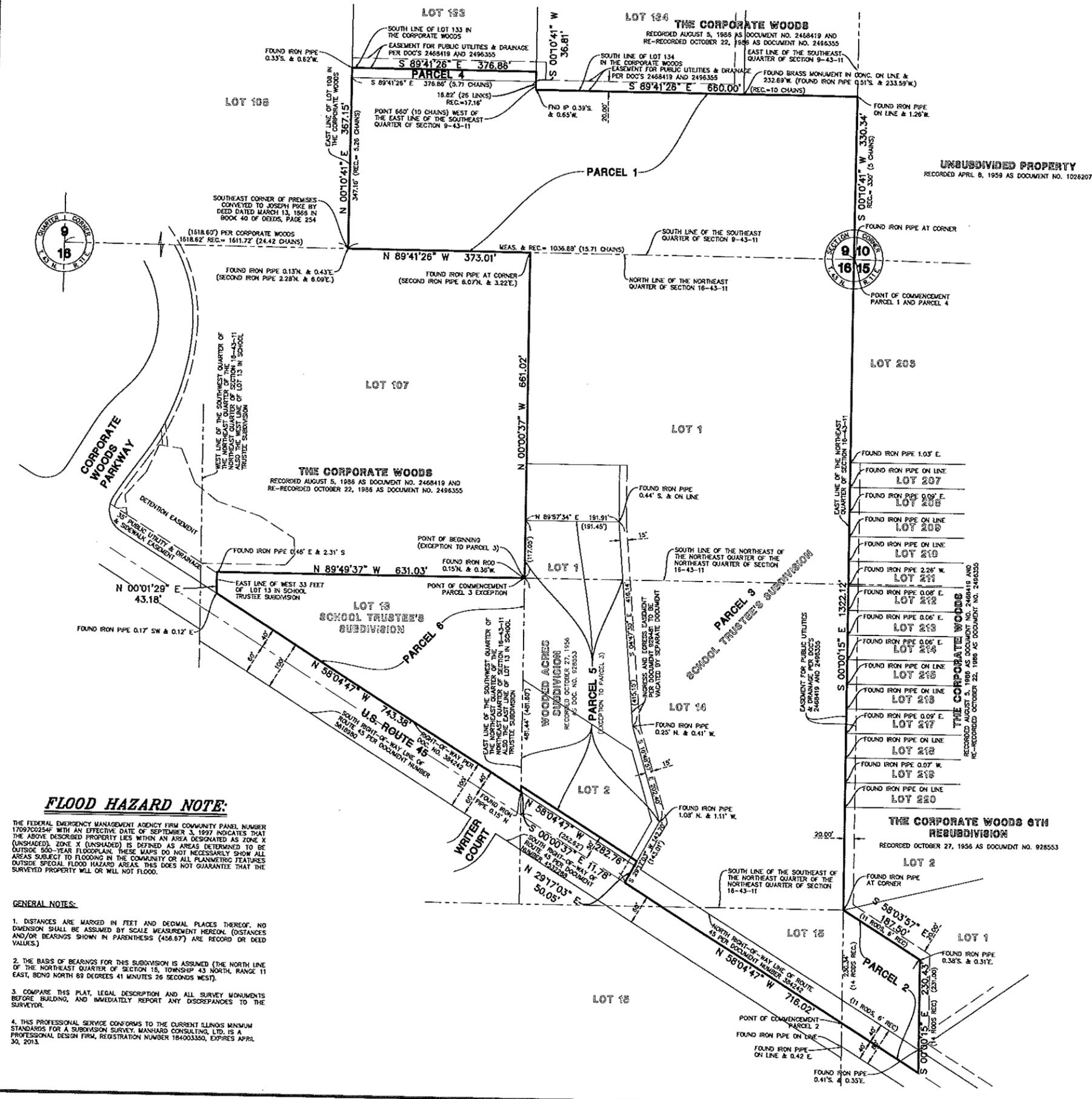
PARCEL 6: THAT PART OF LOT 13 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF U.S. ROUTE 45, EXCEPT THE WEST 33 FEET OF LOT 13, (S.A.R. 22-SEC. 49, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 1, 1932 AS DOCUMENT NUMBER 384242) IN LAKE COUNTY, ILLINOIS.

SHEET INDEX	
SHEET 1 OF 3	BOUNDARY INFORMATION, LEGAL DESCRIPTION, DISTINGUISHING EASEMENTS
SHEET 2 OF 3	PROPOSED LOT DETAILS - SOUTH
SHEET 3 OF 3	PROPOSED LOT DETAILS - NORTH

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100 West Lake Street, Vernon Hills, IL 60061
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THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT
VILLAGE OF VERNON HILLS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PRICE PER SHEET: \$100
DRAWN BY: J.A.M.
CHECKED BY: J.A.M.
DATE: 09/12/12
SCALE: 1" = 100'
SHEET
1 OF 3
KHZYH 110660



FLOOD HAZARD NOTE:

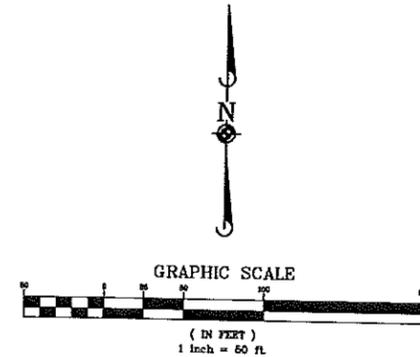
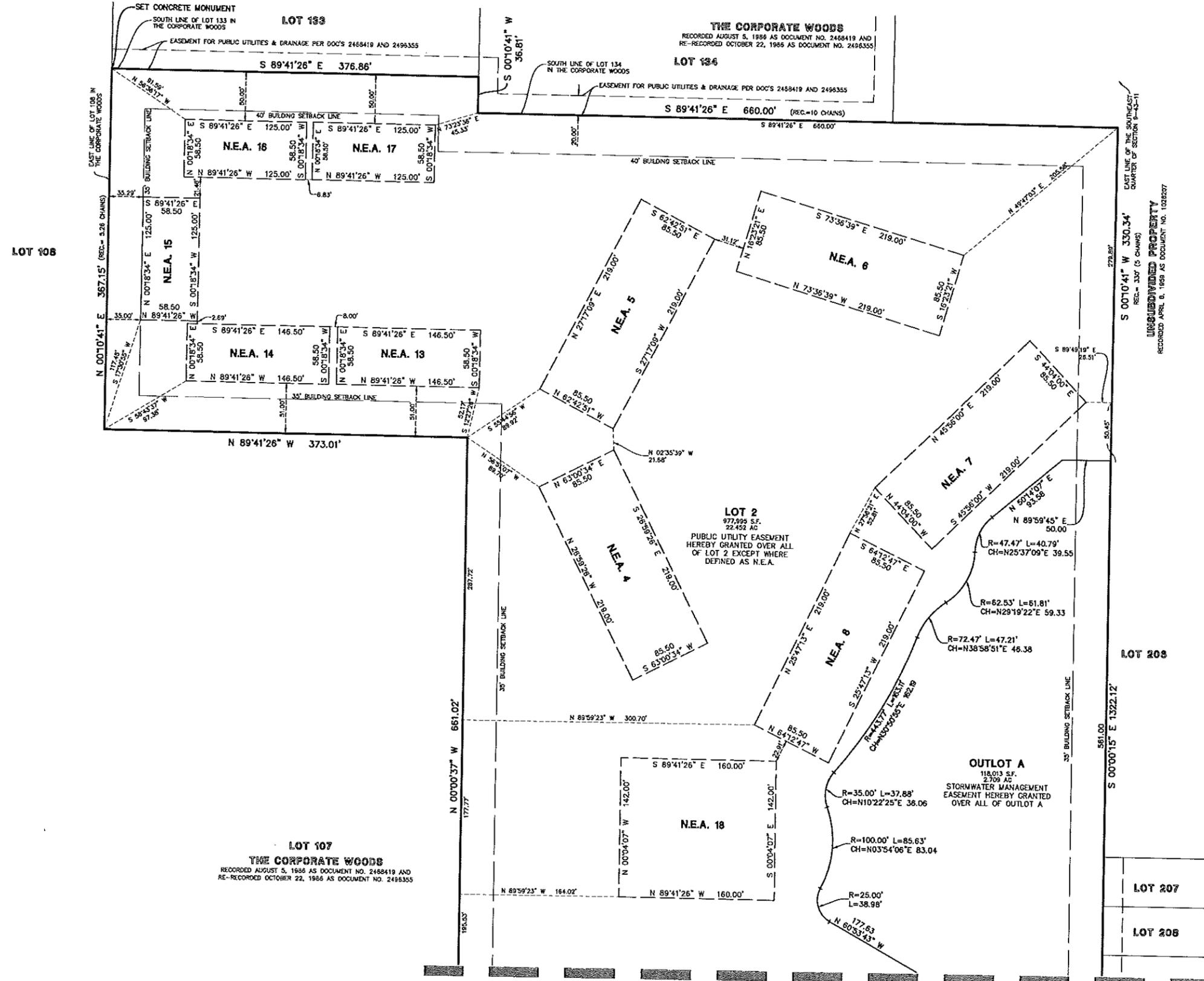
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1709702254F WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 1997 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. (DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES.)
- THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS ASSUMED (THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11 EAST, BEING NORTH 89 DEGREES 41 MINUTES 26 SECONDS WEST).
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MANSU/M STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2013.

PRELIMINARY PLAT OF THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF SECTION 16, ALL IN ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



N.E.A. = NON EASEMENT AREA
PROPERTY AREA

AREA TABLE		
LOT	SQ. FT.	SQ. YDS.
LOT 1	977,959	2,182
LOT 2	977,959	2,182
LOT 3	60,270	1,292
OUTLOT A	118,013	2,709
OUTLOT B	70,899	1,627
OUTLOT C	34,623	0,887
R.O.-W DEDICATION	68,213	1,563
TOTAL	1,425,012	32,715

ZONING

THE PROPOSED OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT IS WITHIN ZONE OR&O (OFFICE RESEARCH AND DEVELOPMENT) AN APPROVED PUD - PLANNED UNIT DEVELOPMENT PER ORDINANCE NO. 2009-039. HOWEVER, SETBACKS HAVE BEEN SHOWN HEREON BASED ON THE VILLAGE OF VERNON HILLS MUNICIPAL CODE-APPENDIX C (ZONING) ENACTED JUNE 19, 2012

DATE	DRAWN BY

Manhard CONSULTING LTD.
 600 Woodlands Drive, Vernon Hills, IL 60061
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THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT
 VILLAGE OF VERNON HILLS, ILLINOIS
 PRELIMINARY PLAT OF SUBDIVISION

PROJ. NO.: J.D.F.
 PROJ. ASSOC.: T.J.M.
 DRAWN BY: J.P.
 CHECKED BY: T.J.M.
 DATE: 09/12/12
 SCALE: 1" = 50'
 SHEET
3 OF **3**
 KNZVH 110660

SEE SHEET 2

ORDINANCE 2013-002, EXHIBIT B-2
 Building Character Elevations for the
 apartment buildings, row homes and
 Clubhouse (using Color Scheme D)
 prepared by BSB Design with a date of
 12/19/12 and consisting of 7 pages.
 These pages also included the unit floor
 plans (dated 11/16/12 and consisting of
 15 pages).



Front Elevation
 scale: 3/16" = 1'-0"



Left Elevation
 scale: 3/16" = 1'-0"

Character Elevation
 Color Scheme D

Oaks of Vernon Hills MF
 Vernon Hills, IL



212 West Kinzie Street
 5th Floor
 Chicago, IL 60604
 312-464-8800

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 The drawings presented are illustrative of character and design intent only, and are
 subject to change based upon final design considerations (i.e. applicable codes,
 structural, and MEP design requirements, unit plan / floor plan changes, etc.)

12-19-2012
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Rear Elevation
 scale: 3/16" = 1'-0"



Right Elevation
 scale: 3/16" = 1'-0"

Character Elevation
 Color Scheme D1

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 Vernon Hills, IL



Rear Elevation

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



Left Elevation

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

Character Elevation
Color Scheme D

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Front Elevation
 scale: 1/8" = 1'-0"

- Architectural Style Shingles
- Vinyl Soffits
- Premium Vinyl Shake Siding (alt: Composite Shake Siding)
- Decorative Pre-Fin Bracket
- Vinyl Windows
- Composite Siding (LP, Hardie or equivalent)
- Pre-Fin Column
- Wood Railings and Deck
- Composite Trim (LP, Hardie or equivalent)
- Brick Veneer Soldier Course
- Cast Stone Head & Sill
- Brick Veneer



Right Elevation
 scale: 1/8" = 1'-0"

- Architectural Style Shingles
- Vinyl Soffits
- Decorative Pre-Fin Bracket
- Wood Railings and Deck
- Premium Vinyl Shake Siding (alt: Composite Shake Siding)
- Vinyl Windows
- Composite Siding (LP, Hardie or equivalent)
- Composite Trim (LP, Hardie or equivalent)
- Pre-Fin Column
- Brick Veneer Soldier Course
- Cast Stone Sill
- Brick Veneer

Character Elevation
 Color Scheme D1

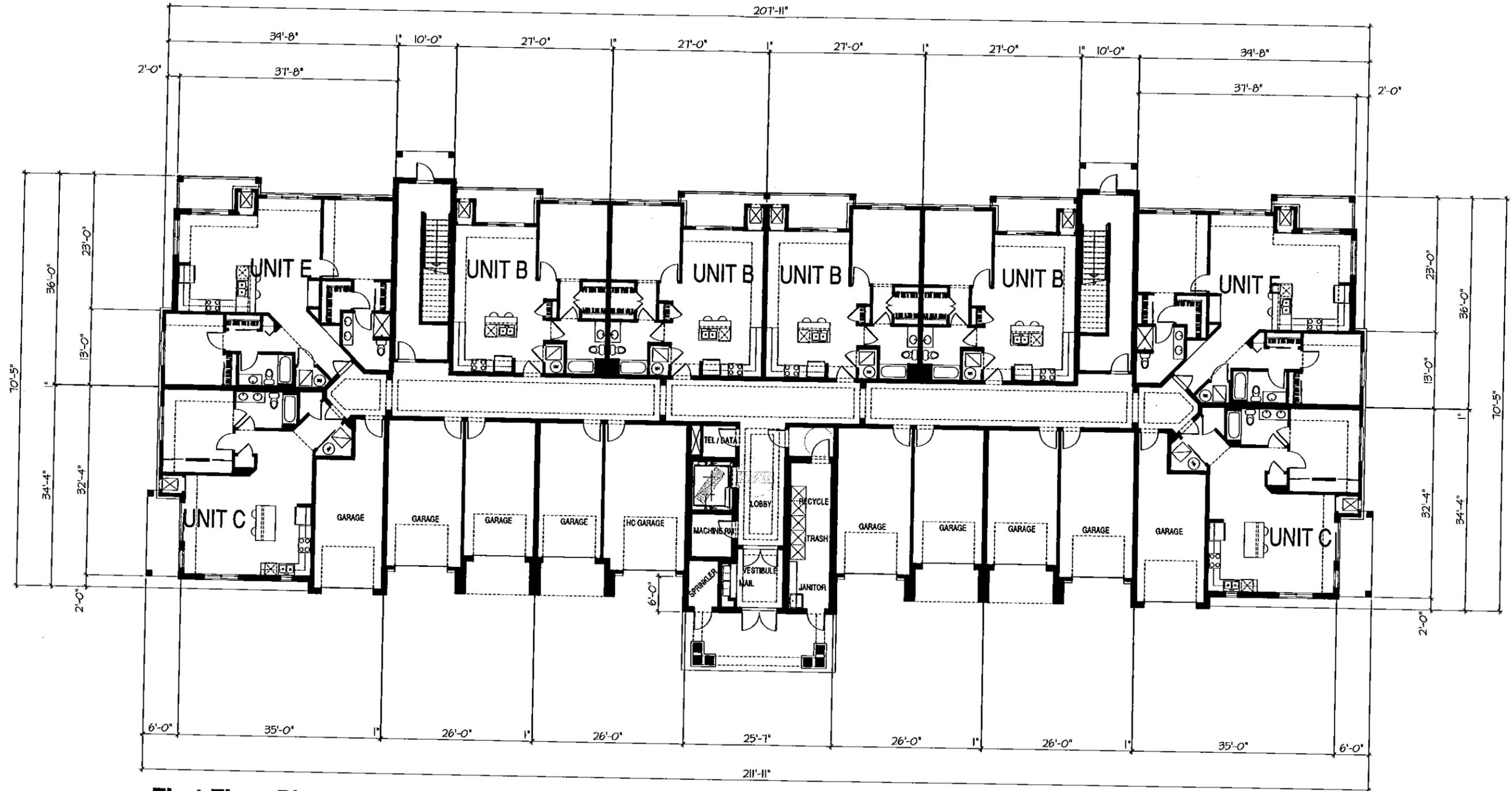


Clubhouse Front Elevation - West
 scale: 3/16" = 1'-0"

Character Elevation
 Color Scheme D

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First Floor Plan
SCALE: 1/8"=1'-0"

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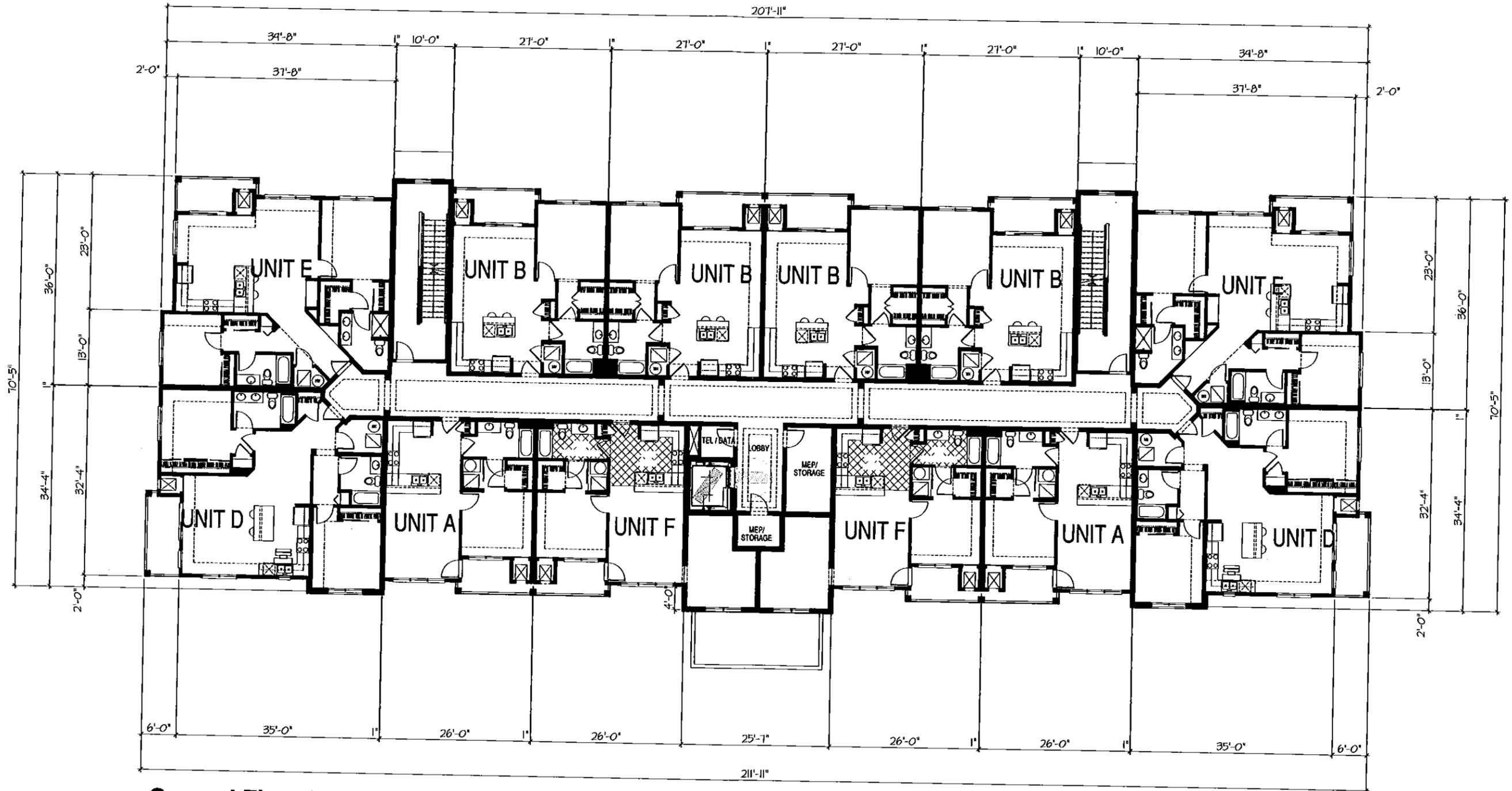
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Second Floor Plan
SCALE: 1/8"=1'-0"

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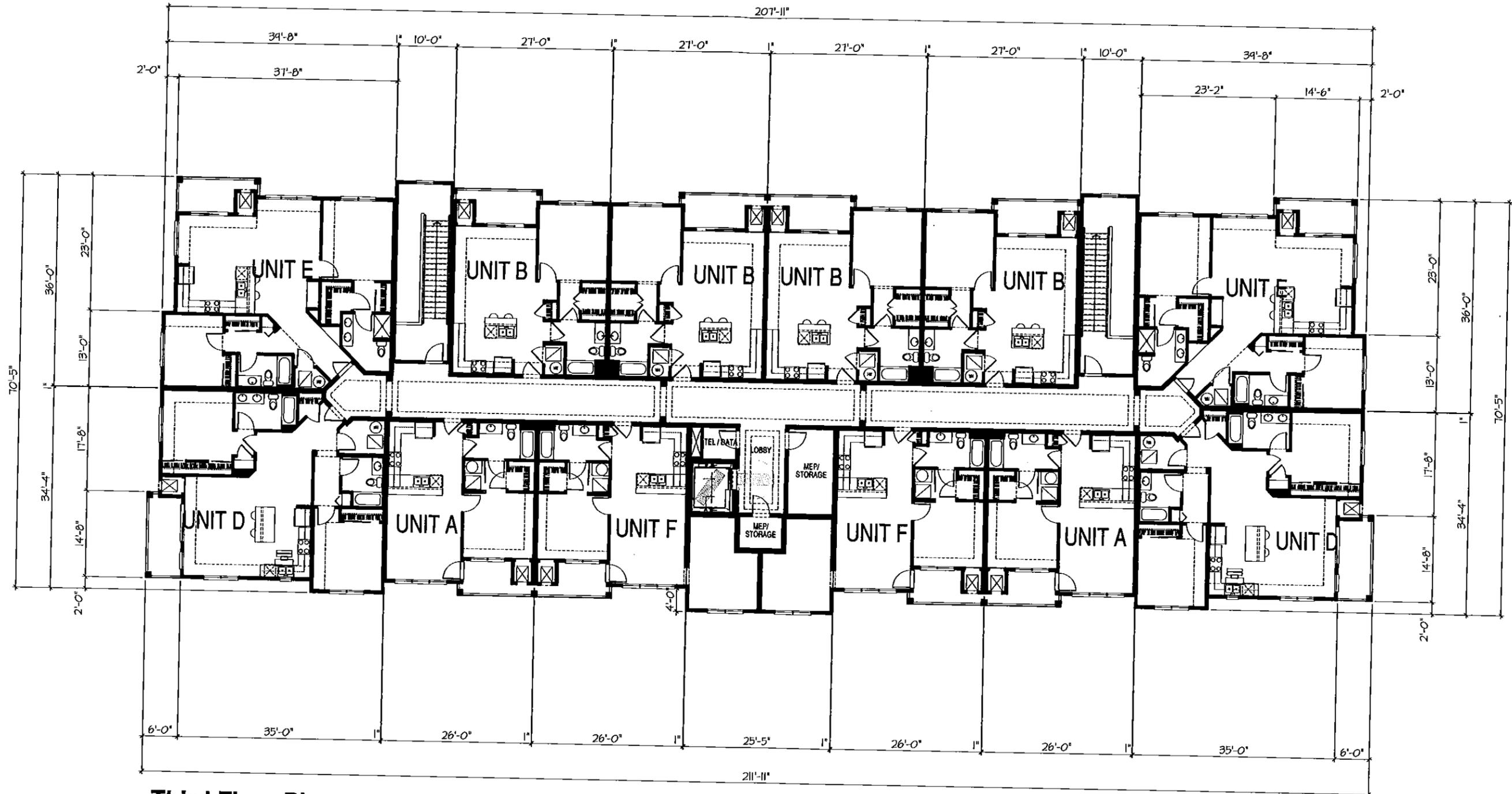
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Third Floor Plan

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

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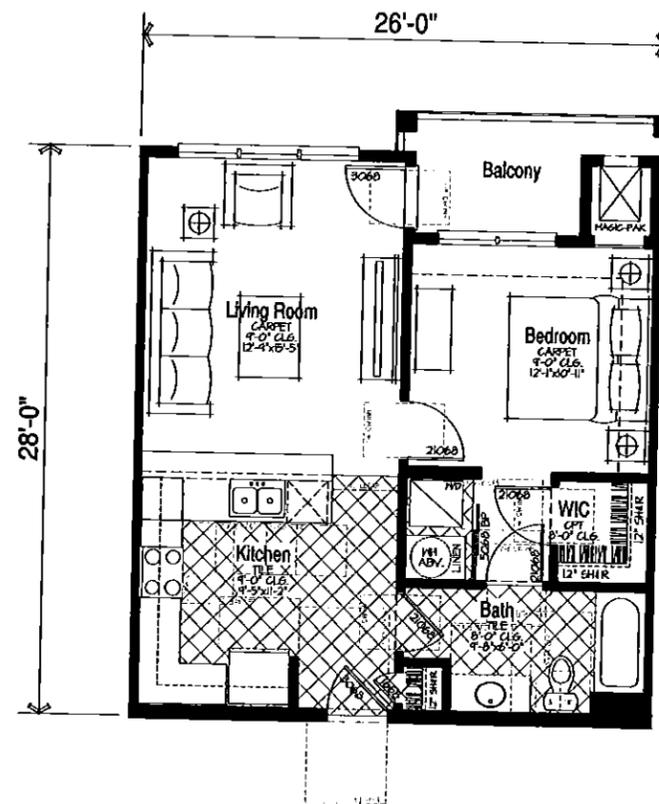
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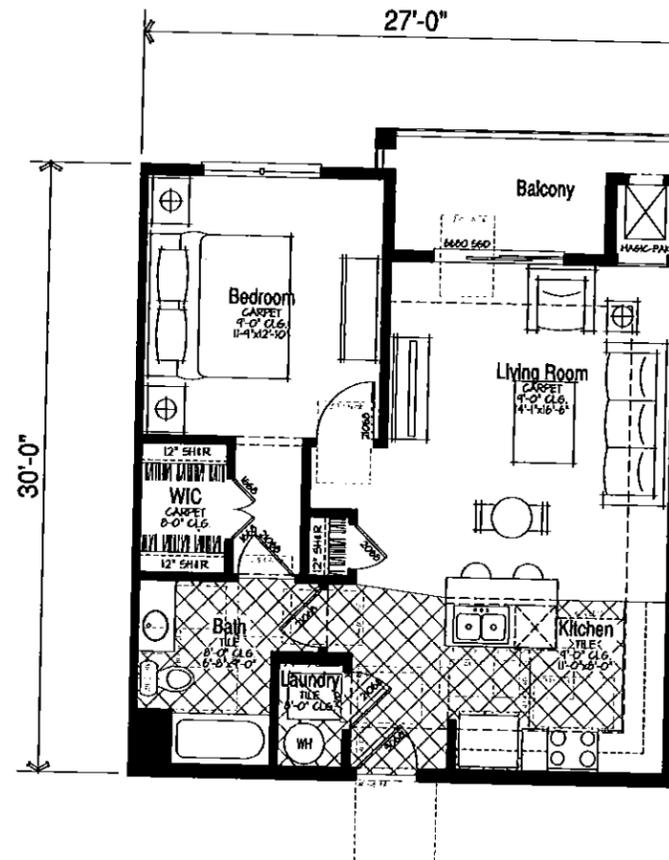
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ANSI TYPE B UNIT
695 SF.

1 **Unit - A - 1 Bedroom**
SCALE: 1/4"=1'-0"



ANSI TYPE B UNIT
767 SF.

2 **Unit - B - 1 Bedroom**
SCALE: 1/4"=1'-0"

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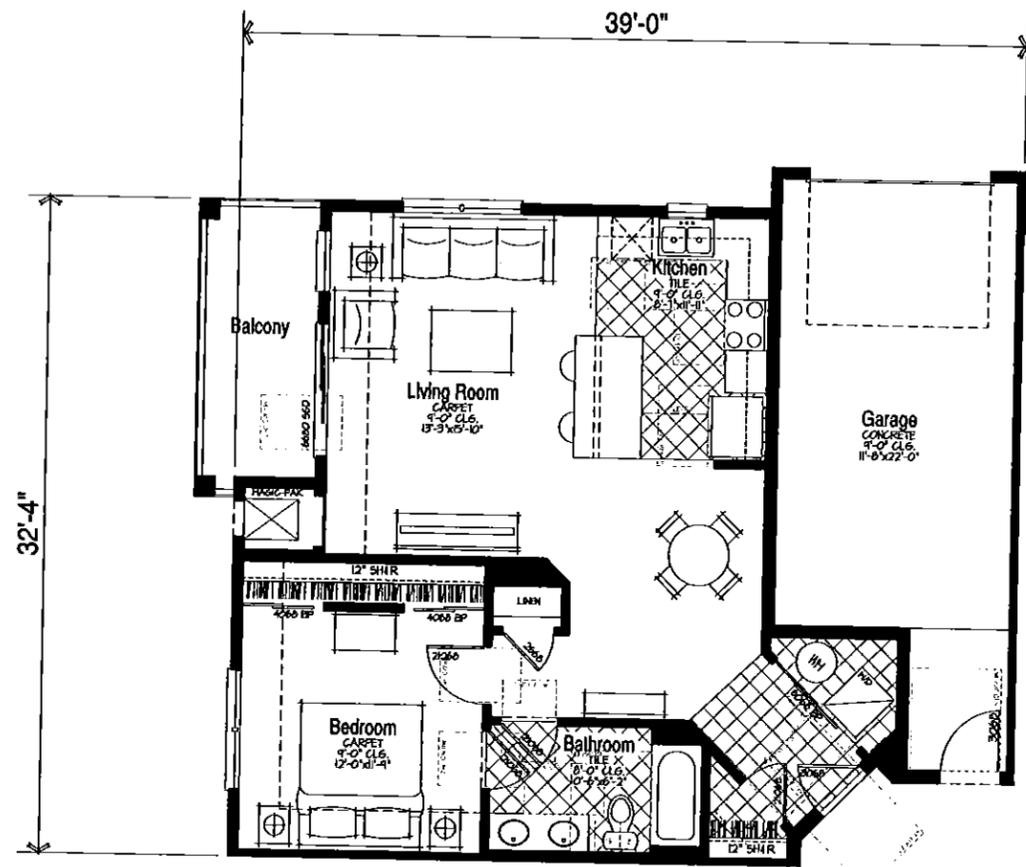
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subject to change based upon final design considerations (i.e. Applicable codes,
structural and MEP design requirements, and plan form plan changes, etc.)

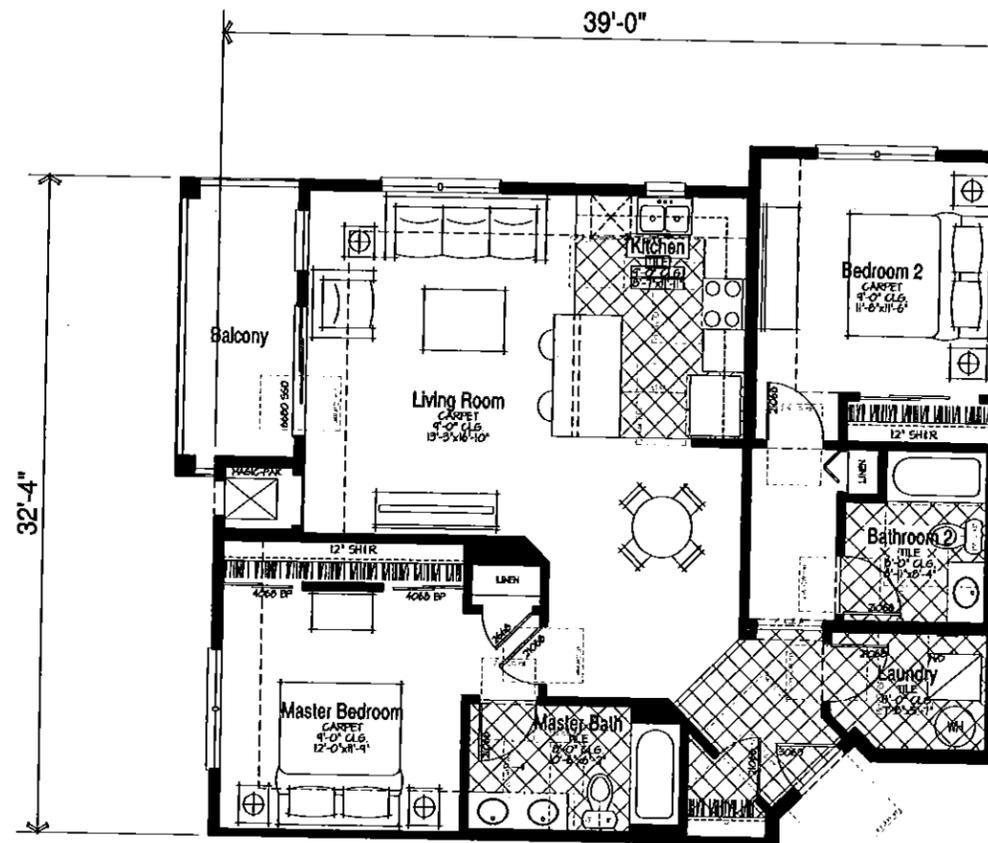
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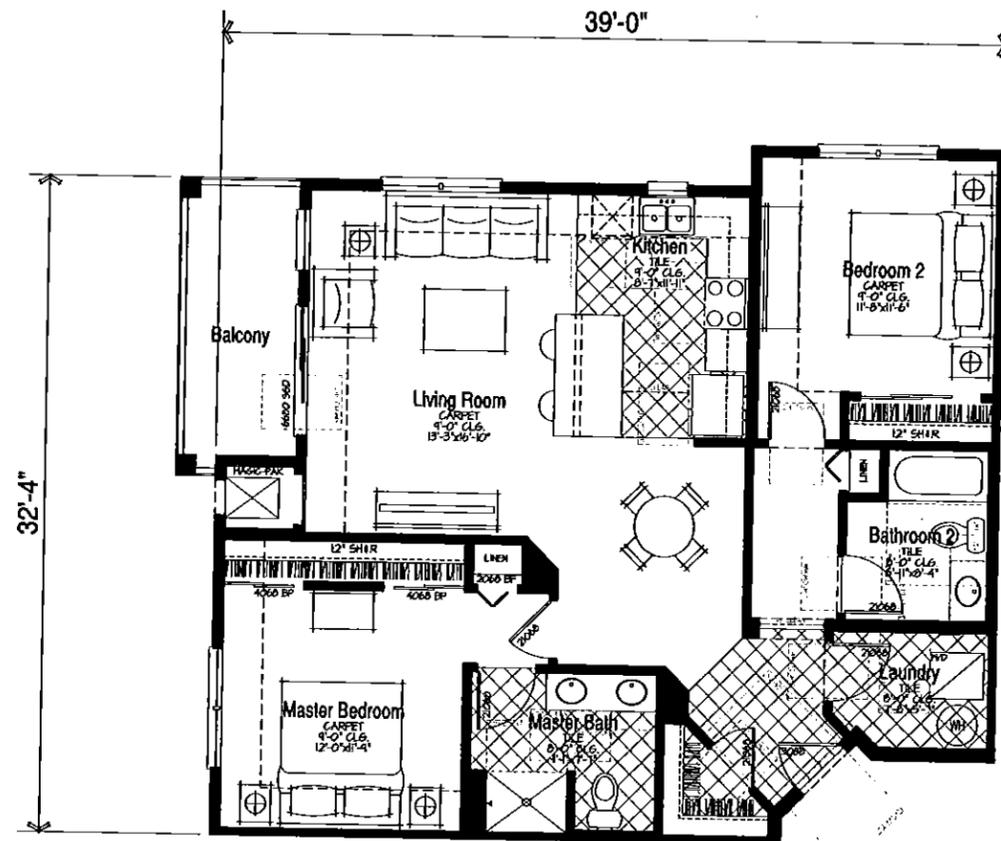
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ANSI TYPE B UNIT
873 SF.
Unit - C - 1 Bedroom
SCALE: 1/4"=1'-0"



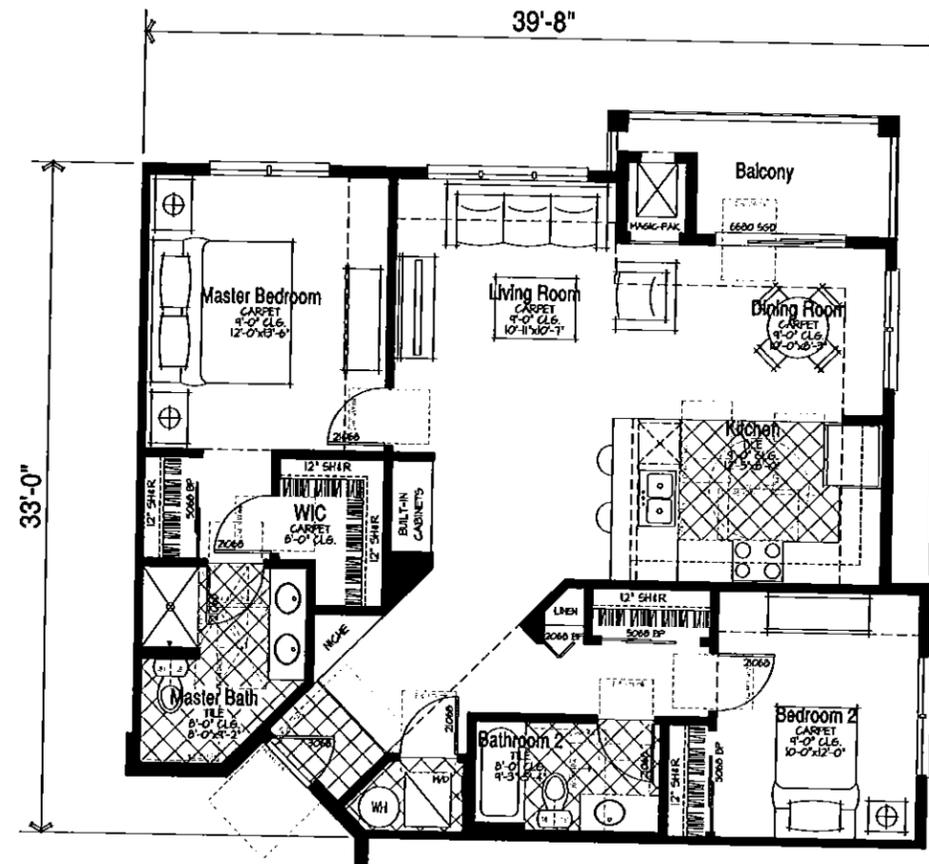
ANSI TYPE B UNIT
1189 SF.
Unit - D - 2 Bedroom
SCALE: 1/4"=1'-0"



ANSI TYPE B UNIT
1189 SF.

4 Unit - D - Alternate - 2 Bedroom

SCALE: 1/4"=1'-0"



ANSI TYPE B UNIT
1196 SF.

5 Unit - E - 2 Bedroom

SCALE: 1/4"=1'-0"

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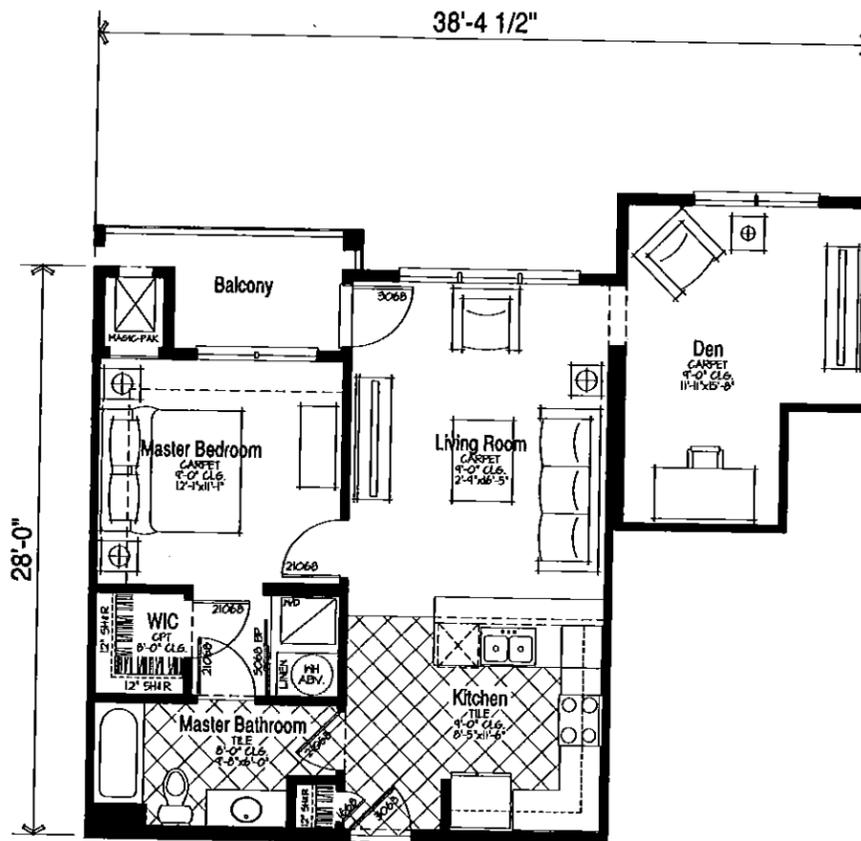
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ANSI TYPE B UNIT
 881 SF.
Unit - F - 1 Bedroom + Den
 SCALE: 1/4"=1'-0"

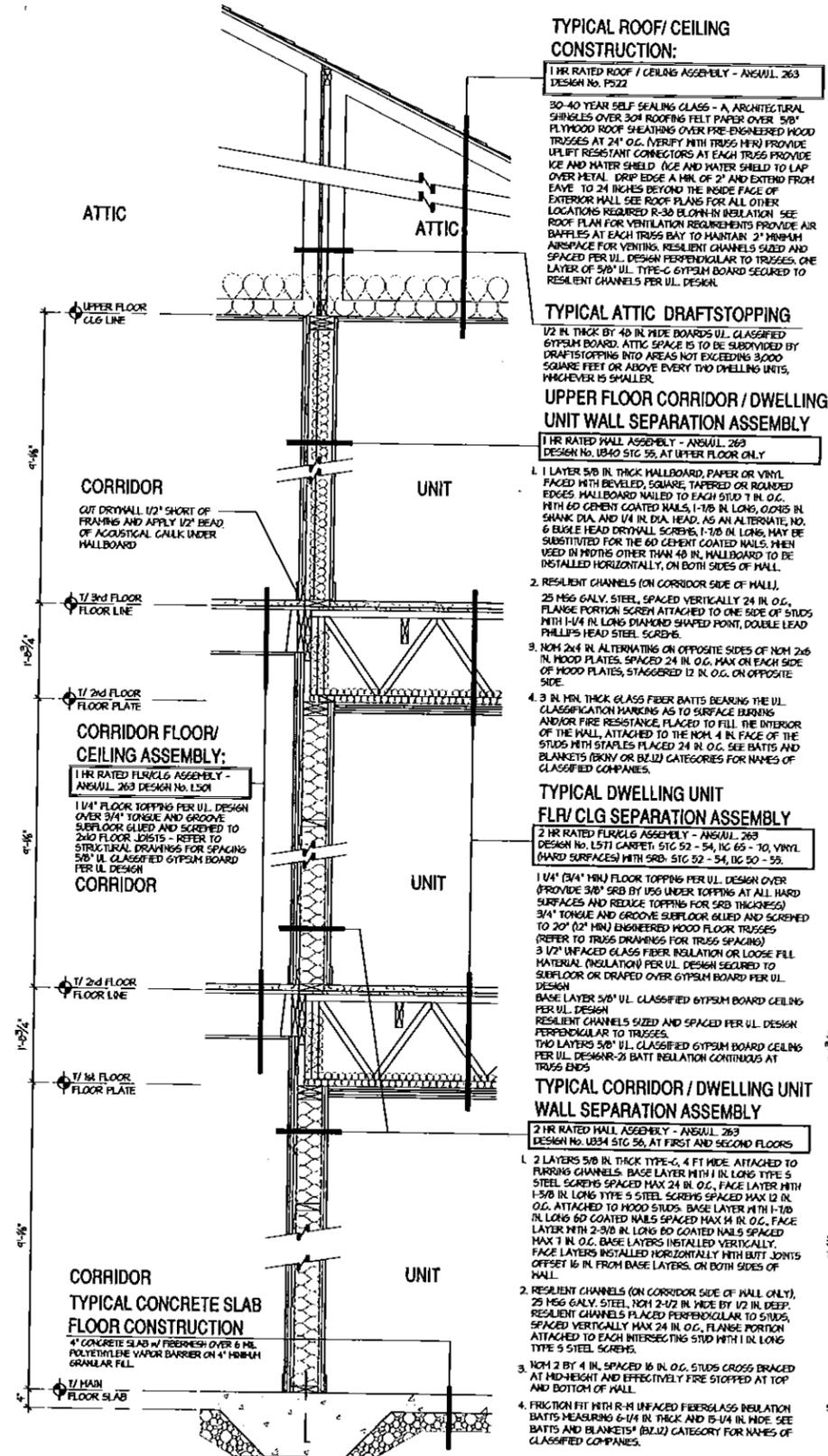
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TYPICAL ROOF/CEILING CONSTRUCTION:

1 HR RATED ROOF / CEILING ASSEMBLY - ANSUL 263 DESIGN NO. P522
30-40 YEAR SELF SEALING CLASS - A, ARCHITECTURAL SHINGLES OVER 3/4" ROOFING FELT PAPER OVER 5/8" PLYWOOD ROOF SHEATHING OVER PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (VERIFY WITH TRUSS MFR) PROVIDE UPLIFT RESISTANT CONNECTORS AT EACH TRUSS PROVIDE ICE AND WATER SHIELD (ICE AND WATER SHIELD TO LAP OVER METAL DRAIN EDGE A MIN. OF 2" AND EXTEND FROM EAVE TO 24 INCHES BEYOND THE INSIDE FACE OF EXTERIOR WALL. SEE ROOF PLANS FOR ALL OTHER LOCATIONS REQUIRED R-30 BLOW-IN INSULATION. SEE ROOF PLAN FOR VENTILATION REQUIREMENTS PROVIDE AIR BAFFLES AT EACH TRUSS BAY TO MAINTAIN 2" MINIMUM AIRSPACE FOR VENTING. RESILIENT CHANNELS SIZED AND SPACED PER U.L. DESIGN PERPENDICULAR TO TRUSSES. ONE LAYER OF 5/8" U.L. TYPE-C GYPSUM BOARD SECURED TO RESILIENT CHANNELS PER U.L. DESIGN.

TYPICAL ATTIC DRAFTSTOPPING
1/2 IN THICK BY 48 IN WIDE BOARDS U.L. CLASSIFIED GYPSUM BOARD. ATTIC SPACE IS TO BE SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

UPPER FLOOR CORRIDOR / DWELLING UNIT WALL SEPARATION ASSEMBLY

1 HR RATED WALL ASSEMBLY - ANSUL 263 DESIGN NO. U340 S1C 52, AT UPPER FLOOR ONLY

1. LAYER 5/8 IN THICK WALLBOARD, PAPER OR VINYL FACED WITH BEVELLED SQUARE TAPERED OR ROUNDED EDGES. WALLBOARD NAILED TO EACH STUD 1 IN O.C. WITH 6D CEMENT COATED NAILS, 1-1/8 IN LONG, O20S IN SHANK DIA. AND 1/4 IN DIA. HEAD, AS AN ALTERNATE, NO. 6 BUSHLE HEAD DRYWALL SCREWS, 1-1/8 IN LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENT COATED NAILS, WHEN USED IN NOTHS OTHER THAN 48 IN WALLBOARD TO BE INSTALLED HORIZONTALLY, ON BOTH SIDES OF WALL.
2. RESILIENT CHANNELS (ON CORRIDOR SIDE OF WALL), 25 MSG GALV. STEEL, SPACED VERTICALLY 24 IN O.C., FLANGE PORTION SCREW ATTACHED TO ONE SIDE OF STUDS WITH 1-1/4 IN LONG DIAMOND SHAPED POINT, DOUBLE LEAD PHILLIPS HEAD STEEL SCREWS.
3. NOM 2x4 IN ALTERNATING ON OPPOSITE SIDES OF NOM 2x6 IN HOOD PLATES, SPACED 24 IN O.C. MAX ON EACH SIDE OF HOOD PLATES, STAGGERED 12 IN O.C. ON OPPOSITE SIDE.
4. 3 IN MIN THICK GLASS FIBER BATT BEARING THE U.L. CLASSIFICATION MARKING AS TO SURFACE BURNING AND/OR FIRE RESISTANCE, PLACED TO FILL THE INTERIOR OF THE WALL, ATTACHED TO THE NOM 4 IN FACE OF THE STUDS WITH STAPLES PLACED 24 IN O.C. SEE BATTIS AND BLANKETS (B12V OR B12L) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

TYPICAL DWELLING UNIT FLR/CLG SEPARATION ASSEMBLY

2 HR RATED FLOOR/CEILING ASSEMBLY - ANSUL 263 DESIGN NO. L511 CARPET, S1C 52 - 54, IC 65 - 10, VINYL HARD SURFACES WITH SRB, S1C 52 - 54, IC 50 - 55

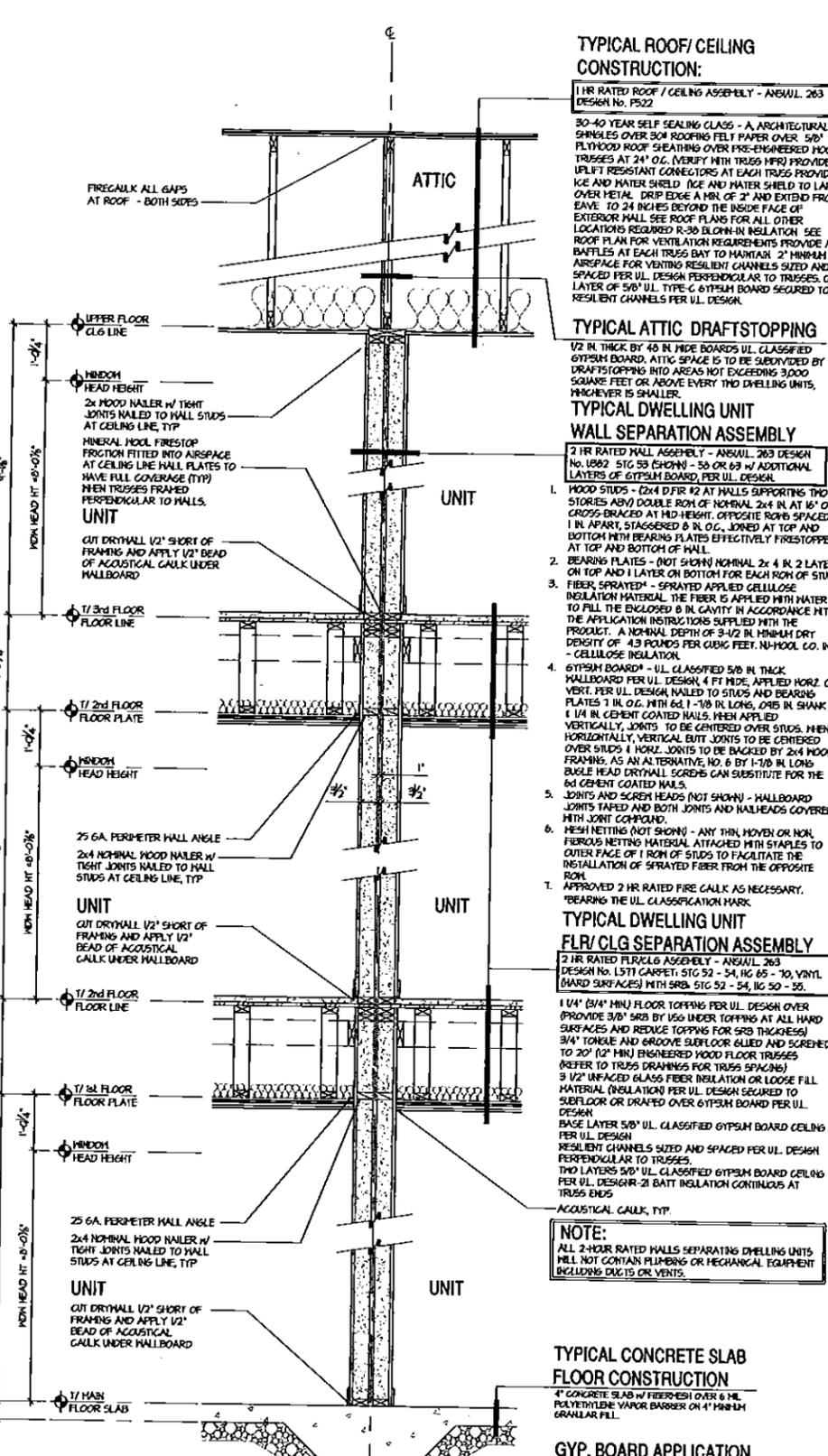
1. 1/4" (3/4" MIN) FLOOR TOPPING PER U.L. DESIGN OVER (PROVIDE 3/8" SRB BY USG UNDER TOPPING AT ALL HARD SURFACES AND REDUCE TOPPING FOR SRB THICKNESS) 3/4" TONGUE AND GROOVE SUELFLOOR GLEED AND SCREWED TO 20" (2" MIN) ENGINEERED WOOD FLOOR TRUSSES (REFER TO TRUSS DRAWINGS FOR TRUSS SPACING)
3. 1/2" UNFACED GLASS FIBER INSULATION OR LOOSE FILL MATERIAL (INSULATION PER U.L. DESIGN SECURED TO SUBFLOOR OR DRAINED OVER GYPSUM BOARD PER U.L. DESIGN. BASE LAYER 5/8" U.L. CLASSIFIED GYPSUM BOARD CEILING PER U.L. DESIGN. RESILIENT CHANNELS SIZED AND SPACED PER U.L. DESIGN PERPENDICULAR TO TRUSSES. TWO LAYERS 5/8" U.L. CLASSIFIED GYPSUM BOARD CEILING PER U.L. DESIGN-2 BATT INSULATION CONTINUOUS AT TRUSS ENDS

TYPICAL CORRIDOR / DWELLING UNIT WALL SEPARATION ASSEMBLY

2 HR RATED WALL ASSEMBLY - ANSUL 263 DESIGN NO. U334 S1C 56, AT FIRST AND SECOND FLOORS

1. 2 LAYERS 5/8 IN THICK TYPE-C, 4 FT WIDE, ATTACHED TO FURRING CHANNELS. BASE LAYER WITH 1 IN LONG TYPE S STEEL SCREWS SPACED MAX 24 IN O.C., FACE LAYER WITH 1-3/8 IN LONG TYPE S STEEL SCREWS SPACED MAX 12 IN O.C. ATTACHED TO HOOD STUDS. BASE LAYER WITH 1-1/8 IN LONG 6D COATED NAILS SPACED MAX 16 IN O.C. FACE LAYER WITH 2-3/8 IN LONG 6D COATED NAILS SPACED MAX 16 IN O.C. BASE LAYERS INSTALLED VERTICALLY. FACE LAYERS INSTALLED HORIZONTALLY WITH BUTT JOINTS OFFSET 16 IN FROM BASE LAYERS, ON BOTH SIDES OF WALL.
2. RESILIENT CHANNELS (ON CORRIDOR SIDE OF WALL ONLY), 25 MSG GALV. STEEL, NOM 2-1/2 IN WIDE BY 1/2 IN DEEP. RESILIENT CHANNELS PLACED PERPENDICULAR TO STUDS, SPACED VERTICALLY MAX 24 IN O.C., FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1 IN LONG TYPE S STEEL SCREWS.
3. NOM 2 BY 4 IN, SPACED 16 IN O.C., STUDS CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.
4. FRICTION FIT WITH R-14 UNFACED FIBERGLASS INSULATION BATTIS MEASURING 6-1/4 IN THICK AND 15-1/4 IN WIDE. SEE BATTIS AND BLANKETS (B12V OR B12L) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

3 Roof and or Floor Trusses Perpendicular to Interior Wall Section at Corridor
SCALE: 3/4"=1'-0"



TYPICAL ROOF/CEILING CONSTRUCTION:

1 HR RATED ROOF / CEILING ASSEMBLY - ANSUL 263 DESIGN NO. P522
30-40 YEAR SELF SEALING CLASS - A, ARCHITECTURAL SHINGLES OVER 3/4" ROOFING FELT PAPER OVER 5/8" PLYWOOD ROOF SHEATHING OVER PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (VERIFY WITH TRUSS MFR) PROVIDE UPLIFT RESISTANT CONNECTORS AT EACH TRUSS PROVIDE ICE AND WATER SHIELD (ICE AND WATER SHIELD TO LAP OVER METAL DRAIN EDGE A MIN. OF 2" AND EXTEND FROM EAVE TO 24 INCHES BEYOND THE INSIDE FACE OF EXTERIOR WALL. SEE ROOF PLANS FOR ALL OTHER LOCATIONS REQUIRED R-30 BLOW-IN INSULATION. SEE ROOF PLAN FOR VENTILATION REQUIREMENTS PROVIDE AIR BAFFLES AT EACH TRUSS BAY TO MAINTAIN 2" MINIMUM AIRSPACE FOR VENTING. RESILIENT CHANNELS SIZED AND SPACED PER U.L. DESIGN PERPENDICULAR TO TRUSSES. ONE LAYER OF 5/8" U.L. TYPE-C GYPSUM BOARD SECURED TO RESILIENT CHANNELS PER U.L. DESIGN.

TYPICAL ATTIC DRAFTSTOPPING
1/2 IN THICK BY 48 IN WIDE BOARDS U.L. CLASSIFIED GYPSUM BOARD. ATTIC SPACE IS TO BE SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

TYPICAL DWELLING UNIT WALL SEPARATION ASSEMBLY

2 HR RATED WALL ASSEMBLY - ANSUL 263 DESIGN NO. U302 S1C 53 CH01N - 53 OR 63 W/ ADDITIONAL LAYERS OF GYPSUM BOARD PER U.L. DESIGN

1. WOOD STUDS - (2x4 DFR #2 AT WALLS SUPPORTING TWO STORES ABOVE) DOUBLE ROW OF NOMINAL 2x4 IN AT 16" O.C. CROSS BRACED AT MID-HEIGHT, OPPOSITE ROWS SPACED 16 IN APART, STAGGERED 8 IN O.C. JOINTS AT TOP AND BOTTOM WITH BEARING PLATES EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL.
2. BEARING PLATES - (NOT SHOWN) NOMINAL 2x 4 IN 2 LAYERS ON TOP AND 1 LAYER ON BOTTOM FOR EACH ROW OF STUDS.
3. FIBER SPRAYED - SPRAYED APPLIED CELLULOSE INSULATION MATERIAL, THE FIBER IS APPLIED WITH WATER TO FILL THE ENCLOSED 8 IN CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. A NOMINAL DEPTH OF 3-1/2 IN MINIMUM DRY DENSITY OF 4.3 POUNDS PER CUBIC FOOT, N-HOOL CO. INC. - CELLULOSE INSULATION.
4. GYPSUM BOARD - U.L. CLASSIFIED 5/8 IN THICK WALLBOARD PER U.L. DESIGN, 4 FT WIDE, APPLIED HORIZ OR VERT. PER U.L. DESIGN NAILED TO STUDS AND BEARING PLATES 1 IN O.C. WITH 6d 1-1/8 IN LONG, O20S IN SHANK DIA. 1/4 IN DIA. HEAD, WHEN APPLIED VERTICALLY, JOINTS TO BE CENTERED WHEN HORIZONTALLY, VERTICAL BUTT JOINTS TO BE CENTERED OVER STUDS. HORIZ. JOINTS TO BE BACKED BY 2x4 HOOD FRAMING AS AN ALTERNATIVE, NO. 6 BY 1-1/8 IN LONG BUSHLE HEAD DRYWALL SCREWS CAN SUBSTITUTE FOR THE 6D CEMENT COATED NAILS.
5. JOINTS AND SCREW HEADS (NOT SHOWN) - WALLBOARD JOINTS TAPED AND BOTH JOINTS AND NAILHEADS COVERED WITH JOINT COMPOUND.
6. FRESH METING (NOT SHOWN) - ANY FRESH METING OR NON FERROUS METING MATERIAL ATTACHED WITH STAPLES TO OUTER FACE OF 1 ROW OF STUDS TO FACILITATE THE INSTALLATION OF SPRAYED FIBER FROM THE OPPOSITE ROOM.
7. APPROVED 2 HR RATED FIRE CALK AS NECESSARY, BEARING THE U.L. CLASSIFICATION MARK.

TYPICAL DWELLING UNIT FLR/CLG SEPARATION ASSEMBLY

2 HR RATED FLOOR/CEILING ASSEMBLY - ANSUL 263 DESIGN NO. L511 CARPET, S1C 52 - 54, IC 65 - 10, VINYL HARD SURFACES WITH SRB, S1C 52 - 54, IC 50 - 55

1. 1/4" (3/4" MIN) FLOOR TOPPING PER U.L. DESIGN OVER (PROVIDE 3/8" SRB BY USG UNDER TOPPING AT ALL HARD SURFACES AND REDUCE TOPPING FOR SRB THICKNESS) 3/4" TONGUE AND GROOVE SUELFLOOR GLEED AND SCREWED TO 20" (2" MIN) ENGINEERED WOOD FLOOR TRUSSES (REFER TO TRUSS DRAWINGS FOR TRUSS SPACING)
3. 1/2" UNFACED GLASS FIBER INSULATION OR LOOSE FILL MATERIAL (INSULATION PER U.L. DESIGN SECURED TO SUBFLOOR OR DRAINED OVER GYPSUM BOARD PER U.L. DESIGN. BASE LAYER 5/8" U.L. CLASSIFIED GYPSUM BOARD CEILING PER U.L. DESIGN. RESILIENT CHANNELS SIZED AND SPACED PER U.L. DESIGN PERPENDICULAR TO TRUSSES. TWO LAYERS 5/8" U.L. CLASSIFIED GYPSUM BOARD CEILING PER U.L. DESIGN-2 BATT INSULATION CONTINUOUS AT TRUSS ENDS

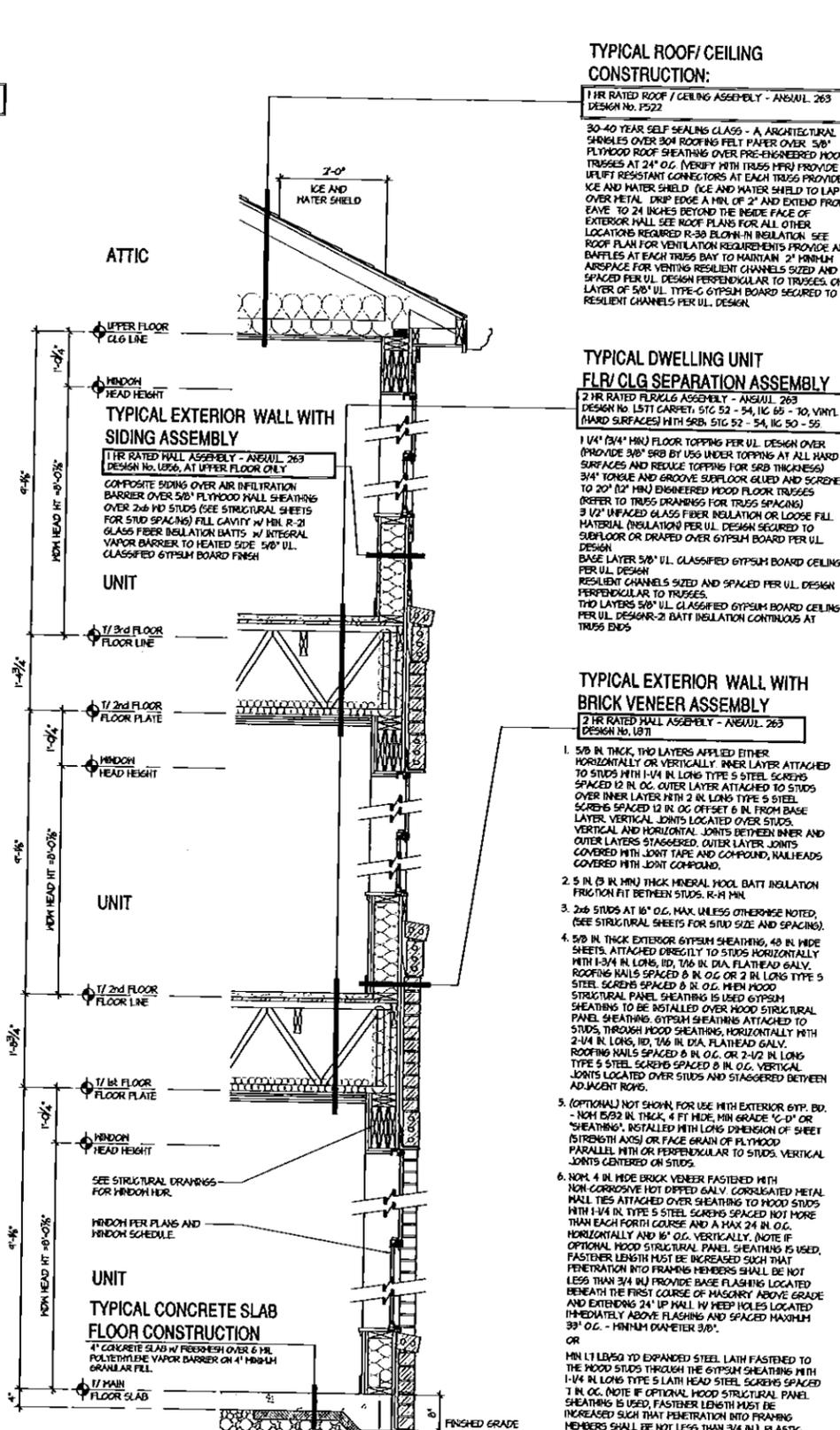
NOTE:
ALL 2-HOUR RATED WALLS SEPARATING DWELLING UNITS SHALL NOT CONTAIN PLUMBING OR MECHANICAL EQUIPMENT INCLUDING DUCTS OR VENTS.

TYPICAL CONCRETE SLAB FLOOR CONSTRUCTION

4" CONCRETE SLAB W/ FIBERGLASS OVER 6 MIL POLYETHYLENE VAPOR BARRIER ON 4" MINIMUM GRANULAR FILL.

GY.P. BOARD APPLICATION
CEILING GYP. BOARD APPLIED WITH LONG DIMENSION PERPENDICULAR TO TRUSSES. STAGGER END JOINTS ON CENTERLINE OF TRUSS BOTTOM CHORDS.

2 Roof and or Floor Trusses Parallel to Unit Separation Wall Section
SCALE: 3/4"=1'-0"



TYPICAL ROOF/CEILING CONSTRUCTION:

1 HR RATED ROOF / CEILING ASSEMBLY - ANSUL 263 DESIGN NO. P522
30-40 YEAR SELF SEALING CLASS - A, ARCHITECTURAL SHINGLES OVER 3/4" ROOFING FELT PAPER OVER 5/8" PLYWOOD ROOF SHEATHING OVER PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (VERIFY WITH TRUSS MFR) PROVIDE UPLIFT RESISTANT CONNECTORS AT EACH TRUSS PROVIDE ICE AND WATER SHIELD (ICE AND WATER SHIELD TO LAP OVER METAL DRAIN EDGE A MIN. OF 2" AND EXTEND FROM EAVE TO 24 INCHES BEYOND THE INSIDE FACE OF EXTERIOR WALL. SEE ROOF PLANS FOR ALL OTHER LOCATIONS REQUIRED R-30 BLOW-IN INSULATION. SEE ROOF PLAN FOR VENTILATION REQUIREMENTS PROVIDE AIR BAFFLES AT EACH TRUSS BAY TO MAINTAIN 2" MINIMUM AIRSPACE FOR VENTING. RESILIENT CHANNELS SIZED AND SPACED PER U.L. DESIGN PERPENDICULAR TO TRUSSES. ONE LAYER OF 5/8" U.L. TYPE-C GYPSUM BOARD SECURED TO RESILIENT CHANNELS PER U.L. DESIGN.

TYPICAL DWELLING UNIT FLR/CLG SEPARATION ASSEMBLY

2 HR RATED FLOOR/CEILING ASSEMBLY - ANSUL 263 DESIGN NO. L511 CARPET, S1C 52 - 54, IC 65 - 10, VINYL HARD SURFACES WITH SRB, S1C 52 - 54, IC 50 - 55

1. 1/4" (3/4" MIN) FLOOR TOPPING PER U.L. DESIGN OVER (PROVIDE 3/8" SRB BY USG UNDER TOPPING AT ALL HARD SURFACES AND REDUCE TOPPING FOR SRB THICKNESS) 3/4" TONGUE AND GROOVE SUELFLOOR GLEED AND SCREWED TO 20" (2" MIN) ENGINEERED WOOD FLOOR TRUSSES (REFER TO TRUSS DRAWINGS FOR TRUSS SPACING)
3. 1/2" UNFACED GLASS FIBER INSULATION OR LOOSE FILL MATERIAL (INSULATION PER U.L. DESIGN SECURED TO SUBFLOOR OR DRAINED OVER GYPSUM BOARD PER U.L. DESIGN. BASE LAYER 5/8" U.L. CLASSIFIED GYPSUM BOARD CEILING PER U.L. DESIGN. RESILIENT CHANNELS SIZED AND SPACED PER U.L. DESIGN PERPENDICULAR TO TRUSSES. TWO LAYERS 5/8" U.L. CLASSIFIED GYPSUM BOARD CEILING PER U.L. DESIGN-2 BATT INSULATION CONTINUOUS AT TRUSS ENDS

TYPICAL EXTERIOR WALL WITH SIDING ASSEMBLY

1 HR RATED WALL ASSEMBLY - ANSUL 263 DESIGN NO. U302 S1C 53 CH01N - 53 OR 63 W/ ADDITIONAL LAYERS OF GYPSUM BOARD PER U.L. DESIGN

1. 5/8 IN THICK, TWO LAYERS APPLIED EITHER HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH 1-1/4 IN LONG TYPE S STEEL SCREWS SPACED 12 IN O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH 2 IN LONG TYPE S STEEL SCREWS SPACED 12 IN O.C. OFFSET 6 IN FROM BASE LAYER. VERTICAL JOINTS LOCATED OVER STUDS. VERTICAL AND HORIZONTAL JOINTS BETWEEN INNER AND OUTER LAYERS STAGGERED. OUTER LAYER JOINTS COVERED WITH JOINT TAP AND COMPOUND, NAILHEADS COVERED WITH JOINT COMPOUND.
2. 5 IN (3 IN MIN) THICK MINERAL WOOL BATT INSULATION FRICTION FIT BETWEEN STUDS, R-11 MIN.
3. 2x6 STUDS AT 16" O.C. MAX UNLESS OTHERWISE NOTED. (SEE STRUCTURAL SHEETS FOR SUD SIZE AND SPACING).
4. 5/8 IN THICK EXTERIOR GYPSUM SHEATHING, 48 IN WIDE SHEETS, ATTACHED DIRECTLY TO STUDS HORIZONTALLY WITH 1-3/4 IN LONG, 1/8 IN DIA. FLATHEAD GALV. ROOFING NAILS SPACED 8 IN O.C. OR 2 IN LONG TYPE S STEEL SCREWS SPACED 24 IN O.C. WHEN HOOD STRUCTURAL PANEL SHEATHING IS USED GYPSUM STRUCTURAL PANEL SHEATHING ATTACHED TO STUDS THROUGH HOOD SHEATHING, HORIZONTALLY WITH 2-1/4 IN LONG, 1/8 IN DIA. FLATHEAD GALV. ROOFING NAILS SPACED 8 IN O.C. OR 2 IN LONG TYPE S STEEL SCREWS SPACED 8 IN O.C. VERTICAL JOINTS LOCATED OVER STUDS AND STAGGERED BETWEEN ADJACENT ROWS.
5. (OPTIONAL) NOT SHOWN, FOR USE WITH EXTERIOR GYP. BU. - NOM 1/2 IN THICK, 4 FT WIDE, MIN GRADE "C-D" OR "SHEATHING" INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS.
6. NOM 4 IN WIDE BRICK VENEER FASTENED WITH NON-CORROSIVE HOT DIPPED GALV. CORRUGATED METAL NAIL. TIES ATTACHED OVER SHEATHING TO HOOD STUDS WITH 1/4 IN TYPE S STEEL SCREWS SPACED NOT MORE THAN EACH FOURTH COURSE AND A MAX 24 IN O.C. HORIZONTALLY AND 16" O.C. VERTICALLY. (NOTE IF OPTIONAL HOOD STRUCTURAL PANEL SHEATHING IS USED, FASTENER LENGTH MUST BE INCREASED SUCH THAT PENETRATION INTO FRAMING MEMBERS SHALL BE NOT LESS THAN 3/4 IN.) PLASTIC CEMENT TYPE STUCCO MIXED AT A RATE OF 3 PARTS SAND TO 1 PART PLASTIC CEMENT TO 13 LITERS WATER THICKNESS OF STUCCO TO BE MIN 3/4 IN AS MEASURED TO FACE OF LATH.

TYPICAL CONCRETE SLAB FLOOR CONSTRUCTION

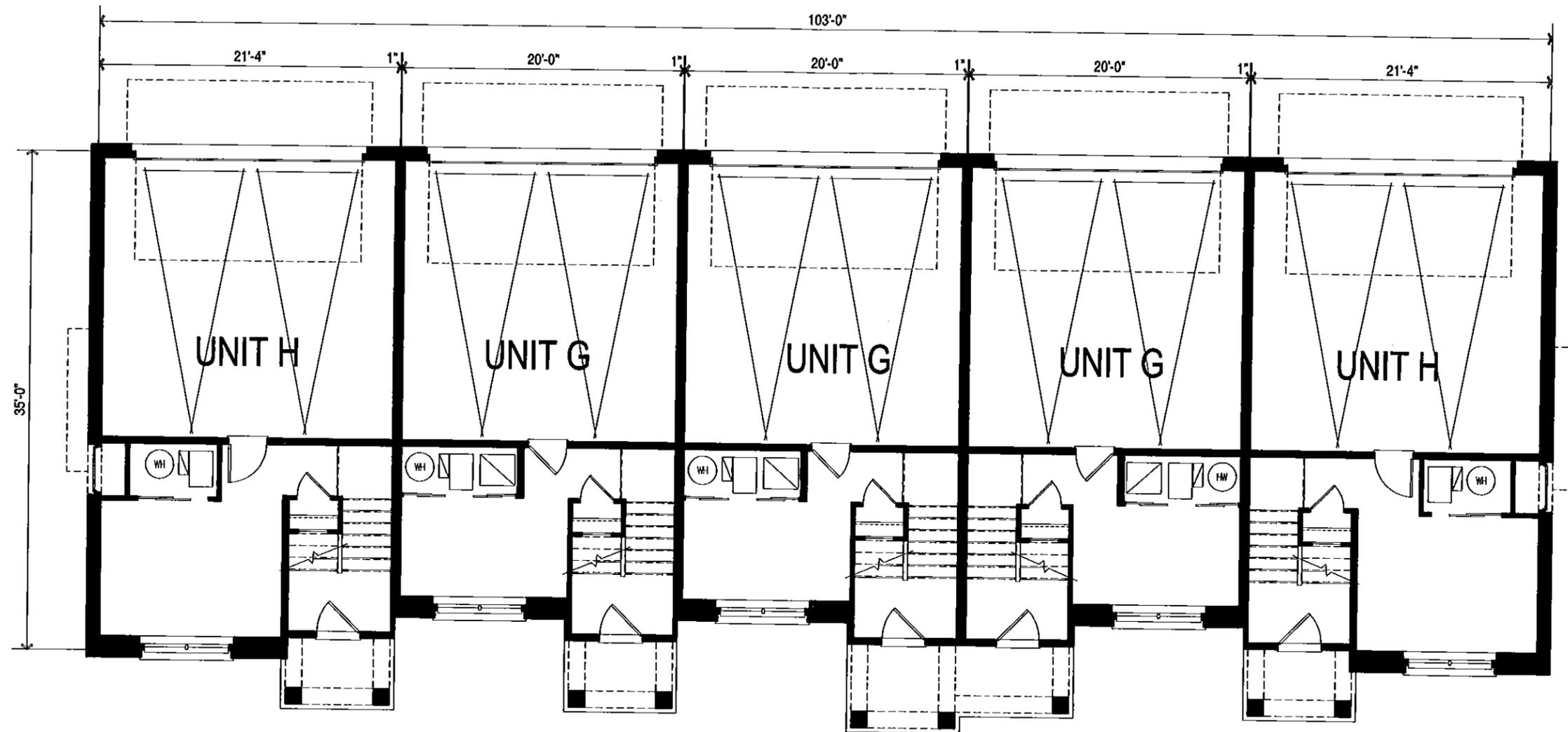
4" CONCRETE SLAB W/ FIBERGLASS OVER 6 MIL POLYETHYLENE VAPOR BARRIER ON 4" MINIMUM GRANULAR FILL.

NOTE:
ALL 2-HOUR RATED WALLS SEPARATING DWELLING UNITS SHALL NOT CONTAIN PLUMBING OR MECHANICAL EQUIPMENT INCLUDING DUCTS OR VENTS.

TYPICAL CONCRETE SLAB FLOOR CONSTRUCTION

4" CONCRETE SLAB W/ FIBERGLASS OVER 6 MIL POLYETHYLENE VAPOR BARRIER ON 4" MINIMUM GRANULAR FILL.

1 Roof and or Floor Trusses Perpendicular to Exterior Wall Section
SCALE: 3/4"=1'-0"



Lower Floor Plan

scale: 1/4" = 1'-0"

KINZIE
REAL ESTATE GROUP

212 West Kinzie Street
5th Floor
Chicago, IL 60604
312-464-8800

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.)

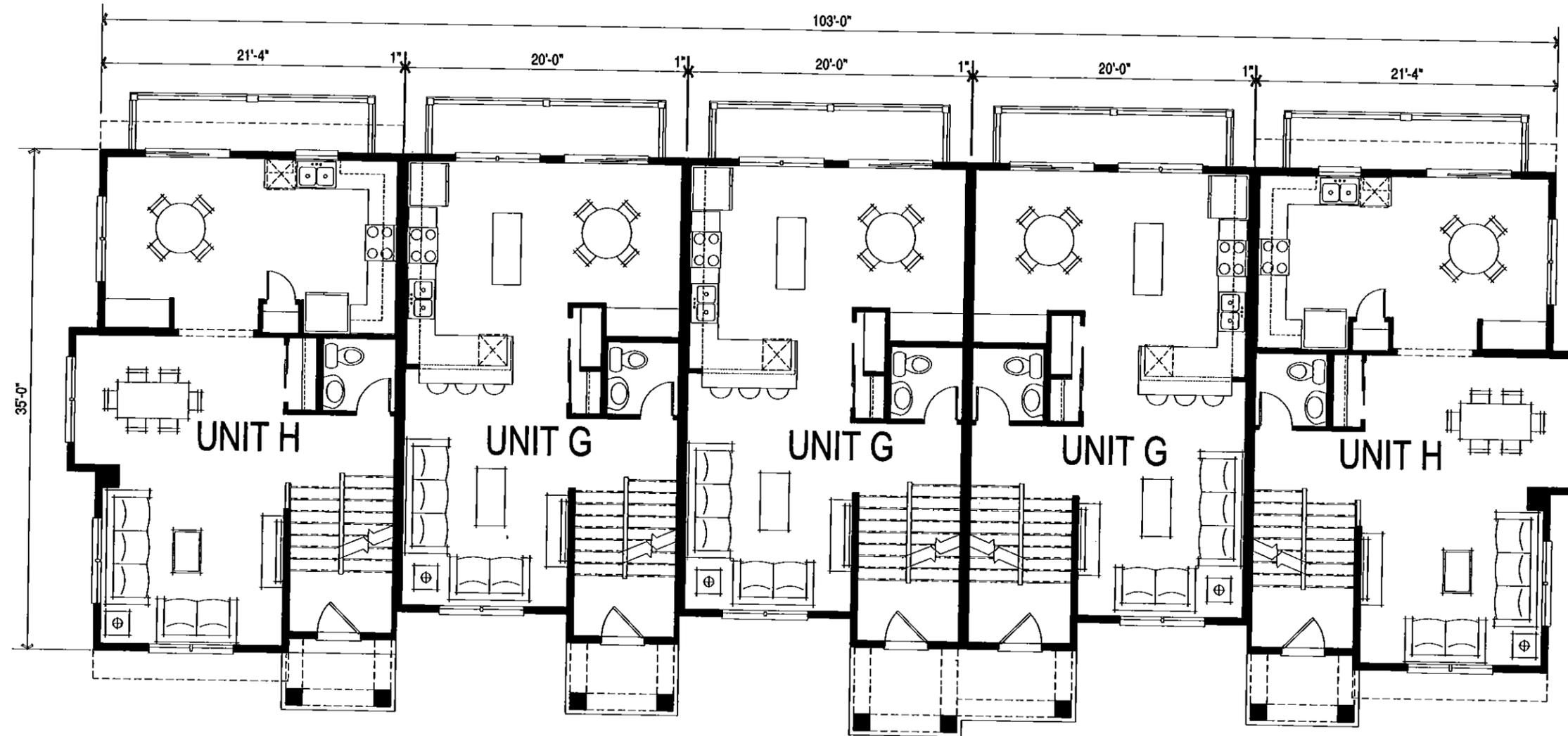
Oaks of Vernon Hills MF

Vernon Hills, IL



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Main Floor Plan

scale: 1/4" = 1'-0"

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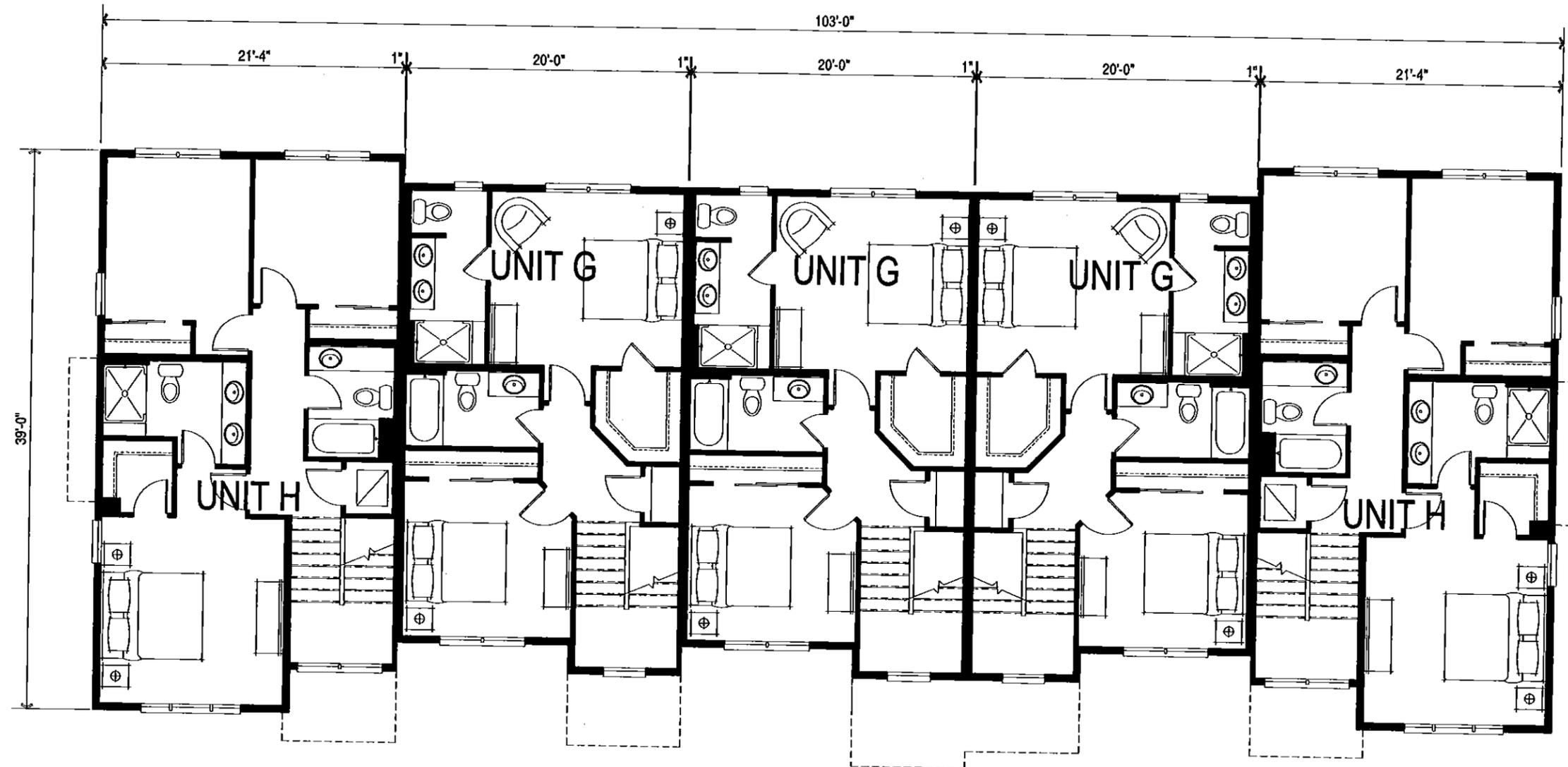
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Upper Floor Plan

scale: 1/4" = 1'-0"

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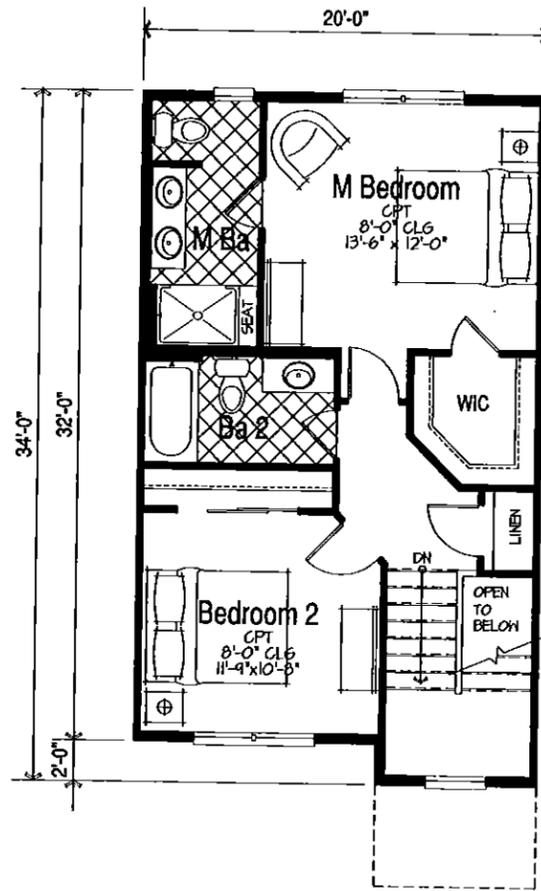
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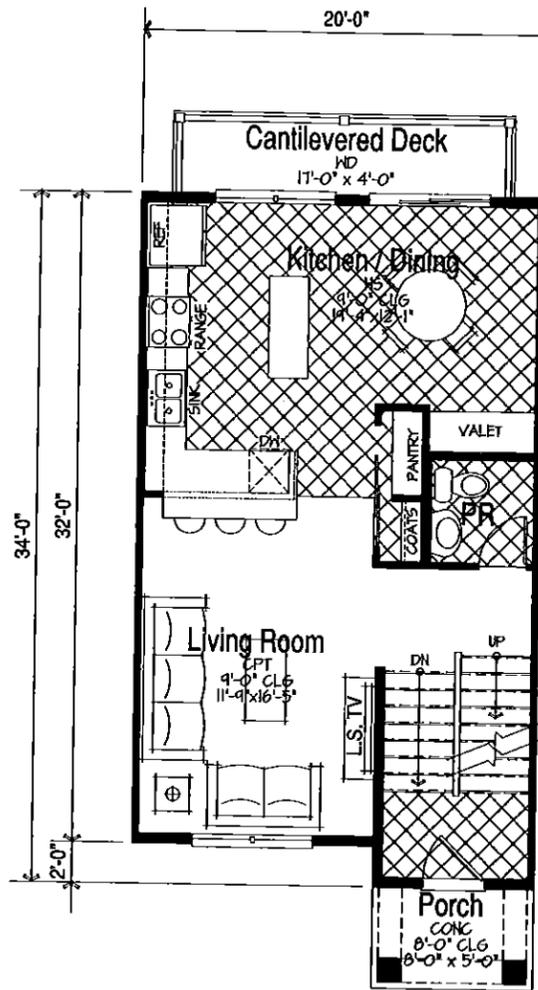


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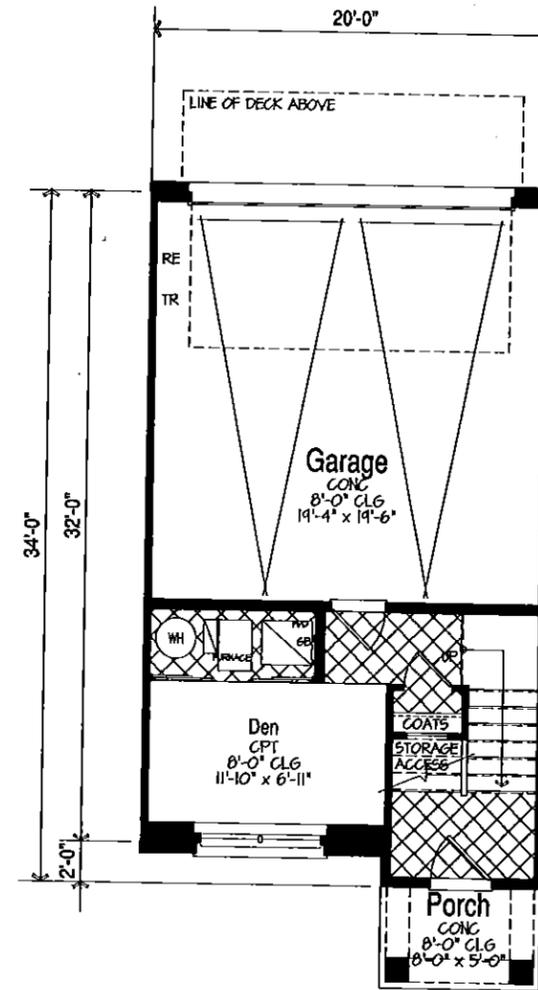
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Upper Floor Plan
 scale: 1/4" = 1'-0" 576 S.F.



Main Floor Plan
 scale: 1/4" = 1'-0" 656 S.F.



Lower Floor Plan
 scale: 1/4" = 1'-0" 255 S.F.

Unit G: 1,487 S.F.

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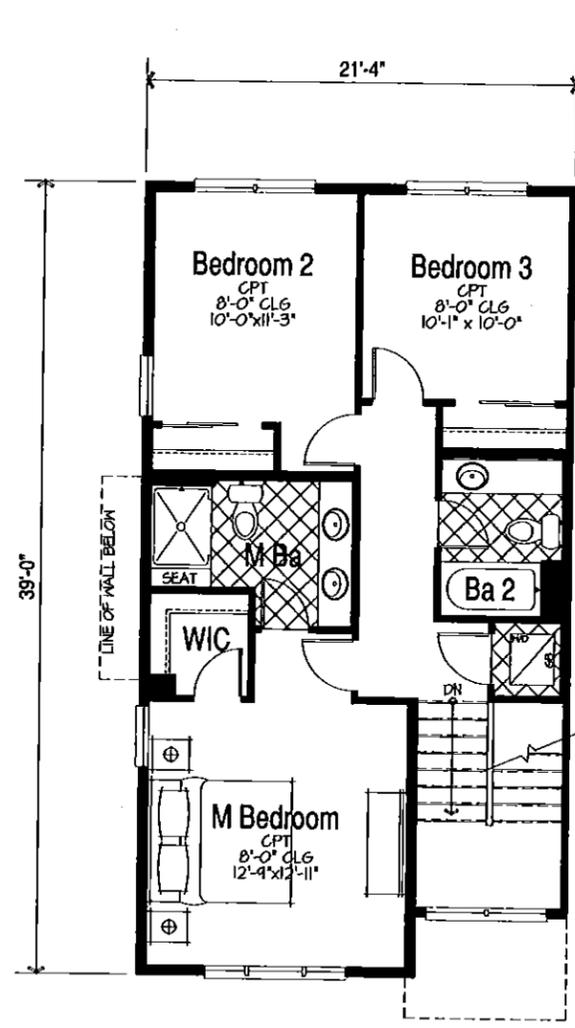
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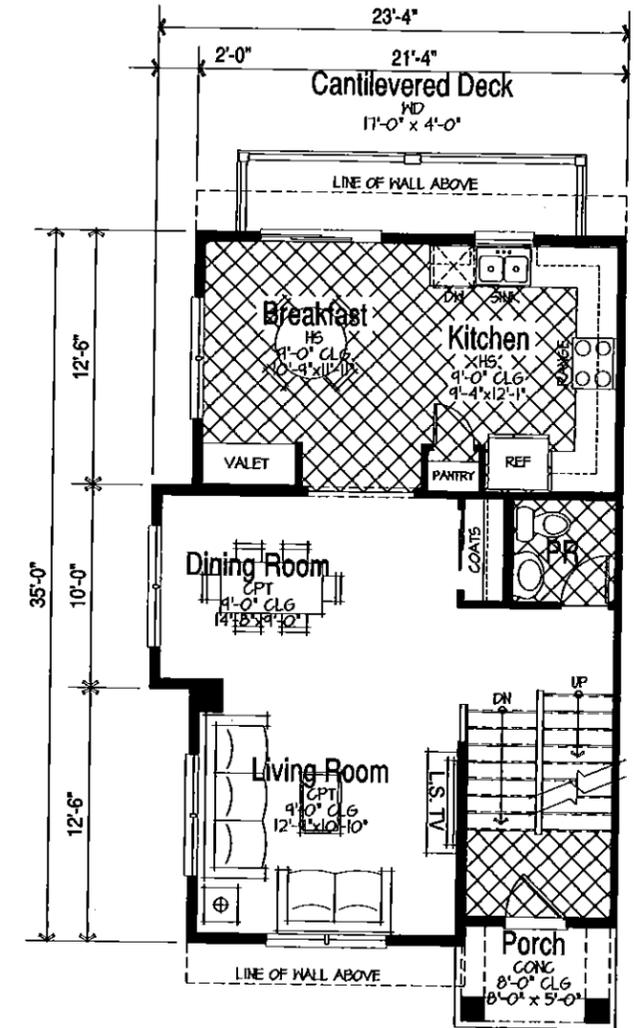
Oaks of Vernon Hills MF
 Vernon Hills, IL



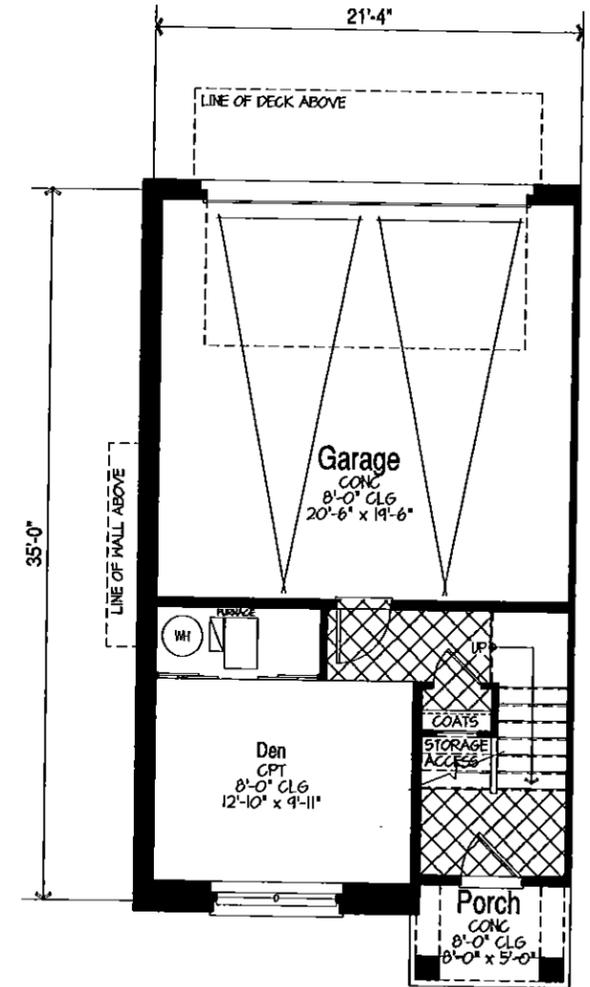
11-16-2012
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Upper Floor Plan
 scale: 1/4" = 1'-0" 729 S.F.



Main Floor Plan
 scale: 1/4" = 1'-0" 759 S.F.



Lower Floor Plan
 scale: 1/4" = 1'-0" 312 S.F.

Unit H: 1,800 S.F.

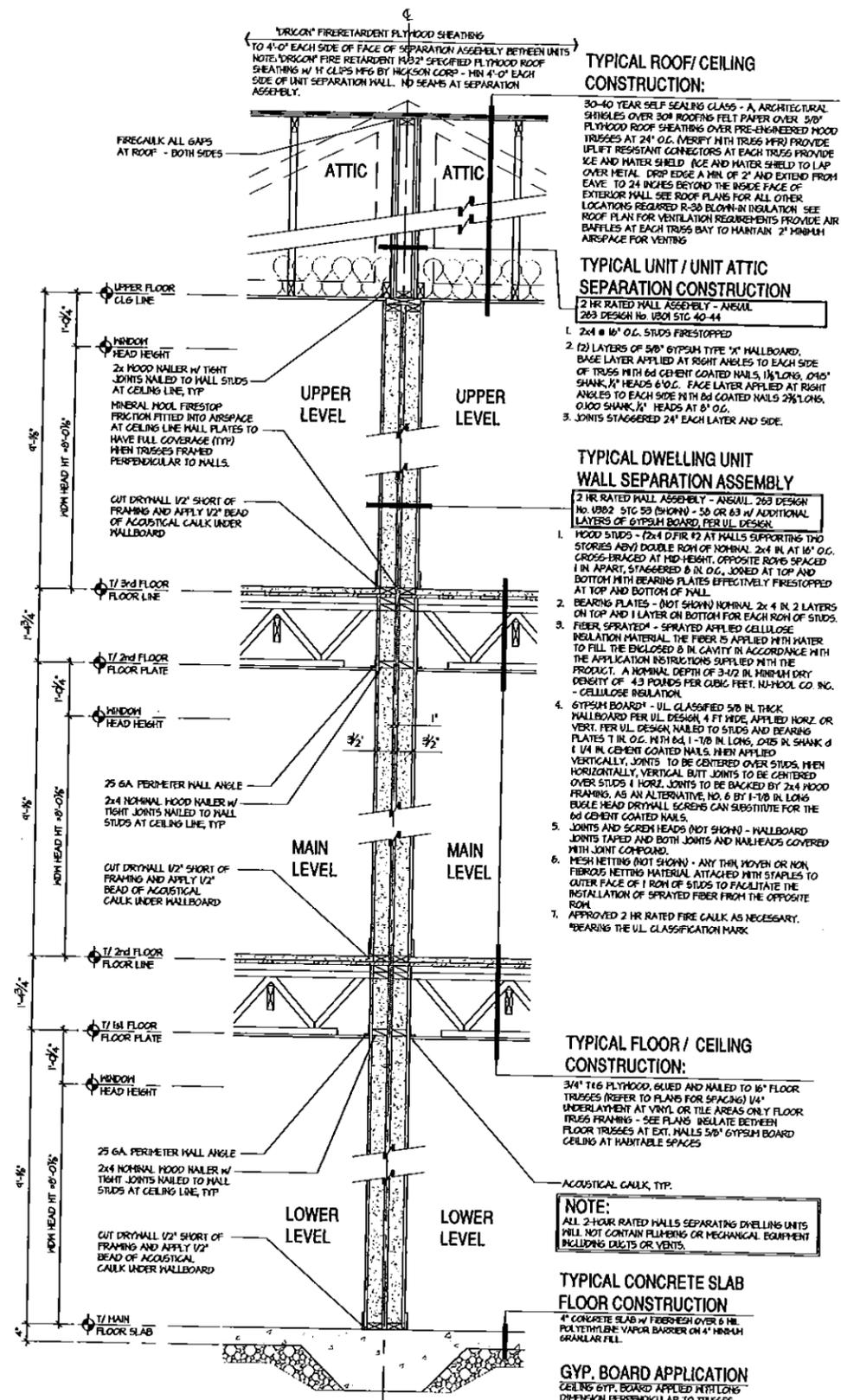
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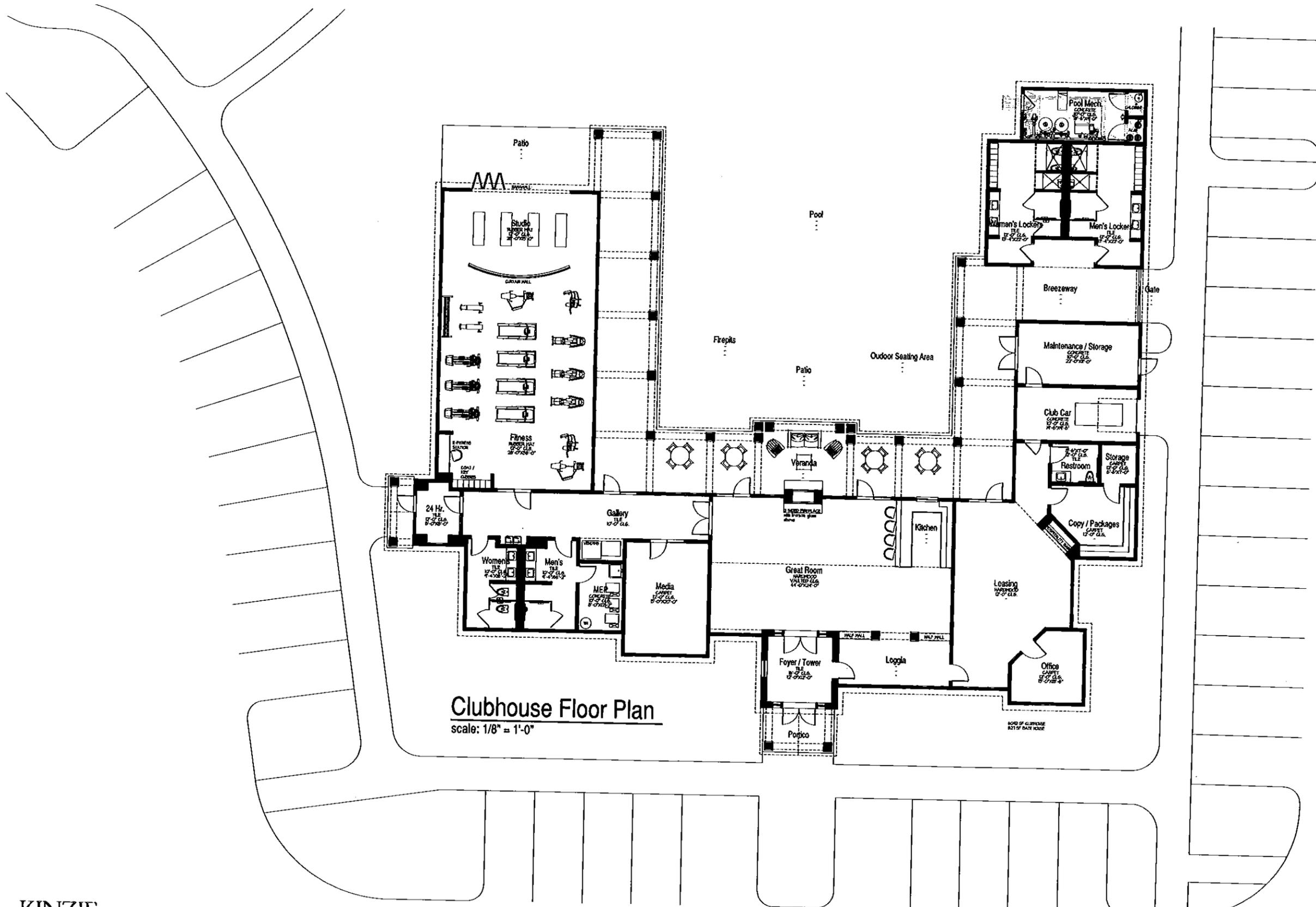




1 Unit Separation Wall Section
 SCALE: 3/4"=1'-0"

Townhouses

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, MEP design requirements, etc.).



Clubhouse Floor Plan
 scale: 1/8" = 1'-0"

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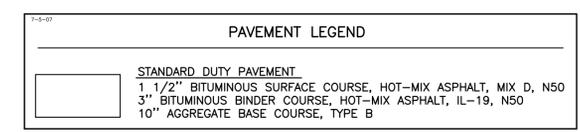
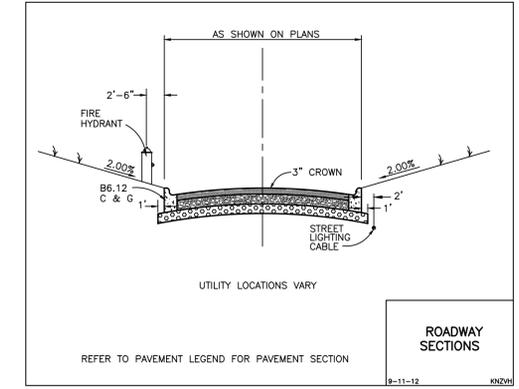
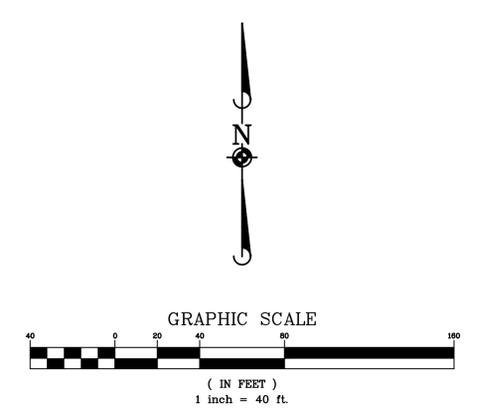
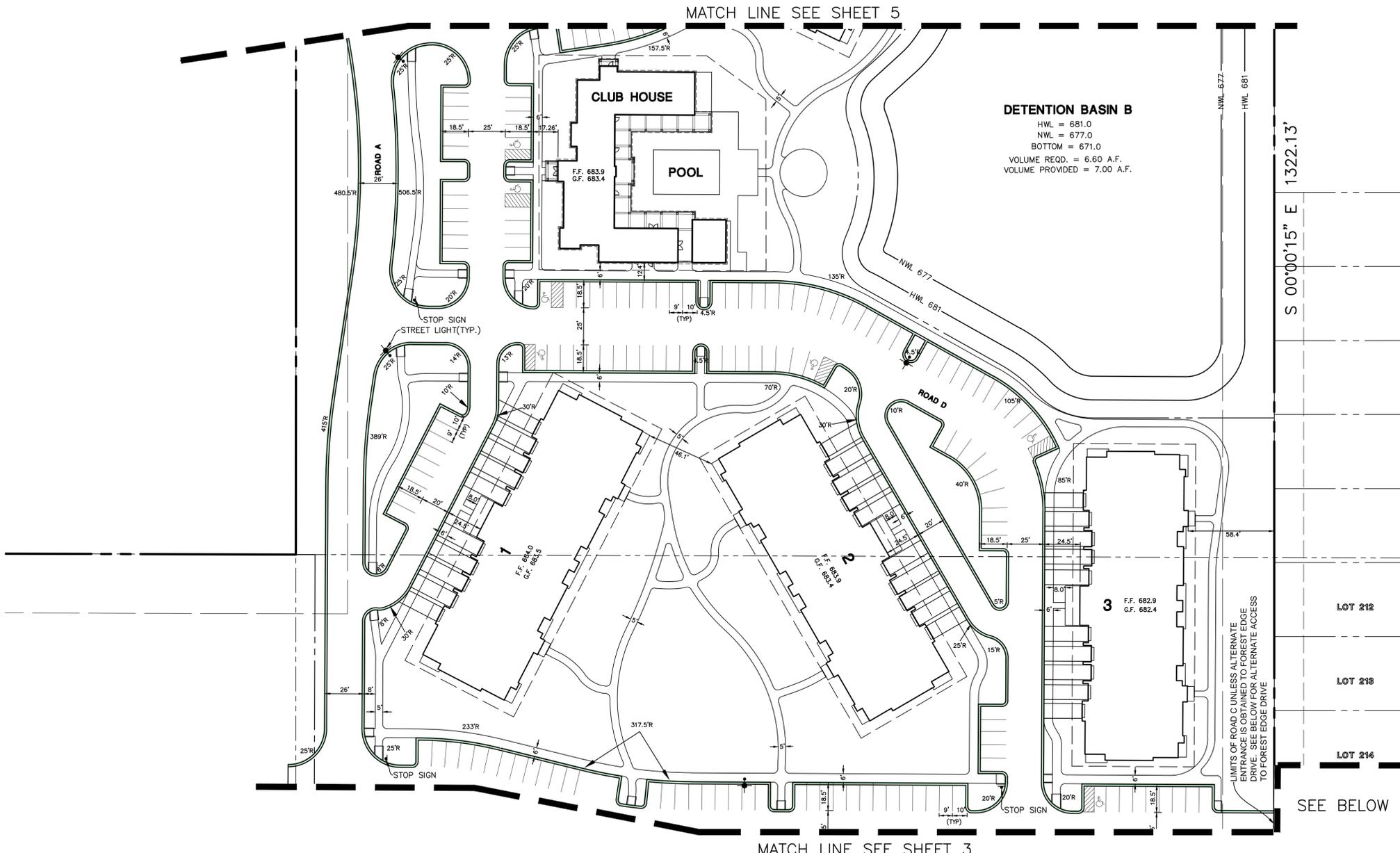
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 Vernon Hills, IL



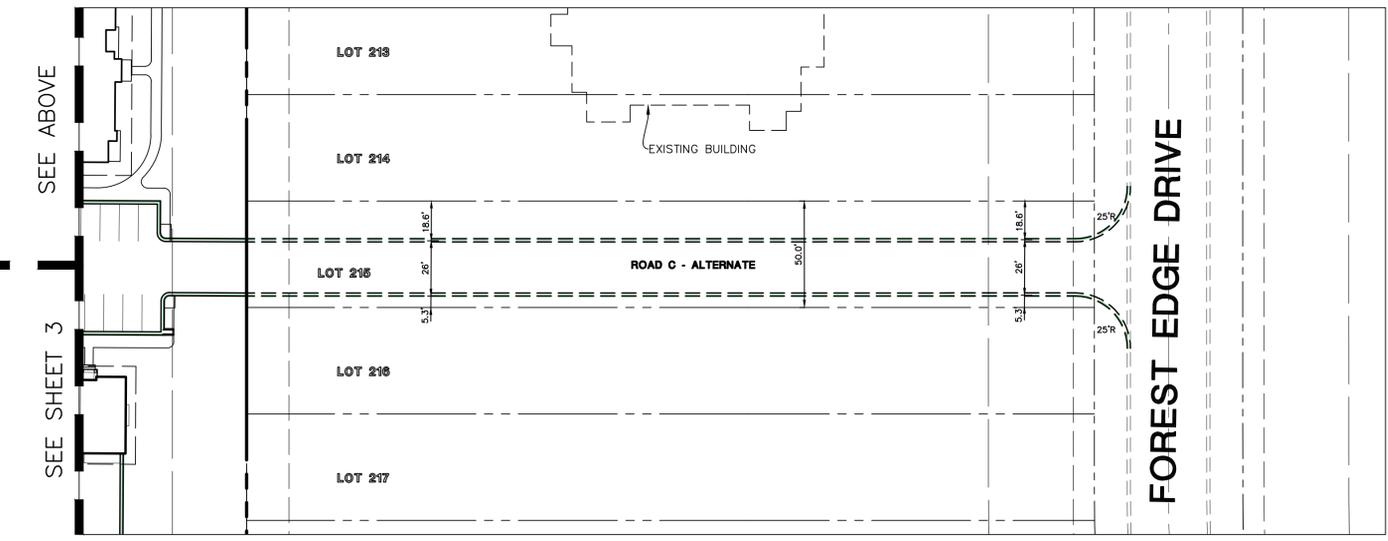
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November 8, 2012 - 12:35 Doc Name: P:\Projects\Oak\Site.dwg Updated By: emills



- SITE DIMENSIONAL AND PAVING NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12. UNLESS OTHERWISE NOTED.
 3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 4. HANDICAP RAMPS SYMBOLS ARE SHOWN FOR LOCATION ONLY; THEY SHALL BE CONSTRUCTED TO CONFORM TO THE LATEST IDOT HIGHWAY STANDARDS FOR CURB RAMPS.
 5. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 6. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 7. DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS AS PER FEDERAL AND STATE STANDARDS.

ALTERNATE SITE ACCESS - FOREST EDGE DRIVE



ALTERNATE SITE ACCESS - FOREST EDGE DRIVE:
 IF THE PROPOSED CONNECTION TO FOREST EDGE DRIVE IS APPROVED BY THE PROPERTY OWNER OF LOT 215 OF THE CORPORATE WOODS SUBDIVISION, THE PROPOSED RIGHT-IN/RIGHT-OUT ACCESS TO ROUTE 45 WOULD BE ELIMINATED. OTHERWISE, THE RIGHT-IN/RIGHT-OUT ACCESS WILL BE CONSTRUCTED AS PART OF THE PROPOSED OAKS OF VERNON HILLS IMPROVEMENTS.

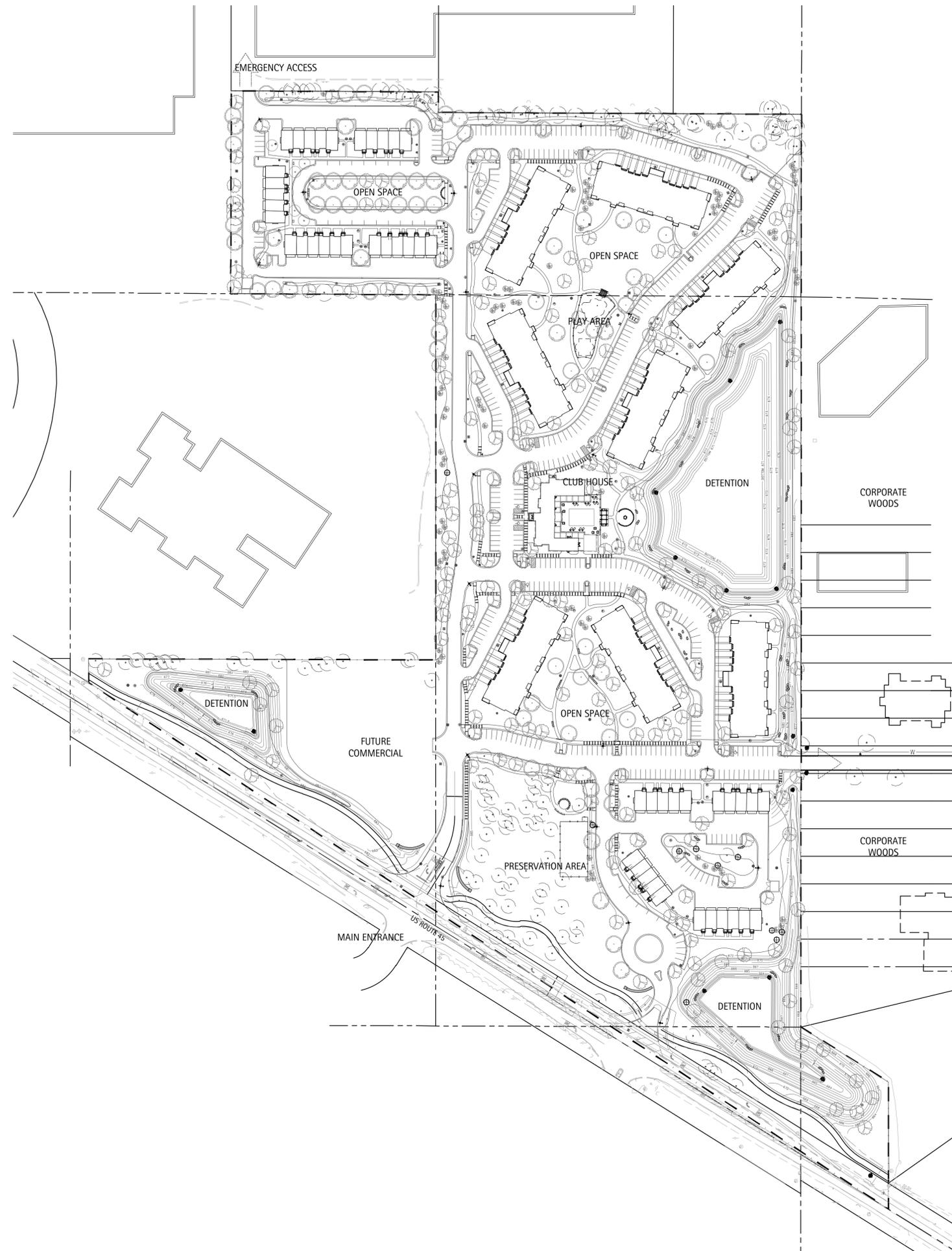
DATE	REVISIONS	BY
		JDF

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THE OAKS OF VERNON HILLS
 VILLAGE OF VERNON HILLS, ILLINOIS
 SITE PLAN - MID

PROJ. MGR: JDF
 PROJ. ASSOC: ---
 DRAWN BY: REH
 DATE: 09-12-12
 SCALE: 1"=40'

SHEET
4 OF **14**
 KNZVH 110660



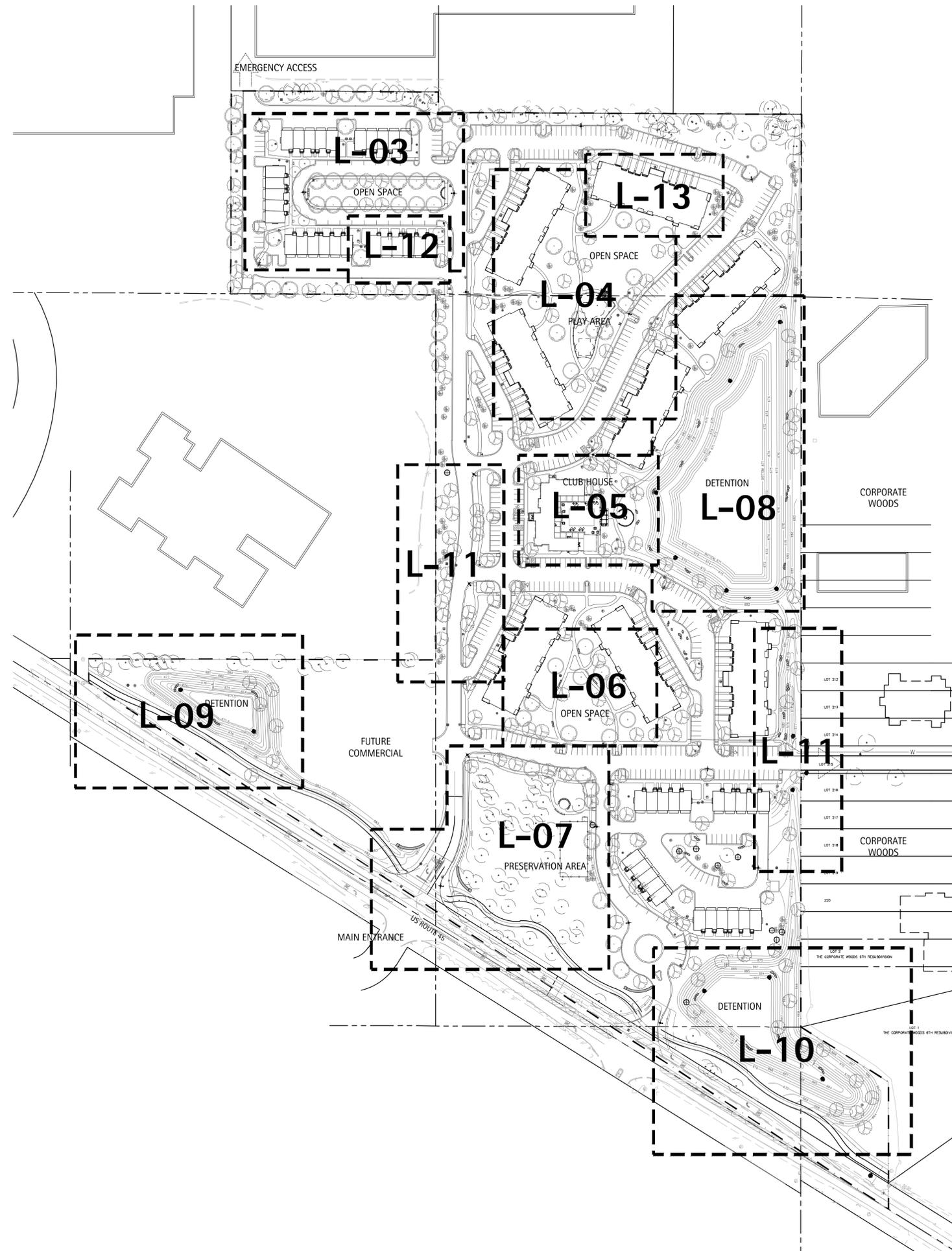
The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

SITE PLAN

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
7.		
8.		

Date: 11/07/2012
Drawn By: JA
Checked By: KC





The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

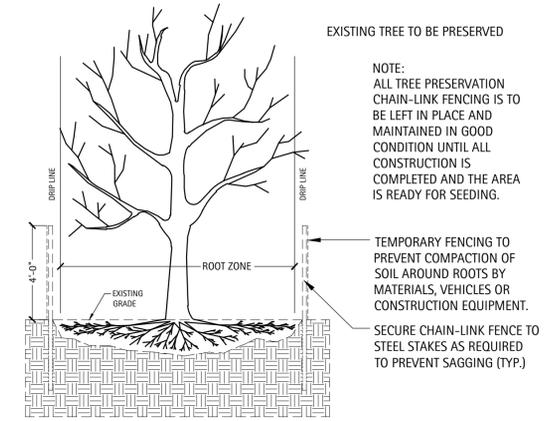
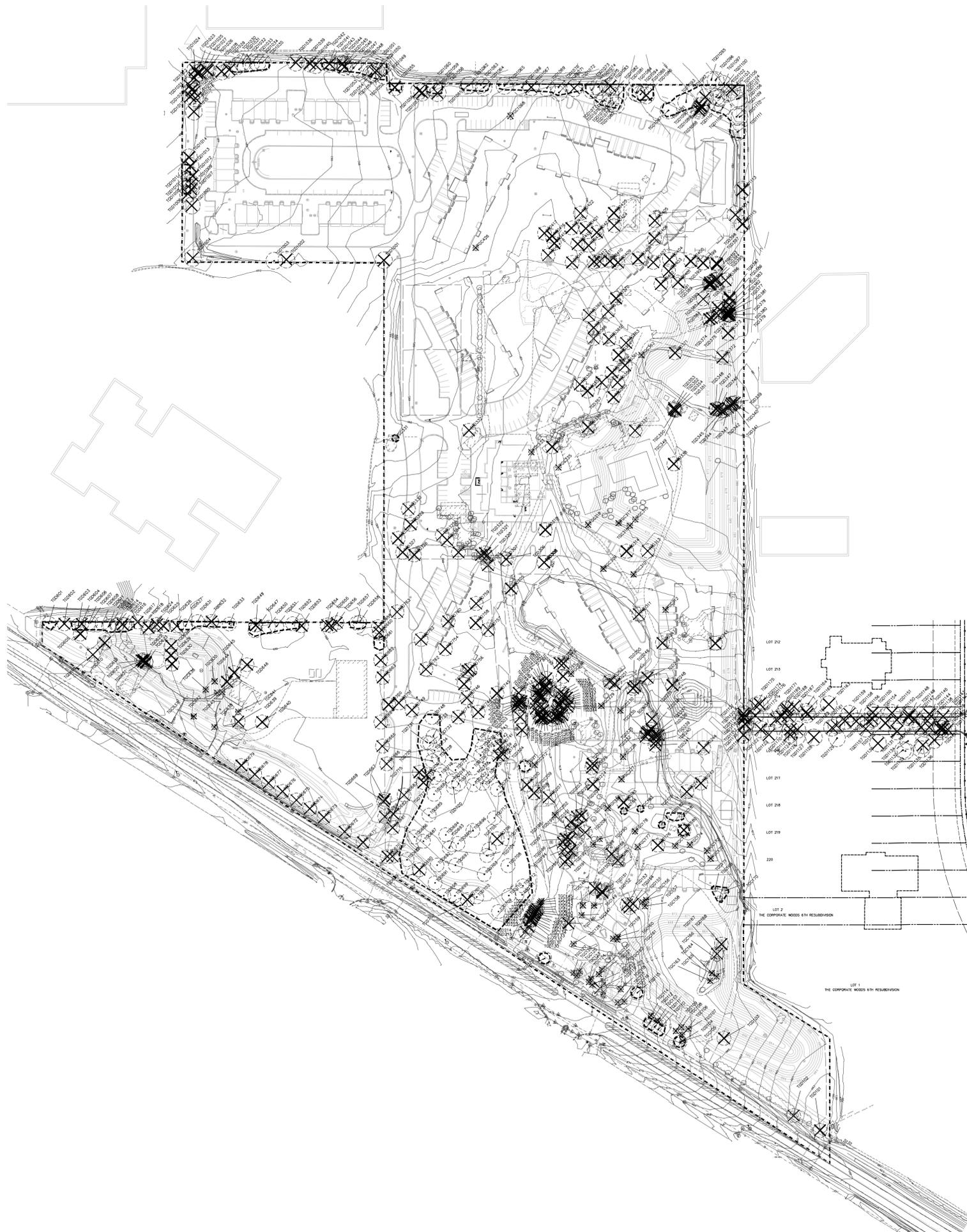
KEY LOCATION PLAN

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
7.		
8.		

Date: 11/07/2012
Drawn By: JA
Checked By: KC



L-01



TYPICAL TREE PRESERVATION DETAIL

SCALE: NTS

LEGEND

- LIMITS OF CONSTRUCTION
- ☉ TREES TO BE PRESERVED
- ✕✕✕ TREES TO BE REMOVED
- ⊖ TREE TO BE PROTECTED

TREE PRESERVATION SUMMARY

	Quantity of Trees	Caliper Inches or Height in Feet
Deciduous Trees to be Preserved	144	2,352"
Evergreen Trees to be Preserved	17	538'
Deciduous Trees Removed Due to Condition or Species	218	3,483"
Evergreen Trees Removed Due to Condition or Species	3	65'
Deciduous Trees Removed Due to Construction	209	3,521"
Evergreen Trees Removed Due to Construction	82	2,747'

See Tree Preservation Matrix for additional detail



The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

TREE PRESERVATION PLAN

Revisions	
1. TECHNICAL REVIEW	09/12/2012
2. TECHNICAL REVIEW	11/07/2012
3.	
4.	
5.	
6.	
7.	
8.	
Date:	11/07/2012
Drawn By:	JA
Checked By:	KC





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**ROWHOME COURT
LANDSCAPE PLAN**

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
7.		
8.		

Date: 11/07/2012
Drawn By: JA
Checked By: KC



SUGGESTED PLANT PALETTE

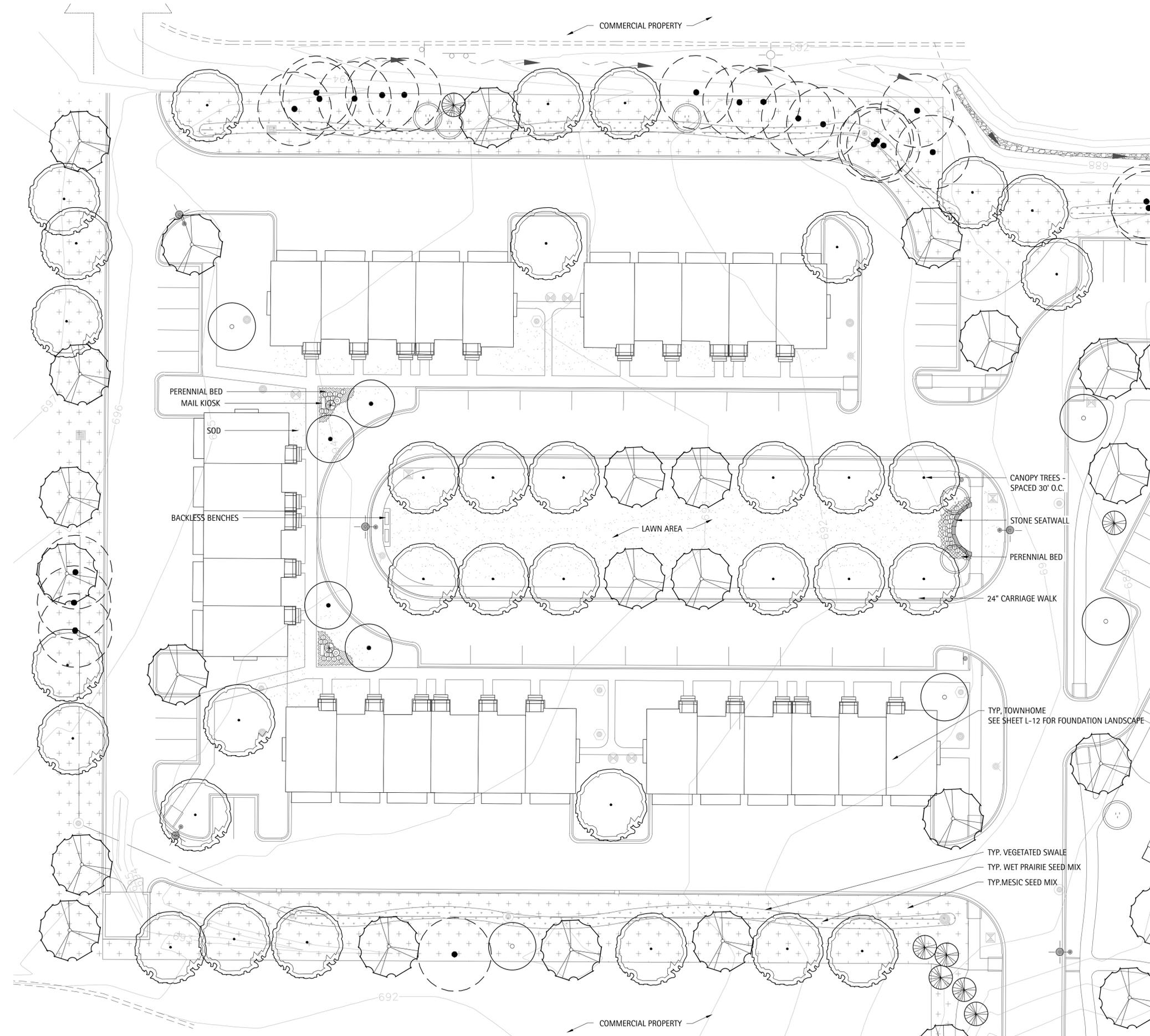
- TREES:**
RED MAPLE
CRIMSON KING MAPLE
LEGACY SUGAR MAPLE
SHADBLOW SERVICEBERRY
THORNLESS COCKSPUR HAWTHORN
HORSE CHESTNUT
BLACK CHOKEBERRY
ARISTOCRAT PEAR
REDBUD
RIVER BIRCH
DOUGLAS FIR
AUSTRIAN PINE
BLUE SPRUCE

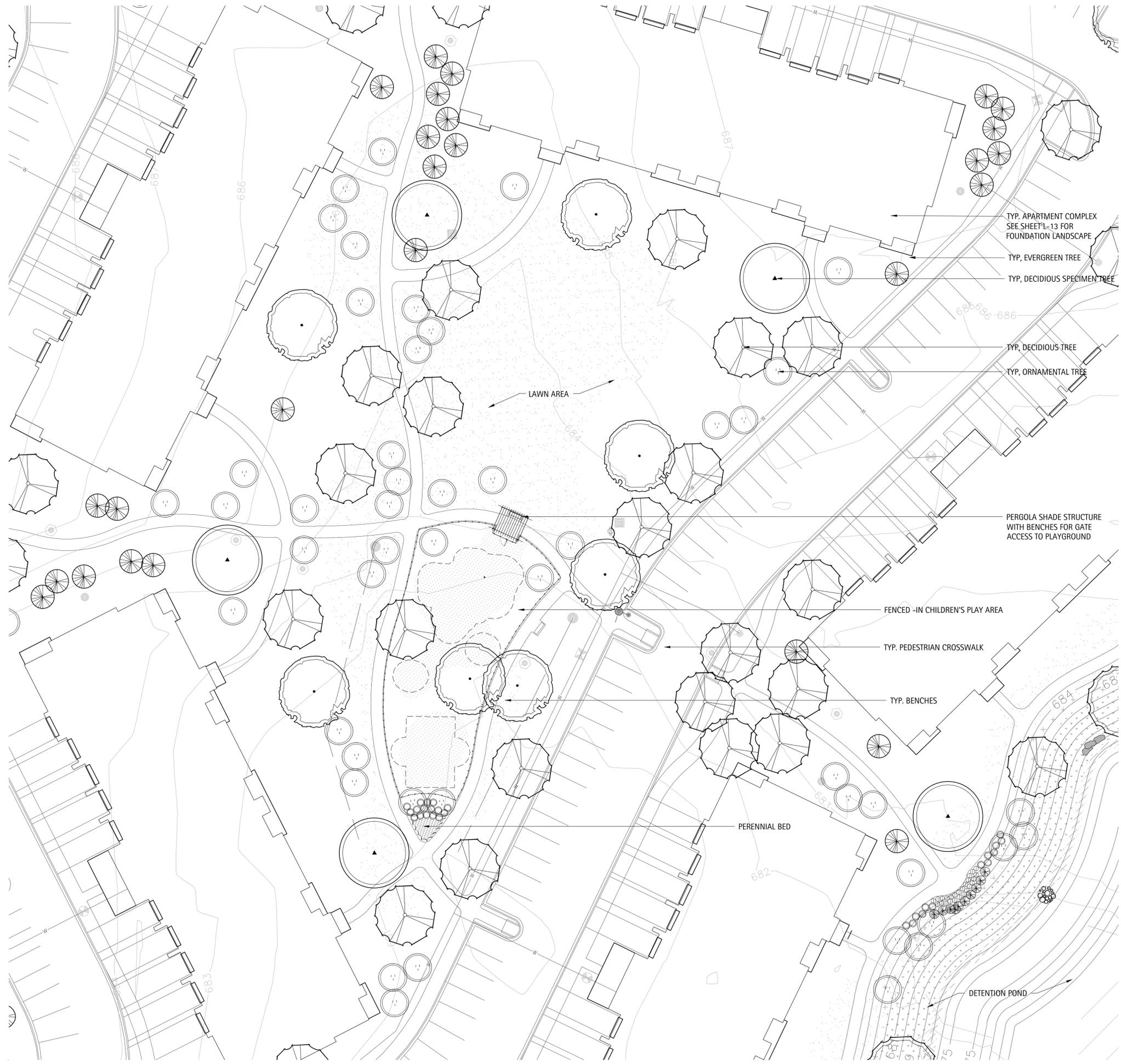
- PERENNIALS/GRASSES:**
DWARF FOUNTAIN GRASS
PRAIRIE DROPSEED
PURPLE CONE FLOWER
RUSSIAN SAGE
BLACK-EYED SUSAN

- SHRUBS:**
BLACKHAW VIBURNUM
MOHICAN VIBURNUM
SHRUB ROSES
FRAGRANT SUMAC
DWARF KOREAN LILAC
LEMON PRINCESS SPIREA
BOXWOOD
HYDRANGEA PANICULATA

LEGEND

- DECIDUOUS SHADE TREE OR STREET TREE
- ORNAMENTAL DECIDUOUS SINGLE OR MULTI-STEM TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS/GROUNDCOVER BEDS
- NATIVE PLANTING



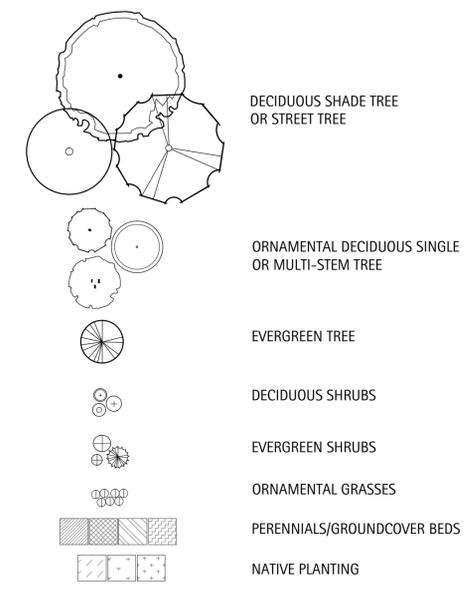


SUGGESTED PLANT PALETTE

- TREES:**
 RED MAPLE
 CRIMSON KING MAPLE
 LEGACY SUGAR MAPLE
 SHADBLOW SERVICEBERRY
 THORNLESS COCKSPUR HAWTHORN
 HORSE CHESTNUT
 BLACK CHOKEBERRY
 ARISTOCRAT PEAR
 REDBUD
 RIVER BIRCH
 DOUGLAS FIR
 AUSTRIAN PINE
 BLUE SPRUCE
- PERENNIALS/GRASSES:**
 DWARF FOUNTAIN GRASS
 PRAIRIE DROPSEED
 PURPLE CONE FLOWER
 RUSSIAN SAGE
 BLACK-EYED SUSAN

- SHRUBS:**
 BLACKHAW VIBURNUM
 MOHICAN VIBURNUM
 SHRUB ROSES
 FRAGRANT SUMAC
 DWARF KOREAN LILAC
 LEMON PRINCESS SPIREA
 BOXWOOD
 HYDRANGEA PANICULATA

LEGEND

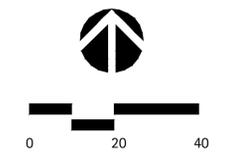


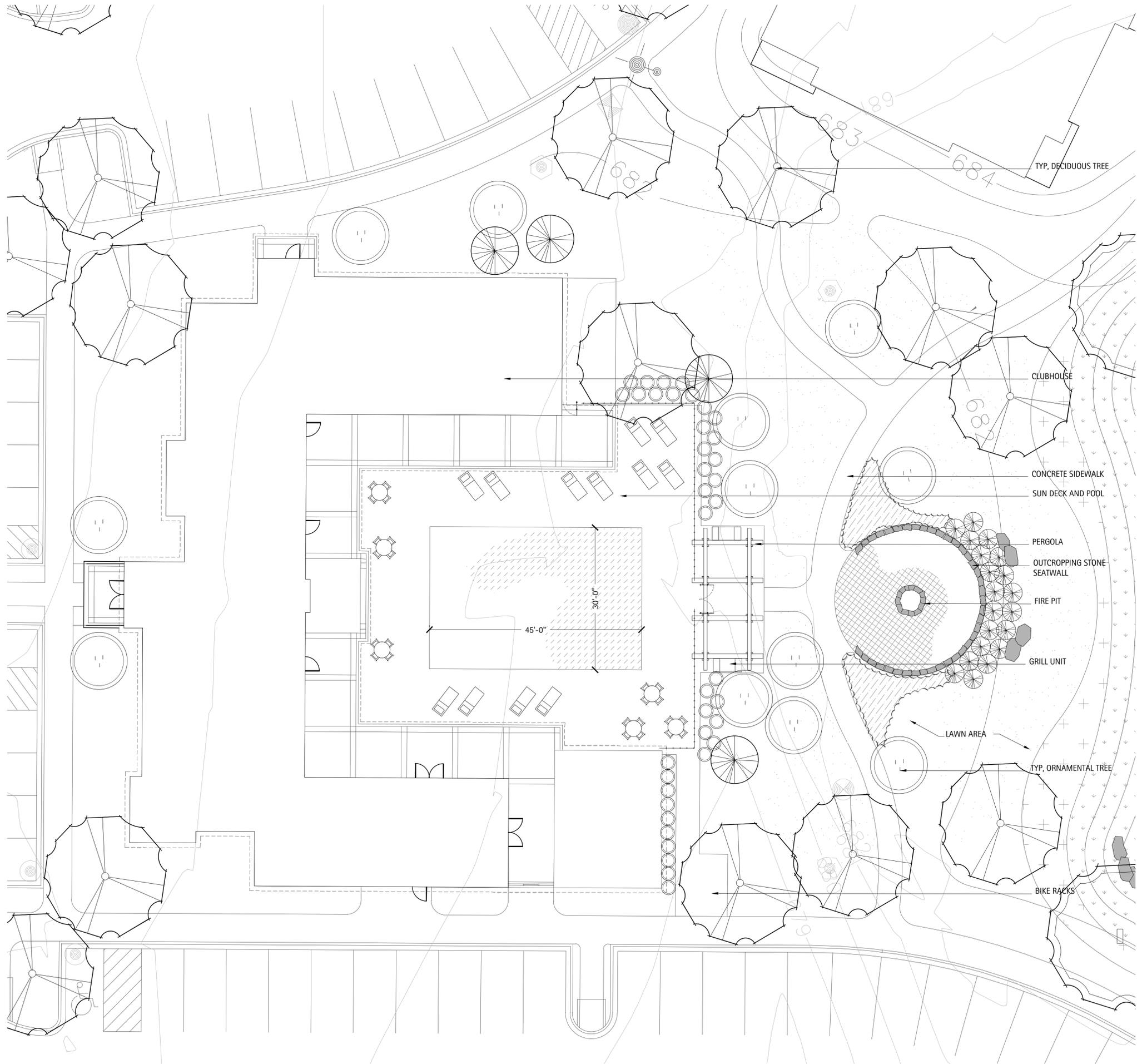
The Oaks of Vernon Hills
 Rt. 45 / Vernon Hills, IL

**NORTH OPEN SPACE
 LANDSCAPE PLAN**

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
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8.		

Date: 11/07/2012
 Drawn By: JA
 Checked By: KC

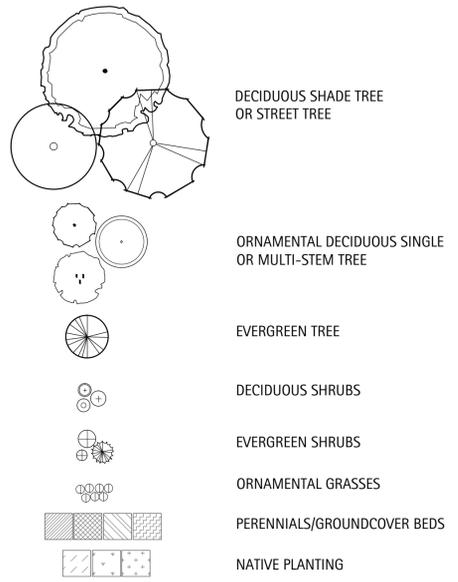




SUGGESTED PLANT PALETTE

- TREES:**
 RED MAPLE
 CRIMSON KING MAPLE
 LEGACY SUGAR MAPLE
 SHADBLOW SERVICEBERRY
 THORNLESS COCKSPUR HAWTHORN
 HORSE CHESTNUT
 BLACK CHOKEBERRY
 ARISTOCRAT PEAR
 REDBUD
 RIVER BIRCH
 DOUGLAS FIR
 AUSTRIAN PINE
 BLUE SPRUCE
- PERENNIALS/GRASSES:**
 DWARF FOUNTAIN GRASS
 PRAIRIE DROPSEED
 PURPLE CONE FLOWER
 RUSSIAN SAGE
 BLACK-EYED SUSAN
- SHRUBS:**
 BLACKHAW VIBURNUM
 MOHICAN VIBURNUM
 SHRUB ROSES
 FRAGRANT SUMAC
 DWARF KOREAN LILAC
 LEMON PRINCESS SPIREA
 BOXWOOD
 HYDRANGEA PANICULATA

LEGEND

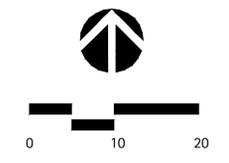


The Oaks of Vernon Hills
 Rt. 45 / Vernon Hills, IL

CLUBHOUSE & CENTRAL OPEN SPACE LANDSCAPE PLAN

Revisions	
1. TECHNICAL REVIEW	09/12/2012
2. TECHNICAL REVIEW	11/07/2012
3.	
4.	
5.	
6.	
7.	
8.	

Date: 11/07/2012
 Drawn By: JA
 Checked By: KC





The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

**SOUTH
OPEN SPACE
LANDSCAPE
PLAN**

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
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8.		

Date: 11/07/2012
Drawn By: JA
Checked By: KC



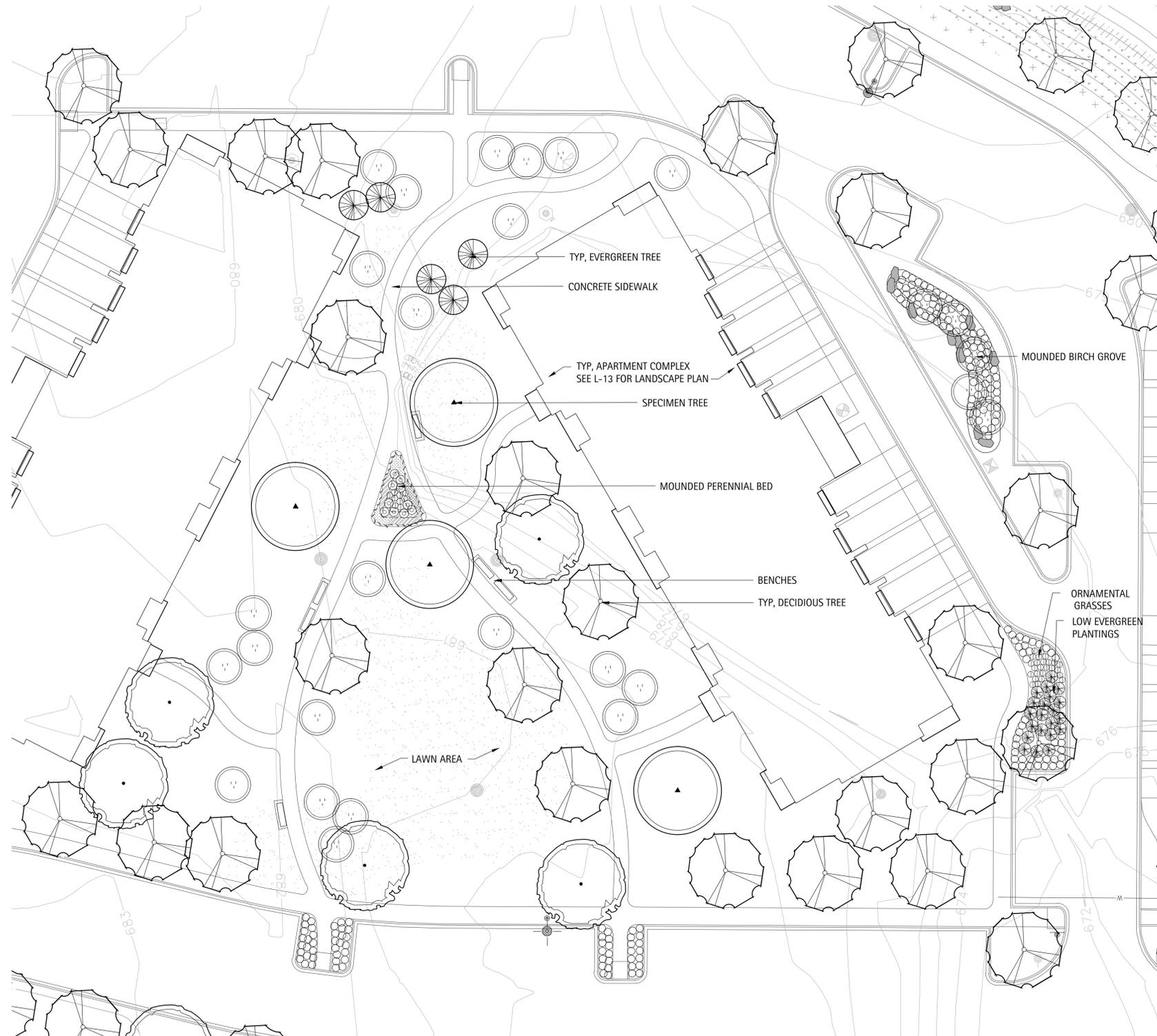
SUGGESTED PLANT PALETTE

- TREES:**
RED MAPLE
CRIMSON KING MAPLE
LEGACY SUGAR MAPLE
SHADBLOW SERVICEBERRY
THORNLESS COCKSPUR HAWTHORN
HORSE CHESTNUT
BLACK CHOKEBERRY
ARISTOCRAT PEAR
REDBUD
RIVER BIRCH
DOUGLAS FIR
AUSTRIAN PINE
BLUE SPRUCE
- PERENNIALS/GRASSES:**
DWARF FOUNTAIN GRASS
PRAIRIE DROPSEED
PURPLE CONE FLOWER
RUSSIAN SAGE
BLACK-EYED SUSAN

- SHRUBS:**
BLACKHAW VIBURNUM
MOHICAN VIBURNUM
SHRUB ROSES
FRAGRANT SUMAC
DWARF KOREAN LILAC
LEMON PRINCESS SPIREA
BOXWOOD
HYDRANGEA PANICULATA

LEGEND

- DECIDUOUS SHADE TREE OR STREET TREE
- ORNAMENTAL DECIDUOUS SINGLE OR MULTI-STEM TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS/GROUNDCOVER BEDS
- NATIVE PLANTING





The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

**OAK WOODS
OPEN SPACE
LANDSCAPE PLAN**

Revisions	
1. TECHNICAL REVIEW	09/12/2012
2. TECHNICAL REVIEW	11/07/2012
3.	
4.	
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6.	
7.	
8.	

Date: 11/07/2012
Drawn By: JA
Checked By: KC



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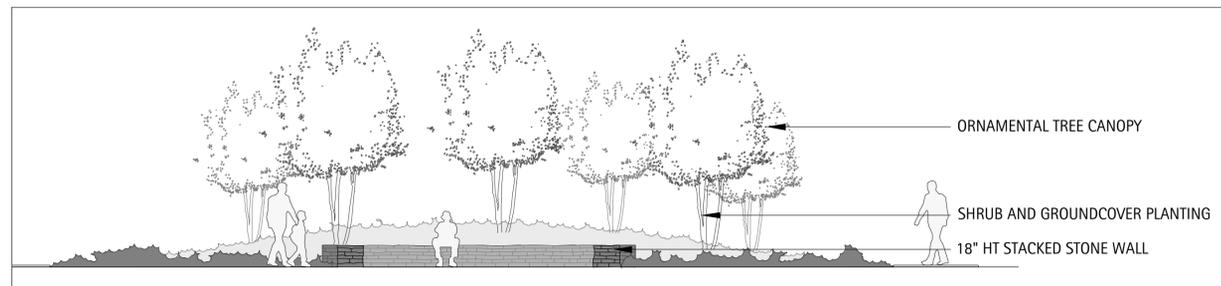
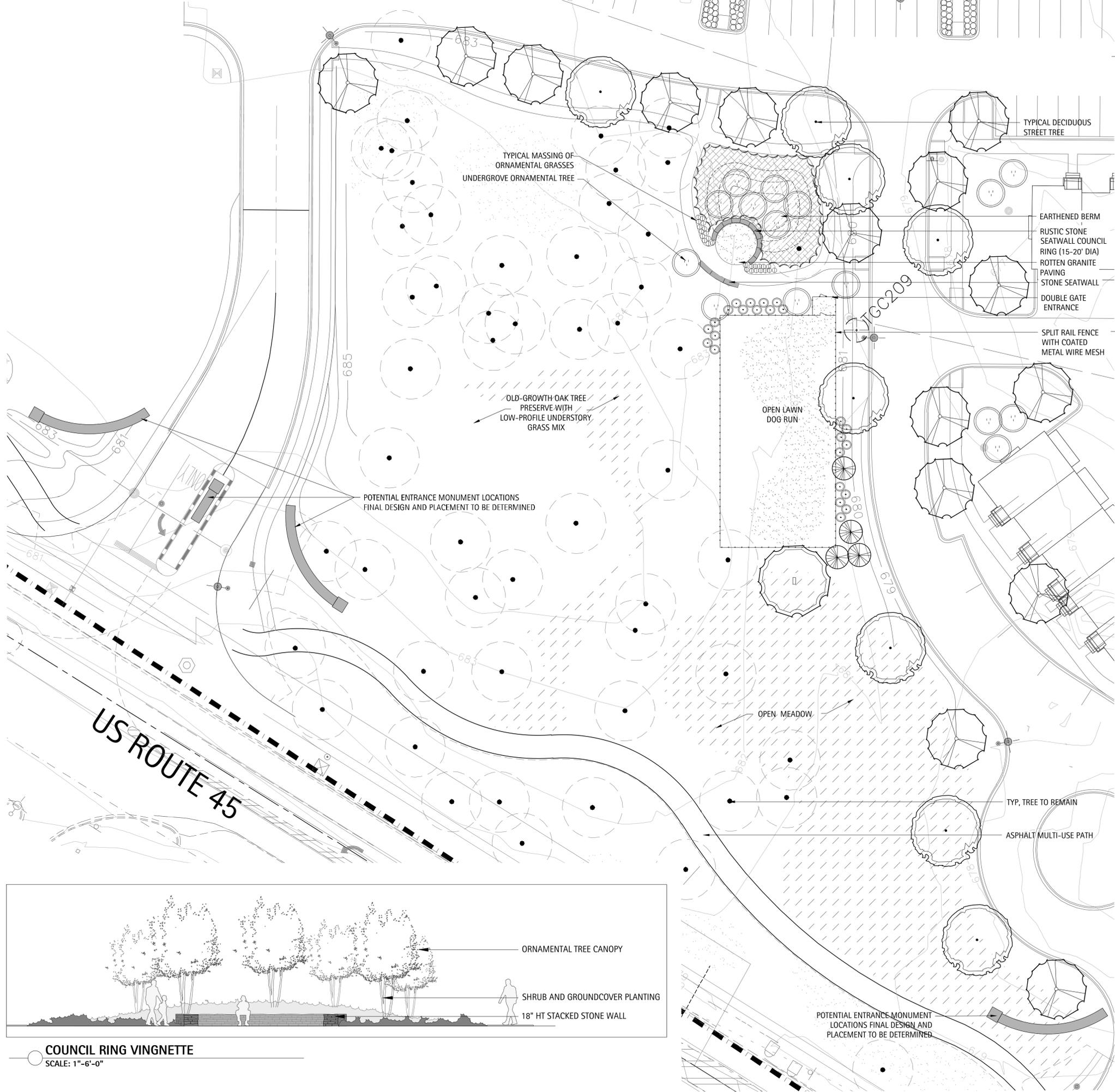
SUGGESTED PLANT PALETTE

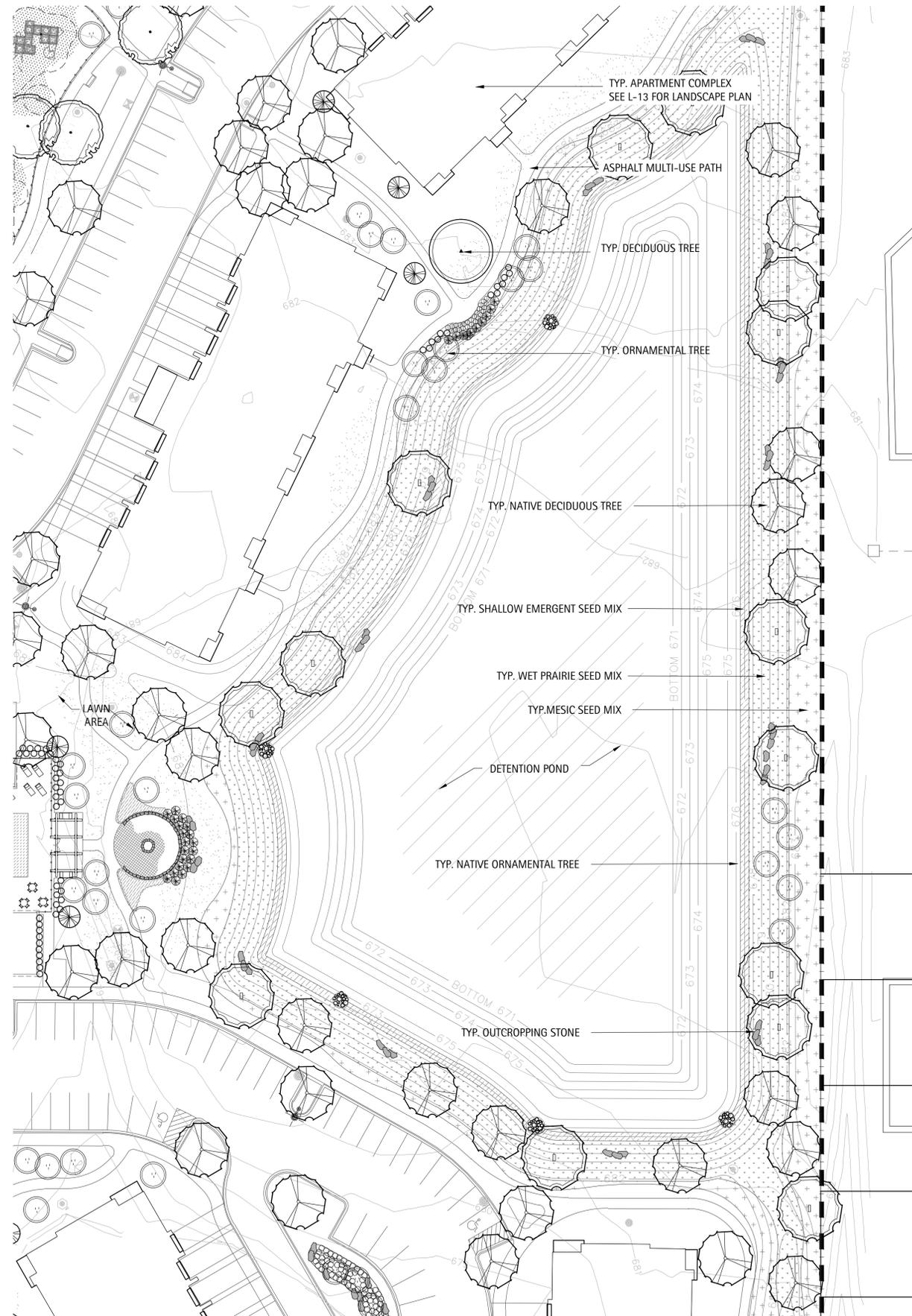
- TREES:**
RED MAPLE
CRIMSON KING MAPLE
LEGACY SUGAR MAPLE
SHADBLOW SERVICEBERRY
THORNLESS COCKSPUR HAWTHORN
HORSE CHESTNUT
BLACK CHOKEBERRY
ARISTOCRAT PEAR
REDBUD
RIVER BIRCH
DOUGLAS FIR
AUSTRIAN PINE
BLUE SPRUCE
- PERENNIALS/GRASSES:**
DWARF FOUNTAIN GRASS
PRAIRIE DROPSEED
PURPLE CONE FLOWER
RUSSIAN SAGE
BLACK-EYED SUSAN

- SHRUBS:**
BLACKHAW VIBURNUM
MOHICAN VIBURNUM
SHRUB ROSES
FRAGRANT SUMAC
DWARF KOREAN LILAC
LEMON PRINCESS SPIREA
BOXWOOD
HYDRANGEA PANICULATA

LEGEND

- DECIDUOUS SHADE TREE OR STREET TREE
- ORNAMENTAL DECIDUOUS SINGLE OR MULTI-STEM TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS/GROUNDCOVER BEDS
- NATIVE PLANTING





SUGGESTED PLANT PALETTE

TREES:

- BURR OAK
- SWAMP WHITE OAK
- PIN OAK
- ENGLISH OAK
- RIVER BIRCH
- HORSE CHESTNUT
- SHADBLOW SERVICEBERRY
- THORNLESS COCKSPUR HAWTHORN
- BLACK CHOKEBERRY
- DOUGLAS FIR
- AUSTRIAN PINE
- BLUE SPRUCE

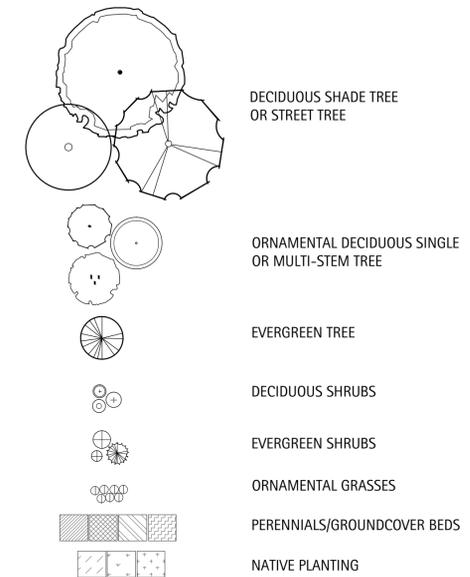
SHRUBS:

- BLACKHAW VIBURNUM
- MOHICAN VIBURNUM

PERENNIALS/SEED MIXES:

- DWARF FOUNTAIN GRASS
- PRAIRIE DROPSEED
- MESIC SEED MIX
- WET PRAIRIE SEED MIX
- SHALLOW WATER EMERGENT SEED MIX

LEGEND



NOTE

NATIVE LANDSCAPE FOR POND PERIMETER TO BE ESTABLISHED PER VILLAGE OF VERNON HILLS EXHIBIT 47. SEE SHEET 15.

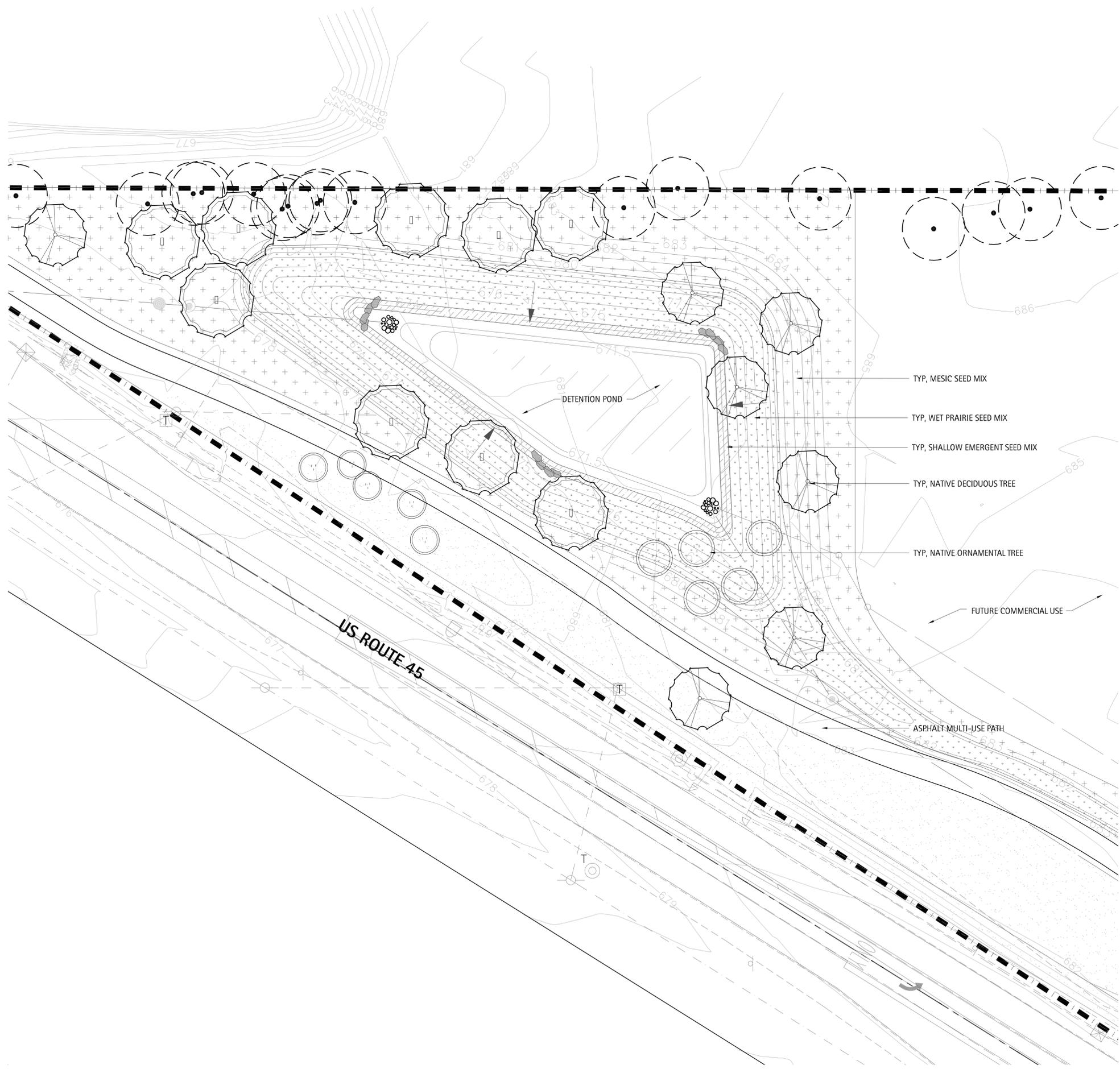
The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

**CENTRAL
DETENTION
LANDSCAPE
PLAN**

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
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Date: 11/07/2012
Drawn By: JA
Checked By: KC

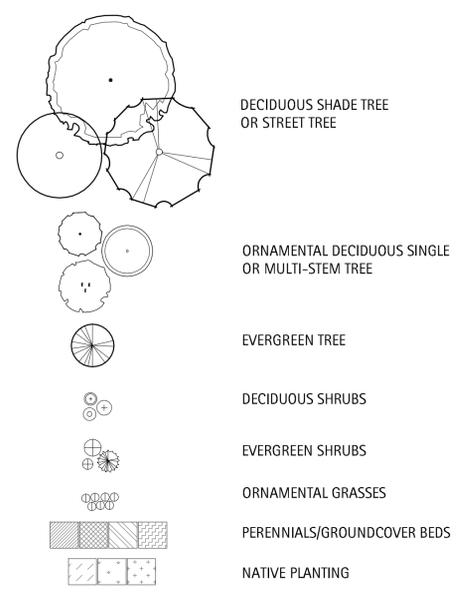




SUGGESTED PLANT PALETTE

- BURR OAK
 - SWAMP WHITE OAK
 - PIN OAK
 - ENGLISH OAK
 - SHADBLOW SERVICEBERRY
 - THORNLESS COCKSPUR HAWTHORN
 - BLACKHAW VIBURNUM
 - MOHICAN VIBURNUM
 - BLACK CHOKEBERRY
 - DOUGLAS FIR
 - AUSTRIAN PINE
 - BLUE SPRUCE
 - DWARF FOUNTAIN GRASS
 - PRAIRIE DROPSEED
- WET MESIC SEED MIX
 - MESIC SEED MIX
 - SHALLOW WATER EMERGENT SEED MIX

LEGEND



NOTE

NATIVE LANDSCAPE FOR POND PERIMETER TO BE ESTABLISHED PER VILLAGE OF VERNON HILLS EXHIBIT 47. SEE SHEET L-15.



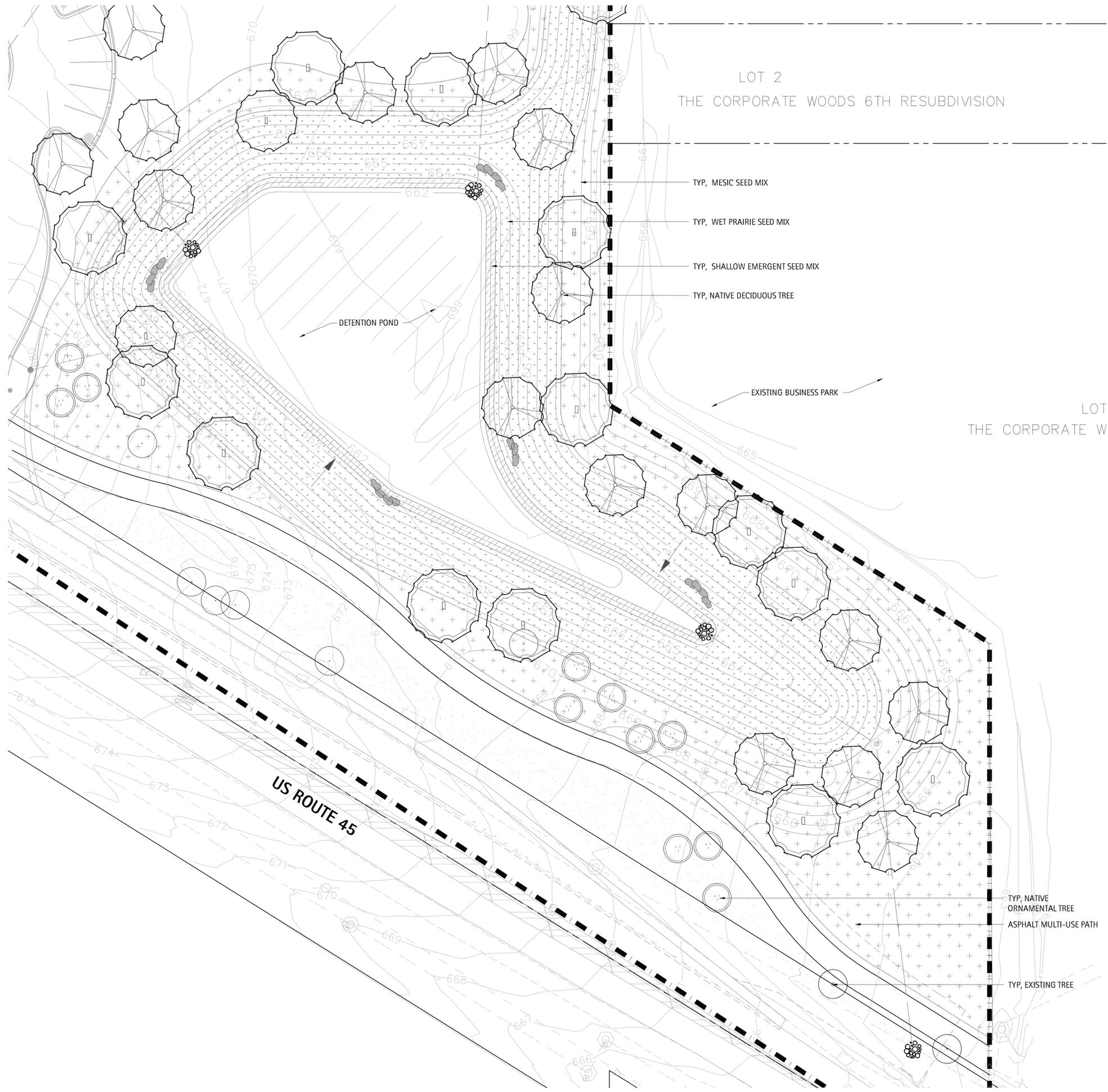
The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

**SOUTHWEST
DETENTION
LANDSCAPE
PLAN**

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
7.		
8.		

Date: 11/07/2012
Drawn By: JA
Checked By: KC





LOT 2
THE CORPORATE WOODS 6TH RESUBDIVISION

TYP, MESIC SEED MIX

TYP, WET PRAIRIE SEED MIX

TYP, SHALLOW EMERGENT SEED MIX

TYP, NATIVE DECIDUOUS TREE

DETENTION POND

EXISTING BUSINESS PARK

LOT
THE CORPORATE W

US ROUTE 45

TYP, NATIVE
ORNAMENTAL TREE

ASPHALT MULTI-USE PATH

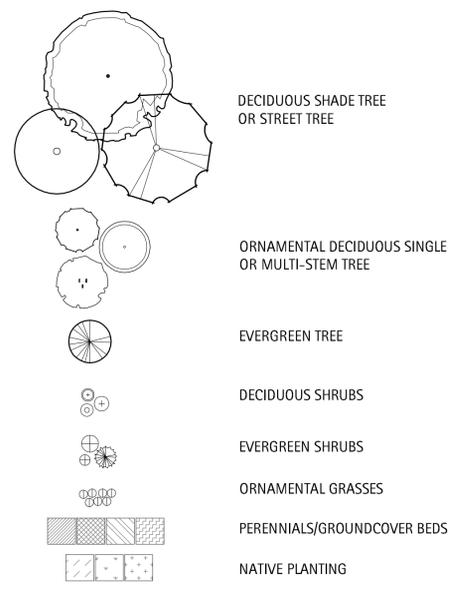
TYP, EXISTING TREE

SUGGESTED PLANT PALETTE

BURR OAK
SWAMP WHITE OAK
PIN OAK
ENGLISH OAK
SHADBLOW SERVICEBERRY
THORNLESS COCKSPUR HAWTHORN
BLACKHAW VIBURNUM
MOHICAN VIBURNUM
BLACK CHOKEBERRY
DOUGLAS FIR
AUSTRIAN PINE
BLUE SPRUCE
DWARF FOUNTAIN GRASS

PRAIRIE DROPSEED
WET MESIC SEED MIX
MESIC SEED MIX
SHALLOW WATER EMERGENT SEED MIX

LEGEND



NOTE

NATIVE LANDSCAPE FOR POND PERIMETER TO BE ESTABLISHED PER VILLAGE OF VERNON HILLS EXHIBIT 47. SEE SHEET 15.

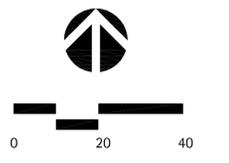


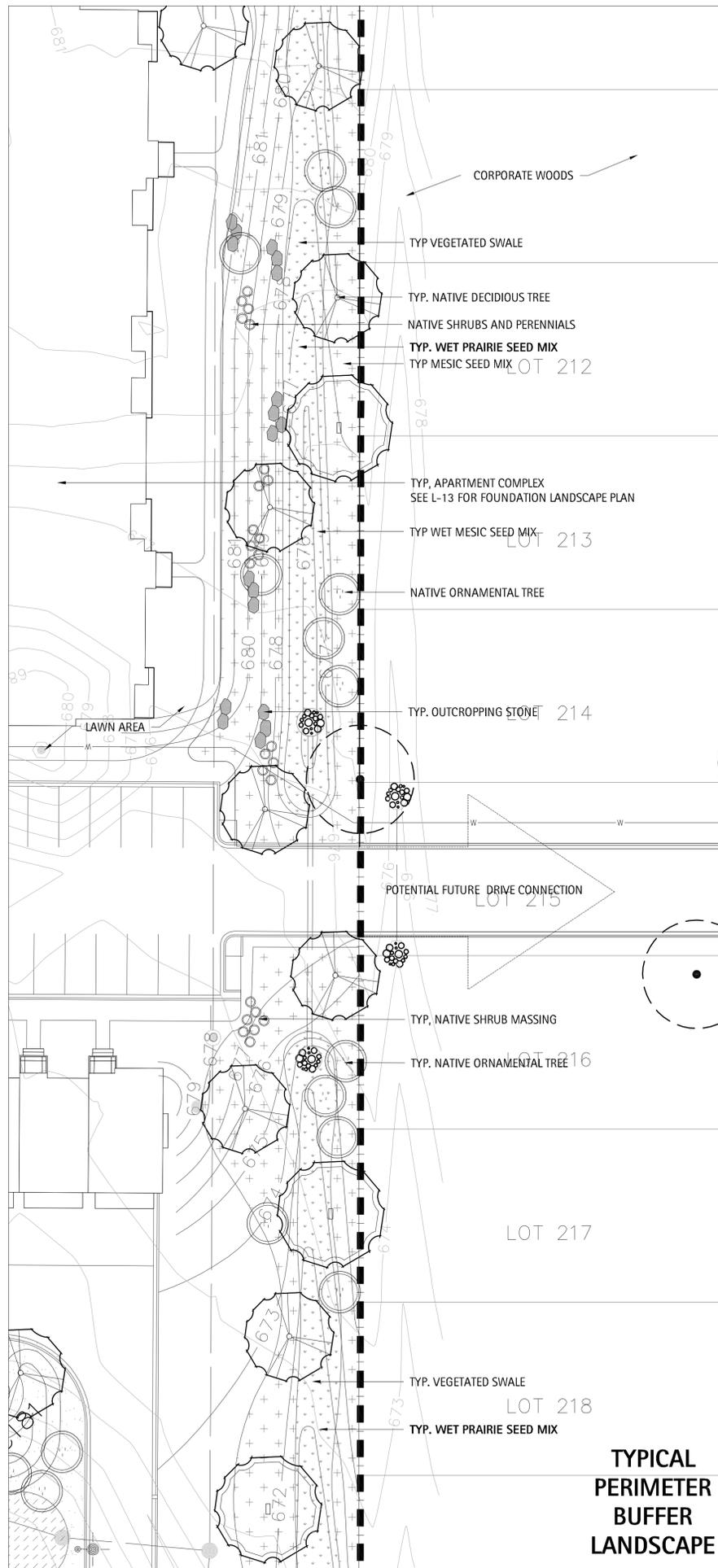
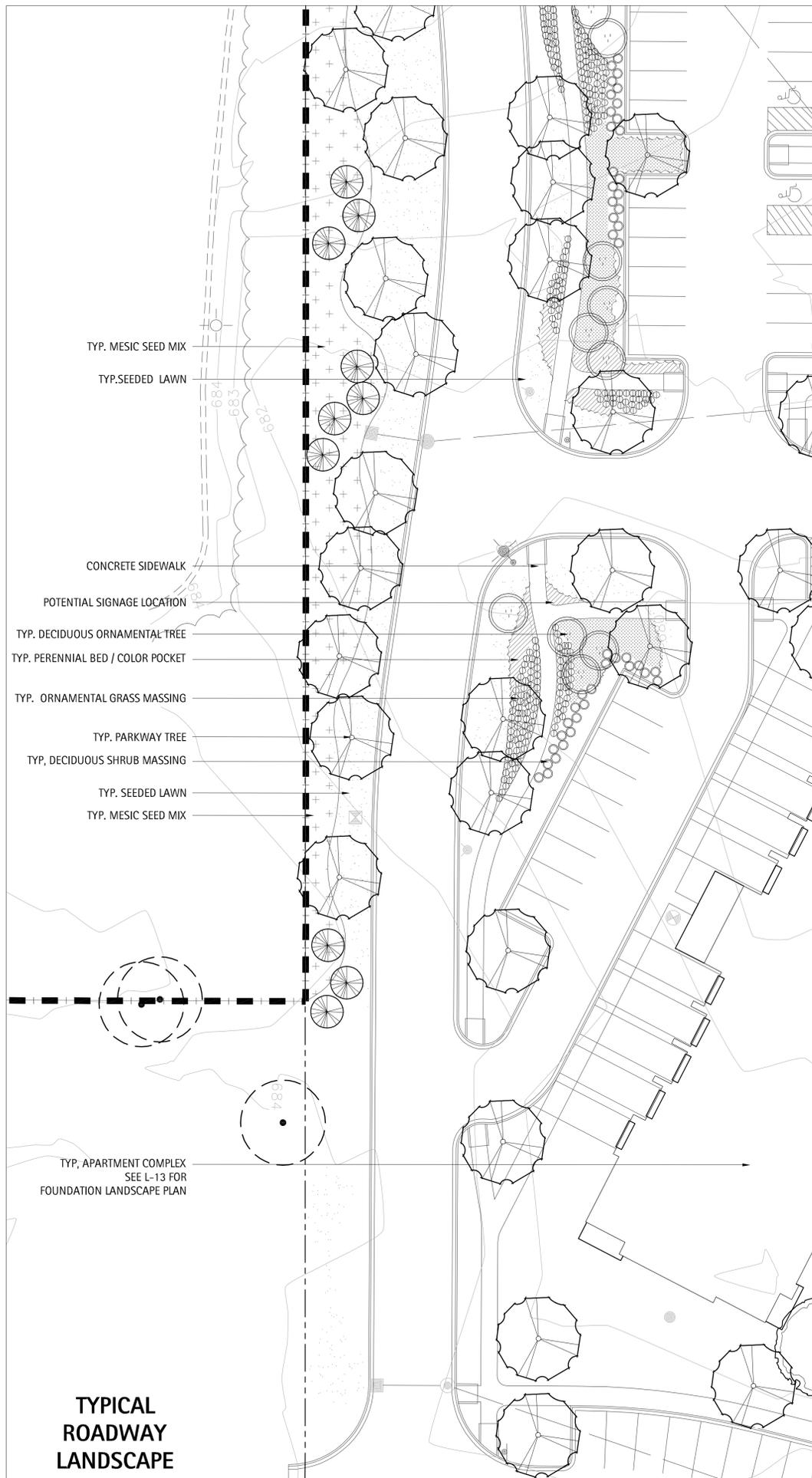
The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

**SOUTHEAST
DETENTION
LANDSCAPE
PLAN**

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
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Date: 11/07/2012
Drawn By: JA
Checked By: KC





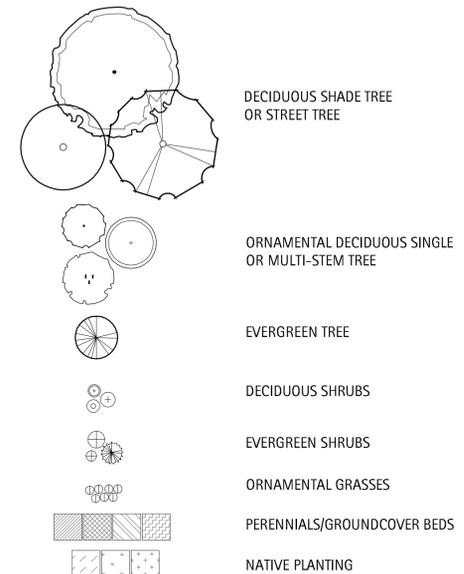
SUGGESTED PLANT PALETTE

- TREES:**
 RED MAPLE
 CRIMSON KING MAPLE
 LEGACY SUGAR MAPLE
 BURR OAK
 RIVER BIRCH
 HORSE CHESTNUT
 SHADBLOW SERVICEBERRY
 THORNLESS COCKSPUR HAWTHORN
 BLACK CHOKEBERRY
 DOUGLAS FIR
 AUSTRIAN PINE
 BLUE SPRUCE

- SHRUBS:**
 BLACKHAW VIBURNUM
 MOHICAN VIBURNUM

- PERENNIALS/SEED MIXES:**
 DWARF FOUNTAIN GRASS
 PRAIRIE DROPSSEED
 MESIC SEED MIX
 WET MESIC SEED MIX
 SHALLOW WATER EMERGENT SEED MIX

LEGEND



The Oaks of Vernon Hills
 Rt. 45 / Vernon Hills, IL

**TYPICAL ROADWAY
 & PERIMETER
 BUFFER LANDSCAPE
 PLAN**

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
7.		
8.		

Date: 11/07/2012
 Drawn By: JA
 Checked By: KC





SUGGESTED PLANT LIST

TREES:

- CLUMP PEAR
- CLUMP MAPLE
- REDBUD
- MULTI-STEMMED RIVER BIRCH
- DR. MERILL MAGNOLIA
- STAR MAGNOLIA
- NORWAY SPRUCE
- DOUGLAS FIR

PERENNIALS/GRASSES:

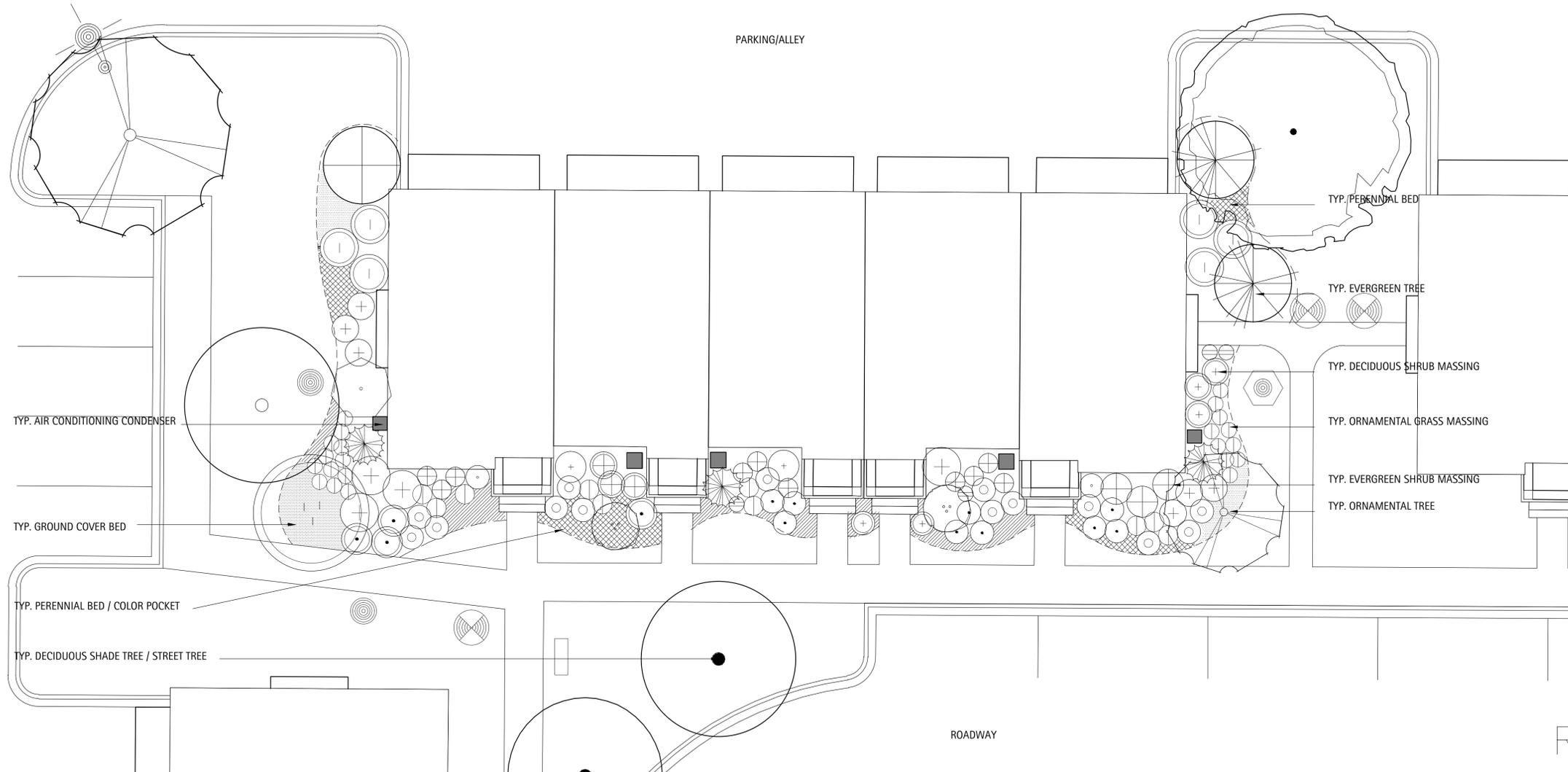
- SUM AND SUBSTANCE HOSTA
- RUSSIAN SAGE
- DAYLILIES
- PURPLE CONE FLOWERS
- FOUNTAIN GRASS
- KARL FOERSTER GRASS
- JAPANESE FLOWERING SPURGE
- BOWLES PERIWINKLE
- BARREN STRAWBERRY

SHRUBS:

- HYDRANGEA ARBORESCENS 'ANNABELLE'
- HYDRANGEA PANICULATA 'TARDIVA'
- FLOWER CARPET PINK SHRUB ROSE
- DWARF WINGED EUONYMUS
- KNOCKOUT ROSE
- COTONEASTER HORIZONTALIS
- BLACKHAW VIBURNUM
- VARIEGATED TATARIAN DOGWOOD
- LEMON PRINCESS SPIREA
- WENTWORTH AMERICAN CRANBERRY BUSH
- WINE AND ROSES WEIGELA
- DWARF KOREAN LILAC
- GRO-LOW SUMAC
- BOXWOOD
- EMERALD GREE ARBORVITAE
- HICKS YEW

LEGEND

- DECIDUOUS SHADE TREE OR STREET TREE
- ORNAMENTAL DECIDUOUS SINGLE OR MULTI-STEM TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS/GROUND COVER BEDS



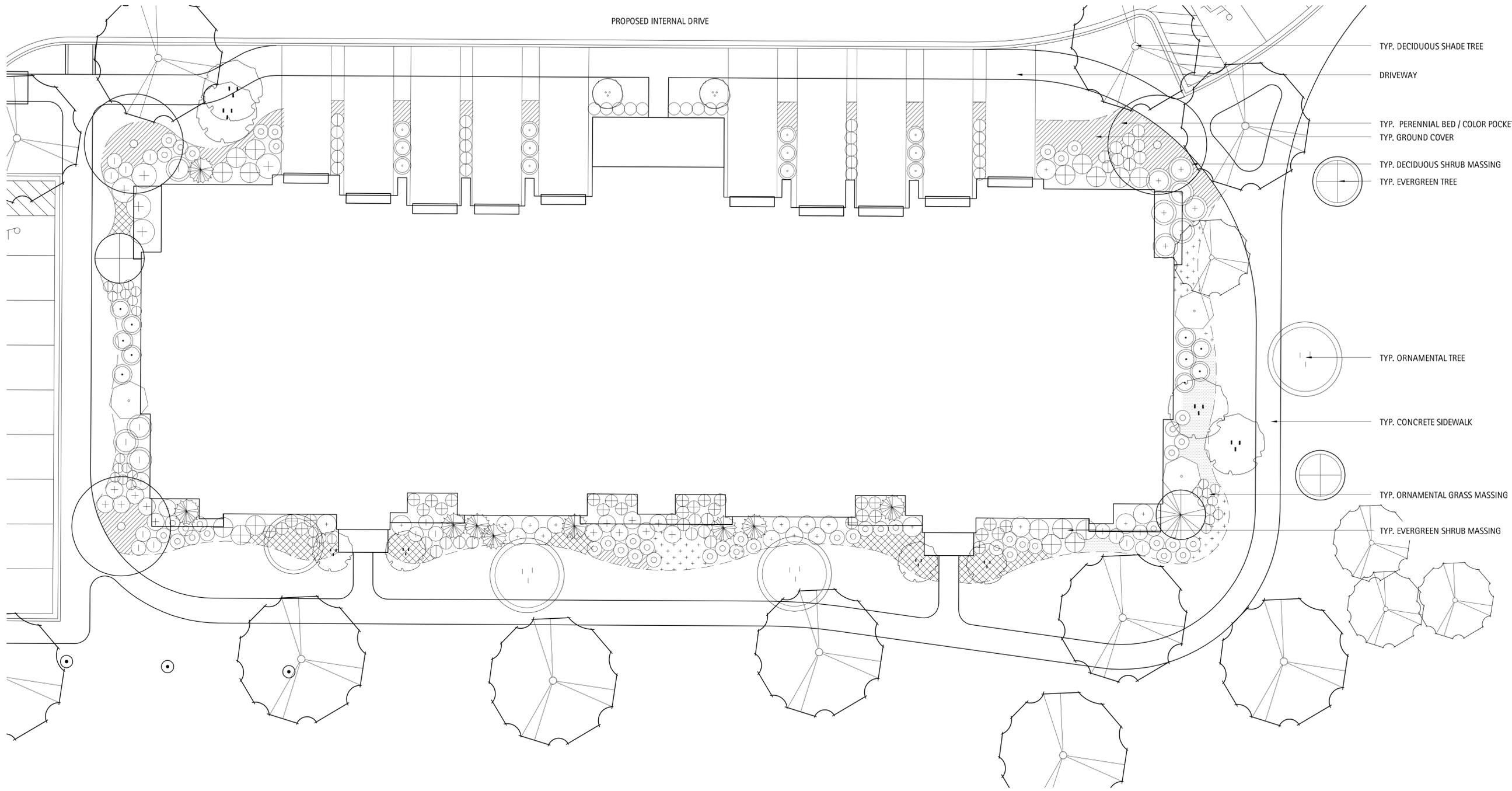
The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

TYPICAL ROWHOME FOUNDATION LANDSCAPE PLAN

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
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6.		
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8.		

Date: 11/07/2012
Drawn By: JA
Checked By: KC





TYP. DECIDUOUS SHADE TREE
DRIVEWAY
TYP. PERENNIAL BED / COLOR POCKET
TYP. GROUND COVER
TYP. DECIDUOUS SHRUB MASSING
TYP. EVERGREEN TREE

TYP. ORNAMENTAL TREE
TYP. CONCRETE SIDEWALK
TYP. ORNAMENTAL GRASS MASSING
TYP. EVERGREEN SHRUB MASSING

SUGGESTED PLANT LIST

- TREES:**
CLUMP PEAR
CLUMP MAPLE
REDBUD
MULTI-STEMMED RIVER BIRCH
DR. MERILL MAGNOLIA
STAR MAGNOLIA
NORWAY SPRUCE
DOUGLAS FIR
- SHRUBS:**
HYDRANGEA ARBORESCENS 'ANNABELLE'
HYDRANGEA PANICULATA 'TARDIVA'
FLOWER CARPET PINK SHRUB ROSE
DWARF WINGED EUONYMUS
KNOCKOUT ROSE
COTONEASTER HORIZONTALIS
BLACKHAW VIBURNUM
VARIEGATED TATARIAN DOGWOOD
LEMON PRINCESS SPIREA
WENTWORTH AMERICAN CRANBERRY BUSH
WINE AND ROSES WEIGELA
DWARF KOREAN LILAC
GRO-LOW SUMAC
BOXWOOD
EMERALD GREE ARBORVITAE
HICKS YEW
- PERENNIALS/GRASSES:**
SUM AND SUBSTANCE HOSTA
RUSSIAN SAGE
DAYLILIES
PURPLE CONE FLOWERS
FOUNTAIN GRASS
KARL FOERSTER GRASS
JAPANESE FLOWERING SPURGE
BOWLES PERIWINKLE
BARREN STRAWBERRY

LEGEND

- DECIDUOUS SHADE TREE OR STREET TREE
- ORNAMENTAL DECIDUOUS SINGLE OR MULTI-STEM TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS/GROUND COVER BEDS

The Oaks of Vernon Hills
Rt. 45 / Vernon Hills, IL

TYPICAL APARTMENT BUILDING FOUNDATION LANDSCAPE PLAN

Revisions	
1. TECHNICAL REVIEW	09/12/2012
2. TECHNICAL REVIEW	11/07/2012
3.	
4.	
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Date: 11/07/2012
Drawn By: JA
Checked By: KC



DECIDUOUS TREE PLANTING NOTES:

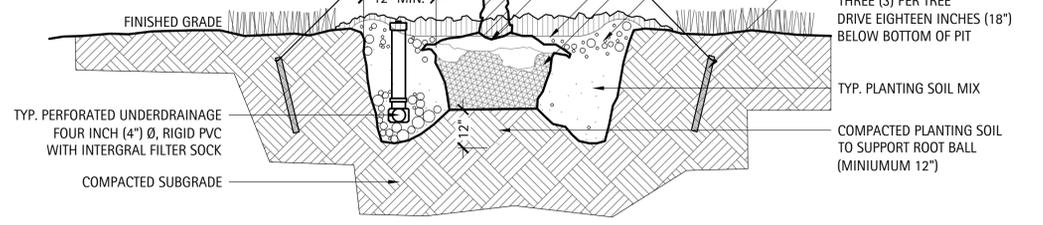
ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

TREE SUPPORTS (3 PER TREE) SHALL BE GALVANIZED TURNBUCKLES WITH DOUBLE-STRANDED TWELVE (12) GAUGE GALVANIZED WIRE TIES AT TWELVE INCH (12") INTERVALS. GUYS ARE OPTIONAL AT THE DISCRETION OF CITY/VILLAGE FORESTER.

PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.

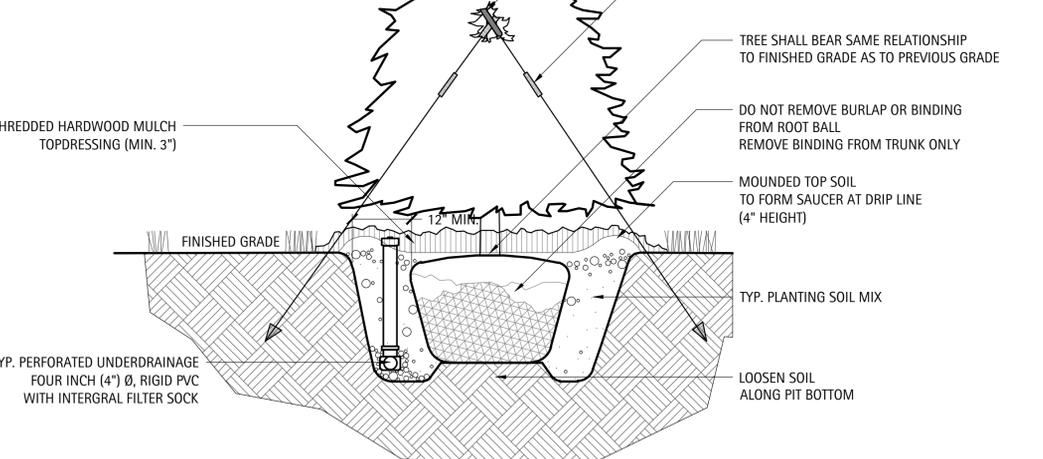
STAKE TREES WITH THREE TO FOUR INCH (3-4") CALIPERS. DO NOT STAKE TREES WITH OVER FIVE INCH (5") CALIPERS.



1 Typical Deciduous Tree Planting Detail
Scale: NTS

EVERGREEN TREE PLANTING NOTES:

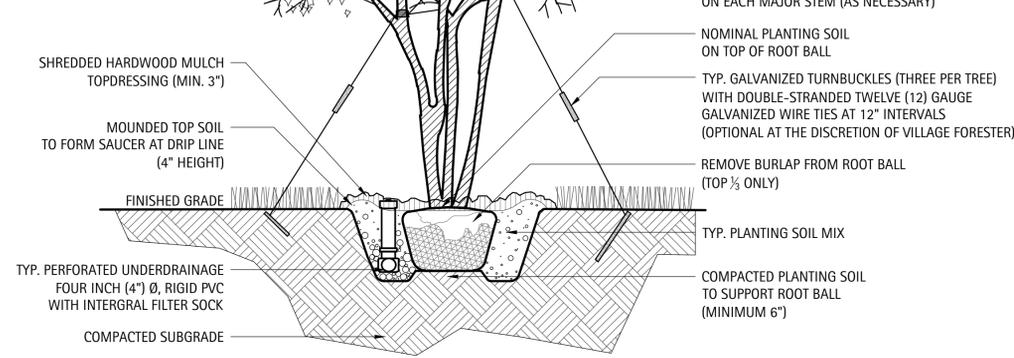
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



2 Typical Evergreen Tree Planting Detail
Scale: NTS

ORNAMENTAL TREE PLANTING NOTES:

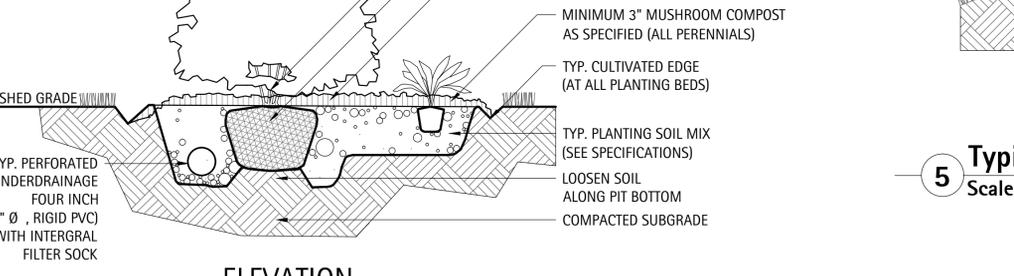
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.



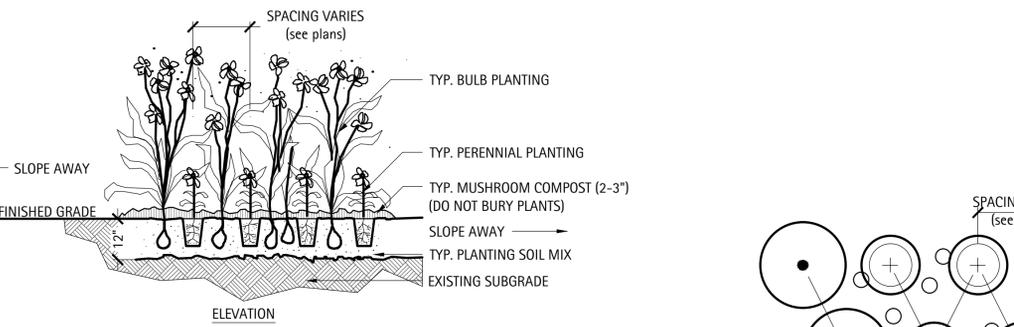
3 Typical Ornamental Tree Planting Detail
Scale: NTS

SHRUB PLANTING NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

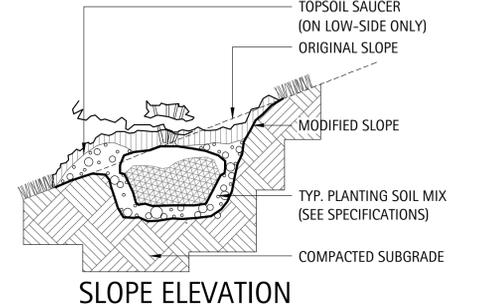


4 Typical Shrub Planting Detail
Scale: NTS



NOTES:
FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.
PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6 Typical Groundcover & Perennial Planting Detail
Scale: NTS



5 Typical Shrub Planting Detail (Slope)
Scale: NTS



PLANTING DETAILS

Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
7.		
8.		
Date:	11/07/2012	
Drawn By:	JA	
Checked By:	KC	



GENERAL NOTES

1. Landscape Contractor shall verify all utility locations (existing and proposed) along with existing conditions and grades (existing and proposed), and note any discrepancies to owner, Engineer, and Landscape Architect immediately, before proceeding with any work.

2. Base information for these plans was taken from Engineer's site survey, geometric, and grading plans. Contractor shall verify all dimensions and locations of existing and proposed features, and familiarize themselves with any obstacles encumbering the installation of this project.

3. Any existing tree surveys or locations for these plans were prepared by the Engineer or a certified arborist. See plans for information.

4. All soil/underground conditions shall be referred to soil testing reports prepared by the owner's consultant.

5. Any archeological information relevant to these plans shall be referred to archeological survey and reports (if appropriate to job site) by the owner's consultant.

6. All surface drainage shall be diverted away from structures and noted site features in all areas as shown on the Civil Engineer's grading plans. Surface drainage shall be diverted to existing or proposed basin structures or inlets as directed by the grading plans. Any site underdrainage as shown in the landscape drawings shall be provided at Landscape Architect's direction. Where poor subsurface drainage conditions occur in the field, Contractor shall notify Landscape Architect immediately and make recommendations for solutions to drainage issues before proceeding with work.

7. Where possible, and at Engineer's approval and per code, all underdrainage shall be tied into existing or proposed storm structures.

8. Landscape accent lighting as shown on these plans is for general location and intent only. The specified fixture and wattage shall be provided and installed on the desired feature at Landscape Architect's direction. Contractor shall field stake all accent lighting locations and obtain Landscape Architect's approval before final installation. Please refer to electrical plans for conduit or low-voltage cable routing and power-source (timer, transformers, switch boxes, etc.).

GENERAL PLANTING NOTES

GENERAL CONDITIONS

1. Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to Project Engineer or Landscape Architect in writing prior to landscape work commencement.

2. All project limits shall be fenced with temporary plastic fencing at 48" height, staked at 4' on center, and clearly signed for construction activities. All existing, protected vegetation shall be fenced at a minimum of the plants drip line or as approved by Landscape Architect.

3. The Landscape Contractor shall keep all areas clean and orderly at all times.

4. The Landscape Contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.

SITE GRADING & BERMING

5. Berming shall occur along all noted landscape areas to the designed berming heights shown on the plans. All grading, drainage, and utilities shall be evaluated in the field for conflict points with designed berming. Landscape Architect and Project Engineer shall review and approve prior to finished grading. Finished shape and contouring shall be at Landscape Architect's direction.

6. All grading and drainage shall be properly pitched to existing or proposed drainage swales and structures. Landscape Architect and Project Engineer shall field verify and approve.

7. All stone work to be approved by Landscape Architect in field. All stone color samples shall be approved by Landscape Architect prior to ordering.

SOIL & PLANTING MIX

8. All soil planting mix for backfill or beds, whether from on-site stockpile or new imported soil, shall be tested for approved specified pH levels and nutrient content. Submit testing agency with laboratory report to project Landscape Architect for approval, along with recommendations to amending soil as appropriate for use in planting.

9. Topsoil shall be clean, pulverized soil from an acceptable source. Topsoil shall be free of debris, stones, and other material not more than one inch (1") diameter in size. Contractor shall provide the Landscape Architect with receipt of soil source and soil test results from a qualified lab upon request.

10. It is anticipated that all planting areas, including lawn, shall be thoroughly tilled to a minimum of 12-18" depth. All on-site topsoil shall be amended and reused as approved, or removed off-site and disposed of properly. New planting soil mix consisting of pulverized topsoil and mushroom compost shall be installed and properly compacted to the following depths noted in the specifications and landscape planting details.

11. Clean topsoil mix should have a tested and approved pH of 6.0 -- 7.0

12. All planting beds shall be thoroughly tilled and amended with topsoil/compost mix to a minimum of 12" depth.

13. The Landscape Contractor shall prepare planting beds by adding soil amendments to approved on-site or imported topsoil mix in the following quantities:

Trees and Shrubs: three (3) parts topsoil, (1) part peat, and one (1) part sand
Perennials and Groundcovers: three (3) parts topsoil, one (1) part peat, and two (2) parts decomposed mushroom compost. (See Specifications)

14. All excess materials and spoils resulting from the landscape work shall be legally disposed of off-site by the Landscape Contractor.

PLANTING STANDARDS

15. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.

16. Sizes shown on plant schedule are minimum acceptable sizes.

17. All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.

18. All new and transplanted plants to be sprayed with an antidesiccant within twenty-four (24) hours after planting. Antitranspirant shall be "Wiltpruf" or an approved equal.

19. Landscape Architect shall field verify and approve all final staked tree, shrub, and perennial bed locations prior to installation.

20. The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.

21. All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.

22. Landscape Architect shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.

FERTILIZER & MULCHING

23. Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.

24. All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.

25. All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.

26. All perennials and groundcover beds shall be top-dressed with two inches (2") minimum of mushroom compost.

MAINTENANCE & WARRANTIES

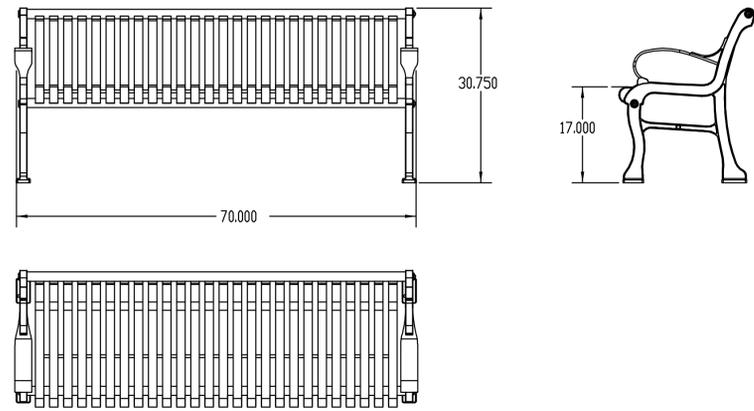
27. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.

28. Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.

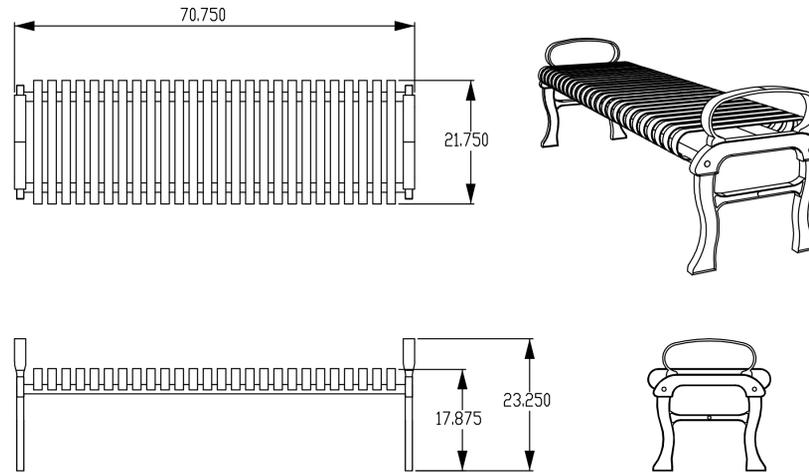
29. All newly sodded or seeded areas shall be maintained, watered, and mowed throughout their growing seasons during construction and until final acceptance by owner.

PLANTING NOTES

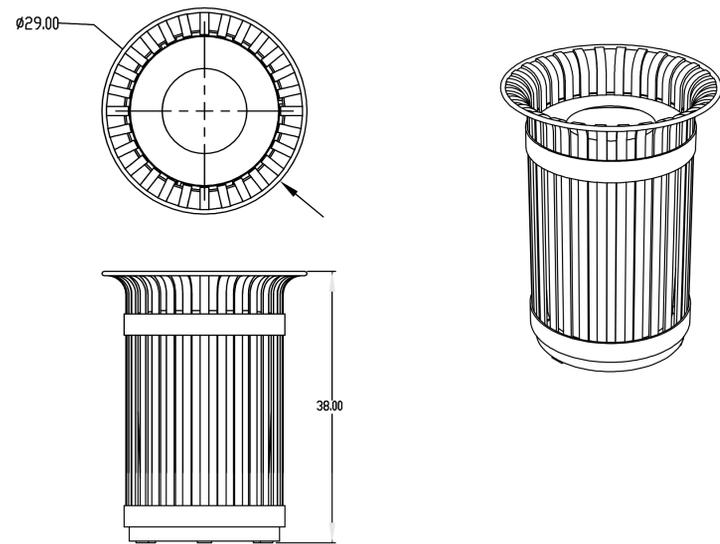
Revisions		
1.	TECHNICAL REVIEW	09/12/2012
2.	TECHNICAL REVIEW	11/07/2012
3.		
4.		
5.		
6.		
7.		
8.		
Date:	11/07/2012	
Drawn By:	JA	
Checked By:	KC	



1 TYP. BENCH (MAGLIN MLB300MH)
NTS



2 TYP. BENCH (OPTIONAL BACKLESS MODEL - MAGLIN MLB300MB)
NTS



3 TYP. TRASH RECEPTACLE (MAGLIN MLWR200-32)
NTS



Revisions	
1.	TECHNICAL REVIEW 09/12/2012
2.	TECHNICAL REVIEW 11/07/2012
3.	
4.	
5.	
6.	
7.	
8.	

Date: 11/07/2012
Drawn By: JA
Checked By: KC



490 Greenleaf Drive • Vernon Hills,
Public Works Department

MEMORANDUM

ORDINANCE 2013-002, Exhibit B-5
The landscape plan shall be updated to comply with the Memorandum from Tom Brettmann to David Brown entitled The Oaks of Vernon Hills Landscape Plan Technical Review (2nd) dated December 3 2012.

Date: December 3, 2012

To: David Brown, Director of Public Works
Steve Maslov, Engineering Tech

From: Tom Brettmann, Engineering Technician

Re: *The Oaks of Vernon Hills Landscape Plan Technical Review (2nd)*

I have reviewed the landscape plan; sheets L-01 thru L-17 provided by the Lakota Group dated November 7, 2012 and offer the following comments:

1. Landscape planning shall be shown for all areas within the property. Typical details for building foundations will be allowed. Typical details for perimeter buffer landscape and typical roadway landscape will not be allowed. Revise plan sheet layout to include all areas within the property, show match lines on the plans for each sheet.
2. Identify specie and plant size for all plants shown on the plan. Create a plant list by page and an overall plant list.
3. Prepare and include in the plan set a maintenance plan for all native planting areas including burning. Evergreen species shall not be placed in areas where burning is part of maintenance.
4. Section 3.15.5, I request the petitioner review this section regarding alternate walk material. Show modifications for alternate walk on the plan set. Coordinate this work with Manhard Engineering so this info is also shown on the Engineering Plans. Include a detail for a wood chip path.
5. Adjoining properties, Tetra Pak and ZF Industries has removed buckthorn and non-native plant material to the property line. Landscape planning shall extend to the property line adjoining these properties. All non-native weedy plants shall be removed and a developed landscape transition adjoining these properties be designed. Note that all trees designated to be saved shall be crown cleaned and vista pruned. Clarify what "where applicable" means.
6. Any Ash species designated to be saved shall be removed and replaced. Any trees designated to be saved with a rating of 4 or worse shall be removed and replaced. Note that all Buckthorn on site will be removed. Show this information on the plan set.
7. This site is losing native Aesculus, Juglans and Carya species to the mass clearing of the site. The proposed Landscape Plant Palette does not include these species and we request that the petitioner include these species into the plant palette. Smaller sizes from native nurseries may be used.

Exhibit C

Terms and Conditions of Approval

Conditions of Approval

General Compliance with the following plans:

- Building Character Elevations for the apartment buildings, row homes and Clubhouse (Color Scheme D) prepared by BSB Design with a date of 12/19/12 and consisting of 7 pages. These pages also included the unit floor plans (dated 11/16/12 and consisting of 15 pages). Scheme D color shall be used for row homes, apartment building and the clubhouse.
- Preliminary Improvement Plans prepared by Manhard Consulting, Ltd with a revised date of 11/8/12 and consisting of 14 pages. These plans include preliminary grading and utility plans
- Preliminary Plat of Subdivision – The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/12/12 and consisting of 3 pages.
- Preliminary Landscaping Plans prepared by The Lakota Group, Inc with a date of 11/7/12 and consisting of pages L-00 thru L-17. These plans include a site plan, location plan, tree preservation plan and specific landscape plans for buildings and detention basins throughout the property.

Variations - The following variations were recommended for approval

- For the drive aisles and parking lots in PODS A, B and D, the minimum setback shall be consistent with plan sheet 5 of 14 (Site Plan-North) prepared by Manhard Consulting Ltd with a revised date of 11/8/12.
- The trash enclosure in POD A shall be a minimum of 5 feet from the property line instead of 30 feet and shall not be located within any public utility easement. The enclosure walls shall be made of masonry materials consistent with the adjacent residential units.
- For the Multi-Family buildings, 41.5' setback for Building #7 instead of 48'.
- For the spacing between Row-Home Buildings, the following horizontal distance between buildings shall be allowed: between buildings 13 & 14 is 30'; between buildings 14 & 15 is 21.2'; between buildings 15 & 16 is 28.4; and between buildings 16 & 17 is 30' instead of 36 feet.
- For the spacing between Multi-Family Buildings, the following horizontal distance between buildings shall be allowed: between buildings 1 & 2 is 46.1'; between buildings 4 & 5 is 46.2'; between buildings 5 & 6 is 44.5'; and between buildings 7 & 8 is 41.5' instead of 48 feet.

- The following minimum sizes for dwelling units shall be permitted:

Code Requirement	Multi-Family	Row-Homes
1-Bd. Rm. 1200 sq. ft.	692 sq. ft.	Not Proposed
2-Bd. Rm. 1400 sq. ft.	1,189 sq. ft.	1,487 sq. ft.
3-Bd. Rm. 1600 sq. ft.	Not Proposed	1,800 sq. ft.

Conditions of Approval for the Entire Site:

1. Subject to Village Board final approval of this application of the zoning and planned development pursuant to this application, Ordinance 2009-039 which granted to Hamilton Partners, Inc the existing zoning and PUD shall remain in full force and effect.
2. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
3. The Village Attorney shall review and approve the REA Documents for the project and maintenance and conservation language for the preservation area prior to final approval of the Plat of Subdivision.
4. All signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances. Prior to consideration of final approval by the Commission and Village Board, the petitioner shall provide detailed information on all signs including proposed color elevations, locations with setbacks, dimensioned drawings of each sign and adjacent details on landscaping around each sign where appropriate.
5. The petitioner and co-developer shall provide the necessary updates or amendments to the Traffic Impact Study as may be required by the Village prior to final approvals being granted.
6. The Petitioner/Co-Developer shall provide the eastern access from the subject property to Forest Edge Drive.
7. All building materials within the "The Oaks of Vernon Hills" property shall comply with the materials samples information prepared by Petitioner/Co-Developer and BSB. The petitioner will provide a material sample board to the Village prior to final approval by the Village Board.
8. Prior to consideration for final approval of the development, the petitioner shall provide cut-sheet details for each of the lights to be used in the roads, parking lots and common open space areas within Lot 2. The lighting shall comply with Village standards.
9. Use of "wall-pack" type lighting shall be limited throughout the entire project. The petitioner will provide cut-sheet details for exterior lighting fixtures on each building.
10. The petitioner shall work with the Postal Service to locate mailboxes throughout the property; said locations shall be added to the Site Plan prior to consideration of final approval.
11. The landscape plans for the property should be modified to include bike racks. The number and locations of these racks will be reviewed and approved by the Village Landscape Architect.

12. The Tree Location Survey shall be used as the basis for a tree preservation plan. This plan will include protective fencing to be installed and approved by the Village on Lot 3 prior to the start of construction. The protective fence shall be maintained during all phases of construction on each lot. Failure to maintain said fence may result in a Stop Work and related fine being issued. No storage of any building materials, vehicles or equipment which could cause damage or injury to the trees is permitted within Lot 3.
13. The REA Document shall specify that the tree preservation area located on Lot 3 at the entrance of the development shall be maintained using good forestry practices.
14. The roads (including the eastern access road from the subject property to Forest Edge Drive) and parking lots throughout the property shall be considered privately-owned. These private roads and drive isles within the parking lots shall be built to public road standards as setforth in the Development Ordinance, being Appendix B of the Code of Ordinances.
15. The access driveways in front of Buildings 1, 2, 4 and 5 and between 9 and 12, need to maintain, two, ten (10) foot lanes which do not include the gutter flag, and shall have a minimum width be 22 feet.
16. The Developer shall provide an emergency access connection, paved and gated as may be required by the Lincolnshire-Riverwoods Fire Protection District which shall be provided from the northwest corner of the property (POD A) to the adjacent property to the north, being 777 Hickory Hills Drive and owned by Corporate Woods Associates, LLC. The existing building is currently occupied by ZF Industries.
17. In POD A, Road F shall be have one-way traffic starting from the road intersection near Building 17 and extending west until the road terminates into Road A. The 20 foot width of this road is acceptable.
18. For that portion of the Route 45 road frontage extending across the entire property, the road improvements shall be built to an "Urban" cross-section as defined by IDOT requiring the use of curb and gutter throughout these improvements.
19. Prior to final approval of the improvement plans, the petitioner must provide a letter from IDOT which approves the detention pond setbacks from Route 45.
20. Consistent with the previous approvals granted to Hamilton Partners, a six (6) foot bounce for detention basins may be used instead of a maximum of four (4) feet as setforth in the Development Ordinance.
21. Dumpster locations for all buildings shall be added to the final site and landscaping plans.
22. The proposed bike path located at the southeast corner of the property adjacent to Detention Basin A and the east property line shall be elevated to meet the existing Route 45 shoulder. Pursuant to the review and approval of the Village engineer, this may require the placement of a drainage structure under the path.
23. The landscape plan shall be updated to comply with the Memorandum from Tom Brettmann to David Brown entitled The Oaks of Vernon Hills Landscape Plan Technical Review (2nd) dated December 3, 2012.

24. For all roads and access driveways within the development, the turning radii shall accommodate a 55' turning radius for the Fire Department's ladder truck.
25. All sump pumps and downspouts shall be connected directly to storm sewers.
26. All plumbing stacks and vents ducts shall be earth-tone or black in color, said color shall be approved prior to issuance of a building permit.
27. Developer contributions shall be made to Districts 125 & 103, Vernon Hills Park District and Lincolnshire-Riverwoods Fire Protection District.
28. For Lot 1, proposed to be the future Commercial lot, for any proposed building(s) for this lot, the Planning & Zoning Commission and Village Board shall review and approve all site, landscaping and architectural plans for each building. Said designs shall be architecturally consistent with the overall designs of the buildings throughout the remainder of the property. As a part of the technical review for this lot, the developer or lot owner shall provide a traffic impact study for any future use.
29. Compliance with all ordinance and standards of the Village except as otherwise noted.
30. Petitioner will work with Staff to address the parking in Pod B and to increase the parking ratio.
31. Petitioner is hereby encouraged to work with Vernon Hills building supply stores and to shop locally.
32. Petitioner shall work with Staff and developer to limit the construction impact on local residents.
33. Petitioner shall amend all plan/plat submissions to remove the right-in/right-out on the US Route 45 frontage near Sanctuary Pointe
34. For the row homes, shutters shall be added on the rear garage elevations.