

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2010-047

AN ORDINANCE AMENDING ORDINANCES 2007-25 AND 2007-55 GRANTING CERTAIN APPROVALS TO ALLOW RESUBDIVISION AND DEVELOPMENT OF VACANT PROPERTY LOCATED WITHIN THE DEVELOPMENT COMMONLY KNOWN AS THE SHOPPES AT GREGG'S LANDING PUD LOCATED AT THE INTERSECTION OF MILWAUKEE AVENUE AND GREGG'S PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE 17TH DAY OF AUGUST 2010

Published in pamphlet form by the Authority
of the President and Board of Trustees of the
Village of Vernon Hills, Lake County,
Illinois, this 23rd Day of August 2010

ORDINANCE NO. 2010-047

**AN ORDINANCE AMENDING ORDINANCES
2007-25 AND 2007-55 GRANTING CERTAIN
APPROVALS TO ALLOW RESUBDIVISION
AND DEVELOPMENT OF VACANT
PROPERTY LOCATED WITHIN THE
DEVELOPMENT COMMONLY KNOWN AS
THE SHOPPES AT GREGG'S LANDING PUD
LOCATED AT THE INTERSECTION OF
MILWAUKEE AVENUE AND GREGG'S
PARKWAY, IN THE VILLAGE OF VERNON
HILLS, LAKE COUNTY.**

WHEREAS, Matt Knopf from Bradford Real Estate, in regard to property commonly known as The Shoppes at Gregg's Landing PUD and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of the following:

1. Approval to amend the approved Special Use Permit for the Planned Unit Development to permit the resubdivision of Lots 6 and 7 to create seven (7) lots, the expansion of the retail commercial center to allow a grocery store (Mariano's Fresh Market) and certain variations including but not limited signage and required parking and loading for the use.
2. Preliminary and final approval of the site and landscaping plans.
3. Preliminary and final approval of the architectural elevations including signage.
4. Preliminary and final approval of the amended Plat of Re-subdivision for Lots 6 & 7.

WHEREAS, Matt Knopf from Bradford Real Estate requested the following variations as a part of the petition:

1. To allow a reduction in the number of parking spaces on Lot 6 (Mariano's) from 354 spaces as required by the Annexation Agreement/Zoning Ordinance to 286 spaces and a reduction in the parking stall size on Lot 6 from 9'x 20' to 9'6" x 18". Ten of these spaces will be occupied by cart corrals
2. To allow a reduction in the number of loading spaces on Lot 6 (Mariano's) from 4 spaces as required by the Annexation Agreement/Zoning Ordinance to 2 spaces.
3. To allow the sign on the north elevation to be a maximum of 135 sq ft which exceed the maximum allowable size of 75 sq ft.

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

1. Master Site Plan prepared by SHA (Schroeder & Holt Architects) with a date of July 21, 2010 and consisting of 2 pages (front sheet and colored site master plan).
2. Final Plat of Resubdivision of The Shoppes of Gregg's Landing prepared by V3 Consultants with a revised date of 6/11/10 and consisting of 1 page.
3. Landscaping Plans prepared by Hitchcock Design Group with a revised date of 7/14/10 and consisting of 2 pages (L1.00 thru 1.01).

4. Photometric Plans prepared by WLS Lighting Systems with a date of 6/8/10 and consisting of 1 page.
5. Architectural Plans, color elevations and material descriptions and colors prepared by SHA (Schroeder & Holt Architects) consisting of concept elevations for New Grocery Store (Mariano's Fresh Market) with a date of July 7, 2010 and consisting of 1 page.
6. Concept Signage Plan prepared by SHA (Schroeder & Holt Architects) consisting of color elevations for the wall signs and sign panels on the existing monument signs with a date of July 7, 2010 and consisting of 1 page.

Said Plans are attached hereto as Exhibit B; and,

WHEREAS, upon due notice and after public hearing held July 21, 2010 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above.

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

WHEREAS, it has been further determined that construction of the improvements on Lot 6, being the Mariano's Fresh Market, specifically complies with type and nature of permitted uses under both the Annexation Agreement and the Village's Zoning Ordinance, Mariano's Fresh Market being found to be a Retail Commercial Use as defined therein;

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

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

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the amendment of the special use permit for the Planned Unit Development commonly known as The Shoppes at Gregg's Landing with the certain variations, as listed in Exhibit C, is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the conditions listed below in Section VI. Additionally, the Special Use Permit is subject to the terms and conditions as set forth in the Development Permit attached in Exhibit C.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, approval of the preliminary and final site and landscaping plans for the entire site are hereby granted subject to the conditions listed below in Section VI.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approvals of the architectural elevations including signage are hereby granted subject to the conditions listed below in Section VI.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, approval of the preliminary and final Plat of Re-subdivision of Lots 6 & 7 in the Shoppes at Gregg's Landing is hereby granted subject to the conditions listed below in Section VI.

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

SECTION VI. 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. Said conditions will be made a part of the Development Permit.

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

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

SECTION IX. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of Bradford Real Estate.

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

SECTION XI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2010-047.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None


Roger L. Byrne
Village President

PASSED: 8/17/2010

APPROVED: 8/17/2010

PUBLISHED IN PAMPHLET FORM: 8/23/2010

ATTEST:


Michael Wilson
Village Manager/Village Clerk



Exhibit A
Legal Description

LOTS 6 AND 7 IN THE FINAL PLAT OF THE SHOPPES AT GREGG'S LANDING
SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 28 AND 33,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
ACCORDING TO THE PLAT RECORDED OCTOBER 11, 2007 AS DOCUMENT
NUMBER 6255002 IN LAKE COUNTY, ILLINOIS

Exhibit B Plans

General Compliance with the following plans:

1. Master Site Plan prepared by SHA (Schroeder & Holt Architects) with a date of July 21, 2010 and consisting of 2 pages (front sheet and colored site master plan).
2. Final Plat of Resubdivision of The Shoppes of Gregg's Landing prepared by V3 Consultants with a revised date of 6/11/10 and consisting of 1 page.
3. Landscaping Plans prepared by Hitchcock Design Group with a revised date of 7/14/10 and consisting of 2 pages (L1.00 thru 1.01).
4. Photometric Plans prepared by WLS Lighting Systems with a date of 6/8/10 and consisting of 1 page.
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6. Concept Signage Plan prepared by SHA (Schroeder & Holt Architects) consisting of color elevations for the wall signs and sign panels on the existing monument signs with a date of July 7, 2010 and consisting of 1 page.

Exhibit C

Development Permit - Terms and Conditions of Approval

List of Variances

1. To allow a reduction in the number of parking spaces on Lot 6 (Mariano's) from 354 spaces as required by the Annexation Agreement/Zoning Ordinance to 286 spaces and a reduction in the parking stall size on Lot 6 from 9'x 20' to 9'6" x 18". Ten of these spaces will be occupied by cart corrals
2. To allow a reduction in the number of loading spaces on Lot 6 (Mariano's) from 4 spaces as required by the Annexation Agreement/Zoning Ordinance to 2 spaces.
3. To allow the sign on the north elevation to be a maximum of 135 sq ft which exceed the maximum allowable size of 75 sq ft.

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect
2. The Village Attorney shall review and approve the revisions to the REA Documents for the project prior to recordation of the Plat of Subdivision.
3. Unless otherwise stated herein, all signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances
4. Direct access from the lots adjacent to the entry drive magazines (being Lots 7 & 9) and Gregg's Parkway (being Lots 7, 9 & 10) shall be prohibited.
5. The building materials for the Mariano's property (new Lot 6) shall comply with the materials samples boards prepared by SHA and dated July ____, 2010.
6. Where applicable, the petitioner/Roundy's shall use of "goose-neck" type lighting on the exterior elevations of the building and to illuminate the wall mounted signs. The petitioner will provide cut-sheet details on each of the lights shown on the plans.
7. For any vacant lot and new building(s), the Planning & Zoning Commission and Village Board shall review and approve all site, landscaping and architectural plans.
8. Signage for the Cart Return Pens shall be informational and shall not contain the store name or advertising.
9. The lighting standard for all properties within the development shall comply with the Village's standard 25 foot poles, shoe-box style fixtures with 400W bulbs. The proposed photometric plan shall be amended to comply with these proposed standards.
10. The landscape plans for the property shall be modified to include bike racks. The number and locations of these racks will be reviewed and approved by the Village Landscape Architect.
11. When warrants are met allowing for installation of a Traffic signal on Gregg's Parkway, the property owners for the individual lots shall pay for a proportionate share of the cost for the signal and related installation costs. The cost of said improvements will be shared pursuant to Ordinances 2007-25 and 2007-55. This

cost will not exceed 50% of the cost and will be shared with the owner of the parcel north of Gregg's Parkway.

12. The REA Document shall specify that the berm located along the west property line shall be maintained in a manor free from trash or other debris. This maintenance activity shall occur on a weekly basis or when directed by the Village.
13. No parking spaces on site shall be converted to compact car size spaces so as to increase the total number of parking spaces without review and approval by the Village Board.
14. Compliance with the comments in the Landscape section of the report from John Kalmar to the Planning and Zoning Commission dated July 13, 2010.
15. Compliance with all ordinance and standards of the Village except as otherwise noted.
16. There shall be a 5 year extended warranty required for the newly installed portion of the berm and parking lot landscaping on Lot 6.
17. Recommendation that Roundy's provides operational statement for delivers that entry by truck would be limited to the extent practicable from Milwaukee Avenue
18. Petitioner agrees that landscaped island would be irrigated.
19. Work with the Village regarding the specifications for the requisite and appropriate size of the landscape islands.
20. To the extent reasonably practicable the Petitioner agrees to limit delivers to 7:00AM.

AFFIDAVIT OF SERVICE

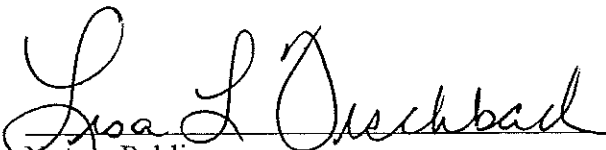
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

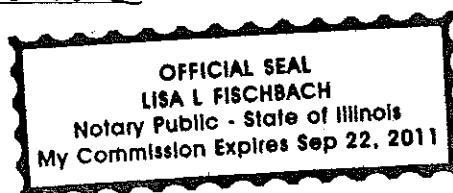
I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2010-047, AN ORDINANCE AMENDING ORDINANCES 2007-25 AND 2007-55 GRANTING CERTAIN APPROVALS TO ALLOW RESUBDIVISION AND DEVELOPMENT OF VACANT PROPERTY LOCATED WITHIN THE DEVELOPMENT COMMONLY KNOWN AS THE SHOPPES AT GREGG'S LANDING PUD LOCATED AT THE INTERSECTION OF MILWAUKEE AVENUE AND GREGG'S PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 23rd day of August, 2010


Notary Public



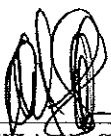
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, MICHAEL S. ALLISON, 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 AUGUST 17, 2010, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2010-047, AN ORDINANCE AMENDING ORDINANCES 2007-25 AND 2007-55 GRANTING CERTAIN APPROVALS TO ALLOW RESUBDIVISION AND DEVELOPMENT OF VACANT PROPERTY LOCATED WITHIN THE DEVELOPMENT COMMONLY KNOWN AS THE SHOPPES AT GREGG'S LANDING PUD LOCATED AT THE INTERSECTION OF MILWAUKEE AVENUE AND GREGG'S PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE PAMPHLET FOR ORDINANCE NO. 2010-047, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING AUGUST 23, 2010 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 23th DAY OF AUGUST 2010.



MICHAEL S. ALLISON, VILLAGE CLERK

SEAL



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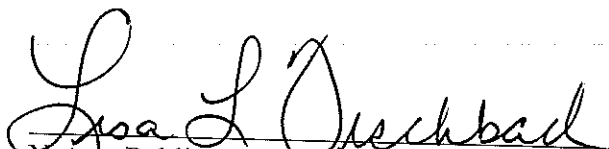
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)
COUNTY OF LAKE)

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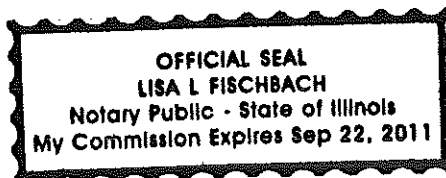


MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 23rd day of August, 2010



Notary Public



STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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DATED IN VERNON HILLS, ILLINOIS, THIS 23th DAY OF AUGUST 2010.



MICHAEL S. ALLISON, VILLAGE CLERK

SEAL

COMMITTEE OF THE WHOLE MEETING

the SHOPPES at GREGG'S LANDING
MARIANO'S FRESH MARKET

10 South Wacker Dr.
Suite 2935
Chicago, IL 60606
T: (312)755-8000
F: (312)755-8070

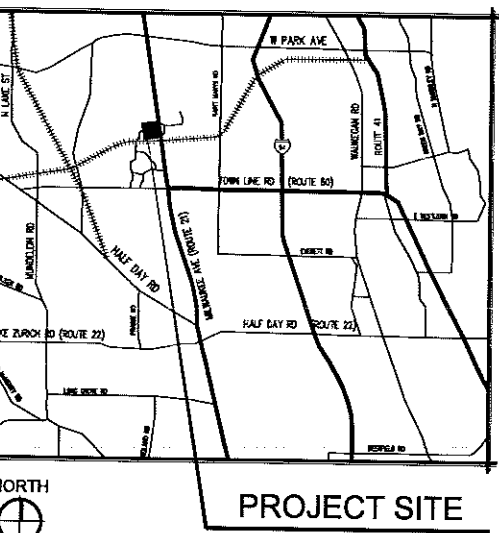
SW CORNER OF MILWAUKEE AVE. AND GREGG'S PARKWAY
VERNON HILLS, ILLINOIS

PRESENTED BY:

BRADFORD REAL ESTATE SERVICE CORP.
MARIANO'S FRESH MARKET
SCHROEDER & HOLT ARCHITECTS

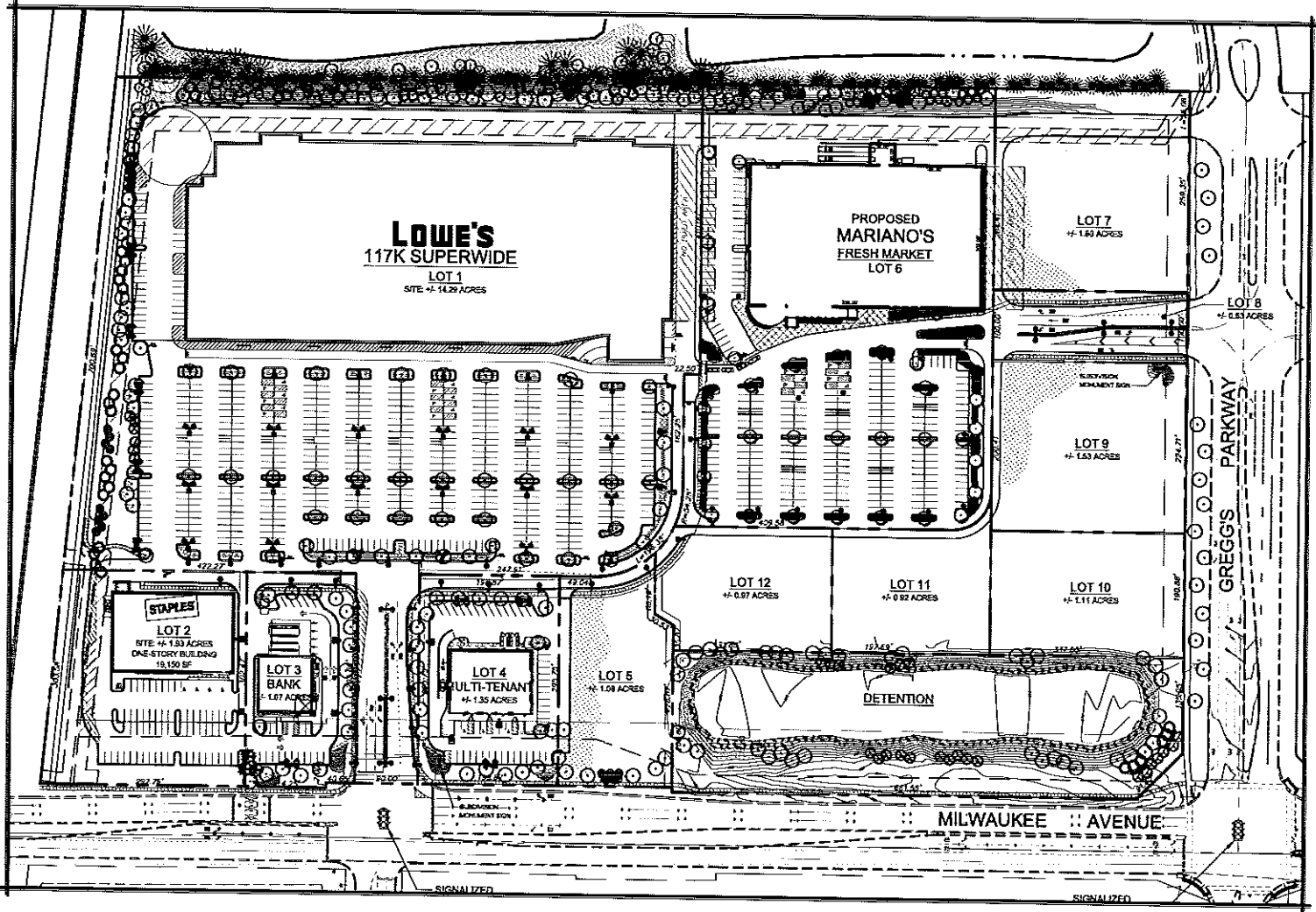
MEETING DATE:

AUGUST 3, 2010



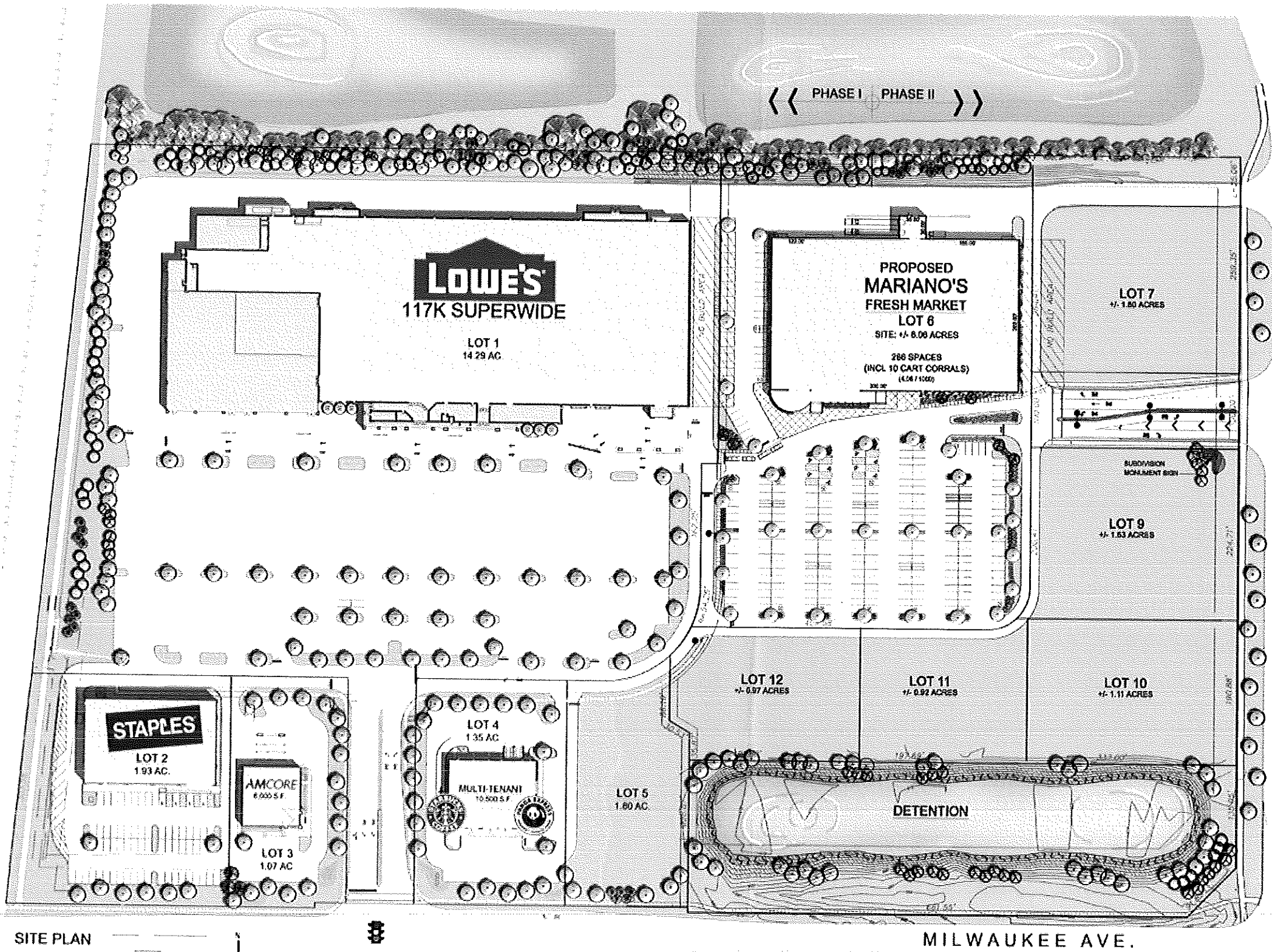
LOCATION MAP

RECEIVED
JUL 28 2010
COMMUNITY DEVELOPMENT
DEPARTMENT



SITE MASTER PLAN

VERNON HILLS: SWC of Milwaukee Ave. and Gregg's Parkway



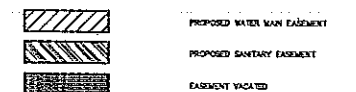
SITE PLAN

MILWAUKEE AVE.

GREGG'S PARKWAY

A map of the study area, showing the coastline of the Gulf of Mexico. The word "SITE" is written in large, bold, capital letters, with a line pointing to a specific location on the coast. The map includes various geographical features, such as rivers, bays, and islands, and is labeled with names like "Gulf of Mexico", "Bay", "River", "Island", "Point", "Lake", "Creek", "Stream", "Canal", "Harbor", "Port", "Road", "Highway", "Railroad", "Airport", "City", "Town", "Village", "Hamlet", "Cape", "Peninsula", "Isthmus", "Strait", "Sound", "Inlet", "Bayou", "Swamp", "Marsh", "Field", "Forest", "Park", "Reserve", "National Monument", "State Park", "Federal Reserve", "Military Base", "Naval Base", "Air Force Base", "Army Base", "Marine Base", "Navy Base", "Air Force Station", "Army Station", "Marine Station", "Navy Station", "Air Force Base", "Army Base", "Marine Base", "Navy Base", "Air Force Station", "Army Station", "Marine Station", "Navy Station".

SHEET NO.
1 of 2



NOTES

- 1. All landscaping shall be installed and maintained in accordance with the Village of Vernon Hills municipal code.
- 2. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
- 3. Do not locate plants within 10'-0" of utility structures. Do not locate plants within 5' horizontally of underground utility lines. Consult with Landscape Architect if these conditions exist.
- 4. Specified planting soil mixtures shall be applied to all shrub beds and tree pits.
- 5. All disturbed areas to be cultivated, fine graded, and sodded.
- 6. Contractor shall provide a 5' diameter mulch ring with a spade edge around all trees.

ALTERNATE PAVING MATERIAL

Decorative Paving: Stamped concrete sidewalk with integral color. Pattern to be herringbone with a soldier course. Color to be determined by Owner.

Total Pedestrian Walks:	6,147 SF
Required (20%):	1,229 SF
Provided:	2,133 SF

LEGEND

- Shade tree, typical. See Detail 1, Sheet L1.02
- Ornamental tree, typical. See Detail 3, Sheet L1.02
- Evergreen tree, typical. See Detail 4, Sheet L1.02
- Shrubs and ornamental grasses, typical. See Detail 5 and 6, Sheet L1.02
- Perennials / Groundcover, typical. See Detail 6, Sheet L1.02
- No-mow fescue blend, typical
- Lawn seed, typical

Design Group
Creating Better Places®
180 North Wacker Drive, Suite 003
Chicago, Illinois 60606

T 312.634.2100
F 312.634.2101

PREPARED FOR

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

PROJECT

Mariano's
Vernon Hills, Illinois

PROJECT NUMBER
01-0540-014-01-06

ISSUED
June 11, 2010

REVISIONS		Issue
No.	Date	
1	07.14.10	Per Village comments and For Bid

DRAWN BY
JEG
CHECKED BY
GBR

SHEET TITLE

Landscape Plan

SCALE IN FEET
1" = 30'

0' 15' 30' 60' 90'

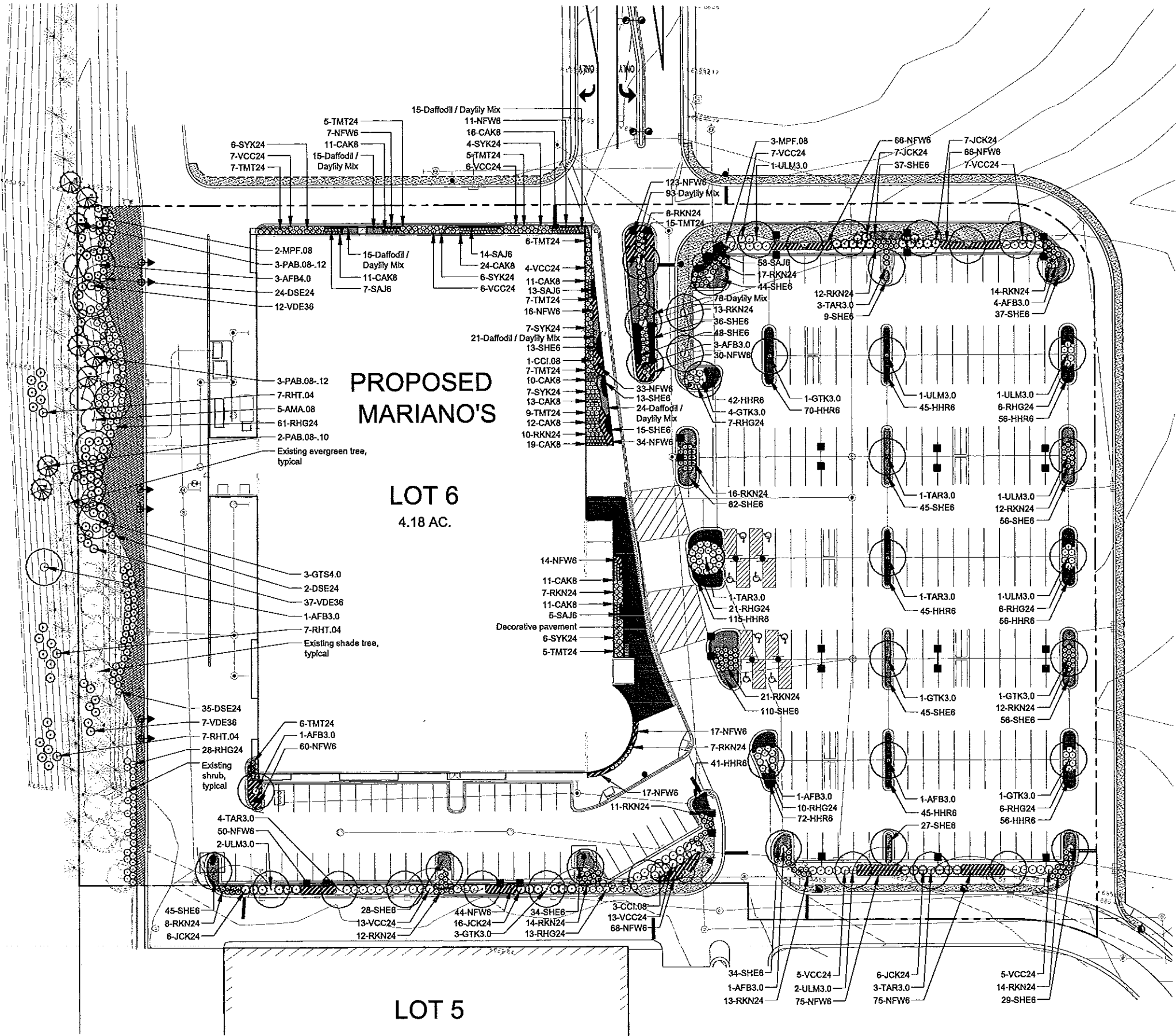
NORTH



SHEET NUMBER

L1.00

© 2010 Hitchcock Design, Inc.





Creating Better Places®
180 North Wacker Drive, Suite 003
Chicago, Illinois 60606

T 312.634.2100
F 312.634.2101

PREPARED FOR
V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

PROJECT
Mariano's
Vernon Hills, Illinois

PROJECT NUMBER
01-0540-014-01-06

TOPSOIL DEPTH CHART Note: The contractor is to supply and install approved topsoil to the depths indicated on the chart below.

LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS	6
PLANTING BEDS	18
PARKING LOT LANDSCAPE ISLANDS	24
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

PLANT LIST

Code	Botanical Name	Common Name	Size	Qty	Remarks
Shade Trees					
AFB4.0	Acer x Freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	4" C	3	Single straight trunk, specimen, matching
AFB3.0	Acer x Freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" C	12	Single straight trunk, specimen, matching
GTS4.0	Geddesia tricarphos var. nemis 'Shademaster'	Shademaster Thornless Honeylocust	4" C	3	Single straight trunk, specimen, matching
GTS3.0	Geddesia tricarphos var. nemis 'Skyline'	Skyline Thornless Honeylocust	3" C	11	Single straight trunk, specimen, matching
TAR3.0	Tilia americana Redmond	Redmond American Linden	3" C	13	Single straight trunk, specimen, matching
UM3.0	Ulmus japonica x wilsoniana Marlot	Accolade Elm	3" C	9	Single straight trunk, specimen, matching
Intermediate Trees					
AMA.03	Amelanchier x g. and flora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6" HT	5	Multi-stem, 4 to 5 stems minimum, matching
OD.03	Crataegus crusgali var. nemis	Thornless Cockspur Hawthorn	6" HT	4	Multi-stem, 4 to 5 stems minimum, matching
MPF.03	Malus 'Pranella'	Pranella Flowering Crabapple	6" HT	5	Multi-stem, 4 to 5 stems minimum, matching
Evergreen Trees					
PAB.06	Picea abies	Norway Spruce	6" HT	3	Single straight trunk, specimen, matching
PAB.10	Picea abies	Norway Spruce	10" HT	3	Single straight trunk, specimen, matching
PAB.12	Picea abies	Norway Spruce	12" HT	2	Single straight trunk, specimen, matching
Deciduous Shrubs					
DSE24	Diervilla sessilifolia	Southern Bush-honeysuckle*	24" HT	61	Plant 4' on center
RH324	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" HT	157	Plant 4' on center
RHT.04	Rhus typhina	Staghorn Sumac	4" HT	21	Multi-stem, 4 to 5 stems minimum, matching
RKN24	Rosa 'Knockout'	Knockout Rose	24" HT	221	Plant 3' on center
SYK24	Syringa patula 'Miss Kim'	Miss Kim Manchurian Lilac	24" HT	38	Plant 3' on center
VOC24	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	24" HT	73	Plant 3' on center
VDE.36	Viburnum dentatum	Arrowwood Viburnum	36" HT	56	Plant 5' on center
Evergreen Shrubs					
JKK24	Juniperus chinensis 'Katalay Compact'	Katalay Compact Chinese Juniper	24" HT	32	Plant 5' on center
INT24	Taxus x media 'Taunton'	Taunton Intermediate Yew	24" HT	72	Plant 3' on center
Perennials					
CAK6	Calamagrostis x alba 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL	140	Plant 24" on center
HRE18	Heimerlalis 'Happy Returns'	Happy Returns Daylily	1 GAL	670	Plant 18" on center
HNE6	Heimerlalis 'Joyene Nichole'	Joyene Nichole Daylily	1 GAL	39	Plant 18" on center
HVE6	Heimerlalis 'Pardon Me'	Pardon Me Daylily	1 GAL	39	Plant 18" on center
NFW6	Nepeta x Eastern Wake's Low	Wake's Low Catmint	1 GAL	846	Plant 18" on center
SAJ6	Sedum x Herbertsrade	Autumn Joy Sedum	1 GAL	97	Plant 18" on center
SHL6	Sporobolus heterolpis	Prairie Dropseed	1 GAL	633	Plant 18" on center
Bulbs					
NDU	Narcissus 'Dutch Master'	Dutch Master Daffodil	BULB	35	Interplant with daylilies at 18" on center
NMH	Narcissus 'Mount Hood'	Mount Hood Daffodil	BULB	35	Interplant with daylilies at 18" on center
MSC	Narcissus 'Silver Chimes'	Silver Chimes Daffodil	BULB	38	Interplant with daylilies at 18" on center

- Notes:
- Daylily Mix includes a random equal mix of Joyene Nichole Daylily, Pardon Me Daylily, and Happy Returns Daylily.
 - Daylily/Daffodil Mix includes a random equal mix of Happy Returns Daylily, Dutch Master Daffodil, Mount Hood Daffodil, and Silver Chimes Daffodil.

ISSUED
June 11, 2010

REVISIONS		
No.	Date	Issue
1	07.14.10	Per Village comments and For Bid

DRAWN BY
JEG
CHECKED BY
GBR

SHEET TITLE

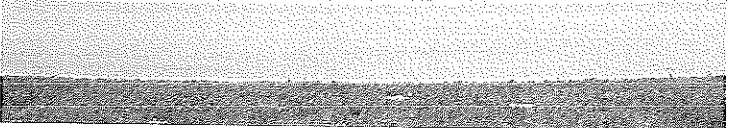
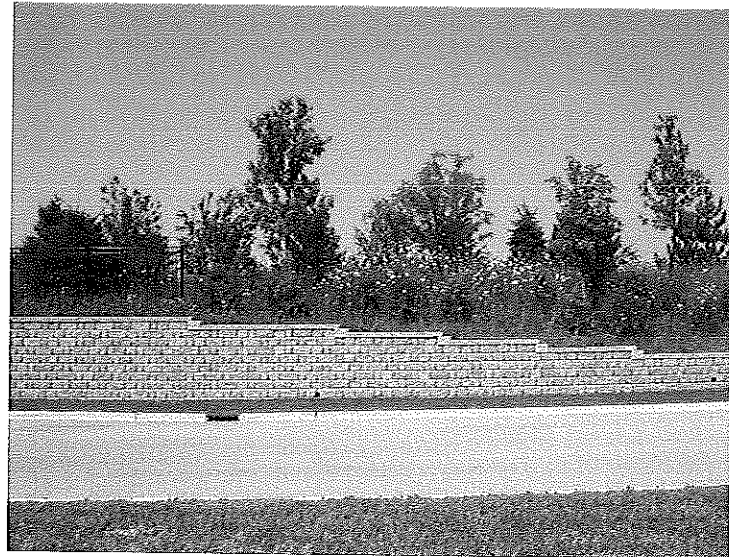
Plant List

SCALE IN FEET
as noted

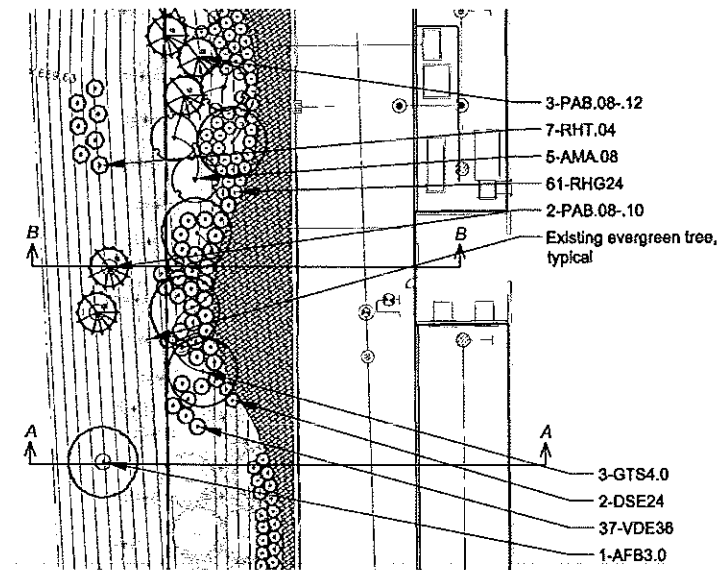
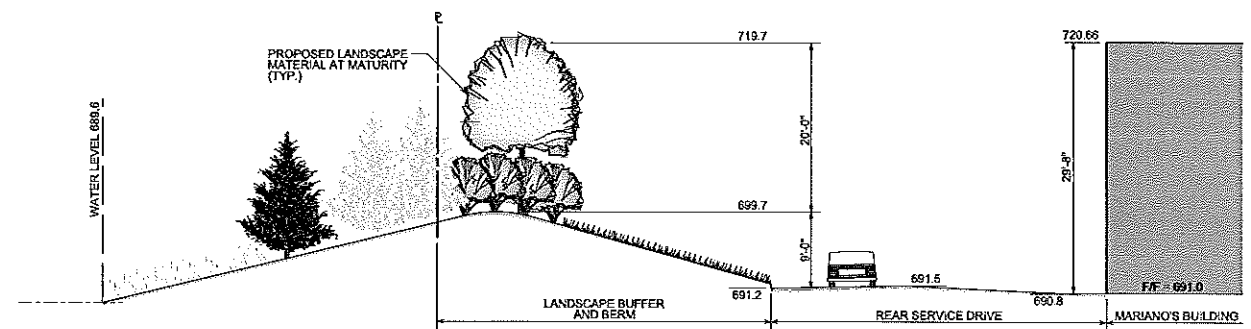
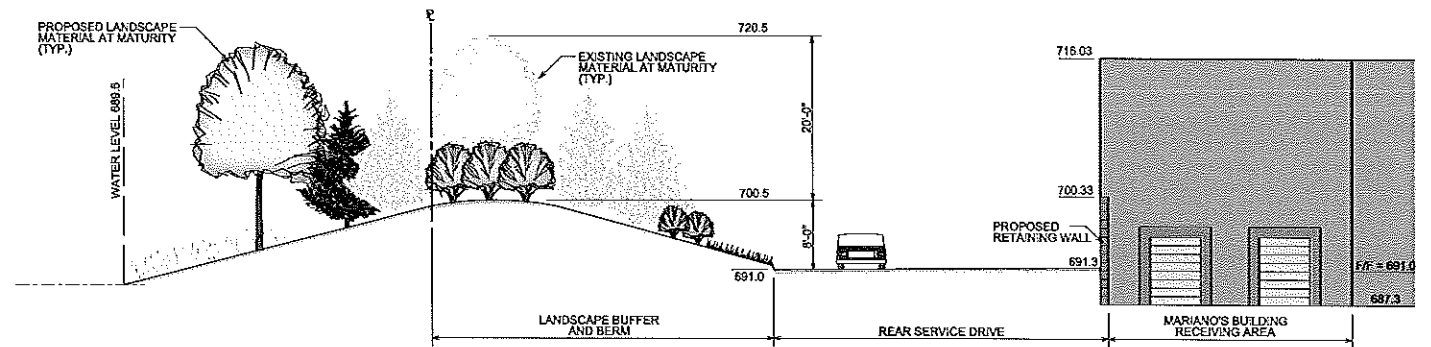


SHEET NUMBER

L1.01



EXISTING LANDSCAPE BERM PICTURES



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-14-10	REVISED PER VILLAGE COMMENTS / ISSUED FOR E.D.			

SEAL:

PROJECT NO.	10068	DESIGNED BY:	MFC
FILE NAME:	BermCrossSection	DRAWN BY:	DRP
ORIGINAL ISSUE DATE:	06-11-10	CHECKED BY:	MRM
SCALE:	1" = 10'	PROJECT MANAGER:	ANH

MARIANO'S
GREGG'S LANDING

VERNON HILLS

ILLINOIS

LANDSCAPE BERM
CROSS SECTION EXHIBIT

EX-1

REVISIONS

REV #	DATE	BY:
1	7/8/10	J.P.

ORDINANCE 2010-47, Exhibit B(4) Photometric Plans prepared by WLS Lighting Systems with a date of 6/8/10 and consisting of 1 page.

PO BOX 100
FORT WORTH, TX
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS

Consider the Impact!

SHEET

BY: J.P.

PM: HOLLY

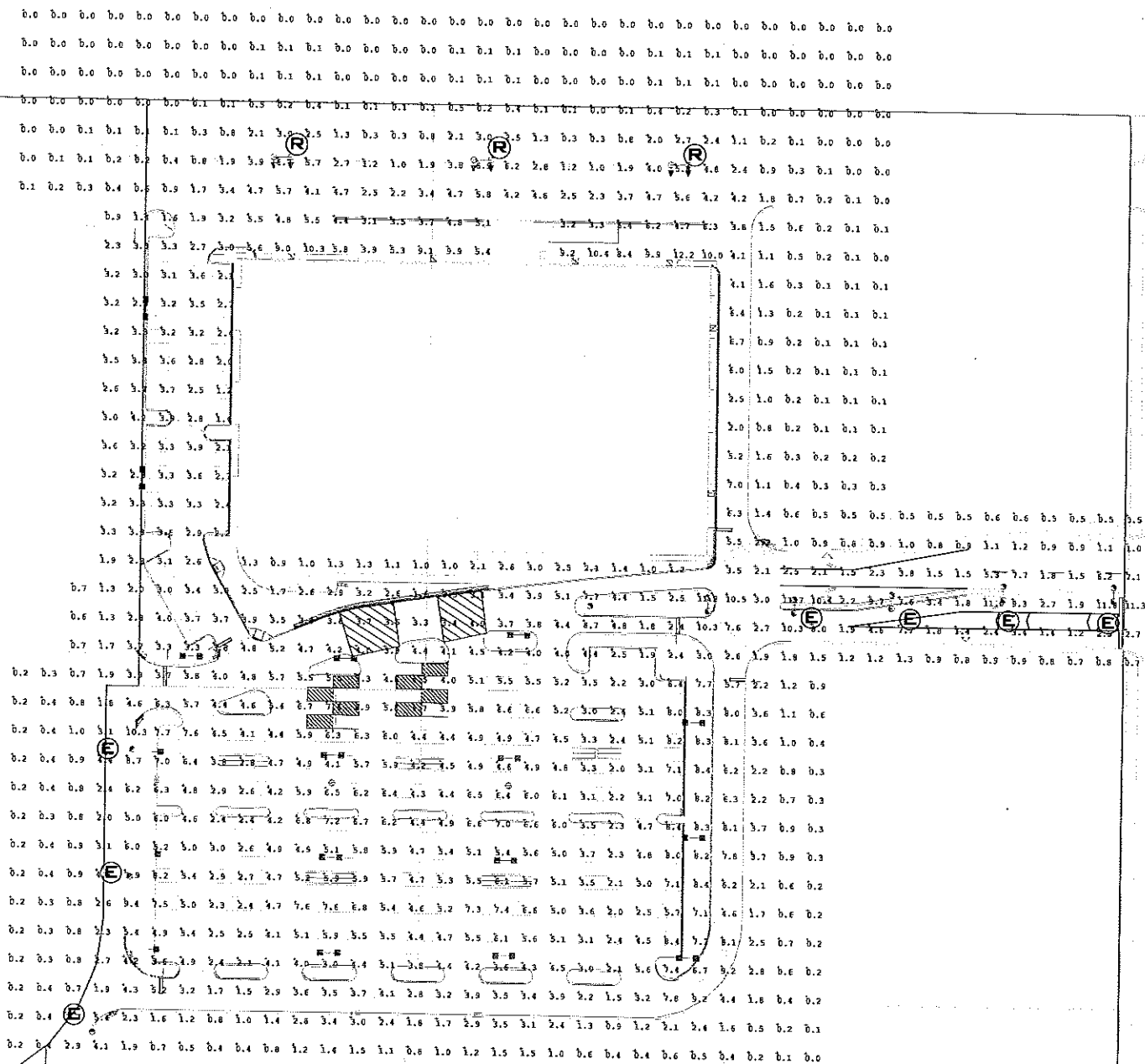
800-633-8711

ROUNDY'S - SHOPPES @
GREGG'S LANDING
VERNON HILLS, IL

SCALE: 1"=50'

DATE - 6/8/10

WLS-7457



Calculation Summary

Label	Units	Avg	Min	Max	Avg/Min	Max/Min	Footcandle	Footcandle
OVERALL AVERAGE	Ft	4.49	12.2	0.9	4.52	13.55	20	22
EXISTING AVERAGE	Ft	4.47	8.7	0.9	4.57	9.61		

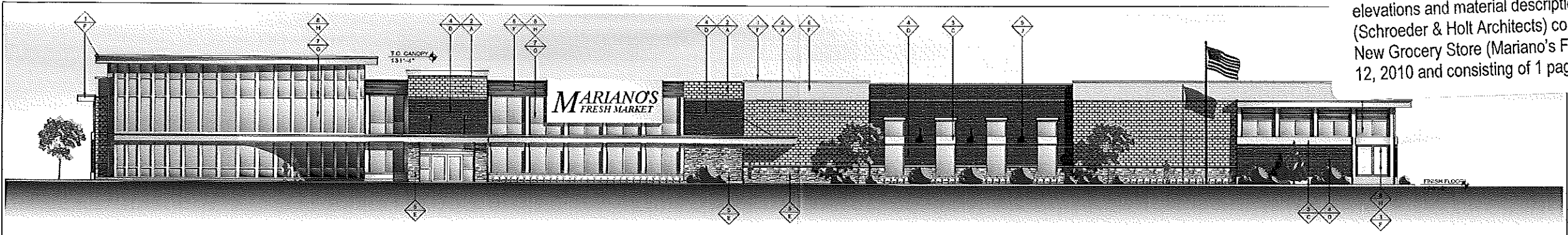
Luminaire Schedule

Symbol	Qty	Label	Footcandle	Description
14	A	44000	0.800	WLS-FPM-S-400-FPM-FS 28' MOUNTING HEIGHT
3	B	44000	0.800	WLS-FPM-S-400-FPM-FS 28' MOUNTING HEIGHT
3	C	44000	0.800	WLS-FPM-S-400-FPM-FS 28' MOUNTING HEIGHT
3	D	44000	0.800	WLS-FPM-S-400-FPM-FS 28' MOUNTING HEIGHT
4	E	44000	0.800	WLS-FPM-S-400-FPM-FS 28' MOUNTING HEIGHT
4	F	44000	0.800	WLS-FPM-S-400-FPM-FS 28' MOUNTING HEIGHT

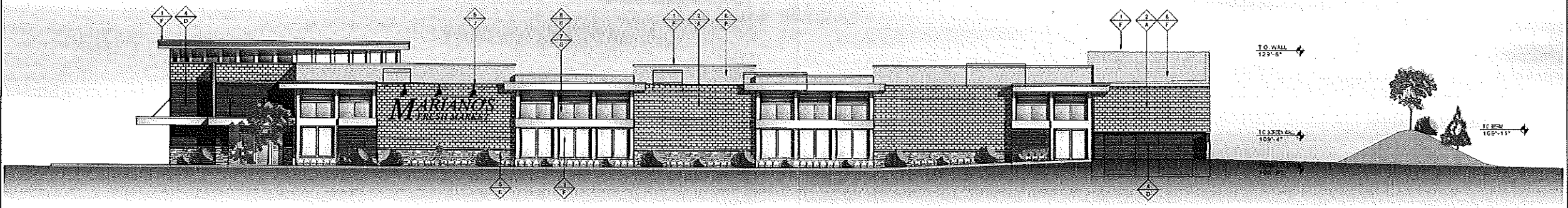
Ⓔ - EXISTING POLE
Ⓕ - RELOCATED POLE

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.

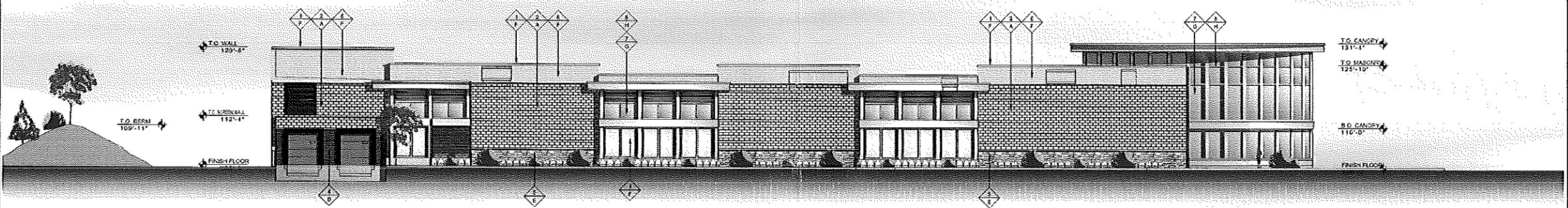
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.



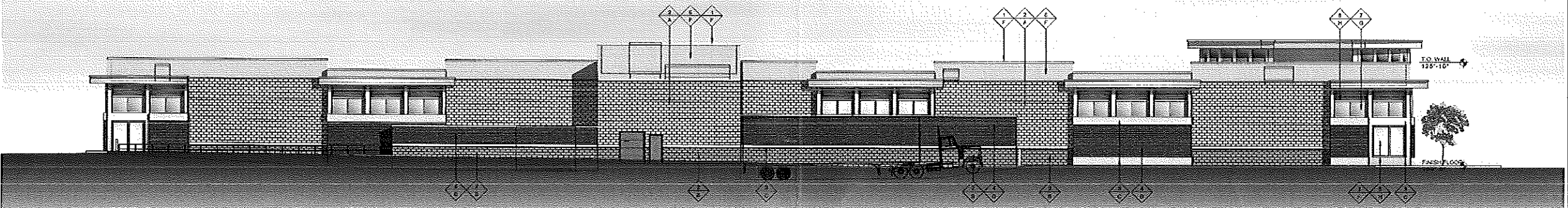
CONCEPT EAST ELEVATION - BRADFORD - THE SHOPPES AT GREGG'S LANDING



CONCEPT NORTH ELEVATION - BRADFORD - THE SHOPPES AT GREGG'S LANDING



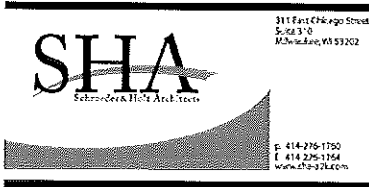
CONCEPT SOUTH ELEVATION - BRADFORD - THE SHOPPES AT GREGG'S LANDING



CONCEPT WEST ELEVATION - BRADFORD - THE SHOPPES AT GREGG'S LANDING

2010-07-12

SCALE: 3/32" = 1'-0"

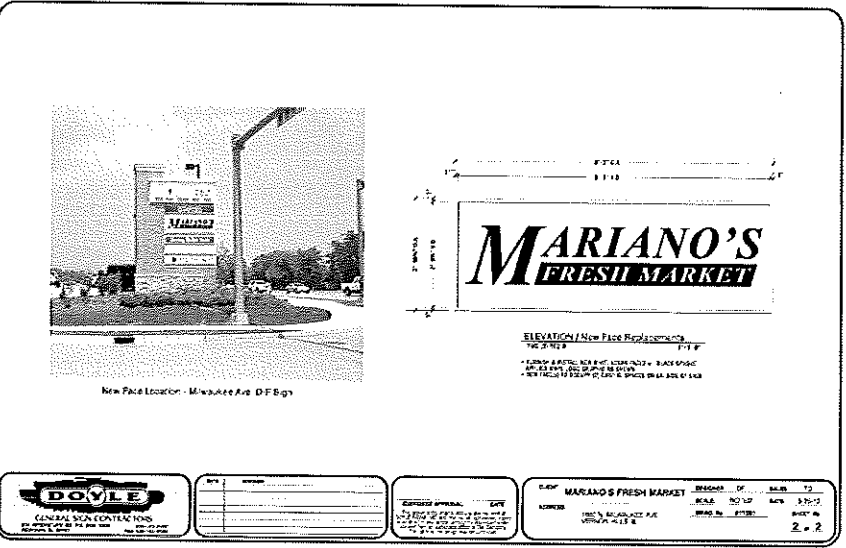
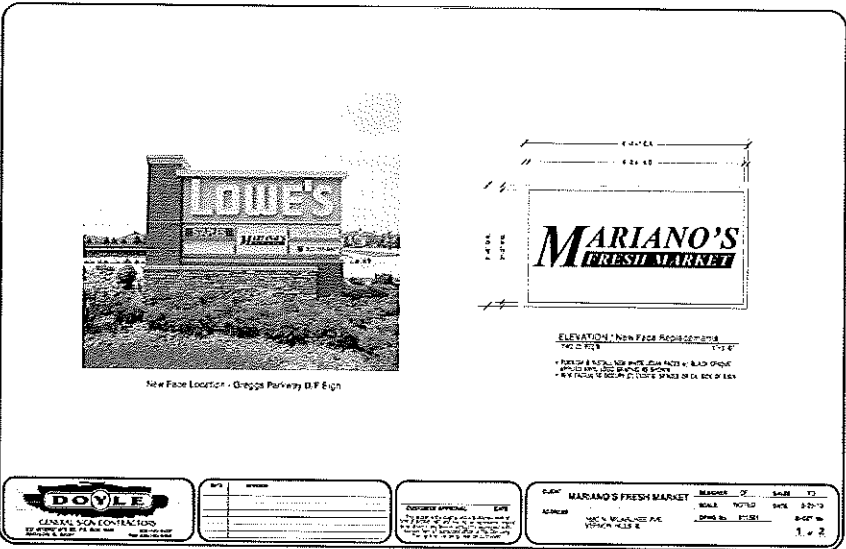


ELEVATION KEY NOTES	
FINISH	COLOR
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99. EXTERIOR WALLS AND ROOFING	100. EXTERIOR WALLS AND ROOFING

NEW GROCERY STORE
MILWAUKEE AVENUE & GREGG'S PARKWAY
VERNON HILLS, IL

DEVELOPED BY:
ROUNDY'S
SUPERMARKETS, INC.
876 E. Wisconsin Avenue
Milwaukee, WI 53202

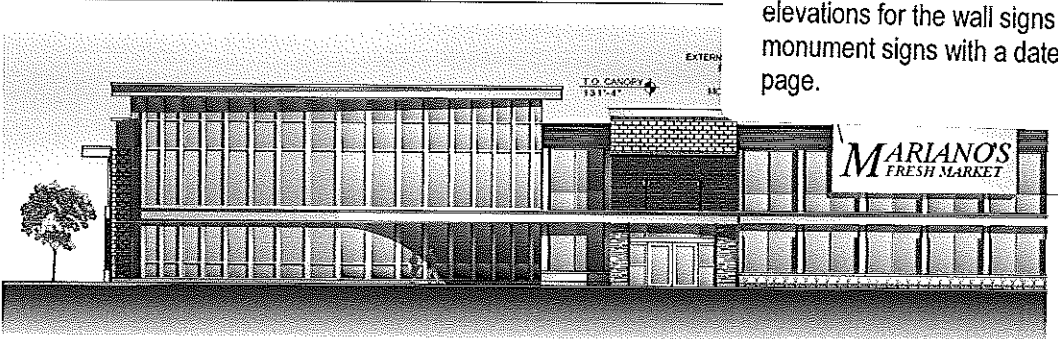
ROUNDY'S®



PROPOSED SITE SIGNAGE - MARIANO'S FRESH MARKET

VILLAGE OF VERNON HILLS SIGNAGE ORDINANCE
TOTAL SIGN AREA: ONE SQUARE FOOT OF SIGN AREA IS PERMITTED FOR EACH LINEAL (LINEAR) FOOT OF BUILDING FRONTAGE WITH THE MAXIMUM TOTAL SIGN AREA NOT TO EXCEED 100 SQUARE FEET. BUILDINGS SET BACK A DISTANCE OF 200 FEET OR MORE FROM THE PUBLIC STREET SHALL BE PERMITTED A WALL SIGN CALCULATED IN ACCORDANCE WITH THE FOLLOWING FORMULA OR UP TO THREE PERCENT OF THE TOTAL BUILDING FACE, WHICHEVER IS GREATER.
BUSINESSES WITH MULTIPLE FRONTAGES: WHEN A BUSINESS HAS MORE THAN ONE FRONTAGE, THE RESTRICTIONS ON THE NUMBER OF SIGNS AND SIGN AREA SHALL APPLY INDEPENDENTLY TO EACH FRONTAGE. HOWEVER, THE MAXIMUM ALLOWABLE SIGN AREA SHALL APPLY TO ONLY ONE FRONTAGE AT THE APPLICANT'S OPTION AND THE MAXIMUM ALLOWABLE SIGN AREA ON ANY OTHER FRONTAGE(S) SHALL BE REDUCED BY 50 PERCENT. EXCESS AREA CAN NOT BE TRANSFERRED FROM ONE FRONTAGE TO ANOTHER. BUSINESSES WITH MAIN ENTRANCES THAT DO NOT FACE A PUBLIC STREET OR OTHER PUBLIC ACCESS ROAD SHALL BE ALLOWED A SIGN IN ACCORDANCE WITH THIS SECTION.

PROPOSED SIGNAGE:
330' LINEAR FRONTAGE ON MAIN (EAST) FACADE = 330 SF ALLOWABLE SIGNAGE
PROPOSED SIGNAGE ON EAST ELEVATION = 315 SF
FOR MULTIPLE FRONTAGES, SIGNAGE REDUCED BY 50% = 165 SF ALLOWABLE SIGNAGE
PROPOSED SIGNAGE ON NORTH ELEVATION = 140 SF



PROPOSED SIGNAGE EAST ELEVATION - MARIANO'S FRESH MARKET



PROPOSED SIGNAGE NORTH ELEVATION - MARIANO'S FRESH MARKET



2010-07-12

CONCEPT SIGNAGE - BRADFORD - THE SHOPPES AT GREGG'S LANDING

SCALE: 3/32" = 1'-0"