

**VILLAGE OF VERNON HILLS
ORDINANCE 2023-130**

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN,
LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR A NEW
WAREHOUSE / OFFICE BUILDING FOR HEATHROW SCIENTIFIC TO BE
LOCATED AT 440 FAIRWAY DRIVE**

WHEREAS, the Village of Vernon Hills received a petition by Heathrow Scientific, 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 warehouse and office building to be located at 440 Fairway Drive, legally described herein; and

WHEREAS, the petition includes a request for a variation for required parking 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 November 15, 2023; 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 Village Board, having considered the Planning and Zoning Commission report and recommendation at its meeting on December 12, 2023, 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 warehouse and office building to be located at 440 Fairway 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**:

- Architectural Plans by Cornerstone Architects Limited, dated August 25, 2023, unless noted
 - Color Elevations, dated July 7, 2023

- Site Plan (A100)
- First/Second Floor Plan Detail (A103)
- Roof Plan and Details (A105)
- Exterior Elevations (A200)
- Wall sections (A301)
- Engineering Plans by SpaceCo, last revised September 29, 2023
 - Geometric Plan (Sheet GM)
 - Grading Plan (Sheet GR)
 - Utility Plan (Sheet UT)
- Landscape Plans by JNL Design Group, last revised October 25, 2023 (6 sheets)

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:

LOT 1 IN FIRST ADDITION TO CONTINENT TO CONTINENTAL EXECUTIVE PARKE - PHASE I, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1991 AS DOCUMENT 3083976 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 3120396, IN LAKE COUNTY, ILLINOIS.

PIN: 15-04-111-017

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

1. The engineering and landscape plans are subject to the final review and approval of Public Works to confirm that all Technical Review comments have been addressed.
2. A sight line diagram must be provided with the permit submittal to confirm whether rooftop mechanical unit screening is required. Screening, if needed, shall complement the appearance of the building.
3. A photometric plan demonstrating adequate lighting with 90-degree mounting will be required at permit submittal.
4. If the existing monument sign is to be re-used, landscaping shall be added at the base and the address shall be visible.

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 2023-130.

Adopted by roll call vote as follows:

AYES: 7 – Marquardt, Oppenheim, Takaoka, Forster, Schenk, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None



Roger L. Byrne, Village President

PASSED: 12/12/2023
APPROVED: 12/12/2023
ATTEST: 12/12/2023



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

Site Plan, Landscape Plan, and Architectural Approval

Heathrow Scientific – 440 Fairway Drive

Planning and Zoning Commission – Meeting Minutes
November 15, 2023 - 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 Cotton, Fluno, Heidner, and Nabat were present. Commissioners Lis and Smith 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 stated that the first petition on the agenda (Case 2023-08, Gala Pickleball, 500 Bunker Court) had been withdrawn by the applicant. Director Jennings confirmed that no further action was needed.

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

2. Public Hearing for Case #2023-09, A petition filed by Premier Design + Build Group on behalf of Heathrow Scientific, owner, requesting approval of Variations from Article 16, BP District, and Ordinance 639, Continental Executive Parke Regional Planned Unit Development regulations, per Section 21.5 of the Zoning Code, with associated site plan and appearance approval per Section 13.3 and 18.3 of the Zoning Code, to facilitate the development of a new warehouse and office building.

Subject Property: 440 Fairway Drive, zoned BP (Business Park District)

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

The following representatives of the project team were sworn in: Joe Ahrens, Premier Design + Build Group; Stefan Olson, Premier Design + Build Group; Jonathan Achs, Cornerstone Architects; and Robert Anderson, SpaceCo Engineering.

Mr. Ahrens stated that the owner of Heathrow Scientific, Jim Woldenberg, was sick and unable to attend. He provided an introduction to the project. Heathrow Scientific plans to demolish the existing office building and construct its headquarters on the subject property. The facility would be a combination of facility and distribution, as well as the office headquarters for the company.

Mr. Olson described the variation request. The code requires 107 stalls and the site plan provides 63 stalls with an additional 62 landbanked. The 63 stalls proposed are roughly 2.5

times what the company anticipates using. The main reason for the variation is that they are designing a building large enough to accommodate future growth.

Mr. Olson referred to the slide presentation. He explained that the site is located on Fairway Drive (north-south) at Bunker Court (east-west). He was unable to provide a thorough background of the company in Mr. Woldenberg's absence.

Mr. Olson described the building elevations and noted that they have color/material samples to pass around. He noted that the finishes were similar to the building Mr. Woldenberg recently built at 130 Lakeview. The north side would be the main entrance and the south side would have the loading docks to ensure better separation of truck traffic.

Mr. Achs displayed the glazing sample for the Commission, followed by the frame sample and samples of the precast stain. Several colors would be used, along with the wood grain appearance, to break up the façade.

Mr. Olson reviewed the site plan and floor plan. The proposed building is a warehouse for assembly and distribution, but also includes a 2-story office in the northeast corner that would be just over 13,000 sq ft. There are two driveway entrances: one at the existing north entrance that would be used for cars and a new driveway at the south that would be for trucks, shifted south from the current location. He noted that the bike path around the site would be maintained during and after construction, and a pond would be installed in the northwest corner.

Mr. Olson described the landscape plan. Many of the existing mature trees on the perimeter of the site would be maintained. New trees would be added along the north and south sides to improve the buffer to adjacent buildings.

Mr. Olson described the office area plan, which includes a mix of private offices and open workspaces. There would be a breakroom and a fitness room.

To illustrate the parking variance request, Mr. Olson displayed the site plan with landbanked parking stalls. The additional stalls could be constructed in the future if needed.

Commissioner Heidner asked about the durability of the composite material. Mr. Ahrens stated that it is a commercial grade product (Nichiha panel) often used on McDonald's and Burger King. It has been in use for a while. It does not require staining.

Commissioner Heidner requested confirmation of the office square footage. Mr. Olson confirmed it was 13,160 sq ft including both floors.

Commissioner Fluno referred to the initial parking and future landbanked parking. He questioned why so many stalls were in the corner that is more visible from the street as opposed to a location farther back that could be more easily screened. Mr. Ahrens stated that they are concentrated near the main employee entrance. He confirmed that there are 42 total employees currently, including 6 remote employees and 10-12 in the warehouse. Mr. Olson added that the

36 includes some who occasionally work from home. Mr. Ahrens stated that there are typically 20-25 cars parked at the current location, and 12 truck deliveries per day.

Commissioner Nabat asked whether the facility would need to host meetings, and if that would require additional parking. Mr. Ahrens confirmed there would be no public/retail visits, and there is no large scale assembly space planned in the building. Meetings would be in a 15-20 person conference room.

Chairman Morris requested confirmation of the plan to consolidate multiple facilities into the proposed building. Mr. Ahrens stated that the owner (Mr. Woldenberg) has constructed a speculative facility in town but only operates from one location in Vernon Hills.

Chairman Morris referred to the expansion potential of the facility, specifically with respect to the configuration of the site. Mr. Ahrens confirmed the expansion would be internal operational expansion.

Chairman Morris asked whether the petitioner was proposing a trigger for construction of the landbanked parking. Mr. Ahrens stated that it would be tied to employee count. Chairman Morris asked if there was a peak demand, and whether they planned to have cross parking with neighbors. Mr. Ahrens explained that there is no peak; they have regular business hours without overlapping shifts and don't host large scale meetings.

Chairman Morris referred to the large number of truck docks shown on the plans. Mr. Ahrens confirmed that the docks would be recessed. He was not certain whether there would be a need for overnight truck parking. Chairman Morris asked whether there was activity outside of a typical business day. Mr. Ahrens was not certain.

Chairman Morris requested clarification on the elevations. Mr. Olson confirmed that the north is considered the front. The east side faces Fairway Drive. Mr. Achs, Cornerstone Architects, added that they wrapped the additional design treatment on the east side because it was more visible.

Chairman Morris asked for a description of the lighting plan. Director Jennings confirmed that the Village had received it during Technical Review. They are proposing a small number of pole mounted lights with more lights mounted on the building.

Commissioner Fluno requested a description of the sign plans, and noted that the plans show signage on the east elevation. Mr. Olson stated that they are unsure at this time, but there is an existing monument sign that may be re-used.

Chairman Morris asked whether the future dock doors on the elevations were intended to accommodate growth of Heathrow or addition of a tenant. Mr. Ahrens stated that they are unsure. Growth may require more docks, but the additional docks also provide options for sale or division. Mr. Achs added that extra dock doors are typically illustrated on the elevations of precast warehouse buildings so that the walls can include reinforcement at appropriate locations.

Commissioner Heidner referred to the responses to the Standards for a Variation. He requested an explanation of the response first standard; he wondered how the additional stalls required by the code would prevent growth if they are already shown as landbanked. Chairman Morris felt the answer doesn't respond to the standard; the "growth" refers to internal operations which wouldn't be impacted by constructing the parking. Mr. Ahrens explained that they can't all be constructed because they conflict with the detention basin and bike path.

Given the conflicts with features on the site, Commissioner Heidner asked for a count of the landbanked stalls that could actually be built. Mr. Olson stated that the 31 in the northwest and the 14 in the east could be constructed for a total of 45. Commissioner Heidner asked whether 63 plus the landbanked 45 would comply with the code. Director Jennings confirmed that the requirement was 107, and 108 could be constructed. He noted that a landbanked parking agreement, with construction triggered following Village notice, could be required.

PUBLIC NOTICE

Chairman Morris asked Director Jennings for confirmation of the public notice. Director Jennings confirmed that the hearing was properly noticed.

STANDARDS FOR A VARIATION

Chairman Morris noted that petitioner's responses to the Standards 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.

Commissioner Heidner questioned whether the code required the driveway to maintain a specific separation from the lot line. The curve of the driveway approaches the south lot line. Director Jennings stated that there is a maximum driveway width of 36 ft in the code but it can be flared out where it joins the roadway.

Commissioner Heidner asked whether the driveway was being relocated. Mr. Olson explained that the north drive is in the existing location and the south drive is shifting farther south. Commissioner Heidner questioned the function of the jog in the driveway. Director Jennings suggested that it is likely bent so that it hits the street at a 90 degree angle, and is flared for the turning radius.

Commissioner Heidner referred to the bike path on the site plan. Mr. Olson explained that it currently goes from the bridge on the west, along the north property line, and then along Fairway.

Chairman Morris asked whether the proximity to the pond was an issue. Director Jennings thought it would be an issue if there was an immediate drop off but not if there is a transition area with a gradual slope.

There were no additional questions from the Commission.

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion for the variation in the staff report. He noted that a condition requiring a landbanked parking agreement would be added based on the discussion. Commissioner Heidner seconded the motion.

Chairman Morris requested discussion on the motion. Commissioner Heidner commended the petitioner for maintaining green space on the property by constructing parking to match the projected demand.

There being no additional discussion on the motion made, Chairman Morris requested a roll call vote on the following motion:

Make Findings of Fact and Recommend Approval of a variation from Section O (Parking), of Ordinance 639 (Continental Executive Parke RPUD), Exhibit E, Zoning, to reduce the required parking from 107 stalls to 63 stalls, for the property located at 440 Fairway Drive, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Premier Design + Build Group dated October 23, 2023, and illustrated on the Site Plan (A100) by Cornerstone Architects Ltd., dated August 25, 2023,

And with the following condition of approval:

1. That the petitioner shall record a landbanked parking agreement against the property that would require construction of landbanked parking stalls following notice by the Village.

AYES: Cotton, Fluno, Heidner, Nabat, Morris

NAYS: none

ABSENT: Lis, Smith

Motion approved (5-0 with 2 absent).

Chairman Morris referred to the draft motion for the preliminary and final site plan, landscape plan, and architectural approvals in the staff report. He noted the conditions articulated in the staff report. Commissioner Cotton seconded the motion. Chairman Morris requested discussion on the motion.

Commissioner Fluno referred to the landscape plan. He noted that there were significantly more trees shown on the version in the slides compared to the version in the packet. Mr. Olson explained that additional trees were provided on the south line to provide more of a screen to the adjacent property. Director Jennings stated that the motion would be updated to reference the more recent plan. He asked whether the Commissioners who had made and seconded the motion were in agreement. Chairman Morris and Commissioner Cotton were in agreement.

Chairman Morris commented that the hours of operation, particularly with trucking, should be considered. Director Jennings noted that the business park RPUD has restrictions on overnight

truck parking. If the business needs overnight parking they should contact staff. He noted that there are no records of complaints at the existing location.

Chairman Morris requested a roll call vote on the following motion:

Recommend Approval of the Preliminary and Final Site Plan, landscape plan, and architectural approval, for the property located at 440 Fairway Drive, Vernon Hills, Illinois, in accordance with Chapter 16, Article IV, and Appendix C, Section 4.12, as described in the application by Premier Design + Build Group dated October 23, 2023, and illustrated on the following plans and exhibits:

- Architectural Plans by Cornerstone Architects Limited, dated August 25, 2023, unless noted
 - Color Elevations, dated July 7, 2023
 - Site Plan (A100)
 - First/Second Floor Plan Detail (A103)
 - Roof Plan and Details (A105)
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And with the following conditions of approval:

1. The engineering and landscape plans are subject to the final review and approval of Public Works to confirm that all Technical Review comments have been addressed.
2. A sight line diagram must be provided with the permit submittal to confirm whether rooftop mechanical unit screening is required. Screening, if needed, shall complement the appearance of the building.
3. A photometric plan demonstrating adequate lighting with 90-degree mounting will be required at permit submittal.
4. If the existing monument sign is to be re-used, landscaping shall be added at the base and the address shall be visible.

AYES: Cotton, Fluno, Heidner, Nabat, Morris

NAYS: none

ABSENT: Lis, Smith

Motion approved (5-0 with 2 absent)

Director Jennings stated that staff is anticipating that the recommendation will be reviewed under New Business on December 12th rather than require two meetings for the Committee of the Whole and the final vote.

THE PUBLIC HEARING WAS CLOSED AT 8:07 PM.

IV. Approval of Minutes

Chairman Morris requested approval of the minutes of the August 23, 2023 Planning & Zoning Commission meeting. The motion was made by Commissioner Heidner and seconded by Commissioner Fluno. All were in favor by a voice vote (4-0, Commissioner Cotton abstaining).

Chairman Morris requested approval of the minutes of the October 11, 2023 Planning & Zoning Commission meeting. The motion was made by Commissioner Heidner and seconded by Commissioner Cotton. All were in favor by a voice vote (5-0).

V. Development Review

Director Jennings stated that the retail tenant permit review at Hawthorn Row is ongoing. There are four underway, but there are no confirmed leases.

Commissioner Fluno asked about the status of the former Denny's (890 Milwaukee). Director Jennings explained that the developer was completing the shell and handing it over to the tenants for the interior work. The Cava patio was completed by the landlord.

Commissioner Fluno asked about the status of Yard House. Director Jennings explained that the first round of Technical Review would be completed on November 21st, with a second round expected. He noted that there are two potential hearings in the pipeline for January; Yard House and the Anton Paar building on Hickory Hill.

Commissioner Heidner requested an update on Picklemall. Director Jennings stated that the owner is allowing the Dick's Warehouse store to remain through the holidays. Picklemall would begin construction in January. The owner is preparing a request to delay the parking lot work so that all three parcels could complete a joint project.

Commissioner Nabat asked about the timing of the work in the retail at Hawthorn Row. Director Jennings explained that the shell was constructed by the owner, and the owner is also completing work on some storefronts and unit interiors as part of the lease terms.

Commissioner Fluno asked about the status of the Phase II building at the mall. Director Jennings explained that the building itself is anticipated to start in 2025; the existing south wing of the mall is physically located in that area. The next phase is to shift the mall road location.

Commissioner Nabat asked about the fence that was constructed along the frontage road parallel to Gregg's Parkway. Director Jennings explained that it is a temporary construction fence to

protect the properties along the access drive from the construction traffic related to the Lake County water reservoir project near the golf course.

Chairman Heidner asked about the leasing status of the Domaine. Director Jennings said that it was going well, and he can request a current count of occupied units.

Director Jennings explained that the developer for the Hawthorn Row project was recently at a Committee of the Whole meeting regarding a vertical subdivision to separate the commercial and residential elements of the project. A subdivision that doesn't include new public streets or any additional zoning entitlement can be reviewed by the Committee of the Whole without requiring Planning and Zoning Commission review.

VI. Adjournment

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

The meeting adjourned at 8:20.

Respectfully submitted,

Andrew Jennings
Director of Community Development

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

January 10, 2024

Approval Date

Chairman Morris

Secretary Heidner

EXHIBIT B

Planning and Zoning Commission Report

Site Plan, Landscape Plan, and Architectural Approval

Heathrow Scientific – 440 Fairway Drive



NORTH ELEVATION: 0 8 16 24 FEET



EAST ELEVATION: 0 8 16 24 FEET



SOUTH ELEVATION: 0 8 16 24 FEET



WEST ELEVATION: 0 8 16 24 FEET

	P1-DARK FIELD COLOR: SHERWIN WILLIAMS SOFTWARE SW7074
	P2-LIGHT FIELD COLOR: SHERWIN WILLIAMS ONLINE SW7072
	P3-WHITE FIELD COLOR: SHERWIN WILLIAMS SITE WHITE SW7070
	P4-ACCENT COLOR: SHERWIN WILLIAMS TBD, MATCH WOOD

PROPOSED ELEVATIONS

400 FAIRWAY, VERNON HILLS, ILLINOIS

JULY 07, 2023 #23055

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ARCHITECTURAL GLAZING



ARCHITECTURAL OFFSETS FOR DEPTH



LAPPED PANELS FOR DEPTH



NORTH ELEVATION: 0 8 16 32 FEET



EAST ELEVATION: 0 8 16 32 FEET



WOOD PANEL FACADE @ NORTH & EAST ELEVATIONS



SOUTH ELEVATION: 0 8 16 32 FEET



WEST ELEVATION: 0 8 16 32 FEET



PRECAST W/ REVEALS TO MIMIC WOOD @ SOUTH & WEST ELEVATIONS

	P1-DARK FIELD COLOR: SHERWIN WILLIAMS SOFTW ARE SW7074
	P2-LIGHT FIELD COLOR: SHERWIN WILLIAMS ON LINE SV7072
	P3-WHITE FIELD COLOR: SHERWIN WILLIAMS SITE WHITE SV7070
	P4-ACCENT COLOR: SHERWIN WILLIAMS TBD, MATCH WOOD



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Cornerstone
ARCHITECTS LTD.

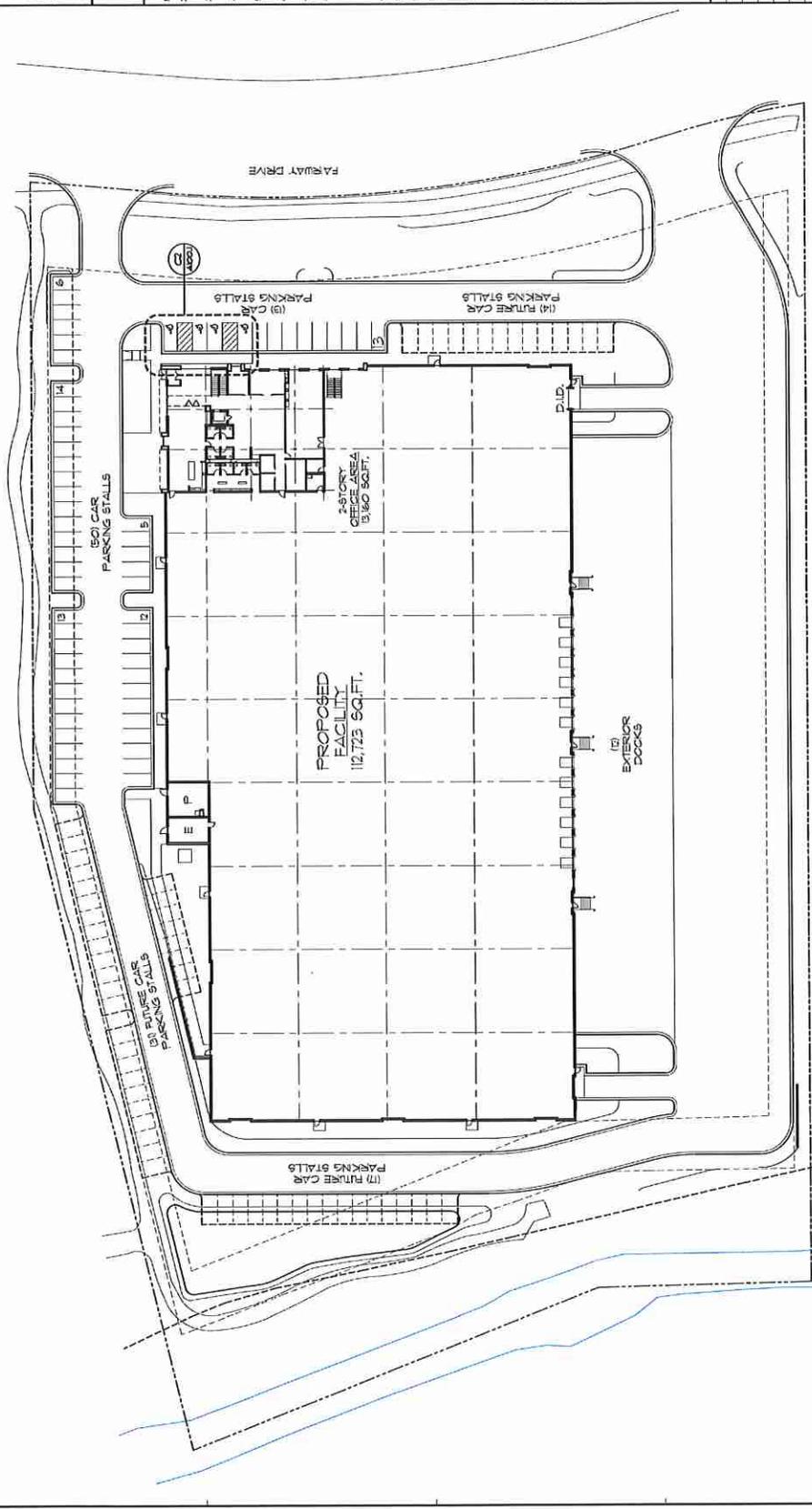
NOVEMBER 15, 2023 #23058

PROPOSED ELEVATIONS

440 FAIRWAY, VERNON HILLS, ILLINOIS

GENERAL NOTES:

1. CONSULT THE PROJECT'S SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



SITE/BUILDING DATA:

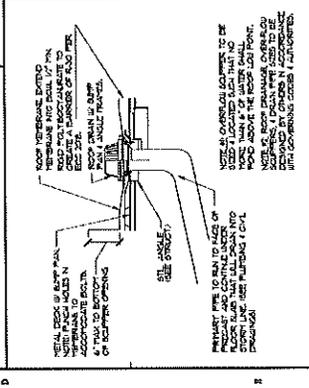
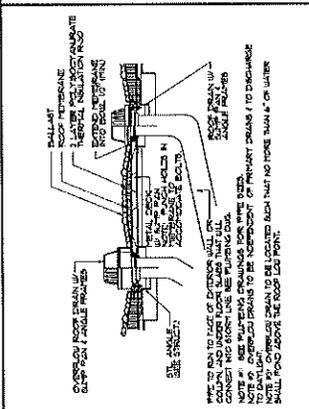
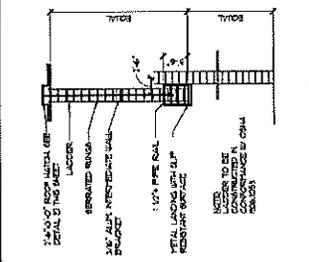
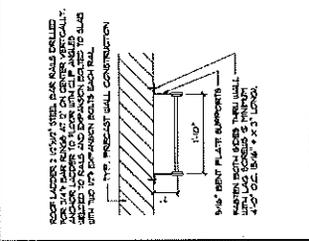
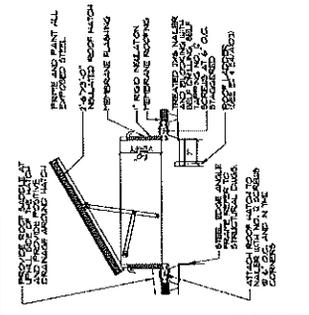
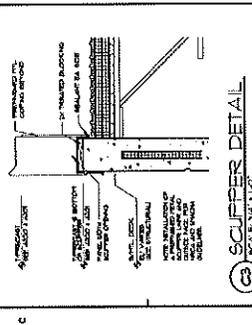
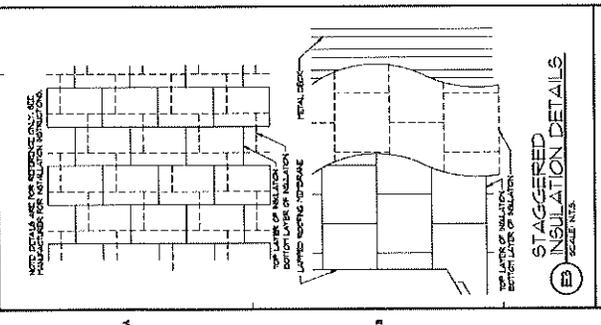
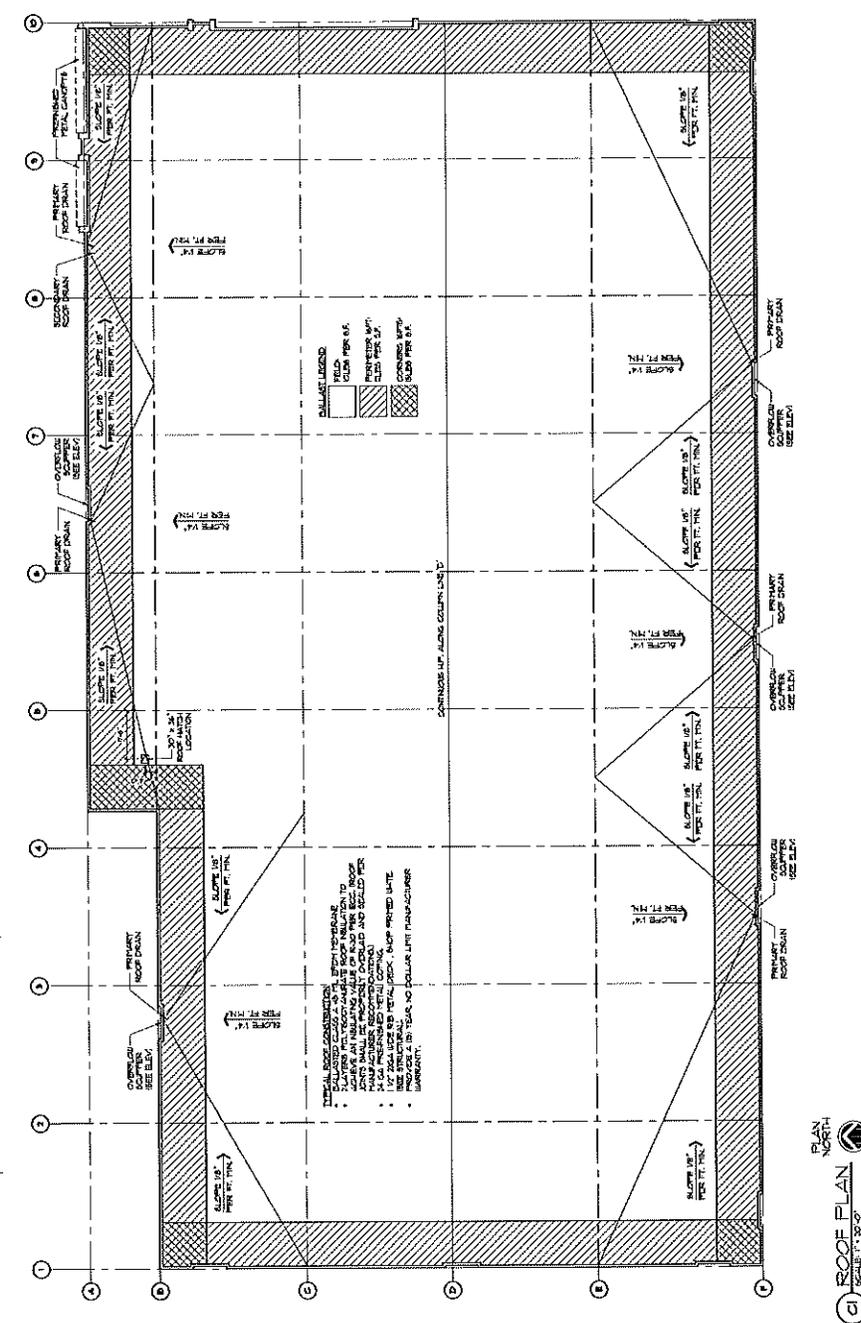
SITE DATA	QUANTITY
TOTAL SITE AREA: (3.346 ACRES)	314,559 SQ.FT.
F.A.R.	36
BUILDING DATA	QUANTITY
TOTAL BUILDING AREA	12,723 SQ.FT.
EXTERIOR DOCKS:	12 DOCKS
FUTURE EXTERIOR DOCKS:	12 DOCKS
DRIVE-IN-DOORS:	1 DOOR
CAR PARKING:	63 CARS

NO.	DATE	REVISION DESCRIPTION
1	09-27-2023	ISSUED FOR PERMIT

DATE: 09-27-2023
 DRAWN: JH
 CHECKED: JH

PREMIER DESIGN-BUILD GROUP

- GENERAL NOTES:**
- THIS ROOF PLAN IS DESIGNED FOR INDEPENDENT DRAINAGE SYSTEMS.
 - ALL ROOF ELEVATIONS ARE TO BOTTOM OF DECK (SEE STRUCTURAL DRAWINGS).
 - ROOF DRAINAGE OVERLAP DETAILS BY OTHERS IN ACCORDANCE WITH GOVERNING CODES AND AUTHORITIES.
 - PERMIT TO EXISTENCE SHALL BE OBTAINED PRIOR TO EXISTING BUILDING AND SHALL BE PERMITTED TO EXISTENCE.
 - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON ROOF PENETRATIONS, EQUIPMENT AND SERVICES.
 - PROVIDE ALL ROOF PENETRATIONS AS SHOWN AND AS NOTED ON THIS PLAN. PROVIDE ROOF PENETRATIONS AS NOTED TO PROVIDE PROTECTION FROM WEATHER.
 - ROOF PENETRATIONS ARE TO BE PROVIDED ONLY AT THE LOCATION NOTED ON THIS PLAN. PROVIDE ROOF PENETRATIONS AS NOTED TO PROVIDE PROTECTION FROM WEATHER.
 - INDEPENDENT SECONDARY DRAINAGE SYSTEMS SHALL BE PROVIDED AT ALL ROOF PENETRATIONS AND AT ALL ROOF EDGES. PROVIDE SECONDARY DRAINAGE SYSTEMS AS NOTED ON THIS PLAN. PROVIDE SECONDARY DRAINAGE SYSTEMS AS NOTED TO PROVIDE PROTECTION FROM WEATHER.
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PROJECT NO.	23058	SHEET NO.	A105
DATE	09-17-2023	PROJECT NAME	HEATHROW SCIENTIFIC BUILD-TO-SUIT 440 N. FAIRWAY VERNON HILLS, ILLINOIS
SCALE	AS SHOWN	ROOF PLAN AND ROOF DETAILS	
©COMERSTONE ARCHITECTS LTD. 2023			

Cornerstone Architects Ltd.
 1122 SPRING LAKE DRIVE
 VERNON HILLS, ILLINOIS 60069
 PHONE: 630.772.8300
 FAX: 630.772.8388
 ARCHITECTS, INTERIORS, VISUAL DESIGNERS, LAND PLANNERS

PREMIER DESIGN + BUILD GROUP

GENERAL NOTES:
 1. METAL ROOF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE DESIGNER'S REQUIREMENTS.
 2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE DESIGNER'S REQUIREMENTS.
 3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE DESIGNER'S REQUIREMENTS.
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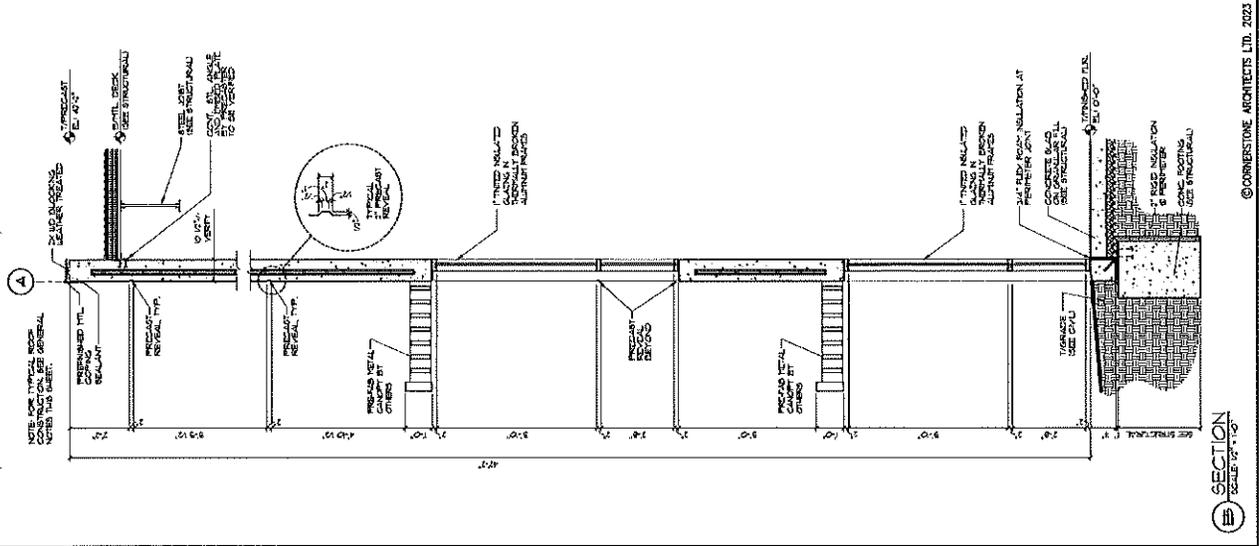
NO.	DATE	DESCRIPTION
1	03-15-2023	ISSUED FOR PERMIT

DATE: 03-15-2023
 DRAWN BY: JPA
 CHECKED BY: JPA

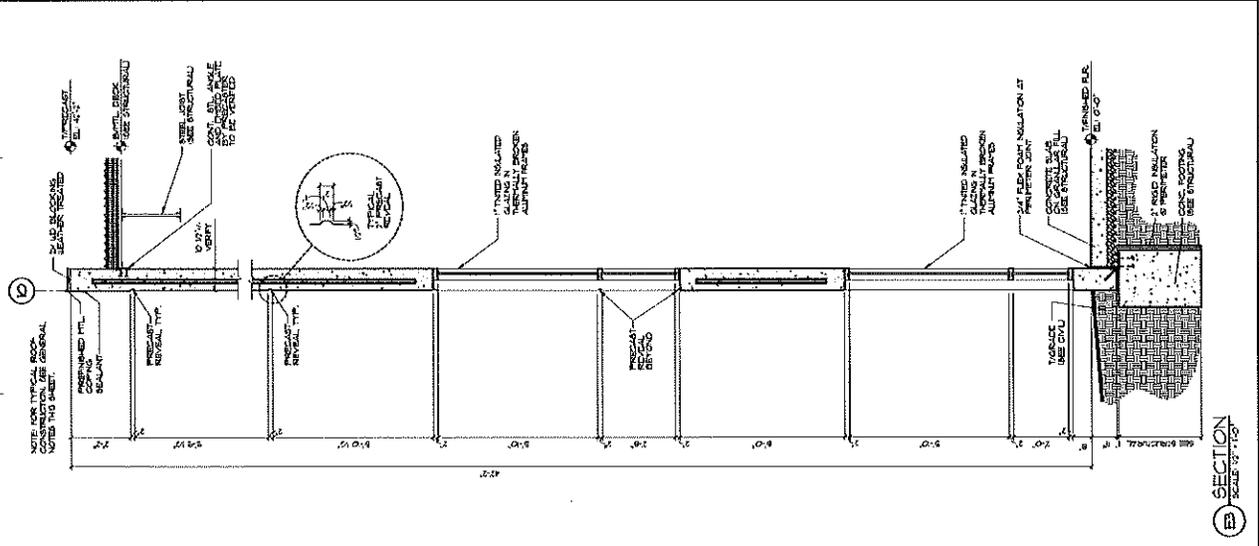
HEATHROW SCIENTIFIC BUILD-TO-SUIT
 440 N. FAIRWAY DRIVE
 VERNON HILLS, ILLINOIS

WALL SECTIONS

PROJECT: 23058
 DRAWING NO.: A301



A SECTION SCALE: 1/2"=1'-0"



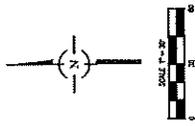
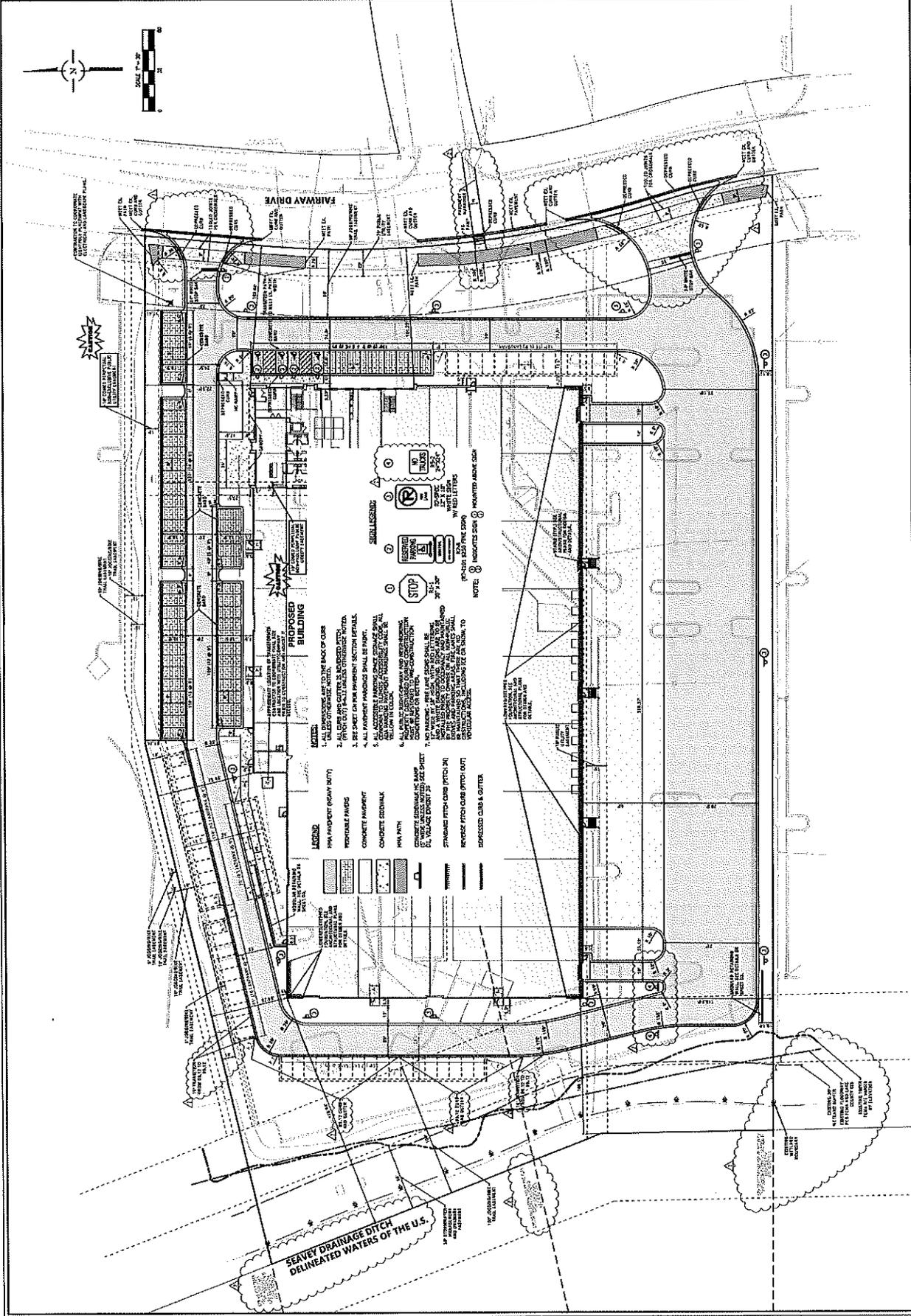
B SECTION SCALE: 1/2"=1'-0"

NO.	DATE	REVISION
1	12/15/21	ISSUE FOR PERMITS
2	01/20/22	REVISED PER COMMENTS
3	02/02/22	REVISED PER COMMENTS
4	02/02/22	REVISED PER COMMENTS
5	02/02/22	REVISED PER COMMENTS
6	02/02/22	REVISED PER COMMENTS
7	02/02/22	REVISED PER COMMENTS
8	02/02/22	REVISED PER COMMENTS
9	02/02/22	REVISED PER COMMENTS
10	02/02/22	REVISED PER COMMENTS

440 NORTH FAIRWAY DRIVE
VERNON HILLS, ILLINOIS
GEOMETRIC PLAN

CONTRACT ENGINEERS
SPALCO INC.
1500 SHERIDAN
5615 W. 156th Place, Suite 100, M-100
Morton Grove, IL 60053
Phone: (847) 856-4500 Fax: (847) 624-4505

DATE: 02/02/22
JOB NO.: 21-001
SHEET: 1
GM



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL CURBS AND CUTTERS TO BE CONCRETE.
 3. SEE SHEET FOR THE PARALLEL SECTION DETAILS.
 4. ALL PARKING SPACES SHALL BE PAVED.
 5. ALL ACCESSIBLE PARKING SPACES SHALL BE PAVED AND SHALL BE IN ACCORDANCE WITH THE ADA AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL DRIVE DRIVEWAYS AND INTERSECTIONS SHALL BE CONCRETE WITH CURBS AND CUTTERS.
 7. THE WORK IS TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE SHEET.
 8. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ENGINEER.
 9. THE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

- LEGEND:**
- 1. PAVEMENT (GRAVEL/ASPH)
 - 2. PAVEMENT (CONCRETE)
 - 3. CONCRETE SIDEWALK
 - 4. PAVEMENT (ASPH)
 - 5. PAVEMENT (CONCRETE)
 - 6. DRIVEWAY (CONCRETE)
 - 7. DRIVEWAY (ASPH)
 - 8. DRIVEWAY (GRAVEL)
 - 9. DRIVEWAY (DIRT)
 - 10. DRIVEWAY (OTHER)
 - 11. DRIVEWAY (OTHER)
 - 12. DRIVEWAY (OTHER)
 - 13. DRIVEWAY (OTHER)
 - 14. DRIVEWAY (OTHER)
 - 15. DRIVEWAY (OTHER)
 - 16. DRIVEWAY (OTHER)
 - 17. DRIVEWAY (OTHER)
 - 18. DRIVEWAY (OTHER)
 - 19. DRIVEWAY (OTHER)
 - 20. DRIVEWAY (OTHER)

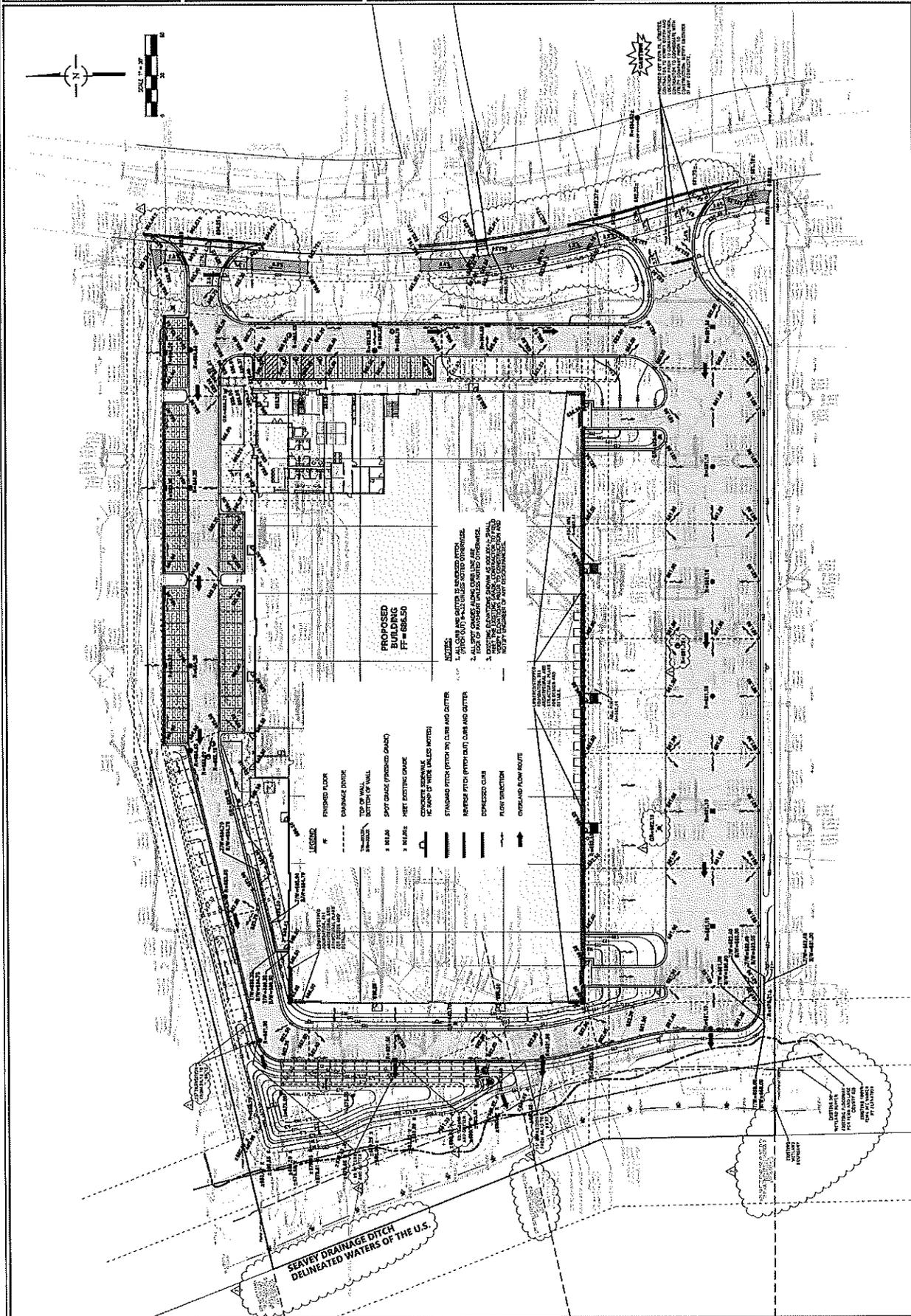
SEAVEY DRAINAGE DITCH DELINEATES WATERS OF THE U.S.

UP TO 100 FEET FROM THE DITCH LINE, THE DITCH SHALL BE MAINTAINED AND CLEAR OF OBSTRUCTIONS.

NO.	DATE	REVISIONS
1	09/21/23	ISSUE FOR PERMITS
2		
3		

GRADING PLAN
440 NORTH FARWAY DRIVE
 VERNON HILLS, ILLINOIS

SPALCO INC.
 9673 W. Highway 140, Suite 100
 Skokie, IL 60076
 (708) 471-1100
GRADING ENGINEERS
 10/21/23
 23001
 GR



PROPOSED BUILDING
 FF = 886.50

- LEGEND**
- FINISHED FLOOR
 - DRAINAGE DITCH
 - TOP OF WALL
 - BOTTOM OF WALL
 - WALL
 - SPOT GRADE (PROPOSED GRADE)
 - EXISTING GRADE
 - CONCRETE SIDEWALK
 - W/ RANGE OF WHITE DASHES MATCH
 - STANDARD PITCH (PITCH IN CURB AND GUTTER)
 - REFUSE PIT (PITCH DIRT CURB AND GUTTER)
 - EXPRESSED CURB
 - FLOOR DIRECTION
 - OVERLAND FLOW ROUTE

NOTES:

1. ALL CURB AND GUTTER IS SEVERED AT CURB CUTS.
2. PROTECT ALL EXISTING UTILITIES.
3. TOP OF WALKWAY SHALL BE 1.0' MIN.
4. VERIFY THE EXISTING GRADE CONDITIONS AT THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCY.

SEAVEY DRAINAGE DITCH
 DELINEATED WATERS OF THE U.S.

IRRIGATE ALL LAWN, SHRUB & PERENNIAL AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM.

1. An automatic irrigation system shall be installed for all lawn, shrub and perennial areas. The system shall be a Hunter HCV Check Valve or approved equal. The system will include separate irrigation zones for all lawn, perennial and shrub areas. See detailed landscape plan for planting types and planting bed limits.

2. The irrigation system shall incorporate pressure regulating spray heads, pressure reducing valves and pressure regulating modulator installed on valves.

3. Check valves shall be installed along all lateral lines. Hunter HCV Check Valve or approved equal.

4. The irrigation system shall incorporate high efficiency nozzles on spray heads and rotors ensuring uniform coverage.

5. A drip irrigation system shall be designed for all shrub and perennial planting areas.

6. Automatic shut-offs such as a rain sensor or moisture sensor shall be specified for each irrigation zone. A Rain-Click sensor shall be installed by Hunter or approved equal in a separate area on the building overhang.

7. The Controller shall be a ACCZ modular two-wire system with a minimum of 16 zones. The Controller shall be 1/2" Multiple Start Times, Rain Delay, Multiple Independent Programs, Cycle & Soak, Flow Management and Evapotranspiration Programming shall be included.

8. The specified irrigation components and requirements are to be incorporated into the irrigation design for the purpose of reducing water usage as compared to conventional systems. Irrigation components shall be specified to include: piping, valves, all head and rotor placements, drip irrigation lines, valve placements, spray patterns, quick coupler valves, main and lateral lines locations. Specification sheets on all irrigation components shall be submitted to the landscape architect for review and approval prior to installation.

9. All pavement sleeves for valves and drive crossing shall be 40 G.C. Holes are 2" diameter. Sleeves shall be 4" PVC with a minimum cover of 18". All lateral lines shall be PVC 200 SDR 21 with a minimum cover of 12". Irrigation depths shall be verified in the field by the landscape architect or owner's representative.

10. All wire splices or connections shall be made with approved waterproof with connections and be placed in a valve or splice box.

11. All control wiring downstream of the controller is to be 2-wire, UL approved direct bury.

12. Provide a intermatic AG 3401 surge protector on the 120V power supply at the controller.

13. All products shall be installed in accordance with the manufacturer's recommendations and according to local building, electrical and plumbing codes.

14. The irrigation contractor will arrange with the GC inspections required by local agencies and ordinances during the course of construction as required. All wiring to be per local code. Backflow preventer to be installed on the main line and shall be F2000 B25VA or approved equal.

15. An irrigation mock-up shall be required on-site in an area that will not be disturbed by future construction. The mock-up shall include the depth of the decoder box, decoder installation, water proof 2-wire connections, pop-up sprinkler and drip tree ring. The mock-up will remain on-site until preliminary inspection. The mock-up shall be approved by the landscape architect. It will be used to compare the remaining installation system for compliance.

PLANT QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES				
ACQUA 3	Quercus alba	White Oak	2" Cal. BB	Specimen
ACQUA 3	Quercus prinus	Prickly Pear Oak	2" Cal. BB	Specimen
ACQUA 3	Quercus macrocarpa	Large Leaf Oak	2" Cal. BB	Specimen
ACQUA 3	Quercus bicolor	Bicolor Oak	2" Cal. BB	Specimen
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ACQUA 3	Quercus prinus	Prickly Pear Oak	2" Cal. BB	Specimen
ACQUA 3	Quercus macrocarpa	Large Leaf Oak	2" Cal. BB	Specimen
ACQUA 3	Quercus bicolor	Bicolor Oak	2" Cal. BB	Specimen
ACQUA 3	Quercus rubra	Red Oak	2" Cal. BB	Specimen</

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2023-130

AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR A NEW WAREHOUSE / OFFICE BUILDING FOR HEATHROW SCIENTIFIC TO BE LOCATED AT 440 FAIRWAY DRIVE

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
12th day of December, 2023

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, KEVIN TIMONY, 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 DECEMBER 12, 2023, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2023-130 AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR A NEW WAREHOUSE / OFFICE BUILDING FOR HEATHROW SCIENTIFIC TO BE LOCATED AT 440 FAIRWAY DRIVE.

THE PAMPHLET FOR ORDINANCE NO. 2023-130 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED DECEMBER 12, 2023 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 12TH DAY OF DECEMBER 2023.



Kevin Timony, Village Clerk

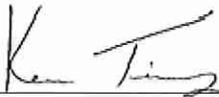
SEAL



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. 2023-130 AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR A NEW WAREHOUSE / OFFICE BUILDING FOR HEATHROW SCIENTIFIC TO BE LOCATED AT 440 FAIRWAY DRIVE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM DECEMBER 12, 2023 TO DECEMBER 22, 2023.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th DAY OF DECEMBER 2023



Notary Public

