

**VILLAGE OF VERNON HILLS  
ORDINANCE 2022-102**

**AN ORDINANCE GRANTING VARIATIONS FROM APPENDIX C, ZONING,  
OF THE VERNON HILLS CODE, RELATED TO THE DEVELOPMENT OF A  
DAY CARE CENTER TO BE LOCATED AT 2 PHILLIP DRIVE**

**WHEREAS**, the Village of Vernon Hills received a petition by GW Vernon Hills LLC, property owner, requesting variations from Appendix C, Zoning, of the Vernon Hills Code, associated with the development of daycare care center to be located on the property commonly known as 2 Phillip Drive, legally described below; and

**WHEREAS**, the petition is related to Special Use Permit and sign code variations to be considered under separate ordinances; and

**WHEREAS**, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on September 7, 2022; and

**WHEREAS**, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition as described in **Exhibit A** (Planning and Zoning Commission report); and

**WHEREAS**, the Village Board, having considered the Planning and Zoning Commission report and recommendation at its Committee of the Whole meeting on September 20, 2022, found that sufficient facts were presented which, in its judgment, would justify approving the variations 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.** The above listed recitals are incorporated into and made part of this Ordinance.

**SECTION 2.** The following variations from Appendix C, Zoning, of Village of Vernon Hills Code, to facilitate the development of the property commonly known as 2 Phillip Drive, zoned OR & D (Office, Research, and Development), and legally described in Section 3 of this Ordinance, are hereby approved:

1. Section 4.8, Fences, to allow fences to be constructed at distances of 60.0' (north), 15.0' (east), and 133.0' (south) from the property line (maximum 12" permitted);
2. Section 15.4, Lot Area in the OR&D District, to permit development on a 87,122 sq ft lot (minimum 160,000 sq ft required);
3. Section 15.6, Yards in the OR&D District, to reduce the east side yard to 15.0' (30.0' required), for the proposed playground; and

4. Section 15.6, Yards in the OR&D District, to reduce the east side yard to 3.0' (30.0' required), for the proposed trash enclosure.

**SECTION 3.** The variations granted in Section 2 of this ordinance shall apply to the property legally described below:

LOTS 1, 2 AND THE WEST 9.79 FEET OF LOT 3 IN DEERPATH SUBDIVISION, PARCEL "H", BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 25, 1978, AS DOCUMENT 1919644, IN BOOK 65 OF PLATS, PAGE 44, IN LAKE COUNTY, ILLINOIS.

PIN: 15-04-107-009 (approximately 87,122 sq ft or 2.0 acres)

**SECTION 4.** The variations granted in Section 2 of this ordinance are associated with a petition that includes Special Use, site plan, landscape plan, and architectural plan approval, pursuant to Chapter 16, Article IV, and Appendix C, Section 4.12, and Section 21.6, and are illustrated on the following plans and exhibits, attached hereto as **Exhibit B:**

- Sheet A0.0 Title Sheet and Key Plan by Design Studio 24 LLC, last revised September 15, 2022
- Landscape Plan (2 Sheets), by Planned Environment Associates, last revised September 14, 2022

**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.

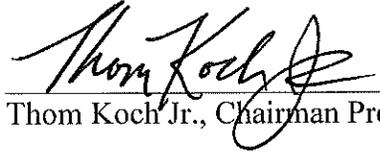
**SECTION 9. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2022-102.

Adopted by roll call vote as follows:

AYES: 6 – Marquardt, Forster, Schenk, Takaoka, Oppenheim, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

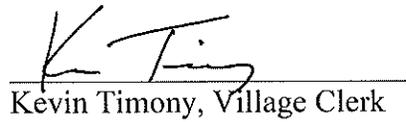


Thom Koch Jr., Chairman Pro Tem

PASSED: 10/06/2022

APPROVED: 10/06/2022

ATTEST: 10/06/2022



Kevin Timony, Village Clerk



**EXHIBIT A**

**Planning and Zoning Commission Report**

**Guidepost Montessori School, 2 Phillip Road**

**Planning and Zoning Commission Minutes**  
**September 7, 2022**  
**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, Commissioners Hezner, Mulcrone, Cotton and Heidner. A quorum was established.

Also attending: Andrew Jennings, Director of Community Development, and Recording Secretary Heavrin.

**II. Public Hearings**

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

1. **Case #22-011** being a petition filed by Mitch Goltz, GW Vernon Hills LLC, 2211 N Elston Ave, Ste 400, Chicago IL 60614, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 4, Section 4.12, Article 21, Section 21.5 and Chapter 19, Signs, Section 19.3, requesting the following:
  1. Approval of preliminary and final landscape approvals; and
  2. Approval of certain variations related to the Sign Code.

The proposed location is the Townline Commons Shopping Center at 555 Townline Road on the south side of Route 60, Townline Road.

**ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN**

Mitch Goltz, GW Vernon Hills LLC

*Discussion:*

The petitioner is requesting variations from the sign code to facilitate renovations to the existing multi-tenant monument sign and the installation of a similar sign at the northwest corner of the site. The petitioner is also requesting landscape plan approval that includes removal of several trees that currently limit visibility of the shopping center. The petitioner also intends to trim lower branches of existing trees that will remain. The landscape plan indicates that a variety of deciduous shrubs, evergreen shrubs, and perennials will be planted along both Townline and Fairway.

The sign package includes the refurbishing of the existing multi-tenant sign near the main entrance on Townline Road and installation of an additional multi-tenant sign near the corner of Townline and Fairway. The petitioner is requesting variations from the sign code related to the total sign area, height, and number of tenant panels. The existing sign has a total of five panels. If the variation is approved, the refurbished sign and the new sign at the corner will each have nine panels (five full-width panels for the larger units and four half-width panels for smaller units). The sign panel area will increase slightly, but the overall size of the sign will not change. The center would be allowed to install an additional sign without a variation but it would be limited to a single tenant panel and the maximum height and square footage per the code.

The petitioner has revised the plans as requested by the Public Works Department, particularly in the area adjacent to the pond. In reference to the condition of the parking lot, the petitioner has agreed to resurface the lot and make improvements to the landscape islands once the larger units are permanently occupied.

#### **PUBLIC NOTICE**

Public notices were sent out and no responses were received.

#### **THE HEARING WAS OPENED FOR PUBLIC COMMENT**

No one from the public spoke.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motions were made relating to the petition for sign variations and landscape plan approval for the property located at 555 Townline Road, Vernon Hills, Illinois:

**Recommend approval of the following variations from Chapter 19, Signs,** for the property located at 555 Townline Road, Vernon Hills, Illinois, as required by Appendix C, Zoning, Section 21.5 (Variations), as described in the application by GW Vernon Hills LLC, received August 23, 2022, and sign package by Olympik Signs, dated July 5, 2022, and received September 1, 2022:

1. Section 19-3 C(6c) to permit a monument sign with a total sign area of 168.81 sq ft (maximum of 50.0 sq ft permitted);
2. Section 19-3 C(7b)1 to permit a monument sign to display nine (9) tenant panels (maximum of one tenant panel permitted); and
3. Section 19-3 C(9)b to permit a monument sign with a height of 17.58' (maximum 8.0' permitted).

#### **And with the following conditions of approval:**

1. The sides of the sign cabinet shall match the color of the frame on the face; and
2. Tenant panels shall have a common background color.

Second by Commissioner Cotton

**AYES: 5 – Heidner, Hezner, Cotton, Mulcrone, Chairman Morris**

**NAYS: 0 – None**

**ABSENT: 0 – None**

**Motion approved.**

**Recommend Approval of the Landscape Plan** for the property located at 555 Townline Road, Vernon Hills, Illinois, as required by Chapter 16, Article IV, and Appendix C, Section 4.12, with the work to be completed in substantial accordance with the following plans:

- **Plan Set by Planned Environmental Associates, last revised August 22, 2022:**
  - Sheet L100 Site Preparation Plan
  - Sheet L200 Landscape Plan

- Sheet L201 Landscape Details and Notes

**And with the following conditions of approval:**

1. The landscape plan is subject to final review and approval of the Village Engineer;
2. The petitioner shall evaluate the condition of the parking lot and drive aisles with Staff, and repair, resurface, and restripe as needed once a unit greater than 25,000 sq ft in area is leased for a period greater than six (6) months;
3. The development shall comply with all ordinances and standards of the Village except as may otherwise be provided.

Second by Commissioner Hezner

**AYES: 4 – Mulcrone, Cotton, Hezner, Chairman Morris**

**NAYS: 1 – Heidner**

**ABSENT: 0 – None**

**Motion approved.**

**THE PUBLIC HEARING WAS CLOSED AT 8:07**

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

2. **Case #22-006** being a petition filed by Mitch Goltz, GW Vernon Hills LLC, 2211 N Elston Ave, Ste 400, Chicago IL 60614, pursuant to Article 4, Section 4.12, Articles 13, Section 13.3, Article 18, Article 21, Sections 21.5 and 21.6 of Appendix C of the Village of Vernon Hills Code of Ordinances, requesting approval of a Special Use Permit to allow for a nursery school to be known as the Guidepost Montessori School, to be located on the legally described property, including the following actions:
  1. Approval of certain variations related to the Zoning Ordinance and Sign Code; and
  2. Approval of preliminary and final site plan and landscape approvals; and
  3. Approval of preliminary and final architecture plan approvals.

The proposed location of the Guidepost Montessori School is 2 East Phillip Road which is the former PNC Bank location.

**ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN**

Mitch Goltz, GW Vernon Hills LLC

*Discussion:*

The petitioner is requesting a special use, zoning variations, sign variations, and site plan/landscape/architectural approval to facilitate the construction of a day care facility. The facility would be located on the former PNC Bank site at the southeast corner of Deerpath Road and Townline Road. The development would consist of a 1-story, 11,000 sq ft structure with seven classrooms to serve toddlers, pre-K, and elementary school age children. The building would be located at the northwest corner of the property, with the main entrance facing the parking area to the south. The playground would be located to the east of the building, and the

trash enclosure would be located to the southeast of the playground. The entrance to the parking area would be near the east property line and the west driveway (closest to Deerpath) would be right-out only. The location of the playground and trash enclosure would be within the side setback and will require variations. Fifty-five parking spaces are required. The proposed number of 55 spaces complies with requirements.

The landscape plan includes technical review recommendations of removing dead/diseased trees. There is a fence proposed along the north elevation to allow access from classrooms to the playground. There are existing sidewalks on all three streets adjacent to the site.

The building code requires specific exterior materials. In order to construct the building with the cement fiber board panels as shown, the petitioner will need to request relief from this requirement during the review by the Board of Trustees. The rooftop mechanicals are screened by the parapet (range of 4'4" to 6'8"). Two pole lights (two luminaries each) are proposed in the parking lot islands.

The sign package indicates that two wall mounted signs, two monument, and two directional signs will be provided. The south elevation wall mounted sign requires a variation due to the width of the logo. The directional sign requires variations for total square footage and to include business identification.

A copy of the petitioner's responses to the Standards for a Special Use (Section 18.3 of the Zoning Ordinance) is attached. Staff has received a copy of the traffic study referenced in Standards 4 and 5. The consultant recommended "do not block driveway" signage to ensure left turn access into the site from eastbound traffic if the westbound queue approaching the intersection is observed to block the east driveway. The draft motion includes a condition of approval related to this sign. The other recommendations from the study have been incorporated into the site plan.

Staff concurs that the setback reductions for the playground and trash enclosure are unlikely to have a negative impact on the adjacent developed parcel. The variation for lot size is required because there is no provision in the Zoning Code for existing nonconforming lots in commercial districts. The Commission discussed fence conformity, matching color renderings with materials, EIFS, cement fiberboard usage, consideration of potential traffic impacts, and the freestanding sign will be a new sign.

#### **PUBLIC NOTICE**

Public notices were sent out and no responses were received.

#### **THE HEARING WAS OPENED FOR PUBLIC COMMENT**

No one from the public spoke.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motions were made relating to the petition for a Special Use for a daycare facility, variations from Appendix C, Zoning, variations from Chapter 19, signs, and for approval of the site plan, landscaping and appearance approval for the property located at 2 Phillip Drive, Vernon Hills, Illinois:

**Recommend approval of a Special Use for A Daycare Facility**, for the property located at 2 Phillip Drive, Vernon Hills, Illinois, as required by Section 15.3 (Special Uses in the OR&D District), Article 18 (Special Use Standards), and Section 21.6 (Special Use Procedures), as described in the application by GW Vernon Hills LLC, received April 29, 2022, to be developed in accordance with Site Plan, Landscape Plan, and Appearance referenced under a separate motion, and with the following conditions of approval:

1. The petitioner shall install traffic control signage (“do not block intersection”) at the east driveway if Staff determines that the queue for the intersection is preventing left turn access from eastbound Phillip Drive; and
2. The floor plan shall be subject to a security review by the Police Department prior to permit issuance.

Second by Commissioner Hezner

**AYES: 5 – Cotton, Mulcrone, Hezner, Heidner, Chairman Morris**

**NAYS: 0 – None**

**ABSENT: 0 – None**

**Motion approved.**

**Recommend approval of the following variations from Appendix C, Zoning**, for the property located at 2 Phillip Drive, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by GW Vernon Hills LLC, received April 29, 2022, and plan set by Design Studio 24 LLC, last revised June 15, 2022:

1. Section 4.8, Fences, to allow fences to be constructed at distances of 60.0’ (north), 15.0’ (east), and 133.0’ (south) from the property line (maximum 12” permitted);
2. Section 15.4, Lot Area in the OR&D District, to permit development on a 87,122 sq ft lot (minimum 160,000 sq ft required);
3. Section 15.6, Yards in the OR&D District, to reduce the east side yard to 15.0’ (30.0’ required), for the proposed playground; and
4. Section 15.6, Yards in the OR&D District, to reduce the east side yard to 3.0’ (30.0’ required), for the proposed trash enclosure.

Second by Commissioner Cotton

**AYES: 5 – Heidner, Cotton, Mulcrone, Hezner, Chairman Morris**

**NAYS: 0 – None**

**ABSENT: 0 – None**

**Motion approved.**

**Recommend approval of the following variations from Chapter 19, Signs**, for the property located at 2 Phillip Drive, Vernon Hills, Illinois, as required by Appendix C, Zoning, Section 21.5 (Variations), as described in the application by GW Vernon Hills LLC, received April 29, 2022, and sign package by Signtech, last revised August 17, 2022:

1. Section 19-3 C(4), Logos, to permit the logo on the south elevation wall sign to exceed the width of two letters; and
2. Section 19-5 (3), Private Traffic Direction, to permit business identification on a traffic direction sign.

**And with the Following Conditions of Approval:**

1. The directional sign size is to be reduced to the maximum area allowed by the sign code.

Second by Commissioner Cotton

**AYES: 5 – Heidner, Cotton, Mulcrone, Hezner, Chairman Morris**

**NAYS: 0 – None**

**ABSENT: 0 – None**

**Motion approved.**

**Recommend approval of Site Plan, Landscaping, and Appearance Approval**, for the property located at 2 Phillip Drive, Vernon Hills, Illinois, as required by Chapter 16, Article IV, and Appendix C, Section 4.12, with the work to be completed in substantial accordance with the following plans:

- **Plan Set by Design Studio 24 LLC, last revised June 15, 2022**
  - Sheet A0.0 Title Sheet and Key Plan
  - Sheet A100-102 Color renderings and Elevations
  - Sheet A3.1-3.2 Elevations with material schedule
  - Sheet A3.3 Trash enclosure elevations and material schedule
  - Sheet A6.1 Trash enclosure details
  - Sheet A7.0 Floor plan and playground plan (for egress)
- **Landscape Plan (2 Sheets), by Planned Environment Associates, last revised August 11, 2022**
- **Photometric Plan and Light Fixture Specifications (2 pages), by WLS Lighting, dated April 20, 2022**

**And with the Following Conditions of Approval:**

1. The development shall comply with all requirements pertaining to site grading. The petitioner shall provide a site grading plan at the time of permit application that is subject to review and approval by the Village Engineer;
2. The materials illustrated on the building elevation plans are subject to approval of a waiver from the requirements of Section 5-78 (Special Architectural Provisions);
3. The development shall comply with all ordinances and standards of the Village except as may otherwise be provided;
4. The fence shall be black powder coated wrought iron;
5. The building materials shall be revised as follows: metal coping to be gray velvet; entry column bases to match the Ashen stacked stone on the building, with remainder of the column in the limestone material; the cement fiber board areas are to be shake style panels; the entry feature is to match the cement fiber board corner treatments, removing all EIFS; and stone headers matching the sills are to be added to the windows in the lighter brick portions of the façade;
6. Awnings are to be mounted above the windows in the darker brick portions of the façade, except for the east elevation facing the playground;
7. The wall sconces shall be black to match the fence;

8. The drive aisles in the parking lot shall be configured with one-way counterclockwise flow, maintaining the perpendicular parking as shown; and
9. Dense plantings shall be added to the landscape plan in the area to the east of the playground.

Second by Commissioner Cotton

**AYES: 4 – Hezner, Cotton, Mulcrone, Chairman Morris**

**NAYS: 1 – Heidner**

**ABSENT: 0 – None**

**Motion approved.**

**THE PUBLIC HEARING WAS CLOSED AT 9:15**

### **III. Approval of the August 10, 2022 and August 31, 2022 Planning & Zoning Commission minutes**

Chairman Morris motioned, second by Commissioner Heidner to approve of the minutes of the August 10, 2022 meeting of the Planning & Zoning meeting.

All in favor vote.

Motion was unanimously approved.

Chairman Morris motioned, second by Commissioner Heidner to acknowledge minutes of the August 31, 2022 meeting of the Planning & Zoning meeting were not accomplished due to a quorum was unable to form.

All in favor vote.

Motion was unanimously approved.

### **IV. Development Review**

DCD Jennings discussed a potential steakhouse being developed near Ring Road. The hearing is projected to be on October 12<sup>th</sup>. He conferred that Belle Tire is a new construction project with plans to go adjacent to Aldi in the Gregg's Landing shopping area. He reported on the progress of the mall development, noting that Phase I is expected to get residential occupancy in mid-April 2023, retail is anticipated to start build outs thereafter in early July 2023 and Phase II (Carson's site) will be presenting revisions of the façade as requested by the Village Board at an upcoming Board meeting.

### **V. General Public Comments**

There were no comments.

### **VI. Adjournment**

With no further items on the agenda, Chairman Morris motioned, second by Commissioner Cotton, to adjourn the meeting.

All in favor vote.  
Motion was unanimously approved.

The meeting adjourned at 9:22 PM.

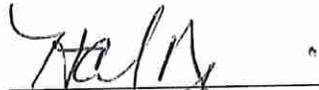
Respectfully submitted,

Andrew Jennings  
Director of Community Development

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

9-28-22

Approval Date

  
Chairperson Morris

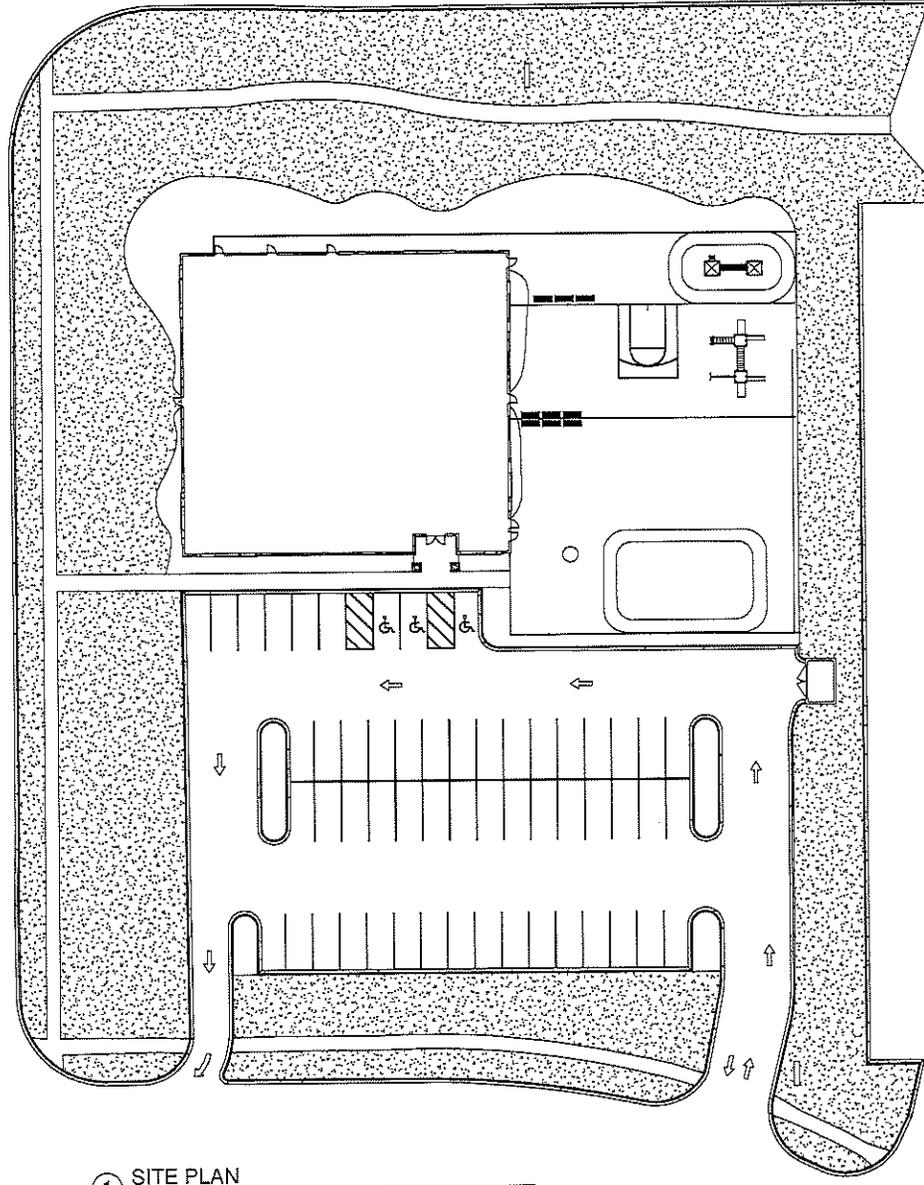
  
Secretary Heidner

*As Amended*

**EXHIBIT B**

**Plans and Exhibits (Zoning Variations)**

**Guidepost Montessori School, 2 Phillip Road**



① SITE PLAN  
1" = 40'-0"

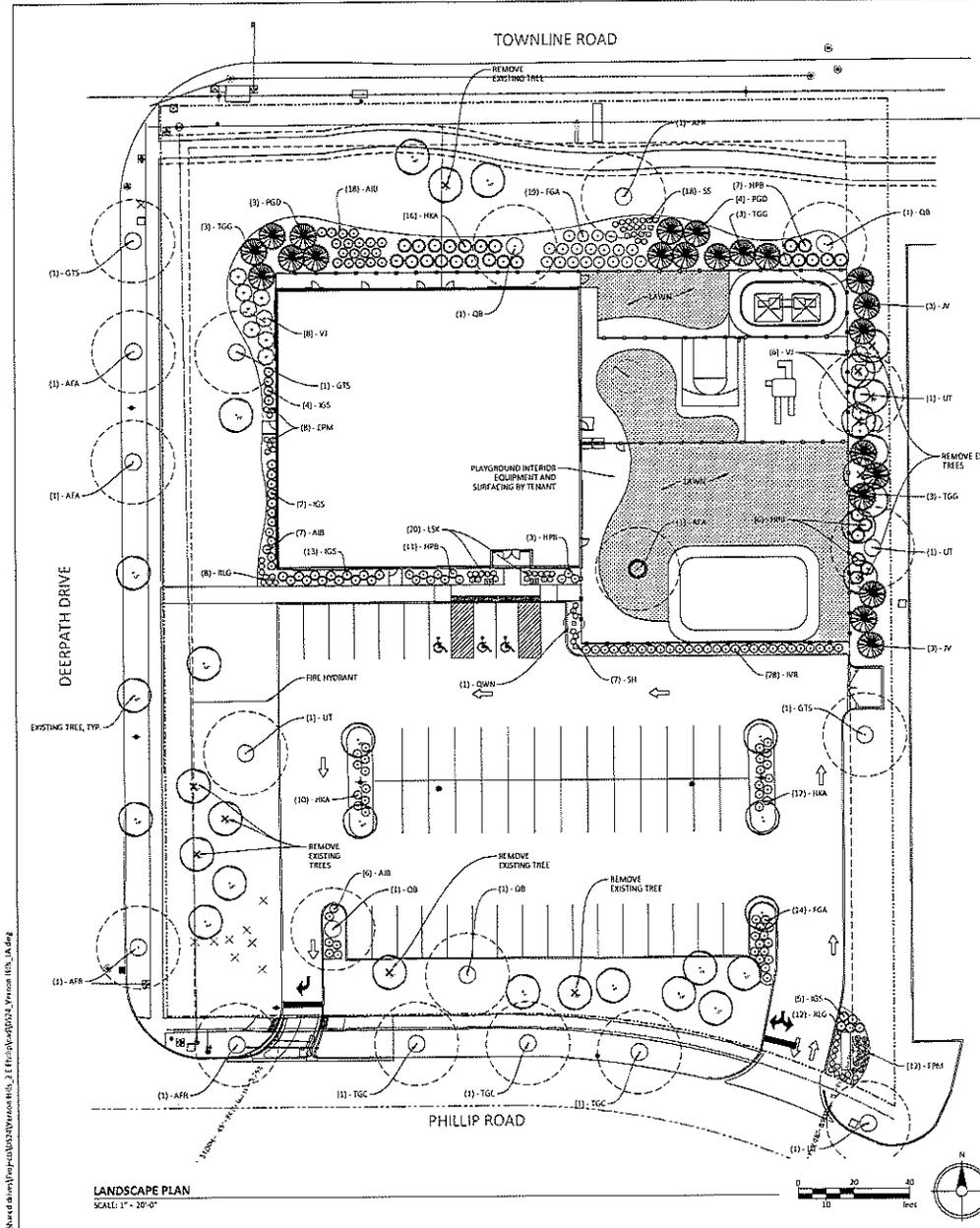


SITE PLAN  
**DESIGN STUDIO 24, LLC.**  
 ARCHITECTS - DESIGNERS - PLANNERS  
 2211 N. Elston Ave., Suite 400, Chicago, Illinois 60614  
 847.285.6300

**GUIDEPOST**  
 VERNON HILLS

DATE: 03.14.2007  
 MARK T. DIGIANCI  
 REG. ARCHITECT

A100



LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

LANDSCAPE ORDINANCE REVIEW: VERNON HILLS, ILLINOIS (ZONE B1)			
SPECIFIC ORDINANCE	CODE REQUIREMENTS	CALCULATION	COMPLIANCE
ARTICLE II, SEC. 3.07.5	ALL ANNUAL TREES SHALL BE PLANTED AT AN AVERAGE INTERVAL OF 40 FEET ON CENTER. TREES SHALL NOT BE PLANTED UNDER EXISTING OVERHEAD UTILITY LINES, EXCEPT THAT SMALLER TREES APPROVED BY THE VILLAGE LANDSCAPE ARCHITECT OR NUMBER OF FEET MAY BE USED AT STREET INTERSECTIONS. NO TREE SHALL BE PLANTED WITHIN 25 FEET OF THE NEAREST RIGHT-OF-WAY LINE INTERSECTION. TREES SHALL NOT BE PLANTED WITHIN 20 FEET OF A PROPOSED OR EXISTING STREET LIGHT, NOR WITHIN TEN FEET OF A PROPOSED OR EXISTING DRIVEWAY, FIRE HYDRANT OR UTILITY MAINHOLE.	PHILLIP RD. = 268 L.F. (6 TREES) DEERPATH DR. = 328 L.F. (8 TREES) TOWNLINE RD. = 260 L.F. (6 TREES) OVERHEAD POWER LINES	(5) NEW TREES PROVIDED DRIVEWAYS & INTERSECTIONS PROHIBIT ADDITIONAL TREES (4) NEW TREES & (3) EXISTING TREES PROVIDED TRAFFIC LIGHT POLES & INTERSECTIONS PROHIBIT ADDITIONAL TREES (6) TREES PROVIDED OVERHEAD POWER LINES PROVIDED TREES
ARTICLE II, SEC. 3.08.1	ONE LANDSCAPED ISLAND SHALL BE PROVIDED FOR EACH 15 PARKING SPACES. THE MINIMUM SIZE OF EACH LANDSCAPED ISLAND.	15% TOTAL PARKING SPACES = 4 LANDSCAPED ISLANDS (4 TREES)	PROVIDED
ARTICLE II, SEC. 3.10	TO HELP CULIVATE GRASSY AND EXHIBITION LANDSCAPES, THE QUANTITY PROPOSED OF EACH OF THE FOLLOWING SHALL NOT EXCEED 20 PERCENT OF THE TOTAL NUMBER OF PLANTS IN EACH CATEGORY. REQUIREMENTS UNDER THIS SECTION SHALL APPLY TO ALL FINAL LANDSCAPE PLANS FOR EACH CATEGORY IN WHICH A TOTAL OF FIVE OR MORE PLANTS IS SPECIFIED.	SHADE TREES = (8) (3 MAX) ORNAMENTAL TREES = N/A SHRUBS = 189 (28 MAX) PERENNIALS, ETC. = 45 (20 MAX)	PROVIDED, SEE SCHEDULE BELOW
ARTICLE II, SEC. 3.12	A MINIMUM OF 40 PERCENT OF THE NUMBER OF PROPOSED SPECIES IN EACH OF THE FOLLOWING CATEGORIES AND A MINIMUM OF 40 PERCENT OF THE TOTAL NUMBER OF PLANTS PROPOSED, FOR THE PURPOSES OF THIS REQUIREMENT, HYBRIDS WITH AID CULTIVARS AND VARIETIES OF NATIVE PLANT MATERIAL AS DEFINED ABOVE SHALL BE CONSIDERED NATIVE.	SHADE TREES - ALL NATIVE ORNAMENTAL TREES = N/A SHRUBS = 20% NATIVE PERENNIALS, ETC. = 100% NATIVE	PROVIDED, SEE PERCENTAGES IN COLUMN TO THE LEFT

PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
<b>DECIDUOUS SHADE TREES</b>						
ATR	3	ACER FREEMANNI 'ARMSTRONG'	ARMSTRONG MAPLE	25" CAL.	15' O.C.	BAR SPECIMEN
AIA	3	ACER FREEMANNI 'JEFFERSIED'	AUTUMN GLAZE MAPLE	25" CAL.	40' O.C.	BAR SPECIMEN
GTS	3	GLEDITSIA TRICANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	25" CAL.	30' O.C.	BAR SPECIMEN
QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	25" CAL.	50' O.C.	BAR SPECIMEN
QWV	3	QUERCUS VARIETAS 'NADLER'	KNOXED SPIRIT OAK	25" CAL.	6' O.C.	BAR SPECIMEN
TGC	3	TILIA CORDATA 'GREENSPHIRE'	GREENSPHIRE LINDEN	25" CAL.	30' O.C.	BAR SPECIMEN
UT	4	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM	25" CAL.	45' O.C.	BAR SPECIMEN
<b>EVERGREEN TREES</b>						
JV	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8" HT.	32' O.C.	BAR SPECIMEN
PGD	7	FICUS GLAUCA 'DENSATA'	BLACK HILLS SPRUEE	8" HT.	15' O.C.	BAR SPECIMEN
TGG	9	THUJA P. v. STANDISHII 'GREEN GIANT'	GREEN GIANT CEDAR	6" HT.	30' O.C.	BAR SPECIMEN
<b>SHRUBS</b>						
AIB	31	ARONIA MELANOCARPA 'MORTON'	INDIGLOUS BEAUTY CHOKEBERRY	43 CONT.	30' O.C.	
FGA	33	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	43 CONT.	30' O.C.	
HFB	27	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	43 CONT.	48" D.C.	
HKA	38	HYPERICUM CALMARIANUM	KALM'S ST. JOHNSWORT	43 CONT.	30' O.C.	
IGS	39	ILEX GLABRA 'SM HICKOK'	SHAMROCK HICKBERRY	43 CONT.	30' O.C.	
NR	28	ILEX VERTICILLATA 'RED SPIRIT'	RED SPIRIT WHITE BERRY	43 CONT.	30' O.C.	(3) MALE PER MASSING
VI	14	VIBURNUM 'LUDDI'	JUDITH VIBURNUM	45 CONT.	72' O.C.	
<b>PERENNIAL, ORNAMENTAL GRASSES &amp; GROUNDCOVERS</b>						
EPM	20	ECHINACIA 'CNG CONE Z'	POKE MEADOWSBRITE CGH FLOWER	41 CONT.	24" O.C.	
LSK	30	LIASTRIS SPICATA 'NOBOLD'	ROBOLD BLAZING STAR	41 CONT.	12" O.C.	
LIG	30	LITHOSPERMA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK EYED SUSAN	41 CONT.	18" O.C.	
SS	18	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	41 CONT.	24" O.C.	
SH	7	SPOROBOLUS HETZROTTII	PIANICE DROPSICLE	41 CONT.	24" O.C.	

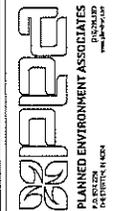
- LANDSCAPE NOTES:**
- SEE SHEET L101 LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS.
  - EXISTING TREES NOTED FOR REMOVAL PER DIRECTION FROM VILLAGE TECHNICAL REVIEW COMMENTS DATED JULY 25, 2022.
  - ALL AREAS NOT NOTED AS PAVED OR LANDSCAPED SHALL BE LAWNSIDE SEE PRICE OF SHEET L101.



PROJECT NAME:  
**DAYCARE REDEVELOPMENT**  
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VERNON HILLS, IL 60051

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SUBMITTAL & REVISIONS

1	11/01/21	SUBMITTAL
2	08/17/22	CONSTRUCTION DOCUMENTS
3	08/17/22	FINAL AS-BUILT DOCUMENTS
4	07/15/22	TRASH REMOVAL



TITLE:  
**LANDSCAPE PLAN**

SHEET:  
**L101**

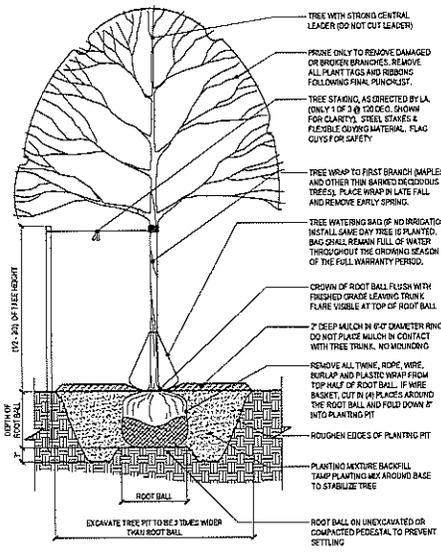
DRAWN BY: JRR  
CHECK BY: JIF  
PROJECT #: 21-073

**PLANTING NOTES**

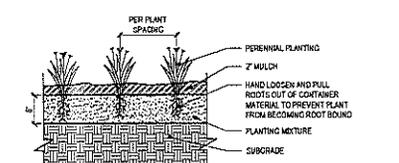
- SEE SHEET L101 FOR LANDSCAPE ORGANIZATION REVIEW DATA TABLE AND PLANT SCHEDULE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL PREVAIL.
- PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
- PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
- TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAUNAGED AND UNCLUT. BRANCHING MUST BE WELL DEVELOPED.
- ALL PEAT MATERIAL AND SOIL SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
- ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- IRRIGATION:
  - CONTRACTOR SHALL PROVIDE BID ALTERNATE FOR IRRIGATION PER THE IRRIGATION PERFORMANCE SPECIFICATIONS.
  - IF BID ALTERNATE OF IRRIGATION SYSTEM IS NOT SELECTED BY OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT WATERING THROUGHOUT THE TEMPORARY FACILITIES, WATERING BASIN, ETC., AS APPROVED BY OWNER FOR PLANT WARRANTY.
- TOPSOIL & PLANTING MIXTURES:
  - ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
  - SAVEAGE TOPSOIL FROM THE LABORWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND TOPSOIL FOR REUSE IN LOCATION APPROVED BY OWNER.
  - TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF STONES, LIMPS, CLUMPS OF HARD EXPOSURE, PLANTS, PLANT ROOTS, STECS, NONHODS WEEDS, SLAG, CHANGES, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
  - EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPAKED.
  - TOPSOIL SHALL BE TESTED AND ADJUSTED AS SPECIFIED BY THE TESTING AGENCY TO THE FOLLOWING:
    - ADJUST SOIL TO A pH OF 6.0 TO 6.5
    - ORGANIC MATTER: 4% MIN, 10% MAX
    - AVAILABLE PHOSPHORUS: 25 PPM, MIN
    - EXCHANGEABLE POTASSIUM: 125 PPM, MIN
  - THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
    - TREES & SHRUBS - 13-4-4 UNIFORMITIES @ 1/4"
    - LAWN - HIGH NITROGEN STABLE FERTILIZER
  - LAWN SEED & SOIL ADHESION SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
  - PLANTING BEDS SHALL RECEIVE A MINIMUM OF 1" DEPTH OF TOPSOIL.
  - NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
- MULCH MATERIALS:
  - ALL MULCH MATERIALS SHALL BE PROCESSOR DOUBLE SHREDDED HARDWOOD BASE MULCH OF UNIFORM SIZE. NO INTACT BRUSH OR PROCESSOR TREE TRUNKINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
  - MULCH SHALL BE 2 INCH THICK MINIMUM COVERAGE IN ALL AREAS OF FREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
  - MULCH SHALL BE HEID 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
- LANDSCAPE BED EDGING:
  - ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPICE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
- STORAGE & INSTALLATION:
  - CORRUM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
  - EXISTING TREES FOUND ON SITE SHALL BE PROTECTED WHO WAYS UNLESS NOTED TO BE REMOVED OR AIR LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. DISSEMINATING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
  - PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
  - EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLECT W/ CONSTRUCTION OPERATIONS.
  - NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE APPROVED BY STATE CHEMISTRY TO KILL ALL EXISTING GROUND COVER. THE BE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 20 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
  - WHERE PROPOSED PLANTING ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2" BELOW PAVING SURFACE.
  - FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED BY HEIGH VISIBLE PAINT STRIPS W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
  - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
  - PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
- MAINTENANCE:
  - INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTRATING, MULCHING, MOVING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
- WARRANTY:
  - ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FROM DISEASE OR DAMAGE BY OTHERS) BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

**IRRIGATION NOTES**

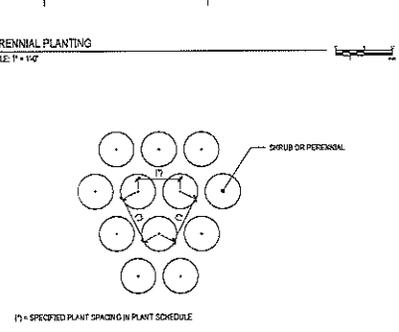
- CONTRACTOR SHALL PROVIDE DESIGN/BUILD IRRIGATION SYSTEM PER THE IRRIGATION NOTES BELOW:
  - DESIGN GUIDELINES: CONTRACTOR TO VERIFY PRESSURE AND AVAILABLE WATER SERVICE SIZE
  - EMISSION LAWN(S): HUNTER I-80 SPRAY ROTARY (OR APPROVED EQUAL)
  - DRIP (BEDS): HUNTER HSL-CV (OR APPROVED EQUAL)
  - QUICK COUPLER: HUNTER QCV-300
  - CONTROLLER: HUNTER HCE (OR APPROVED EQUAL)
  - SENSOR: HUNTER SOLAR SYNC & HC FLOW METER (OR APPROVED EQUAL)
  - PIE OR APPROVED EQUAL
  - INJECT REPELLANT: AUTOMATED PRE FEEDER SYSTEM WITH 5-GALLON STORAGE FOR NATURE SUEDE
- CONTRACTOR SHALL PROVIDE A QUALIFIED IRRIGATION DESIGNER OR IRRIGATION CONSULTANT TO DESIGN THE SYSTEM FOR EFFICIENT AND UNIFORM DISTRIBUTION OF WATER. "QUALIFIED" MEANS CERTIFIED BY ONE THE FOLLOWING AGENCIES BELOW:
  - CERTIFIED IRRIGATION CONTRACTOR (CIC)
  - CERTIFIED LANDSCAPE IRRIGATION AUDITOR (CLIA)
  - CERTIFIED LANDSCAPE IRRIGATION MANAGER (CLIM)
  - CERTIFIED IRRIGATION DESIGNER (CID)
  - CERTIFIED WATER CONSERVATION MANAGER-LANDSCAPE (CWCM)
- SYSTEM DESIGN:
  - THE SYSTEM SHALL BE COMPRISED OF:
    - EMPHASIZED IRRIGATION COMPONENTS THAT ALLOW FOR HIGHER DISTRIBUTION UNIFORMITY AND LOWER EVAPORATION AND HUMIDITY.
    - THE DESIGN AND LAYOUT OF THE EMISSION DEVICES PROVIDES FOR ZERO OVERSPLASH ACROSS OR OVER A STREET, PUBLIC DRIVEWAY OR SIDEWALK, PARKING AREA, BUILDING, FENCE OR ADJOINING PROPERTY. OVERSPLASH MAY OCCUR DURING THE OPERATION OF THE IRRIGATION SYSTEM DUE TO THE ACTUAL WIND CONDITION THAT DIFFERS FROM THE DESIGN CRITERIA.
  - SYSTEM CONTROLLER:
    - THE SYSTEM SHOULD USE A CONTROLLER THAT HAS MULTI-PROGRAM CAPABILITY WITH AT LEAST FOUR START TIMES PER HOUR (KEEP SOAK CYCLES) AND RUN TIME ADJUSTMENT IN ONE MINUTE INCREMENTS. THE CONTROLLER PROGRAMMING (SCHEDULING) SHOULD BE MANAGED TO RESPOND TO THE CHANGING NEED FOR WATER IN THE LANDSCAPE.
- DESIGN FEATURES:
  - FOLLOW ALL ORDINANCES RELATING TO IRRIGATION SYSTEMS INCLUDING THE INSTALLATION OF BACKFLOW DEVICES.
  - INSTALL A MASTER VALVE TO STOP UNSCHEDULED FLOW OF IRRIGATION WATER
  - A DESIGN THAT RESULTS IN LOW GPM AND EFFICIENT COVERAGE. SPRINKLER HEAD SPACING SHOULD BE A MINIMUM OF "HEAD-TO-HEAD" (MINIMUM 50% OF DIAMETER) UNLESS THE COVERAGE IS DISCLOSED FOR WIND D-RATING. WIND D-RATING SHOULD BE BASED ON AVERAGE NIGHTTIME WIND SPEED
  - A MINIMUM OF "HEAD-TO-HEAD" (MINIMUM 50% OF DIAMETER) UNLESS THE COVERAGE IS DISCLOSED FOR WIND D-RATING. WIND D-RATING SHOULD BE BASED ON AVERAGE NIGHTTIME WIND SPEED. DESIGN TO AVOID OVERSPRAY ONTO LANDSCAPES, FENCES, BUILDINGS AND ADJOINING PROPERTY.
  - HAVE SEPARATE STATIONS/ZONES (HYDROZONES) FOR AREAS WITH DISSIMILAR WATER DR SCHEDULES OR REQUIREMENTS
  - PROVIDE SENSOR TO SUSPEND IRRIGATION DURING WET WEATHER CONDITIONS.
  - PROVIDE A LOW METER FOR MONITORING FLOW CONDITIONS AND SAVING WATER.
  - PROVIDE OWNER WITH MANUAL INSTRUCTIONS FOR SYSTEM OPERATIONS, PRIOR TO FINAL ACCEPTANCE. INCLUDE PROCEDURES FOR CONTROLLER PROGRAMMING, MAINTENANCE AND WINTERIZATION.



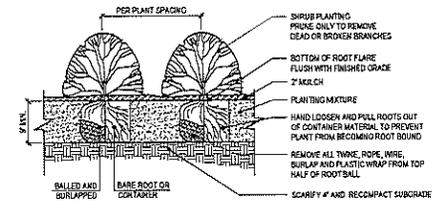
**1 TREE PLANTING**  
SCALE: 1/2" = 1'-0"



**3 PERENNIAL PLANTING**  
SCALE: 1" = 1'-0"



**4 PLANT SPACING**  
NOT TO SCALE



**2 SHRUB PLANTING**  
SCALE: 1" = 1'-0"

PROJECT NAME:  
**DAYCARE REDEVELOPMENT**  
2 EAST HILLPS ROAD  
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REVISION #	DATE	DESCRIPTION
1	11/15/24	SCHEMATIC DESIGN
2	11/22/24	CONTRACT DOCUMENTATION
3	01/07/25	WEDGE REVIEW
4	01/22/25	FINAL COMMENTS
5	02/03/25	FINAL APPROVAL

STAMP:  
DESIGNSTUDIO 24  
PLANNED ENVIRONMENT ASSOCIATES  
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CHICAGO, IL 60611

TITLE: **PLANTING SPECS & DETAILS**  
SHEET: **L201**  
DRAWN BY: JBR  
CHECK BY: JIF  
PROJECT #: 21-073

