

VILLAGE OF VERNON HILLS

ORDINANCE 2015-030

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT WITH VARIATIONS AND CERTAIN OTHER APPROVALS TO ALLOW A RESTAURANT SERVING ALCOHOL AT 850 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 1<sup>st</sup> DAY OF SEPTEMBER 2015

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 4<sup>th</sup> Day of September, 2015

**ORDINANCE NO. 2015-030**

**AN ORDINANCE GRANTING  
APPROVAL OF A SPECIAL USE  
PERMIT WITH VARIATIONS AND  
CERTAIN OTHER APPROVALS TO  
ALLOW A RESTAURANT SERVING  
ALCOHOL AT 850 NORTH  
MILWAUKEE AVENUE IN THE  
VILLAGE OF VERNON HILLS, LAKE  
COUNTY**

**WHEREAS**, Larry Powers of Centrum Partners, is proposing to construct 8,260 square feet of space for restaurant use serving alcohol on property located at 850 North Milwaukee Avenue and legally described in Exhibit A, and has petitioned the Village of Vernon Hills for approval of the following:

1. Approval of a Special Use Permit to allow a restaurant serving alcohol including variations for signage and parking/loading requirements;
2. Preliminary and final site and landscaping plan approvals;
3. Preliminary and final approval of the Building and Site Signage Plans; and
4. Preliminary and final approval of the architectural elevations.

**WHEREAS**, Centrum Partners has requested the following variations as a part of the petition:

**Parking**

- To allow a parking variation to allow 144 spaces en lieu of the minimum number of spaces required (334).
- To allow the drive aisle of the parking lot to be a width of 16 feet en lieu of the required 18 feet width.
- To allow 1 off-street loading space en lieu of the 4 required based on building size.
- To allow striped medians en lieu of the required landscape medians for every 15 parking spaces.

**East Elevation (facing Milwaukee Avenue)**

- To allow Northwestern to have three wall signs on the east elevation.
- To allow the Northwestern logo above the main east entrance to be 21.4 square feet en lieu of the maximum permitted size of 4 square feet.
- To allow the Northwestern logo adjacent to the lettering (south wall sign on the east elevation) to be 4.16 feet in width rather than the maximum permitted width of 2.66 feet.
- To allow the Northwestern logo adjacent to the lettering (north wall sign on the east elevation) to be 4.91 feet in width rather than the maximum permitted width of 3.08 feet.

- To allow the north retail space (Retail C) to have a wall sign on the east elevation that is 33 square feet rather than the maximum permitted size of 20 square feet.

**West Elevation (Facing Westfield Mall)**

- To allow Uncle Julio's to have four wall signs on the west elevation.
- To allow three awning signs on the west elevation.
- To allow the cumulative total of the four Uncle Julio's signs (1-wall sign & 3-awning signs on the west elevation) to be 82.5 square feet rather than the maximum permitted size of 45.5 square feet.
- To allow the Northwestern logo adjacent to the lettering to be 4.91 feet in width rather than the maximum permitted width of 3.08 feet on the west elevation.

**South Elevation (Facing Townline Road)**

- To allow Northwestern signage on the south elevation.
- To allow the Northwestern logo adjacent to the lettering to be 4.16 feet in width rather than the maximum permitted width of 2.66 feet on the south elevation.
- To allow Uncle Julio's to have three wall signs on the south elevation.
- To allow the cumulative total of the three Uncle Julio's signs (2-wall sign & 1-awning sign) to be 167 square feet rather than the maximum permitted size of 91 square feet on the south elevation.
- To allow one awning sign on the south elevation.
- To allow the west retail space (Retail A) to have a wall sign that is 33 square feet rather than the maximum permitted size of 30.5 square feet on the south elevation.
- To allow the east retail space (Retail B) to be 48 square feet rather than the maximum permitted size of 35 square feet on the south elevation.

**Ground Mounted Signs**

- To allow three ground mounted signs (one per Milwaukee Avenue, Townline Road, and Ring Road) rather than the maximum of two.
- To allow three tenant panels rather than the maximum permitted number of one for all three signs.
- To allow the ground mounted sign adjacent to Ring Road to be "V" shaped which is otherwise not permitted.
- To allow the Northwestern logo adjacent to the lettering to be 2.08 feet in width rather than the maximum permitted width of 1.33 feet on the monument signs

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

- Traffic Study prepared by KLOA with a date of March 19, 2015 and consisting of 4 pages.
- Proposed Site Plan with Valet Parking prepared by Hirsch Associates LLC with a date of July 7, 2015 consisting of 5 pages.
- Proposed Engineering Plans prepared by Manhard Consulting LTD with a date of July 22, 2015 consisting of 6 pages.
- Proposed Landscape Plan prepared by Manhard Consulting LTD with a date of July 22, 2015 consisting of 2 pages.

- Proposed Photometric Plan prepared by WLS Lighting Systems with a date of July 5, 2015 consisting of 1 page.
- Proposed Exterior Elevations prepared by Hirsch Associates LLC with a date of July 7, 2015 and consisting of 6 pages.
- Signage Plans prepared by Hirsch Associates LLC with a date of July 7, 2015 and July 22, 2015 and consisting of 7 pages.

Said Plans are attached hereto as Exhibit B; and

**WHEREAS**, upon due notice and after public hearing held July 29, 2015 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**, 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 address the conditions in Section 18.3 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 Special Use Permit to allow a restaurant serving alcohol and certain variations related to parking and signage as listed in Exhibit C is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the conditions listed in Section V and the terms and conditions as set forth in Exhibit C.

**SECTION II.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, approvals of the preliminary and final site and landscaping plans for the entire site as set forth in Exhibit B are hereby granted subject to the conditions listed in Section V.

**SECTION III.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approvals of the architectural elevations including signage as set forth in Exhibit B are hereby granted subject to the conditions listed in Section V.

**SECTION IV.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final site improvement and engineering plans as set forth in Exhibit B are hereby approved subject to the conditions listed below in Section V.

**SECTION V.** 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.

- To allow the cumulative total of the four Uncle Julio's signs (1-wall sign & 3-awning signs on the west elevation) to be 82.5 square feet rather than the maximum permitted size of 45.5 square feet.
- To allow the Northwestern logo adjacent to the lettering to be 4.91 feet in width rather than the maximum permitted width of 3.08 feet on the west elevation.

**South Elevation (Facing Townline Road)**

- To allow Northwestern signage on the south elevation.
- To allow the Northwestern logo adjacent to the lettering to be 4.16 feet in width rather than the maximum permitted width of 2.66 feet on the south elevation.
- To allow Uncle Julio's to have three wall signs on the south elevation.
- To allow the cumulative total of the three Uncle Julio's signs (2-wall sign & 1-awning sign) to be 167 square feet rather than the maximum permitted size of 91 square feet on the south elevation.
- To allow one awning sign on the south elevation.
- To allow the west retail space (Retail A) to have a wall sign that is 33 square feet rather than the maximum permitted size of 30.5 square feet on the south elevation.
- To allow the east retail space (Retail B) to be 48 square feet rather than the maximum permitted size of 35 square feet on the south elevation.

**Ground Mounted Signs**

- To allow three ground mounted signs (one per Milwaukee Avenue, Townline Road, and Ring Road) rather than the maximum of two.
- To allow three tenant panels rather than the maximum permitted number of one for all three signs.
- To allow the ground mounted sign adjacent to Ring Road to be "V" shaped which is otherwise not permitted.
- To allow the Northwestern logo adjacent to the lettering to be 2.08 feet in width rather than the maximum permitted width of 1.33 feet on the monument signs

**SECTION VI. 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 VII. 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 VIII. SUCCESSORS AND ASSIGNS.** All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

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

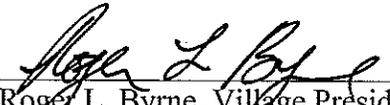
**SECTION X. ORDINANCE NUMBER.** This Ordinance shall be known as Ordinance Number 2015-030.

Adopted by roll call vote as follows:

AYES: 5 – Koch, Schwartz, Hebda, Schultz, Marquardt

NAYS: 1 - Williams

ABSENT AND NOT VOTING: 0 - None

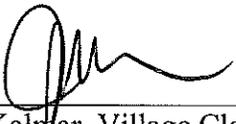
  
\_\_\_\_\_  
Roger L. Byrne, Village President

PASSED: 9/01/2015

APPROVED: 9/01/2015

PUBLISHED IN PAMPHLET FORM: 9/04/2015

ATTEST:

  
\_\_\_\_\_  
John Kalmar, Village Clerk

**Exhibit A**  
**Legal Description**

PARCEL 1

LOT 2 RESUBDIVISION OF LOTS 5, 8 AND 9 IN HAWTHORN CENTER, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AUGUST 22, 1980 AS DOCUMENT 2074279, IN LAKE COUNTY.

PARCEL 2

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON AND ACROSS THE OUTER RING ROAD AS SHOWN ON EXHIBIT ATTACHED TO INSTRUMENT CREATING SAID EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DOCUMENT ENTITLED GRANT OF EASEMENT DATED DECEMBER 30, 1975 AND RECORDED JUNE 18, 1976 AS DOCUMENT 1773409, IN LAKE COUNTY ILLINOIS.

**Exhibit B**

**Plans**

General Compliance with the following plans:

- Traffic Study prepared by KLOA with a date of March 19, 2015 and consisting of 4 pages.
- Proposed Site Plan with Valet Parking prepared by Hirsch Associates LLC with a date of July 7, 2015 consisting of 5 pages.
- Proposed Engineering Plans prepared by Manhard Consulting LTD with a date of July 22, 2015 consisting of 6 pages.
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- Signage Plans prepared by Hirsch Associates LLC with a date of July 7, 2015 and July 22, 2015 and consisting of 7 pages.

**Exhibit C**  
**Terms and Conditions of Approval**

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.
2. Issuance of a license to allow outdoor dining by the Village Board.
3. Compliance with all ordinances and standards of the Village except as otherwise noted.
4. Architectural elevations shall be consistent with the Material Sample Board as presented at the Planning & Zoning Commission meeting on July 29, 2015.
5. Valet parking to be provided by Uncle Julio's during peak lunch and dinner time hours.
6. Traffic signs to be displayed at appropriate drive aisle locations to accommodate the proposed circulation pattern.

Variations - The following variations are hereby approved:

**Parking**

- To allow a parking variation to allow 144 spaces en lieu of the minimum number of spaces required (334).
- To allow the drive aisle of the parking lot to be a width of 16 feet en lieu of the required 18 feet width.
- To allow 1 off-street loading space en lieu of the 4 required based on building size.
- To allow striped medians en lieu of the required landscape medians for every 15 parking spaces.

**East Elevation (facing Milwaukee Avenue)**

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**West Elevation (Facing Westfield Mall)**

- To allow Uncle Julio's to have four wall signs on the west elevation.
- To allow three awning signs on the west elevation.

STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE )

CERTIFICATE

I, JOHN M. KALMAR, 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 SEPTEMBER 1, 2015, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2015-030 AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT WITH VARIATIONS AND CERTAIN OTHER APPROVALS TO ALLOW A RESTAURANT SERVING ALCOHOL AT 850 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2015-030, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING SEPTEMBER 4, 2015 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 4<sup>th</sup> DAY OF SEPTEMBER 2015



\_\_\_\_\_  
JOHN M. KALMAR, VILLAGE CLERK



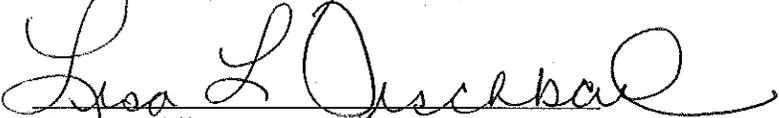
AFFIDAVIT OF SERVICE

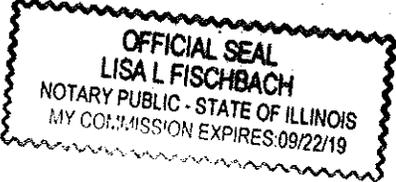
STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE     )

I, JOHN M. KALMAR, 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 2015-030 AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT WITH VARIATIONS AND CERTAIN OTHER APPROVALS TO ALLOW A RESTAURANT SERVING ALCOHOL AT 850 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 4, 2015 TO SEPTEMBER 14, 2015

  
\_\_\_\_\_  
JOHN M. KALMAR, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE  
THIS 4<sup>th</sup> DAY OF SEPTEMBER, 2015

  
\_\_\_\_\_  
Notary Public





9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018  
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Larry Powers  
Centrum Partners LLC

FROM: Luay R. Aboona, PE  
Principal

DATE: March 19, 2015

SUBJECT: Preliminary Parking Evaluation  
Vernon Hills, Illinois

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has conducted a preliminary parking evaluation regarding the proposed redevelopment of the northwest quadrant of the intersection of Milwaukee Avenue and Townline Road in Vernon Hills, Illinois. The site plan calls for the following:

- 8,260 square feet of restaurant space (Uncle Julio's restaurant)
- 5,309 square feet of retail
- 20,286 square feet of Medical Office use (Northwestern Medicine)
- 1,418 square feet of North Shore Primary Care
- 16,326 square feet of office use

The development is proposed to provide a total of 148 parking spaces with access provided off Hawthorn Center ring road.

The parking needs of the proposed development were determined based on the following:

- Parking ratios published by the Institute of Transportation Engineers (ITE) for the primary care and office uses and Urban Land Institute (ULI) for the retail uses..
- Parking surveys conducted by KLOA, Inc. at Uncle Julio's restaurant in Lombard and at Northwestern Medicine in Deerfield on Thursday, February 19, 2015.
- *Shared Parking Study* published by the Urban Land Institute (ULI).

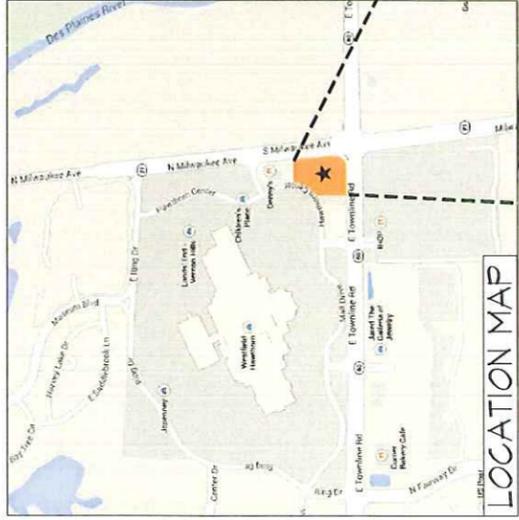


Based on the results, the proposed supply of 148 spaces will be adequate in meeting the parking needs of the development throughout the day except after 6:30 P.M. when deficits will occur. In order to mitigate this impact, valet parking should be provided for restaurant patrons during dinner time periods to allow for tandem parking and increase in the parking supply. Furthermore, parking conditions should be monitored in the future to determine if valet parking should also be offered during lunch time period. As can be seen by the attached exhibit, approximately 36 additional parking spaces can be provided with valet parking for a total of 184 spaces. This total supply will then be adequate in accommodating the peak parking demand projected.

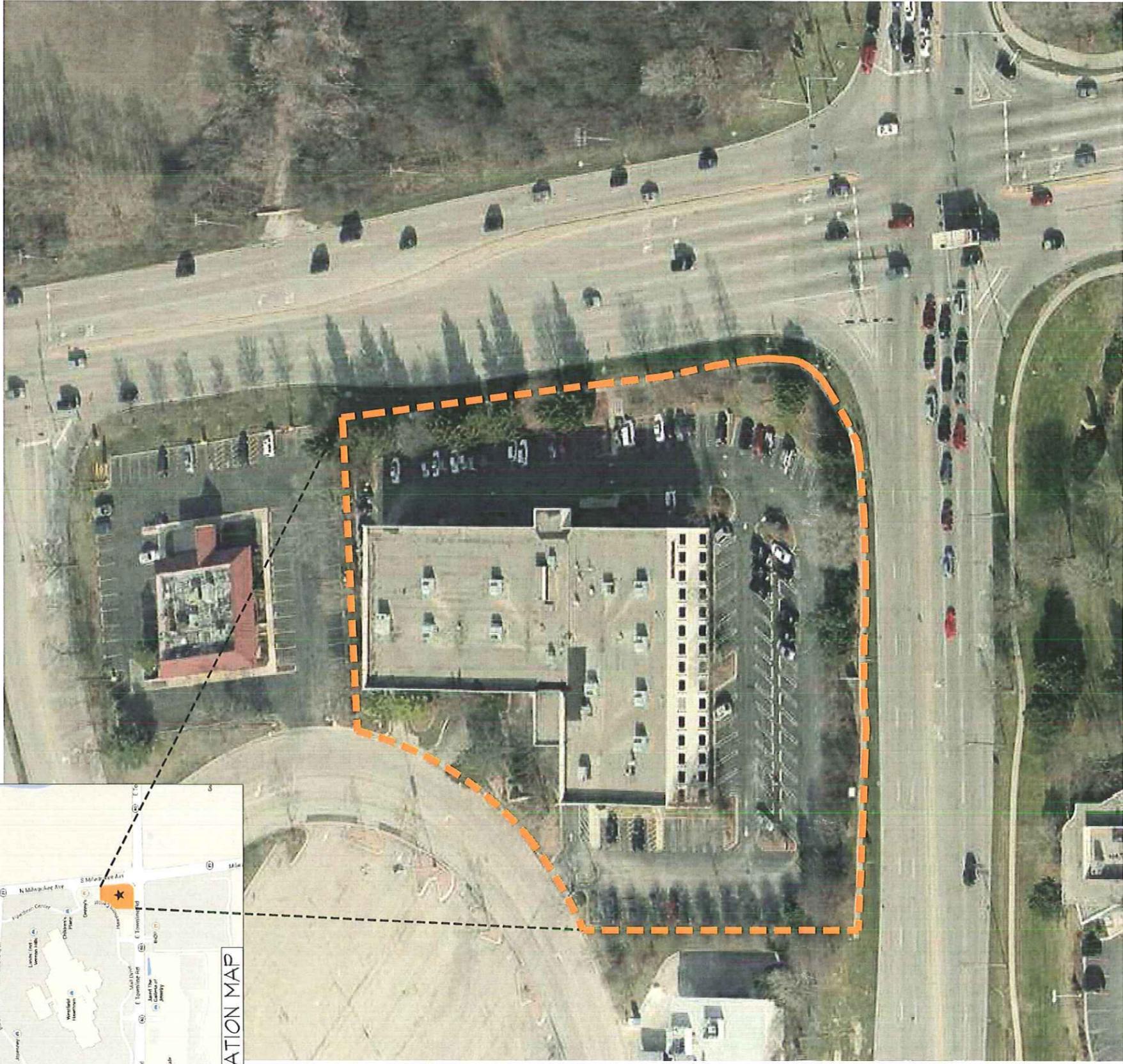
Table 1  
 HOURLY PARKING SUMMARY

Time	Uncle Julio's	Northwestern Medicine	Retail	North Shore Primary Care	Office	Total
11:00 A.M.	21	35	17	4	32	109
11:30 A.M.	28	36	17	4	32	117
12:00 Noon	48	36	18	2	29	133
12:30 P.M.	62	37	18	2	29	148
1:00 P.M.	56	36	19	4	29	144
1:30 P.M.	48	37	19	4	29	137
2:00 P.M.	35	41	18	4	34	132
2:30 P.M.	32	39	18	4	34	127
3:00 P.M.	22	33	17	4	32	108
3:30 P.M.	17	36	17	4	32	106
4:00 P.M.	26	32	17	4	29	108
4:30 P.M.	35	30	17	4	29	115
5:00 P.M.	59	22	12	4	16	113
5:30 P.M.	77	17	12	4	16	126
6:00 P.M.	96	14	12	3	9	134
6:30 P.M.	121	10	12	3	9	155
7:00 P.M.	129	9	15	2	0	155





LOCATION MAP



EXISTING SITE AERIAL VIEW



EXISTING SITE STREET VIEW

Aerial & Location Map

CENTRUM PARTNERS LLC

MILWAUKEE & TOWNLINE

Vernon Hills, Illinois

07 JULY 2015

13010

NN/JSD

Hirsch Associates LLC  
Architecture + Planning

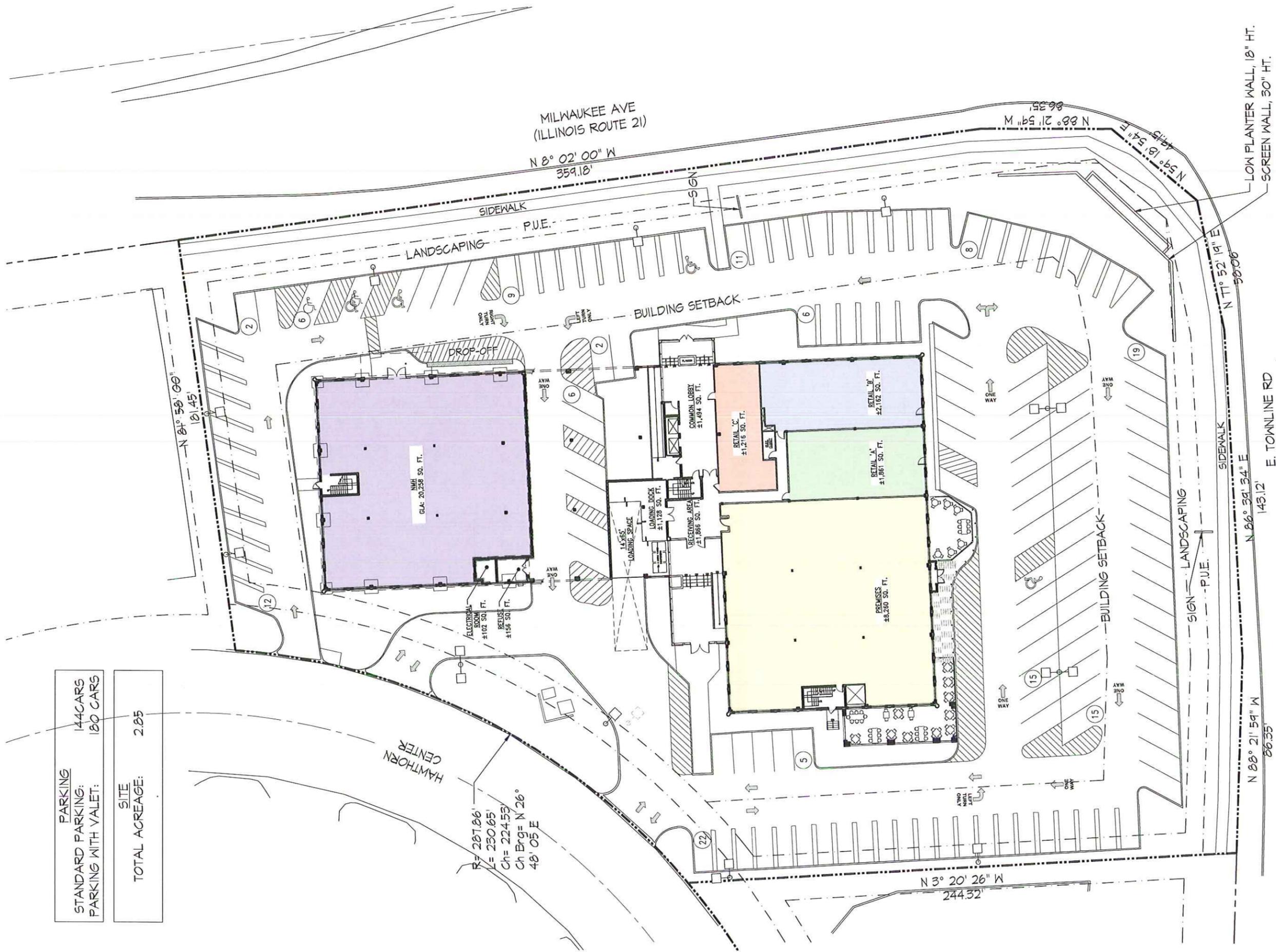


**PARKING**  
 144 CARS  
 180 CARS WITH VALET

**SITE**  
 TOTAL ACREAGE: 2.85

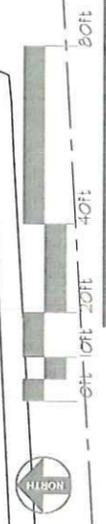
HAWTHORN CENTER

R = 287.86'  
 L = 230.65'  
 Ch = 224.53'  
 Ch Brg = N 26° 48' 05" E



LOW PLANTER WALL, 18" HT.  
 SCREEN WALL, 30" HT.

E. TOWNLINE RD  
 (ILLINOIS ROUTE 60)



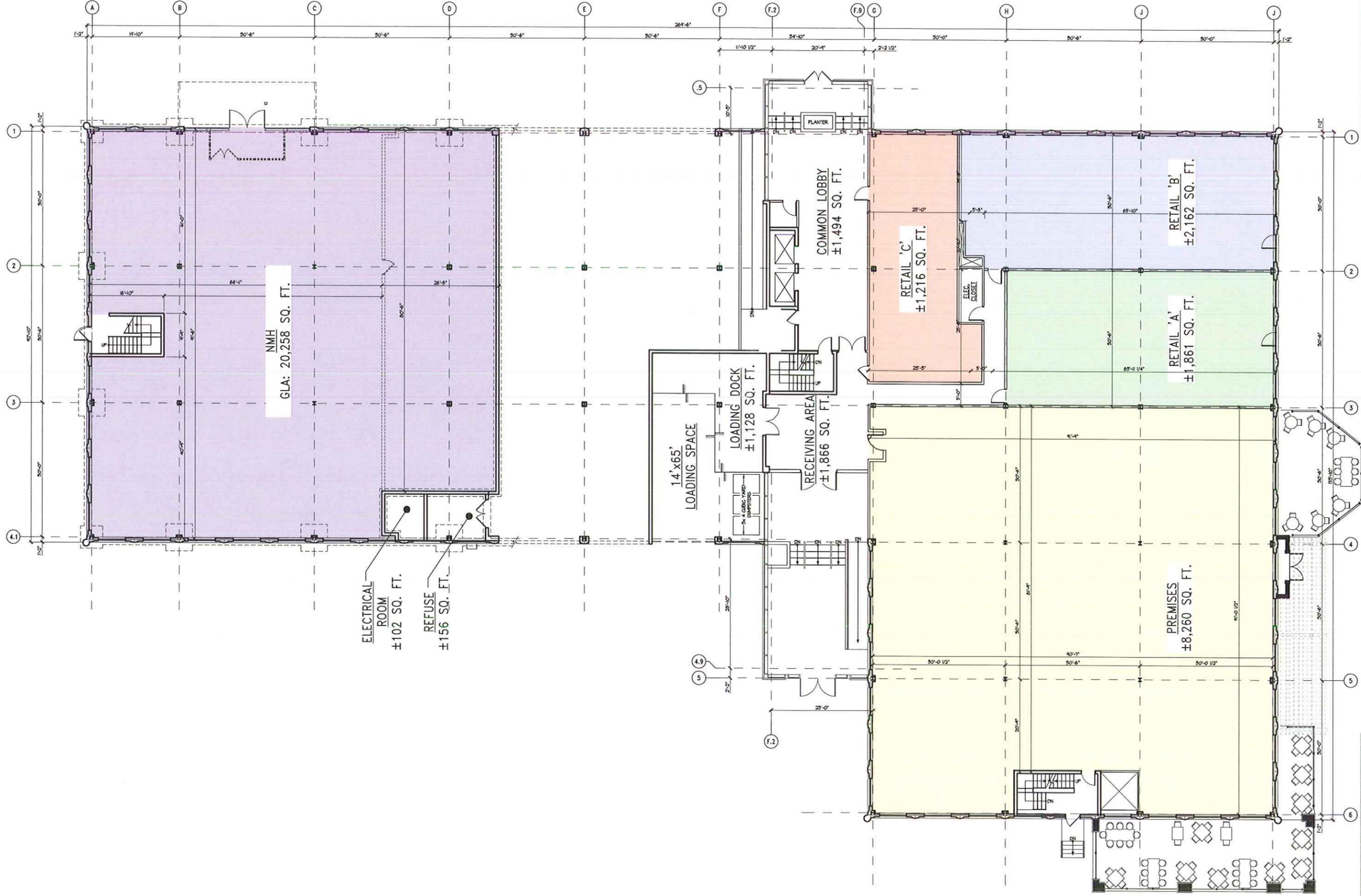
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**CENTRUM PARTNERS LLC**

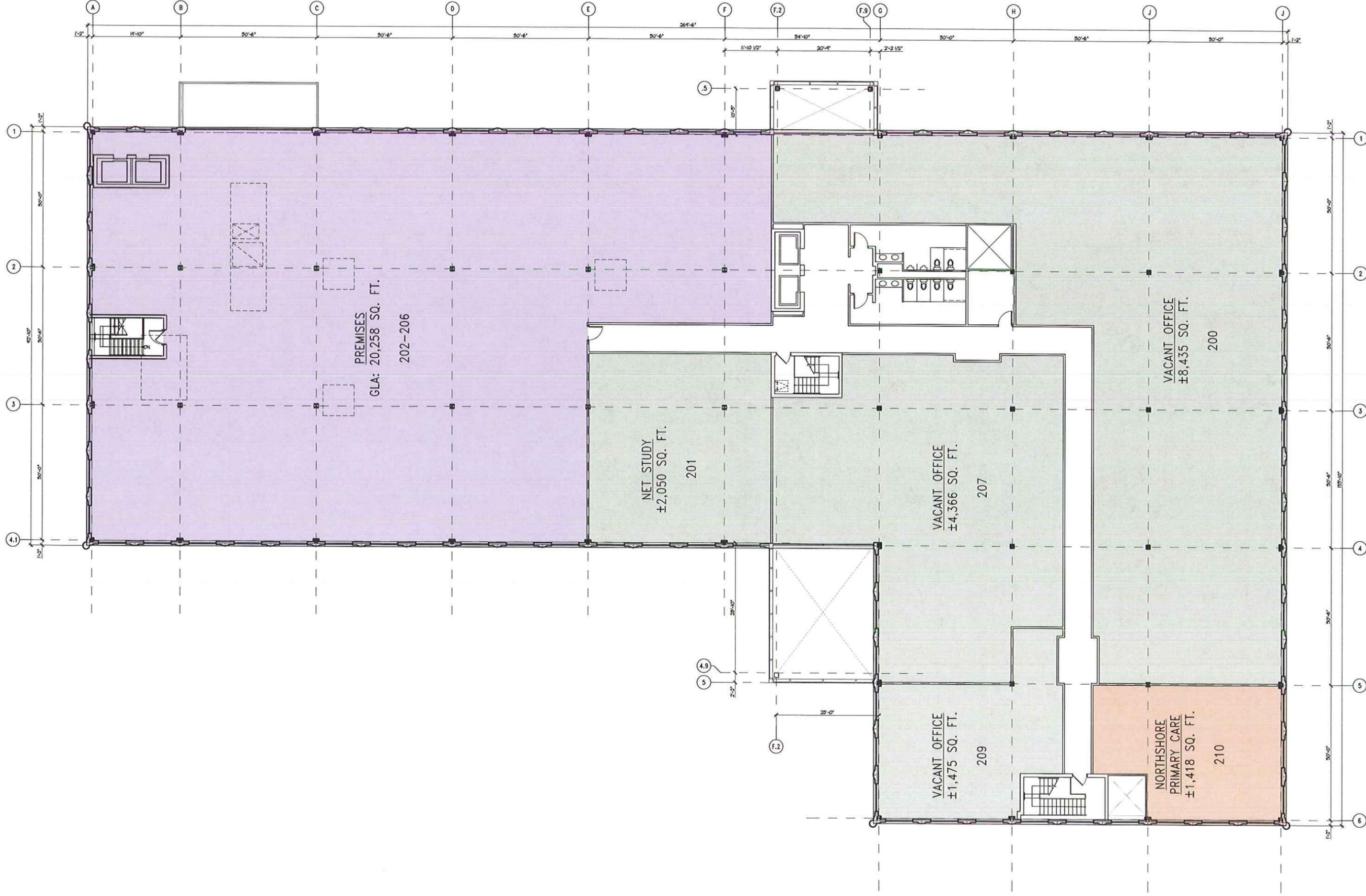
Proposed Site Plan  
**MILWAUKEE & TOWNLINE**  
 Vernon Hills, Illinois

07 JULY 2015  
 13010  
 NN/JSD

**Hirsch Associates LLC**  
 Architecture + Planning



First Floor Plan



Second Floor Plan

Scale: 1" = 20'-0"

**CENTRUM PARTNERS LLC**

**MILWAUKEE & TOWNLINE**  
Vernon Hills, Illinois

07 JULY 2015  
13010  
NN/JSD

**Hirsch Associates LLC**  
Architecture + Planning

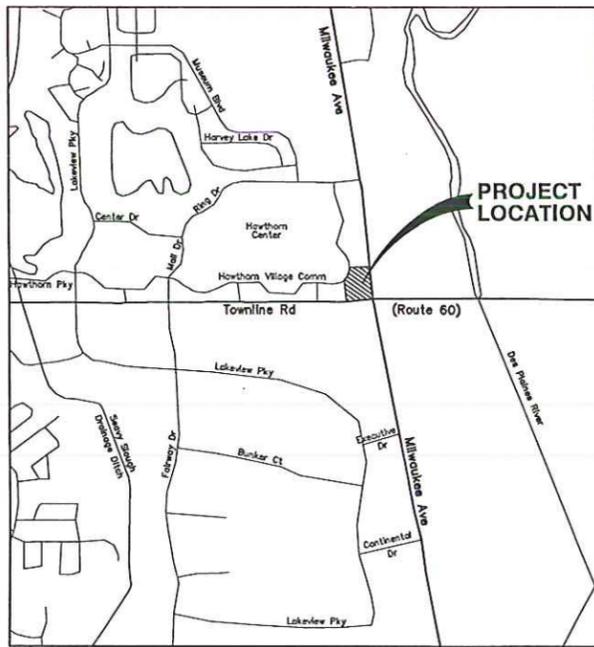
# Proposed Improvements for UNCLE JULIO'S 850 N MILWAUKEE AVE VERNON HILLS, ILLINOIS

## STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	FOREMAN	
	DRANKLE	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT	
	LOW POINT	
	RIM ELEVATION	
	INVERT ELEVATION	
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
	1 FOOT CONTOURS	
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
	SPOT ELEVATION	
	BRUSH/TREE LINE	
	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	
	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	
	SILT FENCE	
	RETAINING WALL	
	WETLAND	

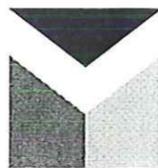
## ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	PVT	POINT OF VERTICAL TANGENCY
AGG	AGGREGATE	FM	FORCE MAIN	P	PAYMENT
ARCH	ARCHITECT	G	GROUND	P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	GAS	GAS	R	RADIUS
B-B	BACK TO BACK	G/F	GRADE AT FOUNDATION	R.O.W.	RIGHT-OF-WAY
B/P	BOTTOM OF PIPE	G/WALL	GRADE AT WALL	RCP	REINFORCED CONCRETE PIPE
B/W	BACK OF WALK	GM	GENERAL MERCHANDISE	REM	REMOVAL
B-BOX	BUFFALO BOX	GR	GRUDENT	RR	RAILROAD
BT	BITUMINOUS	GW	GUY WIRE	RT	RIGHT
BM	BENCHMARK	HDWL	HEADWALL	SAN	SANITARY
B.O.	BY OTHERS	HH	HANDHOLE	SF	SQUARE FOOT
C.E.	COMMERCIAL ENTRANCE	HWL	HIGH WATER LEVEL	S/D.	SHOULDER
CB	CATCH BASIN	HYD.	HYDRANT	SL	STREET LIGHT
CL	CENTRAL	INL	INLET	SMH	SANITARY MANHOLE
CLD	CLOSED LID	INV.	INVERT	ST	STATION
CMF	CORRUGATED METAL PIPE	IP	IRON PIPE	STD	STANDARD
CONTR.	CONTROL	MAX	MAXIMUM	SW	SIDEWALK
C.O.	CLEANOUT	M/E	MEET EXISTING	SY	SQUARE YARDS
CONC.	CONCRETE	M/H	MANHOLE	TSR	TO BE REMOVED
CY	CUBIC YARD	M/L	MANHOLE	T	TELEPHONE
D	DITCH	NWL	NORMAL WATER LEVEL	T-A	TYPE A
DIA.	DIAMETER	CLD	DUCTILE IRON PIPE	T/C	TOP OF CURB
DI	DUCTILE IRON PIPE	CLD	DUCTILE IRON PIPE	T/F	TOP OF FOUNDATION
D/M	DUCTILE IRON WATER MAIN	P.E.	PRIVATE ENTRANCE	T/P	TOP OF PIPE
DS	DOWNSPOUT	PC	POINT OF CURVE	T/W	TOP OF WALK
DT	DRAIN TILE	PC	POINT OF COMPOUND CURVE	T/WALL	TOP OF WALL
E	ELECTRIC	PL	PROFILE GRADE LINE	TEMP	TEMPORARY
E-E	EDGE TO EDGE	PI	POINT OF INTERSECTION	TRANS	TRANSFORMER
ELEV.	ELEVATION	PL	PROPERTY LINE	VB	VALVE BOX
E/P	EDGE OF PAVEMENT	PP	PROPOSED	VCL	VERIFIED CLAY PIPE
EX	EXISTING	PT	POINT OF TANGENCY	V.V.	VALVE VAULT
F	FACE	PVC	POLYVINYL CHLORIDE PIPE	W	WATER LEVEL
F-F	FACE TO FACE	PVC	POLYVINYL CHLORIDE PIPE	WM	WATER MAIN
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE		
FES	FLARED END SECTION	PVI	POINT OF VERTICAL INTERSECTION		



LOCATION MAP  
N.T.S.

NRG ACQUISITIONS, LLC  
225 W. HUBBARD ST. FL 4  
CHICAGO, ILLINOIS, 60654  
(312)279-2672



# Manhard CONSULTING LTD

600 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.834.5550 fax:847.834.0095 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLESHEET
2	DEMOLITION PLAN
3	SITE DIMENSIONAL AND PAVING PLAN
4	GRADING AND EROSION CONTROL PLAN
5	CONSTRUCTION DETAILS
6	CONSTRUCTION SPECIFICATIONS

### BENCHMARKS:

REFERENCE BENCHMARK: (VERNON HILLS, IL STATION:0214)  
STATION IS A #5 REBAR AND RED GPS CAP SET FLUSH IN  
GRASS ABOUT 5 FEET SOUTH OF THE SOUTH CURB LINE OF  
LAKEVIEW PARKWAY AND ABOUT 2 FEET WEST OF STORM  
MANHOLE.  
ELEVATION=694.46      DATUM:NAVD 88

SITE BENCHMARK NO. 1:  
NORTHEAST TAG BOLT ON FIRE HYDRANT LOCATED  
APPROXIMATELY 7.5 FEET EAST OF THE EAST CURB LINE  
OF RING DRIVE AND APPROXIMATELY 12.5 FEET SOUTH OF  
THE NORTH PROPERTY LINE OF LOT 2.  
ELEVATION=668.18      DATUM:NAVD 88

SITE BENCHMARK NO. 2:  
NORTHEAST TAG BOLT ON FIRE HYDRANT LOCATED  
APPROXIMATELY 7.5 FEET SOUTHEAST OF THE SOUTH CURB  
LINE OF RING DRIVE AND APPROXIMATELY 36 FEET WEST OF  
WEST PROPERTY LINE OF LOT 2.  
ELEVATION=688.28      DATUM:NAVD 88

### NOTES:

1. THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY PREPARED BY MANHARD CONSULTING LTD. AND WAS PERFORMED ON NOVEMBER, 19, 2013. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

### UTILITY CONTACTS

**ELECTRIC**  
COMED  
1500 FRANKLIN BLVD.  
LIBERTYVILLE, IL 60048  
(847) 818-5503  
CONTACT: JOE HURLEY

**GAS**  
NORTH SHORE GAS  
3001 GRAND AVENUE  
WAUKEGAN, ILLINOIS 60085  
(847) 263-4687  
CONTACT: GERALD GLOGOVSKY

**SEWER & WATER**  
LAKE COUNTY PUBLIC WORKS  
650 W. WINCHESTER ROAD  
LIBERTYVILLE, ILLINOIS 60048  
(847) 377-7500

**TELEPHONE**  
AT&T/SBC  
LIBERTYVILLE, IL  
(847) 759-5573  
CONTACT: ANTHONY VELASQUEZ

NO.	DATE	DESCRIPTION
1	07-22-15	ISSUED FOR PERMITS
2	07-22-15	ISSUED FOR PERMITS
3	07-22-15	ISSUED FOR PERMITS
4	07-22-15	ISSUED FOR PERMITS
5	07-22-15	ISSUED FOR PERMITS
6	07-22-15	ISSUED FOR PERMITS

**Manhard CONSULTING LTD**  
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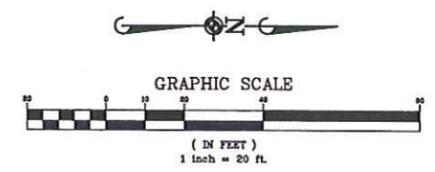
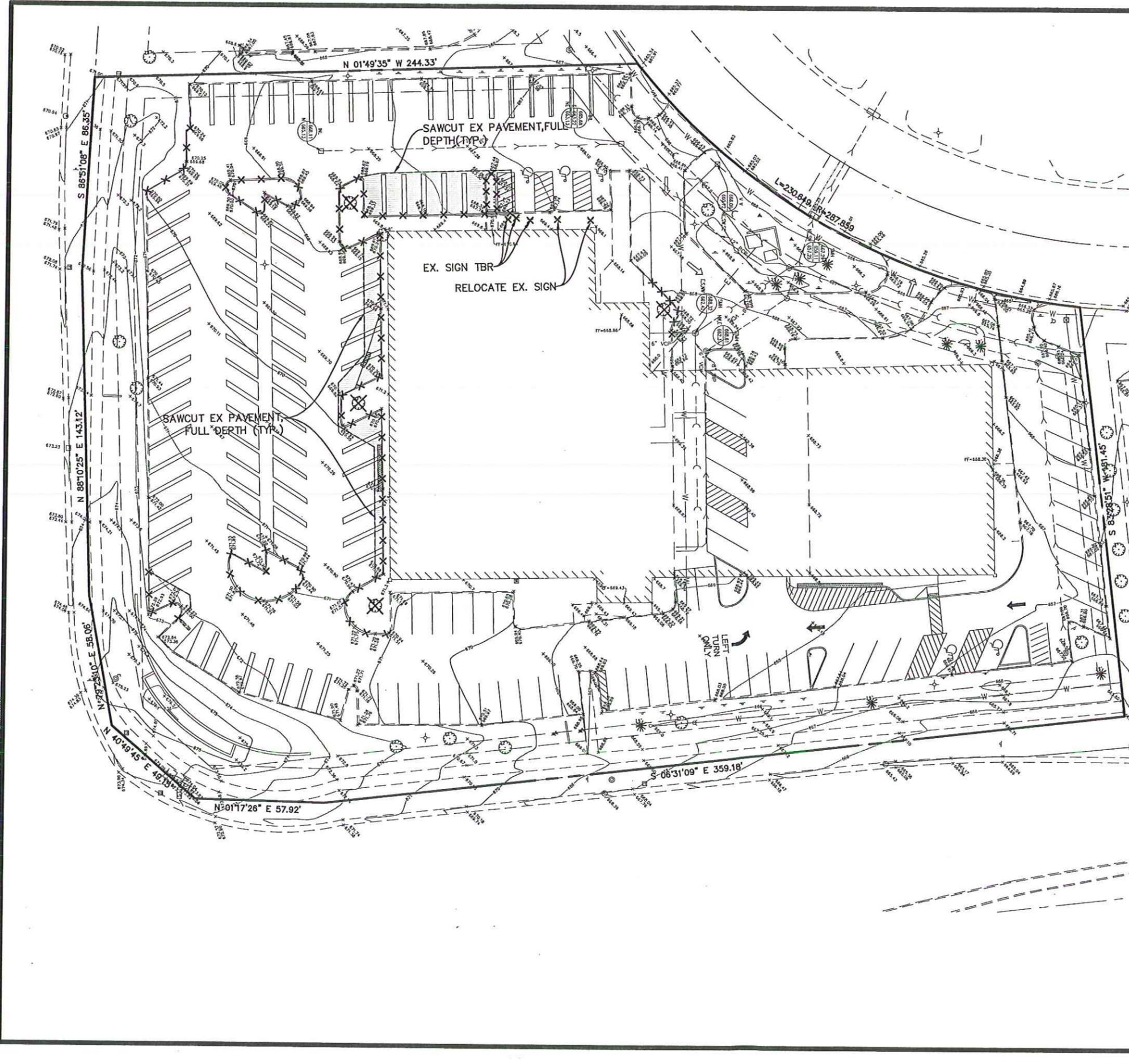
UNCLE JULIOS  
VERNON HIL LS, ILLINOIS  
TITLE SHEET

PROJ NO.: 15  
PROJ ASSOC.: SK  
DRAWN BY:  
DATE: 07-15  
SCALE: N.T.S.

SHEET  
1 OF 6  
CDM 130914

Julie  
ILLINOIS  
ONE-CALL SYSTEM  
Simply Call 811

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
  2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
  3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
  4. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
  5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
  6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER.
  7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
  8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
  9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
  10. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
  11. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
  12. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING AREAS, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERRUPTIONS WITH THE FACILITY MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO FACILITY OPERATIONS.
  13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, HOWEVER IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
  14. VIDS LEFT BY ANY ITEMS REMOVED UNDER BUILDING, PAVEMENT, WALKS, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND COMPACTED WITH SUITABLE MATERIALS BY THE CONTRACTOR.
  15. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES AND SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.

**DEMOLITION LEGEND**

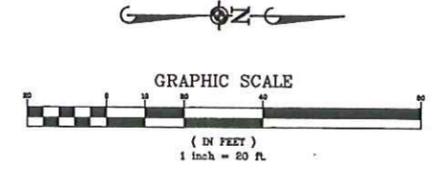
	PAVEMENT AND SITE CONCRETE TO BE REMOVED, INCLUDING BASE
	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED
	TO BE REMOVED

**Manhard CONSULTING LTD.**  
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**UNCLE JULIO'S**  
**VERNON HILLS, ILLINOIS**  
**DEMOLITION PLAN**

PROJ. NO.: 17  
 PROJ. ASSOC.: JH  
 DRAWN BY: JH  
 DATE: 04-07-15  
 SCALE: 1"=20'

SHEET  
**2** OF **6**  
 CETH 130914



**PAVEMENT LEGEND**

	<b>STANDARD DUTY PAVEMENT</b> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE, CA-6 CRUSHED LESTONE
	<b>CONCRETE SIDEWALK</b> 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE, CA-6 CRUSHED LESTONE SEE ARCH. PLAN FOR DETAIL
	<b>DETECTABLE WARNING</b> SEE DETAILS
	<b>MILL AND RESURFACE</b> 1 1/2" MILL EXISTING PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX-D, N50 LEVELING BINDER AND/OR IDOT CLASS D PATCHING AS NEEDED

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  - ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - IF ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#8 DOWEL BARS x 18" LONG DRILLED AND INSTALLED 9" INTO EXISTING AND PROPOSED CURB.
  - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
  - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
  - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  - DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS AS PER FEDERAL AND STATE STANDARDS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.L.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

**PAVEMENT MARKING LEGEND**

	4" YELLOW LINE
	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C.
	ACCESSIBLE PARKING PAVEMENT MARKINGS (SEE DETAIL)
	TRAFFIC FLOW DIRECTIONAL ARROWS

**SIGN LEGEND**

	R7-B AND R7-110 HANDICAP PARKING SIGN WITH \$250 FINE (RELOCATE EX SIGNAGE)
	R8-31 NO PARKING
	R5-1 DO NOT ENTER

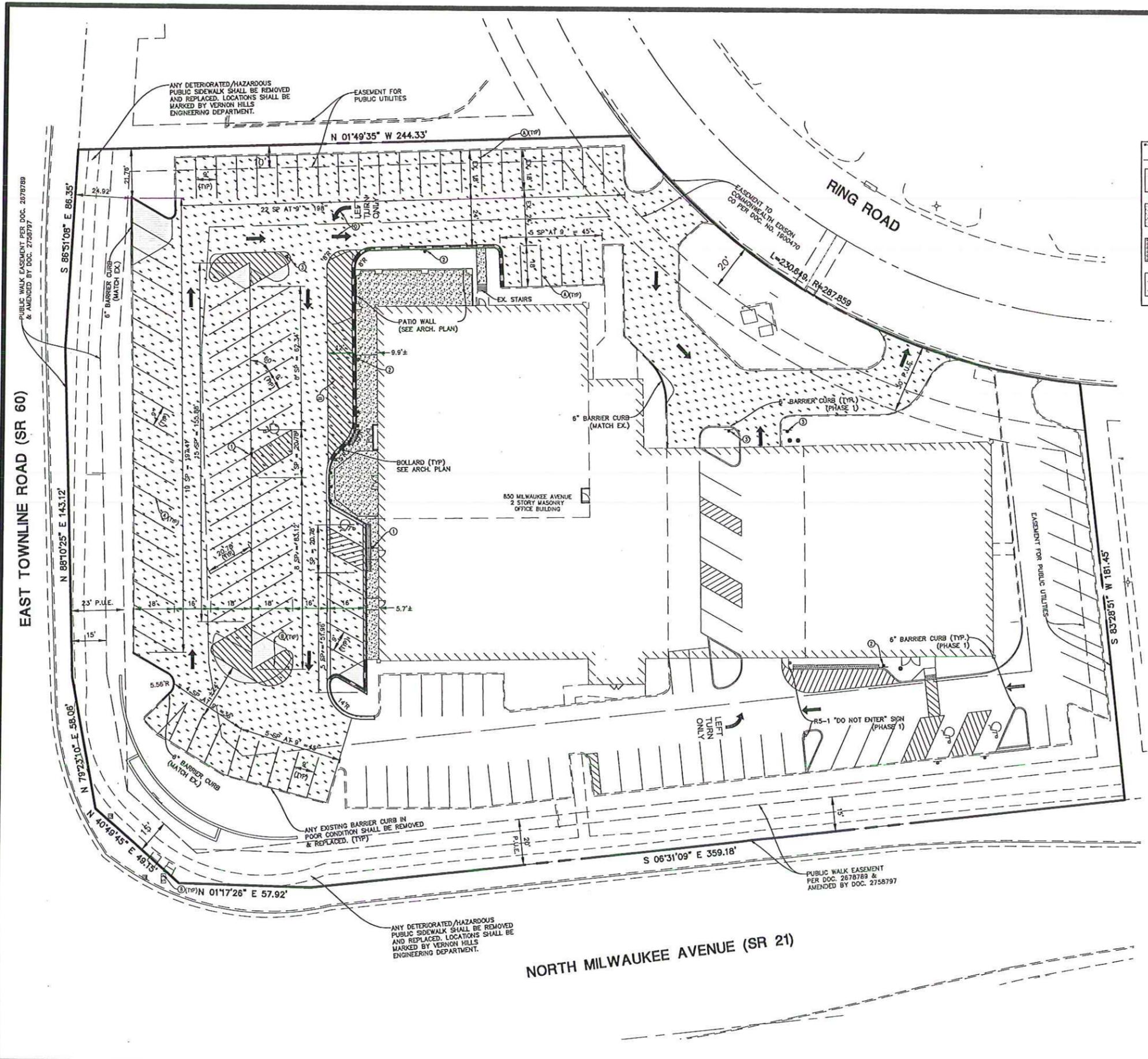
**SITE DATA**

SITE AREA	2.66 ACRES
BUILDING AREA	29,162 S.F.
PARKING REQUIRED	309 SPACES
PARKING PROVIDED	146 SPACES (TOTAL)
HANDICAP PROVIDED	5 SPACES

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UNCLE JULIO'S  
 VERNON HILLS, ILLINOIS  
 SITE DIMENSIONAL AND PAVING PLAN

PROJ. NO.: 17  
 PROJ. ASSOC.: BK  
 DRAWN BY: BPH  
 DATE: 04-07-18  
 SCALE: 1"=20'  
 SHEET  
**3** OF **6**  
 CDVH 130914



**SOIL PROTECTION CHART**

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING	A	A	A	A	A	A	A	A	A	A	A	A
TEMPORARY SEEDING	B	B	B	B	B	B	B	B	B	B	B	B
SOILING	C	C	C	C	C	C	C	C	C	C	C	C
MULCHING	D	D	D	D	D	D	D	D	D	D	D	D

**A. TEMPORARY BLUEGRASS**  
50 LBS./AC. MIXED WITH PERENNIAL FESCUE

**B. TEMPORARY BLUEGRASS**  
15 LBS./AC. MIXED WITH PERENNIAL FESCUE

**C. SPRING GRASS** 100 LBS./AC.  
D. WHEAT OR CORN, ETC.

**E. SOIL** (MURPHY GRASS)  
KENTUCKY BLUEGRASS

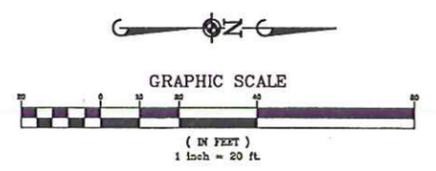
**F. STRAW MULCH**  
3 TONS PER ACRE

**G. IRRIGATION NEEDED**  
TOPSOIL AND SOFTENER

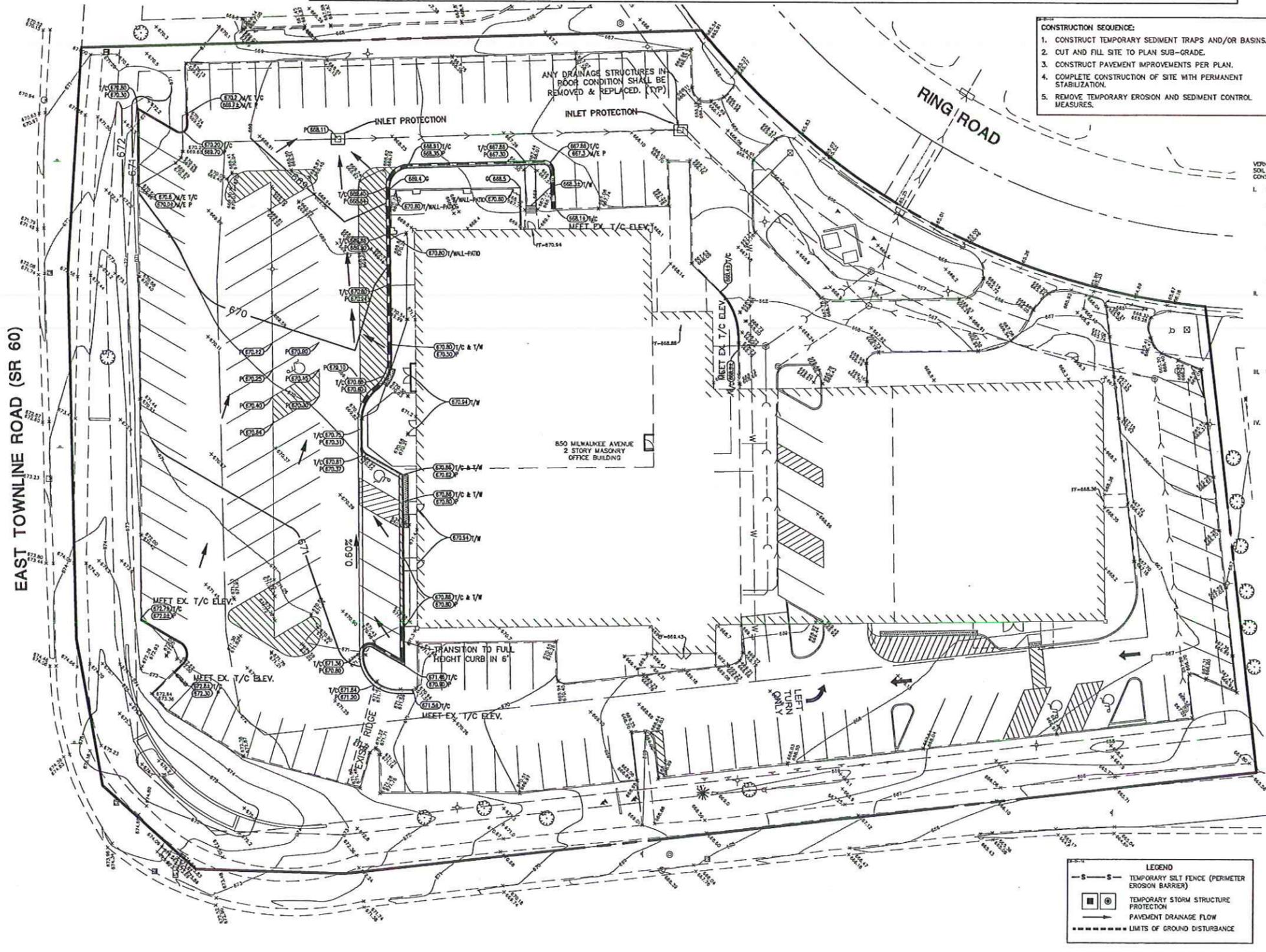
**H. IRRIGATION NEEDED**  
FOR 2-3 WEEKS AFTER SEEDING

NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE RESOLVED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

- LAKE COUNTY SMC SEDIMENTATION AND EROSION CONTROL NOTES**
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
  - SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
  - DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.
  - ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
  - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- A STABILIZED MAT OF AGGREGATE UNDERLAIN WITH FILTER CLOTH (OR OTHER APPROPRIATE MEASURE) SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, OR PARKING AREA. ANY SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
  - IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G., SEDIMENT TRAP, SEDIMENT BASIN, POLYACRYLAMIDE TREATMENT SYSTEM OR OTHER APPROPRIATE MEASURE).
  - THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
- ADDITIONAL SEDIMENTATION AND EROSION CONTROL NOTES**
- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS PROCEDURE AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
  - MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
  - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SHOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
  - ON-SITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
  - TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS. / ACRE.
  - FILTER FABRIC OR AN INLET PROTECTION DEVICE SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE. FABRIC SHALL BE CUT LARGE ENOUGH SUCH THAT THE ENTIRE GRATE IS COVERED WITH 24" MIN. OVERHANG TO COLLECT SEDIMENT.
  - ALL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE MUNICIPALITIES EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE ILLINOIS URBAN MANUAL.

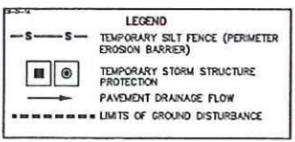


- CONSTRUCTION SEQUENCE:**
- CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS.
  - CUT AND FILL SITE TO PLAN SUB-GRADE.
  - CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
  - COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
  - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.



- VERNON HILLS DEVELOPMENT AT SR 21 AND SR 60**  
SOIL EROSION AND SEDIMENT CONTROL PLAN  
CONSTRUCTION SITE ACTIVITIES
- SITE DESCRIPTION**
    - The project consists of an existing 2.66-acre site with one existing building and parking with existing slopes ranging from 1 to 25 percent grade. The existing curb & gutter and pavement at the northeast entrance will be removed and replaced to provide a drop-off area for that entrance.
    - The site construction activities will consist of grading activities to subgrade the site for construction of the parking lot and sidewalk improvements to serve the proposed development and disturb 0.11 acres.
    - The Soil Erosion and Sediment Control Plan depicts soil erosion control features and methods to be used during and after construction of all public improvements and until stabilization of the site with vegetative cover. This plan should be used in conjunction with the approved Grading and Drainage Plan which gives more specific grading information for construction of storm sewers and stormwater management facilities.
    - All surface drainage for this site is to be discharged to the existing storm inlet on the site.
  - PROPOSED CONTROLS**
    - Prior to the start of any construction activities, the contractor (or Owner's representative) shall install inlet protection that shall remain in place until final stabilization of the site.
    - Upon completion of paving construction, the Owner shall elect to stabilize all disturbed areas with topsoil and temporary seeding in accordance with the soil protection chart or continue the maintenance of the erosion control features until completion of all construction.
    - The contractor shall be responsible on a daily basis to clean the mud or debris deposited on the adjacent streets as a result of their construction operations.
  - MAINTENANCE**  
The contractor shall be responsible for the initial construction of the erosion control measures shown in the plan, and shall be responsible for the maintenance of said facilities in good and effective operating conditions until the completion of his final grading operations after construction of those improvements in his contract. The contractor shall request in writing a release from the Owner for maintenance of the site upon completion of this work. A description of the maintenance procedures shall be added to the Stormwater Pollution Prevention Plan.
  - INSPECTIONS BY OWNER**
    - Qualified personnel (provided by the Owner or Contractor) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5-inch or greater or equivalent snowfall.
    - Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of the potential for erosion and sediment control measures. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant inputs to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.

- GRADING NOTES:**
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION. NEW HANDICAP STALLS UTILIZE EXISTING PAVEMENT AND MEET THE SLOPE REQUIREMENTS BASED ON EXISTING ELEVATIONS OBTAINED. CONTRACTOR TO VERIFY EXISTING PARKING STALL ELEVATIONS DO NOT EXCEED 2.00% AND NOTIFY ENGINEER OF ANY CONFLICTS.
  - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
  - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
  - THE CONTRACTOR SHALL CONTACT JULIEE (11-600-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3% OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD ON NOVEMBER 19, 2013. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.



EAST TOWNLINE ROAD (SR 60)

RING ROAD

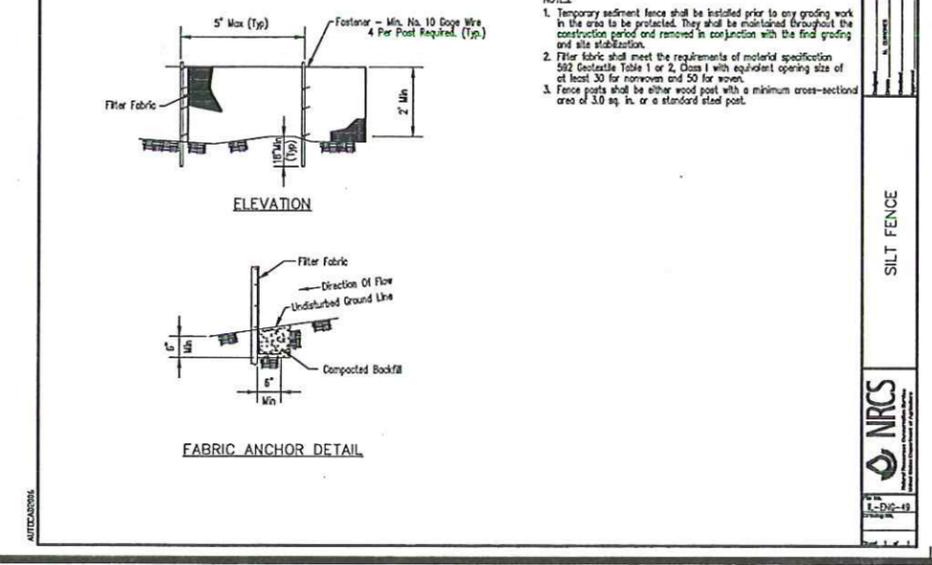
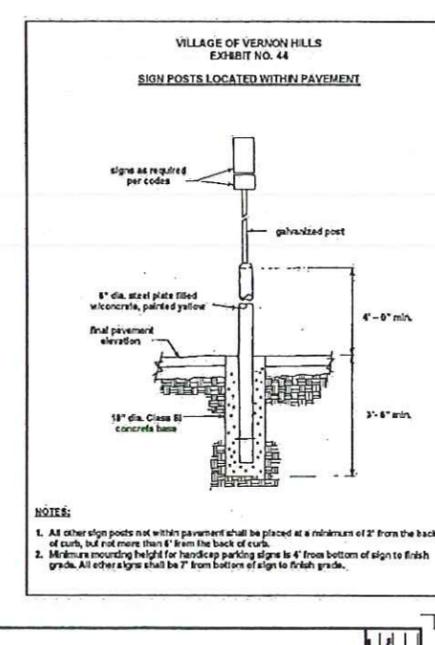
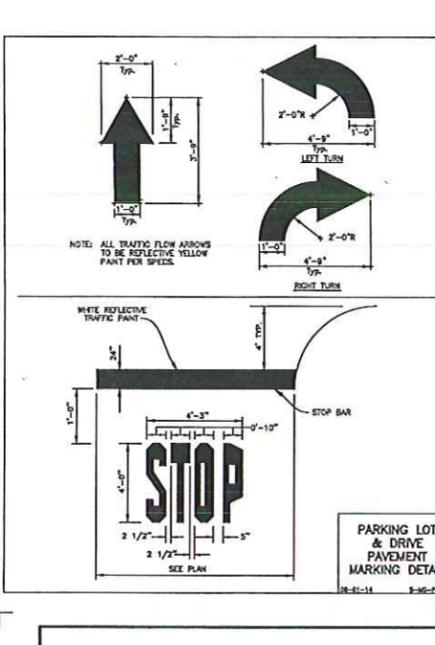
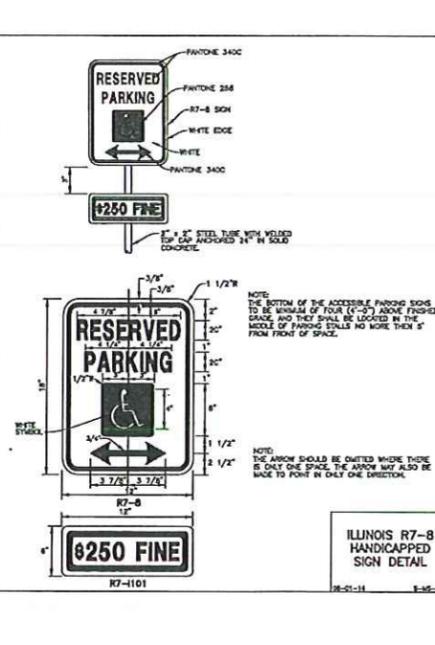
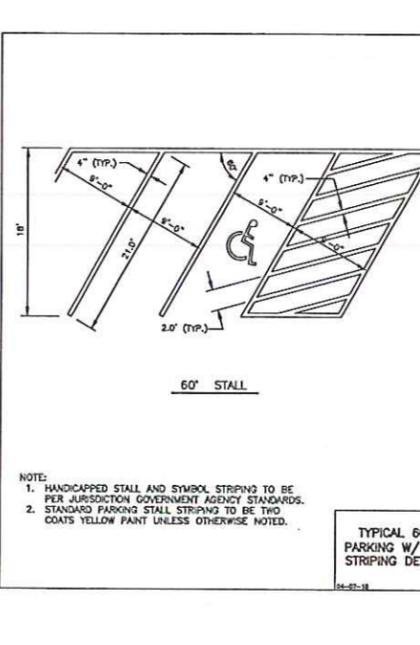
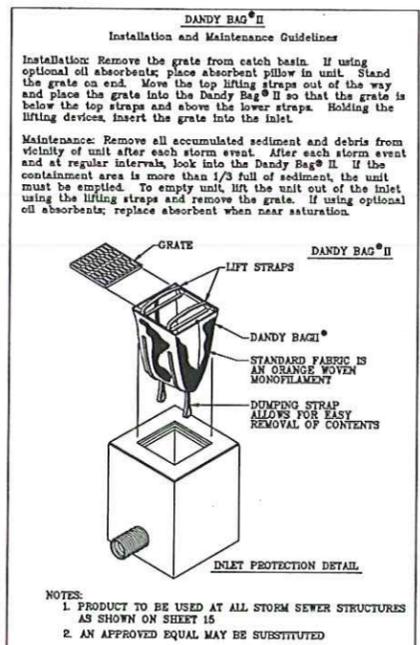
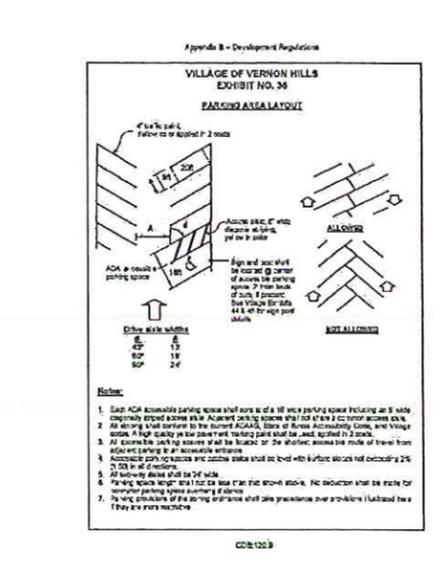
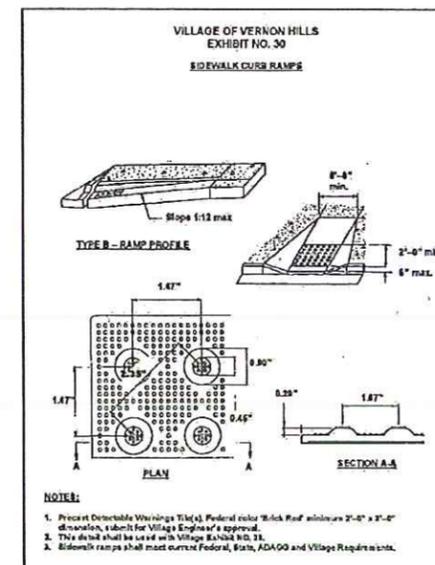
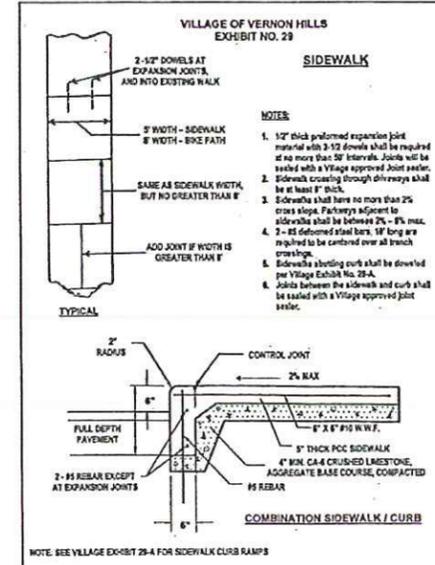
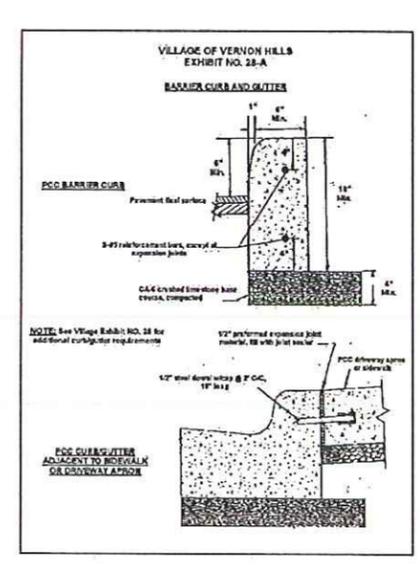
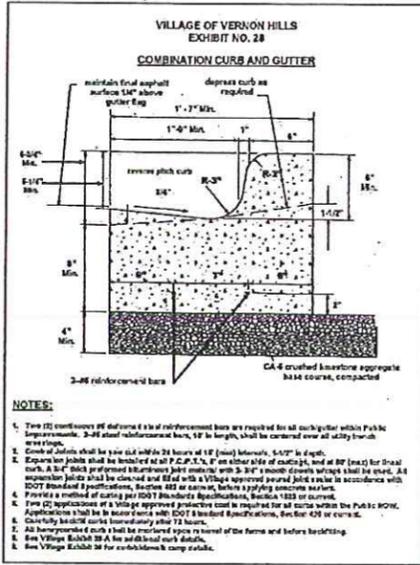
850 MILWAUKEE AVENUE  
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UNCLE JULIO'S  
VERNON HILLS, ILLINOIS  
GRADING AND EROSION CONTROL PLAN

PROJ. NO.: 17  
PROJ. ASSOC.: SK  
DRAWN BY:  
DATE: 04-07-18  
SCALE: 1"=20'

SHEET  
**4** OF **6**  
CEWH 130914



**Manhard CONSULTING**  
 Environmental Engineers - Environmental Scientists - Landscape Architects - Planners  
 1000 West Lake Street, Suite 1000, West Lake, Illinois 60091  
 Phone: (847) 344-1000, Fax: (847) 344-1001, Email: info@manhard.com, www.manhard.com  
 Project No. 15-001, Date: 04-07-18, Scale: N.T.S.

UNCLE JULIO'S  
 VERNON HILLS, ILLINOIS  
 CONSTRUCTION DETAILS

SHEET  
**5** OF **6**  
 CEWH 130614

MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

- 1. "CLIENT" shall mean INGO Acquisitions, LLC, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.
2. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
3. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
4. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
5. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be inflexibly determined as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is intended, however, that materials or work covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless expressly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- 1. The CLIENT and/or CONTRACTOR shall promptly report any errors or omissions in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
2. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
3. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER'S decision shall be final to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All work herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, ordinances, and rules shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS indicate information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations where detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall verify and definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR'S responsibility prior to construction to verify the Utility Companies of the intentions to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

INSTALLABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES - INTENTIONALLY DELETED

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow and shall prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT'S construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

ENCLOSURES

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the CLIENT. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "boom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadway from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material supplies, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property or to the protection of persons or property from damage, injury, or loss, and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against their own negligence. Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to: (1) injury or damage occurring by reason of the failure of or use or misuse of any tool, fixture, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any party or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by or for either of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, prior to commencing any work, general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER'S other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this writing agreement and requirement. Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the utility company's crews and any less which are to be paid to the utility company for field services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation of these damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be retained on this plan, all other construction materials shall be new. Prior to demolition occurring, all erosion control devices are to be installed.

CONTRACTOR shall perform all demolition work in accordance with all applicable Federal, State and local requirements.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNMENTAL ENTITIES) of all structures, pads, walls, fences, foundations, road, parking lots, driveways, ditches, sidewalks, utilities, etc., such that the improvements shown on these plans can be constructed. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material as per the specifications.

The CONTRACTOR is responsible for removing all debris from the site and disposing the debris in a lawful manner.

The CONTRACTOR is responsible for obtaining all permits required for demolition and approval.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clear of debris, and available for use by emergency vehicles.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate with all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may fill seaward and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for its removal and repair.

Voils left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNMENTAL ENTITY approval of dust control procedures prior to demolition of any structure. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNMENTAL ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNMENTAL ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The location of all existing utilities shown on this plan have been determined from the best information available and are given for the information of the CONTRACTOR and are not to be interpreted as the only utilities that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The parking shall be completed in sections so that it does not interrupt the facility operations, the CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA - INTENTIONALLY DELETED

EARTHWORK CALCULATIONS AND CROSS SECTIONS - INTENTIONALLY DELETED

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TORSOIL STRIPPING - INTENTIONALLY DELETED

TORSOIL REUSE/REPAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with DOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SOODONS

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawing and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

All excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas.

The CONTRACTOR shall be responsible for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any underdrain that may be required).

Table with 4 columns: Soil Type, Compaction Standard, Compaction Percent, Base Class. Rows include Sandy Soil, Gravelly Soil, and Clayey Soil.

unless approved otherwise in the soils report or by the CLIENT.

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site. For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

- 1. Any soil whose optimum moisture content exceeds 25%.
2. Any soil whose liquid limit exceeds 40%.
3. Any soil whose plasticity index exceeds 15.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNMENTAL ENTITY this condition necessitates the installation of perforated drain tiles bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to provide an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by drying as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS - INTENTIONALLY DELETED

III. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

This work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR, Supplementing the Standard Specifications shall be the applicable sections of the latest editions of the "Supplemental Specifications and Resurfacing Special Provisions," the "Manual on Uniform Traffic Control Devices for Streets and Highways" and the "Book of Specifications" and the "Book of Specifications" (hereinafter referred to collectively as the "MUTCD" and the "Village of Vernon Hills Code of Ordinances Development Regulations Engineering Specifications. Any references to "ENGINEER" in the "Standard Specifications" shall be interpreted as the CLIENT or CLIENT'S Construction Representative.

SUBGRADE PREPARATION

The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans.

AGGREGATE BASE COURSE TYPE II

Aggregate Base Course Type II shall be limited to CA-8 or CA-10 gradation, crushed limestone. Aggregate base courses shall be profiled and outlined below.

PROOF ROLL

The CONTRACTOR shall proof roll the subgrade, subbase and binder courses to the Village of Vernon Hills Code of Ordinances Development Regulations Engineering Specifications Section H.

Pavement subgrade material shall not be removed, placed or disturbed after proof roll testing has been completed prior to the pavement construction. Additional testing will be required if the pavement subgrade is disturbed and/or material is removed from or placed on the pavement subgrade after proof rolling approval.

Trucks or heavy equipment shall not travel on any pavement subgrade after final testing prior to pavement construction.

NOTHING ASPHALT BASE COURSE

HMA Base Course shall meet the requirements of DOT or NDOT mix design as indicated and shown on the plans.

NOTHING ASPHALT BINDER AND SURFACE COURSE

HMA binder and surface courses, shall be constructed to the compacted thickness as shown on the PLANS. The base course shall be cleaned and primed in accordance with the JURISDICTIONAL GOVERNMENTAL ENTITY. The surface course shall be placed after the base and courses have gone through one winter season, or as directed by the CLIENT. Before applying the surface course, the binder course shall be thoroughly cleaned and primed in accordance with the JURISDICTIONAL GOVERNMENTAL ENTITY. Prior to the placement of the surface course, the JURISDICTIONAL GOVERNMENTAL ENTITY shall ensure the completed pavement, including curb and gutter, and all failures shall be corrected by the CONTRACTOR.

CONCRETE PAVEMENTS - INTENTIONALLY DELETED

SIDEWALKS

Concrete sidewalks shall be constructed to width and thickness as shown on the PLANS. Sidewalks shall be thickened to a minimum of 6" at all driveways. All sidewalks shall be DOT Class III concrete, or aggregate base as shown on the detail. A 3" expansion joint shall be provided when meeting existing sidewalk. All expansion joints shall be sealed with an approved concrete joint sealer.

CURB AND GUTTER

Curb and gutter shall be as per the detail shown on the PLANS, which shall include compacted aggregate base course under the curb and gutter. All contraction and expansion joints shall be constructed as per the detail.

CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT

The CONTRACTOR shall saw cut and remove the existing concrete curb where shown on the PLANS and install a curb of similar cross section and pavement to be removed (or depressed curb and gutter if shown on the PLANS). Upon completion of the curb and gutter any voids between the existing pavement and the new curb shall be filled with concrete to within 2" of the final surface, which is to be filled with bituminous pavement. The area behind the curb shall be filled and compacted with embankment material within 6" of the top of the new curb. The CONTRACTOR shall then restore the remaining 6" to its original condition (i.e., sand, gravel, topsoil). Where proposed curb connects to an existing curb, the existing curb shall be saw cut and then two (2) long x 1/2 (1/2) dowel bars shall be drilled and installed 6" into the existing and proposed curb. Bars shall be installed in a location similar to the expansion joint in the curb.

FRAME ADJUSTMENTS - INTENTIONALLY DELETED

PAVEMENT MARKINGS - PAINT

The CONTRACTOR shall furnish and apply painted marking lines, letters & symbols of the patterns, sizes and colors where shown on the PLANS. Paint pavement marking shall be applied in accordance with the DOT Standard Specifications.

PAVEMENT MARKINGS - THERMOPLASTIC - INTENTIONALLY DELETED

QUALITY CONTROL

The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing documentation that specifications were met.

AS-BUILT RECORD DRAWINGS

Upon completion of the site improvements and prior to the placement of the final surface course, As-Built Record Drawings shall be submitted to the JURISDICTIONAL GOVERNMENTAL ENTITY. Drawings shall be prepared by the Design Engineer and meet the requirements of the Village of Vernon Hills Code of Ordinances Appendix B - Development Regulations Section P-As-Built Record Drawings.

Vertical table with columns for drawing sheets and their locations.



UNCLE JULIO'S VERNON HILLS, ILLINOIS CONSTRUCTION SPECIFICATIONS

Project information form including sheet number (6 of 6), date (04-07-18), and scale (N.T.S.).



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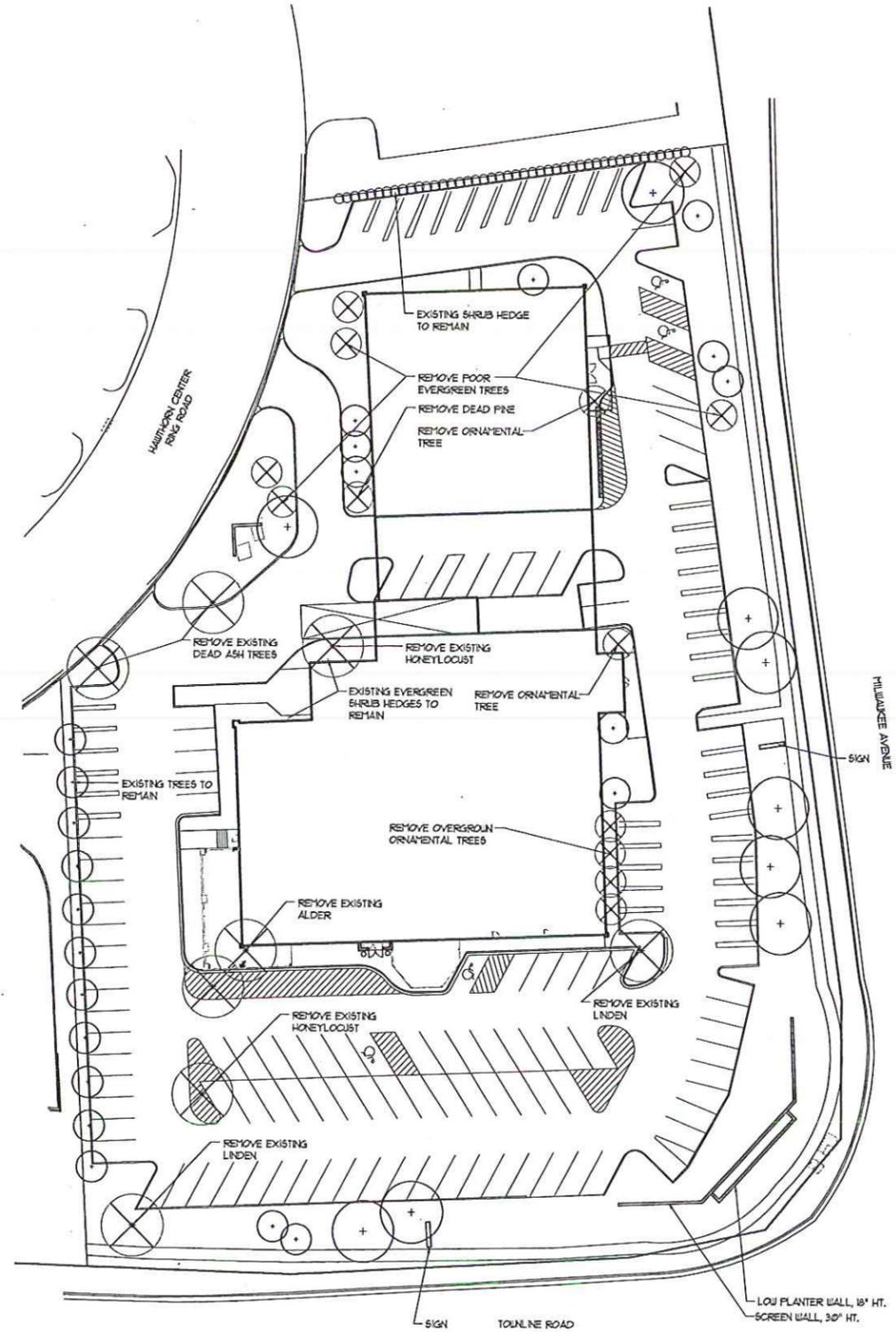
Revisions

12.	REVISED PER TECHNICAL REVIEW 2	07/22/15
11.	REVISED PER TECHNICAL REVIEW	07/07/15
10.	REVISED PER VILLAGE REVIEW	06/05/15
9.	PARKING LOT REVISIONS	05/22/15
8.	ISSUED FOR PERMIT	04/03/15
7.	RE-ISSUED FOR ZONING APPROVAL	07/08/14
6.	RE-ISSUED FOR ZONING APPROVAL	05/13/14
5.	ISSUE FOR VILLAGE APPROVAL	04/29/14
4.	REVISED PER VILLAGE COMMENTS	04/09/14
3.	TECHNICAL REVIEW #2 RESPONSE	03/06/14
2.	TECHNICAL REVIEW #1 RESPONSE	01/31/14
1.	ISSUED FOR VILLAGE REVIEW	12/06/13

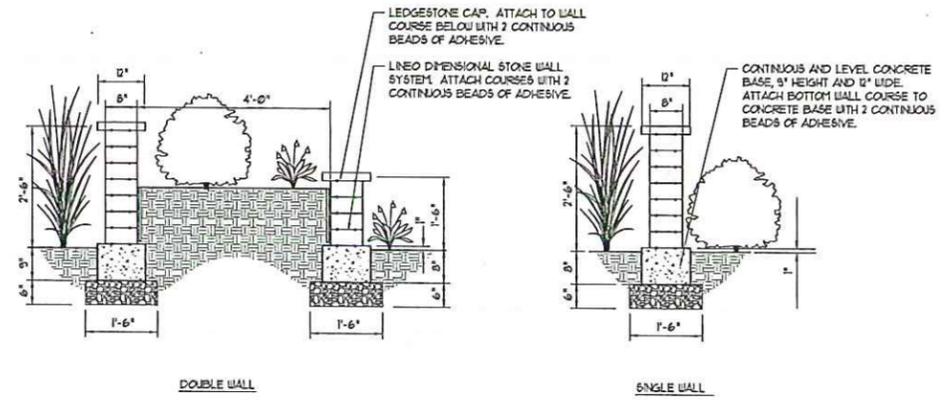
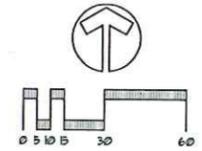
Project  
**MILWAUKEE AVE & TOWNLIN RD RETAIL**  
 850 NORTH MILWAUKEE AVENUE  
 VERNON HILLS, ILLINOIS

Sheet Title  
**EXISTING TREE REMOVAL PLAN**

Date 12/06/13	Project No. DWP 13-180
Scale 1" = 30'-0"	Sheet No. L-1.0
Drawn By FERGUSON	Approved

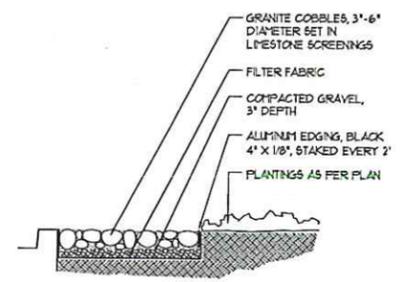


**1 TREE REMOVAL PLAN**  
 1" = 30'-0"



**2 DECORATIVE WALL DETAIL**  
 NOT TO SCALE

COBBLES TO BE SET IN A BED OF LIMESTONE SCREENINGS OVER A COMPACTED GRAVEL BASE. SET COBBLES FLAT SIDE UP TO CREATE AS LEVEL A SURFACE AS POSSIBLE. PROVIDE BLACK ALUMINUM EDGING TO ALL EDGES WHERE COBBLESTONE ADJUTS LANDSCAPE PLANTINGS. WRAP FILTER FABRIC UNDER EDGING.



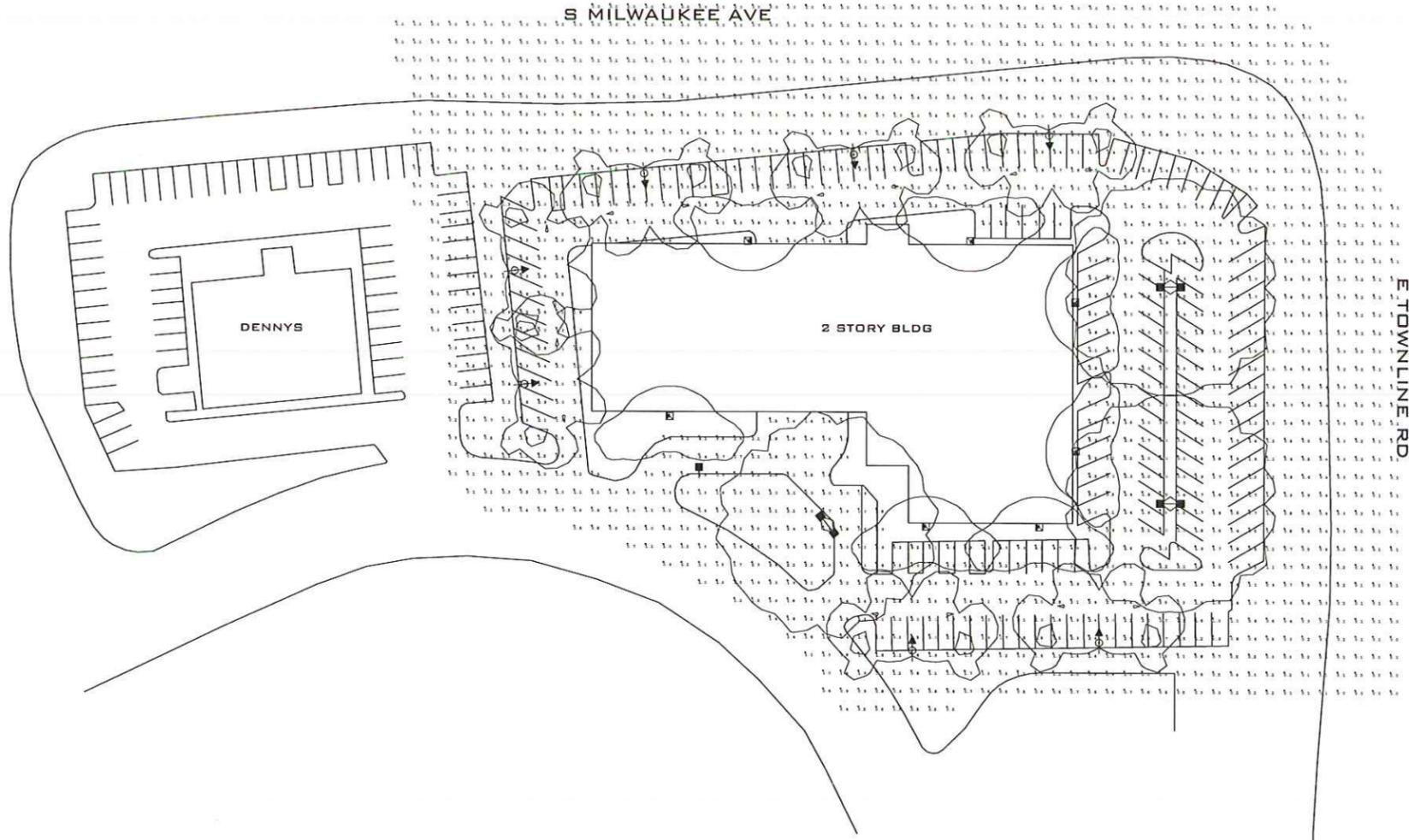
**3 COBBLESTONE PAVING**  
 NOT TO SCALE



REVISIONS

REV #	DATE	BY:

ORDINANCE 2015-030 Exhibit B-5: Proposed Photometric Plan prepared by WLS Lighting Systems with a date of July 5, 2015 consisting of 1 page.



OPTION 2

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpClr	PtSpCtB
OVERALL PARKING SURFARY	Fc	2.20	6.90	0.80	2.75	8.63	10	10

Luminaire Schedule								
Symbol	Qty	Label	Lumens	LLF	Description			
	3	A	28500	0.850	WLS-FVM-S-400-NW-FSMH-FG 30' POLE 3' BASE			
	1	B	28500	0.850	WLS-FVM-S-400-NW-FSMH-FG 30' POLE 3' BASE			
	7	D	28500	0.850	WLS-FVM-S-400-NW-FSMH-FG 30' POLE 3' BASE			
	7	E	17000	0.800	WLS-RMB-M-3-175-FSMH-FG 16' MOUNTING HEIGHT			

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.  
 THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

MEDICAL OFFICE - RETAIL  
 VERNON HILLS, IL

WLS LIGHTING SYSTEMS

Consider the Impact!

1919 WINDSOR PLACE  
 FORT WORTH, TX 76110  
 WWW.WLSLIGHTING.COM

WLS- 9515B

DATE- 7/5/15

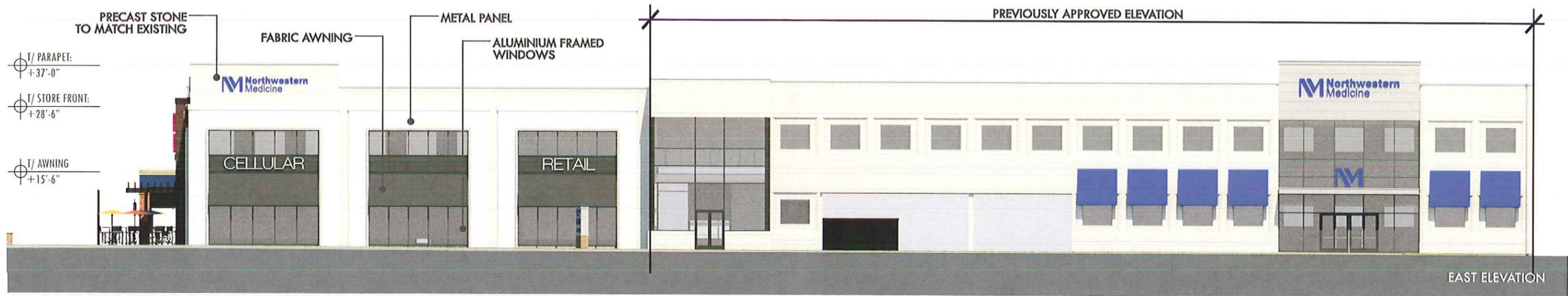
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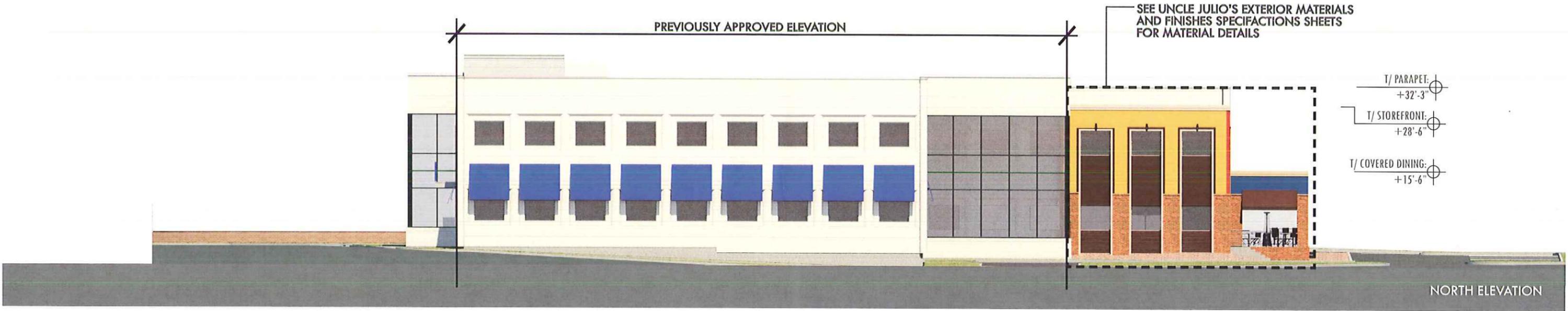
800-633-8711

PM- HOLLY

BY- TO

SHEET 1 OF 1





-   
 P-3 SW6375  
 HONEYCOMB
-   
 P-7 SW6991  
 BLACK MAGIC
-   
 P-8 SW6076  
 TURKISH COFFEE
-   
 P-10 SW7506  
 LOGGIA
-   
 P-11 SW6804  
 DIGNITY BLUE
-   
 P-13 SW6006  
 BLACK BEAN
-   
 ST-2 MINWAX  
 2716 DARK WALNUT/  
 390 NATURAL CHERRY
-   
 WD-1 ROUGH SAWN  
 WESTERN RED CEDAR  
 ST-3 MINWAX 233 ENGLISH  
 CHESTNUT & 2716 DK WALNUT
-   
 M-1 ELDORADO  
 ROMABRICK VENEER  
 'BRACCIANO'
-   
 MC-4 METAL STOREFRONT  
 CLADDING 'DARK BRONZE'
-   
 MC-9 METAL PANEL  
 'DARK BRONZE'
-   
 MC-8 LONGBOARD WOODGRAIN  
 ALUMINUM SIDING  
 'DARK NATIONAL WALNUT'
-   
 CANVAS AWNING  
 SUNBRELLA  
 MARINE BLUE
-   
 CANVAS AWNING  
 SUNBRELLA  
 TRUE BROWN





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PARTNERS

MILWAUKEE & TOWNLINE  
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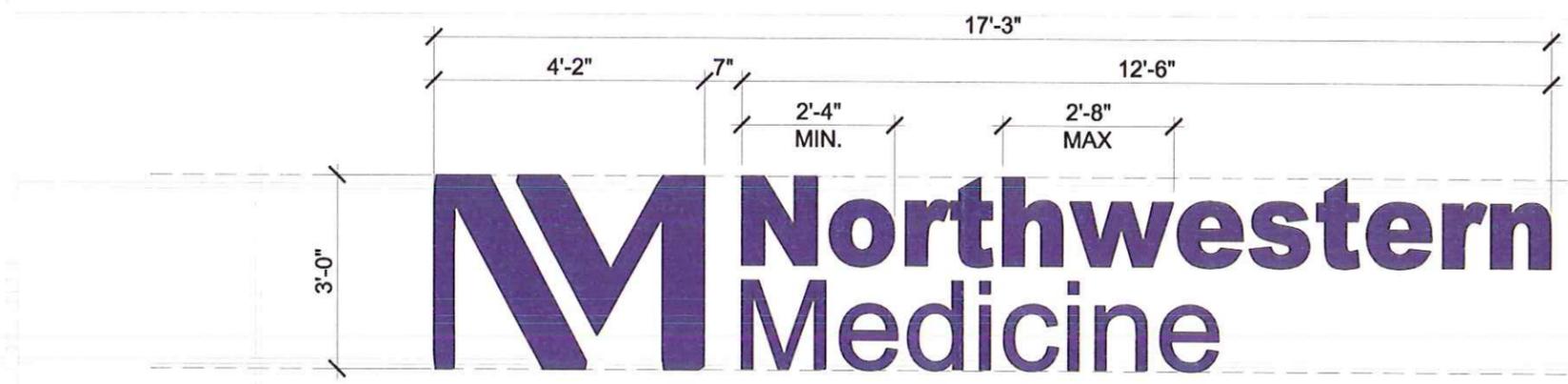
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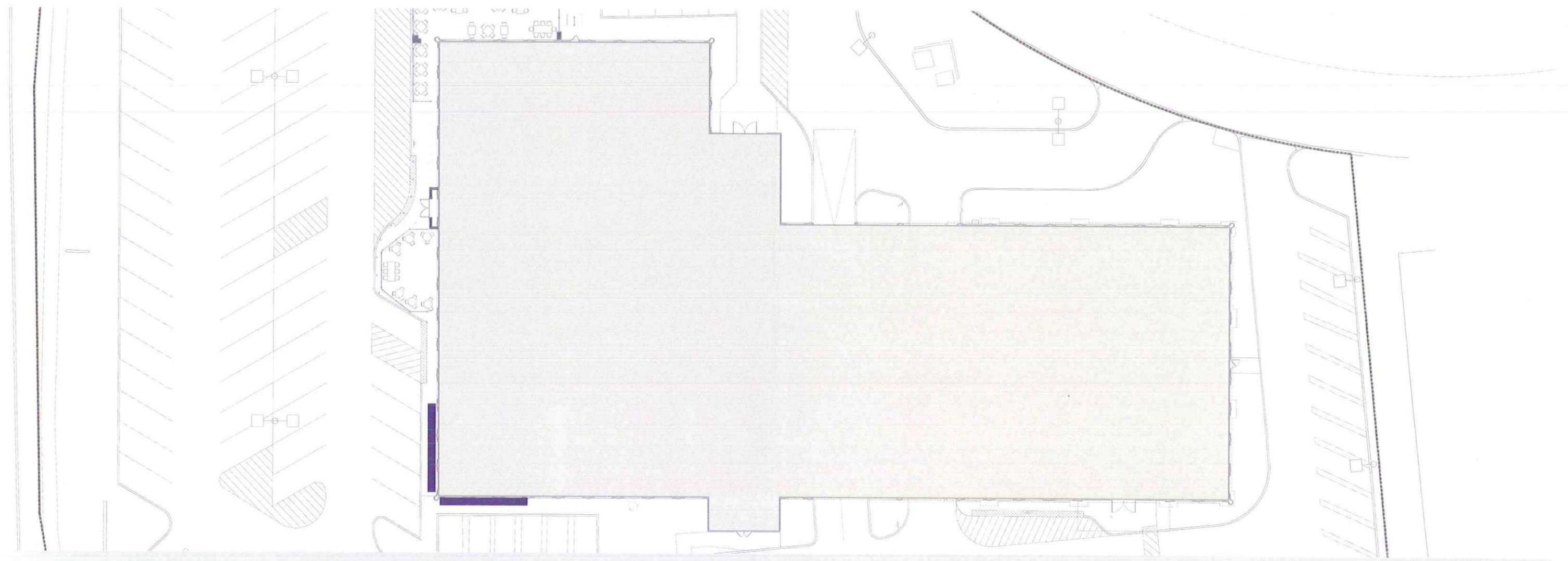
Hirsch Associates LLC  
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RECEIVED  
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COMMUNITY DEVELOPMENT  
DEPARTMENT

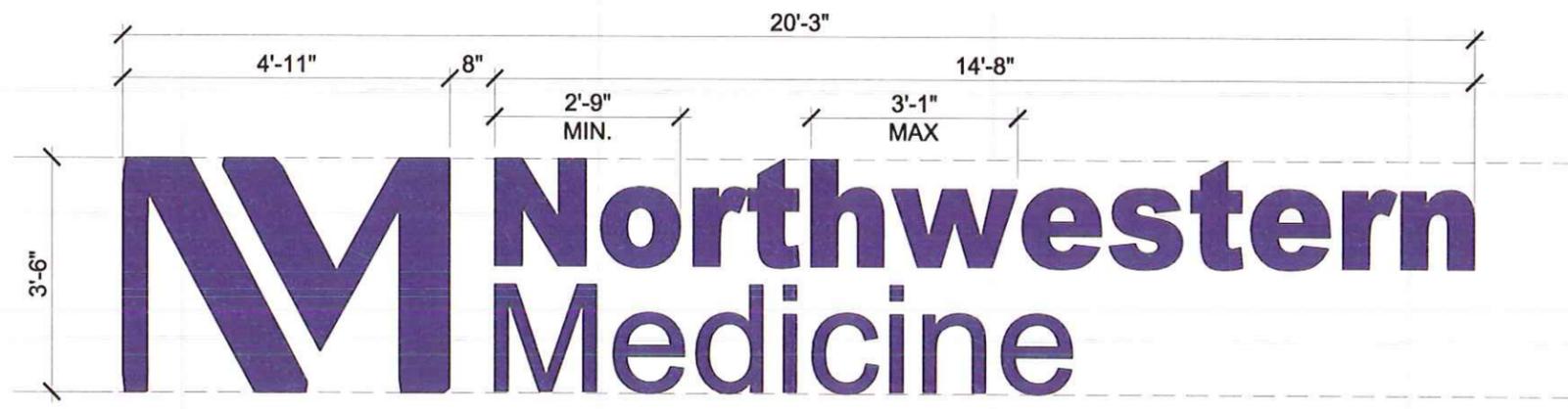


51.0 SQ. FT.

SOUTHEAST CORNER PARAPET SIGN

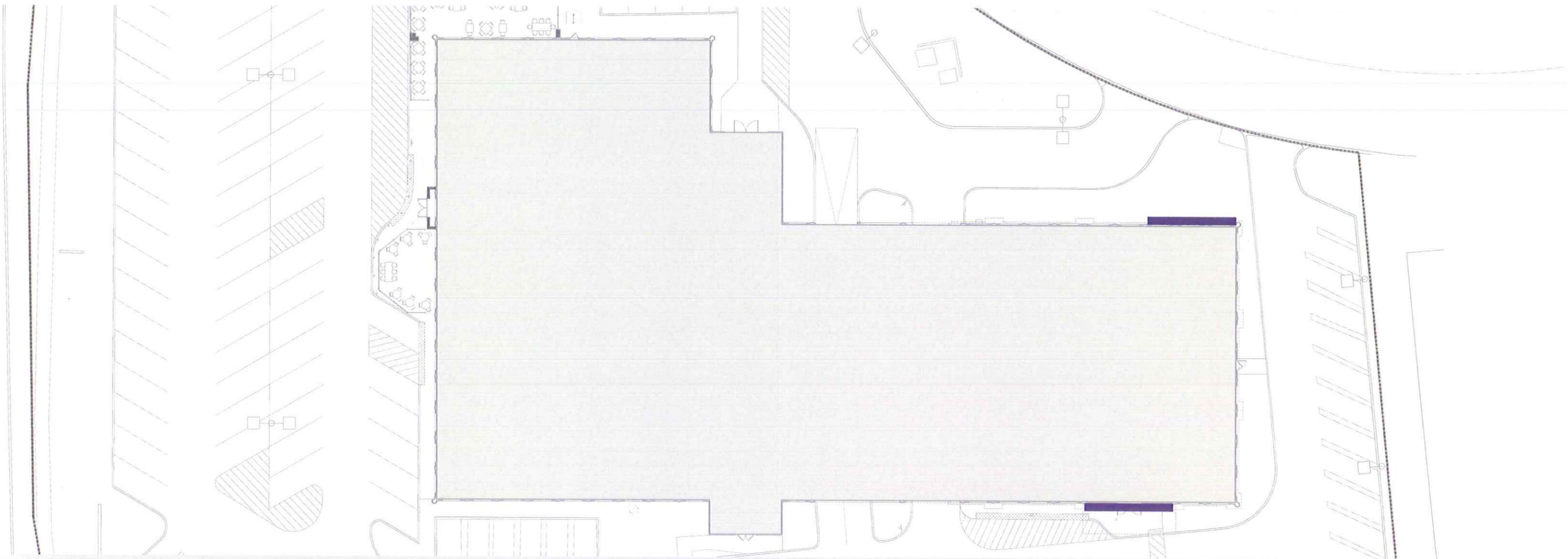


SIGN LOCATIONS

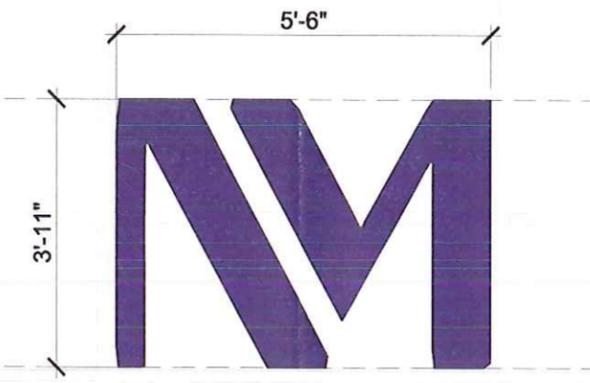


70.5 SQ. FT.

NORTHWEST CORNER & NWM ENTRY PARAPET SIGN

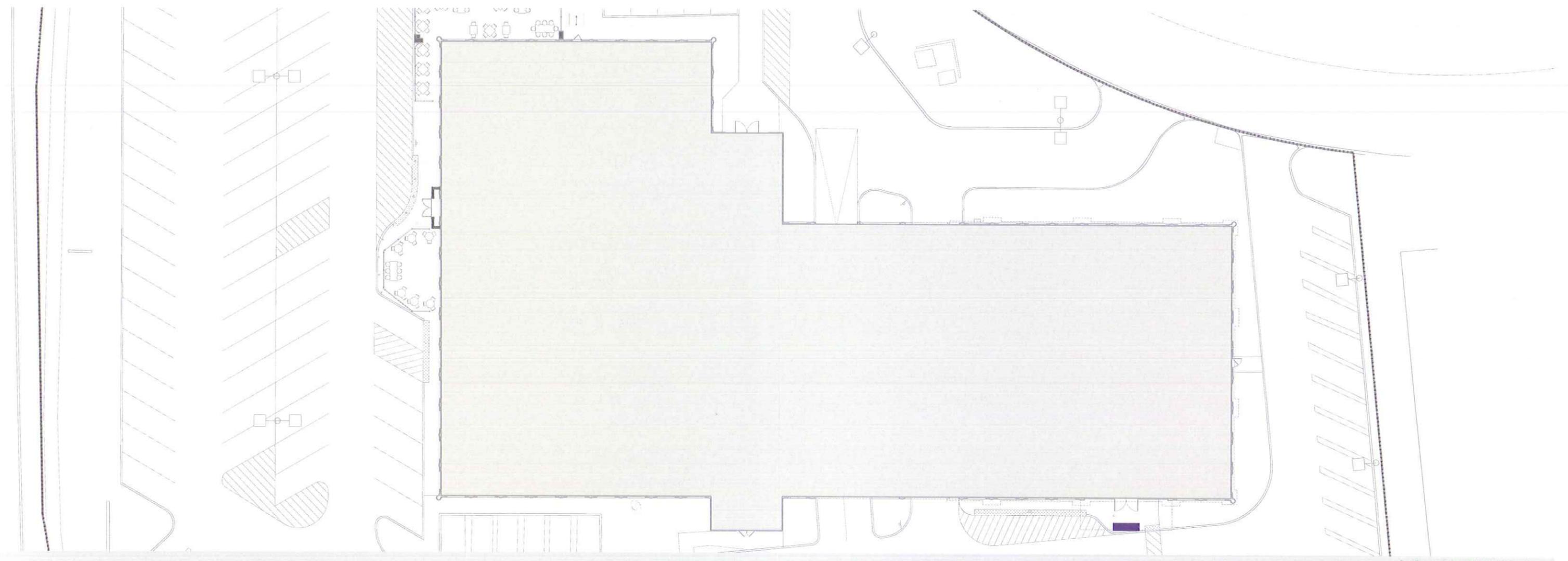


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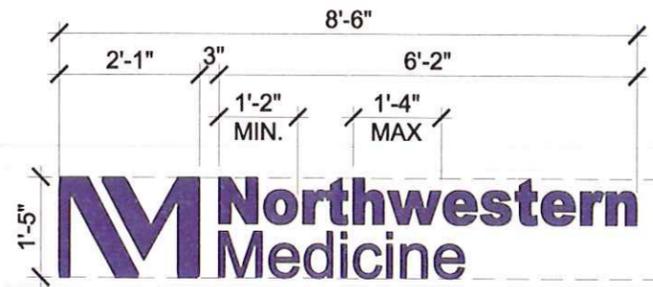


21.4 SQ. FT.

NWM ENTRY CANOPY SIGN

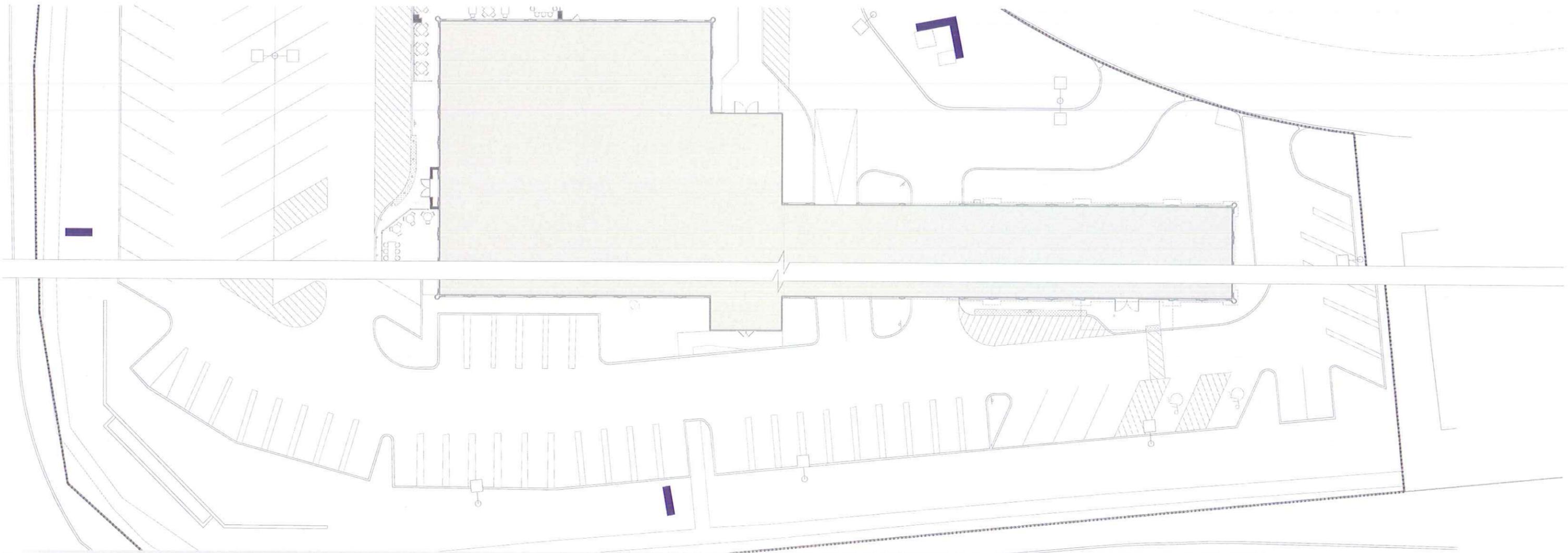


SIGN LOCATIONS



12.3 SQ. FT.

MONUMENT SIGN

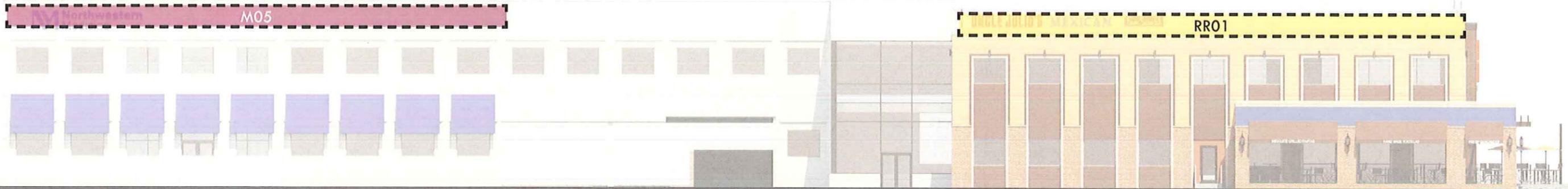


SIGN LOCATIONS

PROPOSED WALL SIGNAGE CRITERIA:

- MAX SIGN AREA PER ESTABLISHMENT PER ELEVATION: ONE SQUARE FOOT OF SIGN AREA IS PERMITTED FOR EACH LINEAL [LINEAR] FOOT OF TENANT FRONTAGE (RING ROAD FRONTAGE INCLUDED)
- SIGN TYPE: INDIVIDUAL LETTER SIGNS (BOX SIGNS PROHIBITED)
  - SIGN OPTIONS:
    1. FACE ILLUMINATED CHANNEL
    2. REVERSE ILLUMINATED CHANNEL
    3. HALO ILLUMINATED LETTER
    4. PIN MOUNTED NON-ILLUMINATED LETTERS WITH EXTERIOR SPOT LIGHTING

- RR PROPOSED RESTAURANT SIGN ZONES
- RT PROPOSED RETAIL SIGN ZONES
- M PROPOSED MEDICAL SIGN ZONES



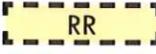
WEST ELEVATION



WEST ELEVATION

**PROPOSED WALL SIGNAGE CRITERIA:**

- **MAX SIGN AREA PER ESTABLISHMENT PER ELEVATION:** ONE SQUARE FOOT OF SIGN AREA IS PERMITTED FOR EACH LINEAL [LINEAR] FOOT OF TENANT FRONTAGE (RING ROAD FRONTAGE INCLUDED)
- **SIGN TYPE:** INDIVIDUAL LETTER SIGNS (BOX SIGNS PROHIBITED)
  - **SIGN OPTIONS:**
    1. FACE ILLUMINATED CHANNEL
    2. REVERSE ILLUMINATED CHANNEL
    3. HALO ILLUMINATED LETTER
    4. PIN MOUNTED NON-ILLUMINATED LETTERS WITH EXTERIOR SPOT LIGHTING

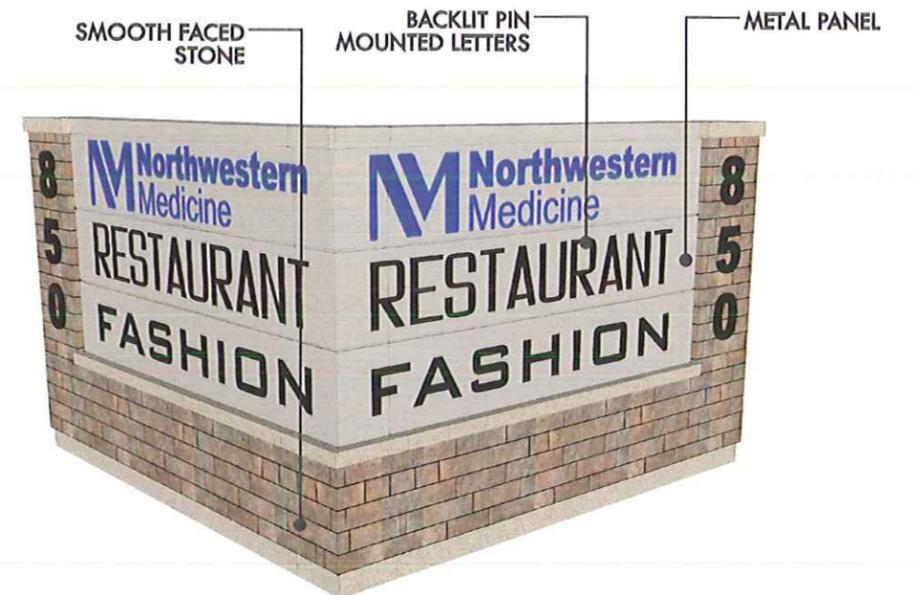
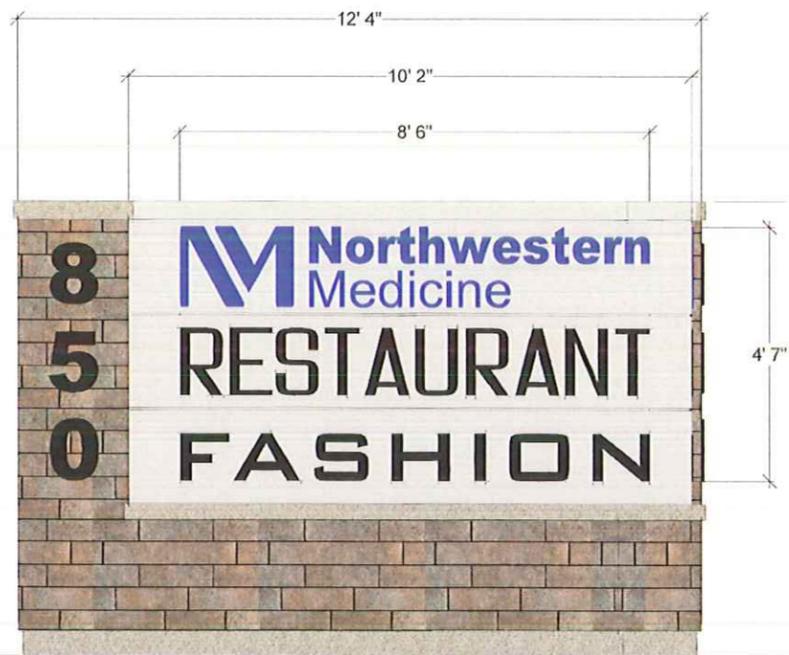
-  **RR** PROPOSED RESTAURANT SIGN ZONES
-  **RT** PROPOSED RETAIL SIGN ZONES
-  **M** PROPOSED MEDICAL SIGN ZONES



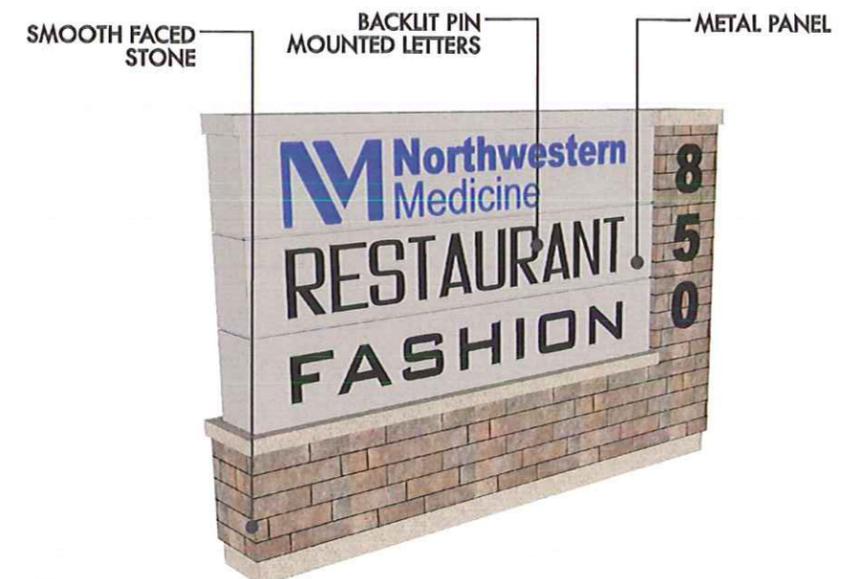
SOUTH ELEVATION



SOUTH ELEVATION



Tenant Monument Signage Along Hawthorn Center



Tenant Monument Signage Along Milwaukee Ave. & Townline Rd.