

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-050

AN ORDINANCE GRANTING TEXT AMENDMENTS TO THE VILLAGE ZONING
ORDINANCE AND CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS
THE FORMER FIRST STUDENT BUS COMPANY LOCATED AT 1230 BUTTERFIELD
ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 1st DAY OF OCTOBER, 2013

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 2nd Day of
October, 2013



AFFIDAVIT OF SERVICE

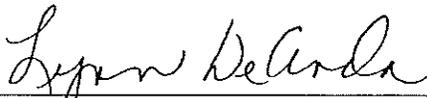
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2013-050, AN ORDINANCE GRANTING TEXT AMENDMENTS TO THE VILLAGE ZONING ORDINANCE AND CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE FORMER FIRST STUDENT BUS COMPANY LOCATED AT 1230 BUTTERFIELD ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 30, 2013 TO OCTOBER 10, 2013.

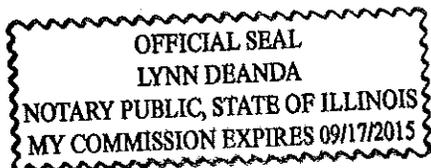


MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 2ND DAY OF OCTOBER, 2013



Notary Public



ORDINANCE NO. 2013-050

**AN ORDINANCE GRANTING TEXT
AMENDMENTS TO THE VILLAGE ZONING
ORDINANCE AND CERTAIN APPROVALS
FOR PROPERTY COMMONLY KNOWN AS
THE FORMER FIRST STUDENT BUS
COMPANY LOCATED AT 1230 BUTTERFIELD
ROAD, IN THE VILLAGE OF VERNON HILLS,
LAKE COUNTY**

WHEREAS, First Student, Inc has petitioned the Village of Vernon Hills to amend the following Articles in Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, as follows:

- a. Article 3, Section 3.2 to add a definition of "Motor Vehicle Terminal"; and,
- b. Article 16, Section 16.2 to allow "self storage or commercial storage facilities" as permitted uses; and,
- c. Article 16, Section 16.3 to add "Motor Vehicle Terminal" and conditions of use to the list of special uses permitted in the B-P, Business Park District; and,

WHEREAS, First Student, Inc in regards to property commonly known as 1230 Butterfield Road, also known as First Student Bus Company, and legally described in Exhibit A ("Subject Property"), has petitioned the Village of Vernon Hills to amend the zoning classification on the Subject Property from R-1 Single Family Residential to BP- Business Park District; and,

WHEREAS, Marius Bubenias and Yuri Petrenko as Members of Truck Repair and Parking LLC, and Truck Repair and Parking LLC in regards to the Subject Property have petitioned the Village of Vernon Hills for the following:

- Approval of a Special Use Permit to allow the placement of a Motor Vehicle Terminal along with certain variations including but not limited to setbacks; and
- Preliminary and Final Site and Landscaping Plan approvals.

WHEREAS, the requested Motor Vehicle Terminal Special Use and the Preliminary and Final Site Plan and Landscaping Plan approvals will be in general compliance with the following plans:

- Landscaping Plans prepared by Krogstad Land Design Ltd with a revised date of 5/15/13 and consisting of 3 pages L1 thru L3.
- Existing Conditions/Demolition Plans/Site Plan/Truck Maneuvering Exhibits prepared by Haeger Engineering with a revised date of 5/15/13 and consisting of 3 pages.
- Monument Sign plan prepared by KOZ National Sign Contractor dated 12/7/12 and consisting of one page.

- Fence Information from CertainTeed Bufftech Fence, type Galveston, Almond Color at a height of 8 feet.

Copies of said plans are attached hereto as Exhibit C.

WHEREAS, upon due notice and after public hearing held August 28, 2013 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report including recommendations and conditions of approval concerning all of said petitions and approval items as listed above; and

WHEREAS, it has been determined that the text amendment and granting of approval of the rezoning amendment are in the best interests of the Village and will best serve the public health, safety and general welfare of the Village; and

WHEREAS, it has been determined that the granting of approval of the Special Use for Motor Vehicle Terminal, Preliminary and Final Site Plan and Landscaping Plan approvals 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; and

WHEREAS, based upon the evidence adduced at said hearings and in the application for rezoning, the petitioner, First Student Bus Company, and the Planning & Zoning Commission have entered into the record evidence and findings of fact that address the conditions in Section 21.7 of the Zoning Ordinance relating to zoning amendments.

WHEREAS, based upon the evidence adduced at said hearings and in the application for Special Use approval for a Motor Vehicle Terminal on the Subject Property, the petitioners Marius Bubenias and Yuri Petrenko as Members of Truck Repair and Parking LLC, and Truck Repair and Parking LLC, and the Planning & Zoning Commission have entered into the record evidence and findings of fact that address the conditions in Section 18.3 of the Zoning Ordinance relating to special use permits.

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. Rezoning. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the amendment of the zoning classification from R-1 Single Family Residential to BP- Business Park District for the Subject Property legally described in Exhibit A is hereby approved.

SECTION II. Text Amendment. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the text amendments to the various Articles in Appendix C of the Code of Ordinances, as listed in Exhibit B, are hereby approved.

SECTION III. Special Use Permit. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit to allow the placement of a Motor Vehicle Terminal and related ancillary uses along with certain variations including but not limited to setbacks are hereby approved subject to the conditions listed below in Section VI.

SECTION IV. Variations. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the following Variations: reduced lot size from 4 acres to 2.7 acres; reduced setback for business sign from 10 feet to 1 foot; and screening enclosure (privacy fence) equal to eight (8) feet in height are hereby approved subject to the conditions listed below in Section VI.

SECTION V. Preliminary and Final Site Plan and Landscaping Plan. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Preliminary and Final Site Plan and Landscaping Plan and Signage Plans are hereby approved subject to the conditions listed below in Section VI.

SECTION VI. Conditions for Special Use, Final Site Plan and Landscaping Plan Approvals. 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 D are hereby approved and are made a part of the approvals as listed in Sections III, IV, and V above.

SECTION VII. 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 VIII. 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 IX. SUCCESSORS AND ASSIGNS. Sections III, IV, V and VI of this Ordinance shall run with the land subject to compliance with the conditions of this Ordinance and the conditions of the Vernon Hills Code of Ordinances, including but not limited to Section 18.5 of the Village Zoning Ordinance. The provisions of Sections III, IV, V and VI of this Ordinance and the related attachments hereto are

binding on all successors and assigns of First Student, Inc., Marius Bubenas and Yuri Petrenko as Members of Truck Repair and Parking LLC, and Truck Repair and Parking LLC.

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

SECTION XI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-050.

Adopted by roll call vote as follows:

AYES: 6 - Hebda, Koch, Marquardt, Schultz, Schwartz, Byrne
NAYS: 0 - None
ABSENT AND NOT VOTING: 0 - None
Abstain: 1 - Williams



Roger L. Byrne
Village President

PASSED: 10/1/2013
APPROVED: 10/1/2013
PUBLISHED IN PAMPHLET FORM: 10/2/2013

ATTEST:



Michael S. Allison
Village Clerk



Exhibit A

Legal Description

ORDINANCE 2013-030
EXHIBIT A

LEGAL DESCRIPTION
1230 BUTTERFIELD ROAD

THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BUTTERFIELD ROAD (STATE ROUTE ALD 57) AND THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 475.5 FEET; THENCE NORTH AT RIGHT ANGLES WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 307.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST SECTION 376.0 FEET MORE OR LESS, TO THE CENTER LINE OF BUTTERFIELD ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID BUTTERFIELD ROAD 322.7 FEET MORE OR LESS, TO THE PLACE OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES), IN LAKE COUNTY, ILLINOIS

Exhibit B

Zoning Ordinance Amendments

The following amendments to Articles in Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as follows:

- Article Three, Section 3.2: ADD the following definition:
Motor Vehicle Terminal – Any premises used by a motor vehicle or similar company for the purpose of storing, maintaining, loading and unloading of trucks and other motor vehicles including trailers, without the long-term storage of any goods or items on the subject property.
- Article Sixteen, Section 16.2.6: ADD “Self Storage or Commercial Storage Facilities” as permitted uses;
- Article 16, Section 16.3 Special Uses: ADD a new Subsection 16.3.9 as follows:
Motor Vehicle Terminal, including motor vehicle service/repair, washing, parking and/or garage facilities, and similar accessory uses, subject to the following conditions of use:
 - a. Motor vehicles are limited to automobiles, buses, and trucks including trailers, vans, boats and recreational and medical transport vehicles. Trailers containing cooling units (aka reefer units) are prohibited from operating said cooling units on the subject property.
 - b. No storage of garbage/waste hauling trucks or related containers shall be allowed except within a completely enclosed building.
 - c. No storage of any hazardous waste, chemicals or materials of any type, other than those associated with motor vehicle maintenance and repair, shall be permitted on the property.
 - d. No above or below ground fuel storage tanks shall be permitted on the property except as may otherwise be permitted by the Board of Trustees.
 - e. No maintenance or repairs of vehicles including washing shall occur within the parking lot except for emergency repair services required to start and operate the vehicle. Otherwise, all work must be within a completely enclosed building.
 - f. Vehicles, except for personal automobiles used by employees of the business, shall be parked outside the required front yard.
 - g. Motor Vehicle Terminals are prohibited on all properties located within or not subject to the provisions of a Regional Planned Unit Developments or Planned Unit Developments, i.e. Corporate Woods or Continental Executive Parke.
 - h. For property located within 300 feet of a residential district, all storage of materials, freight or similar uses, except for motor vehicles in operable condition and trailers, shall be located within a completely enclosed building. It is

recognized that freight may remain temporarily in a trailer while the trailer is parked on the property.

Exhibit C

Plans

(Subject to Revision to comply with the Conditions of Approval)

Exhibit D

Terms and Conditions of Approval

Conditions of Approval

General Compliance with the following plans:

- Landscaping Plans prepared by Krogstad Land Design Ltd with a revised date of 5/15/13 and consisting of 3 pages L1 thru L3.
- Existing Conditions/Demolition Plans/Site Plan/Truck Maneuvering Exhibits prepared by Haeger Engineering with a revised date of 5/15/13 and consisting of 3 pages.
- Monument Sign plan prepared by KOZ National Sign Contractor dated 12/7/12 and consisting of one page.
- Fence Information from CertainTeed Bufftech Fence, type Galveston, Almond Color at a height of 8 feet.

Variations - The following variations are approved:

- **Lot Size:** The variation acknowledges the sizes of the lot which is 2.7 acres instead of 4 acres as required by B-P District, Section 16.4.
- **Sign placement:** The monument sign will be within 1 foot of the proposed ROW line instead of 10 feet as required by the Sign Ordinance.
- **Screen fencing for the property/ Storage of Trucks & trailers overnight on the property:** The variation from Section 16.7.5, will require the property owner and/or operator to erect a screening enclosure (gate & walled) equal to 8 feet in height privacy fence, made of vinyl or other similar materials, consistent with the Fence Information referenced above, which will screen the front of the property along Butterfield Road as setforth in the Site Plan. The gates will have vinyl slats in the fence to screen the yard from the road and shall be approved by the Building Commissioner as setforth herein.

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit and/or Certificate of Occupancy for the building.
2. Pursuant to the Chapter 5 of the Code of Ordinances and the Building Code and prior to issuance of a Certificate of Occupancy for the building, the property owner will work with the Building Department and Fire Department to bring the property into compliance with the Building Code.
3. Compliance with all ordinance and standards of the Village except as otherwise noted.
4. Compliance with the terms regarding the expansion of the south driveway in the letter from Joe Meyer, Principal Civil Engineer with Lake County Department of Transportation ("LCDOT") dated April 2, 2013. The owner must obtain Major Access Permit pursuant to the County's Access Ordinance and complete the driveway modifications prior to accessing the site, except as noted in #5 below.

5. The Village expects the south driveway modifications as required by LCDOT to be completed prior to issuance of a Certificate of Occupancy by the Village. The Village will work with the petitioner and LCDOT to advance the required Major Access Permit application. The petitioner will work diligently to complete the process that will result in receipt of the permit from LCDOT. The receipt of the permit and completion of the work is a major component to receiving the Certificate of Occupancy from the Village.

If reasonably necessary, the Village may issue a Temporary Certificate of Occupancy for the property prior to completion of the driveway improvements, subject to the following being completed:

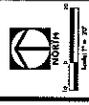
- Apply and receive approval from LCDOT of the Major Access Permit for driveway modifications. This Permit is in addition to all other Village permits.
 - Acknowledgement from LCDOT that it does not object to the Temporary Certificate of Occupancy being issued without completion of the driveway modifications.
 - Post a cash bond in the amount equal to 100% of the cost of the driveway improvement with the Village which will be released once the required highway improvement bond with LCDOT is posted.
 - Provide construction schedule for installation of the driveway improvements. The driveway modifications, pavement removal and related landscaping for the south entrance shall be completed at the time of driveway improvement. The Village and petitioner will agree on a date for completion of the work. Note: The Fence relocation and screening for the south (entry) driveway shall be completed prior to issuance of the Temporary Certificate of Occupancy.
 - Preparation and submission of the required Plat of Dedication for the required right-of-way along Butterfield Road to Lake County.
 - Failure to complete the necessary work as specified by the Major Access Permit by the agreed upon date may result in forfeiture of the cash bond and possible revocation of the Special Use Permit by the Village Board of Trustees.
 - Access Restriction - Until the driveway improvements are completed, all truck traffic must access the property from northbound Butterfield Road. No right turns from southbound Butterfield Road into the property shall be permitted for any trucks until the driveway improvements are complete.
6. Acquisition and placement of the required Knox Box as directed by the Countryside Fire Protection District.
 7. Compliance with the Technical Review responses with a stamped received date of May 31, 2013. (See #24 below)
 8. Screen existing lighting – The owner shall work with the Building Commissioner to limit glare from the existing lights on to surrounding properties. This may require installation of cut-off visors on a lights fixture or replacement of the light if a cut-off visor cannot be affixed to the existing light fixture. A photometric

plan may be required if it cannot be determined that the property is in compliance with the Village Code and Development Ordinance.

9. The north and south gates will screen the yard area from Butterfield Road using vinyl slats the same color as the adjacent 8 foot screening fence. The slats shall be reviewed and approved by the Building Commissioner prior to installation. Slats, after installation, which become damaged or fall out of the gate shall be replaced immediately. Failure to repair the slats within a 15 day period may result in issuance of an ordinance violation notice and appearance before the Village Board.
10. Compliance with all ordinances and standards of the Village except as otherwise provided for herein.
11. Petitioner will work with the property owner to the north (warehouse) to secure approval for a connection to the 8 foot screening fence north from their property line to the storage building and, failing that, in the alternative, they agree to extend the screening fence on the north property line to the west an additional 20 feet over what was provided. The total fence length will be 100 foot from the new northeast corner of the property (new corner is hereby created due to ROW dedication – see #5 above).
12. The Petitioner agrees to the following landscaping changes: in lieu of all daylilies, a mix of day lilies and knock out roses will be planted; in lieu of the Douglas Fir, Colorado Spruce trees will be planted.
13. The Petitioner agrees to do the tuck point repair and painting of the buildings. (See #24 below)
14. There will be no storage of any hazardous materials in trucks on the site.
15. The facility will not be used for the purpose of freight transfer or cargo/shipping container storage.
16. The Petitioner shall designate a liaison with Village as a point of contact for issues.
17. Changing the arborvitae to eastern red cedar on the landscape plan with the approval of the Village Landscape Architect
18. If approved by LCDOT, the landscaping will be extended along the face of the new fence to the new north property corner
19. Provide grass with IDOT specifications and provide the Village with an installation and maintenance program for approval.
20. The petitioner shall install a fire sprinkler system in the building within 12 months of issuance of the temporary certificate of occupancy, and
21. Trailers containing cooling units (a.k.a. reefers units) are prohibited from operating said cooling units on the property.
22. Time Restrictions for Monday thru Friday: No restrictions on work in the office portion of the building, but vehicle maintenance may only occur between the hours of 7:00 AM and 6:00 PM. All work except for emergency repairs must all occur in the garage building, subject to the above noted conditions
23. Time Restrictions for Saturday and Sunday: No restriction on work in the office portions of the building but vehicle maintenance may only occur on Saturday from 8:00 AM to 5:00 PM and Sunday from 10:00 AM to 3:00 PM. All work

except for emergency repairs must all occur in the garage building, subject to the above noted conditions

24. If, due to weather or the time of year, the petitioner can not complete the required exterior work or improvements, the petitioner/owner will provide a letter and schedule outlining when said work will be completed prior to issuance of a Temporary Certificate of Occupancy. A final Certificate of Occupancy shall not be issued until said work is completed and approved by the Village.



NOTES:
 1. This plan is to be used in conjunction with the site plan.
 2. All dimensions are in feet and inches unless otherwise noted.
 3. All areas are to be finished to the same level as the existing ground unless otherwise noted.
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EXISTING UTILITIES:
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PROPOSED UTILITIES:
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PROPOSED CONSTRUCTION:
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PROPOSED FINISHES:
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PROPOSED EQUIPMENT:
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PROPOSED SIGNAGE:
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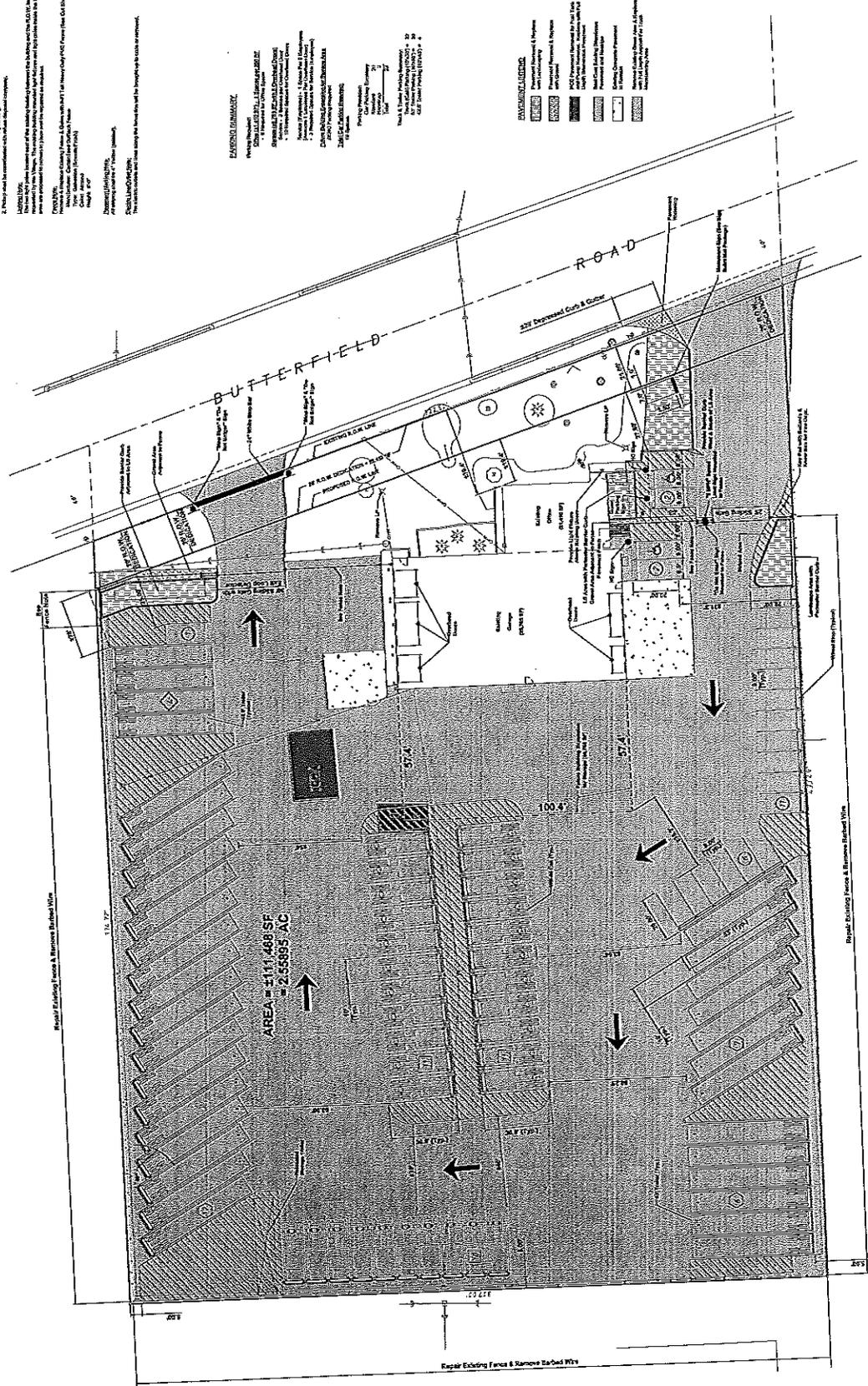
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PROPOSED FENCES:
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PROPOSED DRIVEWAYS:
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PROPOSED PAVEMENT:
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PROPOSED GRASS:
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HAEGER ENGINEERING
 Consulting Engineers and Surveyors
 1204 N. 1st Street, Suite 100, Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 Email: info@haegereng.com



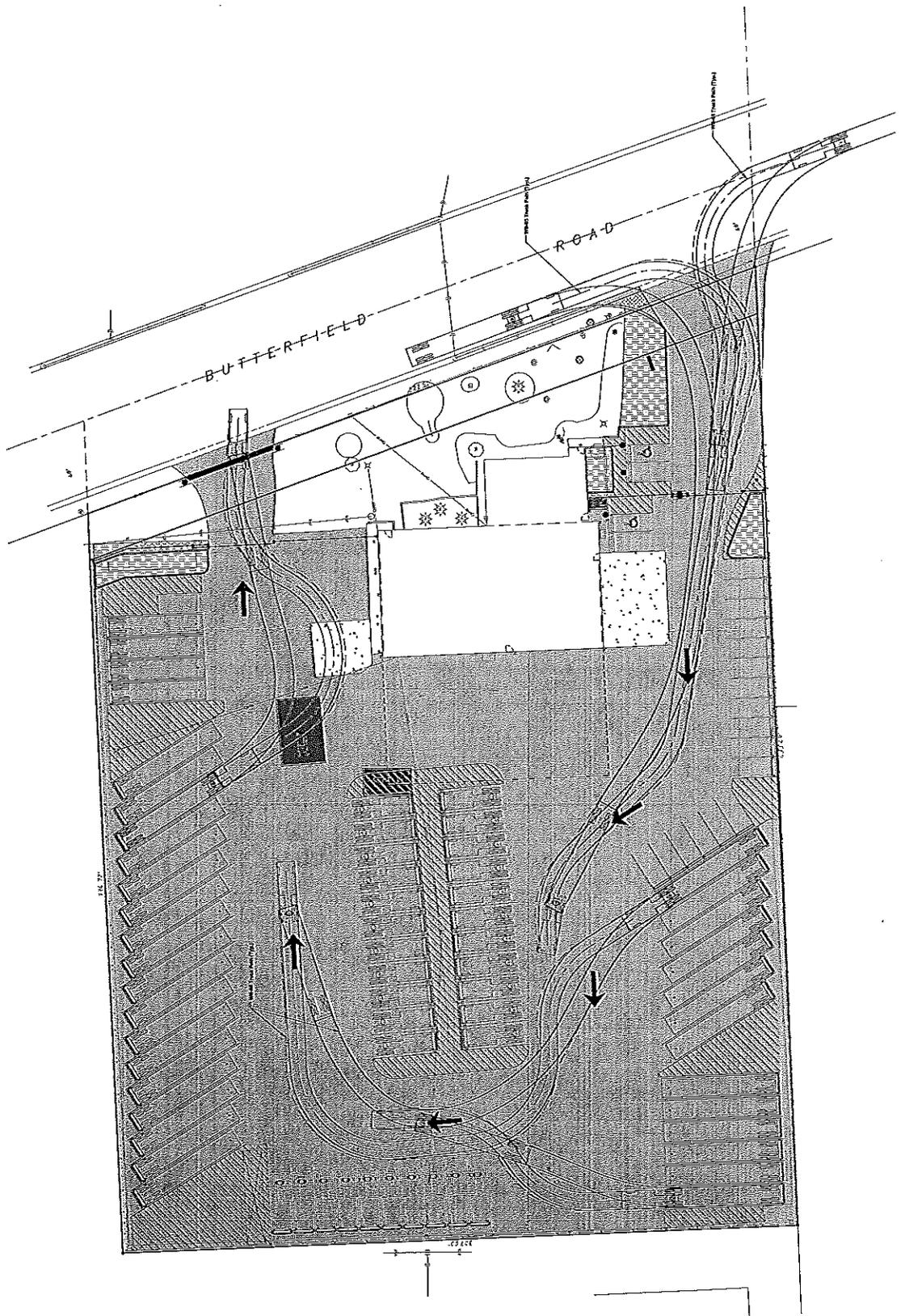
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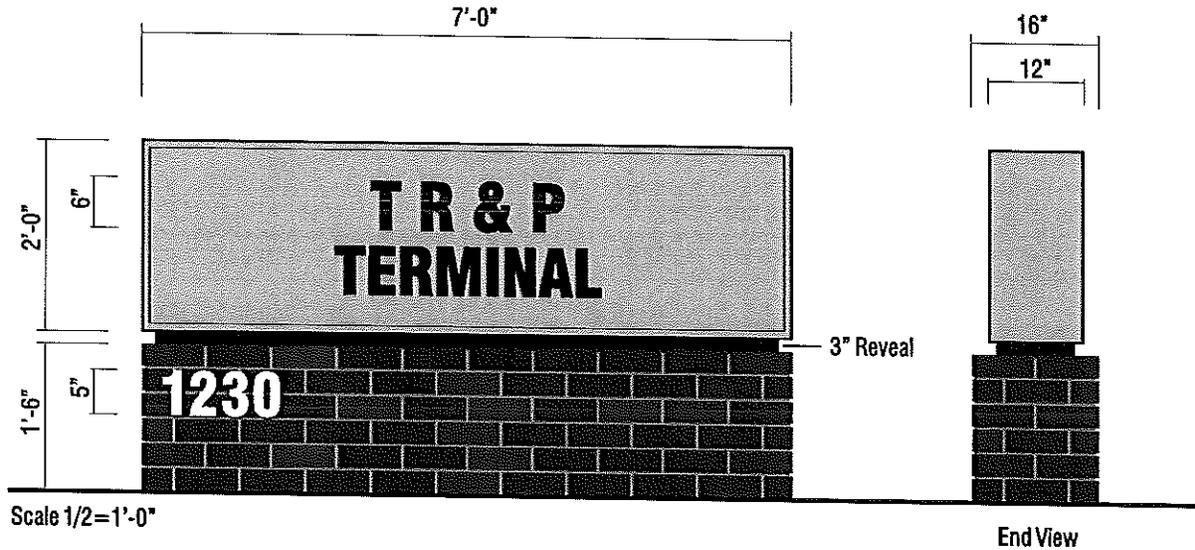
DATE: 12/15/11
BY: E. J. ...
CHECKED BY: ...

HAEGER ENGINEERING
consulting engineers and surveyors
1234 Main Street, Suite 100, Anytown, CA 90210
Tel: (555) 555-1234
www.haegerengineering.com

TRUCK REPAIR & PARKING, INC.
MANEUVERING EXHIBITS
1234 Main Street, Suite 100, Anytown, CA 90210
Tel: (555) 555-1234

Project: TRUCK REPAIR & PARKING, INC.
Job No.: 123456789
Drawing No.: 123456789
Sheet: 3/3





Fabricated D/F Interior illuminated aluminum sign with brick base
 Beige (to match PMS 4685C) Lexan faces with Black vinyl copy.

5" Acrylic address numerals flush mounted painted white.
 Address numerals to be placed on the brick base on the side closest to
 Butterfield Rd.

Note: Electric by Others

RECEIVED
 MAY 31 2013
 COMMUNITY DEVELOPMENT
 DEPARTMENT

LOCATION: Truck Repairs and Parking 1230 Butterfield Rd Vernon Hills, IL 60060	FILE: TruckRepair	PAGE: 1	APPROVED:
	DATE: 12/7/12	REV:	PROJECT MANAGER:
	DESIGNER: BG	SCALE: NOTED	SALES MANAGER:

K O Z NATIONAL SIGN CONTRACTOR
 9205 S. KEATING AVE. • SUITE NO.6
 OAK LAWN, ILLINOIS 60453

ORDINANCE 2013-050, Exhibit D (4)

Fence Information from CertainTeed Bufftech Fence, type Galveston, Almond Color at a height of 8 feet

Certain

Bufftech

Vinyl Fence Products



CertainTeed 

Quality made certain. Satisfaction guaranteed.™

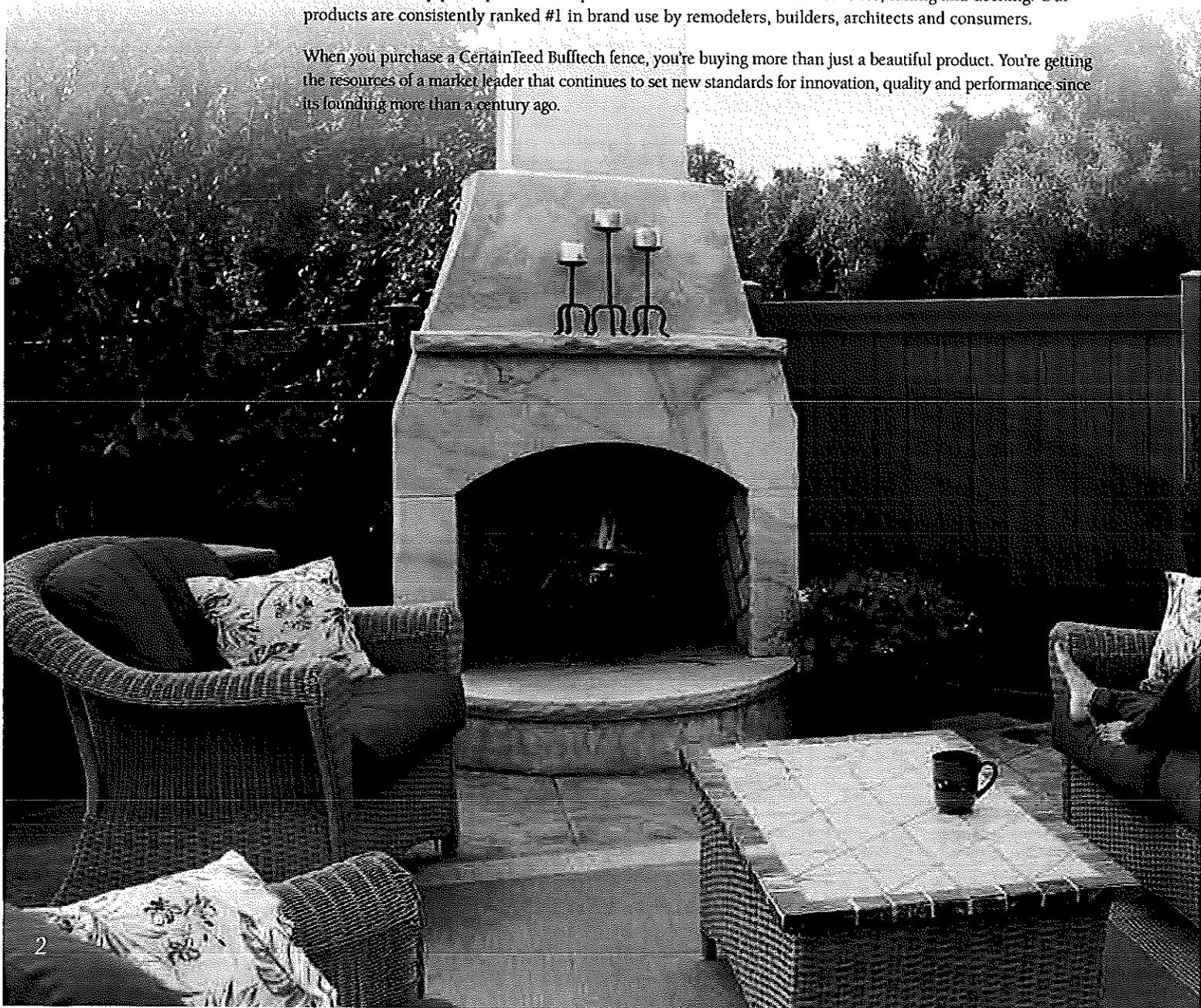
High-quality vinyl fence systems from the #1 name in *building products*

For more than 100 years, homeowners and building professionals alike have relied on CertainTeed as a trusted source of innovative, high-quality products. That long-standing tradition continues today with the Bufftech® line of vinyl fence. Bufftech fence systems combine long-lasting beauty, quality and durability with style and performance innovations that are only available from CertainTeed.

THE FIRST NAME IN QUALITY, STYLE AND PERFORMANCE

CertainTeed Corporation is one of the nation's largest and most respected manufacturers of building materials. We offer a complete line of high-quality exterior building products including roofing, siding, windows, trim, foundations and pipe — plus our comprehensive line of low-maintenance fence, railing and decking. Our products are consistently ranked #1 in brand use by remodelers, builders, architects and consumers.

When you purchase a CertainTeed Bufftech fence, you're buying more than just a beautiful product. You're getting the resources of a market leader that continues to set new standards for innovation, quality and performance since its founding more than a century ago.

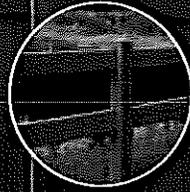
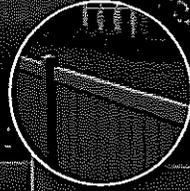
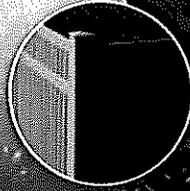
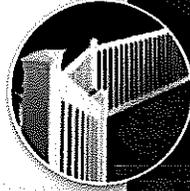
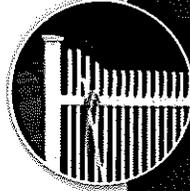
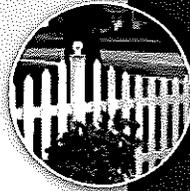


CERTAINTEED SETS THE STANDARD

Customers look to CertainTeed for the latest innovations in style and performance. From our proprietary texturing process to our unique shades and stain blends, CertainTeed is the undisputed market leader in color and texture. Taking advantage of our extensive technological resources, CertainTeed continues to develop products offering exceptional performance and industry-first designs. Virtually maintenance-free, CertainTeed vinyl products deliver the ultimate in good looks and easy care, and never need staining or painting. We back it all up with the best warranty protection available anywhere.

UNPARALLELED PROFESSIONAL SUPPORT

CertainTeed helps you build your business with an industry-leading program of professional support—from product education and installation training to a wide array of sales tools and marketing resources. Programs such as Show Me the Money and Building Solutions™ offer builders and remodelers education, training, support, incentives and rewards for purchases of CertainTeed products.



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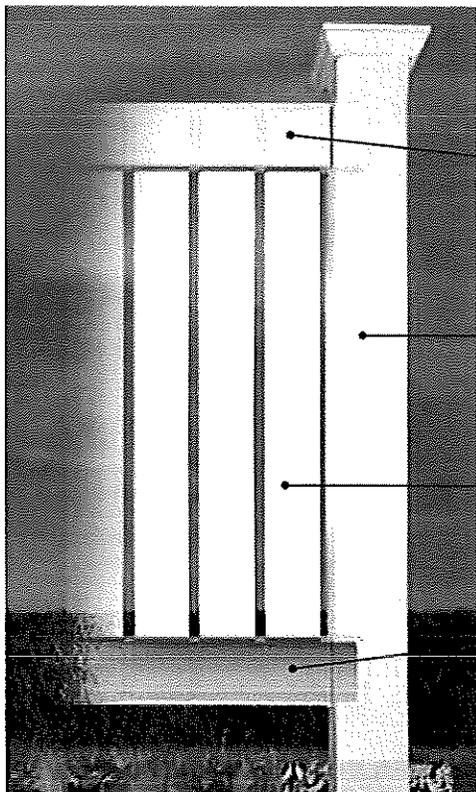
Chesterfield CertaGrain® in Sierra Blend
Front cover photo:
Chesterfield CertaGrain® in Honey Blend

The Bufftech[®] advantage

THE LEADER IN INNOVATION

Bufftech leads the vinyl fence industry with the widest array of innovative styles, colors and textures. Our CertaGrain[®] and Select Cedar textures deliver the most authentic woodgrain available today, replicating both the look and feel of true wood craftsmanship. Bufftech's CertaStucco[™] textured fence provides a cutting-edge alternative to traditional stucco walls in a beautiful low-maintenance design.

Bufftech offers a choice of 12 designer fence colors, including 7 multi-chromatic blends that capture the essence of stained wood. The Bufftech color palette coordinates beautifully with CertainTeed's industry-leading spectrum of siding and trim colors, giving homeowners the ability to choose a fence that will complement their home's exterior.



What sets Bufftech apart from other vinyl fence products? The difference is in the details.

ROUTED RAILS

- Fence section can be racked to follow the slope of the terrain
- Precision routed for a clean, professional finish
- Ensures a safe, secure picket attachment with no unsightly glue or screws

ROUTED FENCE POST

- Superior aesthetics to unsightly brackets and screws
- A more secure connection that allows for thermal expansion season after season

HEAVYWEIGHT PICKETS

- Provide superior impact strength and resist the warping and oil canning found in flat panel fence
- Offering includes both profile and tongue & groove designs

REINFORCED BOTTOM RAIL*

- Eliminates sagging and bowing, producing a stronger fence
- Hour-glass design grips the end of pickets to add stiffness

*Offered with privacy, semi-private, classic and contemporary fence and Danbury/Rothbury traditional picket styles



Performance Features	Bufftech Vinyl
Lifetime limited transferable warranty	✓
Parts and labor warranty	✓
Never needs painting or staining	✓
Won't chip, peel, crack or splinter	✓
Won't rot or support mold growth	✓
Impervious to termites/wood-boring insects	✓
No harmful chemicals	✓
Concealed fasteners	✓
Heavyweight pickets	✓
Steel reinforced rails	✓
Routed rails and posts	✓
Self-extinguishing	✓
Easy to assemble	✓
High-quality raw materials	✓
Lead free	✓
Building code compliant	✓
Meets ASTM standards	✓
Wide choice of colors	✓
Dark color fade protection	✓
Woodgrain and stucco textures	✓
Made in the U.S.A.	✓

Look for these icons throughout the brochure on products that meet special performance requirements.



COLORLAST™ DARK COLOR FADE PROTECTION

Our acrylic formulation provides superior protection from the harsh rays of the sun, resulting in richer color that retains its vibrant hue for years to come. ColorLast is offered in Natural Clay, Autumn Brown, Arbor Blend, Arctic Blend, Brazilian Blend, Frontier Blend, Honey Blend, Sierra Blend, and Weathered Blend.



WINDZONE™ PERFORMANCE

Miami-Dade County-approved NOA #06-1019.01* for exceptional performance in high wind conditions.
*Expires 3-13-2013



MEETS POOL CODE

Styles that meet most local building codes for use around pools (applies to 4', 5' and 6' heights only).

THE BEST PROTECTION IN THE BUSINESS

CertainTeed stands behind the Bufftech line with an exceptional lifetime limited transferable warranty. We take it one step further by adding SureStart™ protection – an exclusive CertainTeed benefit that covers warranted repair and replacement costs, including labor, for five years after installation. CertainTeed also guarantees the performance of Bufftech's darker colors and stain blends with our proprietary ColorLast™ fade protection, a state-of-the-art acrylic formulation that provides superior protection from the harsh rays of the sun.

SUPERIOR DESIGN AND PERFORMANCE

Bufftech fence is designed for exceptional performance. Premium features such as high-quality raw materials, steel reinforced rails, heavyweight pickets, routed rails and fence posts, and concealed fasteners ensure that Bufftech will outlast and outperform other vinyl fences. Our matching vinyl gates are unmatched in the industry, with a heavy-duty aluminum frame and the highest quality hardware on the market.

Backed by CertainTeed's exclusive WindZone™ performance, Bufftech fence is engineered for use in high wind and hurricane conditions, as approved by Miami-Dade County NOA #06-1019.01*. Recognized as the most stringent standards in the country, Miami-Dade test protocols include dynamic wind load testing up to 110 mph. The Bufftech line also meets the strict requirements of the ASTM and includes styles that comply with local codes for swimming pool applications.

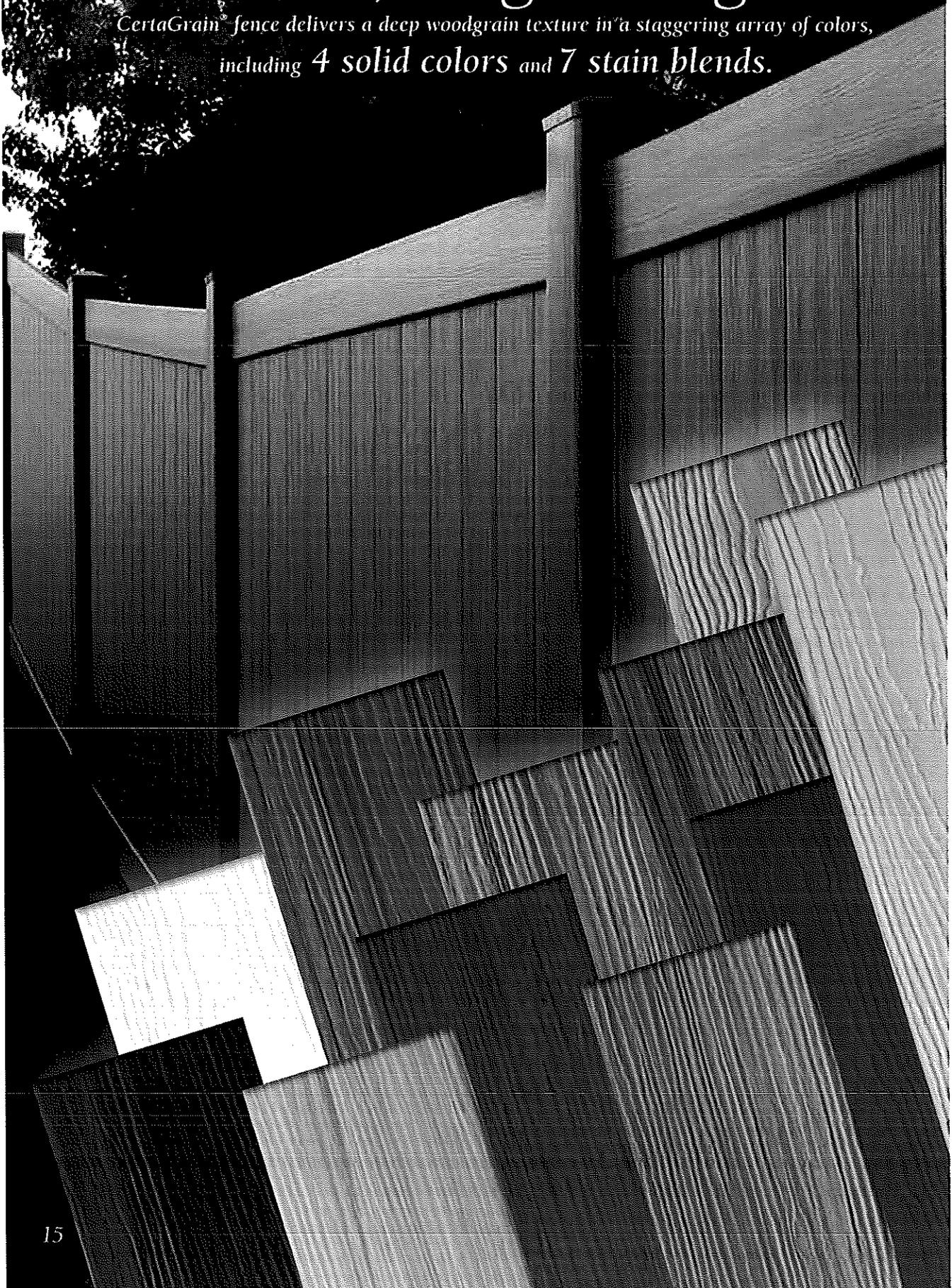
*Expires 3-13-2013



Colors throughout this brochure are simulated. Consult product samples before making final selection.

An array of
beautiful, long-lasting colors

*CertaGrain® fence delivers a deep woodgrain texture in a staggering array of colors,
including 4 solid colors and 7 stain blends.*



The perfect choice
for complete privacy

GALVESTON WITH CERTAGRAIN[®] TEXTURE

Available in 7' and 8' heights — Galveston, our tallest privacy fence — offers the ultimate in complete privacy and is suitable for commercial applications. All three rails are reinforced with steel.

Heights: 7' & 8'
Picket Style: 7/8" x 7" Tongue & Groove



Galveston CertaGrain[®] in Sierra Blend

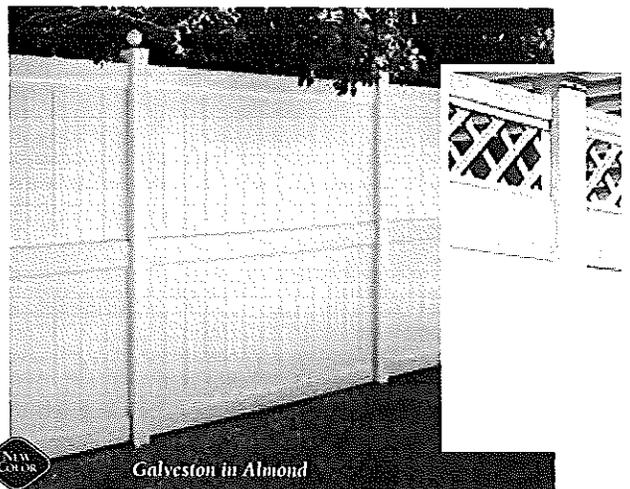
GALVESTON SMOOTH FINISH/
GALVESTON LATTICE (INSET) &
GALVESTON VICTORIAN (NOT SHOWN)

All three rails are reinforced with steel.

Heights: 7' & 8', 6' 8" plus 1' 4" Accent
Picket Style: 7/8" x 7" Tongue & Groove

White

Almond



Galveston in Almond

PRIVACY

Style	Picket Size	Picket Spacing	Section Width Nominal	Rails	Steel Reinforcement Rail ²	Height	Color
Chesterfield Smooth²	7/8" x 7" Tongue & Groove	N/A	96"	2" x 6" Deco x 94" (Ribbed)	Bottom	4',5',6'	White, Almond, Natural Clay ⁴
Chesterfield CertaGrain³	7/8" x 7" Tongue & Groove	N/A	96"	2" x 6" x 94" (Channeled)	Bottom	4',5',6'	White, Almond, Natural Clay, Autumn Brown, Arbor Blend, Arctic Blend, Brazilian Blend, Honey Blend, Frontier Blend, Sierra Blend, Weathered Blend
Chesterfield CertaStucco³	7/8" x 7" Tongue & Groove	N/A	96"	2" x 6" x 94" (Channeled)	Bottom	4',5',6'	Mission Ivory, Almond
Galveston Smooth²	7/8" x 7" Tongue & Groove	N/A	96"	2" x 6" Deco x 94" (Ribbed) (Top/Bottom) 2" x 6" x 94" (Ribbed - Midrail)	Top, Middle, Bottom	7',8'	White, Almond
Galveston CertaGrain³	7/8" x 7" Tongue & Groove	N/A	96"	2" x 6" Channeled x 94" (Ribbed) (Top/Bottom) 2" x 6" x 94" (Ribbed - Midrail)	Top, Middle, Bottom	7',8'	Natural Clay, Arbor Blend, Arctic Blend, Sierra Blend, Weathered Blend
New Lexington²	5/8" x 11-3/8" Tongue & Groove	N/A	96"	1-1/2" x 5-1/2" Deco x 94" (Ribbed)	Bottom	4',6'	White, Almond

POST & RAIL

Style	Posts	Rails	Gates	Color
Post & Rail Smooth	5" x 5" on 8' Centers	1-1/2" x 5-1/2" Ribbed or 2" x 6" Ribbed	2-Rail - 6' wide (12' Double Drive) 3- and 4-Rail - 8' wide (16' Double Drive)	White, Almond
Post & Rail Textured	5" x 5" on 8' Centers	1-1/2" x 5-1/2" Ribbed or 2" x 6" Ribbed	2-Rail - 6' wide (12' Double Drive) 3- and 4-Rail - 8' wide (16' Double Drive)	White, Sierra Blend
Crossbuck	5" x 5" on 8' Centers	1-1/2" x 5-1/2" Ribbed Crossrails, 1-1/2" x 5-1/2" Ribbed	Available in 8' Width Only, 16' Double Drive	White

¹ Standard for bottom rails where noted. Optional for top rails. Aluminum channel available and recommended for high corrosion areas.
² Lattice and Victorian accents available (Lattice only for Columbia & New Lexington).
³ Textured finish is a 2" x 6" channeled rail.
⁴ 4' not available in Natural Clay.

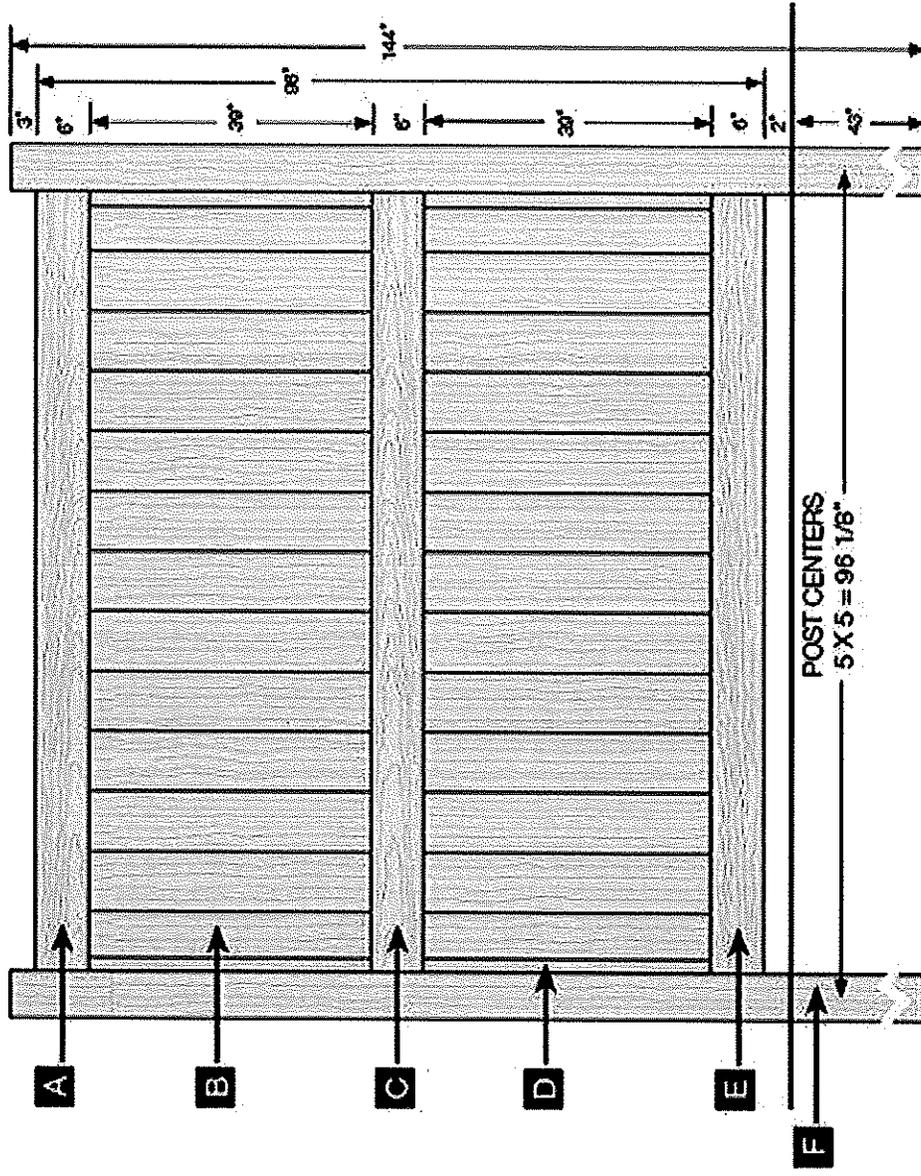
Note: Chesterfield and Imperial styles in Clay, Autumn Brown, Arbor Blend, Arctic Blend, Brazilian Blend, Frontier Blend, Honey Blend, Sierra Blend and Weathered Blend have steel reinforcement in top and bottom rails.

Intermediate Rails: All 5', 6', 7' and 8' heights have an additional midrail with the same dimensions as top/bottom rails (except Chesterfield, New Lexington and all Traditional fences). Other exceptions are noted on specifications chart.

Posts: All 3' & 4' high fences available with true 4" x 4" posts except Chesterfield, Manchester and Canterbury (5" x 5" posts). Post & Rail and all 5', 6', 7' and 8' fences available with 5" x 5" posts.

Caps: Choice of External Flat, Internal Flat, Gothic, New England or Ball. (Please refer to page 26 for complete cap offering.)

Gates: Choice of factory pre-assembled gates or customizable gate kits for residential style fences. (Please refer to product catalog for complete gate offering.)



Add 1/2" when using end channels

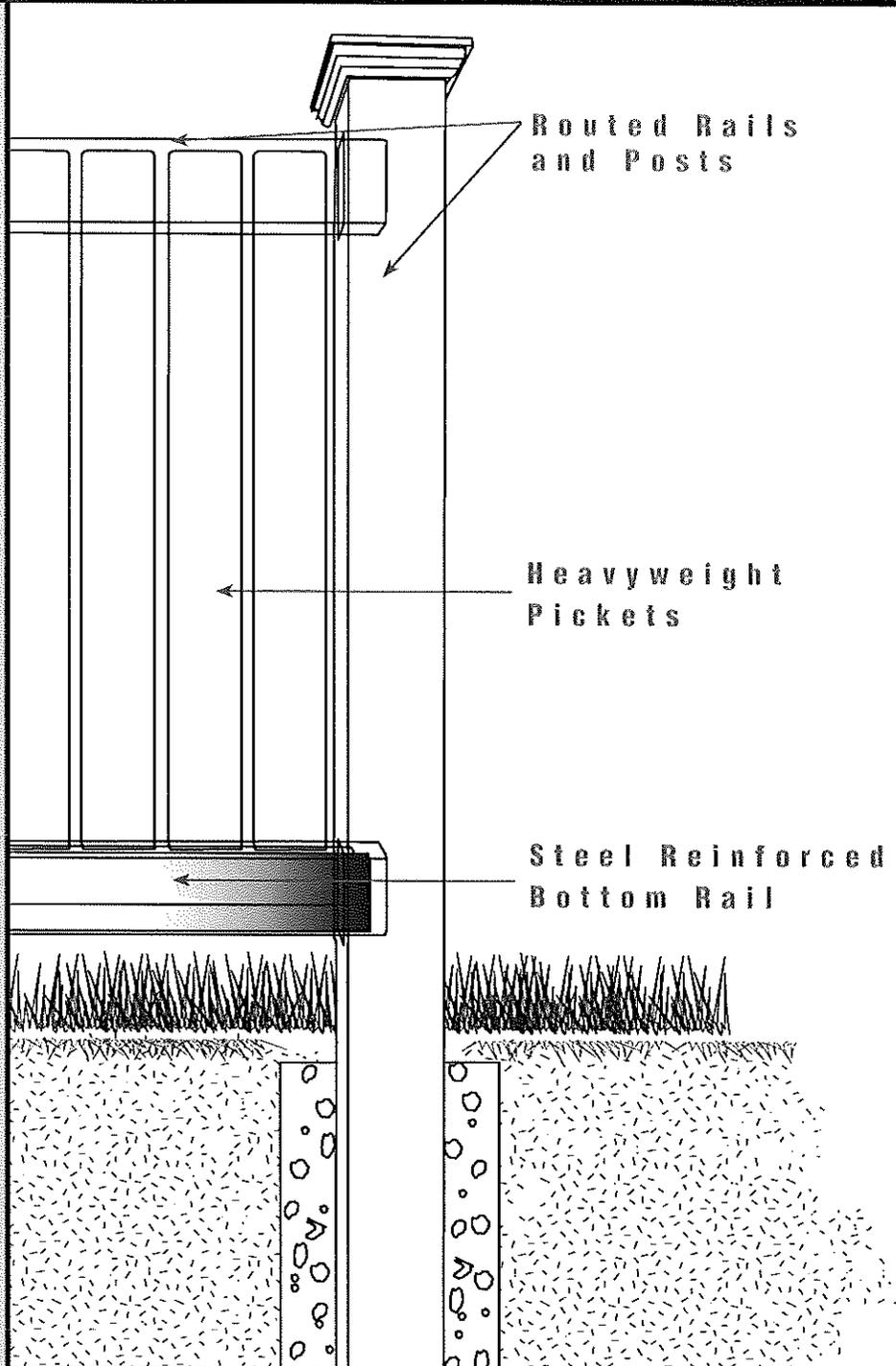
- A TOP RAIL PALLET QUANTITY = 80**
2" X 6" X 94-1/2" rail ribbed.
Includes steel channel.
- B PICKETS PALLET QUANTITY = 12 Fill Kits**
26 pieces of 7/8" X 7" X 42-1/4"
Section includes 24 full pickets and 2 end
pickets with tongue removed.
- C MIDDLE RAIL PALLET QUANTITY = 80**
2" X 6" X 94-1/2" rail ribbed.
Includes steel channel.
- D PICKET END CHANNEL**
7/8" X 1"
- E BOTTOM RAIL PALLET QUANTITY = 80**
2" X 6" X 94-1/2" rail ribbed.
Includes steel channel.
- F POST PALLET QUANTITY = 48**
5" X 5" X 144"

CertainTeed Bufftech®

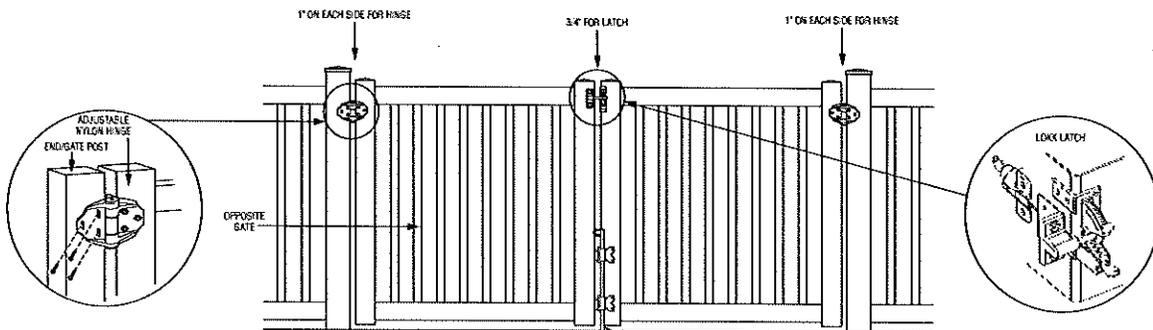
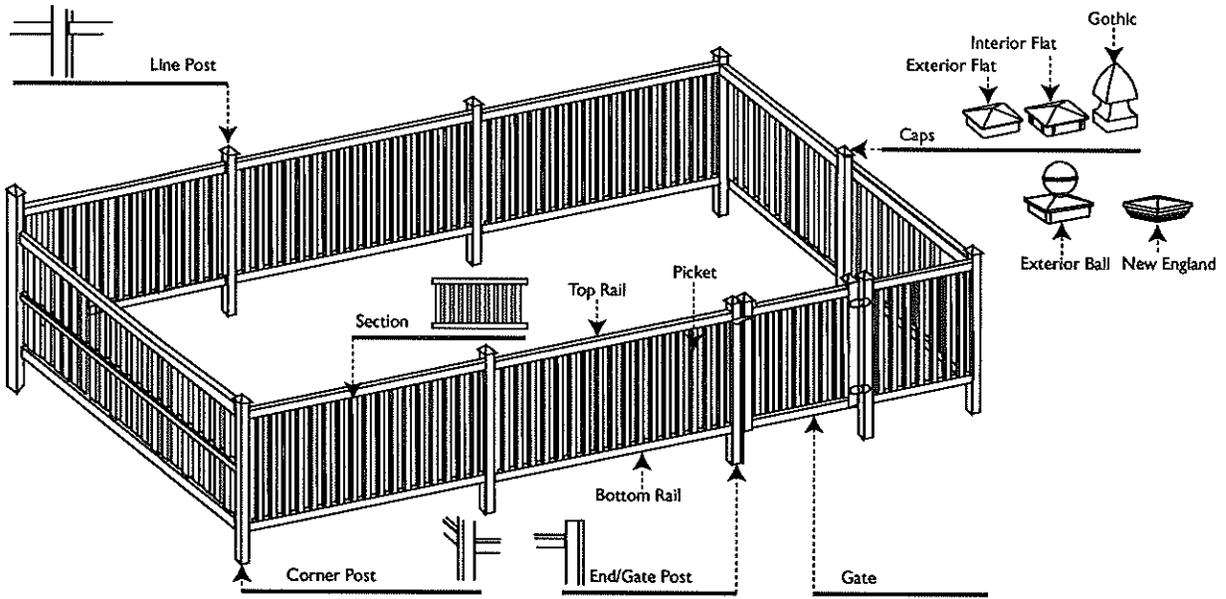
Vinyl Fence Installation Instructions

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Fence System Components



Tools and Materials

Getting Started

- Site plans and permits
- Measuring tape
- Hammer
- Wooden stakes
- String line
- Spray paint for hole centers for post and gate spacing
- Wooden spacer bar for post and gate spacing

Assembling Fence/Gates

- Drop cloth
- Hacksaw, circular saw or chop saw with masonry blade
- Square
- #3 square drive bit
- Phillips #2 screwdriver
- Drill and drill bits
 - 1/8" for #8 screws
 - 1/4" for bullet clips and drain holes
 - 5/32" for gate hardware if using aluminum insert
 - 3/8" for lock rings
- 1/2" deep socket (or nut driver) for traditional picket

Digging Holes

- Post hole digging tools
 - Shovel
 - Post hole digger
 - 10" auger for 4x4 posts
 - 12" auger for 5x5 posts

Installing Post

- Wheelbarrow
- Concrete mixing tools
- Short length of wood, 2x4 for tamping concrete
- Garden hose
- Level
- Template kit with router
- Spiral saw

Installing Bottom Rail

- Leveling blocks
- Shim stock
- Duct tape to seal rail ends

Installing Gate(s)

- Wrench
 - 7/16" for hinge nuts
- Flat screwdriver to activate hinge spring

Filling Post with Concrete

- Rubber mallet to tamp post
- Funnel for filling post
- Ladder for high fences

Cleaning Up

- Scotch Brite-type pad
- Bucket and sponge

Additional Tools - Installing on Concrete

- 1/2" masonry drill
- Core drill

Additional Tools - Wall Mount Brackets

- 1/4" masonry drill for brick
- 1/4" drill bit for wood pillar

Additional Tools - EZ Set Brackets

- 7/16" wrench

General Information

(Be sure to call underground prior to digging)

Concrete Requirements

All posts require concrete to be poured around the post base. All hinge, latch and end posts require concrete to fill the post inside, enough to cover the rebar and gate hardware (or insertion of the aluminum gate post stiffener). Concrete must be mixed prior to pouring in hole.

Concrete Usage for Posts				
Post Size	Fence Height	Line or Corner Posts	End Posts	Gate Posts
4x4	3'	100 lbs	145 lbs	160 lbs
4x4	4'	100 lbs	155 lbs	175 lbs
5x5	5'	140 lbs	235 lbs	270 lbs
5x5	6'	140 lbs	240 lbs	285 lbs
5x5	2 rail	140 lbs	210 lbs	240 lbs
5x5	3 rail	140 lbs	230 lbs	260 lbs
5x5	4 rail	140 lbs	250 lbs	280 lbs

Note: Determine total pounds of concrete required based on number of posts required. Divide by 60 or 80 lb. bag.
 Figures based on 4x4 hole=10", 5x5 hole=12", both 30" deep.

Solidify Posts

Gate hinge and latch posts as well as end posts can be solidified by using an aluminum gate post stiffener inside each post or by filling post with concrete and rebar.*

Hinge and latch posts require 2 pieces of 1/2" rebar installed in opposing corners of the post. Length to extend from bottom of hole to 12" from top of post.

End posts require 2 pieces of 1/2" rebar installed in opposing corners of the post. Length to extend from bottom of hole to halfway up post.

Rebar Separator Clips (for use with rebar and concrete method)

Use 2 clips for each post. Position clips on the rebar 6" down from top and 6" up from bottom. Clips are located in socket gate hardware box.

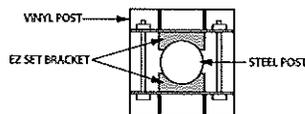
Alternative Fence Installations

For fence systems on concrete, use steel posts. On concrete applications fence may be installed with 1-5/8" (4x4 post) or 2" (5x5 post) galvanized steel post set in hydraulic cement. EZ Set bracket bolts to post as a spacer.

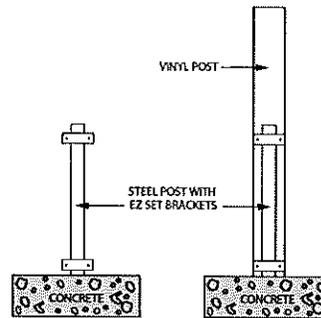
For wall mounting, use wall mount brackets.

EZ Set Bracket Installation Instructions on Concrete

- Core drill hole into concrete
- Minimum 4" deep
- Post centers will remain the same as normal installation
- Rails will have to be cut down to fit between steel post
- Fill hole with hydraulic cement. Insert steel post
 - For 4" vinyl post, set 1 5/8" OD steel post
 - For 5" vinyl post, set 2" OD steel post



- Steel post should go at least halfway up the vinyl post
- Put EZ Set brackets together and slide over steel post
- Place one steel bracket on steel post below where the routed hole will be on your vinyl post
- Place other bracket just below the top of your steel post
- Slide vinyl post over steel post with EZ Set brackets



Care of the Product

- Place vinyl fence components on a non-abrasive surface, such as a drop cloth, to avoid scratching
- Protect components during transportation to your installation site to avoid damage
- Avoid excessive force when assembling components
- Avoid overtightening screws
- Clean vinyl fence with mild detergent and a plastic scouring pad such as Scotch-Brite. For more stubborn stains, use a cleanser such as Soft-Scrub or cleaning solution listed on warranty
- Concrete is easily washed off when wet, but can also be removed when dry
- Avoid "soupy" concrete mix as it will make concrete weak

Gates

- Specific gate hardware instructions included with individual components
- Gate(s) must be assembled prior to fence to accurately establish space between hinge and latch posts and height of fence
- Use extreme care when applying PVC cement as it dries quickly
- Gate requires 2" clearance under bottom rail on level ground
- When building gates in the field, ensure that 1/4" drain holes are drilled in bottom rail
- Determine gate swing direction to assist in ground clearance and positioning
- Steel channel not required in bottom rail of gate

* Caution - In climates that experience freeze-thaw cycles, this installation method could result in post cracking over time. This would not be covered by the warranty.

Traditional Picket Fence - Cape Cod, Yorkshire

1. Getting Started

- Be sure to call underground prior to digging
- Assemble gates (if necessary) and decide where they will be located
- Stake out the fence line
- Space and mark post hole locations for gate and sections (spacer bar/template may be useful)
- Start at gate end post and work outward to determine proper fence height relative to ground

2. Dig Holes

- Dig holes 30" deep or to frost line
 - hole size for 5 x 5 posts = 12"
 - hole size for 4 x 4 posts = 10"
- Clean holes and check for straight walls

3. Install First Post

- Insert post in hole
- Determine rough height
- Fill hole around post with concrete mix (sand, gravel and cement) approximately 2" below grade
- Tamp concrete in hole to eliminate air pockets
- Level and square post

4. Install Bottom Rail

- Tape the ends of any rail being inserted into a post that is to be filled with concrete to prevent concrete seepage
- Insert rail into post
 - Note: Pickets will attach to rail on the side with the small (1/4") holes
- Rail ends have been crimped to hold inside posts

5. Install Second Post

- Insert second post in hole
- Insert bottom rail in post
- Insert block under bottom rail to position at correct fence height
- Fill hole around second post with concrete mix
- Tamp, level and square fence
- Assembly may be continued by installing all bottom rails first, or one section at a time

6. Support and Secure

- Level and square fence
- To lower a post, place a wood block from corner to corner on the post and carefully tap with a mallet
- Never strike the PVC post without a wood support

7. Install Pickets and Rails

- Insert top rail in post
- Rail ends have been crimped to hold inside posts

8. Install Pickets

- For field assembly, insert hex washer head screw through large (3/4") pre-drilled hole in top rail
- Align pre-drilled hole in picket, tighten with 1/2" deep socket wrench or nut driver with clutchdrill (do not overtighten)
- Repeat for bottom rail
- Insert (3/4") hole plug into hole in back side of rail

9. Secure Rails

- Square pickets and rails
- Check for even picket spacing on each end of rail
- Top rail may be secured inside post with a #8 x 3/4" screw on each end

10. Hang Gate/Install Hardware

- For complete details, see gate installation instructions in hardware box
- Position gate between posts
- Allow 1" gap for hinge and 3/4" for latch and gate swing
- Block up gate to square with fence; rails should be level
- Gate hardware must be mounted to two sides of the post

11. Solidify Gate Posts

- It is critical that gate hinge and latch posts are solid to ensure proper gate functionality. Two methods are available:
 - A. Aluminum gate post stiffener
 - Slide aluminum gate stiffener inside hinge, latch or end posts with open end facing routed hole
 - Drive a screw through the vinyl into the aluminum stiffener at the bottom of the post to hold in place
 - Insert post into ground
 - Fill hole with concrete around outside of post
 - B. Concrete and rebar*
 - Use two pieces of 1/2" rebar in each hinge, latch and end post
 - Rebar should extend from the bottom of the hole to 12" from the top of the post
 - Hold rebar in opposite corners of post with rebar separator clips
 - Fill post with concrete mix to cover rebar and hardware fasteners
 - Tamp post with a rubber mallet to eliminate air pockets
 - Leave gate on blocks for 72 hours to allow concrete to set

12. Install Caps

- Install post caps
- Caps may be secured with glue, silicone adhesive or #8 x 3/4" screws, caps and washers

Privacy Fence - Galveston, Galveston with CertaGrain® Texture

1. Getting Started

- Be sure to call underground prior to digging
- Assemble gates (if necessary) and decide where they will be located
- Stake out the fence line
- Space and mark post hole locations for gate and sections (spacer bar/template may be useful)
- Start at gate end post and work outward to determine proper fence height relative to ground

2. Dig Holes

- Dig holes 48" deep
 - hole size for 5 x 5 posts = 12"
- Clean holes and check for straight walls

3. Install First Post

- Insert post in hole
- Determine rough height
- Fill hole around post with concrete mix (sand, gravel and cement) approximately 2" below grade
- Tamp concrete in hole to eliminate air pockets
- Level and square post

4. Install Bottom Rail

- Tape the ends of any rail going into a post that is to be filled with concrete to prevent concrete seepage
- Insert lock ring in both ends of bottom rail
- Depress lock ring tabs, insert bottom rail in post
- Tabs will recoil to hold rail in post

5. Install Second Post

- Insert second post in hole
- Insert bottom rail in post
- Insert block under bottom rail to position at correct fence height
- Fill hole around second post with concrete mix
- Tamp, level and square fence
- Assembly may be continued by installing all bottom rails first or one section at a time

6. Support and Secure

- Level and square fence
- To lower a post, place a wood block from corner to corner of the post and carefully tap with a mallet
- Never strike the PVC post without a wood support

7. Picket End Channel

- When installing Natural Clay, Autumn Brown, Sierra Blend, Arbor Blend, Arctic Blend, or Weathered Blend, picket end channels are required (4 per section)
- Center channel on post between routed holes
- Attach channel to post in four locations
- Increase post centers 1/2"

8. Install Pickets and Rails

- Insert pickets in bottom rail
- Insert mid-rail over pickets
- Depress lock ring tabs, insert mid-rail in post
- Insert next row of pickets in mid-rail
- Insert top rails over pickets
- Depress lock ring tabs, insert top rail in post

9. Hang Gate/Install Hardware

- Position gate between posts
- Allow 1" gap for hinge and 3/4" for latch and gate swing
- Block up gate to square with fence; rails should be level
- Gate hardware must be mounted to two sides of the post
- For complete details, see gate installation instructions in hardware box
- Galveston gate requires 3 hinges

10. Solidify Gate Posts

- It is critical that gate hinge and latch posts are solid to ensure proper gate functionality. Two methods are available:
 - A. Aluminum gate post stiffener
 - Slide aluminum gate stiffener inside hinge, latch or end posts
 - Drive a screw through the vinyl into the aluminum stiffener at the bottom of the post
 - Insert post into the ground
 - Fill hole with concrete around outside of post
 - B. Concrete and rebar*
 - Use two pieces of 1/2" rebar in each hinge, latch and end post
 - Rebar should extend from the bottom of the hole to 12" from the top of the post
 - Hold rebar in opposite corners of post with rebar separator clips
 - Fill post with concrete mix to cover rebar and hardware fasteners
 - Tamp post with a rubber mallet to eliminate air pockets
 - Leave gate on blocks for 72 hours to allow concrete to set

11. Reinforce Posts

Concrete and Rebar

- Insert two pieces of rebar in all end, line and corner posts. Fill with concrete mix to cover rebar at a height 1" below middle rail
- Tamp post with a rubber mallet to eliminate air pockets

Aluminum Line Post Insert

- Length of aluminum insert should extend from bottom of posts to 4" below middle rail

12. Install Caps

- Install post caps
- Caps may be secured with glue, silicone adhesive or #8 x 3/4" screws, caps and washers

For accents, see page 26

Privacy Fence

Includes: Galveston
Galveston with CertaGrain® Texture

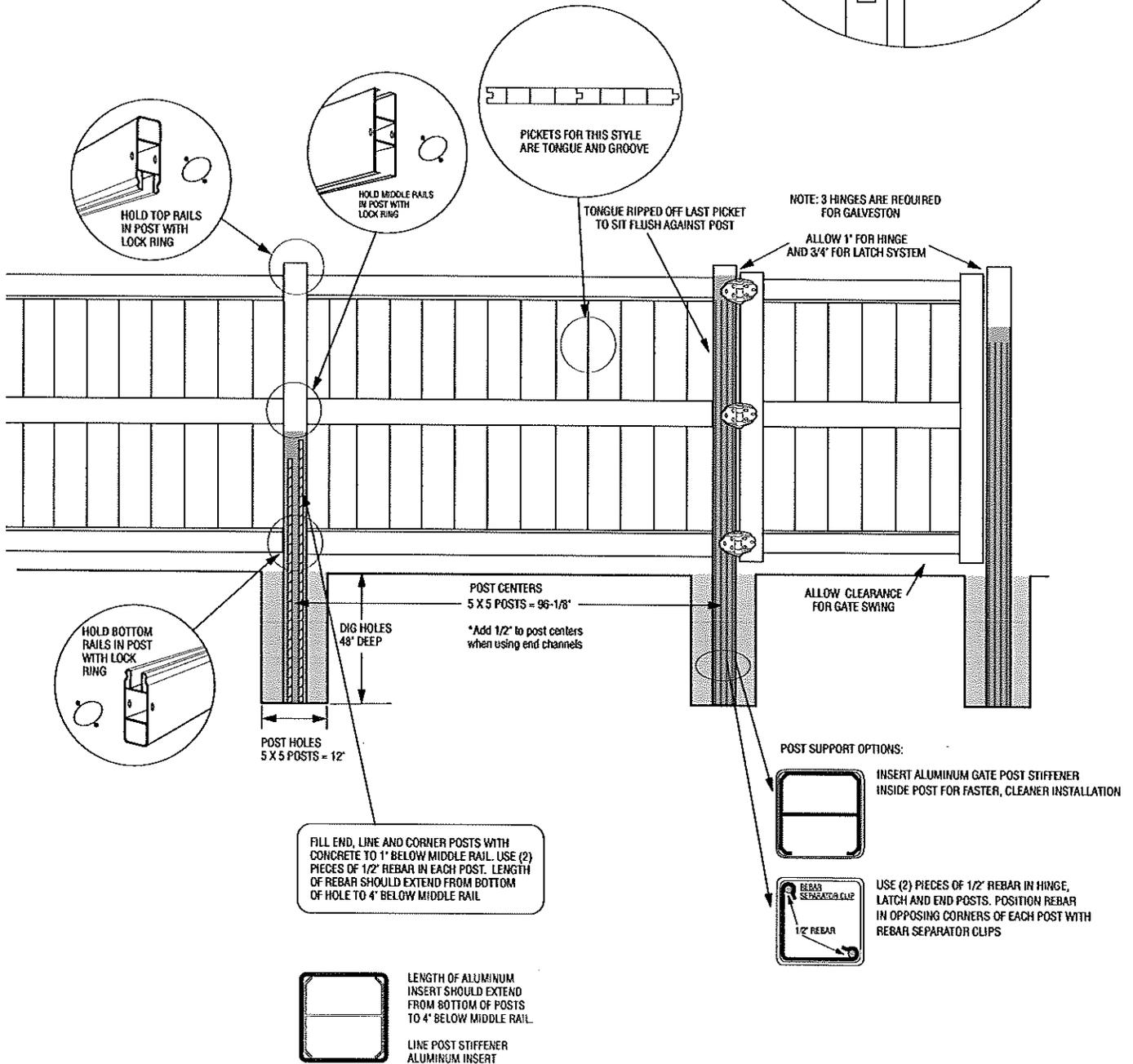
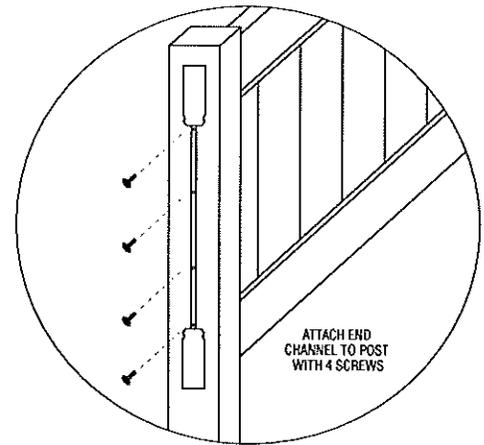


EXHIBIT A

**RESPONSE TO TECHNICAL REVIEW COMMENTS #1
FOR
FIRST STUDENT PROPERTY – RANDOM TRANSIT
ANNOTATED IN ACCORDANCE WITH THE AGREEMENT**

General Comments

Please revise plans per the comments below and resubmit (10 copies) of plans and written responses for re-review.

Response:

We have enclosed 10 sets of the revised documents and below are a written response to each comment.

Building Division Comments

FROM Michael Atkinson, Building Commissioner
SUBJECT: Technical Review Comments #1

The Building Division has reviewed the above referenced project in accordance with the Zoning Code, Sign Code and related Village Ordinances. The responses below are based solely on the information submitted. The review assumes appearance before the Planning & Zoning Commission for a public hearing to consider re-zoning the property to BP, Business Park and Zoning Ordinance amendment to allow said proposed use. Height and setback regulations are required for the future addition, but do not apply to the existing buildings and facilities.

A detailed review of the building and its systems will be performed at the time of permit. If changes are not proposed to the building, a certificate of Occupancy inspection will required for compliance with life safety requirements. Please refer to the following comments:

I. ADMINISTRATION:

- The applicant is required to obtain a permit from the Village and the Office of the State Fire Marshal prior to removal of the underground tanks. Additional permits are also required if new tanks are proposed.

Response:

The Buyer will obtain all necessary permits prior to the removal of the underground fuel tanks and fuel pumps. A note was added to the enclosed plans stating "A permit is required from the Village and the office of the State Fire Marshall prior to the removal of the underground tanks". The Buyer understands that additional permits are required if new tanks are proposed.

II. ZONING:

- A zoning map amendment is required to change the Zoning from R-1, Residential to BP, Business Park.

Response:

Understood

- An amendment to the BP, Business Park regulations is required to identify truck/freight terminals as a business that requires a Special Use Permit. Specific restrictions and conditions shall be included for this use.

RECEIVED
MAY 31 2013

COMMUNITY DEVELOPMENT
DEPARTMENT

Response:

Applicant requests an amendment to the BP Business Park special uses to identify not only "truck/freight terminals" as a business that requires a Special Use Permit but also "other motor vehicle terminal, and service/repair, washing, sales, , parking and/or garage facilities, including automobiles, buses, trucks and recreational vehicles; self storage or commercial storage facilities; machinery and equipment rental, sales and/or service/repair, construction contractor offices and yards; railroad passenger and freight terminals"

- A Special Use Permit (Reliant on approval of the proposed amendment referenced above) is required to allow a Truck/Freight Terminal in a BP. Business Park District.

Response:

Understood

- Lot Area: **Required:** 160,000 square feet
 Proposed: 111, 468 square feet (Variation Required)

Response:

Please note that we met with Lake County Division of Transportation (LCDOT) on 3/20/2013. LCDOT issued a letter dated April 2, 2013 (attached) stating that "sufficient R.O.W. must be dedicated along Butterfield Road to provide a 60-foot half right-of-way." Based on the Plat of Survey dated April 12, 2012 this will require a 20-ft R.O.W. dedication that will reduce the lot size from +/- 117,918 SF to +/-111,468 SF which will impact the variation request. The R.O.W. dedication will be part of the submittal to LCDOT after the rezoning and special use is approved by the Village.

- Lot Width: **Required:** 200 feet
 Proposed: 322.5 feet OK

Response:

The lot width measured along the West R.O.W, line of Butterfield Road is 322.50 feet per the Plat of Survey dated April 12, 2012. The perpendicular distance between the north property line and the south property line is 307.00-ft.

- Building Coverage:
 Permitted: 35,375 square feet (.30 of site area) (With Addition)
 Proposed: 13,179 square feet (.13) OK

Response:

The allowable building coverage taking into consideration the R.O.W. dedication is as follows:

$$111,468 \text{ SF} \times 0.30 = 33,440 \text{ SF}$$

Based on our calculations, the total building square footage is up to (+/-):

Office:	1,410 SF
Shed:	205 SF
Warehouse/Service Area:	5,765 SF
Future Addition:	5,765 SF
TOTAL:	13,145 SF < 35,375 (33,440 with ROW Ded.)

- Front Yard:
Required: 60.00' (Addition only)
Proposed: 106.00' OK

Response:

The building front yard setback of the existing building is as follows:

- +/-39' from existing R.O.W. line*
- +/-19' from the proposed R.O.W. line (20' R.O.W. Dedication)*

The building front yard setback of the proposed building is as follows:

- +/-107' from existing R.O.W. line*
- +/- 87' from the proposed R.O.W. line (20' R.O.W. Dedication)*

- Side Yard: Required: 30.00' (Addition only)
 Proposed: 76.0' (South), 130.0' (North) OK

Response:

The building side yard setback of the existing building is as follows:

- +/-130' from north property line*
- +/-76' from the south property line (main building)*
- +/-71.8' from the south property line (shed)*

The building side yard setback of the proposed building is as follows:

- +/-130' from north property line*
- +/-76' from the south property line*

- Rear Yards: Required: 40.0' (Addition only)
 Proposed: 112.0' OK

Response:

The building rear yard setback of the existing building is +/-264-ft

The building rear yard setback of the proposed building is +/-206-ft

- Building Height: Permitted: 45.0' (Addition only)
 Proposed: Not Indicated

Response:

The height of the existing one story brick frame building is +/-9-ft above finished floor of the entrance and +/-12 ft above finished floor for the main portion of the building.

The height of the existing one story metal frame varies from +/- 15.6 ft to +/-19.7 ft above finished floor.

At this time it is anticipated that the height of the proposed building addition will be consistent with the existing one story metal frame building. The actual height of the proposed addition will be included in the future building plans submitted to the Village for approval and will be within permitted height.

- Landscape Buffer Strip: Required: 25.0' measured to the front of the parking lot.
Proposed: 25.0' OK

Response:

The proposed parking/landscape setback is 25' for the parking stalls on the north side of the south entrance from the existing R.O.W. line is 47.8' and 27.8' from the proposed R.O.W. line

The proposed parking setback for the interior stalls is 45' from the existing R.O.W. line and 25' from the proposed R.O.W. line. However, the landscape setback for the proposed LS island north of the north entrance inside the fenced area is only 33' from the existing R.O.W. line and 13' from the proposed R.O.W. line.

III. PARKING/OFF STREET LOADING:

- The minimum number of parking spaces is based on: 1) Office use, 1 parking space for each 250 square feet of floor area; plus 2) Automobile service/repair, one space for each 2 employees + 2 spaces for each service bay. Based on these criteria, the existing facilities require 18 parking spaces. The proposed number of 20 complies with this requirement.

Response:

The parking required is as follows based on our calculations:

<i>Office:</i>	<i>1,410 / 250</i>	<i>=</i>	<i>6</i>
<i>Repair Area (OH Doors):</i>	<i>5 OH Doors x 2</i>	<i>=</i>	<i>10</i>
<i>Repair Area (Employees):</i>	<i>0.5 Employee Per OH Door</i>	<i>=</i>	<i>3</i>
<i>TOTAL REQUIRED:</i>		<i>=</i>	<i>19</i>
<i>Revised Parking Provided:</i>	<i>22 Spaces</i>		

- The "Future Building Expansion for Storage" will require additional parking spaces. The use of this space needs to be more specifically defined in order to calculate the number of additional required spaces. Truck/trailer parking areas will have to be converted to standard parking spaces at the time of building expansion.

Response:

Understood.

IV. SIGNAGE:

Provide elevation drawings of proposed monument sign. Note, the maximum permitted height is 8 feet and the maximum permitted size is 50 square feet. The proposed setback of 10 feet from the front property line complies with the Sign Code.

Response:

See attached monument sign. The proposed sign is setback 21-ft from the existing R.O.W. line, but only 1-ft from the proposed R.O.W. line. A variance from the setback to the proposed R.O.W. is being requested due to the R.O.W. dedication

and the fact that setting the sign 30' from the existing R.O.W. line will go virtually unseen.

V. EXTERIOR LIGHTING:

Provide a photometric plan and product specifications of new light fixtures for review.

Response:

The Buyer will remove the two light poles located east of the existing building between the building and the R.O.W. line as requested by the Village. The existing building mounted light fixtures and light poles inside the fenced area are proposed to remain in place and be repaired as required. The existing lighting does not create any unsafe condition and has had no adverse impact on the residential neighbors who, we understand, do not desire any additional lighting at the site. We are requesting a waiver from the photometric plan requirements.

VI. Miscellaneous:

The proposed "Relocated Storage Trailer" is not permitted.

Response:

The storage trailer is proposed to be relocated to the rear of the property in a striped pavement area. This storage trailer is similar to the Truck Trailers, but without any wheels. We request reconsideration of this comment.

- The screened enclosure for truck/trailer storage is required to be around the entire perimeter of the storage yard. The minimum height is required to be at least the height of the principle building and the material shall match the existing building. Please comment on how the existing conditions satisfy this requirement.

Response:

Buyer is proposing to remove and replace the existing eastern fence and gates with an 8-ft high solid heavy duty PVC fence. See attached cut sheets. The existing fence along the north, west and south property line will be repaired and barbed wire removed. Installing a "screened enclosure for truck/trailer storage around the entire perimeter of the storage yard to the height of the existing building and to be the same material would appear to serve no practical purpose (given the adjacent properties on all three sides) and is cost prohibitive." We are requesting a waiver from this requirement.

Engineering Division Comments

From: David H. Brown, PE, Village Engineer

SUBJECT: Technical Review #1

After review of the technical review submittal received on January 15, 2013, we offer the following comments:

Site

1. The southwest corner of the parking lot does not drain properly, and overgrown. This area shall be cleaned up and proper drainage provided. Coordination with the Village of Mundelein Code Enforcement maybe required.

Response:

Notes were added to the plans as follows:

- *“Clean existing parking lot in southwest quad of site”*
- *“Clean up/Re-grade existing swale to provide positive drainage to the west. Coordinate with adjacent property owner & Village of Mundelein.”*

2. The existing landscape timbers in the center parking area shall be removed and replaced with wheel stops.

Response:

The existing landscape timbers are shown to be removed. The previous plans specified wheel stops.

3. Have the necessary permits been secured for the removal of the fuel pump and tank areas? Provide the soils report indicating if additional excavation is required for contamination removal.

Response:

The permits for the removal of the fuel pump and tank areas have not been secured. Upon approval of the re-zoning and special use and the closing of Buyer's purchase of the Property, the Buyer will obtain the necessary permits for this work. Attached is an Underground Storage Tank-Site Assessment Report dated April 2012 which shows the soil around the existing tank to be clean free of contamination

4. The existing south entrance is proposed to be widened, have the proper approvals and permits been secured from Lake County DOT?

Response:

We had a pre-application meeting with LCDOT and have been advised that an access permit will be required for the proposed use and the widening of the existing southern drive. Refer to the attached letter dated April 2, 2013 for additional information. An access permit will be applied for Buyer upon approval of the re-zoning and special use for the site and the Buyer's closing of the purchase of the site.

5. A photometric plan is to be submitted for review and approval by the Building Commissioner.

Response:

The Buyer will remove the two light poles located east of the existing building between the building and the R.O.W. line as requested by the Village. The existing building mounted light fixtures and light poles inside the fenced area are proposed to remain in place and be repaired as required. The existing lighting does not create any unsafe condition and has had no adverse impact on the residential neighbors who, we understand, do not desire any additional lighting at the site. We are requesting a waiver from the photometric plan requirements.

6. Wheel Stops are proposed for the proposed landscaped areas at the south and northeast fence lines, a barrier curb shall be required. In addition, the new landscape area at the south entrance is shown without any curb, and this area shall also be provided with a barrier curb.

Response:

The plans have been revised to include the barrier curb as requested.

7. Proposed handicap parking spaces shall meet current ADA and Village requirements for dimension and signage.

Response:

Dimensions for the proposed handicap stalls have been added to show that they meet ADA requirements and the requirements of the Village. HC signs are also shown for each handicap stall.

8. A Watershed Development Permit is to be submitted.

Response:

It is our understanding that the proposed improvements are not regulated due to the following:

- a. ***The site is not in a regulatory floodplain.***
- b. ***The site is not located in a flood prone area with 100-acres of tributary area.***
- c. ***Is not located in a depression storage area with a storage volume of 0.75 acre-feet or more for the base flood***
- d. ***Does not create a wetland impact within an area defined as Waters of the U.S. or Isolated Waters of Lake County***
- e. ***Does not modify a flood prone area of a channel where the tributary drainage area is 20 acres or more.***
- f. ***No new impervious area is being created***

Apron Widening: +/-130 SF
LS Area Created: +/-1,870 SF
Net Add Impervious Area: ZERO (Creating Pervious Area)

- g. ***Does not include the modification of a Public Road***
- h. ***The proposed improvements disturb less than 5,000 sf.***

Apron Widening: +/-130 SF
LS Area Created: +/-1,870 SF
Area Disturbed for Fuel Tank Removal: +/-875 SF
TOTAL: +/-2,875 SF

- i. ***No activities are proposed in a SFHA***

Staff will review this project upon resolution of the above items.

Response:

Understood

Vernon Hills Police Department Comments

From: Sharon Joseph, Police Officer
Subject: Technical Review #1

I have reviewed the plans for the above project in respect to signage, lighting, and general security.

- 1. **Shrubbery and Plants.** Landscaping should be kept to less than three feet in height, especially near doors and window.

Response:

No shrubs will be added near the building that will be greater than 3'. Larger plants near the door and windows are being removed, and others will be noted to be maintained at a height not to exceed 3'.

2. Lighting. There appears to be adequate lighting around the building area, however within the lot there are only several lights indicated (there is a notation that states the overall site lighting will be reviewed to conform to Village code). One concern I had was that the proposed shed obscures the entrance to the existing office door - ensure there is no potential for ambushes and that the one light at the corner of the building there will illuminate the area to the east (on the south side of the shed).

Response:

The plans were revised to illustrate the locations of the existing light fixtures on the building. Also a proposed light fixture is being shown at the door to the shed and the main entrance.

3. Signage: Handicapped parking spaces are properly signed according to law. I see no indication of on-site speed limit signs, even though I saw a note that it is 5 mph. Also, there is no indication if there is directional control within the yard. It appears that traffic will flow counter-clockwise. Please clarify.

Response:

The following signage was added to the plans.

1. *"Do Not Enter" signs have been added at the northern entrance to prevent inbound traffic at that location.*
2. *A "Do Not Enter" sign is being shown mounted to the fence on the inside of the fenced area to help prevent vehicles from exiting the site using the south access location.*
3. *A "5 MPH" speed limit sign was added mounted to the fence for vehicles/trucks entering the south access location.*

In addition, painted arrows have been shown for circulation and to aid in the directional control for the site.

Landscape Architect Comments

From: Tom Brettmann, Engineering/Landscaping Technician

Re: Technical Review #1

1. Current Ordinance 98-18: 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 3.00 Landscaping.

Response:

Noted. The plan has been altered to meet the specific graphics dictated in the ordinance. Specifications will be added as part of the final permit drawing, but will conform to the Ordinance requirements.

2. The Colorado Spruce has poor tree form and no dominant central leader. It is to be removed and replaced with an alternative tree. The landscape architect is to recommend options and show on plan.

Response:

The existing Colorado Spruce is shown to be removed, and another is being proposed further to the north to reduce any conflict with sight lines for exiting traffic.

3. Add a note to remove the existing 10" Green Ash, EAB has devastated Ash trees in the Village and now is the time to replace this tree. The landscape architect is to recommend replacement options and show on plan.

Response:

The Green Ash is being removed and being replaced by a Littleleaf Linden to the south east of the Ash location

4. The fencing at the Northeast corner will be removed and replaced. This replacement section should also receive the same treatment as the easterly fencing to obstruct objectionable views along Butterfield Road. This should be revised on the landscape plan.

Response:

The fence is shown on the landscape plan, as depicted on the revised site plan.

5. The existing sign shall be removed and holes filled if a new sign is being installed.

Response:

The sign is being removed. A note regarding filling in the holes will be added as part of this submittal

6. Note that the lawn overseeding shall be completed with a slit seeder or the lawn will be aerated at a minimum of 15 to 18 cores per square foot then overseeded at a rate of 4 lbs per 1000 sf.

Response:

The over-seeding note will be added as part of this submittal.

7. Provide 4 copies of the Final Landscape Plan for approval and a detailed landscape cost estimates with next submittal.

Response:

4 copies and a cost estimate will be submitted.

Staff will review this project upon resolution of the above items.

Response:
Understood

Fire Department Comments

From: Mike McNally, Fire Marshal – Countryside Fire Protection District
Re: Technical Review – Random Transit #1

We have received and reviewed a set of plans for the proposed Random Transit Inc. trucking company's request to rezone the property at 1230 Butterfield Road to BP, Business Park and change to Special Use. Plans indicate that at some point in the future, Random would like to enlarge the existing building to add warehouse space on to the west side of the building. The Fire Prevention Bureau has completed this review in accordance with the International Building and Fire Code 2012 Editions, local code amendments and good fire safety practices.

We have the following comments for the Petitioner:

1. Plans show the removal of a UST (Underground Storage Tank), gas pump and piping. Removal of any UST's, pumps and/or piping requires a permit and inspection from the Illinois Office of the State Fire Marshal and Village of Vernon Hills. Information regarding the OSFM permit process is contained on the OSFM web site under the Division of Petroleum & Chemical Safety section.

Response:

The Buyer will obtain all necessary permits prior to the removal of the underground fuel tanks and fuel pumps. A note was added to the enclosed plans stating "A permit is required from the Village and the office of the State Fire Marshall prior to the removal of the underground tanks".

2. Any new Underground or Aboveground Storage Tanks and/or Aboveground fuel dispensing stations require a permit, review and approval from OSFM and the Village of Vernon Hills. Records show there are two existing 10,000 gallon diesel UST's on the site. Five other UST's have been removed over the years.

Response:

No new storage tanks or fuel tanks are proposed at this time.

2. Fire Department apparatus access through the proposed site looks adequate. Access must be maintained during the proposed site changes.

Response:

We concur as a WB-65 truck can maneuver through the site.

3. There is no fire sprinkler or fire alarm systems in the existing office and garage building. We recommend that an approved sprinkler and fire alarm system be installed in the existing building to protect lives and property.

Response:

We request a waiver from this recommendation as the existing building does not have a sprinkler system. Per comment #4 below, it is understood that when the building addition is proposed, that the entire existing building and addition will be required to have an approved fire sprinkler and fire alarm system.

4. The future 5,765 square foot expansion for warehouse storage space will require that the entire building have an approved fire sprinkler and fire alarm system. The fire alarm will be required to report directly to the Countryside Fire Protection District Communication Center.

Response:
Understood.

5. Fire department access will be required for the 25' sliding gate off Butterfield Road. Contact the CFPD Fire Prevention Bureau to discuss the best method to open the gate for emergency responses.

Response:
The revised plans show a knox box where an emergency access card can be provided that can be used to open the gate or that can contain the code to open the gate.

6. Provide the address number (1230) on the new monument sign. The address will then be clearly visible from the Butterfield Road service road access.

Response:
The address has been added to the proposed monument sign.

7. Fire extinguishers (10 lbs ABC Dry Chemical) are required outside the fuel dispensing area.

Response:
The fuel tanks and pump are proposed to be removed. Should the fuel tanks be maintained, it is understood that fire extinguishers will be required outside the fuel dispensing area.

8. A Knox Box will be required for the building.

Response:
A knox box is being proposed by the key pad. Please advise if this is adequate or if an additional knox box will be required?

9. Countryside Fire Protection District will require a contribution fee for the proposed future expansion of \$1,153.00 based on the total square footage (5,765) times \$.20.

Response:
It is understood that a contribution fee to the Countryside Fire Protection District will be required at the time when the building expansion is constructed based on the rate at the time of building permit application times the proposed building area.

10. Additional fire and safety requirements are subject to the building plan review process.

Response:
It is understood that the Countryside Fire Protection District will review the plans for any modifications to the existing building and provide further comments.

We have no further comments at this time.

Response:
Understood

Lake County Public Works Department Comments

FROM: Fred Treven - Senior Civil Engineer - 847-377-7152

RE: Technical Review # 1 – Random Transit (PW2013.005)

1. Review of the demolition/landscaping plans by the proposed purchaser (Random Transit Inc) indicate no apparent change in use for the existing maintenance garage/office building presently served by Lake County's sanitary sewer and water systems. Therefore, no additional connection fees will be assessed until any proposed building expansion plans or change in use plans are submitted for permitting.

Response:

Understood

2. Lake County Department of Public Works requests verification of a triple basin integral to the maintenance garage floor drain system.

Response:

We request that this be a condition of the building permit.