

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2009-039

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

THE 3RD DAY OF MARCH 2009

Published in pamphlet form by the
Authority of the President and Board
Of Trustees of the Village of Vernon
Hills, Lake County, Illinois, this 10th
Day of March 2009

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

WHEREAS, Michael J. Rolfs, representing Hamilton Partners, Inc, in regards to property commonly known as The Oaks of Vernon Hills PUD and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of:

1. Approval to amend the zoning classification from R-1 Single Family Residential and B-1 General Business to OR&D Office Research & Development for the legally described property; and
2. Approval of a Special Use Permit for a Planned Unit Development to allow development of a mixed use development consisting of multi-story office buildings, commercial buildings and undeveloped property along with certain variations, including but not limited to, building height and setbacks, signage and parking requirements.
3. Approval of certain Special Use Permits to allow a restaurant with carry-out and fast food (coffee) with drive-thru, or a bank with a drive-thru facility in Commercial Building E.
4. Preliminary and final site and landscaping plan approvals.
5. Preliminary and final approval of the architectural elevations and signage plans
6. Preliminary and final approval of the Plat of Subdivision

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

1. Various Plans prepared by Monarch Design & Construction LLC with a stamped receive date of 2/13/08 and consisting of 8 pages. These pages included the site plan, commercial and office building elevations, development signage, materials and finishes, photometric plans and color elevations.
2. Engineering Improvement Plans prepared by Manhard Consulting, Ltd with a revised date of 2/13/08 and consisting of 7 pages.
3. Final Plat of Subdivision – The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/2/08 and consisting of 3 pages.
4. Truck Turn Exhibit prepared by Manhard Consulting, Ltd with a date of 2/13/08 and consisting of 1 page.
5. Tree Location Survey prepared by Manhard Consulting, Ltd with a date of 2/13/08 and consisting of 1 page.

6. Final Landscaping Plans prepared by Brickman with a revised date of 10/13/08 and consisting of pages L-1 thru L-4

Reductions of said plans/color elevations or material sample boards are attached hereto as Exhibit B.

WHEREAS, upon due notice and after public hearing held February 20, 2008 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 concerning said petition as listed above.

WHEREAS, it has been determined that the granting of approval of the zoning amendment and this Planned Unit Development will have no serious and depreciating effect upon the value of surrounding property and will have no adverse effect upon the character of the neighborhood, public utility facilities or other matters pertaining to the public health, public safety and general welfare;

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that addresses the conditions in Sections 18.3 and 21.7 of the Zoning Ordinance.

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 change of the zoning classification of this parcel from R-1 Single Family Residential and B-1 General Business to OR&D Office Research & Development is hereby granted. Said parcel is legally described in Exhibit A.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the special use permit for the Planned Unit Development to allow development of a mixed use development consisting of multi-story office buildings, commercial buildings and undeveloped property commonly known as The Oaks of Vernon Hills along with the certain variations, as listed in Exhibit C, is hereby granted. The approval is subject to the conditions listed below in Section VIII. Additionally, the Special Use Permit is subject to the terms and conditions as set forth in the Development Permit attached in Exhibit C.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the special use permits to allow a restaurant with carry-out and fast food (coffee) with drive-thru, or a bank with a drive-thru facility in Commercial Building E are hereby approved subject to the conditions listed below in Section VIII.

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

SECTION V. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final site and landscaping plans are hereby approved subject to the conditions listed below in Section VIII.

SECTION VI. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final architectural elevations and signage plans for the entire project are hereby approved subject to the conditions listed below in Section VIII.

SECTION VII. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the Development Permit (Exhibit C) for the entire site is hereby approved subject to the conditions listed below in Section VIII.

SECTION VIII. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the 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 IX. 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 X. 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 XI. 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.

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

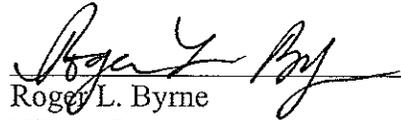
SECTION XIII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2008-069.

Adopted by roll call vote as follows:

AYES: 6-Koch, Marquardt, Schultz, Schwartz, Williams, Hebda

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None


Roger L. Byrne
Village President

PASSED: 3/03/2009

APPROVED: 3/03/2009

PUBLISHED IN PAMPHLET FORM: 3/10/2009

ATTEST:

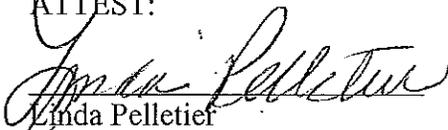

Linda Pelletier
Village Clerk



Exhibit A
Legal Description

Exhibit B
Plans and Booklets

Exhibit C

Development Permit - Terms and Conditions of Approval

General Compliance with the following plans:

- a. Various Plans prepared by Monarch Design & Construction LLC with a stamped receive date of 2/13/08 and consisting of 8 pages. These pages included the site plan, commercial and office building elevations, development signage, materials and finishes, photometric plans and color elevations.
- b. Engineering Improvement Plans prepared by Manhard Consulting, Ltd with a revised date of 2/13/08 and consisting of 7 pages.
- c. Final Plat of Subdivision – The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/2/08 and consisting of 3 pages.
- d. Truck Turn Exhibit prepared by Manhard Consulting, Ltd with a date of 2/13/08 and consisting of 1 page.
- e. Tree Location Survey prepared by Manhard Consulting, Ltd with a date of 2/13/08 and consisting of 1 page.
- f. Final Landscaping Plans prepared by Brickman with a revised date of 10/13/08 and consisting of pages L-1 thru L-4

Compliance with the following variations:

- a. To use a 6 foot bounce for detention basins instead of a maximum of 4 feet.
- b. To allow the 3 story Office A building on Lot 2 to have a maximum building height of 46 feet instead of 35 feet as permitted in the OR&D District.
- c. To allow Commercial Building E on Lot 1 to be located within 5-10 feet of the ROW line instead of 30 feet as required by the OR&D District and Office Building D on Lot 2 to be within 1 foot the ROW line of the road instead of 30 feet as required by the OR&D District.
- d. To allow on only Lots 3 and 4, the square foot ratio of warehouse to office space within a single building to be increased from a 1 to 1 ratio to a 4 sq ft of warehouse space for every 1 sq ft of office space.
- e. To allow the elimination of loading spaces requirements for Phases 1 and 2 of this project, being Lots 1 & 2 and allow the developer to designate spaces on the site plan within the parking lot for delivery trucks to park.

Conditions of Approval:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. Compliance with the Memorandums from Michael J. Rolfs of Hamilton Partners to John M. Kalmar dated January 10, 2008 and consisting of 2 pages.
3. Compliance with the responses from Michael J. Rolfs of Hamilton Partners and Jennifer A Dahm of Brickman to the Tree Preservation Plan Technical Review #4 prepared by Tom Brettmann in a Memorandum to David Brown dated September 12, 2008 with a stamped receive date of October 13, 2008 and consisting of 6 pages.

4. The Village Attorney shall review and approve the REA Documents for the project and Conservation Language for the preservation area prior to recordation of the Plat of Subdivision.
5. All signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances
6. All building materials within the "The Oaks of Vernon Hills" property shall comply with the materials samples information prepared by Monarch Design and Construction, LLC. The petitioner will provide a material sample board to the Village prior to final approval by the Village Board.
7. The petitioner will provide cut-sheet details on each of the lights shown on the plans, which shall be subject to review and approval by the Village Staff. The parking lot lighting shall comply with Village standards.
8. For any vacant lots 3 and 4 and any new building(s), 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 on Lots 1 and 2 recognizing that the building types may require variations in design due to building use (e.g. warehouse versus office or retail use).
9. 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.
10. 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 2 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 Order and related fine being issued.
11. The REA Document shall specify that the tree preservation area located at the entrance of the development shall be developed using good forestry practices.
12. The petitioner will develop a plan for the landbanking of parking spaces with the Village staff, said plan to be attached to the final site plan. This parking may be maintained as green space until such time, and in consultation with the Village Manager or his designee, that it has been determined that the parking needs to the overall project exceeds the number of spaces provided on site. The Village may, at any time, request a parking needs study to verify the need for additional spaces.
13. For only Lots 3 and 4, the ratio of warehouse space square footage to office space square footage in a single building shall not exceed 4 sq ft of warehouse to 1 sq ft of office.
14. The final plat of subdivision shall identify the future road extension to the east of the approved location of the north/south road.
15. The Petitioner shall move Commercial Building E west establishing a minimum set back of five to ten feet from the right-of-way line. This will require adjustments to the parking lot with the possible loss of spaces.
16. Review and approval of the final site and landscaping plans for each building Lots 1, 2, 3 and 4 by the Planning and Zoning Commission and Village Board shall be required prior to issuance of a building permit for each building. This review

- shall include, but not limited to, placement of bike racks and dumpsters on each lot and adjacent to each building.
17. Review and approval of the final engineering plans by the Village Engineer for each building on Lots 1, 2, 3 and 4 shall be required prior to issuance of a building permit for each lot.
 18. During the review of Lot 1 and due to concerns with traffic circulation and possible conflicts, special attention will be given to the ultimate design and placement of the drive-thru lane on the west side of Commercial Building E on Lot 1. The Planning and Zoning Commission and Village Board may require one-way traffic circulation within the parking lot to eliminate potential traffic conflicts.
 19. Due to concerns with possible traffic congestion and back up of traffic on the southernmost entrance to Lot 1 when Road A, as identified on the Plat of Subdivision, is completely constructed and connected to the properties either north or east (Darling Farm) of the subject property, the Village, in the opinion of the Village Manager, may require the conversion of the south entrance to Lot 1 from full access to right in/right out only access. Said conversion shall be at the property owner's expense. The conversion of this entrance will be completed within a reasonable amount of time as so designated by the Village Manager but shall not exceed one year after receipt of written notice from the Village to the property owner requiring said conversion.
 20. The property owner or development association shall be required to pay its fair share of the cost to install and maintain a traffic control signal on Route 45 (including electricity costs) at such time as a signal is constructed. The Village may require the future developer of the Darling Farm property located north of the site to contribute towards the cost of said signal installation.
 21. The property owner(s) shall grant to the Village and to IDOT the required temporary and permanent easements at the Route 45 road access sufficient to allow construction of a traffic control signal at Route 45 at such time as a signal is constructed. The Village and IDOT shall determine the appropriate size of the required easements.
 22. The Village recognizes that Road B is provided on the Plat of Subdivision to insure future access via a public road to the vacant property (Darling Farm) located east of Lot 3. The Village will require the interconnection of the two properties via Road B which will interconnect to Corporate Woods Parkway. The Village further recognizes that, depending on the development of Lot 3 and/or the vacant property to the east, Road B may have to be moved within the boundaries of Lot 3. The Village agrees to work with the future developer of Lot 3, if necessary, to encourage the development of Lot 3 while also maintaining access to the east. The Village further agrees to vacate all or portions of Road B as long as the access via a public road to the property to the east is maintained.
 23. Compliance with all ordinance and standards of the Village except as otherwise noted.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, LINDA PELLETIER, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON MARCH 3, 2009 THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2009-039, AN ORDINANCE GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE OAKS OF VERNON HILLS PUD 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. 2009-039 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING MARCH 10, 2009 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 10TH DAY OF MARCH 2009.



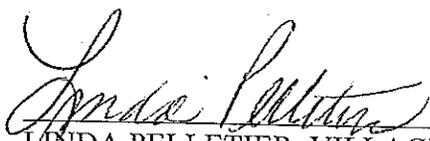
LINDA PELLETIER, VILLAGE CLERK



AFFIDAVIT OF SERVICE

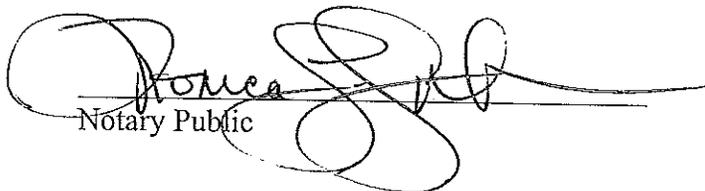
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, LINDA PELLETIER, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, SHE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2009-039, AN ORDINANCE GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE OAKS OF VERNON HILLS PUD LOCATED ON THE NORTH SIDE OF ROUTE 45 BETWEEN CORPORATE WOODS AND WOODLANDS PARKWAYS, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.



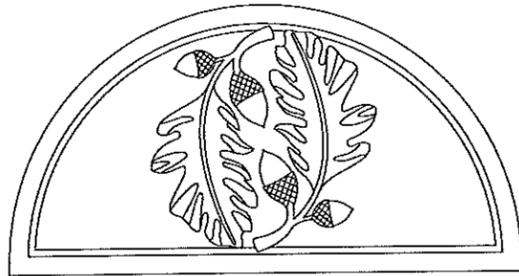
LINDA PELLETIER, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 23 day of March, 2009



Notary Public

"OFFICIAL SEAL"
Monica L. Lundeen
Notary Public, State of Illinois
My Commission Expires July 13, 2009



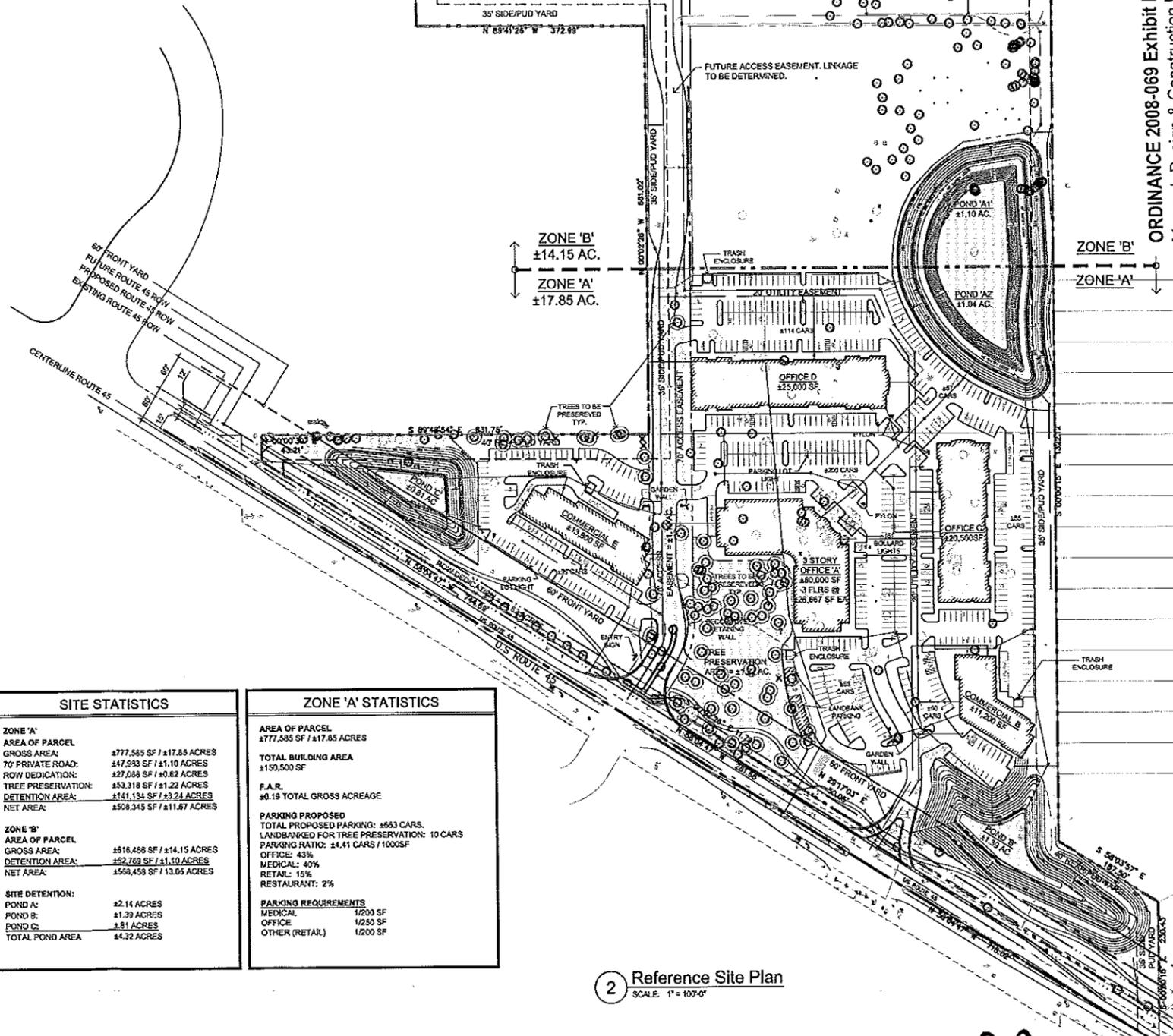
Precast Stone Ornament
Pineapple Grove: 'Oak'



1 Aerial Existing View
SCALE: Approximately 1" = 500'-0"

The Oaks of Vernon Hills

Route 45, Vernon Hills, Illinois



2 Reference Site Plan
SCALE: 1" = 100'-0"

DRAWING INDEX	
SHEET NO.	SHEET NAME
1 OF 8	COVER SHEET
2 OF 8	COMMERCIAL 'A' & 'B' PRELIMINARY DESIGN
3 OF 8	OFFICE 'C' & 'D' PRELIMINARY DESIGN
4 OF 8	THREE STORY OFFICE 'E' PRELIMINARY DESIGN
5 OF 8	DEVELOPMENT SIGNAGE AND ACCESSORIES
6 OF 8	MATERIALS AND FINISH SCHEDULE
7 OF 8	PHOTOMETRIC PLAN
8 OF 8	COLOR ELEVATIONS
CIVIL AND LANDSCAPING DRAWINGS UNDER SEPARATE COVER	

PROJECT DIRECTORY		
OWNERSHIP: HAMILTON PARTNERS, INC. MIKE ROLFS 1130 LAKE COOK ROAD BUFFALO GROVE, ILLINOIS 60089	CONSULTING TEAM: ARCHITECT: KENT F. UTSUROGI, AIA MONARCH DESIGN AND CONSTRUCTION, LLC. 2325 DEAN STREET SUITE 900 ST. CHARLES, ILLINOIS 60175 T 630.587.2000 X34 F 630.587.2480	
VERNON HILLS OFFICE INVESTORS, LLC JOHATHON VENTO 8500 E. IRONWOOD SQUARE DRIVE SCOTTSDALE, ARIZONA 85258	CIVIL ENGINEER: JIM FRAYN MANHARD CONSULTING 900 WOODLANDS PARKWAY VERNON HILLS, ILLINOIS 60051 T 630.925-1206 F 847.634.0295	
	LANDSCAPE ARCHITECT: DICK HALLORY BRICKMAN GROUP 3490 LONG GROVE ROAD LONG GROVE, IL. 60047 T 847.433.4792	

PROJECT NARRATIVE	
ASSOCIATION OWNERSHIP:	<ol style="list-style-type: none"> SINGLE CONDOMINIUM OWNERSHIP OF SITE AND BUILDING SHELLS THROUGH A PROPERTY OWNERS ASSOCIATION. BUILDINGS WITH MULTIPLE INDIVIDUAL OWNERS OF PLATTED UNITS. UNITS CAN BE SINGLE SHELL SPACE OR SUBDIVIDED. OWNERSHIP OPPORTUNITY FOR VARIOUS SIZES OF PROFESSIONAL, BUSINESS OFFICES; INCLUDING SMALL TO LARGE CORPORATIONS.
PROJECT DESIGN:	<ol style="list-style-type: none"> CONTINUITY OF DEVELOPMENT THROUGH UNIFYING BUILDING DESIGN ELEMENTS AND MATERIALS. OFFICES SITUATED TO UTILIZE VIEWS OF THE POND. TWO RETAIL BUILDINGS SITUATED TO FRAME ENTRY DRIVE AND PROVIDE VISIBILITY FOR USERS. THREE STORY OFFICE BUILDING SITUATED TO UTILIZE VIEWS TO THE DETENTION POND. CONTINUITY OF DEVELOPMENT THROUGH UNIFYING BUILDING DESIGN ELEMENTS AND MATERIALS. SITE GENERAL LIGHTING AND BUILDING SCIENCE LIGHTING CONSISTENT THROUGHOUT PROJECT. DEVELOPMENT SIGNAGE PACKAGE TO MATCH DESIGN AND MATERIALS.

SITE STATISTICS	
ZONE 'A'	
AREA OF PARCEL	±777,585 SF / ±17.85 ACRES
GROSS AREA:	±77,593 SF / ±1.10 ACRES
70' PRIVATE ROAD:	±27,038 SF / ±0.62 ACRES
ROW DEDICATION:	±53,318 SF / ±1.22 ACRES
TREE PRESERVATION:	±181,134 SF / ±3.24 ACRES
DETENTION AREA:	±508,345 SF / ±11.67 ACRES
NET AREA:	
ZONE 'B'	
AREA OF PARCEL	±616,456 SF / ±14.15 ACRES
GROSS AREA:	±62,769 SF / ±1.10 ACRES
DETENTION AREA:	±569,456 SF / 13.05 ACRES
NET AREA:	
SITE DETENTION:	
POND A:	±2.14 ACRES
POND B:	±1.39 ACRES
POND C:	±3.81 ACRES
TOTAL POND AREA:	±7.34 ACRES

ZONE 'A' STATISTICS	
AREA OF PARCEL	±777,585 SF / ±17.85 ACRES
TOTAL BUILDING AREA	±150,500 SF
F.A.R.	±0.19 TOTAL GROSS ACREAGE
PARKING PROPOSED	TOTAL PROPOSED PARKING: ±563 CARS.
	LANDBANKED FOR TREE PRESERVATION: 10 CARS
	PARKING RATIO: 24.41 CARS / 1000SF
	OFFICE: 43%
	MEDICAL: 40%
	RETAIL: 15%
	RESTAURANT: 2%
PARKING REQUIREMENTS	
MEDICAL:	1/200 SF
OFFICE:	1/250 SF
OTHER (RETAIL):	1/200 SF



Cover Sheet

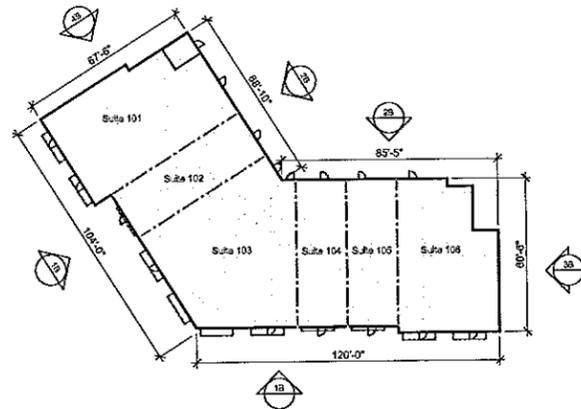
February 13, 2007

E: Varies

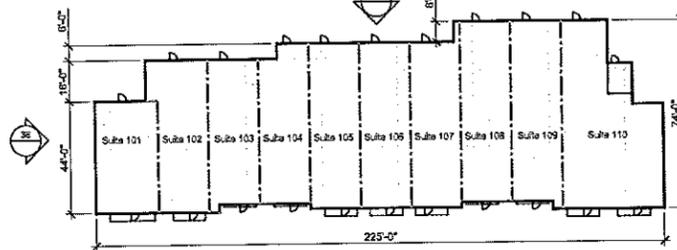
ORDINANCE 2008-069 Exhibit B-1 Various Plans prepared by Monarch Design & Construction LLC with a stamped receive date of 2/13/08 and consisting of 8 pages. These pages included the site plan, commercial and office building elevations, development signage, materials and finishes, photometric plans and color elevations.

The Oaks of Vernon Hills

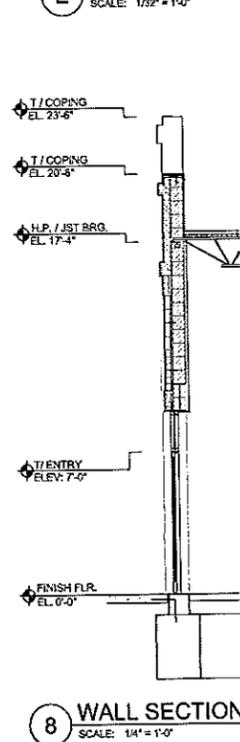
Route 45, Vernon Hills, Illinois



B BUILDING OUTLINE - COMMERCIAL 'B'
SCALE: 1/32" = 1'-0"



E BUILDING OUTLINE - COMMERCIAL 'E'
SCALE: 1/32" = 1'-0"

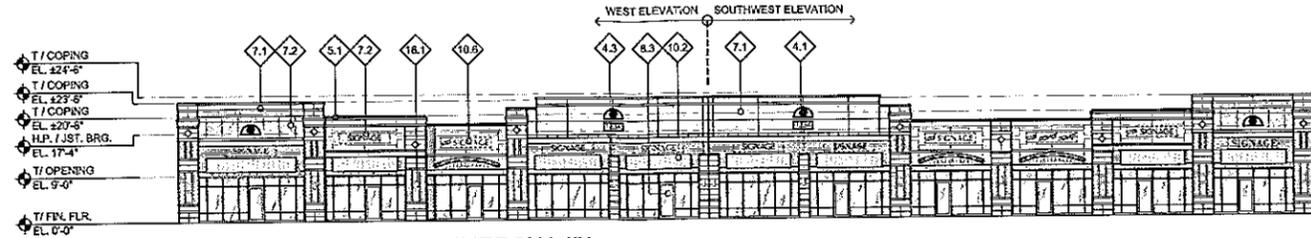


8 WALL SECTION
SCALE: 1/4" = 1'-0"

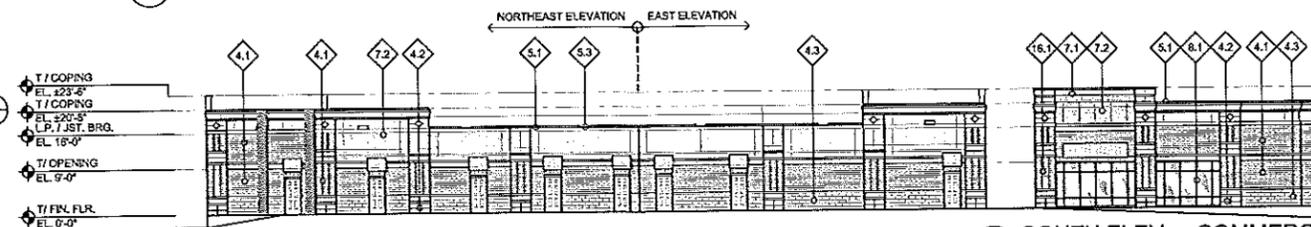
EXTERIOR FINISHES

KEYNOTE SYMBOL

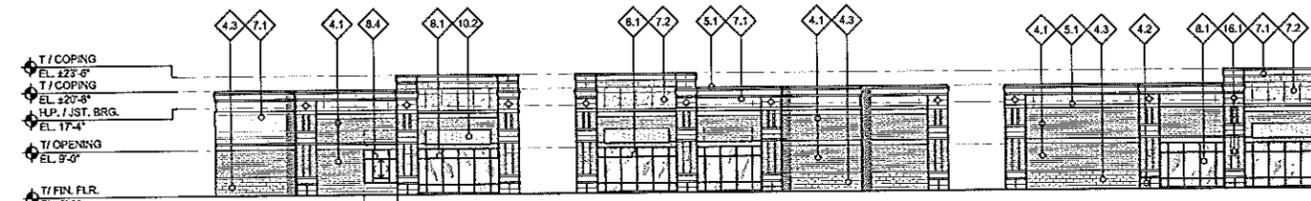
- 4 MASONRY**
 - 4.1: BRICK VENEER, UTILITY, COLOR #1, REDLAND, #845 OR APPROVED ALTERNATE.
 - 4.1.A: RUNNING BOND.
 - 4.1.B: SOLDIER COURSE.
 - 4.1.C: STACK BOND.
 - 4.2: PRAIRIE STONE, BUFF GROUND FACE.
 - 4.3: CONCRETE MASONRY UNITS, SPLIT FACE, COLOR 'A'.
 - 4.4: PRECAST STONE ACCENT, PINEAPPLE GROVE, 'DARK' COLOR: 'ALLUVIAL SAND'.
 - 4.5: PRECAST STONE, ALT. TO PRAIRIE STONE SILL.
 - 4.6: PRECAST KEYSTONE, PINEAPPLE GROVE.
- 5 METALS**
 - 5.1: METAL COPING, MATCH PAC CLAD COLOR: ALMOND.
 - 5.2: SCUPPER AND RAIN LEADER WITH OVERFLOW, MATCH PAC CLAD COLOR: ALMOND.
 - 5.3: OVERFLOW SCUPPER MATCH CORNICE COLOR.
 - 5.4: CANOPY FASCIA: MATCH PAC CLAD COLOR: WEATHERED ZINC.
- 7 THERMAL AND MOISTURE PROTECTION**
 - 7.1: 'OFF-WHITE' TEXTURED FINISH, COLOR TO MATCH DRY-VIT; MANOR WHITE.
 - 7.2: 'BEIGE' TEXTURED FINISH, COLOR TO MATCH DRY-VIT; SANDALWOOD BEIGE.
- 8 DOORS & WINDOWS**
 - 8.1: ALUMINUM FRAME STOREFRONT (INCLUDES ALL TRIM, BREAK METAL), COLOR: CLEAR ANODIZED, GLAZING: STANDARD GREY TINT.
 - 8.2: SPANDREL GLASS.
 - 8.3: ALUMINUM STOREFRONT DOORS, NARROW STYLE FRAME, TEMPERED CLEAR GLASS, COLOR: CLEAR ANODIZED.
 - 8.4: DRIVE THRU WINDOW, COLOR: CLEAR ANODIZED.
 - 8.5: RAISED 8" PANEL INSULATED HOLLOW METAL DOOR, PAINT TO MATCH 'OFF-WHITE' TEXTURED FINISH.
- 10 SPECIALTIES**
 - 10.1: BUILDING ADDRESS, 12" HIGH, FINISH T.B.D.
 - 10.2: FABRIC AWNING #1 ON ALUMINUM FRAME, COLOR: TO MATCH SUNBRELLA FOREST GREEN.
 - 10.3: FABRIC AWNING #2 ON ALUMINUM FRAME, COLOR: TO MATCH SUNBRELLA FOREST GREEN.
 - 10.4: ROOF EQUIPMENT ENCLOSURE, CITYSCAPES, COLOR: ALABASTER.
 - 10.5: OFFICE SUITE WALL PLAQUE
 - 10.6: COMMERCIAL WALL SIGNAGE.
- 16 ELECTRICAL**
 - 16.1: DECORATIVE SCOOCE: SHAPER 16" 672-WP.



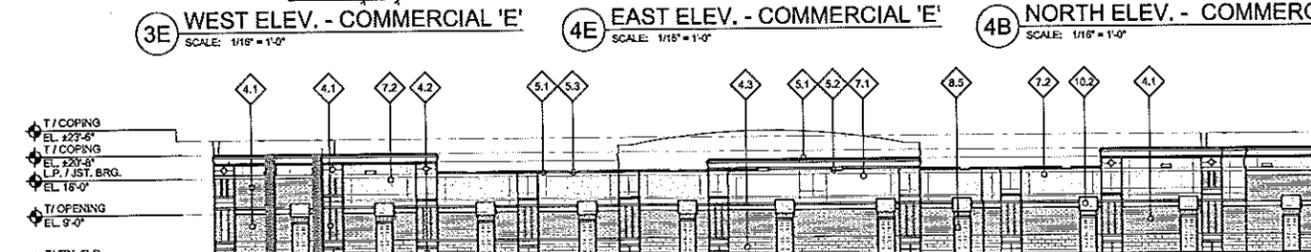
1B FRONT ELEVATION - COMMERCIAL 'B'
SCALE: 1/16" = 1'-0"



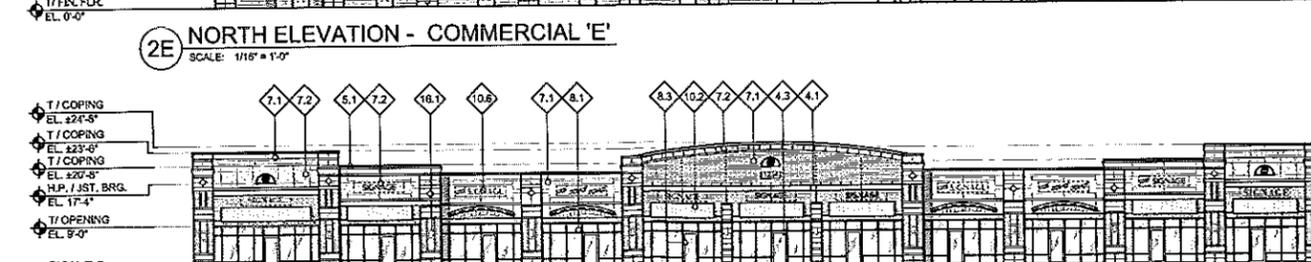
2B REAR ELEVATION - COMMERCIAL 'B'
SCALE: 1/16" = 1'-0"



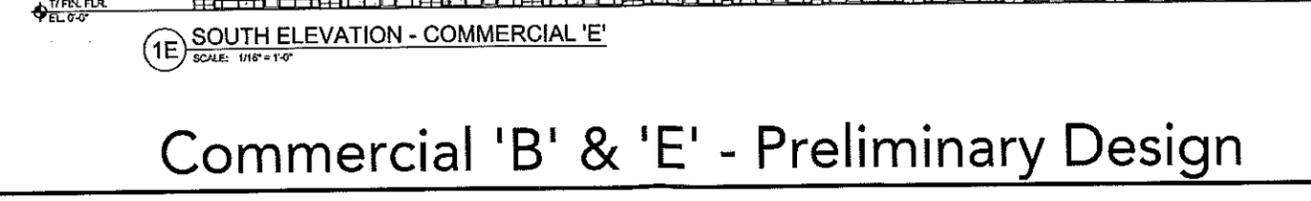
3E WEST ELEV. - COMMERCIAL 'E'
SCALE: 1/16" = 1'-0"



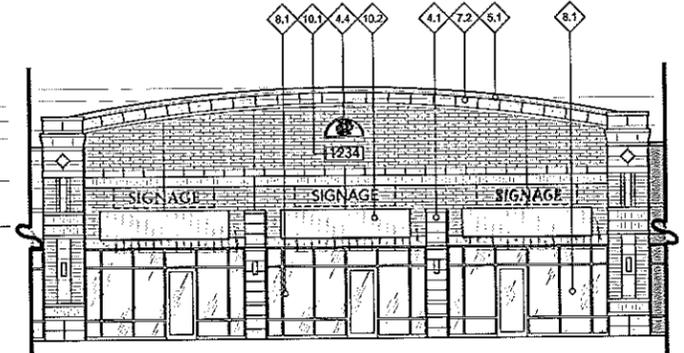
4E EAST ELEV. - COMMERCIAL 'E'
SCALE: 1/16" = 1'-0"



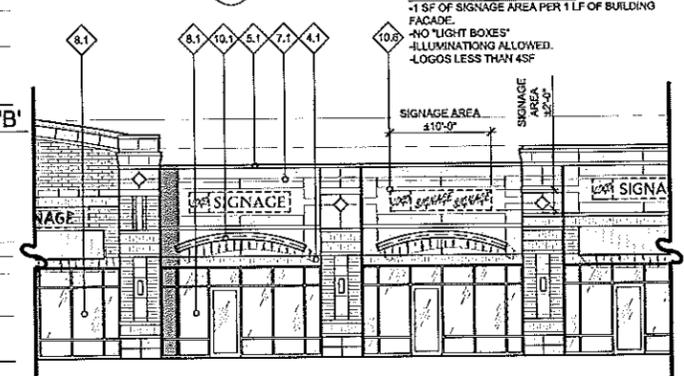
2E NORTH ELEVATION - COMMERCIAL 'E'
SCALE: 1/16" = 1'-0"



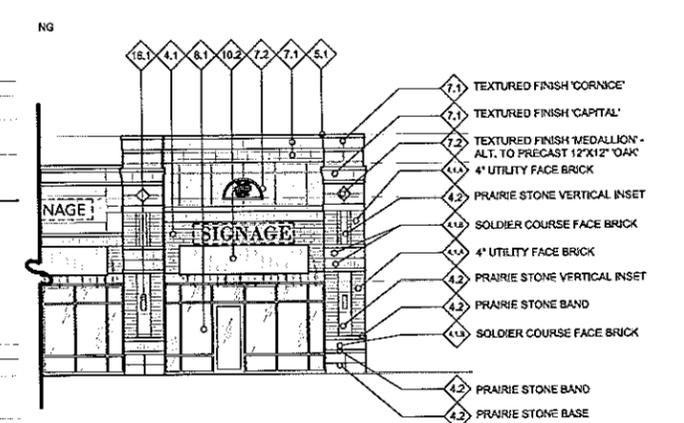
1E SOUTH ELEVATION - COMMERCIAL 'E'
SCALE: 1/16" = 1'-0"



5E ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



6E ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



7E ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"

- 7.1 TEXTURED FINISH 'CORNICHE'
- 7.1 TEXTURED FINISH 'CAPITAL'
- 7.2 TEXTURED FINISH 'MEDALLION' - ALT. TO PRECAST 12"x12" 'OAK'
- 4.1A 4" UTILITY FACE BRICK
- 4.1B PRAIRIE STONE VERTICAL INSET
- 4.1C SOLDIER COURSE FACE BRICK
- 4.1D 4" UTILITY FACE BRICK
- 4.2 PRAIRIE STONE VERTICAL INSET
- 4.3 PRAIRIE STONE BAND
- 4.1A SOLDIER COURSE FACE BRICK
- 4.2 PRAIRIE STONE BAND
- 4.2 PRAIRIE STONE BASE



SCALE: Varies

Commercial 'B' & 'E' - Preliminary Design

February 13, 2007

2 OF 8



DESIGN & CONSTRUCTION, LLC
2325 Dean Street, Suite 900
St. Charles, IL 60115
830.587.2000

The Oaks of Vernon Hills

Route 45, Vernon Hills, Illinois

EXTERIOR FINISHES

KEYNOTE SYMBOL:

- 4 MASONRY**
 4.1: BRICK VENEER, UTILITY, COLOR #1, REDLAND, #348 OR APPROVED ALTERNATE.
 4.1.A: RUNNING BOND.
 4.1.B: SOLDIER COURSE.
 4.1.C: STACK BOND.
 4.2: PRAIRIE STONE, BUFF GROUND FACE.
 4.3: CONCRETE MASONRY UNITS, SPLIT FACE, COLOR #17.
 4.4: PRECAST STONE ACCENT, PINEAPPLE GROVE, TAN, COLOR: ALLUVIAL SAND.
 4.5: PRECAST STONE, ALT. TO PRAIRIE STONE SILL.
 4.6: PRECAST KEYSTONE, PINEAPPLE GROVE.

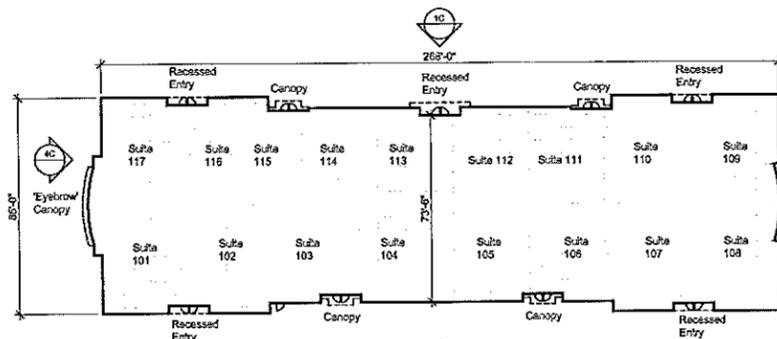
- 5 METALS**
 5.1: METAL COPING, MATCH PAD CLAD COLOR: ALMOND.
 5.2: SCUPPER AND RAIN LEADER WITH OVERFLOW, MATCH PAD CLAD COLOR: ALMOND.
 5.3: OVERFLOW SCUPPER MATCH CORNICE COLOR.
 5.4: CANOPY FASCIA, MATCH PAD CLAD COLOR: WEATHERED ZINC.

- 7 THERMAL AND MOISTURE PROTECTION**
 7.1: OFF-WHITE TEXTURED FINISH, COLOR TO MATCH DRY-VIT; MANOR WHITE.
 7.2: BEIGE TEXTURED FINISH, COLOR TO MATCH DRY-VIT; SANDALWOOD BEIGE.

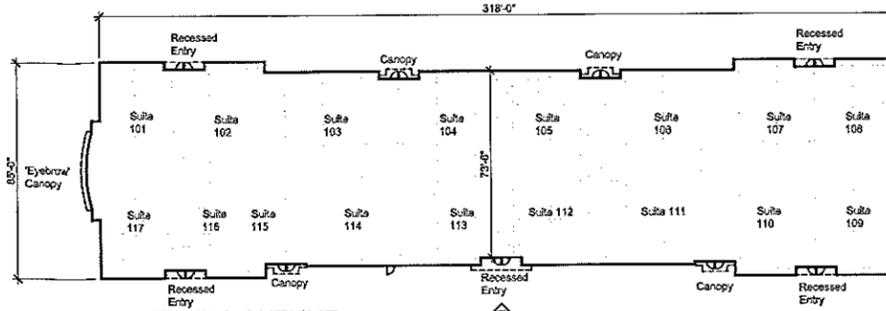
- 8 DOORS & WINDOWS**
 8.1: ALUMINUM FRAME STOREFRONT (INCLUDES ALL TRIM; BREAK METAL) COLOR: CLEAR ANODIZED, GLAZING: STANDARD GREY TINT.
 8.2: SPANDREL GLASS.
 8.3: ALUMINUM STOREFRONT DOORS, NARROW STYLE FRAME, TEMPERED CLEAR GLASS, COLOR: CLEAR ANODIZED.
 8.4: DRIVE THRU WINDOW, COLOR: CLEAR ANODIZED.
 8.5: RAISED 6-PANEL INSULATED HOLLOW METAL DOOR, PAINT TO MATCH 'OFF-WHITE' TEXTURED FINISH.

- 10 SPECIALTIES**
 10.1: BUILDING ADDRESS, 12" HIGH, FINISH: T.B.D.
 10.2: FABRIC AWNING #1 ON ALUMINUM FRAME, COLOR: TO MATCH SUNBRELLA FOREST GREEN.
 10.3: FABRIC AWNING #2 ON ALUMINUM FRAME, COLOR: TO MATCH SUNBRELLA FOREST GREEN.
 10.4: ROOF EQUIPMENT ENCLOSURE, CITYSCAPES, COLOR: ALABASTER.
 10.5: OFFICE SUITE WALL PLAQUE.
 10.6: COMMERCIAL WALL SIGNAGE.

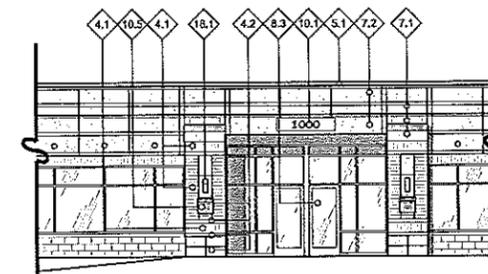
- 16 ELECTRICAL**
 16.1: DECORATIVE SCOFF; SHAPER 15" #72-WP.



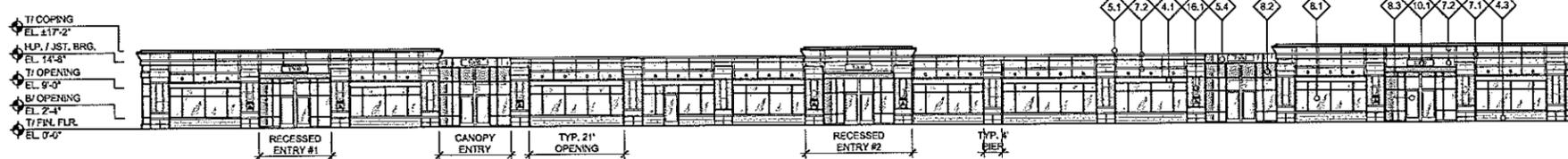
C BUILDING OUTLINE
 SCALE: 1/32" = 1'-0"



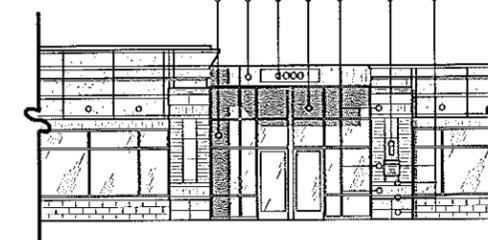
D BUILDING OUTLINE
 SCALE: 1/32" = 1'-0"



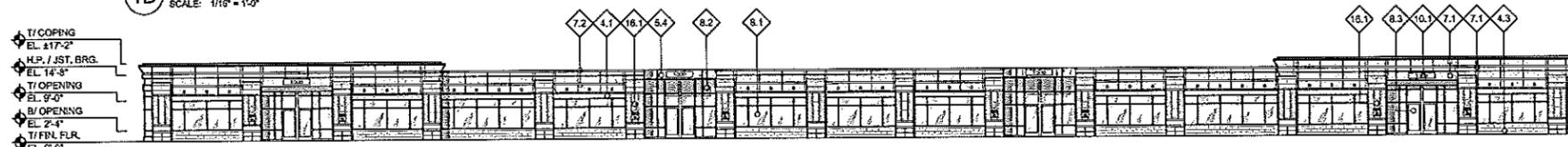
5 RECESSED ENTRY #1
 SCALE: 1/8" = 1'-0"



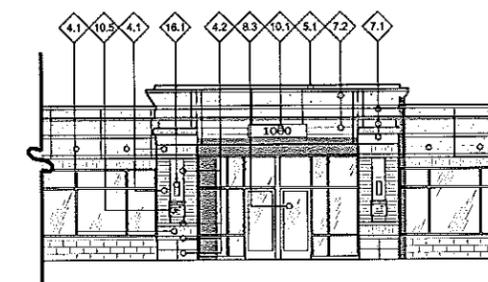
1D NORTH ELEVATION - OFFICE 'D'
 SCALE: 1/16" = 1'-0"



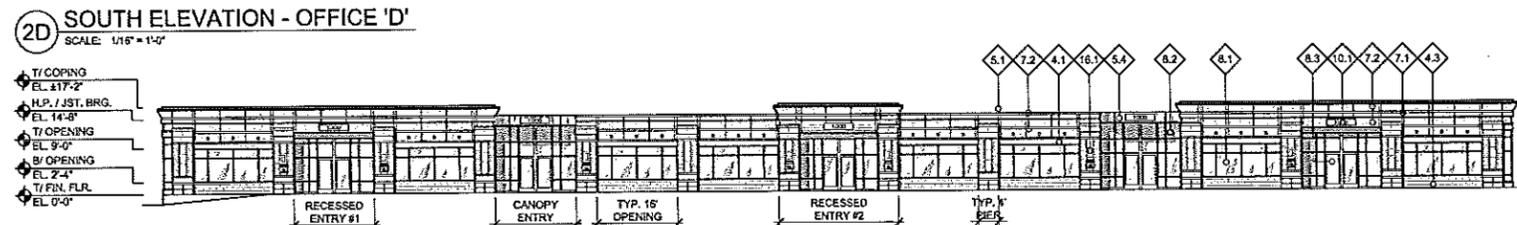
6 CANOPY ENTRY
 SCALE: 1/8" = 1'-0"



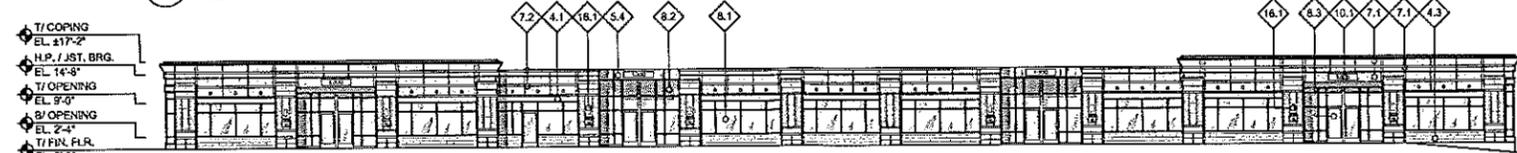
2D SOUTH ELEVATION - OFFICE 'D'
 SCALE: 1/16" = 1'-0"



7 RECESSED ENTRY #2
 SCALE: 1/8" = 1'-0"



1C EAST ELEVATION - OFFICE 'C'
 SCALE: 1/16" = 1'-0"



2C WEST ELEVATION - OFFICE 'C'
 SCALE: 1/16" = 1'-0"



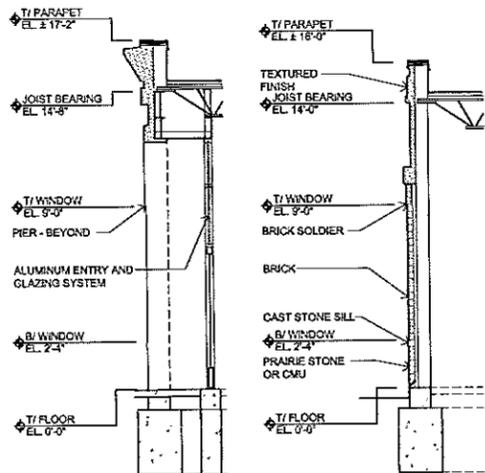
3C SOUTH ELEVATION - OFFICE 'C'
 SCALE: 1/16" = 1'-0"



3D WEST ELEVATION - OFFICE 'D'
 SCALE: 1/16" = 1'-0"

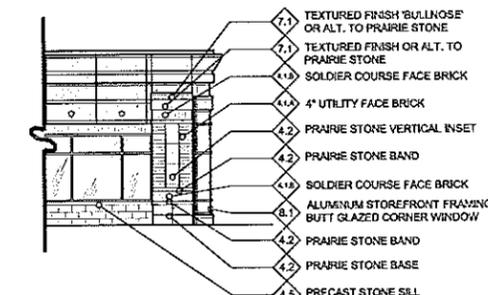
4C NORTH ELEVATION - OFFICE 'C'
 SCALE: 1/16" = 1'-0"

4D EAST ELEVATION - OFFICE 'D'
 SCALE: 1/16" = 1'-0"



9 TYPICAL SECTION
 SCALE: 1/4" = 1'-0"

10 TYPICAL SECTION
 SCALE: 1/4" = 1'-0"



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



Office 'C' & 'D' - Preliminary Design

February 13, 2008

SCALE: Varies



OFFICE 'C' OFFICE 'D'



3 OF 8

DESIGN & CONSTRUCTION, LLC
 2325 Dean Street, Suite 900
 St. Charles, IL 60178
 630.587.5000

The Oaks of Vernon Hills

Route 45, Vernon Hills, Illinois

EXTERIOR FINISHES

KEYNOTE SYMBOL:

- 4 MASONRY**
 4.1: BRICK VENEER, UTILITY, COLOR #1, REDLAND, #518 OR APPROVED ALTERNATE.
 4.1.A: RUNNING BOND.
 4.1.B: SOLDIER COURSE.
 4.1.C: STACK BOND.
 4.2: PRAIRIE STONE, BUFF GROUND FACE.
 4.3: CONCRETE MASONRY UNITS, SPLIT FACE, COLOR 'A'.
 4.4: PRECAST STONE ACCENT, PINEAPPLE GROVE, OAK, COLOR: 'ALLUVAL SAND'.
 4.5: PRECAST STONE, ALT. TO PRAIRIE STONE SILL.
 4.6: PRECAST KEYSTONE, PINEAPPLE GROVE.

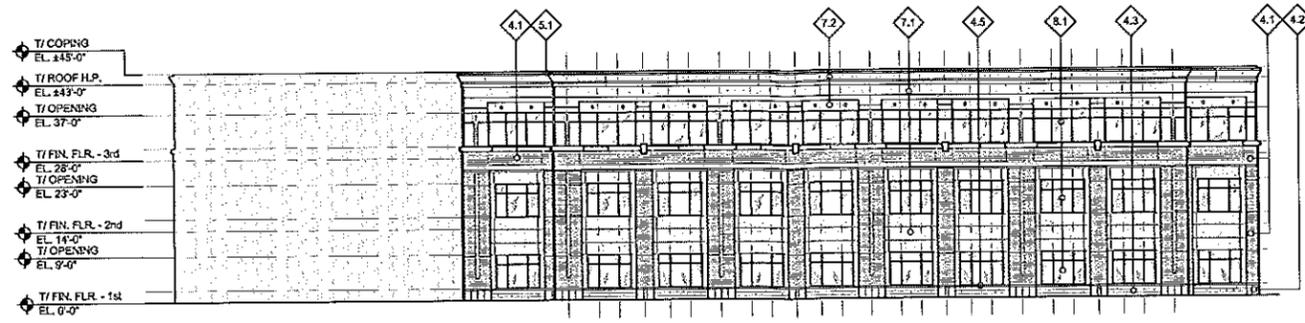
- 5 METALS**
 5.1: METAL COPING. MATCH PAC CLAD COLOR: ALMOND.
 5.2: SCUPPER AND RAIN LEADER WITH OVERFLOW. MATCH PAC CLAD COLOR: ALMOND.
 5.3: OVERFLOW SCUPPER MATCH CORNICE COLOR.
 5.4: CANOPY FASCIA. MATCH PAC CLAD COLOR: WEATHERED ZINC.

- 7 THERMAL AND MOISTURE PROTECTION**
 7.1: 'OFF-WHITE' TEXTURED FINISH. COLOR TO MATCH DRY-WIT. MANOR WHITE.
 7.2: 'BEIGE' TEXTURED FINISH. COLOR TO MATCH DRY-WIT: SANDALWOOD BEIGE.

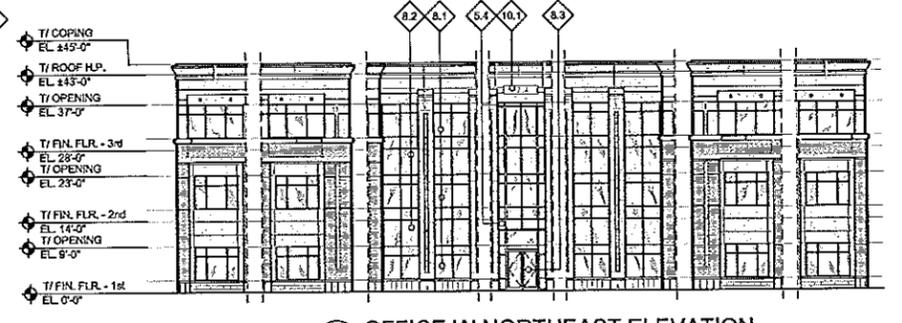
- 8 DOORS & WINDOWS**
 8.1: ALUMINUM FRAME STOREFRONT (INCLUDES ALL TRIM; BREAK METAL). COLOR: CLEAR ANODIZED. GLAZING: STANDARD GREY TINT.
 8.2: SPANDREL GLASS.
 8.3: ALUMINUM STOREFRONT DOORS, NARROW STYLE FRAME, TEMPERED CLEAR GLASS. COLOR: CLEAR ANODIZED.
 8.4: DRIVE THRU WINDOW. COLOR: CLEAR ANODIZED.
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- 10 SPECIALTIES**
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 10.3: FABRIC AWNING #2 ON ALUMINUM FRAME. COLOR: TO MATCH SUNBRELLA FOREST GREEN.
 10.4: ROOF EQUIPMENT ENCLOSURE. CITYSCAPES, COLOR: ALABASTER.
 10.5: OFFICE SUITE WALL PLAQUE.
 10.6: COMMERCIAL WALL SIGNAGE.

- 16 ELECTRICAL**
 16.1: DECORATIVE SCORCE: SHAPER 18" 672-W.P.



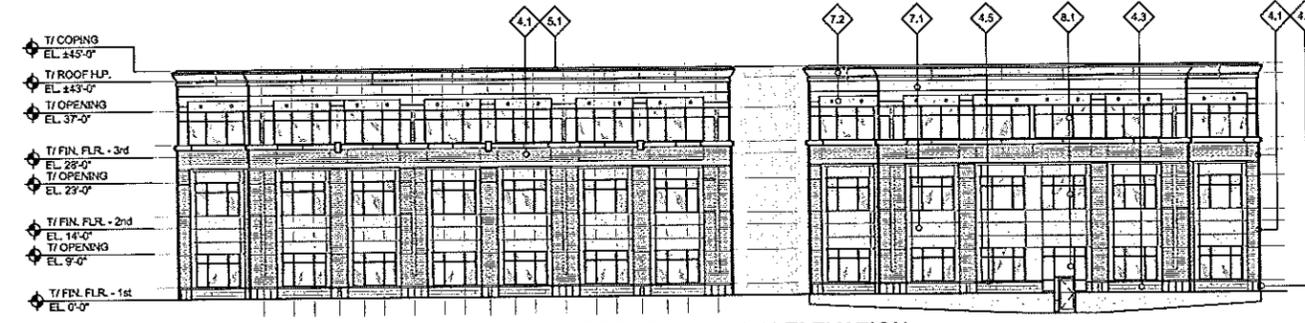
1A OFFICE 'A' NORTH ELEVATION
SCALE: 1/16" = 1'-0"



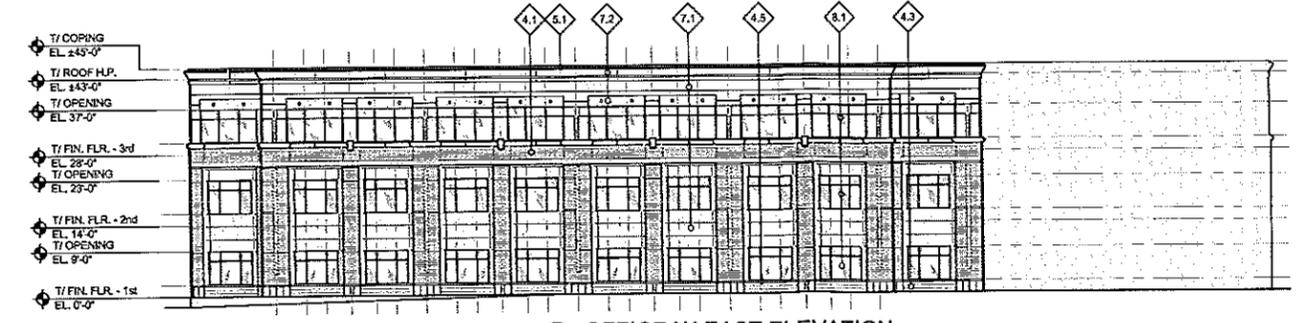
1E OFFICE 'A' NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



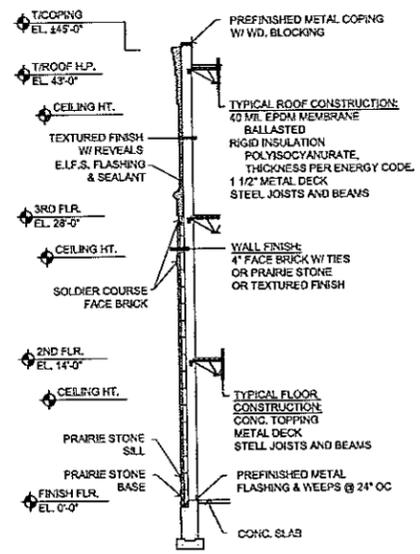
1B OFFICE 'A' WEST ELEVATION
SCALE: 1/16" = 1'-0"



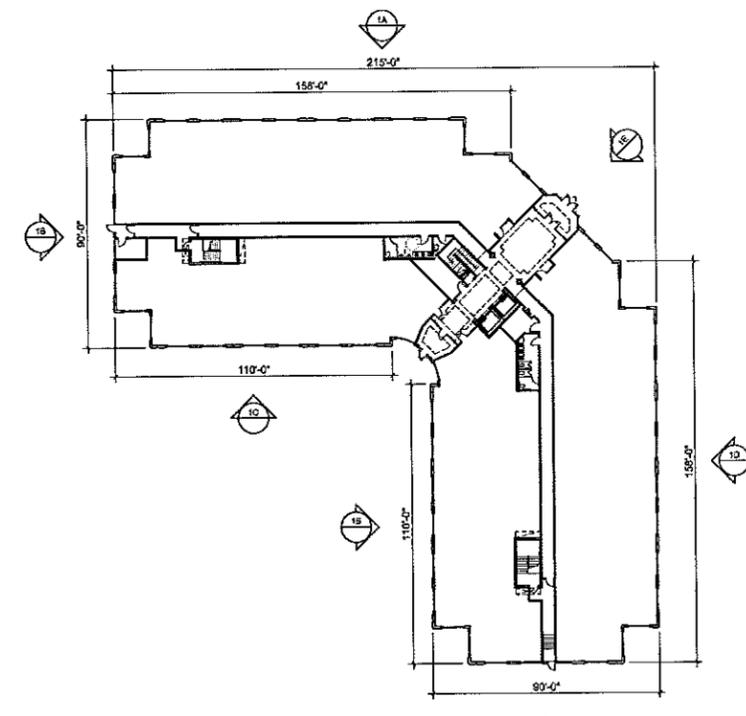
1C OFFICE 'A' SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1D OFFICE 'A' EAST ELEVATION
SCALE: 1/16" = 1'-0"



5 TYPICAL SECTION
SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"



Three Story Office 'A' - Preliminary Design

February 13, 2007



SCALE: 1/16" = 1'-0" U.N.O.

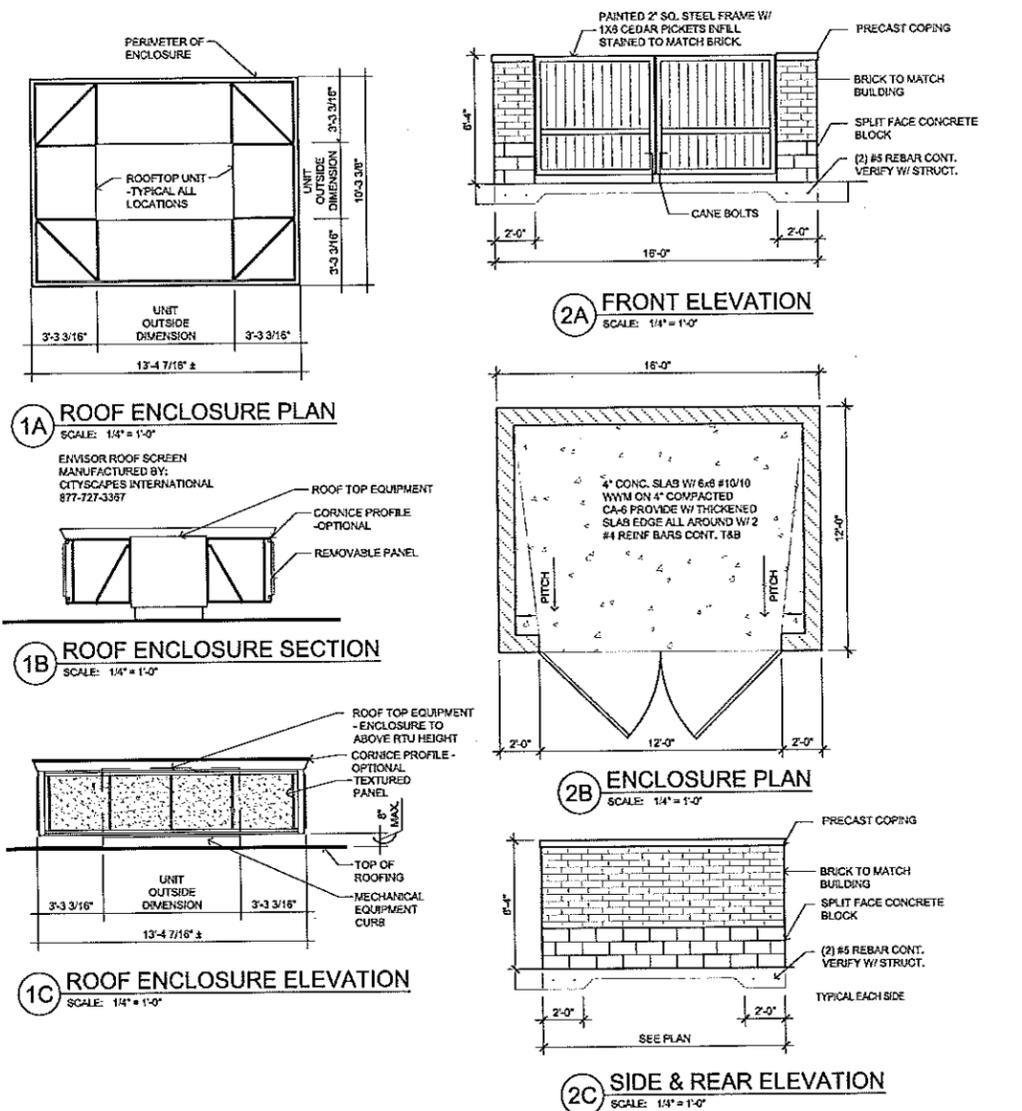
4 OF 8

DESIGN & CONSTRUCTION, LLC
 2325 Dean Street, Suite 900
 St. Charles, IL 60175
 630.687.2000



The Oaks of Vernon Hills

Route 45, Vernon Hills, Illinois



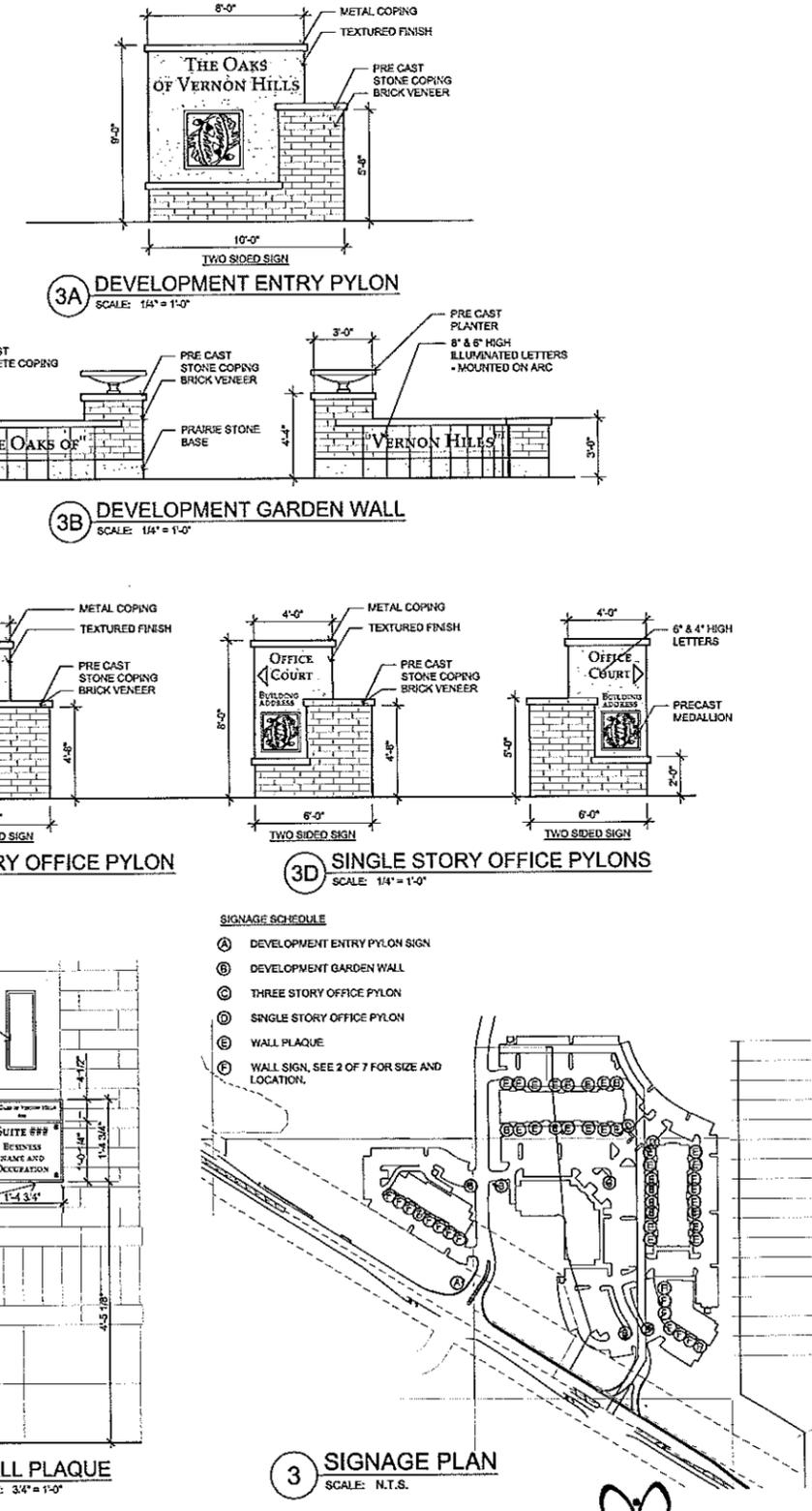
Proposed Signage.
 Commercial Building 'A' and 'B':
 Proposed Commercial Building Signage:
 1. No signage Light Boxes allowed.
 2. Wall signage only allowed in designated 'Signage Area'. Approximately 20 square feet in each 'Signage Area'. Signage will be limited to 1' of face of building facade.
 3. Illumination is allowed.
 4. Logos allowed to maximum of Village Standard (four square feet).
 Single Story Office 'C' and 'D':
 Wall Plaque Signage for each user allowable up to 2 square feet.
 Three Story Office 'E':
 One Ground Mounted Sign with two sides indicating Development Name, Building Name or Primary User, and Building Address. Maximum 50 square feet per side.
 Development Signage:
 Four (4) Garden Wall design signs with Development Name and Sub Development Name.
 One (1) Development Pylon
 Two (2) Single Story Pylons
 One (1) Three Story Office Pylon

Selected Village Sign Standards.
 Logos: Logos consisting of not more than two colors are permitted and shall not exceed four square feet in area, which shall be counted toward the total allowable size for a given sign.
 Commercial Building-mounted signs: Except as provided below, a single flat wall sign may be located on the building wall, facade, or canopy. Signs shall not project perpendicular from the building or project above the roofline. Under canopy, kiosk, or directional signs shall not exceed three square feet.
 Total sign area: One square foot of sign area is permitted for each linear foot of building footage with the maximum total sign area not to exceed 150 square feet. Where two or more tenants occupy the same building and have separate building entrances, each tenant is entitled to a building-mounted sign. Said signs shall be the same or similar in size, letter style, and color so as to present a compatible appearance to the general public.
 Building-mounted signs are prohibited on single and multi-tenant office buildings.
 Ground-mounted signs: Ground-mounted signs shall not be erected within ten feet of the street right-of-way and/or lot line, parallel or perpendicular to the street or thoroughfare which it is located. If located to face the corner, such sign shall be a 45-degree angle. The maximum area allowed is 50 square feet per side with a limit of two faces, or sides, for each ground sign.
 Ground-mounted signs shall only advertise the premises upon which the sign is erected.
 Window signs: Signs in window display merchandise, when incorporated with such displays.
 Signs painted on the front of the window with easily removable paint, not to exceed 20 percent of the window area.
 Signs constructed of paper, cloth or other like material, and attached to the interior side of the window or so displayed from the interior in order to direct attention of persons outside of the building to a sale of merchandise within, or to a change in the status of the business.
 Signs either temporary or permanent in nature and either painted on the window surface or hung so that they are visible through the window and identifying the nature of the establishment's business, names of professionals, hours of operations, etc., not to exceed six square feet in total area and four square feet for individual signs.
 Interior neon signs are permitted in retail centers only and only when they meet all of the requirements of subsection (5)(L) of this section.

Establishment.
 Building wall, facade, or canopy (marquee signs). Only the owner, or prime tenant, with an exterior public entrance to the building, is entitled to one sign per public street or other public access road frontage. Subtenants, with no direct exterior public entrance to their leased space are not entitled to exterior signage. Office buildings with one or more tenants shall be permitted one tenant identification sign per building facade.
 Ground-mounted signs. Unless otherwise approved by a special permit, only businesses with driveway entrances located on a dedicated street frontage shall be permitted to install one ground-mounted sign along said frontage. When there is more than one business operation conducted by the tenant(s), only one of those businesses may be advertised on the ground-mounted sign.
 One additional ground-mounted sign is permitted when a project fronts on two or more dedicated streets and the project area is at least one acre or more in size. The second sign shall either face the second dedicated street front or be separated from the first sign by at least 400 feet, if on the same street front.
 Development identification signs (monument signs). Freestanding ground-mounted identification signs may be permitted for each residential subdivision, retail center and commercial development. Size, location, content and construction materials for such signs shall be approved by the village board prior to building department approval and issuing of a permit.
Design standards.
 All signs shall comply with the construction standards of the most recent adopted edition of the International Building Code and the National Electric Code. All internally illuminated signs shall be tested by a nationally recognized testing lab.
 Signs shall be erected, constructed or maintained so as not to obstruct traffic sight distance, obstruct any means of egress, or obstruct required light, ventilation or any mechanical openings or equipment.
 Signs shall be located in such a way so that they maintain minimum clearance from high voltage lines, in accordance with the National Electric Code.
 All ground-mounted signs shall be self-supporting structures, erected on or permanently attached to concrete foundations.
 All permanent ground-mounted signs shall have a base, a minimum of six inches in height, constructed of concrete, masonry, or stone.
 All attachment devices, wiring, clips, transformers and other mechanisms required by the design of a sign shall be concealed.
Area computation and height limitations.
 The area of building, wall, facade, or canopy (marquee) sign shall consist of the entire sign area within a single continuous perimeter composed of a square, rectangle or other geometric configuration with all the corners pointing outward which encloses the extreme limits of the advertising message, announcement or decoration of a sign. When individual letters are used, the sign area shall be determined by the above procedure and shall include all of the blank space, as well as the individual letters. In the square foot area thus determined.
 The area of the ground-mounted sign shall consist of the entire sign area within the single continuous perimeter composed of a square, rectangle or other configuration which encloses the extreme limits of the sign including any supports and embellishments which form an integral part of the display. If the sign consists of more than one section or modules, all areas will be totaled. Maximum height above the centerline of the street or parking lot is eight feet.

Exemption Signs.
 Integral names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete, or similar material, or made of bronze, aluminum or other permanent type metal materials, and made an integral part of the structure.
 Private traffic direction. Signs directing traffic movement into a premises, or within a premises, not exceeding three square feet in area for each sign. Illumination of these signs is permitted in accordance with section 19-8. Such signs shall direct pedestrian or vehicular traffic to a specific area of a lot or parcel and shall not include names and/or identity of any establishment. Horizontal or directional signs on and flush with paved areas are exempt from these standards. This provision does not apply to real estate open house signs.
 Small signs. Signs not exceeding two square feet in area, attached flat against the building and not illuminated, announcing only the name and occupation of building tenant.
Prohibited Signs.
 Certain statements, words or pictures of an obscene, indecent, or immoral character, which will offend public morals and decency.
 Certain areas or limitation of an official traffic sign or signal, or contain the words "Stop," "No Stop," "No Sign," "Danger," "Warning," or similar words.
 Any sign, shape, location, movement, content, coloring or manner of illumination which may be confused with or construed as a traffic control device, or which hinders from view any traffic or street sign or signal.
 Advertisements for a business, product or service no longer conducted on the premises upon which the sign is located.
 Moving signs, as defined.
 Certain or consist of banners, posters, pennants, ribbons, streamers, string of light bulbs, scarves, balloons or other similar devices. These devices when not part of any sign are similarly prohibited unless they are specifically permitted by other legislation or by other sections of this chapter.
 May swing or otherwise noticeably move due to wind or appear to be moving or flickering as a result of optical illusion.
 Are located within 1,000 feet of an official traffic signal, sign or device or intersecting, merging or approaching traffic so as to obscure or interfere with the view of those by a motorist or a pedestrian.
 Except as provided in section 19-8, changing copy signs (manual and automatic) where different copies are shown conveying messages other than the time and temperature.
 Direct attention to a business, commodity, service, entertainment or attraction sold, offered, or a building elsewhere than upon the same lot where such signs is displayed. Such signs shall include outdoor advertising signs on which space is leased or rented by the owner thereof to others for the purpose of conveying a commercial or noncommercial message.

Illumination.
 The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness will not be objectionable to surrounding areas.
 Signs relating to businesses in any residential district shall be illuminated only during those hours when the establishment is open for business.
 No sign shall have blinking, flashing or fluctuating lights or other illuminating device which has a changing light intensity, color or brightness. Beacon lights are prohibited.
 No colored light shall be used at any location or in any manner so as to be confused with or construed as a traffic-control device. No red light shall be used at any location or in any manner which creates a traffic hazard to operators of motor vehicles on public and private thoroughfares.
 (f) No exposed reflective type bulbs or incandescent lamp which exceed 15 watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.
 (g) No strobe light shall be permitted on any sign or to light any sign. Spotlights and floodlights directed toward any sign that may reflect off such sign toward public ways are prohibited.
 (h) No exposed gas-filled discharge tubing (neon or similar) shall be used on the exterior surface of any sign or be visible through a sign face. All internally illuminated signs shall be tested by a nationally recognized testing lab.
 (i) Within the limitations imposed above, signs may be directly illuminated by providing artificial light through exposed lighting on the sign face, or through transparent or translucent material from a light source within the sign.



SCALE: Varies

Development Signage and Accessories

February 13, 2008

5 OF 8

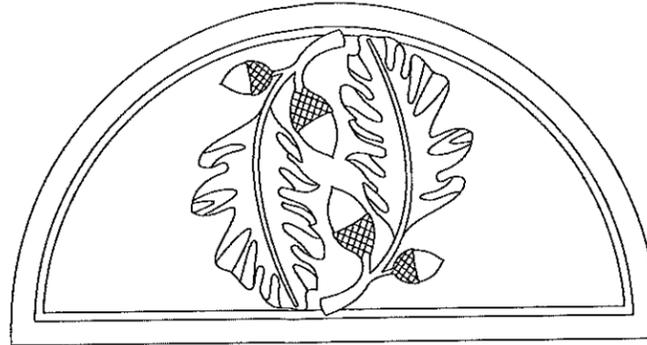


The Oaks of Vernon Hills

Route 45, Vernon Hills, Illinois



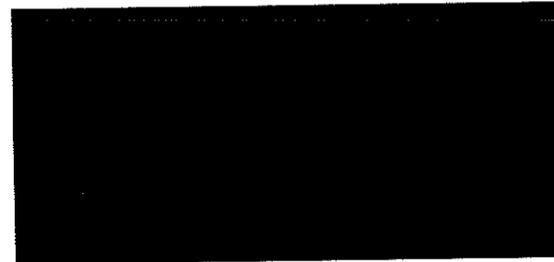
Commercial Building Design



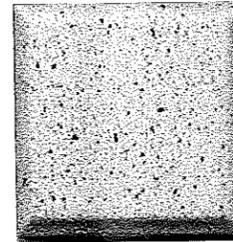
Precast Stone Ornament
Pineapple Grove: 'Oak'



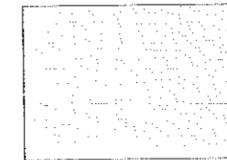
Single Story Office Design



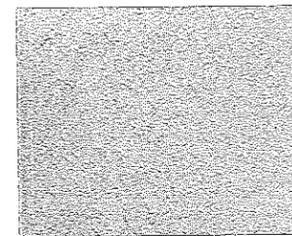
Commercial Awning Fabric
Sunbrella: Forest Green



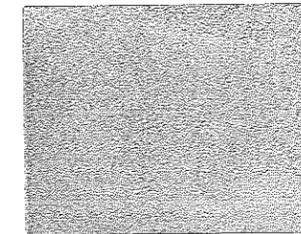
Pineapple Grove
Color: Alluvial Sand



Equipment Enclosure
CityScapes: Alabaster-Textured



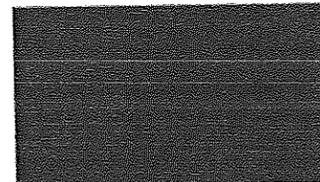
Textured Finish
Dry-Vit: Manor White



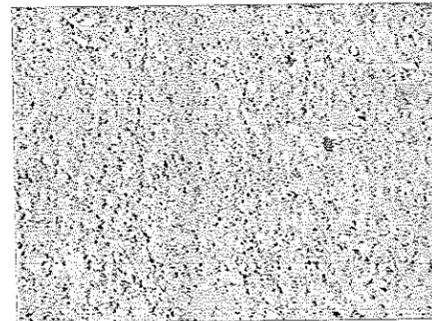
Textured Finish
Dry-Vit: Sandal Elegance



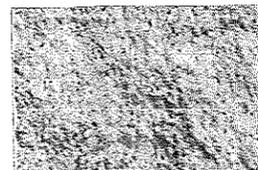
Metal Coping
Pac Clad: Almond



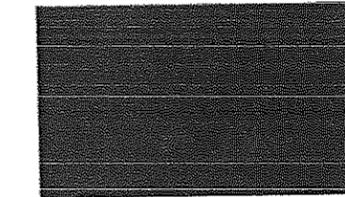
Metal Canopy Fascia
Pac Clad: Weathered Zinc



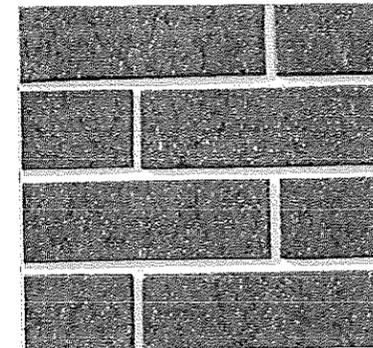
Prairie Stone Groundface
Northfield: Buff



Split Face Masonry
Northfield: A7



Storefront Framing and Glazing
Clear Anodized Aluminum and
Gray Tint Glazing



Brick Veneer
Redland #848

EXTERIOR FINISHES

KEYNOTE SYMBOL:

4 MASONRY

- 4.1: BRICK VENEER, UTILITY, COLOR #1, REDLAND, #848 OR APPROVED ALTERNATE.
- 4.1.A: RUNNING BOND.
- 4.1.B: SOLDIER COURSE.
- 4.1.C: STACK BOND.
- 4.2: PRAIRIE STONE, BUFF GROUND FACE.
- 4.3: CONCRETE MASONRY UNITS, SPLIT FACE, COLOR 'A7'.
- 4.4: PRECAST STONE ACCENT, PINEAPPLE GROVE, 'OAK', COLOR: 'ALLUVIAL SAND'.
- 4.5: PRECAST STONE, ALT. TO PRAIRIE STONE SILL.
- 4.6: PRECAST KEystone, PINEAPPLE GROVE.

5 METALS

- 5.1: METAL COPING. MATCH PAC CLAD COLOR: ALMOND.
- 5.2: SCUPPER AND RAIN LEADER WITH OVERFLOW. MATCH PAC CLAD COLOR: ALMOND.
- 5.3: OVERFLOW SCUPPER MATCH CORNICE COLOR.
- 5.4: CANOPY FASCIA: MATCH PAC CLAD COLOR: WEATHERED ZINC.

7 THERMAL AND MOISTURE PROTECTION

- 7.1: 'OFF-WHITE' TEXTURED FINISH. COLOR TO MATCH: DRY-VIT: MANOR WHITE.
- 7.2: 'BEIGE' TEXTURED FINISH. COLOR TO MATCH: DRY-VIT: SANDALWOOD BEIGE.

8 DOORS & WINDOWS

- 8.1: ALUMINUM FRAME STOREFRONT (INCLUDES ALL TRIM; BREAK METAL). COLOR: CLEAR ANODIZED. GLAZING: STANDARD GREY TINT.
- 8.2: SPANOREL GLASS.
- 8.3: ALUMINUM STOREFRONT DOORS, NARROW STYLE FRAME, TEMPERED CLEAR GLASS. COLOR: CLEAR ANODIZED.
- 8.4: DRIVE THRU WINDOW. COLOR: CLEAR ANODIZED.
- 8.5: RAISED 8-PANEL INSULATED HOLLOW METAL DOOR. PAINT TO MATCH 'OFF-WHITE' TEXTURED FINISH.

10 SPECIALTIES

- 10.1: BUILDING ADDRESS. 12" HIGH. FINISH: T.B.D.
- 10.2: FABRIC AWNING #1 ON ALUMINUM FRAME. COLOR: TO MATCH SUNBRELLA FOREST GREEN.
- 10.3: FABRIC AWNING #2 ON ALUMINUM FRAME. COLOR: TO MATCH SUNBRELLA FOREST GREEN.
- 10.4: ROOF EQUIPMENT ENCLOSURE, CITYSCAPES, COLOR: ALABASTER.
- 10.5: OFFICE SUITE WALL PLAQUE.
- 10.6: COMMERCIAL WALL SIGNAGE.

18 ELECTRICAL

- 18.1: DECORATIVE SCONCE: SHAPER 10" 872-WP.

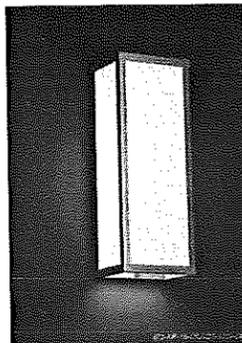
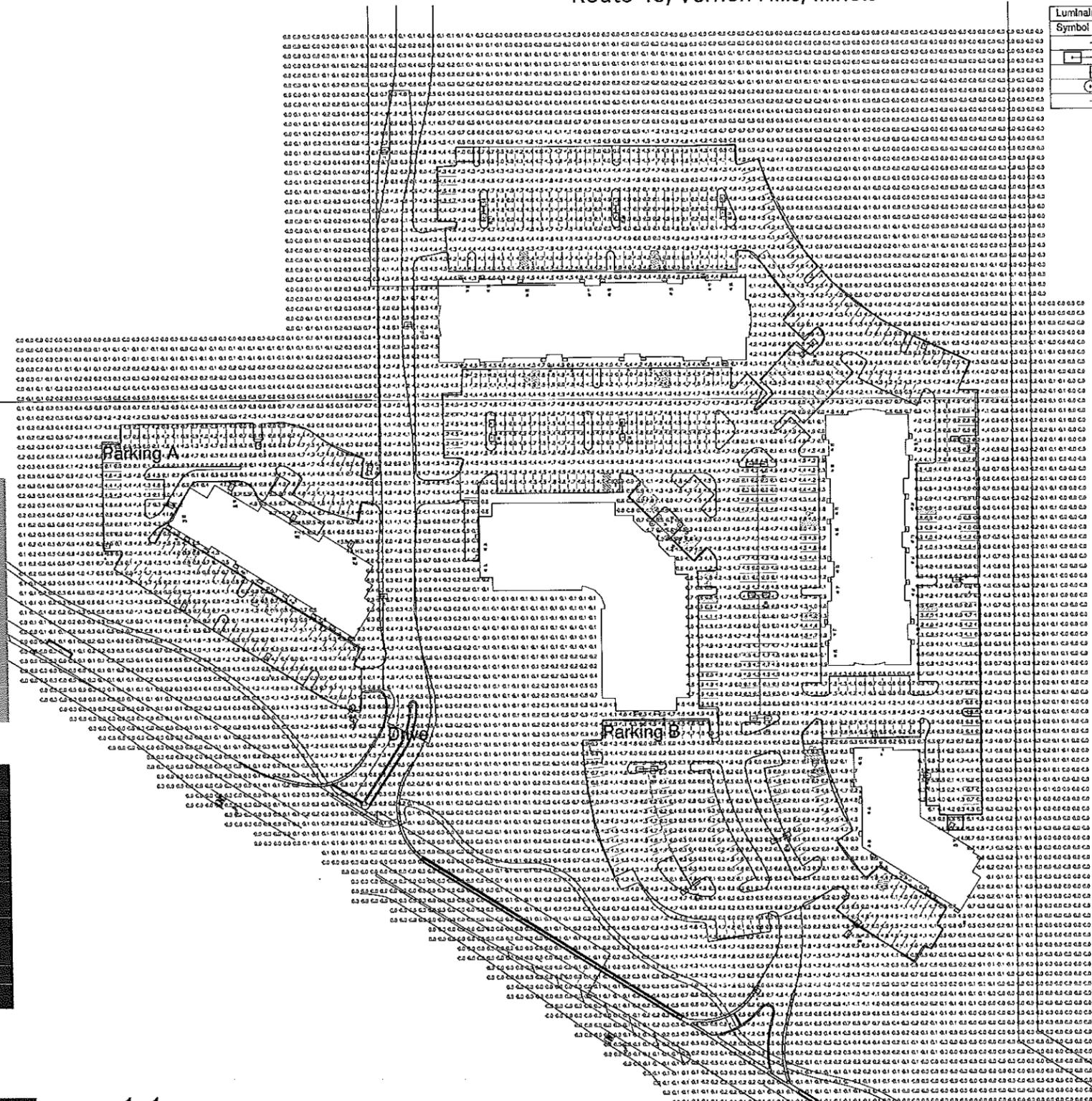
The Oaks of Vernon Hills

Route 45, Vernon Hills, Illinois

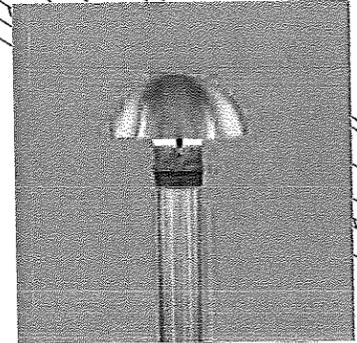
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
+	17	A	SINGLE	36000	0.750	GSM-XX-400-MH-XX-3F-FG-XX-X
+	13	B2	BACK-BACK	36000	0.750	GSM-AM-400-MH-MT-AS-FG
+	53	W	SINGLE	1800	0.740	672-WP-16-CF1_27
+	6	P	SINGLE	3400	0.750	902-MH1_50-120-NCP
+	6	W2	SINGLE	36000	0.750	GSM-XX-400-MH-XX-3F-FG-XX-X

Numeric Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Description
CalcPts	0.70	34.9	0.0	N.A.	N.A.	grade

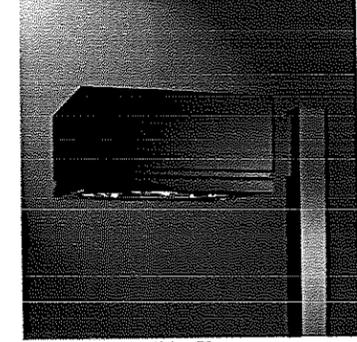
Luminaire Location Summary						
SeqNo	Label	X	Y	Z	Orient	Flt
1	A	545.75	651	40	0	0
2	A	651.75	758.75	40	0	0
3	A	715	743.25	40	0	0
4	A	717.5	743.25	40	0	0
5	A	482.5	921	40	0	0
6	A	433.75	1023.75	40	0	0
7	A	629	1053.5	40	0	0
8	A	745.75	1023.5	40	0	0
9	A	1133	451.75	40	0	0
10	A	743.75	654.5	40	0	0
11	A	754.5	1324.75	40	0	0
12	A	1358.25	879.25	40	0	0
13	A	1358.25	1024.5	40	0	0
14	A	132	1127.75	40	0	0
15	A	781.75	1148	40	0	0
16	A	1253.25	712.75	40	0	0
17	A	1359	741.25	40	0	0
18	B2	1027	658.75	40	0	0
19	B2	1070.25	554.25	40	0	0
20	B2	1242.25	593.5	40	0	0
21	B2	1142.75	73	40	0	0
22	B2	1159	614.5	40	0	0
23	B2	1144.25	664.75	40	0	0
24	B2	1145.5	892.75	40	0	0
25	B2	871.25	1039	40	0	0
26	B2	1209	1039	40	0	0
27	B2	853.25	1253	40	0	0
28	B2	1301.75	1353	40	0	0
29	B2	1112	1353.75	40	0	0
30	B2	1200.5	1113.5	40	0	0
31	P	1342.25	542.25	3	0	0
32	P	1342.25	533.25	3	0	0
33	P	1394	837.75	3	0	0
34	P	1337	837.5	3	0	0
35	P	1350	524.25	3	0	0
36	P	1333	524.25	3	0	0
37	W	1243	703.75	7	150	0
38	W	1243	693.25	7	150	0
39	W	1231	618.25	7	150	0
40	W	1231.25	532.25	7	150	0
41	W	1222.5	578.25	7	236.31	0
42	W	1232.5	595.25	7	236.31	0
43	W	1319.5	537.75	7	236.31	0
44	W	1348.75	529.75	7	236.31	0
45	W	833.25	905.5	7	150	0
46	W	859.25	927	7	150	0
47	W	1216.25	746	7	236	0
48	W	1337.75	746	7	270	0
49	W	535	540.25	7	235.981	0
50	W	534.75	538.75	7	235.981	0
51	W	573.75	616.5	7	235.981	0
52	W	633	695.75	7	235.981	0
53	W	833	814	7	235.981	0
54	W	653.75	663.5	7	235.981	0
55	W	654.5	543	7	235.981	0
56	W	730.25	606.5	7	235.981	0
57	W	722.5	624.25	7	235.981	0
58	W	841	1192.75	7	90	0
59	W	852.5	1192.75	7	90	0
60	W	925.5	1188	7	90	0
61	W	925.5	1138	7	90	0
62	W	937.25	1188	7	90	0
63	W	1530.75	1188.5	7	90	0
64	W	1301	1192.75	7	90	0
65	W	1119	1192.75	7	90	0
66	W	1331.75	1127.5	7	0	0
67	W	825.5	1105.5	7	270	0
68	W	822.25	1105.5	7	270	0
69	W	925.5	1110	7	270	0
70	W	847.5	1112.25	7	270	0
71	W	1336	1112.25	7	270	0
72	W	1328	1113.5	7	270	0
73	W	1350.75	1105.5	7	270	0
74	W	1312.25	1105.5	7	270	0
75	W	1334	1055.25	7	0	0
76	W	1299.25	955.25	7	0	0
77	W	1398.25	831.75	7	0	0
78	W	1399.25	810	7	0	0
79	W	1399.25	817	7	0	0
80	W	1333.75	808.5	7	0	0
81	W	1333.75	815.25	7	0	0
82	W	1218.5	814.75	7	180	0
83	W	1218	835.75	7	180	0
84	W	1281.75	880.25	7	180	0
85	W	1281.75	901.75	7	180	0
86	W	1221.5	540	7	180	0
87	W	1221.5	561.5	7	180	0
88	W	1217.5	1065.5	7	180	0
89	W	1217.5	1027	7	180	0
90	W2	713.75	513.75	16	63.751	0
91	W2	663.25	541.5	16	63.751	0
92	W2	596.75	574.75	16	63.751	0
93	W2	544	558.75	16	150.858	0
94	W2	1335.5	618.75	16	63.709	0
95	W2	1311.25	678	16	0	0



Snaper
672-WP-16
Bronze Finish



Snaper
902-LCS
Bronze Finish



McGraw Edison
Galleria
Bronze Finish

COOPER
Cooper Lighting

PILIPUP-GRIST & ASSOCIATES
DAN WALL

Project: OAKS OF VERNON HILLS
KELLY DAY CAMP

Client:

Project #: 0702189

Date: 12/19/2007

Scale: 1" = 50'

Drawing: DAG

Cooper Lighting CPC
Application Engineering
1101 Highway 71 South
Fayetteville, Georgia 30208
770-884-8800
770-884-8800 fax
www.cooperlighting.com

HAMILTON PARTNERS

CREALIGHTING

RECI

SCALE: 1" = 60'-0"

Photometric Plan

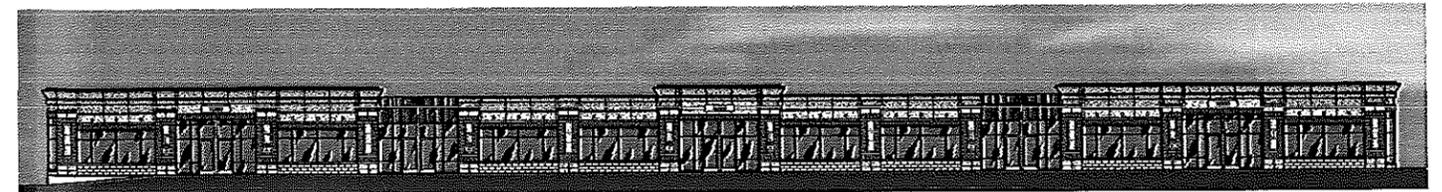
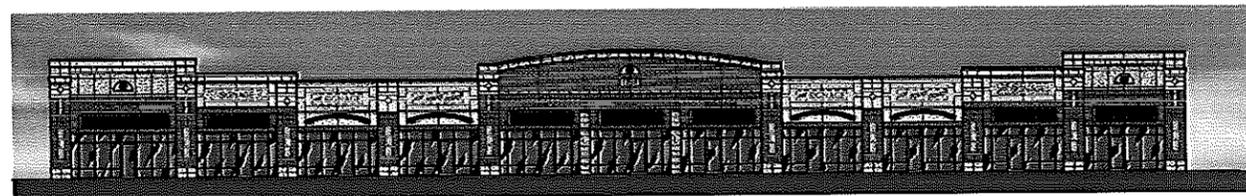
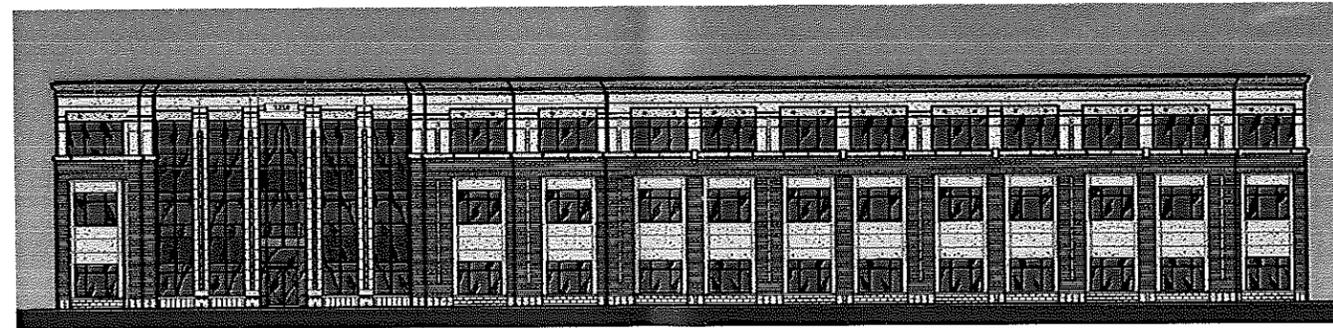
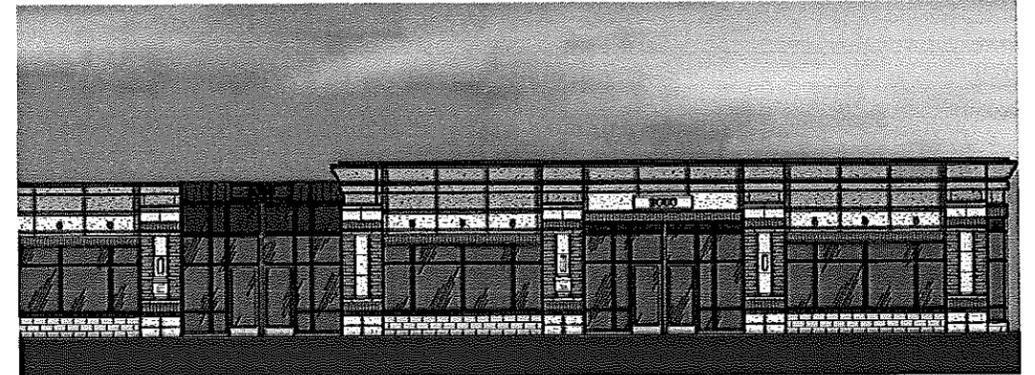
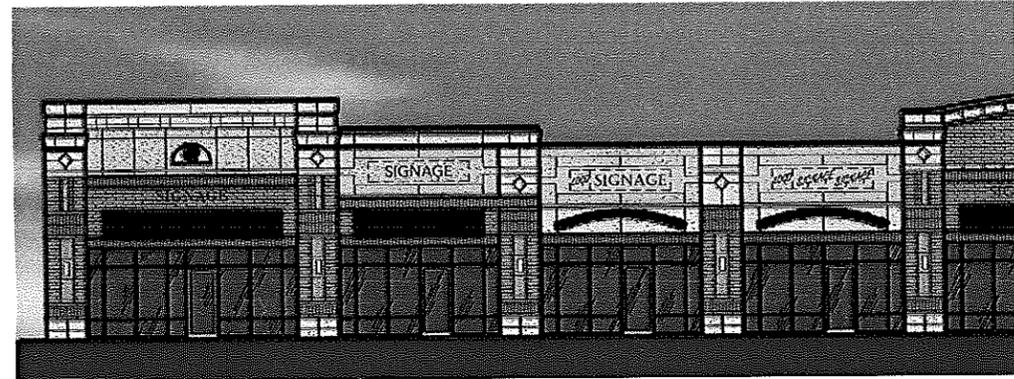
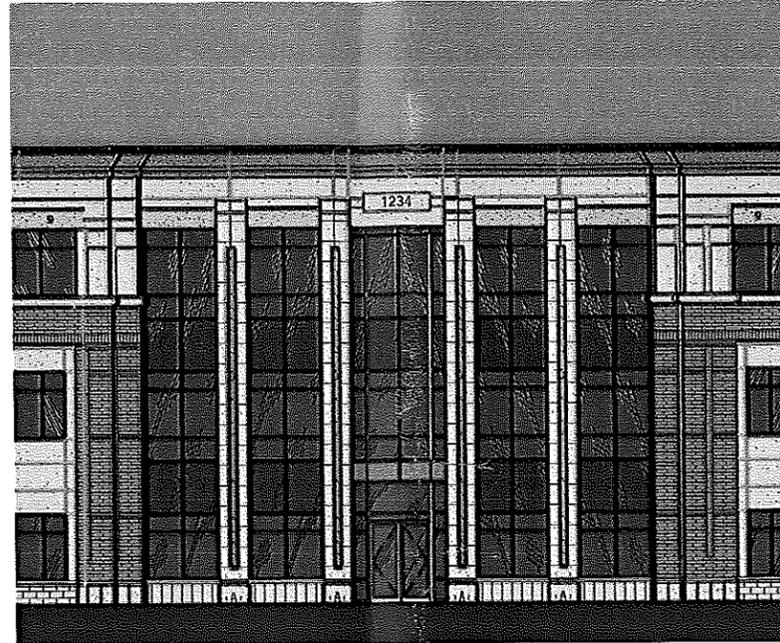
February 13, 2007



DESIGN & CONSTRUCTION, LLC
2325 Dean Street, Suite 900
St. Charles, IL 60176
630.687.2000

The Oaks of Vernon Hills

Route 45, Vernon Hills, Illinois



HAMILTON PARTNERS
GRACE
RECI

SCALE: Varies



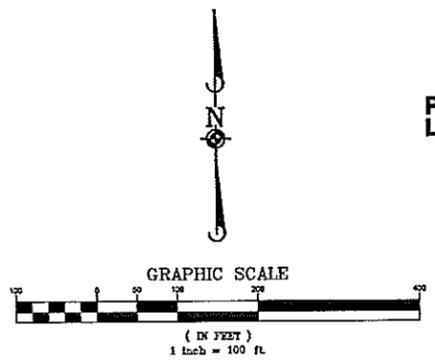
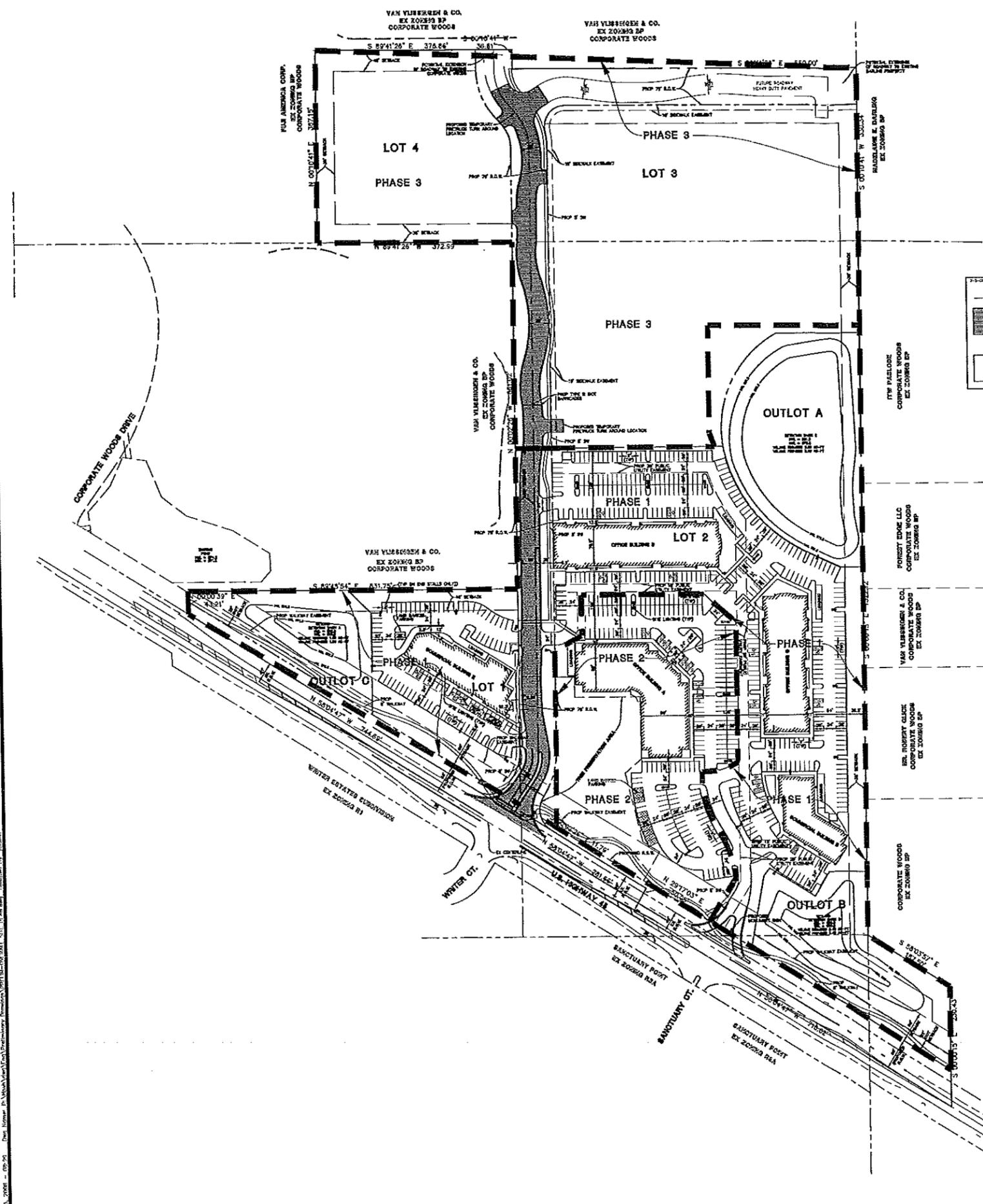
Color Elevations

February 13, 2008

monarch

8 OF 8

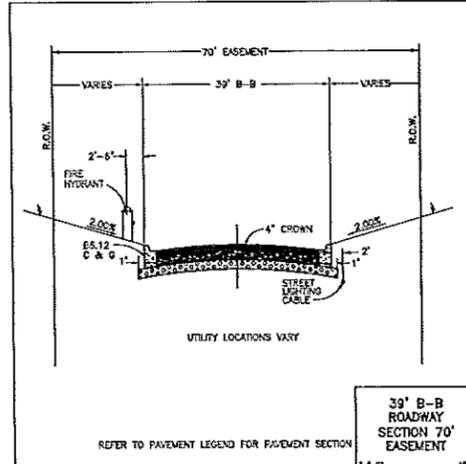
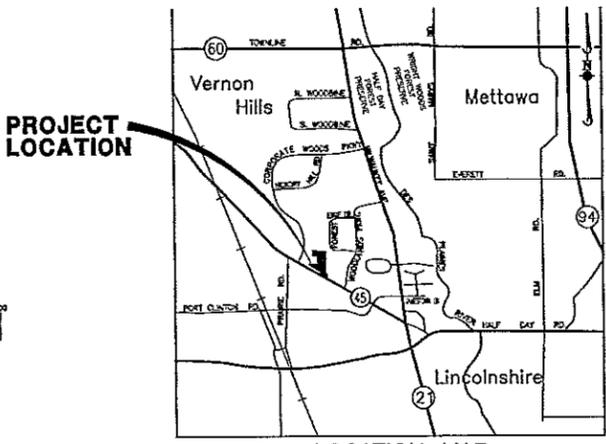
DESIGN & CONSTRUCTION, LLC
2325 Dean Street, Suite 900
St. Charles, IL 60175
630.587.2000



PAVEMENT LEGEND

	HEAVY DUTY PAVEMENT (MAIN ACCESS ROAD) 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, TYPE B
	STANDARD DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE, TYPE B

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ROADWAY LINEWORK DRAIN IS FACE OF CURB UNLESS OTHERWISE NOTED.



ABBREVIATIONS

B.O.	BY OTHERS	MH	STORM MANHOLE
B/WALL	BOTTOM OF WALL	NRL	NORMAL WATER LEVEL
B/P	BOTTOM OF PIPE	PROP	PROPOSED
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE PIPE
CM	COMBUSTIBLE METAL PIPE	FM	FORCE MAIN
CONC	CONCRETE	R	RADIUS
CONC	CONCRETE	RCPC	REINFORCED CONCRETE PIPE
DIA.	DIAMETER	R.O.W.	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SAN	SANITARY SEWER
D/WM	DUCTILE IRON WATER MAIN	SF	SQUARE FOOT
E	ELECTRIC	ST	STREET LIGHT
E-1	EDGE TO EDGE	SMH	SANITARY MANHOLE
ELEV.	ELEVATION	ST	STORM SEWER
E/P	EDGE OF PAVEMENT	TBR	TO BE REMOVED
EX	EXISTING	T	TELEPHONE
FES	FLARED END SECTION	T/C	TOP OF CURB
F.F.	FINISHED FLOOR	T/F	TOP OF FOUNDATION
FM	FORCE MAIN	T/P	TOP OF PIPE
G	GROUND	T/W	TOP OF WALK
G.F.	GRADE AT FOUNDATION	T/WALL	TOP OF WALL
H.W.L.	HIGH WATER LEVEL	V.B.	VALVE BOX
HYD.	HYDRANT	V.V.	VALVE VALV
IN.	INLET	WM	WATER MAIN
INVERT	INVERT		

LEGEND

EXISTING	PROPOSED

DATE	DESCRIPTION
12/21/07	ISSUED FOR PERMITS
08/21/07	ISSUED FOR PERMITS
07/27/07	ISSUED FOR PERMITS
06/27/07	ISSUED FOR PERMITS
05/22/07	ISSUED FOR PERMITS
04/23/07	ISSUED FOR PERMITS
03/23/07	ISSUED FOR PERMITS
02/23/07	ISSUED FOR PERMITS
01/23/07	ISSUED FOR PERMITS
12/23/06	ISSUED FOR PERMITS

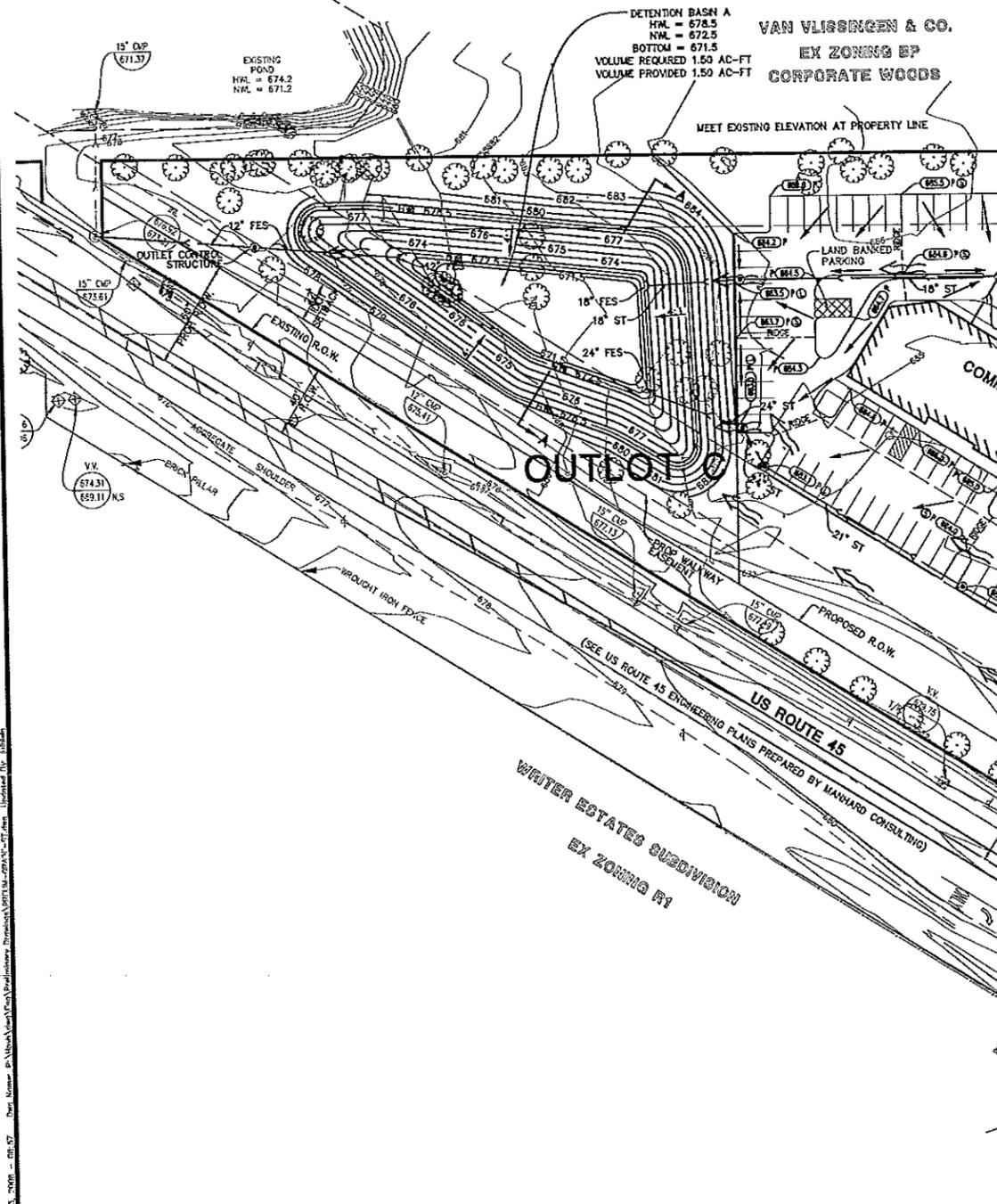
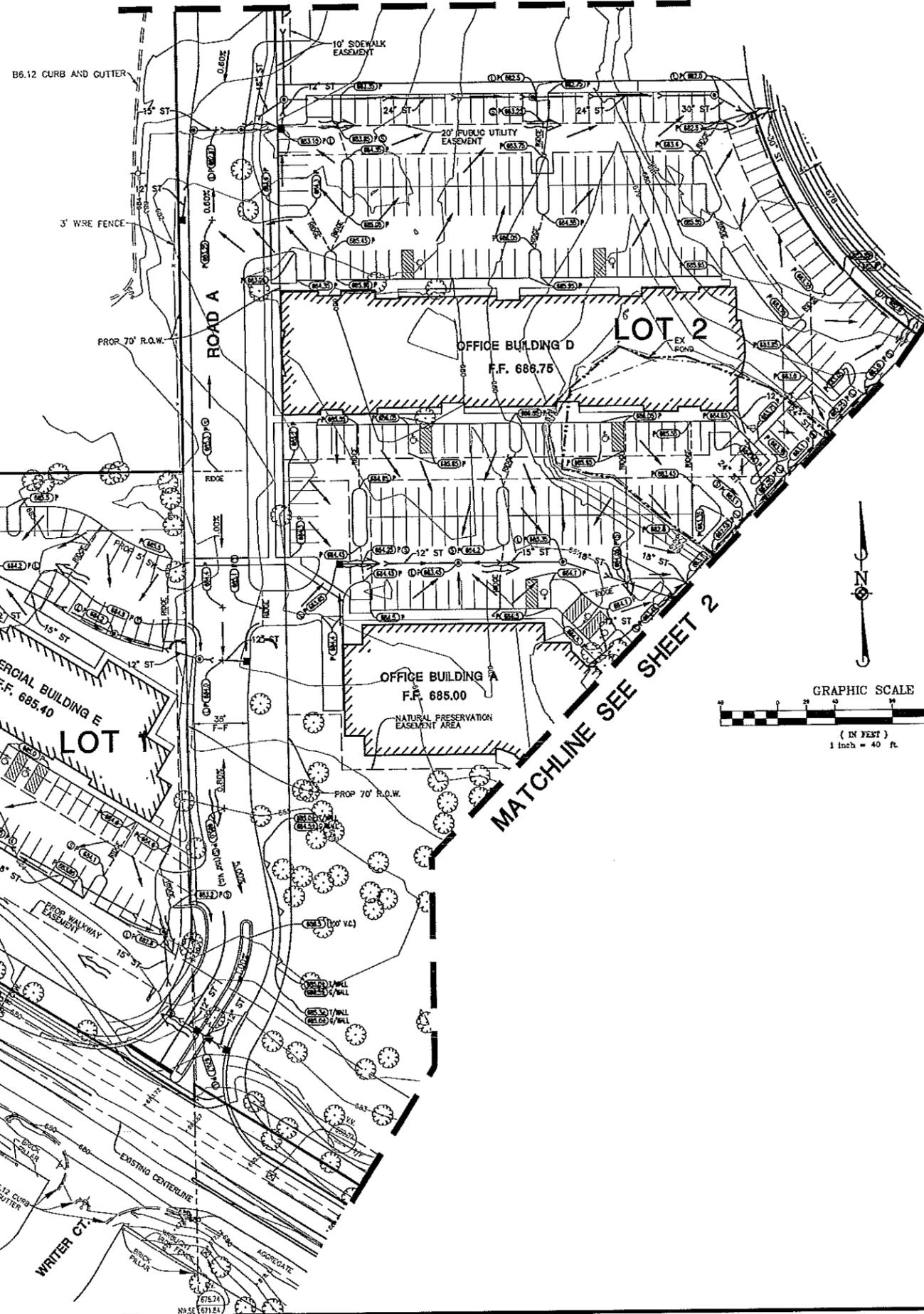
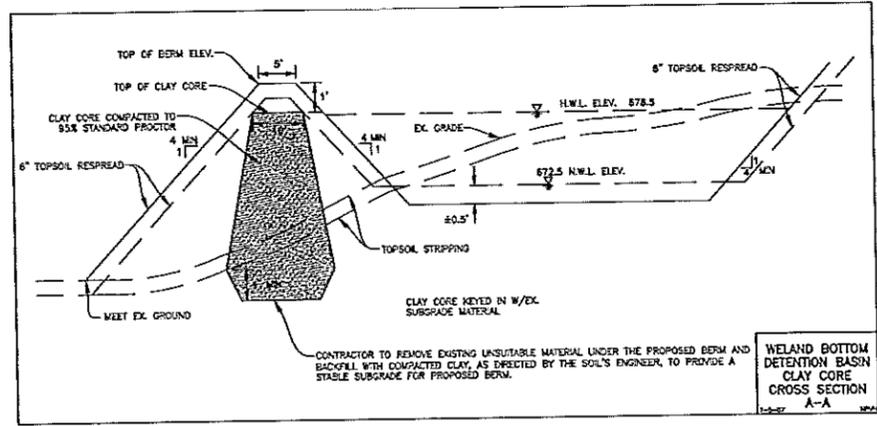
Manhard CONSULTING LTD.
A PROFESSIONAL CORPORATION

THE OAKS OF VERNON HILLS
VILLAGE OF VERNON HILLS, ILLINOIS
PRELIMINARY - OVERALL SITE PL

PROJ. NO.	07
PROJ. NAME	ESC
DATE	12/21/07
SCALE	1"=100'
SHEET	1 OF 7
HPVH	6195

ORDINANCE 2008-069 Exhibit B-2 Engineering Improvement plans prepared by Manhard Consulting, Ltd with a date of 6/23/08 and consisting of 7 pages
PENDING APPROVAL - NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET 4



NO.	DATE	DESCRIPTION
1	12/23/07	PRELIMINARY PLAN
2	12/23/07	REVISED PER VILLAGE REVIEW
3	12/23/07	REVISED PER VILLAGE COMMENTS
4	12/23/07	REVISED PER VILLAGE REVIEW

Manhard CONSULTING LTD.
 200 Westmoreland, Vernon Hills, IL 60061
 847.309.1000
 Fax: 847.309.1001
 www.manhardconsulting.com
 Civil, Mechanical, Electrical, Plumbing, Fire, and Environmental Engineering
 Construction Management, Environmental Remediation, Landscape Architecture, Planning

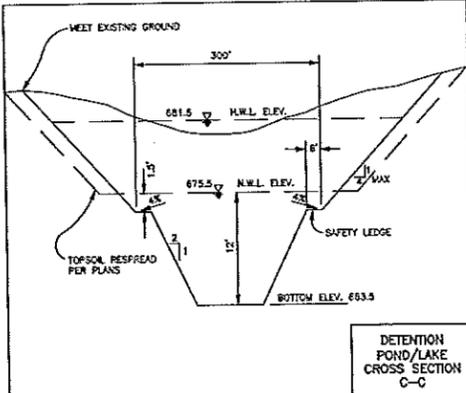
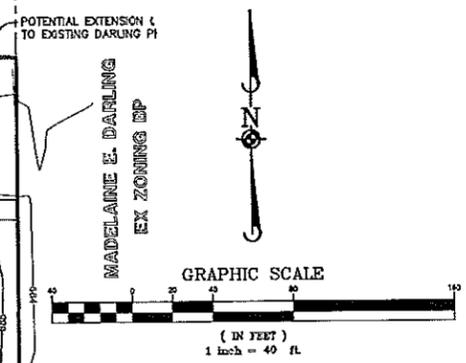
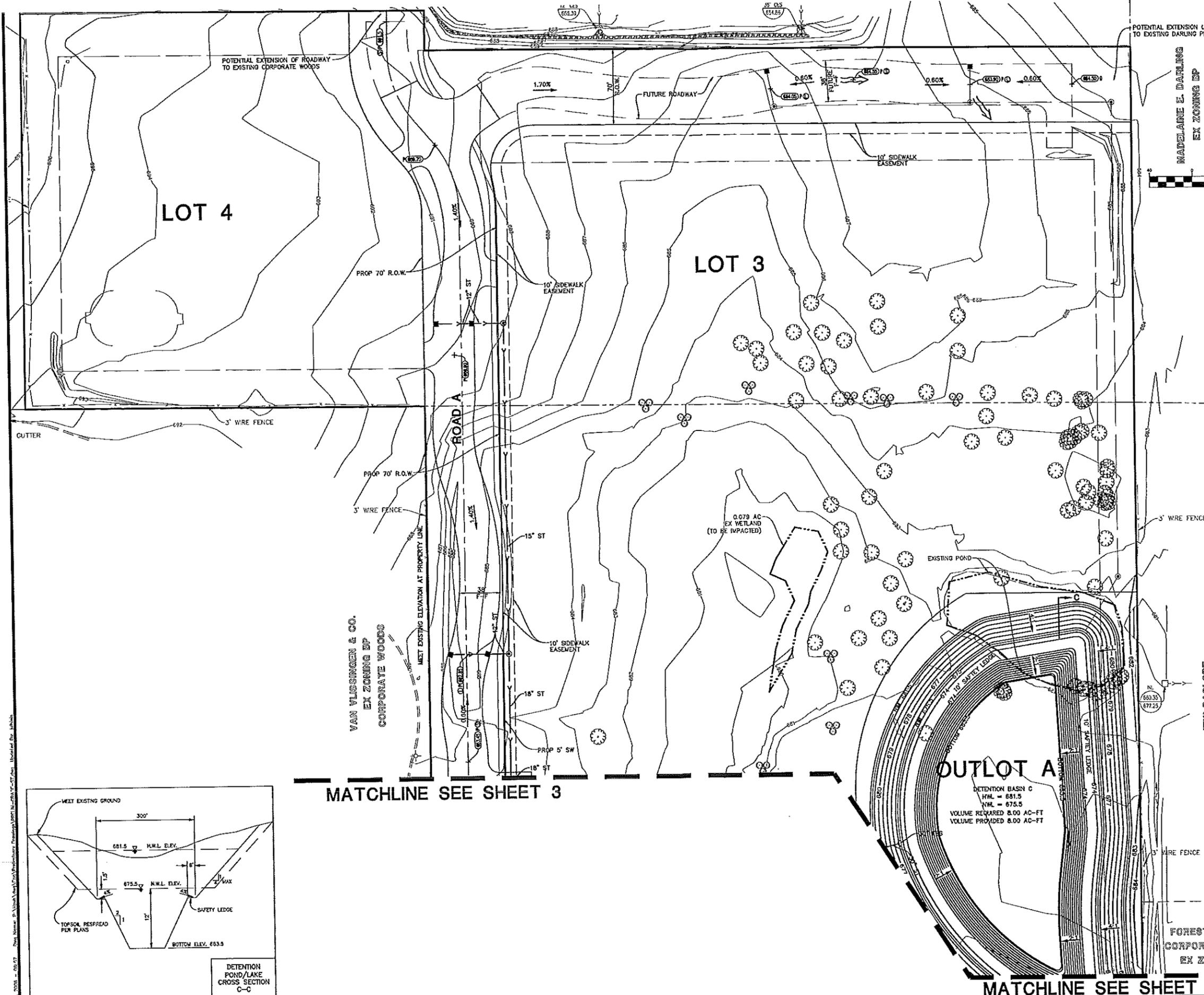
THE OAKS OF VERNON HILLS
 VILLAGE OF VERNON HILLS, ILLINOIS
 PRELIMINARY STORM AND GRADING PLAN

PROJ. NO. 07-001
 PROJ. AREA: 850
 DRAWN BY: RSH
 CHECKED BY:
 DATE: 12/23/07
 SCALE: 1"=40'

SHEET
3 OF **7**
 HPVH 6195

PENDING APPROVAL - NOT FOR CONSTRUCTION

DATE: 12/23/07
 DRAWN BY: RSH
 CHECKED BY:
 DATE: 12/23/07
 SCALE: 1"=40'



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 2

NO.	DATE	DESCRIPTION
1	12/21/07	REVISED PER WALK REVIEW
2	12/21/07	REVISED PER WALK COMMENTS
3	12/21/07	REVISED PER WALK REVIEW

Manhard CONSULTING LTD.
 1000 North Lincoln Road, Suite 1000, Westborough, MA 01581
 508-853-1000
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Management • Environmental Sciences • Landmark Protection • Forestry

THE OAKS OF VERNON HILLS, ILLINOIS
 VILLAGE OF VERNON HILLS, ILLINOIS
 PRELIMINARY STORM AND GRADING PLAN

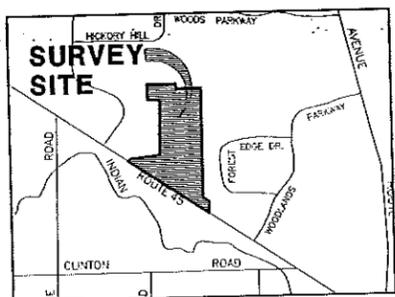
PROJ. NO.: 07
 PROJ. ASSOC.: BSC
 DRAWN BY: RDT
 CHECKED BY:
 DATE: 12/21/07
 SCALE: 1"=40'

SHEET
4 OF 7
 HPVH 6195

PENDING APPROVAL - NOT FOR CONSTRUCTION

FINAL PLAT OF SUBDIVISION THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT

VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF; NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN ON PARALLELS (456.67) ARE RECORD OF DEED VALUES, NOT FIELD MEASUREMENTS.
2. CONFIRM THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11 EAST, BEING NORTH 63 DEGREES 41 MINUTES 23 SECONDS WEST.
5. IN ACCORDANCE WITH CHAPTER 225 R.C.S. SECTION 127.0256 (80 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UPON COMPLETION OF THE SUBDIVISION IMPROVEMENTS.
6. THIS SUBDIVISION CONSIST OF 4 LOTS AND 5 OUTLOTS.
7. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
8. OUTLOTS D AND E ARE TO BE CONVEYED FREE AND CLEAR TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY A SEPARATE DOCUMENT.

ACCESS NOTES

THERE WILL BE NO DIRECT ACCESS ALLOWED TO OR FROM US ROUTE 45 FROM LOTS 1 AND 2 AND OUTLOTS B AND C.

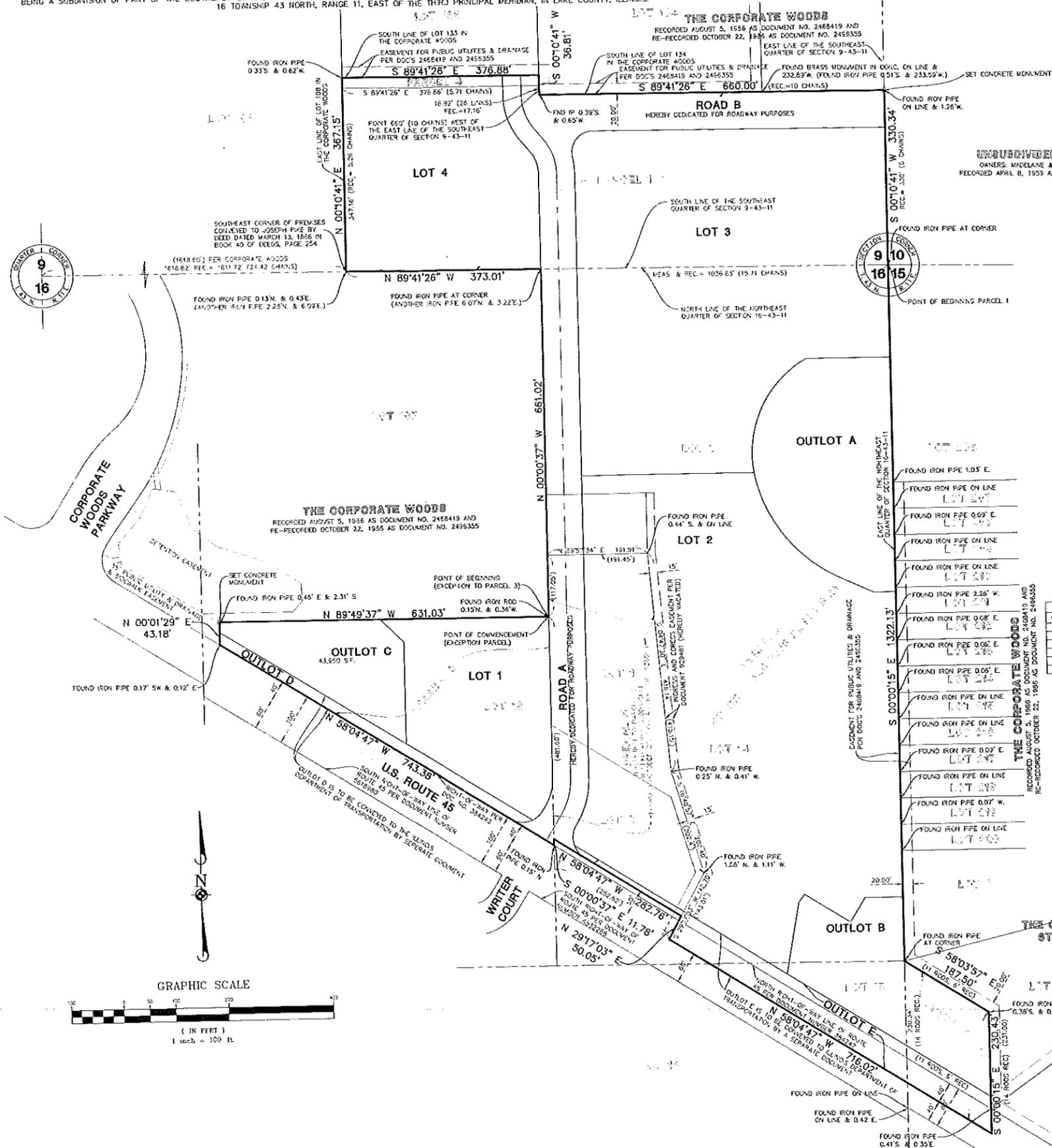
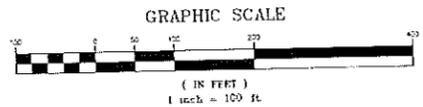
LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - PROPOSED EASEMENT LINE
- - - PROPOSED LOT LINE
- - - PROPOSED ROW LINE
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- B.I.E.E. = BLANKET INGRESS EGRESS EASEMENT
- B.P.U.E. = BLANKET PUBLIC UTILITY EASEMENT
- M.U.E. = MUNICIPAL UTILITY EASEMENT

AREA TABLE	
LOTS 1 - 4	23.130 ACRES (1,007,824 SQ. FT.)
OUTLOTS A - E	8.130 ACRES (357,044 SQ. FT.)
R.O.W.	3.486 ACRES (150,604 SQ. FT.)
TOTAL	32.746 ACRES (1,425,072 SQ. FT.)

SHEET INDEX

SHEET 1 OF 3	BOUNDARY INFORMATION, EASEMENT VACATIONS
SHEET 2 OF 3	LOT DETAILS
SHEET 3 OF 3	LEGAL DESCRIPTION, CERTIFICATES AND PROVISIONS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 31°55'13" E	69.25'
L2	S 40°45'51" E	26.48'
L3	N 00°10'41" E	36.83'
L4	S 00°10'41" W	12.92'
L5	N 00°10'41" E	19.93'
L6	N 31°55'13" E	3.67'
L7	N 22°37'49" E	62.87'
L8	N 53°04'47" W	35.24'
L9	N 43°33'42" E	41.09'
L10	N 02°02'28" W	33.60'
L11	S 82°57'34" W	37.84'
L12	S 53°04'47" E	33.07'
L13	S 31°55'03" E	22.21'
L14	S 53°04'47" E	56.02'
L15	N 87°44'20" E	44.50'
L16	S 53°04'47" E	37.99'
L17	S 31°55'03" E	71.62'
L18	N 31°55'03" E	101.74'
L19	N 02°02'15" W	68.56'
L20	N 87°44'20" E	75.05'
L21	S 82°57'34" W	75.68'
L22	N 82°57'34" E	14.37'
L23	S 82°57'34" W	14.37'
L24	S 60°02'28" E	14.42'
L25	N 02°02'28" W	14.42'
L26	N 82°57'34" E	105.54'
L27	S 60°02'28" E	114.22'
L28	S 82°57'34" W	37.61'
L29	N 02°02'15" W	15.62'
L30	S 02°02'15" E	15.62'
L31	N 82°57'34" E	45.05'
L32	S 02°02'15" E	82.69'
L33	N 02°02'15" W	82.69'
L34	S 82°57'34" W	77.51'
L35	N 82°57'34" E	77.51'
L36	S 31°55'03" W	55.03'

CURVE TABLE			
CURVE	RADIUS	LENGTH (CHORD BEARING)	CHORD
C1	125.00'	69.73' N 15°25'24" E	68.83'
C2	100.00'	71.15' N 20°22'37" W	69.97'
C3	100.00'	71.45' S 20°17'39" E	69.55'
C4	45.00'	70.63' S 13°04'47" E	63.64'
C5	45.00'	70.63' N 75°25'13" E	63.64'
C6	50.00'	50.12' N 15°27'25" E	49.49'

Manhard CONSULTING

THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT
VILLAGE OF VERNON HILLS, ILLINOIS

ORDINANCE 2008-069 Exhibit B-3 Final Plat of Subdivision - The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/2/08 and consisting of 3 pages.

RECEIVED
OCT 13 2008
COMMUNITY DEVELOPMENT
DEPARTMENT

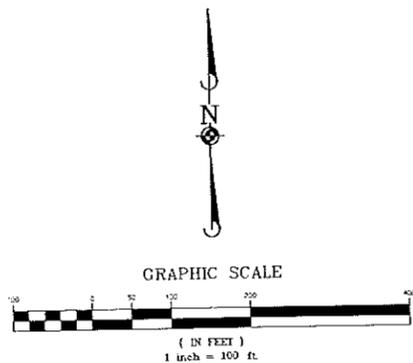
PROJ. NO. 0801
DRAWN BY: JED
CHECKED BY: WWW
DATE: 07/11/08
SCALE: 1" = 100'
SHEET 1 OF 3
HPVH 6195

DEVELOPER/OWNER:
HAMILTON PARTNERS INC.
1130 LAKE COOK ROAD SUITE 190
BUFFALO GROVE ILLINOIS, 60089

PLEASE RETURN ORIGINALS TO:
THE VILLAGE OF VERNON HILLS
VERNON HILLS, ILLINOIS
ATTN: CITY ZONING ADMINISTRATOR

FINAL PLAT OF SUBDIVISION THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT

VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

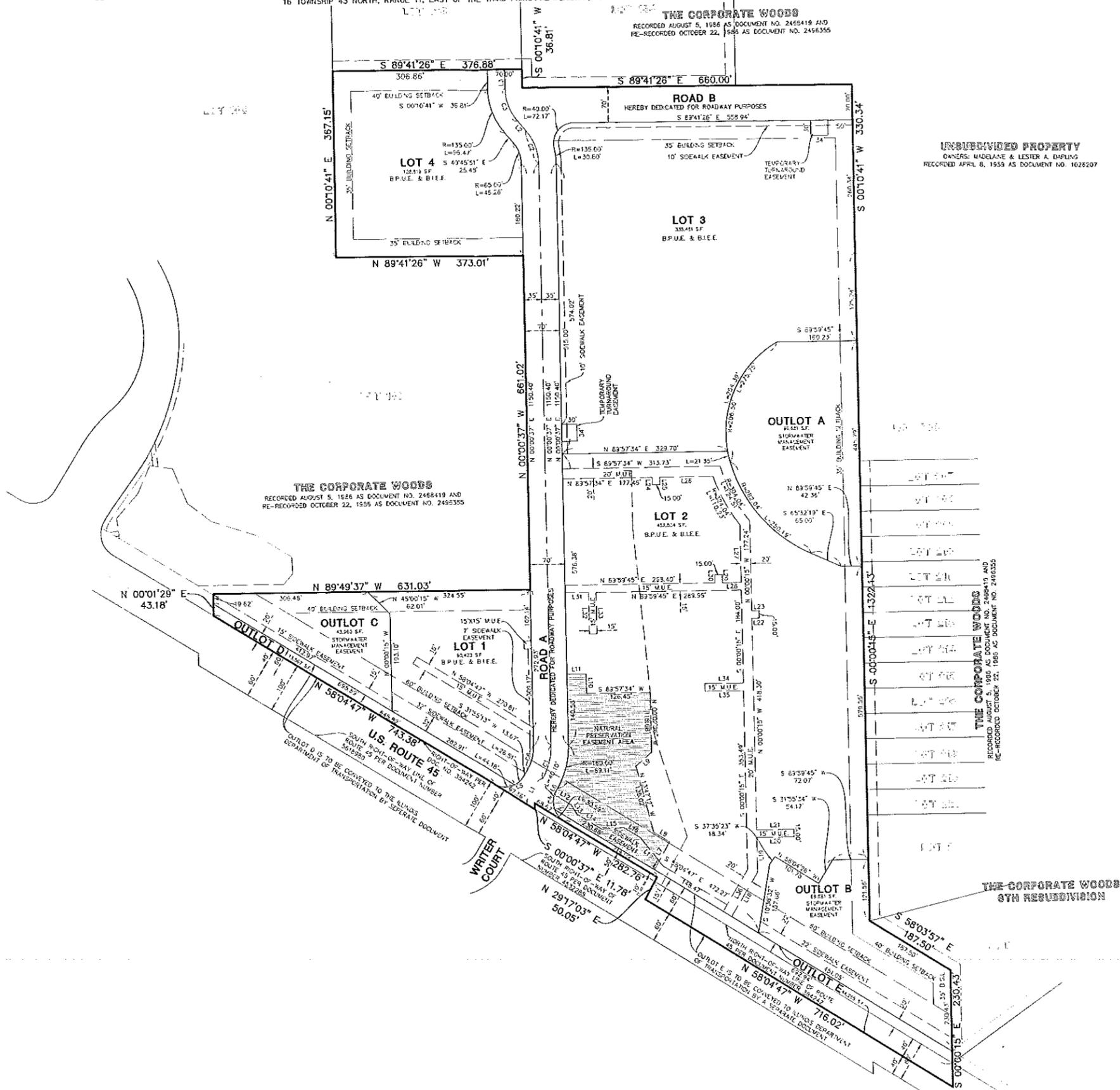


LINE	BEARING	LENGTH
L1	N 31°55'13" E	62.22
L2	S 49°45'51" E	25.45
L3	N 02°19'41" E	35.89
L4	S 02°10'41" E	13.92
L5	N 00°10'41" E	19.92
L6	N 31°55'13" E	3.87
L7	N 29°37'49" E	62.87
L8	N 26°04'47" E	26.64
L9	N 49°33'42" E	41.02
L10	N 02°02'26" E	38.42
L11	S 62°37'34" E	37.84
L12	S 52°04'47" E	33.07
L13	S 21°19'02" E	22.21
L14	S 52°04'47" E	32.02
L15	N 27°44'20" E	44.52
L16	S 52°04'47" E	37.62
L17	S 37°32'03" E	71.62
L18	N 31°56'03" E	101.74
L19	N 02°00'15" E	68.58
L20	N 63°52'45" E	75.68
L21	S 62°52'45" E	75.65
L22	N 63°52'45" E	14.37
L23	S 62°52'45" E	14.37
L24	S 02°02'26" E	14.42
L25	N 02°02'26" E	14.42
L26	N 62°57'34" E	105.54
L27	S 02°00'15" E	114.27
L28	S 62°52'45" E	37.81
L29	N 02°00'15" E	12.62
L30	S 02°00'15" E	15.62
L31	N 62°52'45" E	45.05
L32	S 02°00'15" E	82.02
L33	N 02°00'15" E	62.62
L34	S 62°52'45" E	77.51
L35	N 62°52'45" E	77.51
L36	S 31°56'03" E	55.03

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	125.00'	67.73'	N 15°52'24" E	68.83
C2	100.00'	71.16'	N 20°22'32" E	69.55
C3	100.00'	71.46'	S 20°17'32" E	69.55
C4	45.00'	70.69'	S 13°24'47" E	63.64
C5	45.00'	70.69'	N 26°59'13" E	63.64
C6	92.00'	50.12'	N 15°27'25" E	49.45

LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- · - · - PROPOSED EASEMENT LINE
- · - · - PROPOSED LOT LINE
- · - · - PROPOSED ROW LINE
- P.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- B.I.E.E. = BLANKET INGRESS EGRESS EASEMENT
- B.P.U.E. = BLANKET PUBLIC UTILITY EASEMENT
- M.U.E. = MUNICIPAL UTILITY EASEMENT



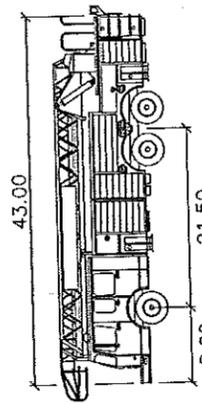
UNSUBDIVIDED PROPERTY
OWNERS: HANDELSTE & LESTER A. DRAKAS
RECORDED APRIL 8, 1958 AS DOCUMENT NO. 1628207

Manhard
CONSULTING, INC.
1000 West Lake Street, Suite 1000, Vernon Hills, IL 60061
(847) 340-0000
www.manhard.com
Civil Engineers, Surveyors, Water Resources Engineers, Mapmakers
Construction Managers, Environmental Scientists, Landscape Architects, Planners

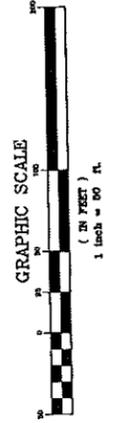
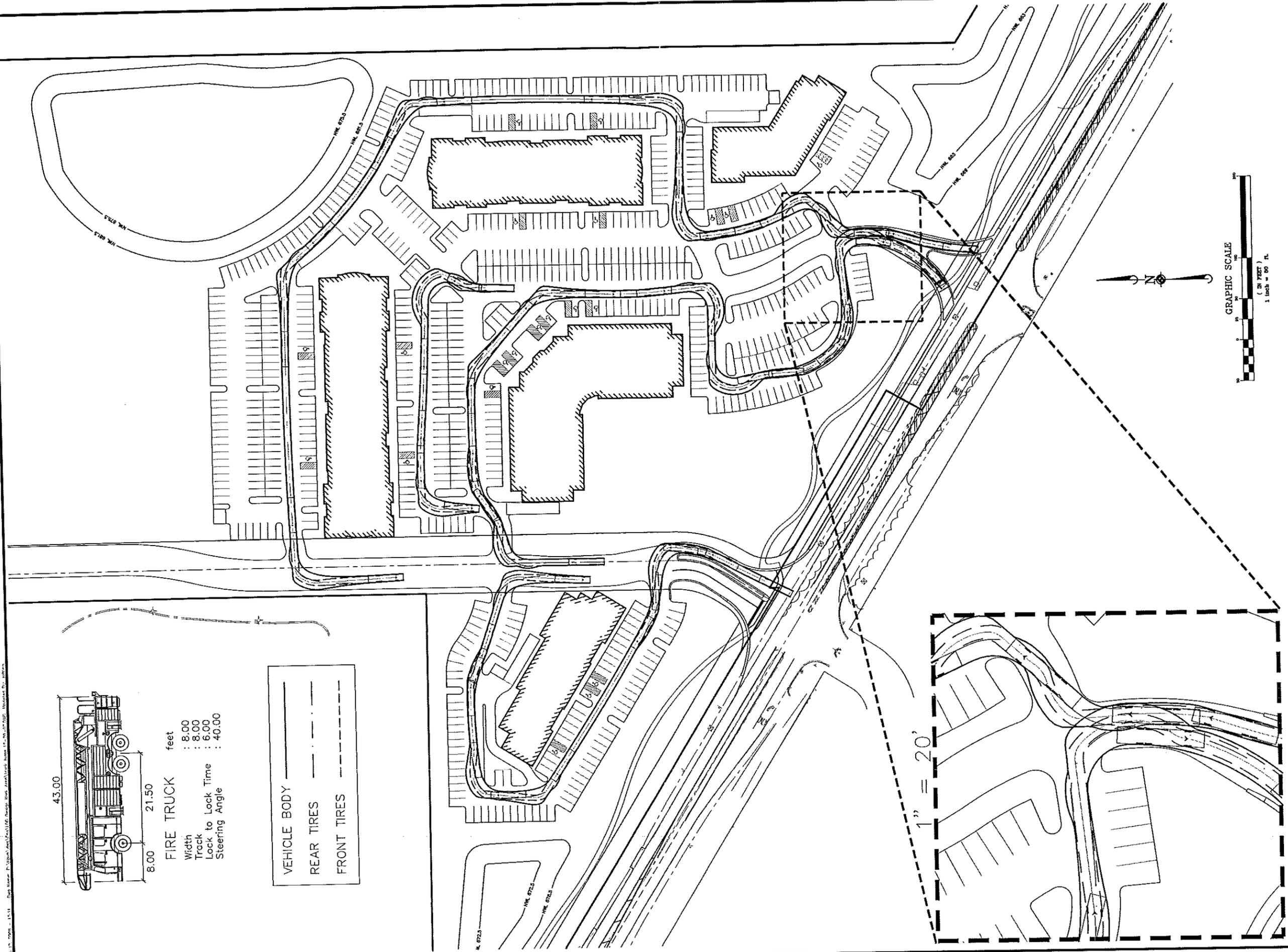
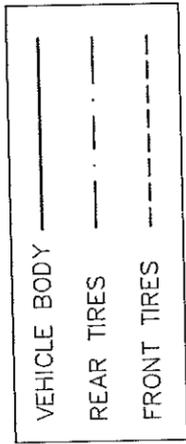
THE OAKS OF VERNON HILLS, A PLANNED UNIT DEVELOPMENT
VILLAGE OF VERNON HILLS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PREPARED BY: KWM
PROJECT ASSOCIATE: MAC
DRAWN BY: JED
CHECKED BY: KWM
DATE: 07/11/08
SCALE: 1" = 100'
SHEET
2 OF **3**
HPVH 6195

Date: 2/13/08
 Drawn by: WYM
 Checked by: WYM
 Date: 2/13/08
 Scale: 1" = 50'
 Sheet: 1 of 1
 HPVH 6195



FIRE TRUCK feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.00
 Steering Angle : 40.00

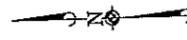


THE OAKS OF VERNON HILLS
 VERNON HILLS, IL
 TRUCK TURN EXHIBIT

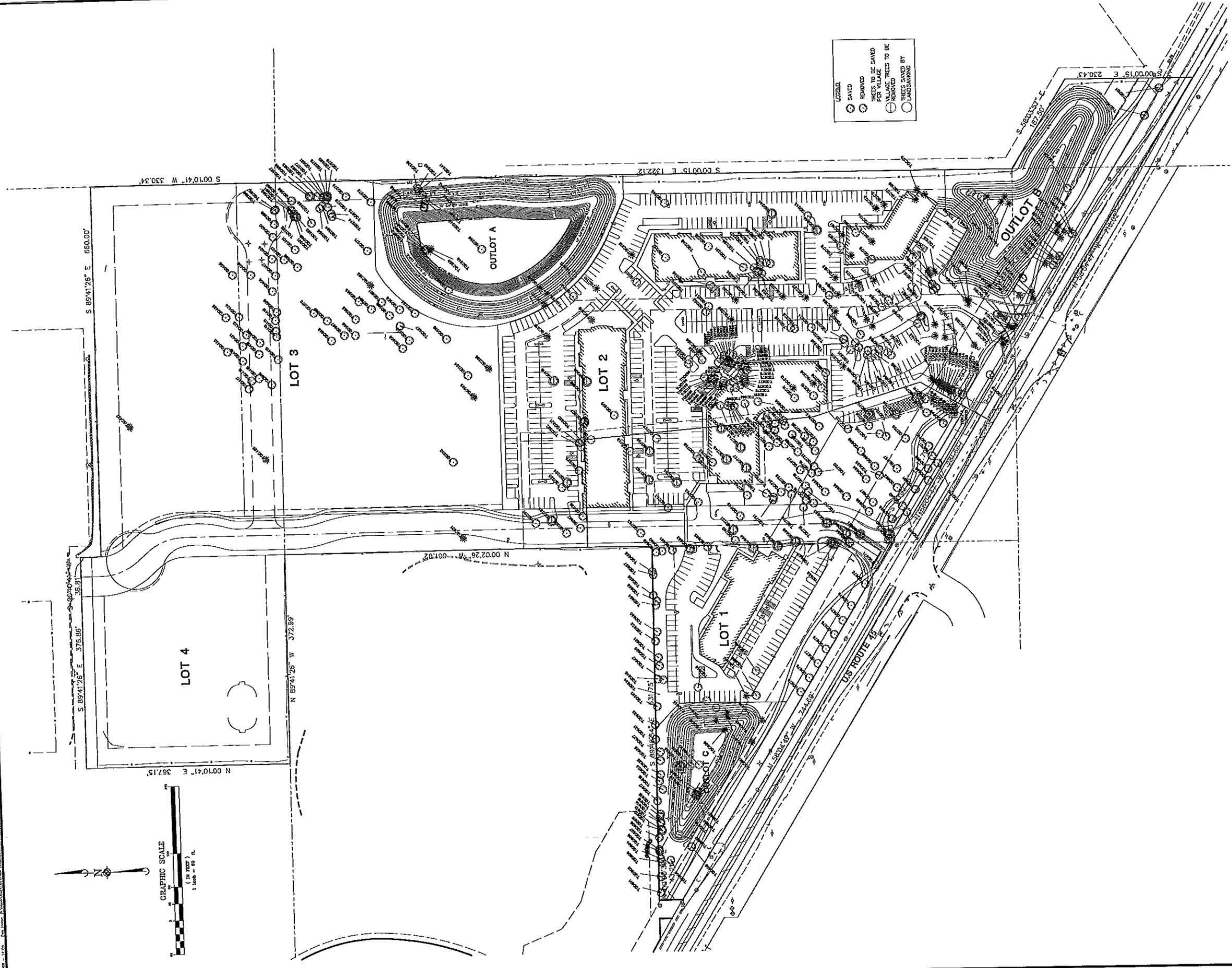
PROJ. NO.: 06
 PROJ. ASSOC.: 06
 DRAWN BY: WYM
 CHECKED BY: WYM
 DATE: 2/13/08
 SCALE: 1" = 50'
 SHEET
 1 OF 1
 HPVH 6195

Manhard
 CONSULTING LTD
400 Westmoreland Parkway, Vernon Hills, IL
 Construction Management Services

ORDINANCE 2008-069 Exhibit B-4 Truck Turn Exhibit prepared by
 Manhard Consulting, Ltd with a date of 2/13/08 and consisting of 1
 page.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



LEGEND

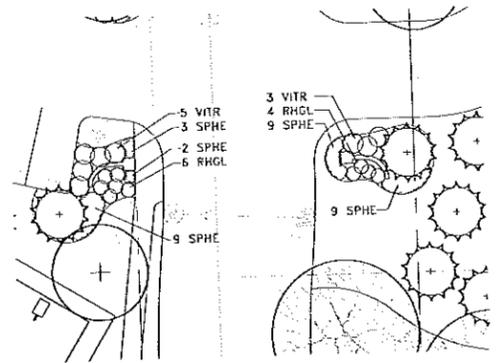
○	SAVED
⊗	REMOVED
⊙	TREES TO BE SAVED PER VILLAGE
⊖	VILLAGE TREES TO BE REMOVED
○	TREES SAVED BY LANDSCAPING

THE OAKS OF VERNON HILLS
VERNON HILLS, ILLINOIS
TREE LOCATION SURVEY

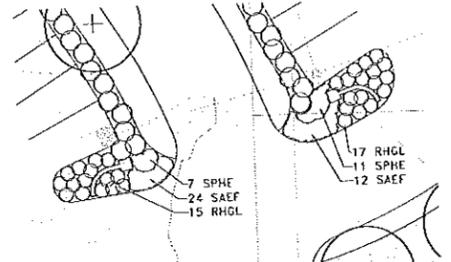
Manhard
CONSULTING LTD

FIELD NO.	22
FIELD AREA	22
DATE	2007
DATE	12/13/2007
SCALE	1" = 60'
SHEET	
1	OF 1
VPVH	6195

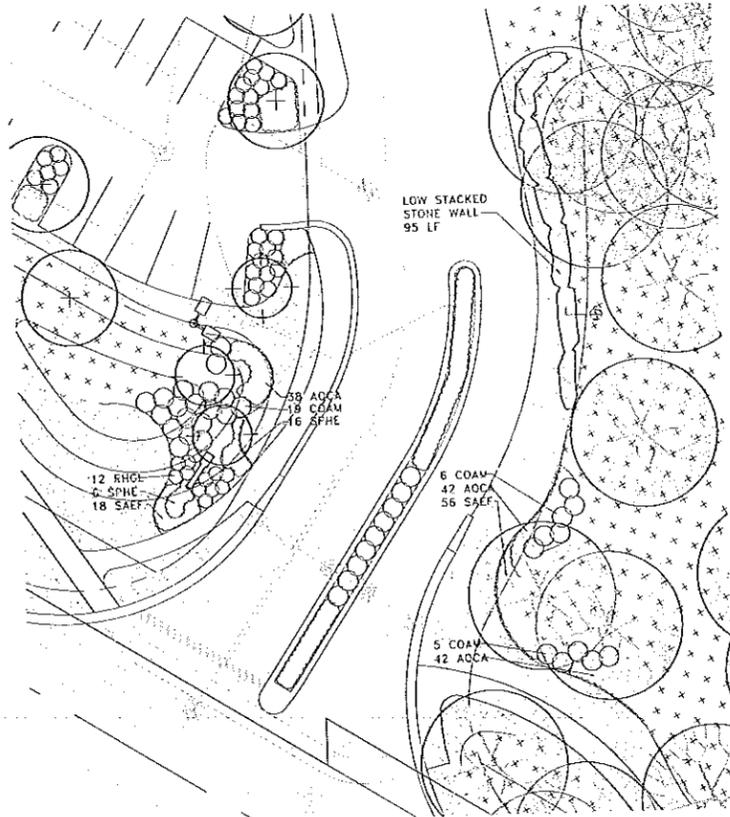
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A INTERIOR SIGNAGE - WEST PLANTING DETAIL
 SCALE: 1"=20'



B INTERIOR SIGNAGE - EAST PLANTING DETAIL
 SCALE: 1"=20'



C RT. 45 - PRIMARY ENTRY PLANTING DETAIL
 SCALE: 1"=20'

PLANT LIST

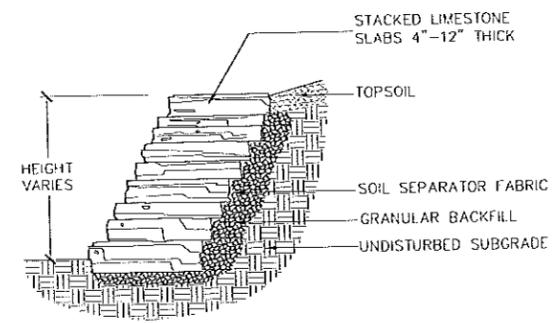
EXISTING TREE - TO BE PRESERVED

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHADE TREES				
ACFR	Acer x Freemanii	Freeman Maple	3 in	20
ACRU	Acer rubrum	Red Maple	3 in	11
ACSA	Acer saccharum	Sugar Maple	3 in	5
ACSC	Acer saccharinum	Striped Maple	10 ft	1
AEGJ	Aesculus glabra	Ohio Buckeye	3 in	6
AEMH	Aesculus hippocastanum	Horsechestnut	3 in	7
CAOZ	Carya ovata	Hickory	3 in	9
CEOC	Celtis occidentalis	Honeylocust	3 in	7
CLTR	Claytonia racemosa	Black Walnut	3 in	11
GYXJ	Gymnocladus dioica	Kentucky Coffeetree	3 in	3
JUGL	Juglans nigra	Black Walnut	2.5 in	5
QUJA	Quercus alba	White Oak	2.5 in	17
QUJA	Quercus bicolor	Burr Oak	2.5 in	11
QUJA	Quercus macrocarpa	Chinkapin Oak	2.5 in	14
ROPS	Rubia pseudacacia	Black Locust	3 in	5
TIAM	Tilia americana	American Linden	3 in	14
ORNAMENTAL TREES				
AMCA	Amelanchier canadensis	Shadbolt Serviceberry	8 in	3
BEJA	Betula nigra	River Birch	8 in	10
CACA	Carpinus glaberrima	American Hornbeam	8 in	10
CECA	Cercis canadensis	Eastern Redbud	8 in	6
CHVI	Chionodoxa virginica	White Fringe Tree	8 in	5
CRNI	Crataegus cuneata	Blackhaw Viburnum	8 in	4
VVPR	Viburnum prunifolium	Blackhaw Viburnum	8 in	4
EVERGREEN TREES				
JUCA	Juniperus virginiana 'Carolinii'	Carolin Eastern Redcedar	8 in	12
PIAB	Picea Abies	Norway Spruce	8 in	9
SHRUBS				
COAM	Coronilla americana	American Fritill	3 gal	88
COAC	Cornus alternifolia	Paling Cornelian	3 in	56
COCE	Cornus florida 'Hess'	Rockaway Cornelian	16 in	44
HYAT	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24 in	33
ITVG	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	18 in	72
RHGL	Rhus glabra	Smooth Sumac	18 in	804
RHUS	Rhus typhina	Cockspur Sumac	24 in	11
RGM	Ribes alpinum 'Greenmount'	Greenmount Alpine Currant	18 in	81
SYMX	Syringa palustris 'Miss Kim'	Miss Kim Lilac	24 in	9
VIAJ	Viburnum dentatum 'Rubrum J22'	American Spice Viburnum	3 in	24
VIAO	Viburnum lentago	Blackhaw Viburnum	3 in	11
VVPR	Viburnum prunifolium	American Cranberrybush	24 in	53
PERENNIALS GRASSES, GROUNDCOVERS				
ADCA	Asplenium platyneuron	Columbine	1 Gal	122
EUJO	Eurythmum tortuosum	Wintercreeper	3 in	1,680
HEMR	Hemerocallis species	Daylily	1 Gal	12
PEAT	Perovskia atriplicifolia	Russian Sage	1 Gal	43
RUGO	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 Gal	32
SAEF	Sedum 'Eaton's Gold'	Sedum	3 in	1,034
SEBG	Sedum 'Baller's Gold'	Sedum	3 in	1,034
SPHE	Sporobolus heterostachyus	Prince Dropseed	1 Gal	1,005

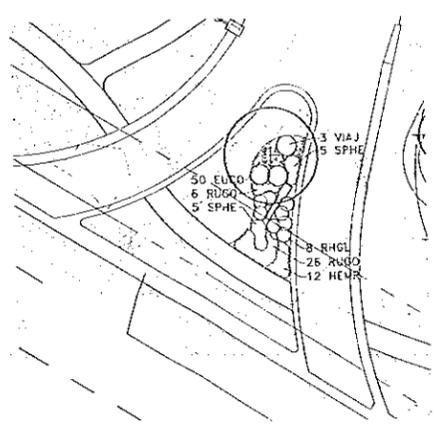
NOTE: PLANT SPECIES SUBJECT TO CHANGE DEPENDING UPON AVAILABILITY

FESCUE MIX

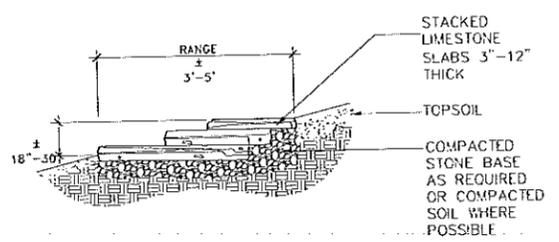
SR3500 Hard Fescue	32
Scots Hard Fescue	32
Creeping Red Fescue	32
Dawson Red Fescue	32
Mary Cheevers Fescue	65
Sheep Fescue	65



E STACKED STONE RETAINING WALL SECTION
 SCALE: 1/2"=1'



D RT. 45 - SECONDARY ENTRY PLANTING DETAIL
 SCALE: 1"=20'



F STONE OUTCROPPINGS TYP. SECTION
 SCALE: 1/2"=1'

The Oaks of
 Vernon Hills
 Rt 45
 Vernon Hills, IL

DATE: December 21, 2007
 REVISIONS:
 February 13, 2008
 April 24, 2008
 July 18, 2008
 August 13, 2008
 October 13, 2008

SHEET TITLE
 Details and
 Plant List

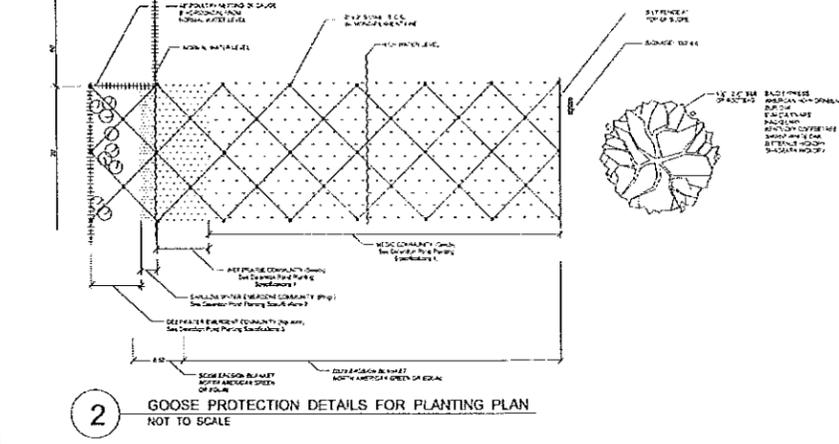
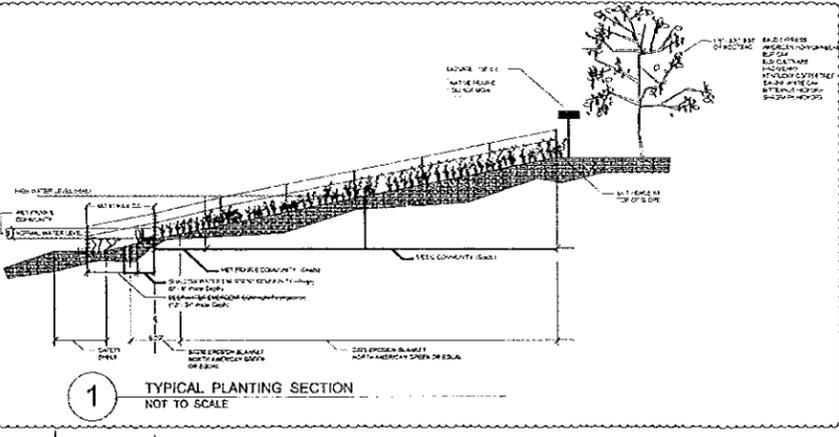
SCALE: VARIES
 DESIGN: JD
 PREPARED BY: RAM
 DATE: Final Landscape Plans
 PROJECT NUMBER: 07033



L-3

**DETENTION POND
 PLANTING SPECIFICATIONS**

- 1. MESSIC & WET PRAIRIE COMMUNITY (Seeds)**
 A. PREPARATION: For a planting area of 100 sq. ft. or more, the soil should be amended with a 2:1 ratio of topsoil to native soil. The soil should be amended to a depth of 6 inches. The soil should be amended with a 2:1 ratio of topsoil to native soil. The soil should be amended to a depth of 6 inches. The soil should be amended with a 2:1 ratio of topsoil to native soil. The soil should be amended to a depth of 6 inches.
- 2. SHALLOW WATER EMERGENT COMMUNITY (Fibrous Seed)**
 A. PREPARATION: For a planting area of 100 sq. ft. or more, the soil should be amended with a 2:1 ratio of topsoil to native soil. The soil should be amended to a depth of 6 inches. The soil should be amended with a 2:1 ratio of topsoil to native soil. The soil should be amended to a depth of 6 inches.
- 3. DEEP WATER EMERGENT COMMUNITY (Aquatics)**
 A. PREPARATION: For a planting area of 100 sq. ft. or more, the soil should be amended with a 2:1 ratio of topsoil to native soil. The soil should be amended to a depth of 6 inches. The soil should be amended with a 2:1 ratio of topsoil to native soil. The soil should be amended to a depth of 6 inches.
- 4. ACCEPTANCE**
 A. MESSIC & WET PRAIRIE COMMUNITY (Seeds): 100% of the seeds shall be planted in the specified areas. 100% of the seeds shall be planted in the specified areas. 100% of the seeds shall be planted in the specified areas.
- 5. MAINTENANCE**
 1. The pond shall be maintained in accordance with the specifications. 1. The pond shall be maintained in accordance with the specifications. 1. The pond shall be maintained in accordance with the specifications.
- 6. GOOSE BARRIER CONTROL**
 A. INSTALLATION: The barrier shall be installed in accordance with the specifications. A. INSTALLATION: The barrier shall be installed in accordance with the specifications. A. INSTALLATION: The barrier shall be installed in accordance with the specifications.
- 7. UPLAND FOREST COMMUNITY**
 A. QUANTITY: The quantity of plants shall be as specified. A. QUANTITY: The quantity of plants shall be as specified. A. QUANTITY: The quantity of plants shall be as specified.
- 8. SIGNAGE**
 A. INSTALLATION: The signage shall be installed in accordance with the specifications. A. INSTALLATION: The signage shall be installed in accordance with the specifications. A. INSTALLATION: The signage shall be installed in accordance with the specifications.



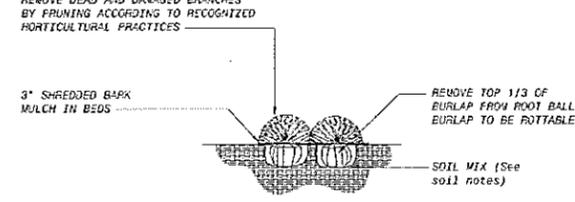
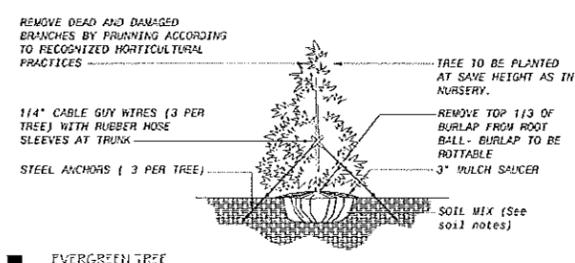
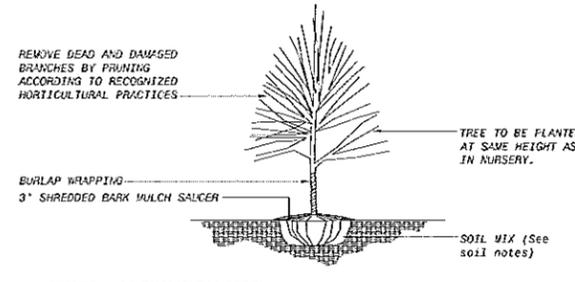
PLANT COMMUNITIES

COMMUNITY	PLANT NAME	PLANT NAME
MESSIC COMMUNITY	Andropogon gerardii (Big Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
Andropogon distachyoides (Forked Bluestem)	3.000	
WET PRAIRIE COMMUNITY	Andropogon gerardii (Big Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	Andropogon furcatus (Forked Bluestem)	3.000
	Andropogon distachyoides (Forked Bluestem)	3.000
	Andropogon scoparius (Side Oats Bluestem)	3.000
	SHALLOW WATER EMERGENT COMMUNITY	Andropogon gerardii (Big Bluestem)
Andropogon scoparius (Side Oats Bluestem)		3.000
Andropogon furcatus (Forked Bluestem)		3.000
Andropogon distachyoides (Forked Bluestem)		3.000
Andropogon scoparius (Side Oats Bluestem)		3.000
Andropogon furcatus (Forked Bluestem)		3.000
Andropogon distachyoides (Forked Bluestem)		3.000
Andropogon scoparius (Side Oats Bluestem)		3.000
Andropogon furcatus (Forked Bluestem)		3.000
Andropogon distachyoides (Forked Bluestem)		3.000
Andropogon scoparius (Side Oats Bluestem)		3.000
Andropogon furcatus (Forked Bluestem)		3.000
Andropogon distachyoides (Forked Bluestem)		3.000
Andropogon scoparius (Side Oats Bluestem)		3.000

EXHIBIT NO. 47

TYPICAL DETENTION POND DETAILS

VILLAGE OF VERNON HILLS



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The Oaks of Vernon Hills
 Rt 45
 Vernon Hills, IL

DATE: December 21, 2007
 REVISIONS:
 February 13, 2008
 April 24, 2008
 July 18, 2008
 August 13, 2008
 October 13, 2008

SHEET TITLE: **Details and Specifications**

SCALE: NTS

DATE: 07/03/08

PROJECT: Final Landscape Plans

PROJECT NUMBER: 07038

NORTH

L4

VILLAGE OF VERNON HILLS EXHIBIT #47 (EDITED)
 SCALE: NOT TO SCALE

- NOTES AND SPECIFICATIONS**
- EVERGREEN CLYING**
 All new evergreen trees shall be cycled, using a minimum of three guy wires per tree. After one year these wires should be removed to prevent tree girdling.
- PLANTING**
 1. Plants shall be sound, healthy, vigorous, and free of disease, insect pests and larvae, with well developed root systems. Plants shall meet the applicable standards set forth by the American Nurserymen's Association.
 2. All perennials and groundcover plants shall be established and well-rooted.
 3. All Eucalyptus 'coloratus' shall be planted as indicated in 3" pots at 12" on center. Square footages of 'coloratus' are given for each use.
 4. No substitute plant materials shall be permitted without express written approval of the owner and The Brickman Group, LTD.
- PLANT TIPS**
 1. Before plant pits are dug, all weeds shall be removed from the planting areas and the area shall be raked level.
 2. Pits shall be circular in outline with vertical sides. The pits shall be dug exactly to the depth of the ball with no over dig. (see details)
 3. Shrub pits shall be AT LEAST 1 foot wider than the diameter of the root ball. Tree pits shall be AT LEAST 2 feet wider than the root ball.
- SOIL**
 1. TREE AND SHRUB PLANTING SOIL - Soil shall be native site topsoil, free of sub-soil admixture, noxious weeds, large clods, stones, sticks, roots or other extraneous materials.
 2. SOIL FOR FILL, MOUNDING, AND BERING - Soil shall be native topsoil, free of sub-soil admixture, noxious weeds, large clods, stones, sticks, roots or other extraneous materials.
 3. PERENNIAL AND GROUNDCOVER SOIL - soil for perennials and groundcover shall be a fertilized soil mixture to a depth of 6 inches, comprised of 1 inch sand, 2 inches compost, and 4 inches topsoil.
- MULCH/COMPOST**
 1. SHRUB AREAS - furnish and install shredded bark mulch in all shrub and tree planting areas to a depth of 3" following an application of a pre-emergence herbicide to aid in weed control ('Ronstar' or equal).
 2. PERENNIAL AND GROUNDCOVER AREAS - furnish and install compost to a depth of 2" in all perennial, ornamental grass, and groundcover beds following an application of a pre-emergence herbicide to aid in weed control ('Ronstar' or equal).
 3. TREE RINGS - See note on tree rings for mulch requirements.
- BURN PERMIT**
 Illinois EPA Burn Permit application APC 305 is located online:
<http://www.epa.state.il.us/air/permits/loperburn/>

- TREE RINGS**
 1. TREES WITH EXISTING TREE RINGS - New clean edge should be cut for every tree (shade, ornamental and evergreen) within the project scope. New size shall be as defined below.
 2. TREES WITHOUT TREE RINGS - New tree rings with a clean edge should be cut for every tree (shade, ornamental and evergreen) within the project scope. New size shall be as defined below.
 3. TREE RING SIZES:
 Shade Trees - 3" diameter for 3" caliper tree and an additional 3" in diameter for every additional inch of caliper to the tree. Tree rings shall not exceed 6" in diameter.
 Ornamental Trees (clump form) - 3" diameter minimum. Tree ring diameter shall be equal to one half the diameter of the entire plant. Tree rings shall not exceed 6" in diameter.
 Evergreen Trees - Evergreen trees shall have tree rings cut at the same diameter as the tree diameter.
- FERTILIZER**
 Fertilizer for all plant material shall be a "12-12-12" balanced, slow release granular type fertilizer.
- GRADING**
 1. Refer to final engineering plans for parking lot island and planting bed topsoil depths.
 2. Rough Grade Inspection is required by the Village prior to respreading topsoil and a Fine Grade Inspection is required prior to placing sod or seed.
- LAWN REPAIR/NEW SOD**
 1. All lawn areas disturbed during construction shall be repaired before work can be considered complete. Repair shall include finish grading and seeding as required to match existing lawn. This applies to all disturbed areas within the project scope.
 2. Areas indicated as "Sod" ground buildings to receive new sod. Sod to consist of a premium Kentucky bluegrass blend. Square yards are given for each use of new sod.
- NO-MOW FESCUE**
 Areas indicated as No-Mow Fescue (Hatched areas) should be marked in the field with the supervision of the Landscape Architect for approval of seeding limit areas. Seed should be applied at a rate of 5 lbs per 1,000 Sq. Ft. Limits of the "No-Mow" areas should be clearly marked with flags every 10-15 ft. along the perimeter of the seeding area to establish a "Mow Line" between existing turf and
- TREE PRUNING AND REMOVALS**
 1. All existing trees located within the boundaries of the project shall be crown cleaned and vista pruned by a certified arborist.
 2. Tree removals and their locations are noted on the Tree Preservation Plan, L-0. Rhamnus cathartica (Common Buckthorn) shall be removed from the site.
- IRRIGATION**
 1. All finished or highly maintained turf areas will have automated irrigation. Quick couplers will be provided for watering other areas when required.

TYPICAL DETENTION POND DETAILS

ORDINANCE 2008-069

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

ORDINANCE 2008-069
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

MEMORANDUM

HAMILTON
PARTNERS

January 10, 2008

To: John M. Kalmer / Village of Vernon Hills
From: Michael J. Rolfs / Hamilton Partners, Inc.
Re: Oaks of Vernon Hills, Village of Vernon Hills, Variations Requested.

PARKING/OFF STREET LOADING:

- **We propose the following minimum parking for the proposed development:**
 - 663 total cars for 150,500 SF of Building Area. With the following mix of uses:
 - 43% General and Professional Condominium Office Use.
 - 40% Medical Office Use.
 - 15% Maximum Retail/Commercial Use.
 - 2% Maximum Restaurant/Food Service Use.
 - We believe the 'gross area of a specific use' should not include common areas that are unoccupied or simultaneous use and therefore have no parking requirement. This is consistent with the Building Code for calculating egress.
 - The Institute of Transportation Engineers indicate from empirical parking data that medical office related parking is not as intense as medical clinics or hospitals.
 - In general all condominium owners do not require the same parking needs as a large corporate operations facility.
- **We propose one Off-street loading space for each Building.**
 - However, the Office Buildings will be condominium users occupying less than a floor and approximately 1,000 to 2,500 SF. Uses of this type do not require off street loading space. The association for the development will also further regulate any off-street loading activity when buyers move into their spaces. Deliveries will primarily be limited to over night package delivery and similar vehicles.

INTERNAL STREET ROW DESIGN:

- **We propose the following standards for the proposed internal street:**
 - ROW Width of 80' – Proposed 70' ROW width for the main access drive running north-south through the site. (App. B. App. II. H. 4). An additional 20' Utility Easement located in the site to the East.
 - Horizontal Radius min of 275' - Several proposed horizontal curves in the main access drive are less than the required minimum of 275.' This occurs right at the main south entrance, near the future intersection in the north undeveloped area, and at the northern end of the road where the alignment shifts to the west before the property line. (App. B. App. II. H. 4)
 - Reverse Horizontal Curve Radius min of 500' – At the northern end of the access road, the radii of both curves is below that required. (App. B. App. II. H. 4)
 - Setbacks required off of local and collector streets – No setbacks are shown off of the proposed ROW that runs north through the site. In several cases, buildings and the back of curb for parking lots are within a foot of the proposed ROW. However, the proper setbacks are provided for all existing roads and property lines. (Sec. 16.6)

SITE DETENTION:

- **We propose the following standards for the proposed Stormwater Detention:**
 - Twenty-five percent minimum of the surface area at the NWL of a pond must be greater than 9' deep – Basin A and Basin B are not wide enough to allow a depth of 9' below the NWL. Instead, wetland bottoms have been designed. (App. B. App. II. E. 3. F)
 - A maximum bounce of 4' is allowed between NWL and HWL – A bounce of 6' was used for each of the proposed detention basins and the pond. (No exact reference, per Village comment)

End of Memorandum

ORDINANCE 2008-069 Exhibit C, Conditions of Approval 2: Compliance with the Memorandums from Michael J. Rolfs of Hamilton Partners to John M. Kalmar dated January 10, 2008 and consisting of 2 pages

Memorandum

HAMILTON PARTNERS

January 10, 2008

To: John M. Kalmer / Village of Vernon Hills
From: Michael J. Rolfs / Hamilton Partners, Inc.
Re: Oaks of Vernon Hills, Village of Vernon Hills, Other Standards departing from B-1 Zoning and Development Standards to be approved by PUD.

APPROVED USES:

- **We propose that the following Special Uses shall be permitted used for this PUD:**
 - 13.3.10 Drive-in Banks, savings and loan associations.
 - 13.3.13 General Retail Sales.
 - 13.3.20 Restaurants: drive-in, carryout, or fast food.
 - 13.3.32 Automobile rental/leasing establishment.
 - An option with a drive thru has been shown. The use will be subject to stacking available to that required by the use.

BULK REGULATIONS:

- **We propose three story building with a building height of less than 50'(as shown 45'):**
 - This building is situated in the center of the building.
 - Provided three story will allow preservation of existing heritage trees.

INTERNAL STREET ROW DESIGN:

- **We propose the following standards for the proposed internal street:**
 - ROW Width of 80' – Proposed 70' ROW width for the main access drive running north-south through the site. (App. B. App. II. H. 4). An additional 20' Utility Easement located in the site to the East.
 - Horizontal Radius min of 275' - Several proposed horizontal curves in the main access drive are less than the required minimum of 275.' This occurs right at the main south entrance, near the future intersection in the north undeveloped area, and at the northern end of the road where the alignment shifts to the west before the property line. (App. B. App. II. H. 4)
 - Reverse Horizontal Curve Radius min of 500' – At the northern end of the access road, the radii of both curves is below that required. (App. B. App. II. H. 4)
 - Setbacks required off of local and collector streets – No setbacks are shown off of the proposed ROW that runs north through the site. In several cases, buildings and the back of curb for parking lots are within a foot of the proposed ROW. However, the proper setbacks are provided for all existing roads and property lines. (Sec. 16.6)

SITE DETENTION:

- **We propose the following standards for the proposed Stormwater Detention:**
 - Twenty-five percent minimum of the surface area at the NWL of a pond must be greater than 9' deep – Basin A and Basin B are not wide enough to allow a depth of 9' below the NWL. Instead, wetland bottoms have been designed. (App. B. App. II. E. 3. F)
 - A maximum bounce of 4' is allowed between NWL and HWL – A bounce of 6' was used for each of the proposed detention basins and the pond. (No exact reference, per Village comment)

End of Memorandum



290 Evergreen Drive • Vernon Hills, IL 60061-2999 • 847-367-3700 • FAX 847-367-2541
Community Development Department • Engineering Division

MEMORANDUM

RECEIVED

Date: September 12, 2008

OCT 13 2008

To: David Brown, Village Engineer
John Kalmar, Assistant Village Manager

COMMUNITY DEVELOPMENT
DEPARTMENT

From: Tom Brettmann, Engineering Technician

Re: *Oaks of Vernon Hills Landscape Plan – Tree Preservation Plan
Technical Review #4*

C: Jennifer A. Dahm, Brickman, 3490 Long Grove Road, Long Grove, IL 60047

The petitioner may find the Village Landscape Ordinance on our website, www.vernonhills.org. Go to Municipal Code, Appendix B Development Regulations, Article II Tree Preservation and Landscaping, Section 1.00 Tree Removal, Section 2.00 Preservation and protection of existing trees. Section 3.00 Landscaping.

Tree Preservation Plan Comments

1. Section 2.02. Tree Inventory – We request the petitioner review this section and provide the missing information for elevation and crown spread for all trees in the Tree Inventory report. The elevation and crown spread of the tree are needed to verify how the proposed improvements will work with the existing trees to be saved. Prior to final engineering submittal, analysis of trees impacted by grading operations will be reviewed in the field where observation of tree canopy sizes and elevations will allow us to make a final judgement of the preservation / removal of the tree, or grading revision to save the tree.
2. We request that the petitioner include in the next submittal the missing tree inventory information for trees numbered 624 – 694. Missing information will be included.
3. We request that the petitioner revise the grading plan around tree #115, a 29" Scarlet Oak with a 2 rating, so that no part of the grade be revised within the drip line of the tree. Adjustment will be made at final engineering. See comment 1.
4. We request that the petitioner start a second page to the Tree Preservation Plan where the "Tree Inventory Report" and the "Tree Preservation Area Easement Provisions" may be found. A second page with information requested will be started.

5. We request that the petitioner provide an outline to the proposed training/educational program found in the Tree Preservation Area Guidelines. An outline will be submitted at final engineering.
6. We request that the petitioner apply for its IEPA Burn Permit. And that information on how to apply for the permit is placed in the Landscape Plan. The website for the APC 325 Burn Permit / Instructions will be placed on the plans.
7. We request that "Engineering" be placed in the two blanks on the Tree Preservation Area Easement Provisions. "Engineering" will be placed in the blanks.
8. We request that trees numbered 672-679 be removed, they are poor quality, ½ dead; lightning struck and have no value. See landscape plan comments for replacements for that area. Trees will be removed and replaced as per comments.
9. We request that trees numbered 101, 102, 117, 120, 121, 124, 371, 372, 602, 604, 605, and 609 be removed and not saved. They all are of poor quality or are dead and will not enhance but detract from the site by saving them. Trees will be removed.
10. We recognize that trees numbered 332-336 and 355-426 are temporarily being saved as they are not within the limits of this phased construction.
11. The Village had identified trees to be saved from the Tree Inventory Report for the Tree Preservation Plan to be developed. The developer has proposed removing approximately 33 of these trees with its improvements. These trees total 842 caliper inches of lost trees that by ordinance are to be replaced at a 3:1 ratio which is in addition to the approved landscape plan. The development will provide about 175 new trees to the site, over 1000 shrubs and preserve the highest quality grove of trees as a site feature within a preserve area. We believe this is sufficient to cover the 33 removed trees.

Landscape Plan Comments

1. This site is losing native Aesculus, Juglans and Carya species to the mass clearing of the site. The proposed Landscape Plan does not include these species and we request that the petitioner include these species into the plant palette. Comments are provided where these plants could be included. Species will be included in palette if available.
2. We request that the architects Side Elevation's for each building be provided so that the proposed landscape can be better evaluated. Final Landscape plans for

the buildings will be submitted with final building plans for simultaneous review.

3. To ensure an enduring landscape, we recommend the installation of a sprinkler system for all sod and foundation shrub areas. All finished or highly maintained turf areas will have automated irrigation. Quick couplers will be provided for watering other areas when required.
4. Place a note on the plans that all *Rhamnus cathartica*, (Common Buckthorn) will be removed from the site. Note will be placed on plan.
5. Place a note on the plans that all trees to be saved will be crown cleaned and vista pruned by a Certified Arborist. Note will be placed on plan.
6. Place a note on the plans that a minimum of 12" topsoil will be re-spread in all landscape areas, 24" topsoil placed in all parking lot islands. Specify a blend of soil amendments to be added and tilled to the topsoil for all shrub and flowerbeds. Native topsoil will be respread in landscape areas. Depth will be specified on final engineering. 24" of topsoil will be placed in parking islands. Appropriate soil amendments will be worked into shrub, groundcover beds as required.
7. Section 3.15.5 I request that the petitioner review this section, Minimum requirement for alternate walk material as specified under Alternate Paving Material (section 3.13). Minimum Alternate Paving requirements will need to be met at each proposed building. Issue will be addressed at time of final building plan submittal.
8. Section 3.15.10, I request the petitioner review this section, Adequate screening of parking and drive areas, loading expanses, refuse disposal areas, and large wall expanses from adjacent land uses. The petitioner shall include plant material around the foundation of all buildings to break up the large wall expanses. If sidewalk is proposed to abut the buildings, consider raised planters or large planter pots to be filled with seasonal plantings to create interest. Issue will be addressed at time of final building plan submittal.
9. Section 3.15.11, I request that the petitioner review this section, Creation of functional outdoor gathering spaces (seating, tables, etc.). Gathering spaces will be required for Buildings A, C and D. Issue will be addressed at time of final building submittal plans.
10. As required by the Watershed Development Ordinance, a native landscape buffer area is to be established around the perimeter of the pond. Include into the plan this general note in all pond areas, "*Native Landscape for the Pond area to be established per Village of Vernon Hills Exhibit #47.*" Include into set of plans Village Exhibit #47. The petitioner may find Village Exhibit #47 on our website, www.vernonhills.org. Go to ELibrary, Engineering Specifications and Exhibits, Exhibit #47 Typical Detention Pond Details. Note and plans will be added to

plan set with additional note indicating seeding of all native plants rather than any reference to plugs.

11. Show proposed parking lot lighting locations on landscape plan. Lighting will be shown.
12. Underdrain is required for all parking lot islands. Show Underdrain on Engineering Plan. Underdrains will be shown.
13. Recommend that downspouts from all buildings be tied into the storm sewer system. Issue will be addressed at submittal of final building plans.
14. Provide a detailed cost estimate for all landscape work. Costs will be provided as phasing is developed.
15. Place a note that a Rough Grade Inspection is required by the Village prior to re-spreading topsoil and a Fine Grade Inspection is required prior to placing sod or seed. All subgrade shall be raked clean of any debris prior to seeding. Specify the type of blanket to be used. Notes and specs will be placed on appropriate plans.

Sheet L1

1. We request that the *Alnus glutinosa* (European Alder) proposed for the east side of Detention Basin C be substituted with *Chionanthus virginicus* (White Fringe Tree). Substitution will be made.
2. We request that trees be planted along the northwest and north sides of Detention Basin C. Consider using *Juglans nigra* (Black Walnut). All existing Walnut trees on site are being removed. Trees will be added.
3. We request that the *Acer saccharum* be used in irrigated areas as they tend to suffer in parking lot islands. *Acer saccharum* will be removed from parking lot and used in more appropriate environment.
4. We request that the *Gleditsia triacanthos* (Honeylocust) be substituted with *Quercus rubra* (Red Oak). Many existing Red Oak trees on site are being removed. We will make some substitutions for *Gleditsia*. We have not had good performance from young red oak and will suggest another oak species.
5. We request that the 3 *Crataegus crusgalli inermis* (Thornless Hawthorn) proposed for the west side of Office Building D be relocated to the parkway across the street and to the north. Trees will be relocated.
6. We request that *Aesculus parviflora* (Bottlebrush Buckeye) be used as a shrub screening of the parking lot behind the west curbline of Commercial Building E.

We understand the need but will address at time of final building plan submittal.

Sheet L2

1. All *Aesculus hippocastunum* (Common Horsechestnut) found on site is being removed. We request that this tree be re-introduced to the site where trees numbered 672-679 are being removed. Trees will be re-introduced as indicated.
2. We request that a note be placed specifying 10 - 2" *Quercus alba* (White Oak) and 10 - 1 1/2" *Carya* species (Hickory) be planted within the Tree Preservation Area when all adjoining work has been completed. Location of the trees to be determined by the Village. Specify that the trees will be hand carted in and holes hand dug. We do not think it is necessary to add these trees. Please refer back to response for item #11 of the TREE PRESERVATION section.
3. It looks like Office Building A is too close to the Tree Preservation Area making construction of the exterior impossible if the Tree Preservation Guidelines are followed as planned. We will review at final engineering and at time of final building plan submittal.
4. Provide Elevation Views for all planned monument signs and specify any proposed lighting. This will be a part of a separate sign package submittal.
5. We request that *Rhus glabra* (Smooth Sumac) be placed behind the Stone Outcropping along the northeast corner of Detention Basin B. We also request that *Carya* species (hickory) be used in that area. Plants will be added.
6. We request that the *Robinia pseudoacacia* (Black Locust) proposed for the east side of Detention Basin B be substituted with *Quercus alba* (White Oak). Substitution will be made.
7. We request that the *Malus* species (Crabapple) proposed at the right in right out entrance be substituted with *Cercis canadensis* (Eastern Redbud). Substitution will be made.
8. We request that no shrubs be planted within the Tree Preservation Area. Shrubs will be removed.

Sheet L3

1. Remove Wetland Mix and Wetland Prairie Mix from the plans, Village Exhibit #47 will cover seed mixes to be used within the pond areas. The two mixes will be removed.
2. Include typical planting details for Trees, Shrubs and Perennial beds. Details will be included.

- 3 We request that the proposed *Forsythia intermedia* be substituted with *Viburnum trilobum*. Substitution will be made.
3. We request that the proposed *Hydrangea Pink Beauties* be substituted with *Annabelle Hydrangea*. Substitution will be made.