

**VILLAGE OF VERNON HILLS
ORDINANCE 2024-043**

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN,
LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR A NEW
LIGHT INDUSTRIAL AND OFFICE BUILDING FOR ANTON PAAR TO BE
LOCATED AT 600 HICKORY HILL DRIVE**

WHEREAS, the Village of Vernon Hills received a petition by Anton Paar, property owner, for Site Plan, Landscape Plan, and Architectural Plan approval pursuant to Chapter 16, Article IV, and Appendix C, Section 4.12. and Section 21.6, to facilitate construction of a new light industrial and office building to be located at 600 Hickory Hill Drive, legally described herein; and

WHEREAS, the petition includes a request for variations for required parking and parking stall dimensions to be considered under a separate ordinance; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on March 6, 2024; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report recommending approval of the petition, subject to conditions, as described in **Exhibit A** (Planning and Zoning Commission report); and

WHEREAS, the Committee of the Whole, having considered the Planning and Zoning Commission report and recommendation at its meeting on March 19, 2024, found that sufficient facts were presented which, in its judgment, would justify approving the development referenced herein.

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 1. INCORPORATION The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. SITE PLAN AND ARCHITECTURAL APPROVAL. Preliminary and Final Site Plan, Landscape Plan, and Architectural Approval are hereby granted in accordance with Chapter 16, Article IV, and Appendix C, Section 4.12, for a new light industrial and office building to be located at 600 Hickory Hill Drive, legally described in Section 3 of this Ordinance, to be developed in substantial conformance with the following plans and exhibits, attached hereto as **Exhibit B**:

- Engineering Plans by Haeger Engineering, last revised December 20, 2023
- Landscape Plan by Gary R. Weber Associates, Inc., last revised January 29, 2024
- Material Palette by Gary R. Weber Associates, Inc., dated February 29, 2024
- Photometric Plan by Heitman Architects, dated February 1, 2024

- Architectural Plans by Heitman Architects, dated February 1, 2024
- Light fixture cut sheet, KSA Lighting, D-Series luminaire

SECTION 3. LEGAL DESCRIPTION The site plan and appearance approval granted in Section 2 of this ordinance shall apply to the property legally described below:

LOTS 175 AND 176 IN THE CORPORATE WOODS, BEING A SUBDIVISION OF PORTIONS OF SECTIONS 9, 10, 15, AND 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1986 AS DOCUMENT NUMBER 2468419 AND RE-RECORDED OCTOBER 22, 1986, AS DOCUMENT 2496355 AND AS CORRECTED BY INSTRUMENTS RECORDED APRIL 29, 1987 AS DOCUMENT 2561505 AND JULY 1, 1987 AS DOCUMENT 2585702, IN LAKE COUNTY, ILLINOIS.

PIN: 15-09-402-040

SECTION 4. CONDITIONS The site plan and appearance approval granted in Section 2 of this ordinance is subject to the following condition:

1. The photometric plan shall be reviewed at permit, particularly with respect to light spillage at the northwest corner of the building.

SECTION 5. 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 6. 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 7. 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 8. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

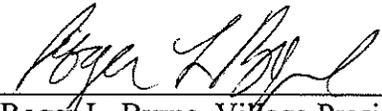
SECTION 9. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2024-043.

Adopted by roll call vote as follows:

AYES: 6 – Forster, Oppenheim, Marquardt, Schenk, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka



Roger L. Byrne, Village President

PASSED: 04/02/2024

APPROVED: 04/02/2024

ATTEST: 04/02/2024



Kevin Timony, Village Clerk

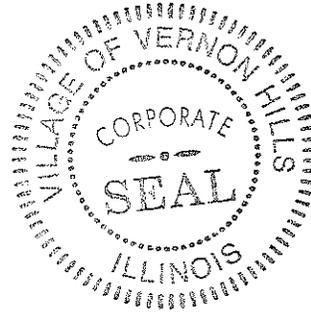


EXHIBIT A

Planning and Zoning Commission Report

Site Plan, Landscape Plan, and Architectural Approval

Anton Paar – 600 Hickory Hill Drive

Planning and Zoning Commission – Meeting Minutes
March 6, 2024 - 7:30 p.m.

I. Call to Order and Roll Call

Chairman Morris called the meeting to order at 7:30 PM.

Attendance: Chairman Morris, and Commissioners Heidner, Lis, Nabat, and Smith were present. Commissioners Cotton and Fluno had given prior notice of their absence.

Also attending: Andrew Jennings, Director of Community Development.

II. General Public Comment

No one from the public came forward to speak.

III. Items for Review

Chairman Morris called for the opening of the following public hearing:

1. Public Hearing for Case #2024-03. A petition filed by Anton Paar, contract purchaser, requesting approval of variations from Appendix C, Zoning, of the Vernon Hills Code, Article 19, Off-Street Parking and Loading, and the Corporate Woods RPUD regulations, to reduce required parking and parking stall dimensions, in accordance with the procedures in Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section 21.5

Subject Property: 600 Hickory Hill Drive, zoned B-P, Business Park District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

The following representatives of the project team were sworn in: Jorge Gonzalez (Anton Paar), Karl Heitman (Heitman Architects), Kevin Shaffer (Haeger Engineering), and Xopher Pollard (Heitman Architects).

Director Jennings provided an introduction of the background of the petition. New buildings in the Corporate Woods do not require Planning and Zoning Commission review unless there is a special use or variation. In this case, variations related to required parking and parking stall dimensions were observed during technical review. Staff has added the site plan and appearance review because staff inferred that it would be required along with the variations. He noted that the variation quantity in the motion (67 stalls) is incorrect and should read 65 stalls.

Mr. Gonzalez provided an introduction of the business. Anton Paar is an Austrian company that develops and manufactures scientific instruments in a wide range of industries. He provided an example of supporting soft drink companies with instruments that test for sugar content and dissolved CO₂. They also work with state DOTs to ensure asphalt meets elasticity standards. The US subsidiary of the company decided to split into four regions in 2019. The Midwest

region is based in Vernon Hills and has 15 employees, 12 of which are based in the office. They've decided to build their own office for equipment demonstrations and customer support.

Mr. Heitman presented the design of the building. It's a precast concrete building with design features similar to the Austrian building, including a sloped entry and sloped glazing on the front stairway. They are building on an existing parking lot, which allows them to preserve the green space. There is a patio on the west side that connects to the café. The second floor is for future expansion. Most of the space is for demonstration labs and tech labs.

He displayed the east elevation, noting that the dock on the north end is recessed. He displayed the west elevation, stating that it faces an existing pond. Half of the pond is on the property of the western neighbor. North of the kitchen there is a parts warehouse that takes up a portion of the first floor.

Mr. Heitman displayed the site plan. He highlighted the dock, which is set deep into the rear of the building so that trucks in the dock are screened by the building. He added that they have very light truck use. He displayed the first floor plan, stating that there is a large training room in the center with labs on the east and west. The second floor would be on the front two-thirds of the building and mostly vacant at first. The rear third of the building would be occupied by the high ceiling parts warehouse.

He referred to the landscape plan. They are using a variety of native materials to complement the existing landscaping around the pond. He displayed a sample of the interior renderings.

Commissioner Heidner requested a review of the parking variations. Director Jennings explained that the code required 85 stalls. Based on the projection of demand provided by the petitioner, they believe a reasonable worst-case scenario requires 52 stalls (including 20 visitors and/or trainees). The site plan shows 65 stalls. They have additional land area to expand the parking.

Commissioner Heidner requested more information on the parking stall dimension variation. Director Jennings explained that the petitioner and staff found the 20 foot depth requirement in the code and RPUD during technical review. Parking lots are typically built at 18.5 feet including the existing lot on the property.

Commissioner Lis asked whether the quantity of 32 employees and 20 guests was for the full build-out including the second floor space. Mr. Gonzalez confirmed that they would have space for approximately 30 employees and added that many employees travel. They expect to be within the 50-60 maximum capacity including visitors.

Commissioner Heidner asked whether the fire district had a concern with the lack of a fire lane around the building. Director Jennings stated that they had a concern on the first review, but the company provided information about the materials that would be stored. The fire district would approve the current design.

In response to a question from Commissioner Heidner, Mr. Heitman confirmed that the trash is kept inside and would be removed through the dock. Commissioner Heidner asked what size trucks they would have. Mr. Heitman stated that they have full size 53 foot trailers.

Commissioner Heidner asked whether the facility used hazardous or volatile chemicals. Mr. Gonzalez indicated that they have small quantities of ethanol kept in cabinets in the lab.

Chairman Morris asked why the site couldn't accommodate 20 foot parking spaces. Mr. Heitman stated that the combined width of the drive aisle and stalls is 60 feet, which is typical. They are trying to reduce impervious area and maintain green space. All of the stalls have overhang capabilities (no head to head) but the Village code doesn't count overhang space.

Chairman Morris stated that vehicles are frequently larger, as compared to past design trends, regardless of whether 18.5 foot stalls are common. The F150 pickup is 17 to 20 feet, depending on the options selected. A full size F150 can be up to 24 feet. He asked how the plan geometry would work.

Mr. Shaffer explained that they are maximizing the use of space north to south. The building would get smaller if those stalls got bigger. They have no head to head parking, so all stalls have overhang potential, which is factored into the dimension in many municipalities. The perimeter stalls can accommodate a 20.5 foot vehicle. The north-south drive aisle also exceeds the code minimum to allow more space for truck maneuvering.

Commissioner Lis asked whether they could stripe the stalls so that the aisle is 24 feet. Mr. Shaffer stated that they want to encourage drivers to pull farther into the space. Commissioner Lis asked what type of curb they were using, and Mr. Shaffer replied it is a B6/12. Most cars can clear a 6 inch curb.

Chairman Morris asked what would be located within the round area between the driveways. Mr. Shaffer replied that it is green space within the required front setback.

In response to a question from Chairman Morris, Mr. Shaffer confirmed that the pond is half on the subject lot and half on the lot to the west.

Chairman Morris asked for additional discussion of landscape plan. Mr. Heitman explained that they are using native plants with a variety of deciduous trees. The pond edge would be natural and the green space by the street would provide an attractive front lawn.

Chairman Morris asked whether the east strip would be sprinklered. Mr. Heitman said they are using drought tolerant plants.

Commissioner Heidner asked whether staff had reviewed the landscape plan and Director Jennings confirmed that public works had reviewed it. Commissioner Heidner noted that the plan doesn't seem to include evergreens. Director Jennings indicated that the boxwoods are considered to be evergreens.

Commissioner Lis asked who maintains the pond. Director Jennings stated that Corporate Woods maintains the ponds.

PUBLIC NOTICE

Chairman Morris noted that public notice requirements had been met.

STANDARDS FOR A VARIATION

Chairman Morris noted that petitioner's responses to the Standards of Section 21.5 were included in the staff report, and would be part of the record for the Commission's recommendation if there was no objection.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 7:55 PM.

DISCUSSION OF RECOMMENDATION

Chairman Morris requested additional comments and questions from the Commission.

Commissioner Heidner appreciated the effort to maintain green space instead of paving it. He thought the building was well done, with a focus on design rather than just putting up four walls.

Chairman Morris concurred that the architecture was attractive. He informed the petitioner that he has an issue with parking, and believes that ordinances in general have not kept up with vehicle size trends. He would vote against the parking variance as a general statement on parking regulations, and is not opposed to the project moving forward.

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion for the variation petition in the staff report. Commissioner Heidner seconded the motion.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the Following Variations from Section 19, Off Street Parking and Loading, Appendix C, Zoning, of the Vernon Hills Code, as required by Section 21.5 (Variations), for the proposed development at 600 Hickory Hill Drive, described in the application by Anton Paar, dated February 7, 2024, and illustrated on the Geometric Site Plan (C4.0) by Haeger Engineering, dated December 20, 2023:

1. Approval of a variation from Section 19.6 to reduce required parking from 85 stalls to 65 stalls;
2. Approval of a variation from Section 19.8.8 to reduce the required length of a parking stall from 20.0' to 18.5'.

AYES: Heidner, Lis, Nabat, Smith

NAYS: Morris

ABSENT: Cotton, Fluno

Motion approved (4-1, with 2 absent).

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion for the site plan petition in the staff report. Commissioner Lis seconded the motion.

Commissioner Smith referred to the photometric plan. He noted that light level in the northwest corner was higher and appears to spill over to the west. By comparison the east side doesn't have the same issue. It doesn't go over property line but it extends past the parking lot. Mr. Heitman agreed that they could look into solutions. Chairman Morris asked if Commissioner Lis would agree to an amendment to the motion to include a condition of approval to address light spillage.

Recommend Approval of the Preliminary and Final Site Plan, landscape plan, and architectural approval, for the proposed development of the property located at 600 Hickory Hill Drive, Vernon Hills, Illinois, in accordance with Chapter 16, Article IV, and Appendix C, Section 4.12, as described in the application by Anton Paar, dated February 7, 2024, as illustrated on the following plans and exhibits:

- Project Narrative by Heitman Architects
- Anton Paar background information letter
- Engineering Plans by Haeger Engineering, last revised December 20, 2023
- Landscape Plan by Gary R. Weber Associates, Inc., last revised January 29, 2024
- Material Palette by Gary R. Weber Associates, Inc., dated February 29, 2024
- Photometric Plan by Heitman Architects, dated February 1, 2024
- Architectural Plans by Heitman Architects, dated February 1, 2024
- Light fixture cut sheet, KSA Lighting, D-Series luminaire

And with the following condition of approval:

1. The photometric plan shall be reviewed at permit, particularly with respect to light spillage at the northwest corner of the building.

AYES: Heidner, Lis, Nabat, Smith, Morris

NAYS: none

ABSENT: Cotton, Fluno

Motion approved (5-0, with 2 absent).

THE PUBLIC HEARING WAS CLOSED AT 8:00 PM.

Chairman Morris called for the opening of the following public hearing:

2. Public Hearing for Case #2024-04. A petition filed by Neon Art LLC, sign contractor for Ceragem, lessee, requesting variations from the requirements of Chapter 19, Signage, of the Village Code per Section 21.5 of the Zoning Code.

Subject Property: 700 E. Townline Road, Suite 200, Zoned B-1, General Business District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

The following representatives of the project team were sworn in: Michael Shin, Neon Art, sign contractor.

Director Jennings provided an introduction of the background of the petition. A façade renovation package was reviewed and approved by the Board roughly two years ago. The elevation drawings associated with the approved façade project included signs in this configuration, with both units displaying signage on the south wall. The building had signage in that configuration for approximately 10 years without a variation. The sign code doesn't permit a sign to be located off of the unit. The premises in the sign code is the frontage of the unit; a tenant can't display signage on another tenant's space. The building has a variation to allow a two-panel monument sign, and it is not clear why the wall signage wasn't addressed. The history likely explains why the property manager allowed Bibibop to install signage on the south wall.

Chairman Morris asked whether the subject location was included in the Hawthorn Mall PUD. Director Jennings stated that the building is outside of the PUD.

Commissioner Heidner asked which unit was closest to Route 60. Director Jennings explained that the Ceragem unit is the south unit. If not for the prior placement of the Bibibop sign, the Ceragem sign on the south wall would not require a variation.

Mr. Shin introduced the request. He explained that Ceragem is a chain from Korea that sells massage chairs that is trying to expand to the US. The overseas corporate office provided him the typical sign package.

They request a sign on the south elevation because it is the Ceragem unit. It is vital for business identification as customers enter the mall.

Commissioner Heidner noted that the west sign says "lounge" while the south sign doesn't. He said that it looks confusing, as though Ceragem is the parent company for Bibibop. He suggested adding lounge to the sign.

Mr. Shin referred to the proposed canopy sign on the west elevation, which includes the word lounge. The business model is similar to a mattress store, with models available. Commissioner Heidner asked for clarification on the nature of the business. Mr. Shin confirmed that it is a massage chair showroom.

Chairman Morris asked whether the Los Angeles location included spa services. Mr. Shin knows that it is larger, but he is not that familiar with it. He explained that the subject unit is large, and he assumes that they want the lounge so customers can try the chairs.

Commissioner Smith asked staff for clarification as to whether the condition, with two signs on the south elevation, existed for ten years without a variance. Director Jennings confirmed that he

did not find a record of a variance. Commissioner Smith asked whether there was a difference from the previous sign display, and Director Jennings stated that both tenants were new.

Commissioner Smith asked whether the word “lounge” could be added. Director Jennings explained that the total sign area is based on the backer board size. “Lounge” could be added if the backer board stayed the same size.

Commissioner Heidner stated that the signs don’t have a similar appearance. The previous tenants had similar signs, white on a red background. These signs have different colors. Mr. Shin stated that the sign has their corporate colors and matched the Glenview location.

Chairman Morris asked how the sign is lit. Mr. Shin stated that it is a typical internally lit channel letter sign mounted on panel.

Commissioner Nabat asked whether the orange band on the building would remain. Director Jennings stated that it was part of the façade approval previously requested by Bibibop and the property manager.

In response to Chairman Morris, Director Jennings confirmed that the monument sign faces Townline Road and not Mall Drive.

PUBLIC NOTICE

Chairman Morris asked Director Jennings for confirmation of the public notice. Director Jennings confirmed that the notice requirements were met and no responses were received.

STANDARDS FOR A VARIATION

Chairman Morris noted that petitioner’s responses to the Standards of Section 21.5 were included in the staff report, and would be part of the record for the Commission’s recommendation if there was no objection.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 8:13 PM.

DISCUSSION OF RECOMMENDATION

Chairman Morris requested additional comments and questions from the Commission.

Commissioner Heidner referred to Standard 1 from the staff report, which says that the unit would typically be able to display the sign without a variation. Director Jennings stated that the Bibibop sign has already been installed. The total sign area for both signs would exceed the maximum permitted sign area. He added that if the variation moves forward, the ordinance should be drafted to include both units for clarity.

In response to Chairman Morris, Director Jennings confirmed that the “coming soon” banners were temporary and would be removed.

Commissioner Smith asked for confirmation of the sign area calculation on the west and south elevations. Director Jennings explained that the west elevation would comply in terms of area, but the south unit needs a variation to display a second sign.

In response to Commissioner Nabat, Director Jennings confirmed that the “coming soon” banner on the west elevation would be replaced with a permanent sign. Director Jennings noted that the main Ceragem sign on the west complies with the code and a permit has been issued.

Commissioner Heidner did not have a concern with the canopy sign, but was not in favor of the tagline text below it.

In response to Commissioner Nabat, Mr. Shin said that the tagline text is “Relax, Recharge, and Repeat.” He added that the text is 5.9” and probably four feet above the door. Commissioner Heidner agreed it would be difficult to read.

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion in the staff report. Commissioner Lis seconded the motion. Commissioner Heidner asked whether both variations would be addressed in a single motion. Chairman Morris confirmed that was the motion that had been made.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs, for the property located at 700 Townline Road, Unit 200, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Neon Art LLC, dated February 16, 2024, and illustrated on the Ceragem Signage Exhibits by Neon Art Sign Company, dated January 24, 2024:

- a. Section 19.3c(6)a, to increase the maximum allowable sign area from 100.0 sq ft to 184.00 sq ft, to allow both tenant spaces to display signs on the south elevation; and
- b. Section 19.3c(6)a, to permit a second wall sign on the west elevation to be installed on the canopy above the unit entrance.

AYES: Lis, Nabat, Smith, Morris

NAYS: Heidner

ABSENT: Cotton, Fluno

Motion approved (4-1, with 2 absent).

THE PUBLIC HEARING WAS CLOSED AT 8:20 PM.

IV. Approval of Minutes

Chairman Morris requested a review of the revisions to the draft minutes of the January 31st meeting prior to a vote. Director Jennings described corrections that had been made following the distribution of the packet, including several typos and Commissioner Cotton appearing to vote twice on the second motion for Case 2024-02 (Yard House petition). Chairman Morris referred to the standing motion to approve the minutes of the January 31, 2024 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Heidner. All were in favor by a voice vote (5-0, 2 absent).

V. Development Review

Director Jennings provided updates on the following items:

- Ace Pickleball: He explained that Picklemall had elected not to expand in the area, and the owner had found a similar operator. The Committee of the Whole (COW) met March 5th and agreed that the changes proposed to the Picklemall Special Use by Ace Pickleball were minor. The franchisee operates one location in New Jersey. This would be their second.
- Pure Barre. A use conversion certificate has been requested. The COW reviewed it March 5th and was in favor. No special use is required.
- Tapville Social is a self-pour tap that operates at several malls in the area. They have been in front of the COW several times since a new liquor license class will be needed. In response to Commissioner Nabat, Director Jennings stated that the open carry of alcohol would be limited to the indoor common areas of the mall.
- Yard House permit is under review.
- American Hotel Register building demolition will begin soon. In response to questions from the Commission, he explained that the property had been bought by a new development group that plans to keep only the south warehouse building.

In response to a question from Chairman Morris, Director Jennings said that Perry's Steakhouse is targeting an April 15th opening.

Commissioner Lis referred to the Anton Paar hearing, and asked why the Village doesn't like overhangs in parking stalls. Director Jennings was not sure, but thought it has been in the code for a long time.

In response to a question from Chairman Morris, Director Jennings said there are no upcoming hearings scheduled. There is bank, Wells Fargo, in technical review but it won't require Planning and Zoning Commission review since it was pre-approved in the Melody Farm PUD.

VI. Adjournment

With no further items on the agenda, Chairman Morris made a motion to adjourn, seconded by Commissioner Heidner. The motion was approved by a voice vote.

The meeting adjourned at 8:29 PM.

Respectfully submitted,

Andrew Jennings
Director of Community Development

Distribution:
President and Board of Trustees
Village Manager/Village Clerk
Commission Members

Approval Date

Chairman Morris

Secretary Heidner

EXHIBIT B

Plans and Exhibits

Site Plan, Landscape Plan, and Architectural Approval

Anton Paar – 600 Hickory Hill Drive



Scale: 1" = 40'

1	12/22/2012	Final	12/22/2012
HAGER ENGINEERING CONSULTING ENGINEERS AND SURVEYORS 150 East Franklin, Springfield, IL 62761 - 618.242.4400 www.hager-engineering.com			

EXISTING CONDITIONS AND DEMOLITION PLAN
 ANTON PAAR
 VERNON HILLS, ILLINOIS

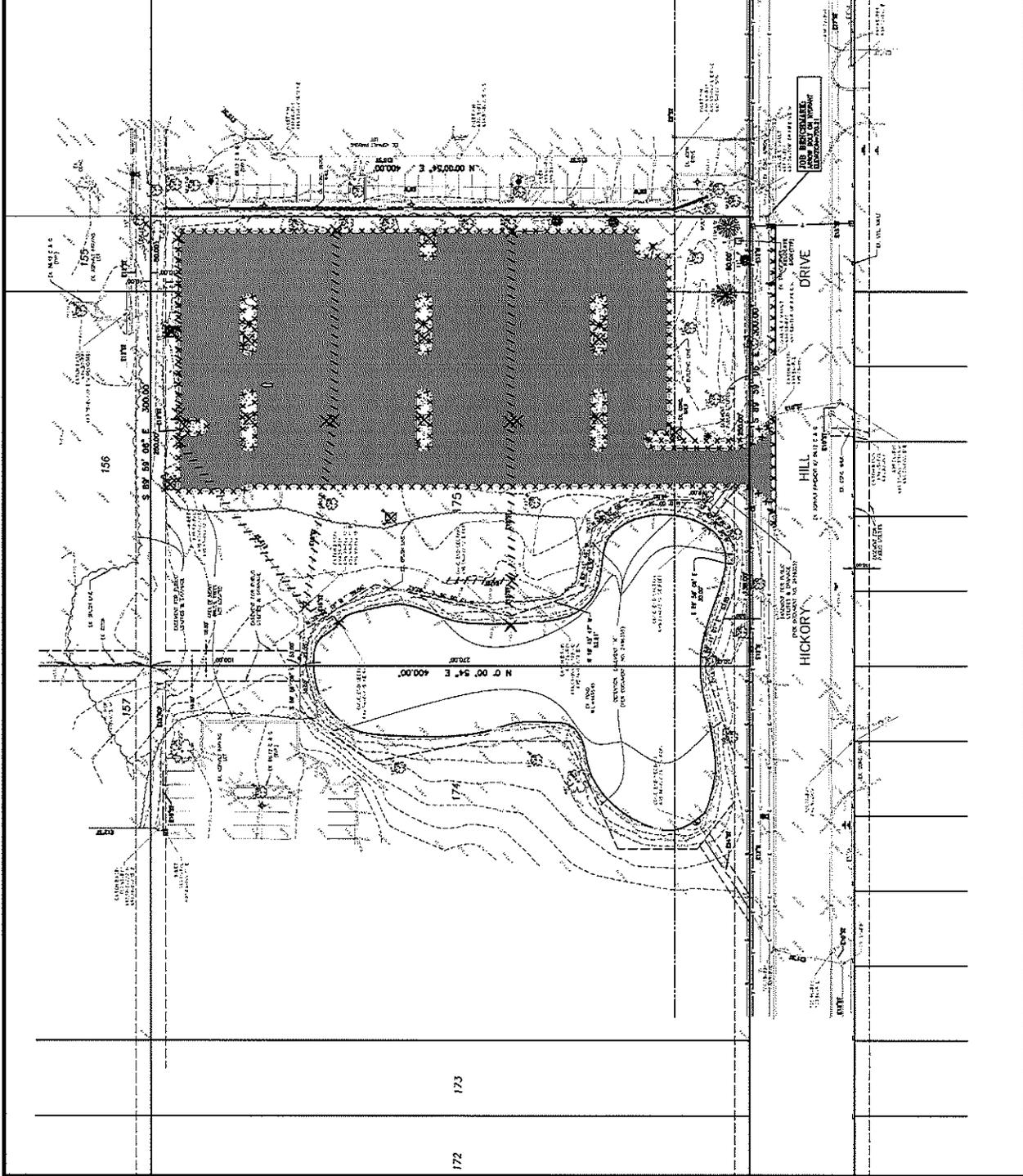
Project Manager: G.A.S.
 Engineer: G.A.S.
 Designer: G.A.S.
 Date: 12/22/12
 Sheet: C3.0 of C7

DEMOLITION LEGEND

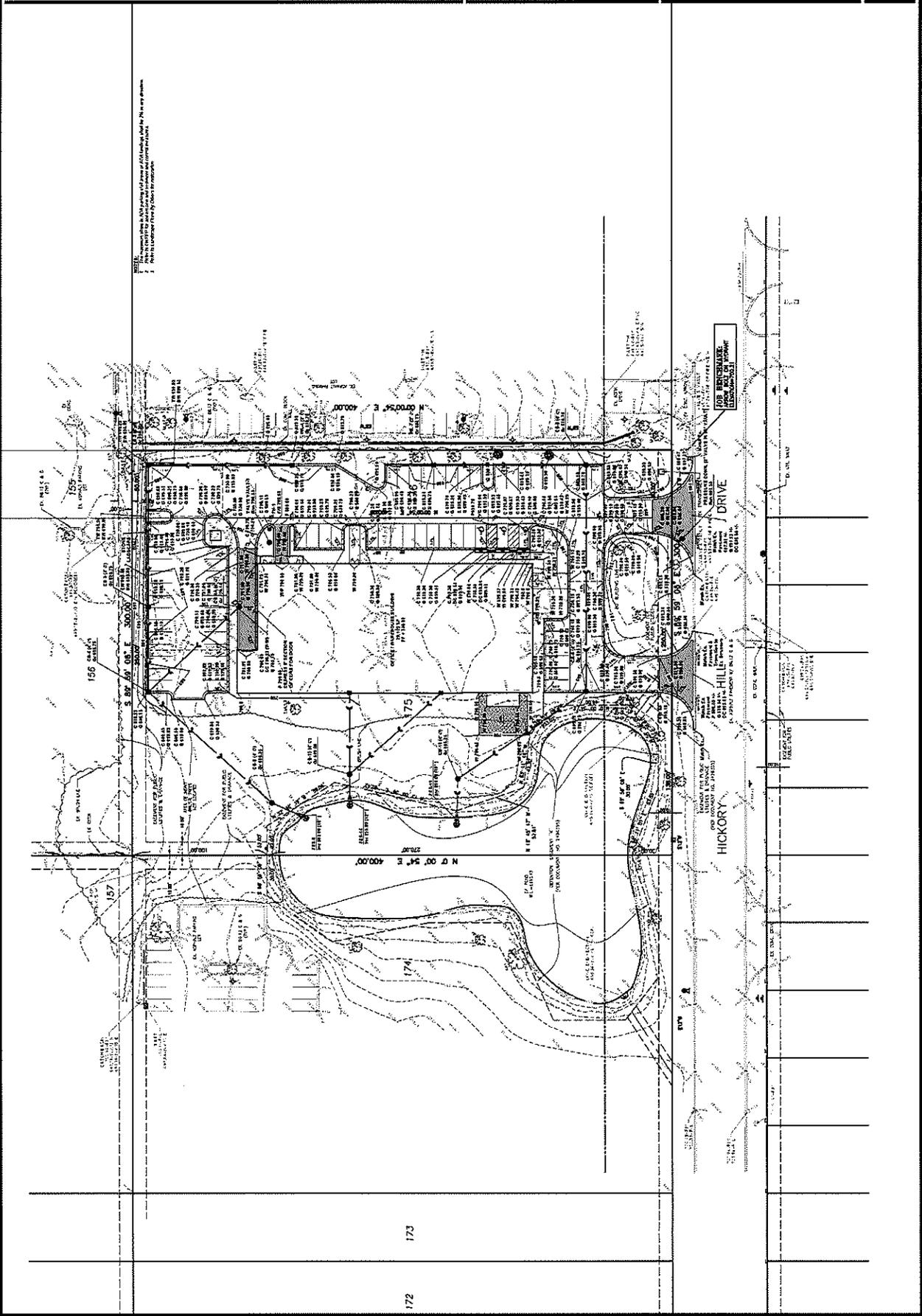
- FOUNDATION REMOVAL
- UTILITY REMOVAL
- MASONRY VENEER REMOVAL
- MASONRY REMOVAL
- SCAFFOLDING
- STEEL FRAMING REMOVAL
- TREE REMOVAL

NOTES:

1. The existing conditions of the site are shown as indicated on this plan.
2. The proposed demolition is shown as indicated on this plan.
3. The proposed foundation removal is shown as indicated on this plan.
4. The proposed utility removal is shown as indicated on this plan.
5. The proposed masonry veneer removal is shown as indicated on this plan.
6. The proposed masonry removal is shown as indicated on this plan.
7. The proposed scaffolding is shown as indicated on this plan.
8. The proposed steel framing removal is shown as indicated on this plan.
9. The proposed tree removal is shown as indicated on this plan.
10. The proposed site work is shown as indicated on this plan.



172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



173

172

Not to be used for any other project without the written consent of Haager Engineering, Inc.



Scale: 1" = 20'

HAAGER ENGINEERING

SITE ENGINEERING PLANS ANTON PAAR UTILITY PLAN

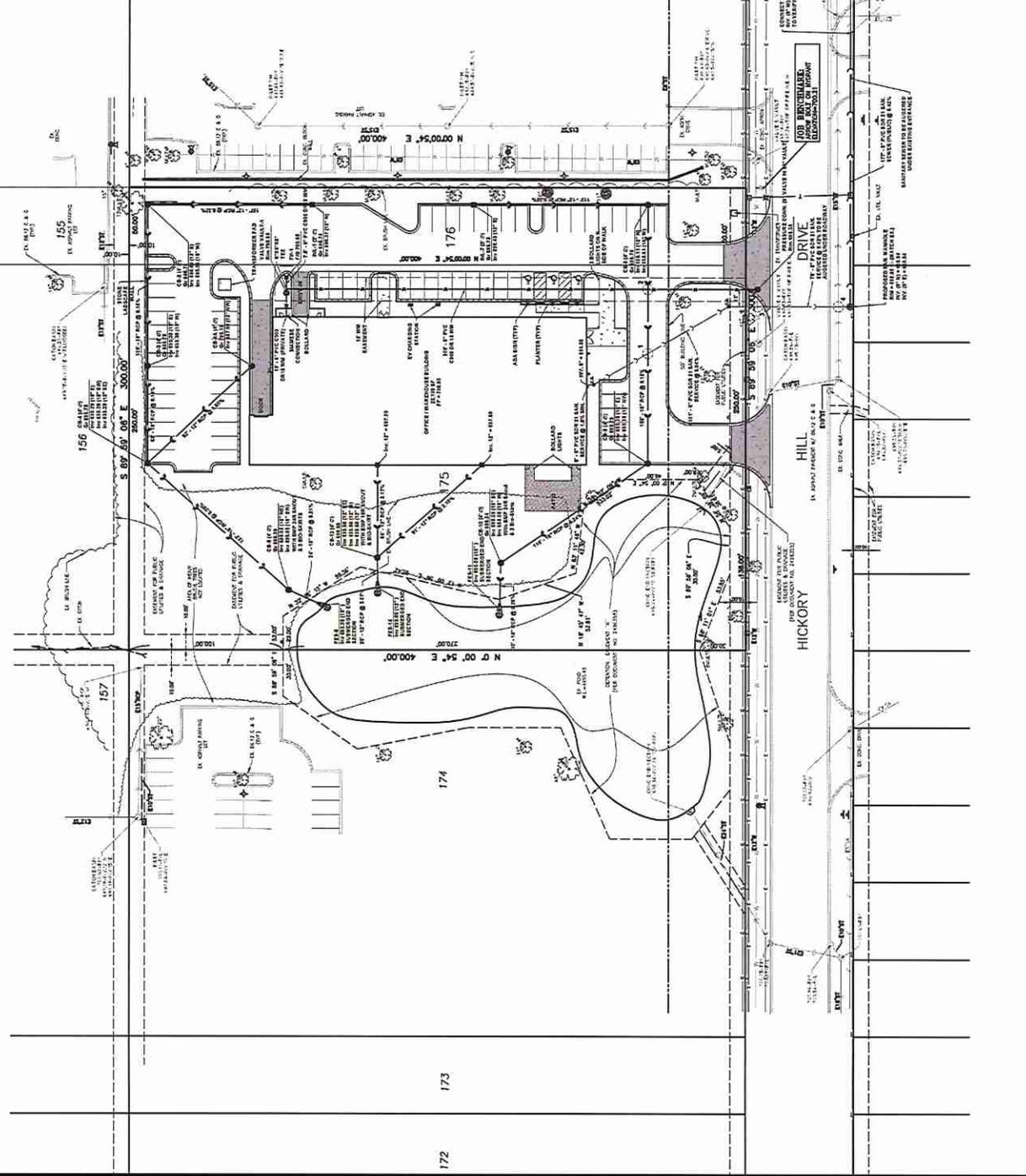
Project/Job No.: E.A.S.
Date: 09.13.2023
Project No.: 27210
Sheet: C6.0

- CREATING No. 1**
Revised: 09/13/2023
By: J. Hager
Title: Final
- CREATING No. 2**
Revised: 09/13/2023
By: J. Hager
Title: Final
- CREATING No. 3**
Revised: 09/13/2023
By: J. Hager
Title: Final
- CREATING No. 4**
Revised: 09/13/2023
By: J. Hager
Title: Final

NOTES:

1. All work shall be in accordance with the City of Dallas Engineering Specifications for Streets and Utilities.
2. All work shall be in accordance with the City of Dallas Engineering Specifications for Stormwater Management.
3. All work shall be in accordance with the City of Dallas Engineering Specifications for Traffic Control.
4. All work shall be in accordance with the City of Dallas Engineering Specifications for Landscaping.
5. All work shall be in accordance with the City of Dallas Engineering Specifications for Electrical.
6. All work shall be in accordance with the City of Dallas Engineering Specifications for Mechanical.
7. All work shall be in accordance with the City of Dallas Engineering Specifications for Plumbing.
8. All work shall be in accordance with the City of Dallas Engineering Specifications for Fire Protection.
9. All work shall be in accordance with the City of Dallas Engineering Specifications for Safety.
10. All work shall be in accordance with the City of Dallas Engineering Specifications for Signage.
11. All work shall be in accordance with the City of Dallas Engineering Specifications for Construction.
12. All work shall be in accordance with the City of Dallas Engineering Specifications for Maintenance.
13. All work shall be in accordance with the City of Dallas Engineering Specifications for Operation.
14. All work shall be in accordance with the City of Dallas Engineering Specifications for Decommissioning.
15. All work shall be in accordance with the City of Dallas Engineering Specifications for Rehabilitation.
16. All work shall be in accordance with the City of Dallas Engineering Specifications for Replacement.
17. All work shall be in accordance with the City of Dallas Engineering Specifications for Repair.
18. All work shall be in accordance with the City of Dallas Engineering Specifications for Restoration.
19. All work shall be in accordance with the City of Dallas Engineering Specifications for Reconstruction.
20. All work shall be in accordance with the City of Dallas Engineering Specifications for Rebuilding.
21. All work shall be in accordance with the City of Dallas Engineering Specifications for Reinstatement.
22. All work shall be in accordance with the City of Dallas Engineering Specifications for Reestablishment.
23. All work shall be in accordance with the City of Dallas Engineering Specifications for Reformation.
24. All work shall be in accordance with the City of Dallas Engineering Specifications for Reorganization.
25. All work shall be in accordance with the City of Dallas Engineering Specifications for Reorientation.
26. All work shall be in accordance with the City of Dallas Engineering Specifications for Reorientation.
27. All work shall be in accordance with the City of Dallas Engineering Specifications for Reorientation.
28. All work shall be in accordance with the City of Dallas Engineering Specifications for Reorientation.
29. All work shall be in accordance with the City of Dallas Engineering Specifications for Reorientation.
30. All work shall be in accordance with the City of Dallas Engineering Specifications for Reorientation.

CDING	SYMBOL	DATE	DESCRIPTION
1	174	09/13/2023	Initial Design
2	175	09/13/2023	Final Design
3	176	09/13/2023	Final Design
4	177	09/13/2023	Final Design
5	178	09/13/2023	Final Design
6	179	09/13/2023	Final Design
7	180	09/13/2023	Final Design
8	181	09/13/2023	Final Design
9	182	09/13/2023	Final Design
10	183	09/13/2023	Final Design
11	184	09/13/2023	Final Design
12	185	09/13/2023	Final Design
13	186	09/13/2023	Final Design
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18	191	09/13/2023	Final Design
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25	198	09/13/2023	Final Design
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96	269	09/13/2023	Final Design
97	270	09/13/2023	Final Design
98	271	09/13/2023	Final Design
99	272	09/13/2023	Final Design
100	273	09/13/2023	Final Design



172 173 174



GRWA
 GARDNER WEBER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 100 WEST LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE 630.444.1197
 WWW.GRWA.COM

CLIENT
 HARRIS BANK
 100 WEST LIBERTY DRIVE
 WHEATON, ILLINOIS 60187

OVERALL LANDSCAPE PLAN

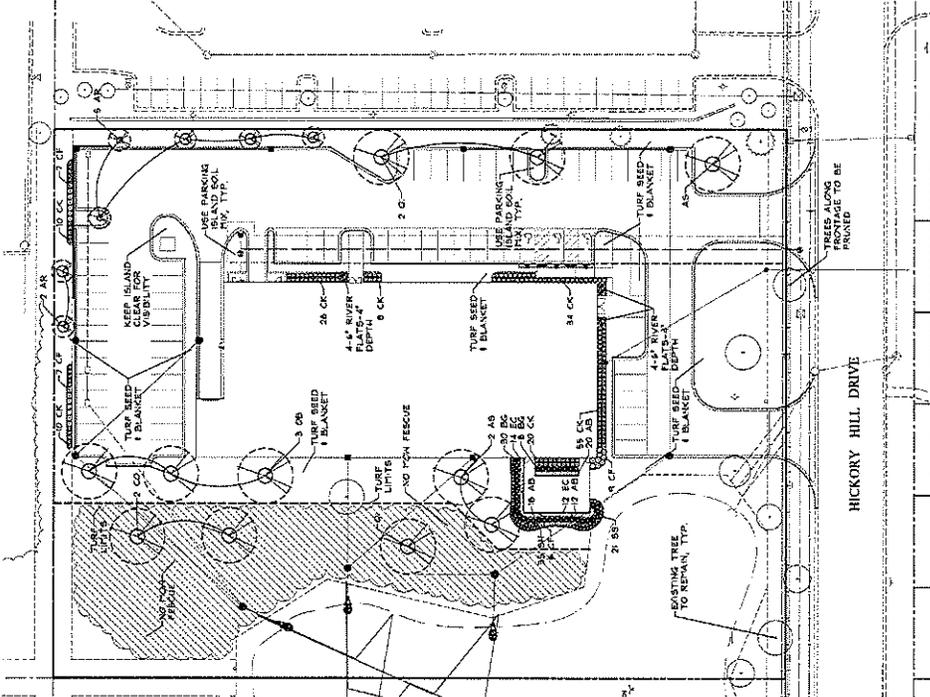
ANTON PAAR

HICKORY HILL DRIVE
 VERNON HILLS, ILLINOIS

DATE: 01.24.2014
 PROJECT NO.: 1103.002
 SHEET NO.: 1
 SHEET OF: 2

DATE: 01.24.2014
 PROJECT NO.: 1103.002
 SHEET NO.: 1
 SHEET OF: 2

L1.1



GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Contractor shall verify all material and supply addition materials to complete the job per plan.
- The landscape architect reserves the right to request plant materials either at the time of purchase or before planting, for compliance with requirements of Horticultural Standards, and local Municipal regulations.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to the project.
- See General Conditions and Specifications for landscape work for additional requirements.

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
AK	1	SHADE TREES	3" GA	
AS	9	American Hornbeam	3" GA	
AD	9	Amelanchier	3" GA	
CD	3	Calla Palmetto	3" GA	
CS	3	Common Noddy	3" GA	
CS	3	Common Noddy	3" GA	
CS	3	Common Noddy	3" GA	
CF	21	DECIDUOUS SHRUBS	24" TALL	3 DC
ES	30	EVINGREEN BARKING	3" GA	3 DC
ES	30	EVINGREEN BARKING	3" GA	3 DC
CK	155	ORNAMENTAL GRASSES	30" DC	307 DC
SH	24	SHRUBS	24" DC	24 DC
SH	24	SHRUBS	24" DC	24 DC
SH	24	SHRUBS	24" DC	24 DC
AS	90	PERENNIALS	18" DC	18 DC
EC	54	PERENNIALS	18" DC	18 DC
14		PERENNIALS		
633		PERENNIALS		

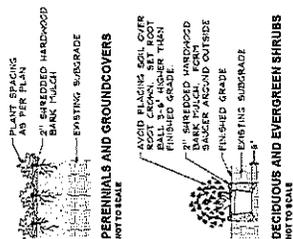
LEGEND

- 30" DC: 30" DIAMETER
- 3" GA: 3" GALLON
- NO-TON FESCUE PLANTING

SOIL MIX NOTE

- Parking lot islands, sidewalks, and bump-outs shall be installed using an amended soil mix (60% topsoil, 30% compost, 10% sand)

PLANTING DETAILS



DECIDUOUS TREES
 NOT TO SCALE

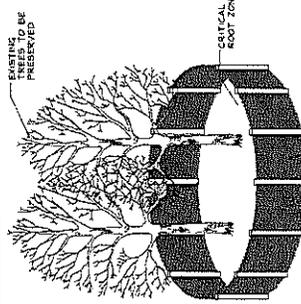
DECIDUOUS AND EVERGREEN SHRUBS
 NOT TO SCALE

TREE INVENTORY

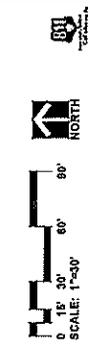
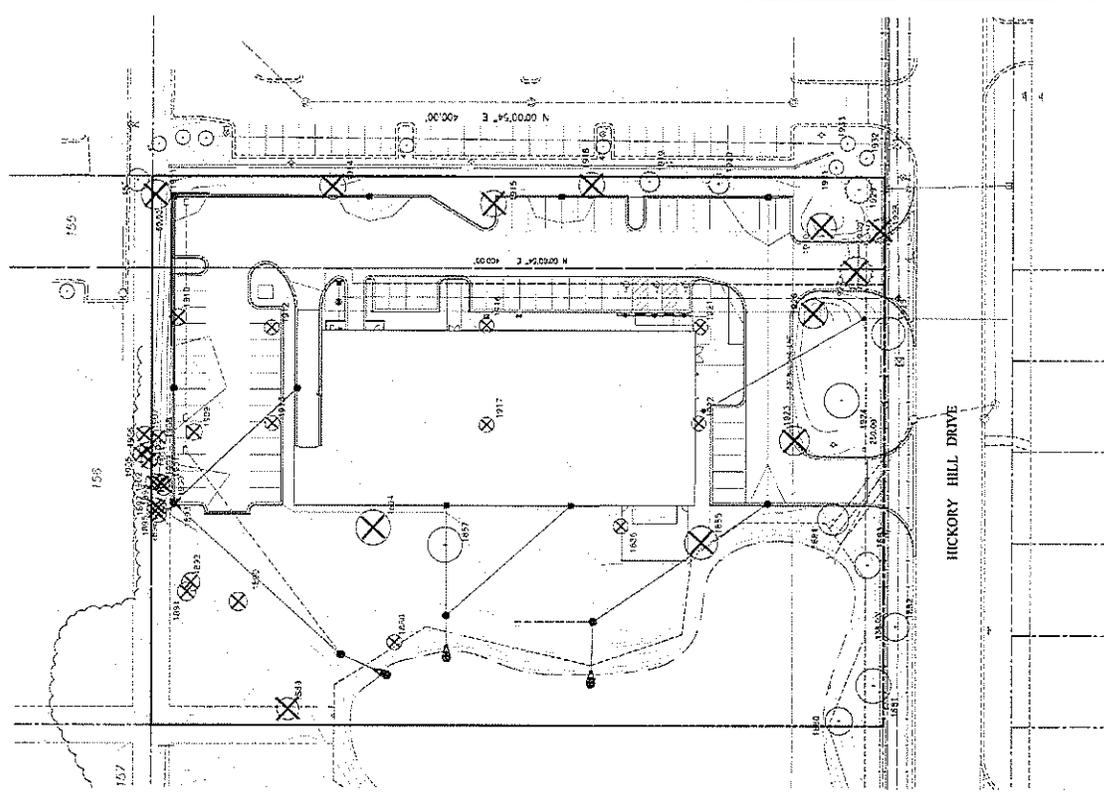
TID#	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	DIAMETER	STRUCTURE	HEALTH	REMARKS
1501	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1502	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1503	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1504	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1505	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1506	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1507	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1508	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1509	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1510	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1511	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1512	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1513	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1514	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1515	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1516	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
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1547	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1548	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1549	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved
1550	Quercus sp.	White Oak	12.0	12.0	Medium	Good	Preserved

TREE PRESERVATION NOTES

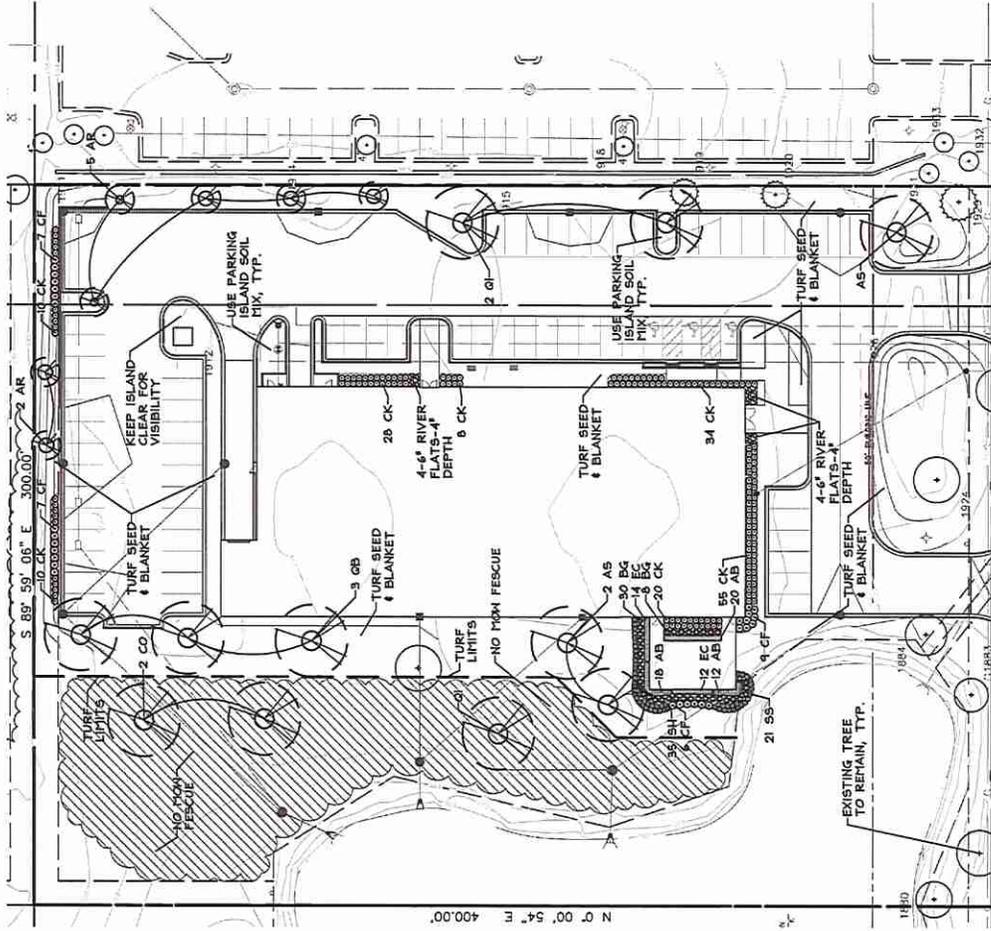
1. The tree to be preserved shall be protected by a critical root zone barrier. The barrier shall be installed before construction begins, and shall not be removed until the completion of construction.
2. The tree to be preserved shall be protected by a critical root zone barrier. The barrier shall be installed before construction begins, and shall not be removed until the completion of construction.
3. Broken or badly decayed branches shall be removed with a clean cut. If recommended by the professional engineer, landscape architect or horticulturist.
4. Grading, landscape material or horticulturist.
5. Grading, landscape material or horticulturist.
6. When underground utilities are proposed within 6' of a preserved tree trunk, they must be agreed if possible.



TREE PRESERVATION DETAIL
SEE NOTES



○ TREE TO BE PRESERVED
⊗ TREE TO BE REMOVED



SHINGLE OAK



SWAMP WHITE OAK



GREEN MOUNTAIN SUGAR MAPLE



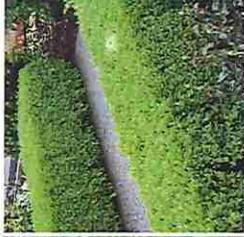
ARMSTRONG RED MAPLE



PRAIRIE DROPSEED



FEATHER REED GRASS



GREEN VELVET BOXWOOD



ARCTIC FIRE REDTWIG DOGWOOD



4-6" RIVER FLATS



SUMMER BEAUTY ONION



PIXIE MEADOWBRITE CONEFLOWER



TWILIGHT LITTLE BLUESTEM

LANDSCAPE PLAN

SCALE: 1"=50'

MATERIALS PALETTE
VERNON HILLS, ILLINOIS

2/29/2023



GARY R. WEBER
ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS
LANDSCAPE CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAWA.COM



DATE: 02/10/2024
PROJECT NUMBER: 22007

Anton Paas
ANTON PAAS
ANTON PAAS
600 HICKORY HILL DR.
VERNON HILLS, IL 60051

STRUCTURAL ENGINEER
HIGHLAND ENGINEERING, P.C.
H-E
HIGHLAND
ENGINEERING PC
CONSULTING & SERVICE ENGINEERS

P. 630-438-0900

MEP ENGINEER
THREESIXTYMEP



P. 630-205-5379

ISSUE DATE: 2024-02-21
ISSUE FOR PERMIT

PROJECT NAME:
SITE PLAN - ELECTRICAL
PHOTOMETRIC

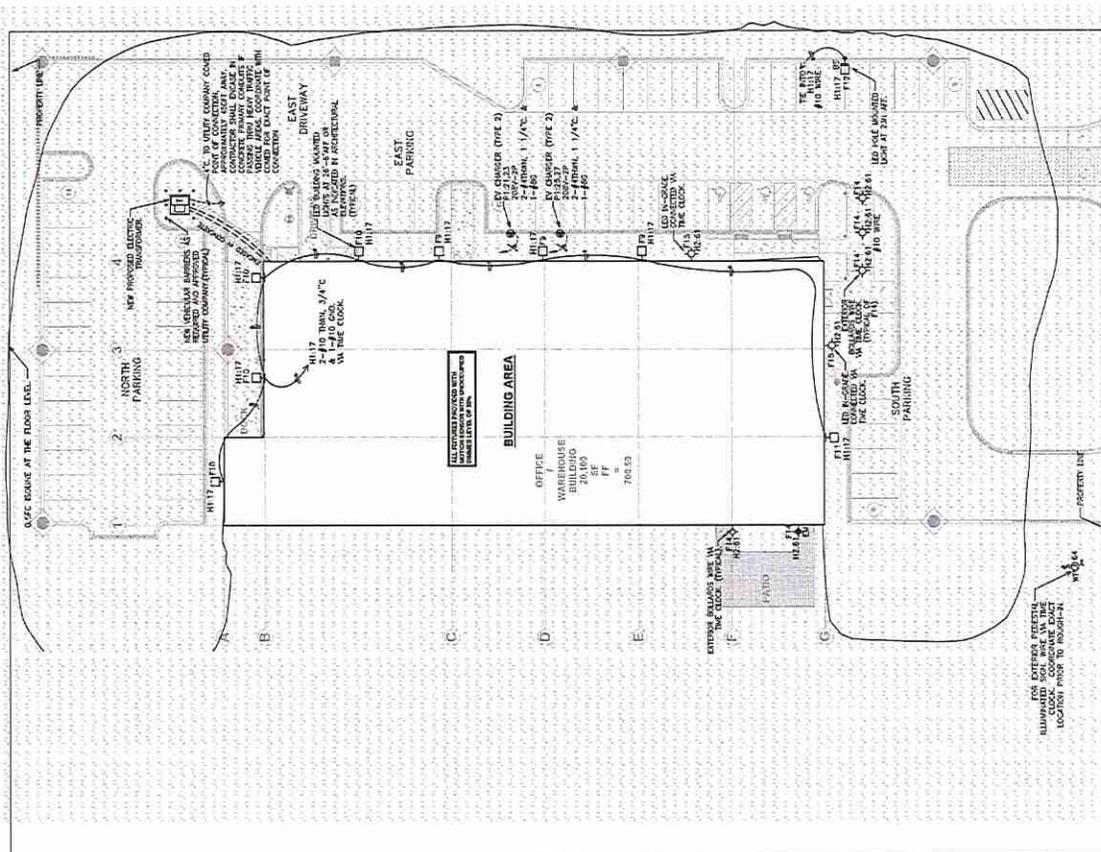
DATE: 02/10/2024
PROJECT NUMBER: 22007

SHEET NUMBER
ES-1.0

ALL FIXTURES CONNECTED FROM
PANEL 'H1' UNLESS OTHERWISE
INDICATED

Description	PARKING AREA PHOTOMETRIC STATISTICS			
	Avg	Max	Min	Avg/Min
PARKING LOT NORTH	2.26	4.46	0.66	7.51
PARKING LOT EAST	2.26	3.76	0.96	4.13
PARKING LOT SOUTH	2.26	3.86	1.26	3.21
EAST DRIVEWAY	2.26	4.86	0.76	6.63

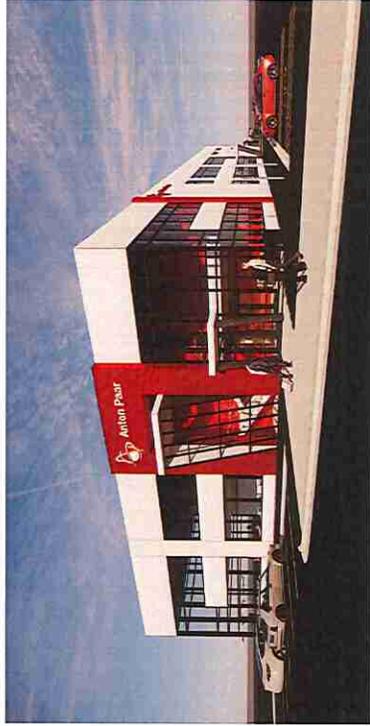
FOR POLE BASE DETAIL
REFER TO CIVIL DRAWING
DETAIL SHEET



1 SITE PLAN - ELECTRICAL PHOTOMETRIC
1/20" = 1'-0"

ANTON PAAR

VERNON HILLS, IL
SHELL & INTERIORS DRAWINGS



SEPTIMIAN ARCHITECTS
INCORPORATED
111.137.713.351
1.815.338.713.319



ANTON PAAR
600 HICKORY HILL DR.
VERNON HILLS, IL 60081

STRUCTURAL ENGINEER
HIGHLAND ENGINEERING, P.C.

HIGHLAND
ENGINEERING PC
Consulting & Forensic Engineers

P-030-208-9300

MEP ENGINEER

THREESIXTYMEP



P-030-208-6378

ISSUE DATE
2023-09-15
2023-09-26
2023-09-26
2024-02-01
2024-02-01

ISSUE FOR PERMIT &
BID
PERMITS
ADDENDUM 01
ADDENDUM 02
ADDENDUM 03
ISSUE FOR PERMIT

ISSUE TITLE &
COVER SHEET

DATE 09/1/23
PROJECT NUMBER 23287
SHEET NUMBER A0.0



VICINITY MAP

SHEET INDEX - ARCHITECTURAL		
A0.0	COVER SHEET	2024-02-01
A0.1	GENERAL NOTES & G.C. INSTRUCTIONS	2024-02-01
A0.2	ACCESSIBILITY DETAILS	2024-02-01
A0.3	ACCESSIBILITY DETAILS	2024-02-01
A0.4	ACCESSIBILITY DETAILS	2024-02-01
A0.5	LIFE SAFETY LOGIC ANALYSIS	2024-02-01
A1.0	SITE PLANS & DETAILS	2024-02-01
A2.0	COMPOSITE PLANS	2024-02-01
A2.1	OFFICE PLANS	2024-02-01
A2.2	WAREHOUSE & DETAIL PLANS	2024-02-01
A2.3	MECHANICAL, PLUMBING & ELECTRICAL	2024-02-01
A2.4	STAIR DETAILS	2024-02-01
A2.5	ENLARGED ELEVATOR PLANS & ELEVATIONS	2024-02-01
A3.0	COMPOSITE REFLECTED CEILING PLANS	2024-02-01
A3.1	OFFICE CEILING PLANS	2024-02-01
A3.2	CEILING DETAILS	2024-02-01
A4.0	ROOF DETAILS	2024-02-01
A4.1	BUILDING ELEVATIONS	2024-02-01
A4.2	EXTERIOR GLAZING ELEVATIONS	2024-02-01
A4.3	INTERIOR GLAZING ELEVATIONS	2024-02-01
A4.4	INTERIOR GLAZING ELEVATIONS	2024-02-01
A4.5	WINDOW SCHEDULE DETAILS	2024-02-01
A5.0	BUILDING SECTIONS	2024-02-01
A5.1	WALL SECTIONS	2024-02-01
A5.2	WALL SECTIONS	2024-02-01
A5.3	WALL SECTIONS	2024-02-01
A5.4	WALL SECTIONS	2024-02-01
A5.5	WALL SECTIONS	2024-02-01
A6.0	EXTERIOR DETAILS	2024-02-01
A6.1	INTERIOR RENDERINGS	2024-02-01
A6.2	ENLARGED PLANS - LOBBY & COFE	2024-02-01

SHEET INDEX - ARCHITECTURAL		
A8.2	ELEVATIONS - LOBBY & VESTIBULE	2024-02-01
A8.3	ELEVATIONS - CAFE	2024-02-01
A8.4	ENLARGED PLANS & ELEVATIONS - OPEN & PRIVATE OFFICE	2024-02-01
A8.5	ENLARGED PLANS & ELEVATIONS - OPEN & PRIVATE OFFICE	2024-02-01
A8.6	ENLARGED PLANS - APPLICATIONS LAB / DEMO LAB	2024-02-01
A8.7	ENLARGED PLANS - SERVICE LAB	2024-02-01
A8.8	ELEVATIONS - LABS	2024-02-01
A8.9	ELEVATIONS - TRAINING & HOSPITALITY	2024-02-01
A8.10	ELEVATIONS - CORRIDOR & HOSPITALITY	2024-02-01
A8.11	ENLARGED RESTROOM PLANS & ELEVATIONS	2024-02-01
A8.12	ARCHITECTURAL INTERIOR DETAILS	2024-02-01
A9.0	PARTITION TYPES & DETAILS	2024-02-01
A9.1	MILLWORK SECTIONS & DETAILS - RECEPTION DESK	2024-02-01
A9.2	MILLWORK SECTIONS & DETAILS	2024-02-01
A9.3	MILLWORK SECTIONS & DETAILS	2024-02-01
A9.4	MILLWORK SECTIONS & DETAILS	2024-02-01
A9.5	MILLWORK SECTIONS & DETAILS	2024-02-01
A9.6	MILLWORK SECTIONS & DETAILS	2024-02-01
A9.7	MILLWORK SECTIONS & DETAILS	2024-02-01
A9.8	MILLWORK SECTIONS & DETAILS	2024-02-01
A9.9	DOOR SCHEDULE	2024-02-01
A10.0	DOOR DETAILS	2024-02-01
A10.1	DOOR DETAILS	2024-02-01
A10.2	DOOR DETAILS	2024-02-01
A10.3	DOOR DETAILS	2024-02-01
A10.4	DOOR DETAILS	2024-02-01
A10.5	DOOR DETAILS	2024-02-01
A10.6	DOOR DETAILS	2024-02-01
A10.7	DOOR DETAILS	2024-02-01
A10.8	DOOR DETAILS	2024-02-01
A10.9	DOOR DETAILS	2024-02-01
A10.10	DOOR DETAILS	2024-02-01
A10.11	DOOR DETAILS	2024-02-01
A10.12	DOOR DETAILS	2024-02-01
A10.13	DOOR DETAILS	2024-02-01
A10.14	DOOR DETAILS	2024-02-01
A10.15	DOOR DETAILS	2024-02-01
A10.16	DOOR DETAILS	2024-02-01
A10.17	DOOR DETAILS	2024-02-01
A10.18	DOOR DETAILS	2024-02-01
A10.19	DOOR DETAILS	2024-02-01
A10.20	DOOR DETAILS	2024-02-01
A10.21	DOOR DETAILS	2024-02-01
A10.22	DOOR DETAILS	2024-02-01
A10.23	DOOR DETAILS	2024-02-01
A10.24	DOOR DETAILS	2024-02-01
A10.25	DOOR DETAILS	2024-02-01
A10.26	DOOR DETAILS	2024-02-01
A10.27	DOOR DETAILS	2024-02-01
A10.28	DOOR DETAILS	2024-02-01
A10.29	DOOR DETAILS	2024-02-01
A10.30	DOOR DETAILS	2024-02-01
A10.31	DOOR DETAILS	2024-02-01
A10.32	DOOR DETAILS	2024-02-01
A10.33	DOOR DETAILS	2024-02-01
A10.34	DOOR DETAILS	2024-02-01
A10.35	DOOR DETAILS	2024-02-01
A10.36	DOOR DETAILS	2024-02-01
A10.37	DOOR DETAILS	2024-02-01
A10.38	DOOR DETAILS	2024-02-01
A10.39	DOOR DETAILS	2024-02-01
A10.40	DOOR DETAILS	2024-02-01
A10.41	DOOR DETAILS	2024-02-01
A10.42	DOOR DETAILS	2024-02-01
A10.43	DOOR DETAILS	2024-02-01
A10.44	DOOR DETAILS	2024-02-01
A10.45	DOOR DETAILS	2024-02-01
A10.46	DOOR DETAILS	2024-02-01
A10.47	DOOR DETAILS	2024-02-01
A10.48	DOOR DETAILS	2024-02-01
A10.49	DOOR DETAILS	2024-02-01
A10.50	DOOR DETAILS	2024-02-01
A10.51	DOOR DETAILS	2024-02-01
A10.52	DOOR DETAILS	2024-02-01
A10.53	DOOR DETAILS	2024-02-01
A10.54	DOOR DETAILS	2024-02-01
A10.55	DOOR DETAILS	2024-02-01
A10.56	DOOR DETAILS	2024-02-01
A10.57	DOOR DETAILS	2024-02-01
A10.58	DOOR DETAILS	2024-02-01
A10.59	DOOR DETAILS	2024-02-01
A10.60	DOOR DETAILS	2024-02-01
A10.61	DOOR DETAILS	2024-02-01
A10.62	DOOR DETAILS	2024-02-01
A10.63	DOOR DETAILS	2024-02-01
A10.64	DOOR DETAILS	2024-02-01
A10.65	DOOR DETAILS	2024-02-01
A10.66	DOOR DETAILS	2024-02-01
A10.67	DOOR DETAILS	2024-02-01
A10.68	DOOR DETAILS	2024-02-01
A10.69	DOOR DETAILS	2024-02-01
A10.70	DOOR DETAILS	2024-02-01
A10.71	DOOR DETAILS	2024-02-01
A10.72	DOOR DETAILS	2024-02-01
A10.73	DOOR DETAILS	2024-02-01
A10.74	DOOR DETAILS	2024-02-01
A10.75	DOOR DETAILS	2024-02-01
A10.76	DOOR DETAILS	2024-02-01
A10.77	DOOR DETAILS	2024-02-01
A10.78	DOOR DETAILS	2024-02-01
A10.79	DOOR DETAILS	2024-02-01
A10.80	DOOR DETAILS	2024-02-01
A10.81	DOOR DETAILS	2024-02-01
A10.82	DOOR DETAILS	2024-02-01
A10.83	DOOR DETAILS	2024-02-01
A10.84	DOOR DETAILS	2024-02-01
A10.85	DOOR DETAILS	2024-02-01
A10.86	DOOR DETAILS	2024-02-01
A10.87	DOOR DETAILS	2024-02-01
A10.88	DOOR DETAILS	2024-02-01
A10.89	DOOR DETAILS	2024-02-01
A10.90	DOOR DETAILS	2024-02-01
A10.91	DOOR DETAILS	2024-02-01
A10.92	DOOR DETAILS	2024-02-01
A10.93	DOOR DETAILS	2024-02-01
A10.94	DOOR DETAILS	2024-02-01
A10.95	DOOR DETAILS	2024-02-01
A10.96	DOOR DETAILS	2024-02-01
A10.97	DOOR DETAILS	2024-02-01
A10.98	DOOR DETAILS	2024-02-01
A10.99	DOOR DETAILS	2024-02-01
A10.100	DOOR DETAILS	2024-02-01
A10.101	DOOR DETAILS	2024-02-01
A10.102	DOOR DETAILS	2024-02-01
A10.103	DOOR DETAILS	2024-02-01
A10.104	DOOR DETAILS	2024-02-01
A10.105	DOOR DETAILS	2024-02-01
A10.106	DOOR DETAILS	2024-02-01
A10.107	DOOR DETAILS	2024-02-01
A10.108	DOOR DETAILS	2024-02-01
A10.109	DOOR DETAILS	2024-02-01
A10.110	DOOR DETAILS	2024-02-01
A10.111	DOOR DETAILS	2024-02-01
A10.112	DOOR DETAILS	2024-02-01
A10.113	DOOR DETAILS	2024-02-01
A10.114	DOOR DETAILS	2024-02-01
A10.115	DOOR DETAILS	2024-02-01
A10.116	DOOR DETAILS	2024-02-01
A10.117	DOOR DETAILS	2024-02-01
A10.118	DOOR DETAILS	2024-02-01
A10.119	DOOR DETAILS	2024-02-01
A10.120	DOOR DETAILS	2024-02-01
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A10.122	DOOR DETAILS	2024-02-01
A10.123	DOOR DETAILS	2024-02-01
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A10.127	DOOR DETAILS	2024-02-01
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A10.131	DOOR DETAILS	2024-02-01
A10.132	DOOR DETAILS	2024-02-01
A10.133	DOOR DETAILS	2024-02-01
A10.134	DOOR DETAILS	2024-02-01
A10.135	DOOR DETAILS	2024-02-01
A10.136	DOOR DETAILS	2024-02-01
A10.137	DOOR DETAILS	2024-02-01
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A10.139	DOOR DETAILS	2024-02-01
A10.140	DOOR DETAILS	2024-02-01
A10.141	DOOR DETAILS	2024-02-01
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A10.143	DOOR DETAILS	2024-02-01
A10.144	DOOR DETAILS	2024-02-01
A10.145	DOOR DETAILS	2024-02-01
A10.146	DOOR DETAILS	2024-02-01
A10.147	DOOR DETAILS	2024-02-01
A10.148	DOOR DETAILS	2024-02-01
A10.149	DOOR DETAILS	2024-02-01
A10.150	DOOR DETAILS	2024-02-01
A10.151	DOOR DETAILS	2024-02-01
A10.152	DOOR DETAILS	2024-02-01
A10.153	DOOR DETAILS	2024-02-01
A10.154	DOOR DETAILS	2024-02-01
A10.155	DOOR DETAILS	2024-02-01
A10.156	DOOR DETAILS	2024-02-01
A10.157	DOOR DETAILS	2024-02-01
A10.158	DOOR DETAILS	2024-02-01
A10.159	DOOR DETAILS	2024-02-01
A10.160	DOOR DETAILS	2024-02-01
A10.161	DOOR DETAILS	2024-02-01
A10.162	DOOR DETAILS	2024-02-01
A10.163	DOOR DETAILS	2024-02-01
A10.164	DOOR DETAILS	2024-02-01
A10.165	DOOR DETAILS	2024-02-01
A10.166	DOOR DETAILS	2024-02-01
A10.167	DOOR DETAILS	2024-02-01
A10.168	DOOR DETAILS	2024-02-01
A10.169	DOOR DETAILS	2024-02-01
A10.170	DOOR DETAILS	2024-02-01
A10.171	DOOR DETAILS	2024-02-01
A10.172	DOOR DETAILS	2024-02-01
A10.173	DOOR DETAILS	2024-02-01
A10.174	DOOR DETAILS	2024-02-01
A10.175	DOOR DETAILS	2024-02-01
A10.176	DOOR DETAILS	2024-02-01
A10.177	DOOR DETAILS	2024-02-01
A10.178	DOOR DETAILS	2024-02-01
A10.179	DOOR DETAILS	2024-02-01
A10.180	DOOR DETAILS	2024-02-01
A10.181	DOOR DETAILS	2024-02-01
A10.182	DOOR DETAILS	2024-02-01
A10.183	DOOR DETAILS	2024-02-01
A10.184	DOOR DETAILS	2024-02-01
A10.185	DOOR DETAILS	2024-02-01
A10.186	DOOR DETAILS	2024-02-01
A10.187	DOOR DETAILS	2024-02-01
A10.188	DOOR DETAILS	2024-02-01
A10.189	DOOR DETAILS	2024-02-01
A10.190	DOOR DETAILS	2024-02-01
A10.191	DOOR DETAILS	2024-02-01
A10.192	DOOR DETAILS	2024-02-01
A10.193	DOOR DETAILS	2024-02-01
A10.194	DOOR DETAILS	2024-02-01
A10.195	DOOR DETAILS	2024-02-01
A10.196	DOOR DETAILS	2024-02-01
A10.197	DOOR DETAILS	2024-02-01
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A10.200	DOOR DETAILS	2024-02-01

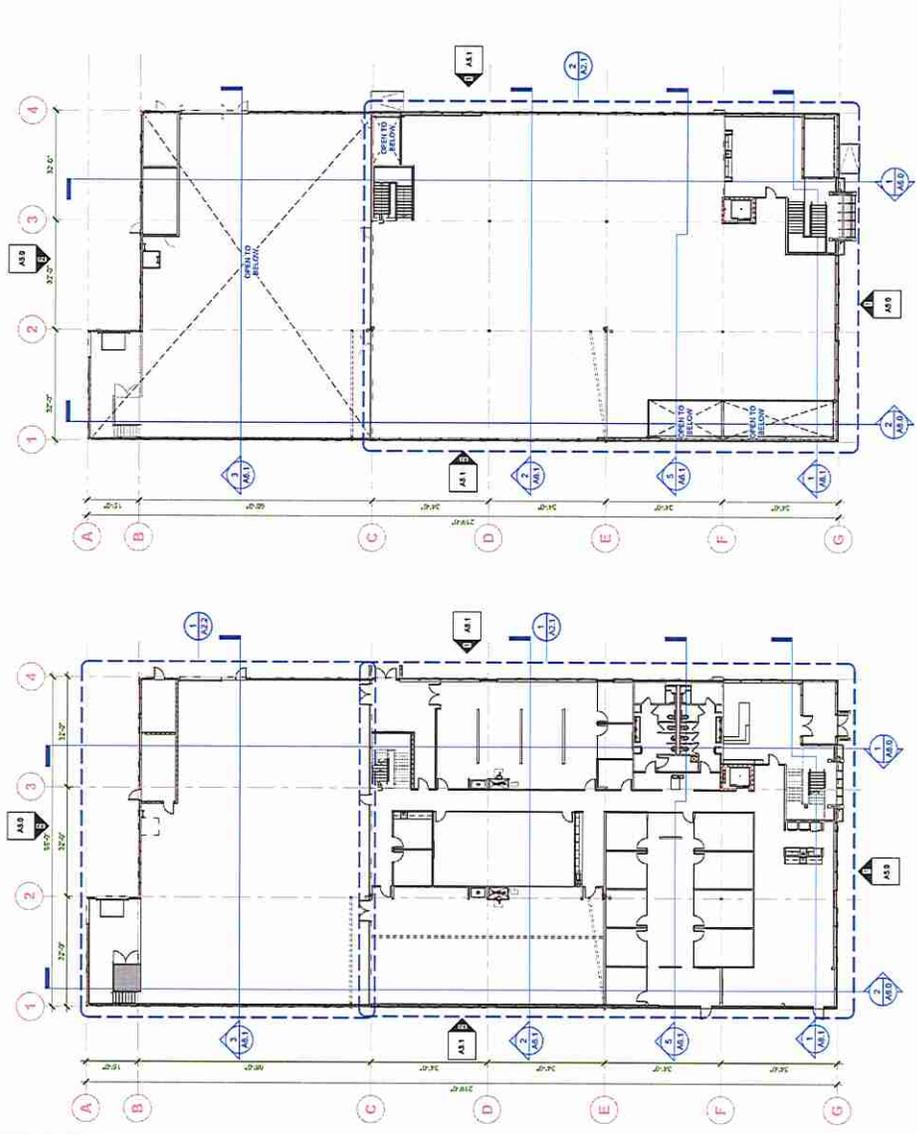
SHEET INDEX - STRUCTURAL		
S0.0	GENERAL NOTES	2024-02-01
S0.1	GENERAL NOTES	2024-02-01
S0.2	GENERAL NOTES	2024-02-01
S1.0	FOUNDATION PLAN AND ROOF FRAMING PLAN	2024-02-01
S2.0	SECOND FLOOR AND ROOF FRAMING PLAN	2024-02-01
S3.0	MECHANICAL, PLUMBING & ELECTRICAL	2024-02-01
S4.0	FRAMING DETAILS	2024-02-01
S4.1	FRAMING DETAILS	2024-02-01
S4.2	FRAMING DETAILS	2024-02-01
S4.3	FRAMING DETAILS	2024-02-01
S4.4	FRAMING DETAILS	2024-02-01
S4.5	FRAMING DETAILS	2024-02-01
S4.6	FRAMING DETAILS	2024-02-01
S4.7	FRAMING DETAILS	2024-02-01
S4.8	FRAMING DETAILS	2024-02-01
S4.9	FRAMING DETAILS	2024-02-01
S4.10	FRAMING DETAILS	2024-02-01
S4.11	FRAMING DETAILS	2024-02-01
S4.12	FRAMING DETAILS	2024-02-01
S4.13	FRAMING DETAILS	2024-02-01
S4.14	FRAMING DETAILS	2024-02-01
S4.15	FRAMING DETAILS	2024-02-01
S4.16	FRAMING DETAILS	2024-02-01
S4.17	FRAMING DETAILS	2024-02-01
S4.18	FRAMING DETAILS	2024-02-01
S4.19	FRAMING DETAILS	2024-02-01
S4.20	FRAMING DETAILS	2024-02-01
S4.21	FRAMING DETAILS	2024-02-01
S4.22	FRAMING DETAILS	2024-02-01
S4.23	FRAMING DETAILS	2024-02-01
S4.24	FRAMING DETAILS	2024-02-01



Professional Seal of Heather M. Heitman, Architect, No. 111-032877, State of Illinois. The seal is valid for the State of Illinois. The seal is valid for the State of Illinois. The seal is valid for the State of Illinois.

ARCHITECTURAL PLAN NOTES:

1. R.E. TO REVISIONS: REVISIONS OF ALL WORKING DRAWINGS ARE TO BE FOR THE CLIENT'S USE ONLY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

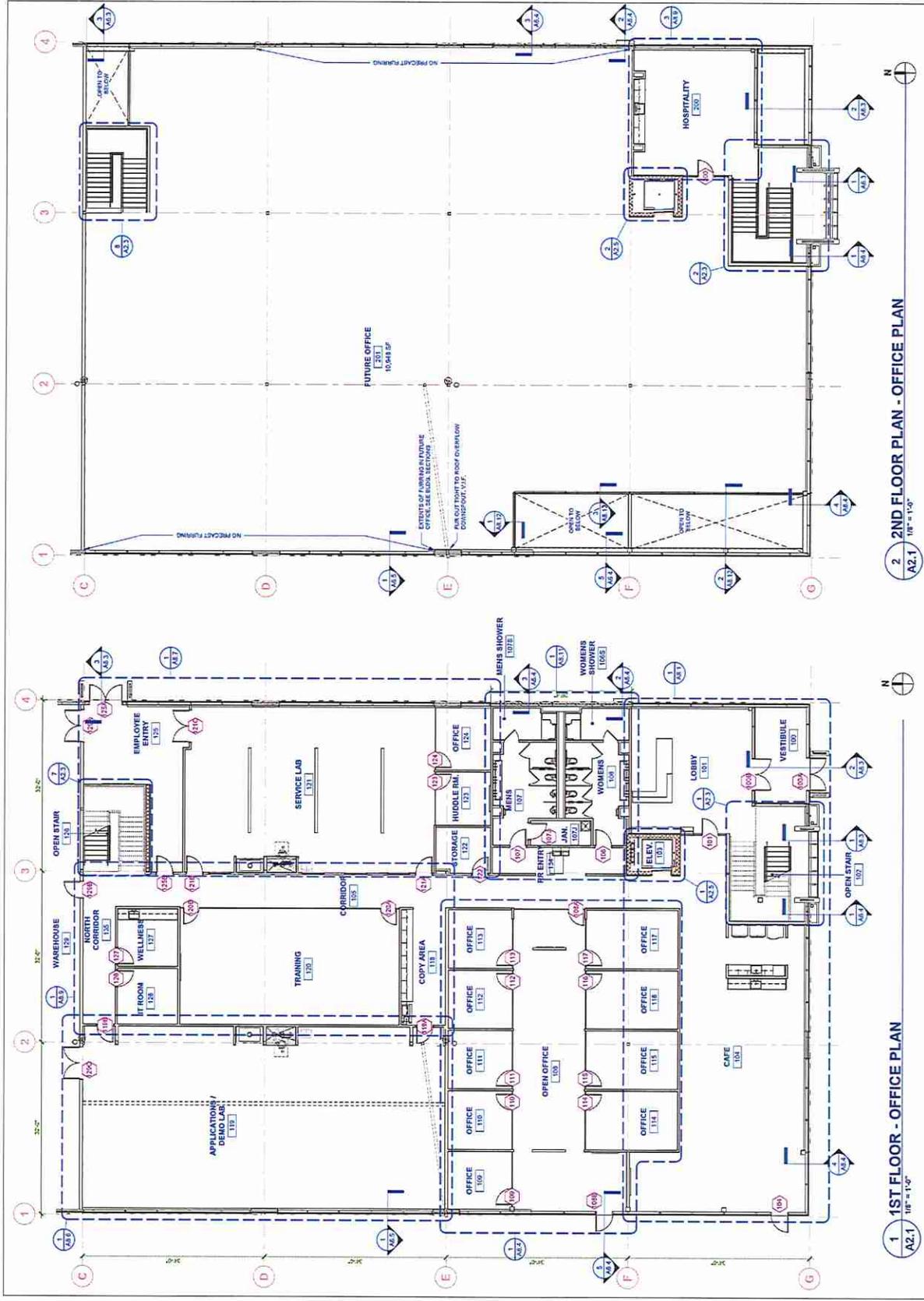


1 COMPOSITE 1ST FLOOR PLAN
 A2.0 1/16" = 1'-0"

2 COMPOSITE 2ND FLOOR PLAN
 A2.0 1/16" = 1'-0"



Professional Engineer Seal No. 03181372
 State of Illinois
 Mechanical Engineering
 License No. 03181372
 Expiration Date: 12/31/2024
 Issued Date: 12/31/2020



2 2ND FLOOR PLAN - OFFICE PLAN
 1/8" = 1'-0"

1 1ST FLOOR PLAN - OFFICE PLAN
 1/8" = 1'-0"



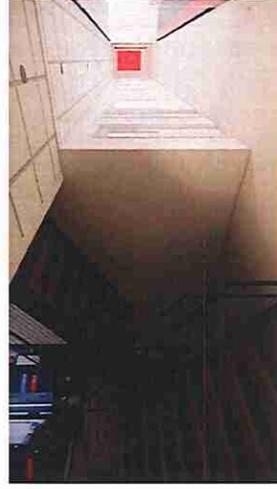
1ST FLOOR CAFE 104 - EAST



1ST FLOOR TRAINING 120 - WEST



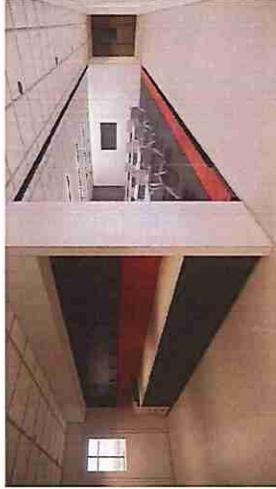
2ND FLOOR HOSPITALITY 200 - NORTH



1ST FLOOR OPEN STAIR 128 - EAST



1ST FLOOR CAFE 104 - WEST



1ST FLOOR COPY AREA 118 - NORTH



1ST FLOOR EMPLOYEE ENTRY 125 - SOUTH



2ND FLOOR OPEN STAIR 126 - EAST



1ST FLOOR LOBBY 101 - WEST



1ST FLOOR OPEN OFFICE 108 - WEST



1ST FLOOR DEMO LAB 119 - EAST



1ST FLOOR OPEN STAIR 102 - SOUTH

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-043

AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR A NEW LIGHT INDUSTRIAL AND OFFICE BUILDING FOR ANTON PAAR TO BE LOCATED AT 600 HICKORY HILL DRIVE

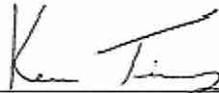
THE 2nd DAY OF APRIL 2024

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 April, 2024

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, 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 NO. 2024-043 AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR A NEW LIGHT INDUSTRIAL AND OFFICE BUILDING FOR ANTON PAAR TO BE LOCATED AT 600 HICKORY HILL DRIVE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM APRIL 2, 2024 TO APRIL 12, 2024.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd DAY OF APRIL 2024



Notary Public

