BOARD OF TRUSTEES VILLAGE BOARD MEETING

Tuesday, May 11, 2021 at 8:00 PM

Electronically through GoToMeeting Phone #: (786) 535- 3211 and Access Code: 533 220 173

AGENDA

VIRTUAL MEETING NOTICE

Note: Meeting Conducted Virtually Due to Governor's Executive Orders.

Pursuant to the Open Meetings Act, as amended by Public Act 100-0640, the mayor of the Village of Libertyville, as the head of the public body, has decided that an in-person meeting is not practical or prudent because of disaster.
Due to public health concerns this meeting will be conducted virtually.

Please join the meeting from your computer, tablet, or smartphone.

https://global.gotomeeting.com/join/533220173
You can also dial in using your phone: +1 (786) 535- 3211
Access Code: 533- 220- 173

1. **Roll Call**

2. **Items Not on the Agenda** | *Presentation of items not on the Agenda will be limited to three (3) minutes*

3. **Omnibus Vote Agenda**

   A. Summary of Omnibus Vote Agenda Items

   B. Approval of the Minutes of the April 27, 2021 Village Board Meeting

   C. Bills for Approval

   D. Consideration of a Resolution to Approve a Special Event – Village Green Montessori

   E. Consideration of a Resolution Appointing Village Administrator Kelly A. Amidei as Deputy Village Clerk

   F. Consideration of a Resolution Appointing Village Administrator Kelly A. Amidei as Deputy Liquor Commissioner

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate should contact the ADA Coordinator at 118 W. Cook Avenue, Libertyville, IL 60048, 847- 362- 2430.

Assistive listening devices are available.

G. Consideration of an Ordinance Appointing a Director and Alternate Director to Represent the Village of Libertyville on the Central Lake County Joint Action Water Agency

H. Consideration of a Resolution Approving a Fireworks Permit Application for Libertyville High School

I. Consideration of an Ordinance Amending the Intergovernmental Agreement with the Solid Waste Agency of Lake County

J. Consideration of a Resolution to Purchase a Replacement Police Department Community Service Officer Vehicle

K. Consideration of an Ordinance Granting a Variation From Section 26-11-13(c)(3) of the Libertyville Zoning Code for a Freestanding Business Sign (1050 S. Milwaukee Avenue) - Napleton Properties, LLC, Applicant

L. Consideration of a Confirming Resolution for Change Order No. 2 with Visu-Sewer of Illinois, LLC for the 2020 Sanitary Sewer Cleaning, Televising & Lining Project

M. Consideration of a Resolution Adopting an Update to the Village of Libertyville Economic Development Strategy: Key Land Redevelopment Opportunities & Priorities

N. Recommendation to Designate FOIA (Freedom of Information Act) Officers and OMA (Open Meetings Act) Designees

O. Consideration of an Ordinance Amending Chapter 2 of the Libertyville, Illinois Municipal Code Regarding Certain Village Committees, Boards, and Commissions

P. Consideration of a Resolution Appointing Members to Village Commissions

Q. Consideration of a Resolution Approving a Special Event - Red Rose Choir

REGULAR AGENDA

4. REPORT OF THE ZONING BOARD OF APPEALS, ZBA 21-05, Variation for Parking, Dos Amigos Mexican Restaurant, Applicant, 101 W. Rockland Road

5. REPORT OF THE HISTORIC PRESERVATION COMMISSION, HPC 21-02, Martina Cook, Applicant - 210 Lake Street

6. REPORT OF THE PLAN COMMISSION, PC 21-07, Text Amendment to Section 26-16-8.5, PC 21-08, Site Plan Permit, Durable Inc./Garden Investment Co., Applicant, 1530 Artaius Parkway

7. REPORT OF THE ZONING BOARD OF APPEALS, ZBA 21-07, Variation for Loading Spaces, ZBA 21-08, Variation for Loading Docks, ZBA 21-09, Variation for Loading Facing Street, Durable Inc./Garden Investment Co., Applicant, 1530 Artaius Parkway

8. Consideration of an Ordinance to Waive Formal Bidding and Purchase Extrication Equipment

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate should contact the ADA Coordinator at 118 W. Cook Avenue, Libertyville, IL 60048, 847- 362- 2430.

Assistive listening devices are available.

9. Consideration of an Ordinance to Waive Formal Bidding and Award a Contract for Replacement of Outdoor Warning Siren

10. Consideration of a Resolution to Approve a Contract with Simon Roofing Products for Roof Repairs at the Parks Maintenance Building and Fire Station No. 1

11. **Mayor's Update**

    A. Petitions and Communications

12. **Village Administrator Update**

13. **Adjournment**

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Omnibus Vote Agenda

Staff Recommendation: Approve items on Omnibus Vote Agenda

Staff Contact: Kelly Amidei, Village Administrator

Background:

A. Summary of Omnibus Vote Agenda Items
B. Approval of Minutes of the April 27, 2021 Village Board Meeting
C. Bills for Approval
D. Consideration of a Resolution to Approve a Special Event – Village Green Montessori
E. Consideration of a Resolution Appointing Village Administrator Kelly A. Amidei as Deputy Village Clerk
F. Consideration of a Resolution Appointing Village Administrator Kelly A. Amidei as Deputy Liquor commissioner
G. Consideration of an Ordinance Appointing a Director and Alternate Director to Represent the Village of Libertyville on the Central Lake County Joint Water Agency
H. Consideration of a Resolution Approving a Fireworks Permit Application for Libertyville High School
I. Consideration of an Ordinance Amending the Intergovernmental Agreement with the Solid Waste Agency of Lake County
J. Consideration of a Resolution to Purchase a Replacement Police Department Community Service Officer Vehicle
K. Consideration of an Ordinance Granting a Variation from Section 26-11-13(c)(3) of the Libertyville Zoning Code for a Freestanding Business Sign (1050 S. Milwaukee Avenue) – Napleton Properties, LLC, Applicant
L. Consideration of a Confirming Resolution for Change Order No. 2 with Visu-Sewer of Illinois, LLC for the 2020 Sanitary Sewer Cleaning, Televising & Lining Project
M. Consideration of a Resolution Adopting an Update to the Village of Libertyville Economic Development Strategy: Key Land Redevelopment Opportunities & Priorities
N. Recommendation to Designate FOIA (Freedom of Information Act) Officers and OMA (Open Meetings Act) Designees

---

**Omnibus Vote Agenda Motion: "I move to adopt the items listed on the Omnibus Vote Agenda in a single group pursuant to the omnibus vote procedures of the Libertyville Municipal Code, subject to the conditions identified, if any, in the agenda supplements for such items."*

O. Consideration of an Ordinance Amending Chapter 2 of the Libertyville, Illinois Municipal Code Regarding Certain Village, Committees, Boards, and Commissions
P. Consideration of a Resolution Appointing Members to Village Commissions

---

**Omnibus Vote Agenda Motion: "I move to adopt the items listed on the Omnibus Vote Agenda in a single group pursuant to the omnibus vote procedures of the Libertyville Municipal Code, subject to the conditions identified, if any, in the agenda supplements for such items."*

VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES
April 27, 2021

Please note that the Meeting was Conducted Virtually due to Governor's Executive Orders #2020-10, 18, 32, 44, and 48.

President Weppler noted that the Disaster Declaration is still in effect and will be until the next Village Board Meeting.

President Weppler called to order a virtual meeting of the Board of Trustees at 8:00 p.m. Those present were: President Terry Weppler, Trustees Donna Johnson, Richard Moras, Jay Justice, Scott Adams, Peter Garrity, and Patrick Carey.

Employee Recognitions: President Weppler recognized the following employee anniversaries – Linda Carlson, 10 Years; Mike Hall, 20 Years; Jonathon Diedrich, 20 Years; Karl Moeser, 30 Years.

Jean Bratton Retirement Proclamation
President Weppler read a proclamation recognizing and honoring Administrative Assistant Jean Bratton for her 42 years of service to the Libertyville Fire Department. He extended best wishes for an enjoyable and well-deserved retirement.

Arbor Day Proclamation – President Weppler proclaimed April 30, 2021 as Arbor Day in the Village of Libertyville.

World Migratory Bird Day Proclamation – President Weppler read a proclamation urging all citizens to celebrate the observance of World Migratory Bird Day and to support efforts to protect and conserve migratory birds and their habitats in our community and the world at large.

ITEMS NOT ON THE AGENDA
John Fischl, 911 Warwick Lane, along with 20 other residents attending the virtual meeting, thanked Clerk Sally Kowal for her 21 years of service to the Village of Libertyville.

Glen Bockwinkel, representing the Mile of Cars, thanked the Village for support in helping the dealerships achieve growth and success. He reported that the group was able to donate $100,000.00 to area charities.

Laura Sabino expressed appreciation for donations made to the Lake County Haven.

OMNIBUS VOTE AGENDA
President Weppler introduced the Omnibus Vote Agenda and asked if there were any items to be removed for separate discussion. Trustee Johnson asked for separate discussion of items 3D and 3M.

DRAFT

Omnibus Vote Agenda

A. Summary of Omnibus Vote Agenda
B. Approval of Minutes of the April 13, 2021 Village Board Meeting
C. Bills for Approval
D. **RESOLUTION NO. 21-R-52:** A Resolution to Approve a Special Event – Reclaimed Artisans Spring Outdoor Market
E. **ORDINANCE NO. 21-O-20:** An Ordinance Vacating a Portion of Unimproved Alley – 725 Sunnyside
F. **ORDINANCE NO. 21-O-21: A**n Ordinance Declaring Surplus Property
G. **RESOLUTION NO. 21-R-53:** A Resolution to Award a Professional Services Agreement to Total Elevator Service for Annual Elevator Maintenance
H. **ORDINANCE NO. 21-O-22:** An Ordinance Amending Section 26-5-4.3 of the Libertyville Zoning Code Regarding Special Uses in the C-3 Zoning District – 216 W. Peterson Road
I. **ORDINANCE NO. 21-O-23:** An Ordinance Approving a Special Use Permit for an Axe Throwing Lounge – 216 W. Peterson Road
J. **ORDINANCE NO. 21-O-24:** An Ordinance Rezoning from the O-1 Professional Services Offices District to the R-7 Single Family Attached Residential District – 232 Fourth Street
K. **ORDINANCE NO. 21-O-25:** An Ordinance Amending Articles 4 and 16 of the Libertyville Zoning Code Regarding the Minimum Lot Area for Planned Developments – 232 Fourth Street
L. **ORDINANCE NO. 21-O-26:** An Ordinance Approving a Development Concept Plan and Special Use Permit for a Planned Development – 232 Fourth Street
M. **RESOLUTION NO. 21-R-54:** A Resolution for an Economic Incentive Agreement – 1620 S. Milwaukee, LLC and McGrath 1620, Inc. (d/b/a McGrath Acura of Libertyville) – 1620 S. Milwaukee Avenue
N. **RESOLUTION NO. 21-R-55:** A Resolution for an Economic Incentive Agreement – Napleton Properties, LLC and Napleton 1050, Inc. (d/b/a Napleton Cadillac of Libertyville) – 1050 S. Milwaukee Avenue
O. **RESOLUTION NO. 21-R-56:** A Resolution for an Economic Incentive Agreement – Gregory Infiniti, Inc. – 1201-1205 S. Milwaukee Avenue
P. ARC Report
Q. HPC Report

3D

Trustee Johnson expressed concern with traffic and alcohol consumption at the Reclaimed Artisans Spring Outdoor Market. Owner Eric Struif explained that Mickey Finn's had offered beer and bloody Mary's at the last event, but alcohol could be eliminated. He agreed to request and/or reserve Lake County Sheriff assistance should the crowd be larger than the expected 500-600.

DRAFT

3M
Trustee Johnson asked why a ten-year agreement was included in the Incentive Agreement with McGrath Acura. It was explained that it takes time for a return on the investment. Trustee Johnson noted that economic changes in car sales are pending.

Trustee Johnson moved to adopt the items listed on the Omnibus Vote Agenda in a single group pursuant to the omnibus vote procedures of the Libertyville Municipal Code. Trustee Moras seconded. President Weppler asked for further Board or public comment and there was none. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

REPORT OF THE ZONING BOARD OF APPEALS, ZBA 21-02, Variation for Signage – 1050 S. Milwaukee Avenue
President Weppler noted that Napleton Properties, LLC was proposing to install a new monument sign for the Cadillac dealership at 1050 S. Milwaukee Avenue. A variation was requested to increase the allowable sign area from 140 square feet to 248 square feet. During the public hearing, it was noted that half the sign area would not have any lettering on it. A motion to recommend Village Board of Trustees approval passed with a vote of 6 - 0. President Weppler then asked for questions and comments.

Maureen Napleton stated that the façade is almost finished, and they are thrilled with the improvement. She added that the sign would only use the top three panels, and Trustee Johnson asked that the agreement include that as a condition.

Trustee Moras moved to approve the sign variation at 1050 S. Milwaukee with the amendment of wording on the top three panels only, and Trustee Carey seconded. President Weppler asked for further Board or public comment and there was none. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

ORDINANCE NO. 21-O-27: An Ordinance Approving a Lease Agreement with Libertyville Sportsplex, LLC (Canlan Sports USA Corp)
President Weppler reported that on March 13, 2020, the Indoor Libertyville Sports Complex was closed due to the COVID-19 pandemic. Over the past year, Staff and the Village Board have been diligently evaluating various scenarios for future operation of the Sports Complex, balancing the need to provide ongoing recreational services to the community safely while mitigating the high cost to operate the facility, which was further exacerbated by COVID-19 capacity restrictions.

As part of the Village's due diligence, the possibility of leasing the Sports Complex to a private operator was considered. Canlan Sports, a Canadian firm that owns and operates sports

DRAFT

complexes and ice rinks across Illinois and Canada, engaged with the Village and expressed interest in operating the Indoor Sports Complex facility. Canlan owns and operates the nearby Lake Barrington Sportsplex, the Leafs Ice Center in West Dundee, and a large ice sports facility

in Romeoville. The Lake Barrington Sports Complex, in particular, hosts many of the same organizations that previously utilized space in the Libertyville Sports Complex before it closed. Canlan Sports is a highly regarded company in the indoor sports industry, has been in existence since 1956, and is publicly traded on the Toronto Stock Exchange.

Under the structure of the proposed lease, Canlan would assume all profit and loss risk associated with the Libertyville Sports Complex. The proposed lease also gives Canlan an option to acquire the facility within two years, based on an agreed-upon purchase price of $3,750,000. This price was determined by a qualified appraiser and complies with the 80% requirement of 65 ILCS 5/11-76-4.1. Other notable lease provisions are as follows:

- A twenty-four (24) month operating lease beginning July 1, 2021 and ending June 30, 2023, which encompasses the future Lot 4 of the Sports Complex subdivision (the Indoor Complex, parking lot, softball field, and hockey rink)
- Canlan to provide monthly renumeration in the amount of $20,000 to the Village after a five-month abatement period in recognition of COVID-19 capacity restrictions and start-up costs
- Canlan will pay for all utilities and general maintenance costs. The Village will only be responsible for major repairs during the duration of lease
- Village to retain control of the preschool and dance wing of the Indoor Sports Complex under a sublease to be approved by the Village Administrator, the rent for which will be abated for five months
- The lease document guarantees the Village preferential scheduling for in-house programs it may continue to offer in the future
- Canlan has agreed to meet with the Village formally at least semi-annually to coordinate program offerings in order to avoid duplication or gaps in programming
- Canlan will meet and confer with the Village to discuss implementing a Libertyville resident subsidy for Canlan's in-house programs

Canlan intends to soft open the Sports Complex on July 1, 2021, with full operations resuming by the fall. After approval of the lease, Canlan's operations team intends to move quickly in preparing and refreshing the facility for the reopening. Village staff will coordinate efforts with Canlan's staff where necessary and plan to make regular progress reports to the Parks and Recreation Committee. As the onboarding process progresses, staff will be in a position to make additional reports and recommendations pertaining to fall program offerings.

Overall, the proposed lease offers two broad advantages for the Village and its residents. First, Canlan is a well-established and financially sound company with experience operating facilities similar to the Libertyville Sports Complex. Because of its specialization in the industry and regional presence, Canlan will be able to run the facility efficiently, which should offer a direct benefit to residents in terms of the overall user experience.

Second, this lease arrangement offers a direct financial benefit to the Village by providing an annualized offset of $240,000 ($20,000 monthly rent) toward the Sports Complex debt service

DRAFT

burden which is subsidized annually from the General Fund. Furthermore, if Canlan elects to acquire the facility, the Village plans on utilizing the proceeds, along with those that may be received from future sales the Golf Learning Center or Family Entertainment Center, to call or decease outstanding Sports Complex debt.

Staff recommended approval of the ordinance approving a lease agreement with Libertyville Sportsplex, LLC (Canlan Sports USA Corp) and authorized execution of the lease agreement by the Village Administrator and Village Clerk. President Weppler then asked for questions and comments.

Trustee Johnson thanked Finance Director Nicholas Mostardo and Village Attorney Hart Passman for the efforts and the timely work. Trustee Moras added his thanks as well.

Trustee Moras moved to approve the ordinance approving a lese agreement with Libertyville Sportsplex, LLC (Canlan Sports USA Corp.). Trustee Johnson seconded. President Weppler asked for further Board or public comment and there was none. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

RESOLUTION NO. 21-R-57: A Resolution Allocating American Rescue Plan Act Funds

President Weppler introduced the resolution explaining that on March 11, 2021, the American Rescue Plan (ARP) Act was signed into law. This piece of legislation addresses the ongoing health and economic impacts of the COVID-19 pandemic. While the ARP includes direct aid to individuals in the form of economic stimulus payments and expanded child tax credits, it also includes aid to states and local governments. Per the ARP, the Village of Libertyville is entitled to federal aid which can be used to replace revenue lost by the economic impacts of the COVID-19 pandemic.

At the March 30, 2021 Finance Committee meeting, staff presented recommendations for the application of the first portion of federal aid expected to be received sometime in May or June in an estimated amount of $1,250,000. Three Village funds were identified as appropriate recipients of the aid based upon their sensitivity to changes in elastic revenue sources: the General Fund, Hotel/Motel Tax Fund, and Commuter Parking Fund. The proposed allocations are as follows:

a. General Fund - $946,957, with staff having the authority to round to plus or minus $5,000 after the federal government determines the final amount for the first distribution.
b. Hotel/Motel Tax Fund - $152,072, with staff having the authority to round to plus or minus $5,000 after the federal government determines the final amount for the first distribution.

DRAFT

c. Commuter Parking Fund - $58,640, with staff having the authority to round to plus or minus $5,000 after the federal government determines the final amount for the first tranche distribution.

Additionally, the Finance Committee directed staff to utilize the remaining funds from the first distribution ($92,331), supplemented by existing budget capacity, to earmark $100,000 for a business support program. Staff would consider various program options to be discussed with the Economic Development Commission for feedback and ultimately presented for Village Board approval.

The Finance Committee reviewed the proposed allocations and referred this item to the full Village Board with a positive recommendation. Staff recommended approval of the Resolution allocating the first portion of American Rescue Plan Act Funds. President Weppler asked for questions and comments and there was none.

Trustee Johnson moved to approve the resolution allocating American Rescue Plan Act Funds. Trustee Moras seconded. President Weppler asked for further Board or public comment and there was none. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

RESOLUTION NO. 21-R-58: A Resolution to Approve a Professional Services Agreement with Strand Associates, Inc. for Final Engineering & Construction Oversight for the Screen & Grit Building Improvements at the Wastewater Treatment Plant

President Weppler explained that the Master Facilities Plan for the Village's wastewater treatment plant recommends replacement of the existing electrical system, headworks screen and grit collector system that are housed in the Screen & Grit building in years 2021 and 2022 because all of these components have reached the end of their respective service lives. The proper functioning of these items was critical to the primary treatment operations for the plant. The proposed improvements will include replacing/upgrading the existing electrical system, replacement of the screening systems and replacement of the grit removal system.

Staff requested a comprehensive proposal from the firm of Strand Associates, Inc. for final engineering and construction oversight services. The submitted proposal was in the amount of $241,800.00, which is comprised of $141,300.00 for final engineering and $100,500.00 for construction oversight. The proposed agreement with Strand Associates, Inc. is in compliance with the provisions of the *Local Government Professional Services Selection Act* as the Village has a satisfactory relationship for services established with Strand Associates Inc. based upon their current and previous related work at the treatment plant. The proposal would be included as an exhibit in the Village's standard professional services agreement.

The proposed engineering work would be completed over two Fiscal Years. The final engineering would be completed in Fiscal Year 2021/22 and the construction oversight would

DRAFT

be completed in Fiscal Year 2022/23. The FY 2021/22 Annual Budget provides $194,000.00 in the Utility Capital Improvement Fund to complete the desired final engineering work.

Staff recommended approval of the resolution to award a professional services agreement to the firm of Strand Associates, Inc. to complete the final engineering and provide construction oversight for the proposed Screen & Grit Building improvements at the wastewater treatment plant in the amount of $141,300.00 for FY 2021/22 Annual Budget, subject to the appropriation of the remaining $100,500.00 in the FY 2022/23 Annual Budget, for a total amount of $241,800.00, and authorized execution by the Village Administrator. President Weppler then asked for questions and comments and there were none.

Trustee Justice moved to approve the resolution approving a Professional Services Agreement with Strand Associates, Inc. Trustee Moras seconded. President Weppler asked for further Board or public comment and there were none. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

RESOLUTION NO. 21-R-59: A Resolution to Purchase Bulk Salt from Morton Salt, Inc.

President Weppler noted that the Fiscal Year 2021/22 Annual Budget in Snow Removal & Ice Control provides $174,000 for the purchase of bulk road salt. The Village continues to participate in the joint road salt purchase bid administered by the Lake County Division of Transportation. Morton Salt, Inc. was once again the low bidder. The Village's unit price for this year will be $69.30 per ton for road salt. This unit price will allow for us to purchase up to 2,510 tons based upon the available budgeted funds. The minimum purchase is 2,400 tons, which was also the Village's annual usage average and includes our contractor and School District 70. The salt dome has the capacity to store between 2,400 to 2,500 tons of salt.

Last year's salt usage was approximately 2,750 tons at a unit price of $67.61/ton. Should next winter season also require an above normal usage of salt, the bid allows for the purchase of up to an additional 1,000 tons of salt at the same unit price of $69.30. This additional purchase would require a change order and reallocation of budgeted funds.

Staff recommended adoption of the resolution to approve the purchase up to 2,510 tons of road salt from with Morton Salt, Inc. in the not-to-exceed amount of $174,000. President Weppler asked for questions or comments and there was none.

Trustee Carey moved to approve the resolution to purchase bulk road salt from Morton Salt, Inc. in the not-to-exceed amount of $174,000. Trustee Adams seconded. President Weppler asked for further Board or public comment and there was none. The motion carried on roll call vote as follows:

DRAFT

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

RESOLUTION NO. 21-R-60: A Resolution to Award a Contract to Ganziano Sewer & Water, Inc. for Sanitary Sewer Point Repairs

President Weppler introduced the resolution noting that upon completion of the recent sewer televising program, Public Works staff identified six separate sanitary sewer locations that require 'point repairs' prior to this summer's Road Rehabilitation Program. Each of the point repairs are located within the pavement for streets that will be resurfaced, with the exception to one repair on Milwaukee Ave. These point repairs need to be completed in advance of the resurfacing work in order to avoid later damage to the new roadway pavement.

Staff solicited for bids for the proposed work. Seven bids were submitted, and the lowest responsive bid was from Ganziano Sewer & Water, Inc. in the amount of $96,750. The bids are summarized below:

Contractor	Bid Amount
Ganziano Sewer &Water, Inc.	$96,750
Lenny Hoffman Excavating	$124,525
Misfits Construction Company	$128,600
H. Linden & Son Sewer and Water	$134,125
Berger Excavating Contractor	$145,150
IHC Construction Companies, LLC	$186,800
Performance Construction & Engineering	$198,500

$300,000 is available in the Fiscal Year 2021/22 Annual Budget in the Water & Sewer Capital Improvement Fund Lining/Point Repairs for the proposed work.

Staff recommended approval of the resolution to award a contract to Ganziano Sewer &Water, Inc. for sanitary sewer point repairs in the amount of $96,750 and authorized execution by the Village Administrator. President Weppler asked for any questions or comments.

Trustee Johnson asked if Ganziano has a good reputation for quality work, and Director of Public Works Paul Kendzior stated that all references had been positive.

Trustee Johnson moved to approve the resolution awarding a contract to Ganziano Sewer & Water, Inc.in the amount of $96,750. Trustee Adams seconded. President Weppler asked for further Board or public comment and there was none. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey

DRAFT

NAYS: None

CONSIDERATION OF A RESOLUTION to Award a Contract to Precision Pavement Markings, Inc. for the Annual Pavement Markings Program

President Weppler explained that the Village of Libertyville participated in a joint bid through the Lake County Municipal League which solicited sealed bids for thermoplastic roadway pavement markings. Three bids were received and publicly opened on April 16, 2021. The lowest responsible bidder was Precision Pavement Markings, Inc.

The Fiscal Year 2021/22 Annual Budget includes $40,000 in the Project Fund for the proposed pavement markings work. The estimated quantities and low bidder's unit prices to fit within the Village's available budgeted funds are summarized below:

Item	Unit Price	Quantity	Unit	Cost
4-inch line	$0.50	25,500	Linear Feet	$12,750.00
6-inch line	$0.75	11,800	Linear Feet	$8,850.00
12-inch line	$1.50	3,475	Linear Feet	$5,212.00
24-inch line	$4.00	2,150	Linear Feet	$8,600.00
Letters & Symbols	$3.25	694	Square Feet	$2,255.50
Removal	$0.30	6,000	Linear Feet	$1,800.00
Total:				**$39,468.00**

Staff recommended approval of the resolution to award a contract to Precision Pavement Markings, Inc. for the annual pavement marking program in an amount not-to-exceed $40,000 and authorized execution of the contract by the Village Administrator. President Weppler asked for questions and comments.

Trustee Garrity asked if there were a survey as to where the marking would be applied. Director Kendzior stated that markings would be Village wide and only in the amount budgeted. Trustee Garrity asked for the possibility of Lake Street or other crosswalks being included to aid bicycle traffic. Director Kendzior stated that he would check with the vendor. Trustee Johnson suggested checking with Director Kendzior's counter-part in Evanston since their program provided information.

Trustee Garrity moved to award a contract to Precision Pavement Markings, Inc for the Annual Pavement Marking Program. Trustee Johnson seconded. President Weppler asked for further Board or public comment and there was none. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

DRAFT

ORDINANCE NO. 21-O-28: An Ordinance Authorizing the Timely Redemption of 2010A Tax Exempt Alternate Revenue Bonds

President Weppler explained that with the recent approval of an operating lease for the Sports Complex requires the Village to redeem outstanding tax exempt bonds associated with the Indoor Sports Complex facility. This is due to IRS regulations that prohibit a private operator from leasing a facility funded with tax exempt debt. The Village must now take a remedial action to remain in compliance with IRS requirements. On the advice of Chapman and Cutler, the Village's bond counsel, the Village must redeem outstanding 2010A Tax Exempt bonds and reissue taxable obligations within the next 90 days.

Pursuant to a Staff memo dated April 5, 2021 and discussion at the April 6, 2021 Parks and Recreation Committee meeting, staff have begun the preliminary steps required to complete the above-referenced remedial action. Several important points were noted in the memo and during the Parks and Recreation Committee meeting.

First, given the current interest rate environment, it is anticipated that a new taxable issuance would have an interest rate substantially below the rate currently associated with the existing 2010A tax exempt issuance (4.18%). Initial projections by the Village's financial advisor, Speer Financial, suggest that the Village could cut its debt service obligation at the Sports Complex by $130,000 per year based on interest rate savings alone.

Second, taxable obligations provide the Village with additional flexibility related to how facility operations are structured. With tax exempt obligations, only the Village or another governmental entity can operate the Sports Complex. With taxable obligations, the Village can elect to enter into operating leases or management contracts.

Finally, it is important to note that the redemption of tax exempt bonds and issuance of taxable obligations will not extend the date of maturity for payoff of obligations associated with the Sports Complex. The current 2010A bonds mature on December 15, 2030; the new obligations would mature on the same date.

The formal bond ordinance for the new taxable obligations will be considered by the Village Board in June. At this time, it is necessary for the Village Board to adopt the ordinance which acknowledges that a remedial action is required and authorizes the redemption of the outstanding 2010A tax exempt bonds.

Trustee Moras moved to approve the ordinance authorizing the Timely Redemption of 2010A Tax Exempt Alternate Revenue Bonds, and Trustee Johnson seconded. President Weppler asked for further Board or public comment and there was n one. The motion carried on roll call vote as follows:

DRAFT

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

Angelica Morici asked President Weppler if there would be a fence behind the Axe Throwing Lounge at 216 W. Peterson. Director of Community Development John Spoden stated that he had checked the area and found some landscape missing. Spruce trees had replaced pine trees on the northeast corner. Trustee Garrity stated his disappointment that the matter had not been addressed. He asked that a program be established for the area to be maintained.

PETITIONS AND COMMUNICATIONS
President Weppler announced the following:

- A special Meeting of the Board of Trustees will be held on Tuesday, May 4, 2021 at 7:00 p.m. at the Libertyville Civic Center to recognize outgoing Mayor, Village Board, and Village Clerk and to install the incoming Mayor, Village Board, and Village Clerk
- The Parks & Recreation Committee will not meet on Tuesday, May 4, 2021
- The Human Relations Commission will not meet on Wednesday, May 5, 2021
- The Zoning Board of Appeals will meet virtually at 7:00 p.m. on Monday, May 10, 2021
- The Water and Sewer Committee will not meet on Tuesday, May 11, 2021
- The Village Board of Trustees will meet virtually at 8:00 p.m. on Tuesday, May 11, 2021

President Weppler, outgoing trustees, and the outgoing clerk expressed their thanks for their time spent working with the Village Staff, the other Board Members, and the residents Libertyville.

ADJOURNMENT
With no further business to come before Village Board, Trustee Johnson moved to adjourn at 9:34 p.m., and Trustee Moras seconded. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey
NAYS: None

Respectfully submitted,

Sally A. Kowal
Village Clerk

DRAFT

Agenda No. 3C

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: **Approval of Attached Bills**

Staff Recommendation: Approve Payment

Staff Contact: Nicholas A. Mostardo, Director of Finance

Summary of Funds	
General Fund	$345,761.98
Commuter Parking Fund	8,367.79
Concord Special Service Area	1,062.96
Foreign Fire Insurance Tax	345.00
General Bond & Interest	266,721.25
Hotel/Motel Tax Fund	18,691.50
Impact Fee Fund	0.00
Libertyville Sports/Comp	287,579.34
Motor Fuel Tax Fund	0.00
Park Improvement Fund	5,332.80
Project Fund	3,391.00
Public Building Improvement Fund	62,042.03
Road Bond Fund	0.00
Stormwater Sewer Fund	1,867.24
Tax Increment Finance District	7,171.20
Technology Equipment/Replacement Service Fund	67,744.10
Timber Creek Special Service Area	870.58
Utility Fund	348,557.46
Vehicle Maintenance/Replacement Fund	34,785.38
Total - Accounts Payable	1,460,291.61
Total - Payroll 5/5/21 (Salaries & Employer Paid Benefits)	849,321.66
Grand Total	$2,309,613.27

The payment of the above listed funds has been approved by the Village Board of Trustees at a meeting held on May11, 2021 and you are hereby authorized to pay them from the appropriate budgets.

_____

Donna Johnson, Mayor

Attest:

_____

Luke Stowe, Village Clerk

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 0000 GENERAL					
01-0000-0-155000	POSTAGE HOLDING A/C	QUADIENT FINANCE USA, INC	POSTAGE ACCT #7900044062146018	3,033.53	
01-0000-0-403016	EYE INSURANCE	FIDELITY SECURITY LIFE INS	EYE INS COVERAGE 5/21	378.03	
01-0000-0-450000	BB-18-0222 - PB-18-0616	321 S MILWAUKEE AVE LLC	BD Bond Refund	1,500.00	
01-0000-0-450000	BB-20-0274 - PB-20-0947	ABSOLUTE CONSTRUCTION INC	BD Bond Refund	500.00	
01-0000-0-450000	BB-21-0018 - PB-21-0044	AC HOME DESIGN	BD Bond Refund	500.00	
01-0000-0-450000	BB-20-0269 - PB-20-0932	ADRIANO DE MATEO	BD Bond Refund	1,500.00	
01-0000-0-450000	BPERM-15-0001 - PSD-14-0016	ADVOCATE HEALTH CARE	BD Bond Refund	9,000.00	
01-0000-0-450000	BB-20-0180 - PB-20-0636	ALEX & MARINA SCHUBOW	BD Bond Refund	1,500.00	
01-0000-0-450000	BESO-21-0005 - PENG-21-0096	ARROW PLUMBING	BD Bond Refund	2,500.00	
01-0000-0-450000	BB-20-0073 - PB-20-0125	BLAESER, GARY P	BD Bond Refund	500.00	
01-0000-0-450000	BESW-20-0016 - PENG-20-0177	CHRISTENSEN, ERIC & JENNIF	BD Bond Refund	500.00	
01-0000-0-450000	BB-20-0053 - PB-20-0072	DOUGLASS BARNES, MCCAY & F	BD Bond Refund	1,500.00	
01-0000-0-450000	BB-20-0256 - PB-20-0921	ELECTRICAL INCORPORATED	BD Bond Refund	500.00	
01-0000-0-450000	BB-20-0078 - PB-20-0141	ELECTRICAL INCORPORATED	BD Bond Refund	1,500.00	
01-0000-0-450000	BB-20-0248 - PB-20-0896	ELLIOT WEST HOME SERVICES	BD Bond Refund	500.00	
01-0000-0-450000	BB-20-0089 - PB-20-0173	FCI CONSTRUCTION INC	BD Bond Refund	1,500.00	
01-0000-0-450000	BB-20-0194 - PB-20-0685	GANESHA INSTITUTE OF NEURO	BD Bond Refund	1,500.00	
01-0000-0-450000	BB-21-0002 - PB-21-0008	LAZZARETTO CONSTRUCTION	BD Bond Refund	500.00	
01-0000-0-450000	BB-21-0026 - PB-21-0052	LAZZARETTO CONSTRUCTION	BD Bond Refund	1,500.00	
01-0000-0-450000	BED-19-0013 - PENG-19-0205	LAZZARETTO CONSTRUCTION	BD Bond Refund	2,500.00	
01-0000-0-450000	BERC-19-0011 - PSD-19-0018	LAZZARETTO CONSTRUCTION	BD Bond Refund	2,500.00	
01-0000-0-450000	BB-19-0233 - PB-19-0780	LAZZARETTO CONSTRUCTION	BD Bond Refund	1,500.00	
01-0000-0-450000	BB-20-0101 - PB-20-0243	M CAMPBELL CONSTRUCTION	BD Bond Refund	1,500.00	
01-0000-0-450000	BESO-21-0003 - PENG-21-0021	RAMON AND SONS SEWER & WAT	BD Bond Refund	2,500.00	
01-0000-0-450000	BB-21-0038 - PB-21-0075	SUNPOWER CORPORATION	BD Bond Refund	500.00	
01-0000-0-450000	BB-20-0058 - PB-20-0087	TOTAL HOME IMPROVEMENT & F	BD Bond Refund	500.00	
01-0000-0-450000	BB-20-0122 - PB-20-0341	WOODROW DEVELOPMENT INC	BD Bond Refund	1,500.00	
01-0000-0-460000	WASTE TAGS-DUE TO GROOT	GROOT, INC.	WASTE TAG SALES 4/21	269.00	
01-0000-3-627000	BUILDING PERMITS	JOSE GONZALEZ LANDSCAPING	REFUND-TREE PERMIT TRX00056097	700.00	
01-0000-6-636000	LOCAL FINES	SEMINARA-SCHOSTOK	REFUND- PARKING TICKET FROM IL DEPT PRC	125.00	
		Total For Dept 0000 GENERAL		44,505.56	
Dept 0100 ADMINISTRATION/FINANCE					
01-0100-3-705000	STAFFING STUDY - PW (NTE)	BAKER TILLY MUNICIPAL ADVI	STAFFING AND ORGANIZATIONAL REVIEW -PW	3,421.83	
01-0100-3-725000	AUDIT SERVICES	MENARD CONSULTING INC	ROLL-FORWARD CALCULATION FOR 2021	300.00	
01-0100-3-746000	EMPLOYEE PROGRAMS	MAINSTREET LIBERTYVILLE	GIFT CERTIFICATES-WELLNESS PROGRAM	100.00	
01-0100-5-722000	POSTAGE	FED EX	BUDGET FILING MAILING	12.90	
01-0100-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	PIONEER PRESS	LVILLE REVIEW THRU-5/19/22 - VH	128.30	
01-0100-5-744000	PRINTING	JAMES W SMITH PRINTING COM	PRINTING VILLAGE VIEWS	2,944.00	
01-0100-5-799000	MISCELLANEOUS	LAKE COUNTY COLLECTOR	2020 PROPERTY TAX-LAKE ST	38.96	
01-0100-7-713000	MAINTENANCE - COPY MACHINE	RICOH USA, INC	COPIER LEASE 5/21	303.81	
		Total For Dept 0100 ADMINISTRATION/FINANCE		7,249.80	
Dept 0201 ENGINEERING					
01-0201-5-723000	OFFICE SUPPLIES	RICOH USA, INC	COPIER LEASE 5/21	48.65	
01-0201-5-723000	OFFICE SUPPLIES	RICOH USA, INC	COPIER LEASE 4/21	44.80	
01-0201-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	PIONEER PRESS	LVILLE REVIEW THROUGH 5/19/22	128.30	
		Total For Dept 0201 ENGINEERING		221.75	
Dept 0203 STREETS					
01-0203-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL INS	12,306.00	
01-0203-3-728000	TECHNICAL SERVICES	SPRINT / NEXTEL COMMUNICAT	SERVICE 3/24-4/23/21	16.99	
01-0203-3-742000	COPY MACHINE LEASE	RICOH USA, INC	COPIER LEASE 5/21	102.90	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 0203 STREETS					
01-0203-4-707000	STREETLIGHT ENERGY	COMMONWEALTH EDISON CO	SERVICE 3/21	37.94	
01-0203-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	197.97	
01-0203-5-706000	MATERIALS AND SUPPLIES	INNOVATECH PRODUCTS & EQUI	FILTER	176.56	
01-0203-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	CONCRETE FORM BOARDS	259.01	
01-0203-5-706000	MATERIALS AND SUPPLIES	NETWORK SERVICES COMPANY	HAND SOAP	31.92	
01-0203-5-706000	MATERIALS AND SUPPLIES	NORTH AMERICAN SAFETY INC	PPE 'S	162.21	
01-0203-5-706000	MATERIALS AND SUPPLIES	ULINE, INC	TRASH LINERS	199.89	
01-0203-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	DES PLAINES RIVER WTRSHED	DRWW ANNUAL DUES 2021	5,155.80	
01-0203-7-708000	STREETLIGHT MAINTENANCE	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	114.09	
01-0203-7-708000	STREETLIGHT MAINTENANCE	GEARY ELECTRIC INC	REMOVE/INSTALL PHOTO EYE & NEW POLE-SHE	1,178.60	
01-0203-7-708000	STREETLIGHT MAINTENANCE	GEARY ELECTRIC INC	REMOVE POLE FROM PROPERTY-STEVENSON	337.52	
01-0203-7-712000	MAINTENANCE BUILDINGS	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	679.17	
01-0203-7-712000	MAINTENANCE BUILDINGS	CAHILL HEATING & A/C	INSTALL LIGHT SWITCHES & GFCI OUTSIDE-F	650.00	
01-0203-7-713000	MAINTENANCE ROADWAY MEDIANS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	1,263.70	
01-0203-7-716000	MAINTENANCE STREETS AND ALLEYS	LAKESHORE RECYCLING SYSTEM	HAUL OUT SPOILS DISPOSAL	507.80	
01-0203-7-716000	MAINTENANCE STREETS AND ALLEYS	PETER BAKER & SON CO	ASPHALT	206.91	
01-0203-7-716000	MAINTENANCE STREETS AND ALLEYS	PETERSEN EXCAVATING	ASPHALT DISPOSAL	600.00	
01-0203-7-717000	SIDEWALK GRINDER WITH DUST COLLE	INNOVATECH PRODUCTS & EQUI	SIDEWALK GRINDER WITH DUST COLLECTION S	5,656.50	
01-0203-7-717000	FREIGHT	INNOVATECH PRODUCTS & EQUI	SIDEWALK GRINDER WITH DUST COLLECTION S	184.20	
		Total For Dept 0203 STREETS		30,025.68	
Dept 0204 SNOW REMOVAL AND ICE CONTROL					
01-0204-3-728000	CONTRACTUAL SERVICES	ZIMMERMAN, RYAN	WEATHER FORECAST SUMMER -1ST HALF SEASC	495.00	
01-0204-5-799000	MISCELLANEOUS	DOUTHAT, AMY	REIMBURSE-MAILBOX REPLACEMENT FOR DAMAC	50.00	
		Total For Dept 0204 SNOW REMOVAL AND ICE CONTROL		545.00	
Dept 0205 REFUSE & RECYCLING					
01-0205-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL INS	2,324.00	
01-0205-5-706000	MATERIALS & SUPPLIES	DANILKOWICZ, SARAH	REIMBURSE -COMPOST BIN	75.00	
		Total For Dept 0205 REFUSE & RECYCLING		2,399.00	
Dept 0301 PLANNING DIVISION					
01-0301-3-742000	COPY MACHINE LEASE	RICOH USA, INC	COPIER LEASE 5/21	117.83	
01-0301-3-742000	COPY MACHINE LEASE	RICOH USA, INC	COPIER LEASE 5/21	48.66	
01-0301-3-742000	COPY MACHINE LEASE	RICOH USA, INC	COPIER LEASE 4/21	44.80	
01-0301-3-742000	COPY MACHINE LEASE	T & T REPRODUCTIONS & SUPI	POSTER	12.00	
		Total For Dept 0301 PLANNING DIVISION		223.29	
Dept 0302 BUILDING SERVICES					
01-0302-3-728000	TECHNICAL SERVICES	THOMPSON ELEVATOR INSPECTI	PLAN REVIEW	100.00	
01-0302-5-723000	OFFICE SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	14.99	
01-0302-5-723000	OFFICE SUPPLIES	AMAZON CAPITAL SERVICES, I	OFFICE SUPPLIES	140.43	
01-0302-7-715000	MAINTENANCE OTHER EQUIPMENT	RICOH USA, INC	COPIER LEASE 5/21	48.66	
01-0302-7-715000	MAINTENANCE OTHER EQUIPMENT	RICOH USA, INC	COPIER LEASE 4/21	44.80	
		Total For Dept 0302 BUILDING SERVICES		348.88	
Dept 0303 ECONOMIC DEVELOPMENT					
01-0303-3-741000	PROMOTION & ACTIVITIES	LIBERTY RESTAURANT	REIMBURSE SHOP LIBERTYVILLE CERTIFICATE	125.00	
01-0303-3-741000	PROMOTION & ACTIVITIES	LIBERTYVILLE SUNSET FOODS	REIMBURSE SHOP LIBERTYVILLE CERTIFICATE	225.00	
01-0303-3-741000	PROMOTION & ACTIVITIES	VITO ANTHONY SALON	REIMBURSE SHOP LIBERTYVILLE CERTIFICATE	200.00	
		Total For Dept 0303 ECONOMIC DEVELOPMENT		550.00	
Dept 0501 POLICE ADMIN, COMMUNICATION & RECORDS					

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 0501 POLICE ADMIN, COMMUNICATION & RECORDS					
01-0501-3-705000	CONTRACTUAL SERVICES	COMMONWEALTH EDISON CO	SERVICE 3/21	13.23	
01-0501-3-705000	CONTRACTUAL SERVICES	VILLAGE OF VERNON HILLS	DISPATCH OPERATING & CAPITAL 5/21	23,898.75	
01-0501-3-728000	MEDICAL SERVICES	HEALTH ENDEAVORS, SC	PRE-EMPLOYMENT PHYSICAL	745.00	
01-0501-3-742000	COPY MACHINE LEASE	RICOH USA, INC	COPIER LEASE 5/21	156.11	
01-0501-5-706000	POL & FIRE COMMISSIONER INTERVIE	PETTY CASH GENERAL	REPLENISH PETTY CASH	23.62	
01-0501-5-706000	STAFF MEETING BREAKFAST 1/21	PETTY CASH GENERAL	REPLENISH PETTY CASH	19.79	
01-0501-5-706000	PRISONER MEAL 21-06084	PETTY CASH GENERAL	REPLENISH PETTY CASH	7.34	
01-0501-5-706000	HOST NEMRT CLASS 4/8	PETTY CASH GENERAL	REPLENISH PETTY CASH	40.00	
01-0501-5-706000	STAFF MEETING SNACK 4/14	PETTY CASH GENERAL	REPLENISH PETTY CASH	43.89	
01-0501-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	LEXIPOL LLC	ONLINE POLICY MANUAL ANNUAL SUBSCRIPTIC	4,434.00	
01-0501-5-743000	PRINTING AND PUBLICATIONS	MARJO GRAPHICS INC	WAIVER POST CARDS	141.00	
01-0501-5-743000	PRINTING AND PUBLICATIONS	P F PETTIBONE & CO	LOCAL ORDINANCE CITATION TICKETS	947.30	
01-0501-5-743000	PRINTING AND PUBLICATIONS	P F PETTIBONE & CO	4PT CITATION & COMPLAINT TICKETS	965.05	
01-0501-5-743000	PRINTING AND PUBLICATIONS	P F PETTIBONE & CO	WARNING TICKETS	537.65	
01-0501-5-752000	UNIFORMS	J.G. UNIFORMS INC	UNIFORM-RACIC	142.70	
		Total For Dept 0501 POLICE ADMIN, COMMUNICATION & RECOI		32,115.43	
Dept 0502 POLICE PATROL					
01-0502-2-786000	EMPLOYER CONTRIB-POL PENSION	LIBERTYVILLE POLICE PENSIC	PENSION SHARE OF PERSONAL PROP REPLCMNT	5,248.77	
01-0502-3-705000	CONTRACTUAL SERVICES	H & H TOWING INC	TOWING/REPORT #21-10081	180.00	
01-0502-3-705000	CONTRACTUAL SERVICES	H & H TOWING INC	TOWING/REPORT #21-10087	85.00	
01-0502-3-730000	EQUIPMENT RENTAL AND USER FEES	NORTHERN IL POLICE ALARM S	2021-22 EMERGENCY SERV TEAM ASSESSMENT	4,800.00	
01-0502-3-730000	EQUIPMENT RENTAL AND USER FEES	NORTHERN IL POLICE ALARM S	2021-22 MEMBERSHIP ASSESSMENT	400.00	
01-0502-3-730000	EQUIPMENT RENTAL AND USER FEES	NORTHERN IL POLICE ALARM S	2021-22 MOBILE FIELD FORCE & COMM ASSES	1,005.00	
01-0502-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES, I	DISPLAYS (2)	755.98	
01-0502-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES, I	MICROCHIP READER	750.00	
01-0502-5-706000	9MM 147 GRAIN 1000RDS/CASE, 50RD	KIESLER'S POLICE SUPPLY IN	AMMUNITION	1,713.60	
01-0502-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	MCLETC	ACADEMY TUITION-SIMS	2,402.26	
01-0502-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	N EAST MULTI-REGION/TRAINI	MEMBERSHIP FEES 7/1/21-7/1/22	4,560.00	
01-0502-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	PEELER, DONALD SCOTT	REIMBURSE MEAL FOR CLASS	10.36	
01-0502-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	ROSZKOWIAK, CHAD	REIMBURSE-MEALS FOR CLASS	43.60	
01-0502-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	SAFARILAND, LLC	HOLSTER-SIMS	171.50	
01-0502-5-752000	UNIFORMS	AMAZON CAPITAL SERVICES, I	STREAMLIGHT WEAPON MOUNT - SWIDER	129.95	
01-0502-5-752000	UNIFORMS	J.G. UNIFORMS INC	VEST CARRIERS-PEELER	276.00	
01-0502-5-752000	UNIFORMS	J.G. UNIFORMS INC	VEST COVERS-RODRIGUEZ	328.00	
01-0502-5-752000	UNIFORMS	J.G. UNIFORMS INC	VEST COVER-PLETCHER	276.00	
01-0502-5-752000	UNIFORMS	RAY O'HERRON CO INC	UNIFORM-SIMS	102.30	
01-0502-5-752000	UNIFORMS	RAY O'HERRON CO INC	NAMEPLATE-RACIC	17.86	
01-0502-5-752000	UNIFORMS	UNITED SHIELD INTERNATIONA	BODY ARMOR-DELAO	624.00	
01-0502-5-752000	UNIFORMS	UNITED SHIELD INTERNATIONA	BODY ARMOR-SIMS	624.00	
01-0502-5-752000	UNIFORMS	UNITED SHIELD INTERNATIONA	BODY ARMOUR-SWIDER	624.00	
01-0502-5-752000	UNIFORMS	UNITED SHIELD INTERNATIONA	BODY ARMOR-RONCONE	624.00	
01-0502-6-790000	LIVESCAN INTERFACE INSTALLATION	TYLER TECHNOLOGIES	LIVESCAN INTERFACE INSTALLATION	4,640.00	
		Total For Dept 0502 POLICE PATROL		30,392.18	
Dept 0503 POLICE-INVESTIGATIONS					
01-0503-3-705000	CONTRACTUAL SERVICES	COMCAST	YRLY SERVICE 4/18/21-5/17/22	1,060.80	
01-0503-3-756000	NORTHERN ILLINOIS CRIME LAB	NE IL REGIONAL CRIME LABOF	NORTHERN IL CRIME LAB - MEMBERSHIP 21/2	31,644.00	
01-0503-5-706000	MATERIALS AND SUPPLIES	SIRCHIE ACQUISITION CO.,	EVIDENCE SUPPLIES	59.82	
		Total For Dept 0503 POLICE-INVESTIGATIONS		32,764.62	
Dept 0504 POLICE-COMMUNITY POLICING					
01-0504-5-706000	MATERIALS AND SUPPLIES	P F PETTIBONE & CO	PATCHES	894.40	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 0504 POLICE-COMMUNITY POLICING					
01-0504-5-706000	TELECOMMUNICATIONS WEEK 4/15	PETTY CASH GENERAL	REPLENISH PETTY CASH	97.43	
		Total For Dept 0504 POLICE-COMMUNITY POLICING		991.83	
Dept 0601 FIRE-ADMINISTRATION					
01-0601-3-742000	COPY MACHINE LEASE	RICOH USA, INC	COPIER LEASE 5/21	117.83	
01-0601-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	IAFC MEMBERSHIP	MEMBERSHIP DUES-CARANI	215.00	
01-0601-5-799000	MISCELLANEOUS	PAKOSTA, MICHAEL J	REIMBURSE-RETIREMENT CEREMONY-BRATTON	269.78	
		Total For Dept 0601 FIRE-ADMINISTRATION		602.61	
Dept 0602 FIRE PREVENTION					
01-0602-5-724000	PUBLIC EDUCATION	AWARDS AND ENGRAVING	TROPHY-ANNUAL POSTER CONTEST	66.00	
01-0602-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	WEAVER, MICHAEL J	CODE SIGNIFICANT CHANGES CLASS	40.00	
		Total For Dept 0602 FIRE PREVENTION		106.00	
Dept 0603 FIRE-EMERGENCY SERVICES					
01-0603-2-740000	SICK LEAVE BUYBACK	VANTAGEPOINT TRANSFER AGEI	RHS BRATTON 721.5HRS@$32.6983/HR	23,591.82	
01-0603-3-705000	CONTRACTURAL SERVICES	VILLAGE OF VERNON HILLS	DISPATCH OPERATING & CAPITAL 5/21	12,130.24	
01-0603-3-728000	TECHNICAL SERVICES	COMCAST	SERVICE 4/15/21-5/14/21	1,536.00	
01-0603-3-728000	TECHNICAL SERVICES	FARO TECHNOLOGIES INC	PREPLANNING SOFTWARE	296.72	
01-0603-3-728000	TECHNICAL SERVICES	THEODORE POLYGRAPH SERVICE	POLYGRAPH TEST - FF	200.00	
01-0603-3-730000	RENTAL & USER FEES	MABAS DIVISION IV	MABAS DUES	6,365.00	
01-0603-5-707000	FIREFIGHTER SUPPLIES	AMERICAN GASES CORP	OXYGEN	151.66	
01-0603-5-707000	FIREFIGHTER SUPPLIES	DIVE RIGHT IN SCUBA	12-SUPER GRIP BLACK DRY GLOVES	136.00	
01-0603-5-707000	FIREFIGHTER SUPPLIES	EMERGENCY MEDICAL PRODUCTS	V-VAC SUCTION REPLACEMENT CARTRIDGES	190.62	
01-0603-5-707000	FIREFIGHTER SUPPLIES	MEDLINE INDUSTRIES INC	GLOVES	276.06	
01-0603-5-707000	FIREFIGHTER SUPPLIES	ZOLL MEDICAL CORPORATION	EMS MONITOR CABLE	250.90	
01-0603-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	COMCAST	YRLY SERVICE 5/1/21-4/30/22	294.36	
01-0603-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	COMCAST	STN2 POLYCOM YRLY SERV 4/18/21-5/17/22	1,780.20	
01-0603-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	COMCAST	STN1 POLYCOM YRLY SERV 4/17/21-5/16/22	1,300.20	
01-0603-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	NIPSTA	HAZMAT COMMAND CLASS-HALL	300.00	
		Total For Dept 0603 FIRE-EMERGENCY SERVICES		48,799.78	
Dept 0604 FIRE-SUPPORT SERVICES					
01-0604-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	282.68	
01-0604-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	(36.67)	
01-0604-5-706000	MATERIALS AND SUPPLIES	COMCAST	SERVICE 5/1/21-4/30/22	600.48	
01-0604-5-706000	MATERIALS AND SUPPLIES	COMCAST	STN3 CABLE TV YRLY SERV 4/24/21-5/23/22	125.52	
01-0604-5-706000	MATERIALS AND SUPPLIES	DAILY HERALD	YRLY SUBSCRIPTION 21-22-STN1	287.00	
01-0604-5-707000	FIREFIGHTER SUPPLIES	CONWAY SHIELDS INC	HELMET SHIELD	60.39	
01-0604-5-752000	UNIFORMS	RED WING BUSINESS ADVANTAG	BOOTS-WOODWARD	229.48	
01-0604-5-752000	UNIFORMS	RED WING BUSINESS ADVANTAG	BOOTS-CLOE	123.24	
01-0604-5-752000	UNIFORMS	RED WING BUSINESS ADVANTAG	BOOTS-AVILA	123.24	
01-0604-7-712000	MAINTENANCE BUILDINGS	CAHILL HEATING & A/C	HELPED INSTALL HWH-FIRE SNT1	544.00	
01-0604-7-712000	MAINTENANCE BUILDINGS	CAHILL HEATING & A/C	SERVICE CALL CHECK FOR NO HEAT-STN1	159.00	
01-0604-7-712000	MAINTENANCE BUILDINGS	CAHILL HEATING & A/C	REPLACE BELT & CLEAN FLAME SENSOR-STN1	78.00	
01-0604-7-713000	MAINTENANCE GROUNDS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	354.24	
01-0604-7-713000	MAINTENANCE GROUNDS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	569.69	
01-0604-7-715000	MAINTENANCE OTHER EQUIPMENT	AIR ONE EQUIPMENT, INC	COMPRESSOR MAINT-STN1 AIR COMPRESSOR FC	305.00	
		Total For Dept 0604 FIRE-SUPPORT SERVICES		3,805.29	
Dept 0701 PARKS					
01-0701-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL INS	11,582.00	
01-0701-3-705000	CONTRACTUAL SERVICES	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	618.53	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 0701 PARKS					
01-0701-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	22.35	
01-0701-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	75.95	
01-0701-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	(36.68)	
01-0701-5-706000	MATERIALS AND SUPPLIES	CENTRAL SOD FARMS INC	SHADE SOD-COOK PK	106.00	
01-0701-5-706000	MATERIALS AND SUPPLIES	CENTRAL SOD FARMS INC	SHADE SOD-COOK PK	130.00	
01-0701-5-706000	MATERIALS AND SUPPLIES	CONSERV FS, INC	FERTILIZER FOR ROSE GARDEN	183.20	
01-0701-5-706000	MATERIALS AND SUPPLIES	LOWE'S BUSINESS ACCOUNT	IRRIGATION/PLUMBING TOOLS	19.44	
01-0701-5-706000	MATERIALS AND SUPPLIES	MCMASTER-CARR SUPPLY CO	ROPE & CABLE TIES FOR RIVERSIDE PK TENN	361.30	
01-0701-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	CLAMP & TOOL-IRRIGATION	38.95	
01-0701-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	IRRIGATION PARTS	7.92	
01-0701-5-706000	MATERIALS AND SUPPLIES	RUSSO POWER EQUIPMENT	TREE ROPE AND SLING	142.98	
01-0701-5-706000	MATERIALS AND SUPPLIES	RUSSO POWER EQUIPMENT	TREE ROPE - WRAP TENSIONER	159.99	
01-0701-5-728000	TREE SURGERY AND SPRAYING	SAWVELL TREE SERVICE	REMOVAL & DISPOSE DEAD TREE-BUCKINGHAM	500.00	
01-0701-5-728000	TREE SURGERY AND SPRAYING	SAWVELL TREE SERVICE	REMOVAL & DISPOSE DEAD TREE-FOURTH AVE	500.00	
01-0701-5-729000	NURSERY STOCK AND TREES	ARTHUR WEILER, INC	ARBOR DAY TREE	150.00	
01-0701-5-752000	UNIFORMS	CUTLER WORKWEAR	BOOTS-HEURICH	260.96	
01-0701-5-752000	UNIFORMS	CUTLER WORKWEAR	BOOTS-WHITESCARVER	134.96	
01-0701-5-752000	UNIFORMS	CUTLER WORKWEAR	BOOTS-FANELLA	157.46	
01-0701-5-752000	UNIFORMS	LECHNER & SONS	UNIFORMS	24.24	
01-0701-5-752000	UNIFORMS	LECHNER & SONS	UNIFORMS	24.24	
01-0701-7-712000	MAINTENANCE BUILDING	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	37.15	
01-0701-7-712000	MAINTENANCE BUILDING	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	(36.67)	
01-0701-7-712000	MAINTENANCE BUILDING	CONSERV FS, INC	TREEGATOR BAGS	955.20	
01-0701-7-712000	MAINTENANCE BUILDING	SITEONE LANDSCAPE SUPPLY,	IRRIGATION VALVES,CONTROLLER,HEADS,PART	925.61	
01-0701-7-713000	MAINTENANCE GROUNDS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	16,289.99	
01-0701-7-715000	MAINTENANCE OTHER EQUIPMENT	BURRIS EQUIPMENT CO	PART	178.23	
01-0701-7-715000	MAINTENANCE OTHER EQUIPMENT	DEROSE TIRE & AUTOMOTIVE	TIRE DISPOSAL FEE	12.00	
01-0701-7-715000	MAINTENANCE OTHER EQUIPMENT	DEROSE TIRE & AUTOMOTIVE	TIRE DISPOSAL FEE	9.00	
01-0701-7-715000	MAINTENANCE OTHER EQUIPMENT	MIDWEST HOSE AND FITTINGS	HOSE FOR WATERING TANK	7.24	
01-0701-7-715000	MAINTENANCE OTHER EQUIPMENT	THE GARAGE DOOR MAN	REPAIR GARAGE DOOR-PARKS	110.00	
		Total For Dept 0701 PARKS		33,651.54	
Dept 0702 RECREATION					
01-0702-3-713000	INDEPENDENT CONTRACTOR	IL SHOTOKAN KARATE INC	SPR2021 KARATE INSTRUCTION	2,156.80	
01-0702-3-713000	INDEPENDENT CONTRACTOR	MUSIC-IN-THE-BOX	SPR 2021 MUSIC CLS INSTRUCTION	294.00	
01-0702-3-713000	INDEPENDENT CONTRACTOR	ROBOTHINK LLC	BATTLE BOTS- 3/12-4/23/21	924.00	
01-0702-3-713000	INDEPENDENT CONTRACTOR	THE LIFESPORT LIBERTYVILLE	SPR TENNIS/FENCING INSTRUCTION - 3/29/2	4,229.60	
01-0702-5-706000	SUPPL & EXP - TOT PROGRAMS	AMAZON CAPITAL SERVICES, I	CLUBHOUSE CLIMBER-PRESCHOOL	749.00	
01-0702-5-706000	SUPPL & EXP - TOT PROGRAMS	HERCHENBACH, JULIE	REIMBURSE-PRESCHOOL SUPPLIES	113.00	
01-0702-5-706000	SUPPL & EXP - TOT PROGRAMS	RICOH USA, INC	COPIER LEASE 5/21	83.30	
01-0702-5-706000	SUPPL & EXP - TOT PROGRAMS	RICOH USA, INC	ADDT'L COPIES 4/21	15.06	
01-0702-5-706000	SUPPL & EXP - TOT PROGRAMS	SAM'S CLUB DIRECT COMM. CR	OFFICE SUPPLIES-PRESCH	97.80	
01-0702-5-722000	SEASONAL BROCHURES	JAMES W SMITH PRINTING CON	ONLINE BROCHURE POSTCARD-REC	1,775.00	
01-0702-7-712000	MAINTENANCE BUILDING	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	893.66	
01-0702-7-712000	MAINTENANCE BUILDING	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	886.63	
01-0702-7-712000	MAINTENANCE BUILDING	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	886.63	
01-0702-7-712000	MAINTENANCE BUILDING	AEREX PEST CONTROL SERVICE	PEST CONTROL 5/21	95.00	
01-0702-7-712000	MAINTENANCE BUILDING	SERVICE SANITATION, INC.	RESTROOM RENTALS 5/21	463.03	
01-0702-7-712000	MAINTENANCE BUILDING	SERVICE SANITATION, INC.	RESTROOM RENTALS 5/21	151.11	
01-0702-7-712000	MAINTENANCE BUILDING	SERVICE SANITATION, INC.	RESTROOM RENTALS 5/21	151.11	
		Total For Dept 0702 RECREATION		13,964.73	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 0703 SWIMMING POOL OPERATIONS					
01-0703-4-708000	ELECTRICITY	CONSTELLATION NEW ENERGY,	SERVICE 3/21	414.68	
01-0703-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	LAKE COUNTY HEALTH DEPT/HE	2021 ANNUAL SWIM FACILITY LICENSE	513.00	
01-0703-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	LAKE COUNTY HEALTH DEPT/HE	2021 ANNUAL SWIM FACILITY LICENSE	228.00	
01-0703-7-712000	MAINTENANCE BUILDING	SERVICE SANITATION, INC.	RESTROOM RENTALS 5/21	151.11	
		Total For Dept 0703 SWIMMING POOL OPERATIONS		1,306.79	
Dept 0705 SENIOR PROGRAMS					
01-0705-3-713000	CONTRACTUAL SERVICES	LIBERTYVILLE CIVIC CTR FOU	SR CTR OPERATORS & MGMT MAY-JUL21	16,386.25	
		Total For Dept 0705 SENIOR PROGRAMS		16,386.25	
Dept 1000 EMERGENCY MANAGEMENT AGENCY					
01-1000-7-715000	MAINTENANCE OTHER EQUIPMENT	JS COMMUNICATIONS TECHNOLO	OUTDOOR WARNING SIREN SPRING TESTING	2,489.70	
		Total For Dept 1000 EMERGENCY MANAGEMENT AGENCY		2,489.70	
Dept 1200 LEGISLATIVE BDS & COMMITTEES					
01-1200-3-728000	TECHNICAL SERVICE	PADDOCK PUBLICATIONS, INC	NOTICE OF VIRTUAL PUBLIC MEETINGS	207.00	
01-1200-3-728000	TECHNICAL SERVICE	PADDOCK PUBLICATIONS, INC	NOTICE OF VIRTUAL PUBLIC MEETINGS	152.95	
01-1200-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	NORTHWEST MUNICIPAL CONFEI	21-22 NWMC MEMBERSHIP DUES	10,361.00	
01-1200-5-799000	MISCELLANEOUS	BROGANS	OUTGOING BOARD PLAQUE	280.50	
01-1200-5-799000	MISCELLANEOUS	FIORELLI GRAPHICS & PRINTI	WELCOME TO LVLLE POSTCARDS	280.00	
		Total For Dept 1200 LEGISLATIVE BDS & COMMITTEES		11,281.45	
Dept 1300 LEGAL					
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-ZONING & DEVLPMNT APPROVA	2,532.00	
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-REDEVELOPMENT OF LSC	1,242.50	
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-4TH & BROADWAY DEV	188.00	
01-1300-3-777000	VILLAGE PROSECUTOR	LALUZERNE & SMITH, LTD.	LEGAL SERVICES 3/21	5,145.00	
		Total For Dept 1300 LEGAL		9,107.50	
Dept 1500 CENTRAL BUSINESS DST PARKING					
01-1500-4-710000	TELEPHONE	COMCAST	YRLY SERVICE 4/21/21-5/20/22	2,694.36	
01-1500-7-712000	MAINTENANCE BUILDING	AEREX PEST CONTROL	PEST CONTROL 5/21	52.69	
01-1500-7-712000	MAINTENANCE BUILDING	AEREX PEST CONTROL	PEST CONTROL 5/21	52.69	
01-1500-7-712000	MAINTENANCE BUILDING	CAHILL HEATING & A/C	INSTALLED TEMP ELEMENT FOR HEAT SYSTEM-	838.00	
01-1500-7-713000	MAINTENANCE PARKING LOTS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	665.89	
		Total For Dept 1500 CENTRAL BUSINESS DST PARKING		4,303.63	
Dept 1600 COMMUNITY ORGAN/ACTIVITIES					
01-1600-3-767000	MOSQUITO CONTROL	CLARKE ENVNMENTAL MOSQUITO	MOSQUITO CONTROL 6/21	8,250.00	
01-1600-5-799000	MISCELLANEOUS	UNITED WAY OF LAKE COUNTY	211 CONTRIBUTION	2,500.00	
		Total For Dept 1600 COMMUNITY ORGAN/ACTIVITIES		10,750.00	
Dept 1700 PUBLIC BUILDINGS					
01-1700-5-706000	MATERIALS AND SUPPLIES	CUTLER WORKWEAR	UNIFORM/BOOTS-JUAREZ	249.24	
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	957.86	
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	AEREX PEST CONTROL	PEST CONTROL 5/21	52.69	
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	139.33	
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	WAREHOUSE DIRECT, INC	JANITORIAL SUPPLIES	280.68	
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	2,126.65	
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	1,118.86	
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	AEREX PEST CONTROL	PEST CONTROL 5/21	52.69	
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	AEREX PEST CONTROL	PEST CONTROL 5/21	52.69	
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	CAHILL HEATING & A/C	RECONNECTED DAMPERS-SCHERTZ	660.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 1700 PUBLIC BUILDINGS					
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	CAHILL HEATING & A/C	INSTALL FOB SYSTEM AT FRONT DOOR-SCHERT	263.00	
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	CAHILL HEATING & A/C	RETRO FITTING AN AREA W/LEDS-SCHERTZ	920.00	
		Total For Dept 1700 PUBLIC BUILDINGS		6,873.69	
		Total For Fund 01 GENERAL FUND		345,761.98	
Fund 02 CONCORD SPECIAL SERVICE AREA					
Dept 0000 GENERAL					
02-0000-0-780000	RETENTION POND MAINT	ILM	POND MANAGEMENT 4/21/21	363.73	
02-0000-0-781000	LANDSCAPING	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	699.23	
		Total For Dept 0000 GENERAL		1,062.96	
		Total For Fund 02 CONCORD SPECIAL SERVICE AREA		1,062.96	
Fund 05 FOREIGN FIRE INSURANCE TAX					
Dept 0000 GENERAL					
05-0000-0-790000	FIRE FIGHTING/EMER MED EQUIP	SIGN*A*RAMA	PROMO MATERIAL & NEW SIGN FOR BUREAU	345.00	
		Total For Dept 0000 GENERAL		345.00	
		Total For Fund 05 FOREIGN FIRE INSURANCE TAX		345.00	
Fund 06 TIM/CREEK SPECIAL SERVICE AREA					
Dept 0000 GENERAL					
06-0000-0-780000	RETENTION POND MAINT	COMMONWEALTH EDISON CO	SERVICE 3/21	55.28	
06-0000-0-780000	RETENTION POND MAINT	COMMONWEALTH EDISON CO	SERVICE 3/21	56.40	
06-0000-0-780000	RETENTION POND MAINT	COMMONWEALTH EDISON CO	SERVICE 3/21	54.52	
06-0000-0-780000	RETENTION POND MAINT	ILM	POND MANAGEMENT 4/21/21	240.27	
06-0000-0-781000	LANDSCAPING	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	464.11	
		Total For Dept 0000 GENERAL		870.58	
		Total For Fund 06 TIM/CREEK SPECIAL SERVICE AREA		870.58	
Fund 08 GENERAL BOND & INTEREST					
Dept 0000 GENERAL					
08-0000-0-796000	INTEREST PAYMENTS	AMALGAMATED BANK OF CHICA	LIB GOB 2019 BOND PMT	52,650.00	
08-0000-0-796000	INTEREST PAYMENTS	THE BANK OF NEW YORK MELL	GOB 2015A BOND PMT	58,690.00	
08-0000-0-796000	INTEREST PAYMENTS	THE BANK OF NEW YORK MELL	GO 2014B BOND PMT	54,625.00	
08-0000-0-796000	INTEREST PAYMENTS	THE BANK OF NEW YORK MELL	GO SR 2013A BOND PMT	63,993.75	
08-0000-0-796000	INTEREST PAYMENTS	THE BANK OF NEW YORK MELL	GO 2012A BOND PMT	36,762.50	
		Total For Dept 0000 GENERAL		266,721.25	
		Total For Fund 08 GENERAL BOND & INTEREST		266,721.25	
Fund 09 TAX INCREMENT FIN DIST #1					
Dept 0000 GENERAL					
09-0000-0-776000	PARKING IMPROVEMENTS	DOLAND ENGINEERING, LLC	DOWNTOWN PARKING LOTS - ENG	5,850.00	
09-0000-0-799000	MISCELLANEOUS	LAKE COUNTY COLLECTOR	2020 PROPERTY TAX-SCHOOL ST	1,321.20	
		Total For Dept 0000 GENERAL		7,171.20	
		Total For Fund 09 TAX INCREMENT FIN DIST #1		7,171.20	
Fund 13 HOTEL/MOTEL TAX FUND					
Dept 0000 GENERAL					
13-0000-0-713000	DOWNTOWN BEAUTIFICATION	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	3,069.42	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 13 HOTEL/MOTEL TAX FUND					
Dept 0000 GENERAL					
13-0000-0-720000	COOK HOUSE	AEREX PEST CONTROL	PEST CONTROL 5/21	52.69	
13-0000-0-762000	CIVIC CENTER	CAHILL HEATING & A/C	REPAIR GAS LEAK-CIV CTR	300.00	
13-0000-0-762000	CIVIC CENTER	NORTH SHORE HANDYMAN SOLU1	MUD & PAINT CLOSET - CIVIC CTR	800.00	
13-0000-0-762000	FENCE INSTALL CIVIC CENTER	PREMIER FENCE INC	FENCE INSTALL CIVIC CENTER	3,900.00	
13-0000-0-762000	CIVIC CENTER	SHERWIN-WILLIAMS	PAINT-CIVIC CTR	43.00	
13-0000-0-762000	CIVIC CENTER	SR PRODUCTS	CIVIC CENTER ROOF MATERIAL	928.37	
13-0000-0-781000	ADLER CULTURAL CENTER	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	62.72	
13-0000-0-781000	ADLER CULTURAL CENTER	AEREX PEST CONTROL SERVICE	PEST CONTROL 5/3/21	95.00	
13-0000-0-781000	BOILER REPAIR FOR NO HEAT ADLER	CAHILL HEATING & A/C	BOILER REPAIR FOR NO HEAT ADLER CENTER	1,149.50	
13-0000-0-781000	ADLER CULTURAL CENTER	MENARDS INC	ADLER REPAIRS	126.36	
13-0000-0-781000	ADLER CULTURAL CENTER	MENARDS INC	MISC HARDWARE FOR REPAIRS-ADLER	61.74	
13-0000-0-781000	ADLER CULTURAL CENTER	WAREHOUSE DIRECT, INC	TISSUE	102.70	
13-0000-0-790003	CIVIC CENTER-CAPITAL OUTLAY	CAHILL HEATING & A/C	HVAC UPGRADE-CIV CTR	8,000.00	
		Total For Dept 0000 GENERAL		18,691.50	
		Total For Fund 13 HOTEL/MOTEL TAX FUND		18,691.50	
Fund 14 COMMUTER PARKING FUND					
Dept 0000 GENERAL					
14-0000-3-729000	SOFTWARE MAINTENANCE	CARDINAL TRACKING INC	TICKETRAK SOFTWARE & SUPPORT RENEWAL	3,247.20	
14-0000-3-730000	RENTAL OF LAND	AMERICAN LEGION POST #329	PARKING LOT LEASE 6/21	550.00	
14-0000-4-708000	ELECTRICITY	CONSTELLATION NEW ENERGY,	SERVICE 3/21	296.61	
14-0000-5-706000	MATERIALS AND SUPPLIES	MARJO GRAPHICS INC	PARKING TICKETS	993.00	
14-0000-7-713000	MAINTENANCE GROUNDS	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	195.00	
14-0000-7-713000	MAINTENANCE GROUNDS	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	1,677.00	
14-0000-7-713000	MAINTENANCE GROUNDS	AEREX PEST CONTROL	PEST CONTROL 5/21	105.38	
14-0000-7-713000	MAINTENANCE GROUNDS	AEREX PEST CONTROL	PEST CONTROL 5/21	210.79	
14-0000-7-713000	MAINTENANCE GROUNDS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	1,092.81	
		Total For Dept 0000 GENERAL		8,367.79	
		Total For Fund 14 COMMUTER PARKING FUND		8,367.79	
Fund 20 UTILITY FUND					
Dept 0000 GENERAL					
20-0000-0-401001	WATER	COLEMAN, EDWARD	UB refund for account: 0106134500-09	65.05	
20-0000-0-401001	SEWER	COLEMAN, EDWARD	UB refund for account: 0106134500-09	61.53	
20-0000-0-401001	WATER	COUTRE, MARK	UB refund for account: 0102038650-03	9.63	
20-0000-0-401001	SEWER	COUTRE, MARK	UB refund for account: 0102038650-03	8.26	
20-0000-0-401001	WATER	KINTANAR, BRYAN	UB refund for account: 0102037307-17	200.00	
20-0000-0-401001	WATER	KUCERA, LAUREN	UB refund for account: 0210292700-17	25.52	
20-0000-0-401001	SEWER	KUCERA, LAUREN	UB refund for account: 0210292700-17	21.43	
20-0000-0-401001	WATER	PAY LAUDANO & GLENDA PEIFF	UB refund for account: 0205144529-01	43.37	
20-0000-0-401001	SEWER	PAY LAUDANO & GLENDA PEIFF	UB refund for account: 0205144529-01	42.04	
20-0000-0-401001	WATER	SMITH, RACHEL	UB refund for account: 0105112700-13	73.76	
20-0000-0-401001	SEWER	SMITH, RACHEL	UB refund for account: 0105112700-13	61.99	
20-0000-0-401001	WATER	ST. PETER, MINDI	UB refund for account: 0205139300-04	45.91	
		Total For Dept 0000 GENERAL		658.49	
Dept 2020 WATER DEPARTMENT					
20-2020-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL INS	6,934.00	
20-2020-3-728000	TECHNICAL SERVICES	ARROW PLUMBING, INC	REPLACE WATER METER-MOON	150.00	
20-2020-3-728000	TECHNICAL SERVICES	ARROW PLUMBING, INC	REPLACE WATER METER-DUGAN	150.00	
20-2020-3-728000	TECHNICAL SERVICES	ARROW PLUMBING, INC	INSTALL NEW METER-EVAN	100.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 20 UTILITY FUND					
Dept 2020 WATER DEPARTMENT					
20-2020-3-728000	TECHNICAL SERVICES	DATA PROSE LLC	WTR/SWR BILLING 4/21	464.54	
20-2020-3-728000	TECHNICAL SERVICES	HBK WATER METER SERVICE IN	METER TESTING	51.00	
20-2020-3-728000	SHIP OUT METERS	PETTY CASH GENERAL	REPLENISH PETTY CASH	22.88	
20-2020-3-728000	TECHNICAL SERVICES	SPRINT / NEXTEL COMMUNICA1	SERVICE 3/24-4/23/21	17.00	
20-2020-3-728000	TECHNICAL SERVICES	SUBURBAN LABORATORIES, INC	WATER SAMPLES	505.00	
20-2020-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	176.97	
20-2020-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	182.80	
20-2020-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 4/21	175.41	
20-2020-4-708000	ELECTRICITY	CONSTELLATION NEW ENERGY,	SERVICE 3/21	1,241.85	
20-2020-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	98.92	
20-2020-5-722000	POSTAGE	DATA PROSE LLC	WTR/SWR BILLING 4/21	564.69	
20-2020-5-723000	OFFICE SUPPLIES	HERITAGE SIGNS, LTD.	NAMEPLATE-TOLL	24.85	
20-2020-5-726000	WATERMAIN BREAK-LUNCH	PETTY CASH GENERAL	REPLENISH PETTY CASH	21.02	
20-2020-5-726000	WATER CLASS-WITTROCK	PETTY CASH GENERAL	REPLENISH PETTY CASH	37.00	
20-2020-5-736000	CREDIT CARD FEES	INVOICE CLOUD INC	INVOICE PROGRAM FOR UTILITY CUSTOMERS	1,547.65	
20-2020-5-798000	PURCHASE OF WATER - CLCJAWA	CENTRAL LK CTY JOINT ACTIC	WATER USAGE 4/21	128,487.32	
20-2020-5-798000	PURCHASE OF WATER - CLCJAWA	CENTRAL LK CTY JOINT ACTIC	CENTRUM MAINT 2/21	213.60	
20-2020-5-799000	MISCELLANEOUS	DBA-ATHLETICO PHYSICAL THE	POST OFFER SCREENING	145.00	
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	29.97	
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	679.16	
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	AEREX PEST CONTROL	PEST CONTROL 5/21	52.69	
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	144.18	
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	CAHILL HEATING & A/C	REPLACE FAN & THERMOSTAT-GARFIELD PUMP	462.00	
20-2020-7-716000	MAINTENANCE WATER LINE	CORE & MAIN LP	REPAIR FITTINGS	213.27	
20-2020-7-716000	MAINTENANCE WATER LINE	FISCHER BROS FRESH CONCRET	CONCRETE REPAIR- MAIN BREAK	939.25	
20-2020-7-716000	MAINTENANCE WATER LINE	GRAINGER INC	THERMOSTAT	96.61	
20-2020-7-716000	MAINTENANCE WATER LINE	LESTER'S MATERIAL SERVICE	TOP SOIL	219.51	
20-2020-7-716000	MAINTENANCE WATER LINE	LESTER'S MATERIAL SERVICE	TOP SOIL	243.00	
20-2020-7-716000	MAINTENANCE WATER LINE	POINT READY MIX, LLC	FLOWABLE FILL @ HILLCREST/RIDGEWOOD	870.00	
20-2020-7-716000	MAINTENANCE WATER LINE	USA BLUEBOOK	PUMP FLOW INDICATOR	680.26	
20-2020-7-716000	MAINTENANCE WATER LINE	USA BLUEBOOK	HYDRANT HOSE VALVE	166.56	
20-2020-7-716000	MAINTENANCE WATER LINE	VULCAN CONSTRUCTION MATERI	BACKFILL STONE	864.99	
20-2020-7-716000	HYDRANT AND SUPPLIES	WATER PRODUCTS CO OF AUROF	6' HYDRANT AND SUPPLIES	3,992.00	
		Total For Dept 2020 WATER	DEPARTMENT	150,964.95	
Dept 2021 SEWER DEPARTMENT					
20-2021-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL INS	3,048.00	
20-2021-3-728000	TECHNICAL SERVICES	NEWGEN STRATEGIES & SOLUTI	LVILLE RCE FEE ANALYSIS	3,172.50	
20-2021-3-728000	TECHNICAL SERVICES	SPRINT / NEXTEL COMMUNICA1	SERVICE 3/24-4/23/21	17.00	
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	40.78	
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	32.48	
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	177.69	
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	81.48	
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	106.09	
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	65.64	
20-2021-4-708000	ELECTRICITY	CONSTELLATION NEW ENERGY,	SERVICE 3/21	121.31	
20-2021-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	168.36	
20-2021-5-706000	MATERIALS AND SUPPLIES	RAY SCHRAMER & CO	ADJUSTING RINGS	899.00	
20-2021-5-722000	POSTAGE	DATA PROSE LLC	WTR/SWR BILLING 4/21	564.69	
20-2021-5-726000	TREATS FOR RETIREMENT-LUBY	PETTY CASH GENERAL	REPLENISH PETTY CASH	27.10	
20-2021-7-715000	MAINTENANCE LIFT STATIONS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	31.00	
20-2021-7-715000	MAINTENANCE LIFT STATIONS	CAPITAL RUBBER CORP	1 1/2" FIRE HOSE	900.59	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 20 UTILITY FUND					
Dept 2021 SEWER DEPARTMENT					
20-2021-7-715000	MAINTENANCE LIFT STATIONS	GRAINGER INC	2-FOOT VALVE & STRAINER ASSEMBLY	150.76	
20-2021-7-715000	MAINTENANCE LIFT STATIONS	METROPOLITAN INDUSTRIES IN	LIFT STATION DISCHARGE GASKET	172.89	
20-2021-7-715000	MAINTENANCE LIFT STATIONS	VERIZON	PARK AVE CELL SERVICE 3/22/21-4/21/21	50.04	
20-2021-7-716000	MAINTENANCE SEWER LINES	USA BLUEBOOK	VACTOR NOZZLE	999.47	
		Total For Dept 2021 SEWER	DEPARTMENT	10,826.87	
Dept 2022 WASTE WATER TREATMENT PLANT					
20-2022-3-728000	TECHNICAL SERVICES	CONCENTRIC INTEGRATION, LI	SUPPORT FOR SCADA	90.00	
20-2022-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	2GAL-MURIATIC ACID	7.98	
20-2022-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	DES PLAINES RIVER WTRSHED	DRWW ANNUAL DUES 2021	11,135.80	
20-2022-7-712000	MAINT - BUILDING & GROUNDS	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	450.00	
20-2022-7-712000	MAINT - BUILDING & GROUNDS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	956.31	
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	CAHILL HEATING & A/C	REPLACE MODULATING CTRL FOR BOILER-WWTF	730.00	
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	GRAINGER INC	DEFROST SENSOR	17.70	
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	GRAINGER INC	STARTER HEATER	128.39	
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	GRAINGER INC	STARTER COIL	156.59	
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	MENARDS INC	POWER WASHER	279.99	
20-2022-7-715000	SIEMENS LUT430 FLOW MONITOR	VORTEX TECHNOLOGIES, INC	PLANT FLOW METERS	5,120.28	
20-2022-7-715000	MILLTRONICS XRS-5 SENSOR	VORTEX TECHNOLOGIES, INC	PLANT FLOW METERS	1,972.08	
20-2022-7-715000	LUT420 ULTRASONIC LEVEL CONTROL	VORTEX TECHNOLOGIES, INC	PLANT FLOW METERS	1,225.62	
20-2022-7-715000	XRS-5 LEVEL TRANSDUCER W 50M CAB	VORTEX TECHNOLOGIES, INC	PLANT FLOW METERS	790.86	
20-2022-7-715000	LABOR REMOVAL CALLIBRATION OF NE	VORTEX TECHNOLOGIES, INC	PLANT FLOW METERS	1,800.00	
20-2022-7-715000	SURGE SUPPRESION SYSTEM M IL-380	VORTEX TECHNOLOGIES, INC	PLANT FLOW METERS	2,100.00	
20-2022-7-715000	SHIPPING CHARGES	VORTEX TECHNOLOGIES, INC	PLANT FLOW METERS	278.92	
		Total For Dept 2022 WASTE	WATER TREATMENT PLANT	27,240.52	
Dept 2024 UTILITY-CAPITAL IMPROVEMENT					
20-2024-6-750000	WWTP IMPR	CAHILL HEATING & A/C	BATTERIES FOR SOLAR PANELS-WWTP	902.76	
20-2024-6-750000	WWTP IMPR	CONCENTRIC INTEGRATION, LI	SCADA IMPROVEMENTS 2020	107,166.07	
20-2024-6-750000	WWTP IMPR	MCMASTER-CARR SUPPLY CO	CHEM LINE REPLACEMENT	28.61	
20-2024-6-776000	SANITARY SEWER REPAIRS	VISU-SEWER OF ILLINOIS LLC	2020 SAN SEWER LINING - CONSTR	2,699.55	
20-2024-6-776000	SANITARY SEWER REPAIRS	VISU-SEWER OF ILLINOIS LLC	2020 SAN TELEVISING & LINING - CONSTR	9,841.13	
20-2024-6-795000	WATER SYSTEM IMPROVEMENTS	BOLDER CONTRACTORS INC	2020 WM - CONSTR	8,320.10	
20-2024-6-795000	WATER SYSTEM IMPROVEMENTS	CONCENTRIC INTEGRATION, LI	SCADA SYSTEM UPGRADE	14,400.79	
20-2024-6-795000	WATER SYSTEM IMPROVEMENTS	GEWALT HAMILTON ASSOCIATES	2021 WM - ENG	15,507.62	
		Total For Dept 2024 UTILITY	-CAPITAL IMPROVEMENT	158,866.63	
		Total For Fund 20 UTILITY	FUND	348,557.46	
Fund 21 STORMWATER SEWER FUND					
Dept 2121 STORMWATER SEWER					
21-2121-7-718000	MAINTENANCE STORM SEWERS	BUHRMAN DESIGN GROUP INC	LANDSCAPE MAINT 5/21	1,867.24	
		Total For Dept 2121 STORMWATER	SEWER	1,867.24	
		Total For Fund 21 STORMWATER	SEWER FUND	1,867.24	
Fund 30 VEHICLE MAINT/REPL SERVICE FD					
Dept 0000 GENERAL					
30-0000-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL INS	6,972.00	
30-0000-5-706000	SHOP SUPPLIES	GRAINGER INC	DRUM DOLLY	401.88	
30-0000-5-707000	TOOLS	ALBANY STEEL & BRASS CORP	IMPACT DRIVER	319.00	
30-0000-5-707000	TOOLS	MIKE FREUND, INC	TOOLS	189.16	
30-0000-5-711000	GASOLINE & OIL	AL WARREN OIL CO INC	WINDSHIELD WASHER SOLVENT	220.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 30 VEHICLE MAINT/REPL SERVICE FD					
Dept 0000 GENERAL					
30-0000-5-711000	GASOLINE & OIL	AL WARREN OIL CO INC	DIESEL EXHAUST FLUID	269.36	
30-0000-5-711000	GASOLINE & OIL	AL WARREN OIL CO INC	OIL	1,001.74	
30-0000-5-711000	GASOLINE & OIL	AMERICAN GASES CORP	CYLINDERS	48.75	
30-0000-5-714000	VEHICLE PARTS	ACE HARDWARE OF LIBERTYVII	MISC HARDWARE	23.96	
30-0000-5-714000	VEHICLE PARTS	CIT GROUP, INC	OIL SEAL	4.13	
30-0000-5-714000	VEHICLE PARTS	INTERSTATE BILLING SERVICE	PRESSURE SENSOR	105.00	
30-0000-5-714000	VEHICLE PARTS	LEACH ENTERPRISES INC	DESICCANT CATRIDGE/CORE	143.19	
30-0000-5-714000	VEHICLE PARTS	LEACH ENTERPRISES INC	DESICCANT CARTRIDGE/CORE	251.67	
30-0000-5-714000	VEHICLE PARTS	LIBERTYVILLE LINCOLN SALES	SEAT BELT BUCKLE	231.36	
30-0000-5-714000	VEHICLE PARTS	LIBERTYVILLE LINCOLN SALES	SHIELD ASSEMBLY	61.03	
30-0000-5-714000	VEHICLE PARTS	MACQUEEN EQUIPMENT LLC	SWITCH	80.96	
30-0000-5-714000	VEHICLE PARTS	NORTHWEST FREIGHTLINER	VEHICLE PARTS	187.73	
30-0000-5-714000	VEHICLE PARTS	TREDROC TIRE SERVICES LLC	TIRES	834.00	
30-0000-5-714000	VEHICLE PARTS	WEST SIDE TRACTOR SALES CO	FILTERS	145.69	
30-0000-5-714000	VEHICLE PARTS	WEST SIDE TRACTOR SALES CO	AIR FILTERS	90.03	
30-0000-5-755000	LICENSE/TITLE/INSPECTION FEES	RONDOUT SERVICE CENTER LLC	IDOT INSPECTIONS	903.00	
30-0000-7-715000	MAINTENANCE OTHER EQUIPMENT	CAHILL HEATING & A/C	REPLACE THEROMSTAT-FLEET	310.00	
30-0000-7-715000	MAINTENANCE OTHER EQUIPMENT	TEMPERATURE EQUIPMENT CORP	AIR HANDLING UNIT	830.00	
30-0000-9-795000	LEASE PAYMENTS - PRINCIPAL	JP MORGAN EQUIPMENT FINANC	VACTOR LEASE #20	21,161.74	
		Total For Dept 0000 GENERAL		34,785.38	
		Total For Fund 30 VEHICLE MAINT/REPL SERVICE FD		34,785.38	
Fund 31 TECHNOLOGY EQUIP/REPL SER FD					
Dept 0000 GENERAL					
31-0000-3-728000	CONSULTING SERVICES	MGP, INC	GISC STAFFING SERVICES	10,418.92	
31-0000-4-711000	WIRELESS SERVICE	VERIZON	SERVICE 3/20-4/19/21	3,317.50	
31-0000-4-719000	INTERNET ACCESS	COMCAST	SERVICE 4/15/21-5/14/21	4,703.18	
31-0000-4-719000	INTERNET ACCESS	COMCAST	YRLY SERVICE 4/21/21-5/20/22	1,060.80	
31-0000-5-706000	COMPUTER SUPPLIES	AMAZON CAPITAL SERVICES, I	CABLE	17.99	
31-0000-5-729000	SCHEDULING SOFTWARE SUBSCRIPTION	ALADTEC INC	SCHEDULING SOFTWARE - FIRE	2,986.00	
31-0000-5-729000	SOFTWARE,LICENSING, UPDATES	BS&A SOFTWARE INC	ANNUAL SERVICE/SUPPORT PURCH ORDERS	2,431.00	
31-0000-5-729000	SOFTWARE,LICENSING, UPDATES	IT RIGHT, INC	REMOTE BACKUP 5/1/21-4/30/22	500.00	
31-0000-5-729000	SOFTWARE,LICENSING, UPDATES	SENSUS USA INC	WTR SYSTEM SOFTWARE SUPPORT	1,949.94	
31-0000-5-799000	KEYBOARDS	CDW GOVERNMENT, INC	IPADS AND KEYBOARDS	559.44	
31-0000-5-799000	IPADS	CDW GOVERNMENT, INC	IPADS AND KEYBOARDS	1,935.30	
31-0000-6-790000	DELLEMC UNITY 380	CDW GOVERNMENT, INC	STORAGE AREA NETWORK AND SERVER	37,864.03	
		Total For Dept 0000 GENERAL		67,744.10	
		Total For Fund 31 TECHNOLOGY EQUIP/REPL SER FD		67,744.10	
Fund 40 PROJECT FUND					
Dept 0000 GENERAL					
40-0000-0-626000	VEHICLE LICENSE	RAMIREZ, DAVID	REFUND-OVERPMT FOR VEHICLE STICKER	15.00	
40-0000-0-773000	ANNUAL ROAD IMPROVEMENT PRGM	RUBINO ENGINEERING INC	2021 ROAD PROGRAM - PAVEMENT CORES	1,800.00	
40-0000-0-775000	8532 WASHING PREMIER 40W	MEL NORTHEY CO. INC.	STREET LIGHT REPLACEMENT KNOCK DOWN SHE	1,149.00	
40-0000-0-775000	LED 40W	MEL NORTHEY CO. INC.	STREET LIGHT REPLACEMENT KNOCK DOWN SHE	89.00	
40-0000-0-775000	DELIVERY FEE	MEL NORTHEY CO. INC.	STREET LIGHT REPLACEMENT KNOCK DOWN SHE	52.00	
40-0000-0-775000	FREIGHT	MEL NORTHEY CO. INC.	STREET LIGHT REPLACEMENT KNOCK DOWN SHE	286.00	
		Total For Dept 0000 GENERAL		3,391.00	
		Total For Fund 40 PROJECT FUND		3,391.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 45 PARK IMPROVEMENT FUND					
Dept 0000 GENERAL					
45-0000-0-782000	PARK IMPROVEMENT COSTS	ILM	EARLY SPRING HERBICIDE	4,894.00	
45-0000-0-782000	PARK IMPROVEMENT COSTS	ILM	POND MANAGEMENT 4/21/21	438.80	
		Total For Dept 0000 GENERAL		5,332.80	
		Total For Fund 45 PARK IMPROVEMENT FUND		5,332.80	
Fund 46 PUBLIC BUILDING IMPROVEMENT FD					
Dept 0000 GENERAL					
46-0000-0-790000	BATHROOM RENOVATION VH	AMPOL GROUP INTERNATIONAL	BATHROOM RENOVATION VH	1,600.00	
46-0000-0-790000	VILLAGE HALL	CAHILL HEATING & A/C	ELETRICAL REPAIRS-RIVERSIDE	300.00	
46-0000-0-790000	VILLAGE HALL	CAHILL HEATING & A/C	CONSTRTN RENOVATION BATHROOM/OFFICE WAI	800.00	
46-0000-0-790000	VILLAGE HALL	CAHILL HEATING & A/C	INSTALL NEW OUTLETS-RIVERSIDE	700.00	
46-0000-0-790000	VILLAGE HALL	MENARDS INC	RIVERSIDE MATERIALS	19.96	
46-0000-0-790000	VILLAGE HALL	MENARDS INC	RIVERSIDE OFFICE EQUIPMENT	326.87	
46-0000-0-790000	VILLAGE HALL	MENARDS INC	RIVERSIDE BATHROOM/OFFICE MATERIALS/SUI	157.33	
46-0000-0-790000	VILLAGE HALL	MENARDS INC	RIVERSIDE OFFICE EQUIPMENT/KITCHEN	316.87	
46-0000-0-790000	NEW LOCKS AT RIVERSIDE RENOVATIO	MGN LOCK-KEY & SAFES, INC	NEW LOCKS AT RIVERSIDE RENOVATION	2,731.00	
46-0000-0-790000	VILLAGE HALL	NORTH SHORE HANDYMAN SOLUT	MISC SERVICES-RIVERSIDE	400.00	
46-0000-0-790000	VILLAGE HALL	WAREHOUSE DIRECT, INC	OUTDOOR INCLOSED BULLETIN BOARD	570.00	
46-0000-0-792000	OVERHEAD DOOR PROJECT 600 NORTH	OVERHEAD DOOR CO OF ROCKFC	BALANCE-OVERHEAD DOOR PROJECT 600 NORTH	46,900.00	
46-0000-0-792000	CHG ORDER-MANUAL CHAIN HOISTS &	OVERHEAD DOOR CO OF ROCKFC	BALANCE-OVERHEAD DOOR PROJECT 600 NORTH	5,160.00	
46-0000-0-792000	PUBLIC WORKS BUILDING	THE GARAGE DOOR MAN	TROUBLE SHOOT ALL GARAGE DOORS-PW	300.00	
46-0000-0-792000	PUBLIC WORKS BUILDING	THE GARAGE DOOR MAN	NEW REMOTES AND TRANSMITTERS-PW	800.00	
46-0000-0-795000	SCHERTZ MUNICIPAL BUILDING	CAHILL HEATING & A/C	ADDED FREON-SCHERTZ	960.00	
		Total For Dept 0000 GENERAL		62,042.03	
		Total For Fund 46 PUBLIC BUILDING IMPROVEMENT FD		62,042.03	
Fund 60 LIBERTYVILLE SPORTS COMP FUND					
Dept 6001 LSC-INDOOR SPORTS CENTER					
60-6001-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 3/21	25.48	
60-6001-4-708000	ELECTRICITY	CONSTELLATION NEW ENERGY,	SERVICE 3/21	4,010.90	
60-6001-4-719000	INTERNET ACCESS	COMCAST	SERVICE 4/15/21-5/14/21	569.94	
60-6001-5-706000	MATERIALS AND SUPPLIES SPORTS	SERVICE SANITATION, INC.	RESTROOM RENTALS 5/21	120.51	
60-6001-5-750000	Fitness Individual Annual Member	Sunit Muzumdar	FITNESS ANNUAL MEMBERSHIP-CHECK REISSUE	282.00	
60-6001-7-712000	MAINTENANCE BUILDING	ADVANCED CLEANING SYSTEMS,	JANITORIAL SERVICES 4/21	90.00	
60-6001-7-712000	MAINTENANCE BUILDING	AEREX PEST CONTROL SERVICE	PEST CONTROL 5/3/21	95.00	
60-6001-7-712000	BAS REPAIRS AT LSC	TRANE CHICAGO EQUIPMENT SA	BAS REPAIRS AT LSC	1,883.00	
		Total For Dept 6001 LSC-INDOOR SPORTS CENTER		7,076.83	
Dept 6004 LSC-GENERAL					
60-6004-9-796000	INTEREST PAYMENTS	THE BANK OF NEW YORK MELLC	GO REF ALT SER 10B BOND PMT	52,875.01	
60-6004-9-796000	INTEREST PAYMENTS	THE BANK OF NEW YORK MELLC	GO REF ALT SER 10A BOND PMT	227,627.50	
		Total For Dept 6004 LSC-GENERAL		280,502.51	
		Total For Fund 60 LIBERTYVILLE SPORTS COMP FUND		287,579.34	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #

Fund Totals:

Fund 01 GENERAL FUND	345,761.98
Fund 02 CONCORD SPECIAL	1,062.96
Fund 05 FOREIGN FIRE INS	345.00
Fund 06 TIM/CREEK SPECIA	870.58
Fund 08 GENERAL BOND & I	266,721.25
Fund 09 TAX INCREMENT FI	7,171.20
Fund 13 HOTEL/MOTEL TAX	18,691.50
Fund 14 COMMUTER PARKING	8,367.79
Fund 20 UTILITY FUND	348,557.46
Fund 21 STORMWATER SEWEI	1,867.24
Fund 30 VEHICLE MAINT/RI	34,785.38
Fund 31 TECHNOLOGY EQUII	67,744.10
Fund 40 PROJECT FUND	3,391.00
Fund 45 PARK IMPROVEMENT	5,332.80
Fund 46 PUBLIC BUILDING	62,042.03
Fund 60 LIBERTYVILLE SPO	287,579.34
Total For All Funds:	1,460,291.61

Agenda Item No. 3D

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Consideration of a Resolution to Approve a Special Event – Village Green Montessori

Staff Recommendation: Approve Resolution

Staff Contact: Kelly A. Amidei, Village Administrator

Background: Attached is a Special Event Application from Jessica Brown, of Village Green Montessori School requesting the use of Cook Park on Tuesday, June 1, 2021 from 5:30 p.m. to 7:00 p.m. with a rain date of June 7, 2021 to hold a graduation ceremony for their students on the steps of the Cook Mansion.

Staff recommends Village Board approval of the Resolution approving the use of Cook Park by the Village Green Montessori School on Tuesday, June 1, 2021 with a rain date of Monday, June 7, 2021.

RESOLUTION NO. 21-R-

A RESOLUTION TO APPROVE A SPECIAL EVENT – VILLAGE GREEN MONTESSORI

WHEREAS, Jessica Brown, Village Green Montessori has requested approval to use Cook Park on Tuesday, June 1, 2021 from 5:30 p.m. to 7:00p.m. with a rain date of Monday, June 7, 2021; and

WHEREAS, The applicant will comply with the conditions requested following Village Board of Trustees approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The Village of Libertyville approves the request by the Village Green Montessori to use Cook Park on June 1, 2021 with a rain date of June 7, 2021.

SECTION 2: The Village Green Montessori will comply with the conditions identified in the approval of the events.

SECTION 3: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED this 11th day of May, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this 12th day of May, 2021.

_____

Donna Johnson, Village President

ATTEST:

_____

Luke Stowe, Village Clerk

EVENT DATE(s): 6/1 or 6/7

Libertyville
spirit of independence

VILLAGE OF LIBERTYVILLE
Special Event Application

This application is required for any event or activity taking place on public property (including street closures), public areas of private property (such as parking lots) that are open to the public, or for any event which will require Village services, including annual special events such as carnivals, festivals, shows, run/walks, etc.
Completed applications are due at least four (4) weeks prior to the event date and should be submitted to the Village Administrator's office.

Section 1: Organization & Contact Information

Name of Event: Graduation

Sponsoring Organization: Village Green Montessori

Address: 125 W. Church St., Libertyville

Phone: 847-281-9911 Fax: _____

Is this organization a certified non-profit organization? Yes X No _____

Contact Person: Jessica Brown

Address: _____

Daytime Phone : 847-281-9911 Cell Phone: _____

Section 2: General Information

Event Date: 6/1/21 (rain date 6/7/21)

Event time (please list for each date): 5:30pm-7:00pm (3 30-minute ceremonies)

Set up date and time: 6/1/21 (or 6/7/21) @ 4:45pm

EVENT DATE(s): 6/1 or 6/7

Dismantling/clean up date and time: immediately following
(clean up includes removal of all waste, dumpsters, equipment, dismantling of tents, filling tent holes, removal of portable toilets, etc.

Estimated number of attendees (including participants and staff/volunteers): 50

Section 3: Event Location
Please check all that apply

☐ Public parking lot – *Address:*

☐ Private parking lot – *Address:*

Please attach letter of approval from property owner

☐ Park – *Please list park* Cook Park

☐ Public streets – *Please list street(s):*

Section 4: Type of Special Event
Please check all that apply

☐ Arts & crafts sale	☐ Corporate function/gathering	☐ Outdoor business event
☐ Bicycle ride	☐ Fundraising event	☐ Run/Walk (Distance: _____)
☐ Car show	☐ Parade	☐ Sidewalk sale/business event
☐ Carnival/Circus	☐ Petting zoo	☐ Other: preschool graduation

Purpose of the event: We would normally have the event indoors, but need to move outside due to Covid.

General description of the event: The children will receive diplomas and our director will give a short speech.

Admission fee for event: $ $0
List organizations receiving proceeds from admissions:

EVENT DATE(s): 6/1 or 6/7

Section 5: Services for Special Event

Please check all that apply. Also, some services may require a permit or inspection based on the Village's municipal code and the discretion of the contacting departments.

Please contact the Village Administrator's office at 847-362-2430 to obtain licenses for the following services:

□ Raffle

□ Liquor – *Please check with the Village Administrator's office to see if you are eligible to serve liquor at your event.*

□ Food service/vendor(s) – *Health inspections may be required; contact Lake County Health Department*

Please contact Code Enforcement at 847-918-2020 to obtain necessary permits and to schedule inspections for the following services:

□ **Tent**

□ **Electrical wiring/generator**

□ **Signs/banners - application and regulations are attached**

□ **Water (hydrant) usage** – *Permit required; contact Public Works (847-918-2020)*

□ **Fireworks** – Permit required; *contact Fire Department Administration (847) 362-5664*

X **Amplifier** We'd like to use the park's sound system

□ **Car show**

Other services not listed above:

Section 6: Event Operation

Please check all that apply:

□ **Portable Restroom Facilities** – Required if no restroom facilities or inadequate number of restroom facilities on-site. The Village requires four portable toilets for up to 200 people, one handicapped portable toilet per location, and two hand-washing stations for up to 400 people.

□ **Type(s) of publicity used to promote event:** private event

□ **Notification to residents (if disruption to roadways, noise, parking, etc.):** n/a

WASTE REMOVAL IS THE RESPONSIBILITY OF THE EVENT ORGANIZER.

□ **Waste removal will be provided by the host site.**

□ **Waste will be removed by the event organizer OR by the contracted waste hauler named below:**

Waste Hauler:
Hauler Address: n/a
Hauler Phone Number:

Event setup: We plan to use the steps in front of Cook Mansion for the graduates to receive diplomas and have the teachers and other children on the concrete area in front of that. Each set of parents will space out behind on the lawn.

EVENT DATE(s): 6/1 or 6/7

Section 6: Traffic, Security, Medical Services & Fees

Please check services that will be required for traffic, security and medical needs:

POLICE	FIRE	PUBLIC WORKS
☐ Traffic Control	☐ Ambulance	☐ Barricades
☐ Crowd Control	☐ Fire suppression	☐ Cones
☐ Event Security	☐ Fire inspections	☐ Orange snow fencing
☐ Money escorts		

The number of Police Officers required for adequate traffic control and/or security shall be determined by the Police Department and discussed with the event organizer prior to the event being approved.

FEES (unless waived by the Mayor and Village Board of Trustees): It is the responsibility of the applicant to pay all out-of-pocket expenses related to the special event. This includes, but is not limited to: all permit fees, inspection fees, Police, Fire and Public Works personnel hire back fees, equipment rentals and water usage.

TRAFFIC CONTROL: Please indicate on the table below all streets requiring road closure and/or removal of on-street parking restrictions.

		STREET NAME	CLOSE TIME	OPEN TIME
☐ Closure	☐ Parking			
☐ Closure	☐ Parking			
☐ Closure	☐ Parking			
☐ Closure	☐ Parking			
☐ Closure	☐ Parking			

Section 7: Required Documents, Insurance & Hold Harmless Agreement

CERTIFICATE OF INSURANCE:

All events require a certificate of insurance and a policy endorsement listing the Village of Libertyville as an additional insured. The minimum coverage is $100,000 per occurrence and $2,000,000 aggregate. **All insurance requirements listed on page 9 and 10 of this application must be included on the certificate of insurance.**

AUTOMOBILE INSURANCE:

Does this event include use of vehicles?

☐ **YES** – *Number of vehicles:*_____

X **NO**

Proof of auto insurance is required for all vehicles/drivers used in the event.

HOLD HARMLESS:

EVENT DATE(s): 6/1 or 6/7

To the fullest extent permitted by law, the undersigned hereby agrees to defend, indemnify and hold harmless the Village of Libertyville, its officials, agents and employees, against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses (including attorneys' fees), which may in anyway accrue against the Village of Libertyville, its officials, agents and employees, arising in whole or in part or in consequence of the event of 6/1 or 6/7 (date), sponsored by (organization), or which may in anyway result therefore, except that arising out of the sole legal cause of the Village of Libertyville, its officials, agents or employees. The undersigned shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Libertyville, its officials, agents and employees, in any such action, the undersigned shall, at its own expense, satisfy and discharge the same.

The invalidity or unenforceability of any of the provisions hereof shall not affect the validity or enforceability of the remainder of this Agreement.

Agreed this 3rd day of May, 20 21

Signature

5/3/21
Date

Ann Phillips, Director
Print name and title

Village Green Montessori
Organization

Agenda Item No. 3E

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Resolution Appointing Village Administrator Kelly A. Amidei as Deputy Village Clerk

Staff Recommendation: Approve Appointment

Background: As a result of the installation of Village Clerk Luke Stowe on May 4, 2021, the Municipal Code provides the Village Clerk the ability to appoint one Deputy Clerk. Historically the Village Administrator has served as the Deputy Village Clerk. Village Administrator Kelly Amidei is recommended to serve in this role and take the oath of affirmation as Deputy Village Clerk.

.

RESOLUTION NO. 21-R-

A RESOLUTION APPOINTING KELLY A. AMIDEI AS
DEPUTY VILLAGE CLERK

WHEREAS, Luke Stowe was sworn in as Village Clerk effective May 4, 2021; and

WHEREAS, As a result, the appointment of Village Administrator, Kelly A. Amidei is recommended to perform the responsibilities of Deputy Village Clerk.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated herein as fully set forth.

SECTION TWO: Appointment of Kelly A. Amidei as Deputy Village Clerk. Kelly A. Amidei is hereby appointed to the position of Deputy Village Clerk effective May 11, 2021.

SECTION THREE: Effective Date. This resolution shall be in full force and effect from and after its passage and approval by a majority of the Corporate Authorities then holding office.

PASSED this 11th day of May, 2021.

AYES:

NAYES:

ABSENT:

APPROVED this 12th day of May, 2021.

[signature page to follow]

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

Agenda Item No. 3F

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Consideration of a Resolution Appointing Village Administrator Kelly A. Amidei as Deputy Liquor Commissioner

Staff Recommendation: Approve Appointment

Background: The Village President serves as the Local Liquor Control Commissioner and may appoint such deputies, including, but not limited to, the village administrator, as are necessary to assist in the administration of this chapter and the Liquor Control Act of 1934.

Mayor Johnson recommends appointment of Kelly Amidei, Village Administrator, as Deputy Liquor Commissioner.

RESOLUTION NO. 21-R-

A RESOLUTION RE-APPOINTING KELLY A. AMIDEI AS
DEPUTY LIQUOR COMMISSIONER

WHEREAS, The Village President serves as the Local Liquor License Control Commissioner.

WHEREAS, Kelly A. Amidei may resume the responsibilities of Deputy Liquor Commissioner.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated herein as fully set forth.

SECTION TWO: Re-appointment of Kelly A. Amidei, Village Administrator, as Deputy Liquor Commissioner. Kelly A. Amidei is hereby appointed to the position of Deputy Liquor Commissioner effective May 11, 2021.

SECTION THREE: Effective Date. This resolution shall be in full force and effect from and after its passage and approval by a majority of the Corporate Authorities then holding office.

PASSED this 11th day of May, 2021.

AYES:

NAYES:

ABSENT:

APPROVED this 12th day of May, 2021.

[signature page to follow]

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

Agenda Item No. 3G

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of an Ordinance Appointing a Director and Alternate Director to Represent the Village of Libertyville on the Central Lake County Joint Action Water Agency
Staff Recommendation:	Approve Ordinance
Staff Contact:	Kelly A. Amidei, Village Administrator

Background: The Village is a member of the Central Lake County Joint Action Water Agency (CLCJAWA) and the Board of Directors is the governing body. The Village President serves as the Director from the Village on the CLCJAWA Board of Directors. Mayor Donna Johnson is designated as the Director and Trustee James Connell is designated as the Alternate Director as required by Ordinance.

VILLAGE OF LIBERTYVILLE

ORDINANCE 21-O-__

AN ORDINANCE APPOINTING A DIRECTOR AND ALTERNATE DIRECTOR TO REPRESENT THE VILLAGE OF LIBERTYVILLE ON THE CENTRAL LAKE COUNTY JOINT ACTION WATER AGENGY

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois

This __ day of _____, 2021.

Published in pamphlet form by
Direction and authority of the
Village of Libertyville
Lake County, Illinois

This __ day of _____, 2021.

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 21-O-

AN ORDINANCE APPOINTING A DIRECTOR AND ALTERNATE DIRECTOR TO REPRESENT THE VILLAGE OF LIBERTYVILLE ON THE CENTRAL LAKE COUNTY JOINT ACTION WATER AGENGY

WHEREAS, the Village of Libertyville heretofore entered into an Intergovernmental Agreement ("Agreement") with other units of local government for the purpose of establishing the Central Lake County Joint Action Water Agency ("Agency"); and

WHEREAS, the Agency is governed by a thirteen-member Board of Directors; and

WHEREAS, Section 9 of the Agreement provides that each member municipality shall appoint one Director and one Alternate Director to the Agency Board; and

WHEREAS, Section 9 of the Agreement requires the Director and Alternate Director to be the Village President, an elected member of the corporate authority, or other elected official of the municipality; and

WHEREAS, Section 9 of the Agreement requires appointments to be made by Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, ILLINOIS, AS FOLLOWS:

Section 1. The corporate authority of the Village of Libertyville hereby states and confirms that Donna Johnson, Village President, shall be, and is hereby appointed as a Director of the Agency, for a term through April 30, 2023, in accordance with the provisions of Section 9 of the Agreement.

Section 2. The corporate authority of the Village of Libertyville hereby states and confirms that Jim Connell, Village Trustee, shall be, and is hereby appointed as an Alternate Director of the Agency, for a term through April 30, 2023, in accordance with the provisions of Section 9 of the Agreement.

Section 3. All ordinances and resolutions heretofore enacted which are in conflict with this ordinance are hereby repealed but repealed to the extent of such conflict only.

Section 4. The Village Clerk is hereby directed to file a Certified Copy of this Ordinance with the Secretary of the Central Lake County Joint Action Water Agency.

Section 5. This ordinance shall be in full force and effective immediately from and after is passage and approval.

PASSED this 11th day of May, 2021.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this 12th day of May, 2021.

_____
Donna Johnson, Village President

_____
Luke Stowe, Village Clerk

Agenda Item No. 3H

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Consideration of a Resolution Approving a Fireworks Permit Application for Libertyville High School

Staff Recommendation: Approve Resolution

Staff Contact: Richard M. Carani, Fire Chief

Background: Libertyville High School has submitted a permit application for a three-minute private fireworks display to be held at Libertyville High School on May 27, 2021 (rain date will be either May 28 or 29) during the graduation ceremonies. Proper notification will be made to all residents within 1,000 feet of the display, as required by Village Ordinance. Libertyville High School has retained the services of Mad Bomber Fireworks Productions for this event. Mad Bomber has submitted all the required permit information, which was reviewed and has been tentatively approved by the Libertyville Fire Department pending Village Board approval. The Fire Department will be present at the high school during the fireworks display.

Staff is requesting the Village Board approve the Resolution approving the permit application for a private firework display at Libertyville High School on May 27, 2021 with rain dates of May 28 or 29.

RESOLUTION NO. 21-R-

A RESOLUTION TO APPROVE A PRIVATE FIREWORKS DISPLAY PERMIT FOR LIBERTYVILLE HIGH SCHOOL

WHEREAS, the Village of Libertyville requires a permit be approved for Private Fireworks Displays within the Village; and

WHEREAS, the Libertyville High School has submitted a permit for a private fireworks display May 27, 2021 (Rain Date May 28 or 29) for Graduation; and

WHEREAS, Staff has reviewed the permit application for compliance and finds that the application is complete, and the permit requirements have all been met; and

WHEREAS, the Fire Department will be present at the firework show for the purpose of monitoring the fireworks display;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Village of Libertyville Board of Trustees approves the permit application for a fireworks display at Libertyville High School May 27, 2021.

SECTION 2: The Village of Libertyville Board of Trustees authorizes the Mayor to sign the permit approving the fireworks display.

SECTION 3: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED this 11th day of May , 2021

AYES:

NAYS:

ABSENT: None

APPROVED this 11th day of May, 2021.

_____

Donna Johnson, Village President

ATTEST:

_____

Luke Stowe, Village Clerk

Libertyville Fire Protection District

APPLICATION FOR ONE YEAR PERMIT TO USE, INSTALL, CONDUCT PROCESSES OR CARRY ON OPERATIONS INVOLVING OR CREATING CONDITIONS DEEMED HAZARDOUS TO LIFE OR PROPERTY

4-26-21
Application Date

Application is hereby made by the undersigned for a permit to conduct business in

Libertyville Fire Protection District

Company Name Libertyville High School

Contact Name Jennifer Uliks

E-Mail Address jennifer.uliks@d128.org

Mailing Address 708 W. Park Avenue

City, State, Zip Code Libertyville, Illinois

Telephone Number 847-327-7258

Type(s) of permit(s) applied for: (see page two of this application for list)	Fee
1) Fireworks (pyrotechnic display)	
2)	
3)	

Note: Business applying for two or more permits need only submit one fee

Conditions, surroundings and arrangements to be in accordance with the Libertyville Fire Protection District Ordinance.

Please make your check payable to: Village of Libertyville – Fire Department
1551 N Milwaukee Ave
Libertyville, IL 60048

LIBERTYVILLE HIGH SCHOOL

Dr. Prentiss Lea
Superintendent

Dr.Tom Koulentes
Principal

Fire Chief Carani
Libertyville Fire Department
1551 N. Milwaukee Ave
Libertyville, IL 60048

April 26, 2021

Dear Chief Carani,

Libertyville High School requests approval to obtain a permit from the Village of Libertyville to conduct a single fireworks display for the conclusion of our Graduation Ceremony for the Class of 2021 on Thursday, May 27, 2021 or rain date of (Friday, May 28).

Much like the display that LHS has had at Wildcat Football games, the fireworks display would start at the conclusion of the commencement for the graduation at approximately 8:45pm and last less than a couple of minutes.

Libertyville High School will contract with Dan Miller Senior Vice President, Mad Bomber Fireworks Productions. Mr. Miller is located at 11N485 Hunter Trail, Elgin, IL 60124. His phone number is 847.464.1442.

Attached you will find a copy of the notice to be distributed to the neighbors of Libertyville High School and within 1,000 feet of the site where the fireworks will be fired. Neighbors on the following streets have been identified as living within 1,000 feet of LHS: Sunset Drive, Forest Lane, Homewood Drive, Laurel Avenue, W West Cook Ave, and S. West Street. The attached map shows where notices will be distributed.

We appreciate the support and guidance the Fire Department provided in the past years for football games, and look forward to your continued support this year.

Our graduating class has missed out on a lot of events and we are hopeful that a single fireworks display will be a special moment for the Class of 2021 and families.

If the Permit is approved, we are requesting it be mailed to this address:

Jennifer Uliks
Student Activities Director
Libertyville High School
708 W. Park Avenue
Libertyville, IL 60048

Regards,

Jennifer Uliks
jennifer.uliks@d128.org
847-327-7258

LIBERTYVILLE HIGH SCHOOL

Dr. Prentiss Lea
Superintendent

Dr.Tom Koulentes
Principal

April 2021

Dear Libertyville High School Neighbor,

Libertyville High School has obtained a permit from the Village of Libertyville to conduct one (1) fireworks displays for the conclusion of the Commencement Ceremony for the graduating Class of 2021 Thursday, May 27, 2021.

The display will last about 3 minutes and will take place at approximately 8:45 PM. The launch site will be on the softball diamond located between the tennis courts and Butler Lake, on the southeast section of LHS property.

Libertyville High School's permit has been approved by the village board at the May 11, 2021 board meeting.

Libertyville High School administration has approved our plans as well as the professionals we have hired to execute a safe display.

If you have any questions or concerns, please contact the school at 847-327-7000. We appreciate your support of this special surprise for the Class of 2021 and their families.

Agenda Item No. 3I

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of an Ordinance Amending the Intergovernmental Agreement Establishing the Solid Waste Agency of Lake County, Illinois
Staff Recommendation:	Approve Ordinance
Staff Contact:	Kelly A. Amidei, Village Administrator

Background: The Village is a member of the Solid Waste Agency of Lake County (SWALCO). Currently Trustee Peter Garrity serves as the Director to the SWALCO Board and Village Administrator Kelly Amidei serves as the Alternate Director. The SWALCO Board approved a change to the Agency's Intergovernmental Agreement which provides for expanded eligibility for an Alternate Director position. As a result, each member of SWALCO must adopt this change.

It is recommended the Ordinance be approved and no changes to the Director and Alternate Director be implemented at this time.

VILLAGE OF LIBERTYVILLE

ORDINANCE 21-O-__

AN ORDINANCE AMENDING THE INTERGOVERNMENTAL AGREEMENT ESTABLISHING THE SOLID WASTE AGENCY OF LAKE COUNTY, ILLINOIS

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois

This __ day of _____, 2021.

Published in pamphlet form by
Direction and authority of the
Village of Libertyville
Lake County, Illinois

This __ day of _____, 2021.

ORDINANCE NO. 21-O-

AN ORDINANCE AMENDING THE INTERGOVERNMENTAL AGREEMENT ESTABLISHING THE SOLID WASTE AGENCY OF LAKE COUNTY, ILLINOIS

WHEREAS, the Solid Waste Agency of Lake County, Illinois (the "Agency") was formed on or about February 21, 1991 by intergovernmental agreement (hereinafter referred to as the "Agreement"); and

WHEREAS, the Village of Libertyville, having duly adopted an Ordinance approving the Agreement and joining the Agency, has been and remains a member in good standing of the Agency; and

WHEREAS, the Agency has determined that there is a need to amend the Agreement to expand the scope of persons that are eligible to serve as an "Alternate Director" on behalf of an individual Member; and

WHEREAS, by its original terms, the Agreement provides that any amendment to the Agreement requires the written agreement of each and every Member of the Agency pursuant to authority granted by a duly enacted Ordinance of each Member.

NOW, THEREFORE, BE IT ORDAINED by the Village of Libertyville, Lake County, Illinois as follows:

SECTION ONE: Section 8.3 of the Agreement establishing the Solid Waste Agency of Lake County, Illinois is hereby amended and shall read as follows (additional language marked by underline; deleted language marked by ~~strikethrough~~):

> 8.3 Any Member may appoint one or more persons to serve as the Alternate Director. Any such appointee shall meet the qualifications for office as a Director established in paragraph 8.2, except in the case where a Member is unable to appoint such an appointee because it is impracticable because of size or time commitments. In that case a Member may appoint an Alternate Director who was its immediate past mayor or village president or is a full-time employee in an executive level position with the Member. An executive level position is generally intended to mean a person who is a department head or equivalent. The Alternate Director may attend any meeting of the Board of Directors and may vote as Director in the absence of the Director from that Member or if there is a vacancy in the position of Director from that Member. The term of the Alternate Direct shall be the same as the term of the Director from the appointing Member.

Except as provided in paragraph 8.4, a person serving as Alternate Director shall serve until his or her term expires and thereafter until the successor is appointed.

SECTION TWO: All ordinances or parts of ordinances in conflict herein are expressly repealed.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED this 11th day of May, 2021.

AYES:

NAYES:

ABSENT AND NOT VOTING:

APPROVED this 12th day of May, 2021.

_____

Donna Johnson, Mayor

_____

Luke Stowe, Village Clerk

AGREEMENT
ESTABLISHING THE
SOLID WASTE AGENCY
OF LAKE COUNTY, ILLINOIS
(SWALCO)

Approved July 1, 1990
Amended November 1, 1990
Amended August 27, 1992
Amended June 26, 1997
Amended October 22, 2009

AN AGREEMENT ESTABLISHING
THE SOLID WASTE AGENCY OF LAKE COUNTY, ILLINOIS
AS A MUNICIPAL JOINT ACTION AGENCY

THIS AGREEMENT is entered into by and among the municipalities and the County which under ordinances duly adopted by their respective corporate authorities have executed this Agreement pursuant to its terms, and is dated as of February 21, 1991.

WITNESSETH:

WHEREAS, Article VII, Section 10 of the 1970 Constitution of the State of Illinois authorizes units of local government to contract and associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or ordinance; and

WHERAS, the purpose of the Illinois Solid Waste Planning and Recycling Act, Ill, Rev. stat Rev. Stat., ch. 111 ½ , par. 7051-7057, is to reduce reliance on land disposal of solid waste and to encourage and promote alternative means of managing solid waste; and

WHERAS, Solid Waste Planning and Recycling Act, Ill, Rev. Stat. ch, 85, par. 5951 et. seq., requires certain counties to develop comprehensive waste management plans that place substantial emphasis on recycling and other alternatives to landfills; and

WHEREAS, under Article VII, Section 10 of the 1970 Constitution of the State of Illinois and pursuant to the Local Solid Waste Disposal Act, as amended, Ill. Rev. Stat., ch. 85, par. 5901-5906; ch. 24,. par. 11-19-1, 11-19-4 and 11-19-7; ch. 34, par. 25.11a, 25.11b and 418; and ch. 127 par. 743.2 (hereinafter "the Disposal Act"), units of local government may use their credit, revenues, and other resources to pay costs and to service debt related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act, as amended, (Ill. Rev. Stat., ch. 127, par. 741 et seq., as amended, (the "Coop Act"), also authorizes units of local government to exercise and enjoy jointly their powers, privileges or authority and to enter into intergovernmental agreements for that purpose; and

WHEREAS, section 3.2 of the Coop Act, authorizes any two or more municipalities and counties as units of local government to establish, by an intergovernmental agreement, a municipal joint action agency as a municipal corporation and public body politic and corporate in order to provide for efficient and environmentally sound collection, transportation, processing, storage and disposal of municipal waste; and

WHEREAS, the Disposal Act authorizes units of local government to enter into intergovernmental agreements to develop, prepare and implement solid waste management plans and adopt such procedures as are necessary for the preparation and implementation of such plans; and

WHEREAS, the Disposal Act authorizes units of local government to delegate any power to another unit of local government or agency created by intergovernmental agreement for the specific purpose of preparing a solid waste management plan; and

WHEREAS, the parties to this Agreement have determined that they need to join together to create a joint action agency by intergovernmental agreement to provide an efficient and environmentally sound waste disposal system, (that may include Waste Projects), for their use and mutual benefit; and

WHEREAS, the units of local government which are parties to this Agreement ("Members") have determined that there is a need to take a comprehensive regional approach to solid waste management by implementation of a regional solid waste management plan which addresses the significant economic, political and environmental problems associated with solid waste disposal and management; and

WHEREAS, the Lake County Solid Waste Management plan (the "Plan") has been prepared by the Lake County Joint Action Solid Waste Planning Agency and adopted by the Lake county Board on September 12, 1989 in accordance with the Solid Waste Planning and Recycling Act, (Ill. Rev. Stat., ch. 85, par. 5951 et seq.); and

WHEREAS, it has been determined by the Members that it is necessary and in their best interests to establish a joint action agency by intergovernmental agreement whose function it would be to implement the recommendations of the Plan in furtherance of the regional solid waste management policies set forth therein, and to exercise the powers granted herein and in the Act; and

WHEREAS, the Agency, when formed, may enter into System Development and Implementation Agreements with Members and Customers providing for the Agency to develop and operate a Waste Project(s), providing for the rights of Members and Customers to use the Waste Project(s), assessing charges for such use or providing for payment of amounts without regard to use of the project, and establishing conditions with respect to use of the Waste Project(s), including, but not limited to, conditions requiring a Member to make exclusive use of the Waste Project(s) for all or a specified portion of the Municipal Waste within its jurisdiction, all as may be agreed to by the Member or Customer and the Agency in a System Development and Implementation Agreement; and

WHEREAS, it is necessary for purposes of economy and environmental safety that the parties form a municipal joint action agency to exercise the powers and duties conferred by law for their benefit; and

WHEREAS, the parties to this Agreement have approved this Agreement by ordinance duly adopted by their respective corporate authorities.

NOW, THEREFORE, the parties agree as follows:

Section 1. Definitions.

For the purpose of this Agreement each of the following words and phrases shall· have the meaning set forth following the word or phrase, unless the context clearly indicates a different meaning.

1.1 The word "Act" shall mean the Environmental Protection Act (Ill. Rev. Stat., ch. 111 ½ , par. 1001 et seq.), as it has been and as it may be amended from time to time.

1.2 The phrase "Additional Member" shall mean any municipality or the county which becomes a Member of the Agency pursuant to paragraph 5.3 of this Agreement. An Original Member which withdraws from the Agency pursuant to this Agreement may become an Additional Member of the Agency in the manner provided in Section 5.3 of this Agreement.

1.3 The word "Agency" shall mean the Solid Waste Agency of Lake County, Illinois established by this Agreement.

1.4 The phrase "Board of Directors" shall mean the Board of Directors of the Agency.

1.5 The word "Bonds" shall mean any bonds, notes or other evidences of indebtedness of the agency.

1.6 The term "By-laws" shall mean By-laws of the Agency as adopted and as amended from time to time by the Board of Directors.

1.7 The word "Compost" or "Composting" shall mean the controlled biological decomposition of organic solid waste under aerobic conditions.

1.8 The words "Coop Act" shall mean the Intergovernmental Cooperation Act (Ill. Rev. Stat., ch. 127, par. 741 et seq.), as it has been and as it may be amended from time to time.

1.9 The word "County" shall mean the County of Lake, Illinois.

1.10 The word "Customer" shall mean any person, corporation, unit of government or other entity which is not a Member but which has entered into a System Development and Implementation Agreement with the Agency with respect to a Waste Project.

1.11 "Disposal Act" shall mean the Local Solid Waste Disposal Act, (Ill. Rev. Stat., ch. 85, par. 5901--5906; ch. 24, par. 11-19-1, 11-19-4, and 11-9-7; ch. 34 par. 25.11a, 25.11b, and·418; and ch. 127, par. 743.2), as it has been and as it may be amended from time to time.

1.12 The phrase "Effective Date" shall have the meaning provided in Section 13 hereof.

1.13 The phrase "Executive Committee" shall mean the Executive Committee of the Board of Directors of the Agency.

1.14 "Jurisdiction" shall mean (a) in the case of a Municipality, the territory within the corporate limits of the Municipality now or in the future; (b) in the case of a county, the territory within the corporate limits of the County which does not lie within the corporate limits of any Municipality that are party to this Agreement; and (c) in the case of a Municipal Joint Action Agency, the territory within the corporate limits of each Municipality which is a member of such Municipal Joint Action Agency and the territory within the corporate limits of the County in which the Joint Municipal Action Agency is located which does not lie within the corporate limits of any Municipality.

1.15 The word "Member" shall mean the county or any municipality which is an Original Member or which becomes an Additional Member of the Agency pursuant to the terms of this Agreement.

1.16 "Municipality" shall mean a city, village or an incorporated town.

1.17 "Municipal Joint Action Agency" shall mean a municipal corporation and a public body politic and corporate organized and existing under and pursuant to the Act.

1.18 The phrase "Municipal Waste" shall mean any garbage, refuse, industrial, lunchroom, or office waste, and other material resulting from the operation of residential, commercial, or institutional establishments and from community activities or such other definition as the Board of Directors may lawfully determine.

1.19 The phrase "Original Member" shall mean the County or a municipality which becomes an Original Member of the Agency as provided for in paragraph 5.2 of this Agreement.

1.20 "Plan" shall mean the Lake County Solid Waste Management plan approved by the Lake County Board on September 12, 1989, and as thereafter amended and adopted pursuant to State Law.

1.21 "Planning and Recycling Act" shall mean Ill. Rev. Stat., ch. 85, par. 5951 et seq., as it has been and as it may be amended from time to time.

1.22 The phrase "System Development and Implementation Agreement" shall mean the interim or long term contract or contracts between the Agency and a Member or Customer establishing the rights and obligations of the parties with respect to development and use of a Waste Project(s) and assessing charges for such use or providing for payment of amounts by the Member or Customer without regard to use of the Project(s), as amended and supplemented from time to time.

1.23 "Public Agency" shall mean the State of Illinois, any agency of' the State, and any units of local government as defined in the Illinois Constitution of 1970.

1.24 "Recyclable Materials" shall mean materials that are separated from solid waste by the generator or during collection, for the purpose of recycling, including, but not limited to, paper, glass, metals, automobile oil, and batteries.

1.25 "Recycling" shall mean the process of collecting and preparing recyclable materials and reusing said materials in their original form or using them in manufacturing processes.

1.26 "Regional Pollution Control Facility" shall have the meaning ascribed to such term in Section 3 of the Environmental Protection Act, except that such term shall not include sewers and sewage treatment facilities owned or operated by sanitary districts.

1.27 "Solid Waste" shall mean "waste", as defined in Section 3 of the Environmental Protection Act, which is in solid or semi-solid form.

1.28 "State" shall mean the State of Illinois.

1.29 "Units of Local Government" shall mean a county, municipality, township, special district or unit, designated as a unit of local government by law, including a Municipal Joint Action Agency, which exercises limited governmental power or powers in respect to limited governmental subjects, but not including school districts, or, if the context requires, the member municipalities of any such entity or their respective territories.

1.30 The phrase "Waste Project" shall mean land, any rights therein and improvements thereto; one or more buildings, structures or other improvements; machinery; equipment; vehicles; other facilities; and the specialized consultation, engineering, design, and administrative expenses incidental to the procurement, construction, operation and/or

maintenance of the foregoing owned, operated or used by the Agency for the collection, transportation, transfer, storage, disposal, processing, treatment, recovery and re-use of Municipal Waste. A Waste project shall include land held for a planned Waste Project or used to buffer a Waste Project from adjacent land uses.

Section 2. Establishment

A municipal joint action agency is hereby established by this Intergovernmental Agreement among the Members. The Agency shall be a municipal corporation and a public body politic and corporate and not a joint venture or partnership among the Members. The corporate name of the Agency so established is the Solid Waste Agency of Lake County, Illinois.

Section 3. Purpose

The Agency is established for the purpose of efficient and environmentally sound management and disposal of Municipal Waste generated and disposed of within the jurisdiction of the Members all as provided by law and this Agreement.

Section 4. Duration

The Agency shall have perpetual duration unless dissolved and terminated as provided in Section 6 of this Agreement or as otherwise provided by law.

Section 5. Membership

5.1 The Members of the Agency shall be any municipality or the County which becomes an Original Member as provided in paragraph 5.2 or an Additional Member as provided in paragraph 5.3. However, any Original Members or Additional Members which shall ·have withdrawn from the Agency pursuant to this Agreement shall no longer be Members.

5.2 Any Illinois municipality which is listed on Exhibit One which is attached to and made a part of this Agreement and the County of Lake may become an Original Member of the Agency upon execution of this Agreement no later than the Effective Date of this Agreement and upon payment of an initial capital contribution as outlined in Exhibit Two which is attached to and made part of this Agreement. Execution of this Agreement by an Original Member shall be authorized by ordinance adopted by the corporate authorities of the Member.

5.3 (a) Any Illinois municipality which is listed on Exhibit One which is attached to and made a part of this Agreement and the County of Lake and which is not an Original Member may become an Additional Member of the Agency, provided: (1) the corporate authorities of said municipality or the County of Lake have adopted an ordinance authorizing execution of this Agreement; (2) a majority of the then Directors of the Agency has adopted an ordinance consenting to the Additional Member; (3) the corporate authorities of a majority of the then Members have adopted an ordinance consenting to the Additional Member; (4) the Additional Member has accepted any conditions imposed by the Agency under subparagraph (b); and (5) the Additional Member has paid to the Agency its initial capital contribution and a late fee. The late fee shall be determined at the time the corporate authorities of the Additional Member authorize by ordinance execution of this Agreement. The late fee shall equal the population of the municipality as determined by the most recent federal census or, if available, a more recent corrected, revised or special federal census as reported in Illinois Counties and Municipalities, dated June 1, 1989 and published by the Secretary of State of the State of Illinois multiplied by: (i) Twenty-five (25¢) cents, if the time of determination is less than thirty-one (31) days after the Effective Date of this Agreement; (ii) Fifty (50¢) cents, if the time of determination is greater than thirty (30) days, but less than sixty-one (61) days after the Effective Date of this Agreement; (iii) One ($1) Dollar if the time of determination is greater than sixty (60) days, but less than ninety-one (91) days after the Effective Date of this Agreement; (iv) Five ($5) Dollars if the time of determination is greater than ninety (90) days, but less than one year and one day after the Effective Date of this Agreement; (v) Ten ($10) Dollars if the time of determination is greater than one year, but less than two years and one day after the Effective Date of this Agreement; (vi) Fifteen ($15) Dollars, if the time of determination is greater than two years, but less than three years and one day after the Effective Date of this Agreement; and (vii) Twenty ($20) Dollars, if the time of determination is greater than three years after the Effective Date of this Agreement; or as such other amount as the Board of Directors so may determine.

(b) The Board of Directors may establish conditions with respect to any municipality or the County becoming an Additional Member under subparagraph 5.3(a). These conditions may be in addition to the initial capital contribution required under paragraph 5.3 and may include, without limitation, the making of a capital contribution to the Agency, reimbursements to members for cost incurred in organization and start-up of the Agency and any Waste project, the

payment of differential rates, fees or charges with respect to the Agency or use of a Waste Project, and the assumption of all or a portion of contracts, debts and obligations of the Agency, or of members with respect to the Agency.

5.4 Promptly upon the county or any municipality becoming an Additional member, the fact shall be certified by the Secretary of the Agency to the Illinois Secretary of State.

5.5 Membership in the Agency is a prerequisite to participation as a Member in any one of the Agency's programs. Before participating in any one of the Agency's programs, as a Member, a Member must have first executed an SDI Agreement for that particular program.

Section 6. Withdrawal, Termination, and Dissolution.

6.1 Any Member may withdraw as a Member of the Agency without the consent of the Board of Directors, provided that the withdrawing Member shall remain obligated (I) as provided in paragraph 9.7; (ii) under the terms and conditions of any outstanding System Development and Implementation Agreement to which the withdrawing Member is a party; and (iii) for any liabilities imposed by law. No Member may withdraw from the Agency while and so long as any Bonds of the Agency are outstanding, except as permitted by the resolution or resolutions authorizing the issuance of such Bonds. No Member may withdraw while and so long as any Bonds are outstanding, if such withdrawal would reduce the number of Members to less than three.

6.2 Any Member may withdraw pursuant to paragraph 6.1 of this Section only upon filing with the Secretary of the Agency no less than 180 days before the intended effective date of withdrawal a certified copy of an ordinance of the Member determining so to withdraw.

6.3 The Agency shall be dissolved and terminated (i) upon the withdrawal of one or more Members so as to reduce the number of Members to less than three; or (ii) upon the filing with the Secretary of the Agency of certified copies of ordinances of three-fifths (3/5) of the Members determining to dissolve and terminate the Agency.

6.4 Notwithstanding the provisions of paragraph.6.3, as long as any Bonds of the Agency are outstanding and unpaid, the Agency shall not dissolve and terminate.

6.5 Promptly upon any Member withdrawing from the Agency, or upon action having been taken to dissolve and terminate the Agency, that fact shall be certified by the Secretary of the Agency to the Illinois Secretary of State.

6.6 In addition to the withdrawal rights provided in Section 6.1:

(a) Any Member may withdraw from the Agency without the consent of the Board of Directors at any time prior to execution of a System Development and Implementation Agreement (SDI Agreement) by the Member without obligation, except that the Member shall be liable for the following costs: (i) the Member's initial capital contribution as set forth in Exhibit Two to the Agreement; (ii) any other capital contributions or charges assessed by the Board of Directors prior to the Member's withdrawal solely for the Agency's administrative or planning expenses; and (iii) any costs imposed under the second sentence of Section 9.7 of the Agreement;

(b) Any Member may withdrawal from the Agency without the consent of the Board of Directors at any time after execution of an SDI Agreement by the Member and prior to a formal determination by the Board of Directors to proceed with marketing and seeking a rating for any bond issue pursuant to said SDI Agreement without obligation, except that the Member shall be liable for: (i) any obligations agreed to by such Member in the SDI Agreement (excluding obligations with respect to bonds authorized to be issued pursuant to the SDI Agreement); and (ii) the obligations provided in (i), (ii) or (iii) of Section 6.6 (a);

(c) Notwithstanding the second and third sentences of Section 6.1 of this Agreement, any Member may withdrawal from the Agency without the consent of the Board of Directors at any time after execution of an SDI Agreement by the Member and the issuance of bonds by the Agency, provided, however, the Member shall be liable for: (i) its obligations under the SDI Agreement (including obligations with respect to the bonds which have been issued or are authorized to be issued), but not including payments with respect to any further bonds that are issued by the Agency pursuant to SDI Agreements executed after the Member withdraws as a Member; and (ii) the obligations provided in (i), (ii) or (iii) of Section 6.6 (a), provided that no withdrawal pursuant to this Section 6.6 shall result in a dissolution of the Agency pursuant to Section 6.3 while bonds of the Agency are outstanding; and

(d) For purposes of determining the date on which the Member shall be deemed to have withdrawn under this Section 6.6, the date on which the Notice of Withdrawal is received by the Agency shall be the date of withdrawal by the Member.

Section 7. Powers

7.1 In addition to any powers, and subject to any limitations, set forth elsewhere in the Agreement, the Agency shall have the following powers:

(a) To sue or be sued;

(b) To apply for and accept gifts, grants or loans of funds, property or financial or other aid from any public agency or private entity;

(c) To invest available funds as provided by law;

(d) To plan, finance, construct, reconstruct, acquire, own, lease as lessor or lessee, equip, extend, improve, manage, operate, maintain, repair and close any Waste Project and to take any and all action necessary or incidental thereto;

(e) To acquire, hold, sell, lease as lessor or lessee, lend, transfer or dispose of real or personal property, including intangible property, or interests therein, as it deems appropriate in the exercise of its powers, and to provide for the use thereof by any Members upon such terms and conditions and with such fees or, charges as it shall determine, and to mortgage, pledge or otherwise grant security interests in any such property;

(f) To make and execute all contracts and other instruments necessary or convenient to exercise of its powers, including System Development and Implementation Agreements with Members or with Customers;

(g) To adopt, amend and repeal ordinances, resolutions, rules and regulations with respect to its powers and functions and not inconsistent with section 3.2 of the Act or this Agreement, including, but not limited to the use of a Waste Project;

(h) To provide for the insurance, including self-insurance, of any property or operations of the Agency or of its Members, directors, officers and employees, against any risk or hazard, and to indemnify its Members, directors, officers and employees against any risk or hazard;

(i) To appoint, retain and employ officers, agents, independent contractors and employees to carry out its powers and functions hereunder and to fix their compensation and terms and conditions of employment;

(j) To make and execute any contract relating to a Waste Project with the federal or a state government or any agency thereof, with a Member or any unit of local government or with any person including, but not limited to, contracts which require:

(1) The contracting party to pay the Agency an agreed amount for the collection, transportation, transfer, processing, storage, treatment, disposal, recovery or re-use of a stated amount of Municipal Waste (whether or not the stated amount of waste is collected, transported, transferred, processed, stored, treated, disposed of, recovered or re-used), or pay all or a portion of the capital and operating expenses of a Waste Project;

(2) The contracting party make exclusive use of a Waste Project for collecting, transporting, transferring, processing, storing, treating, disposing, recovering, or re-using all or any portion of Municipal Waste over which the party has control;

(3) The abandonment, restriction or prohibition on completion or construction of competing waste projects by the contracting party;

(4) Specific provisions with respect to the collection, transportation, transfer, processing, storage, treatment, disposal, recovery and re-use of Municipal Waste; and

(5) Payment of fees and charges with respect to a Waste Project;

(k) To enter into contracts which provide or which may provide for compensation to areas affected by an Agency Waste Project;

(l) To enter into contracts with the community in which an Agency Waste Project is located controlling location, use, operation, maintenance and closing of a Waste Project;

(m) To create and fund reserves for the purpose of planning, constructing, reconstructing, financing, acquiring, owning, managing, insuring, leasing, equipping, extending, improving, operating, maintaining, repairing, and closing Waste Projects and/or the potential effects resulting from operating a Waste Project;

(n) To create, develop and implement plans for closing and re-use of sites on which Waste Projects are located, which plans may provide for various uses, including but not limited to, residential, recreational, commercial office, institutional, public and industrial uses. Such plans shall comply with all applicable local zoning;

(o) To prepare, submit and administer plans, and to participate in intergovernmental agreements, pursuant to the Disposal Act and the Planning and Recycling Act;

(p) To prescribe, fix, establish and collect fees, rentals or other charges from Members, Additional Members, Customers, licensees of Members or Customers, and franchisees of Members or Customers, sufficient to fund the planning, development, permitting,

construction, and operation of any Waste Project of the Agency including, but not limited to any costs or expenses incurred by the Agency in the exercise of its powers as set forth herein;

(q) To borrow money and, in evidence of its obligation to repay the borrowing, to issue Bonds for any of its corporate purposes, all as provided in the Act; and, for the purpose of securing and paying any Bonds, to pledge, assign or provide for a lien or security interest on (1) any or all revenues derived from the operation of a Waste Project, and investment earnings thereon; (2) proceeds of any of its Bonds and investment earnings thereon; (3) receipts of the Agency under any System Development and Implementation Agreements or any other contracts with any Member or Customer which provide that such receipts may be used for that purpose, and investment earnings on any such receipts; (4) amounts received from a bank, savings and loan association or other financial institution under a contract or other agreement to lend money or purchase obligations; (5) proceeds of any insurance policy or other contract of insurance; (6) awards from any condemnation or other eminent domain proceeding; (7) proceeds from the sale, lease or other disposition of any property; (8) any funds or accounts securing payment of Bonds, as established by the resolution authorizing the Bonds; and (9) any other amounts which by law may be applied to such obligations, all as and to the extent as provided by law and the resolution authorizing the issuance of the Bonds;

(r) To exercise any or all powers specifically granted to municipal joint action agencies by law;

(s) To exercise all other powers incident to the purposes and objectives of the Agency which may be provided for by law;

(t) To exercise any power with respect to the Municipal Waste of any Member or any Member's municipal waste system that may be delegated to it by that Member pursuant to law;

(u) To enter into agreements for the sale of any materials and energy recovered or produced in connection with the operation of any Waste Project and to apply the revenues derived therefrom to the expenses of operating and maintaining any Waste Project of the Agency, including all debt service, administrative·, operating, planning, permitting, development and maintenance costs and expenses, or any and other related costs of the Agency or any Waste Project of the Agency;

(v) To expend funds for administrative and incidental expenses including, but not limited to, clerical expenses, office supplies, travel expenses and operational supplies;

(w) To adopt By-Laws to govern the function and operation of the Agency;

(x) To review and, from time-to-time, prepare and recommend amendments to the Plan in furtherance of the Agency's responsibilities pursuant to this Agreement and applicable provisions of state law, as delegated by the County of Lake; and

(y) To make grants of money and render technical assistance to any Member or other party relative to matters of solid waste disposal.

7.2 The Agency shall have no taxing power.

7.3 Upon request from the Agency each Member shall formally consider the exercise of its power of eminent domain to obtain property, easements, rights-of-way or other interests in property within such Member's Jurisdiction which are necessary for, and consistent with, the implementation of the Plan adopted by each such Member and the purposes of the Agency. Should such Member favorably consider exercising said eminent domain power, the Agency shall be responsible for paying such Member for its costs and expenses incurred in the performance of its obligations pursuant to the terms hereunder, including any required payments to the owner(s) of such property, easements, rights-of-way, or other property interest.

Section 8. Governance

8.1 The Agency shall be governed and administered as provided in this Section and in the By-Laws, adopted pursuant to, and subject to the limitations of this Agreement.

8.2 The governing body of the Agency shall be the Board of Directors. There shall be one Director for each Member, who shall be appointed by vote of the corporate authorities of the Member and who at the time of appointment shall be: (i) the Mayor or President of a Member (if such Member is a municipality) or the Chairman of the Board (if such Member is the County); (ii) a Trustee, Councilperson, or Alderman (if such Member is a municipality) or a Board Member (if such Member is the County); or (iii) the chief administrative officer of the Member. The term of each initial Director shall begin when he or she is appointed and shall continue until April 30, 1993 or until his or her successor is appointed, whichever is earlier. Thereafter, all Directors shall be appointed for two-year terms expiring on April 30 of odd numbered years.

Except as provided in paragraph 8.4, a person serving as a Director shall serve until his or her term expires, and thereafter until his or her respective successor is appointed. Each Director shall have one vote on the Board of Directors.

8.3 Any Member may appoint one or more persons to serve as the Alternate Director. Any such appointee shall meet the qualifications for office as a Director established in paragraph 8.2, except in the case where a Member is unable to appoint such an appointee because it is impracticable because of size or time commitments. In that case a Member may appoint an Alternate Director who is a full time employee in an executive level position with the Member. An executive level position is generally intended to mean a person who is a department head or equivalent. The Alternate Director may attend any meeting of the Board of Directors and may vote as Director in the absence of the Director from that Member or if there is a vacancy in the position of Director from that Member. The term of the Alternate Direct shall be the same as the term of the Director from the appointing Member. Except as provided in paragraph 8.4, a person serving as Alternate Director shall serve until his or her term expires and thereafter until the successor is appointed.

8.4 All appointments of Directors and Alternate Directors shall be by ordinance or resolution of the corporate authorities of the appointing Member, a certified copy of which shall be filed with the Secretary of the Agency. Should any Director or Alternate Director cease to serve as the President, Mayor, Chairman, elected member of the corporate authorities or chief administrative officer of the appointing member, that person shall simultaneously cease to serve as Director or Alternate Director of the Agency and the position shall be vacant. Any vacancy in the office of Director or Alternate Director shall be filled by appointment by the Member with respect to which the vacancy exists. Directors and Alternate Directors shall receive no compensation for their service in this capacity but may be reimbursed by the Agency for reasonable and necessary expenses incurred in performance of their duties.

8.5 The Board of Directors shall elect one Director to serve as Chairman and another Director to serve as Vice-Chairman. The Chairman shall preside at all meetings of the Board of Directors. The Vice-Chairman shall preside over meetings of the Board of Directors in the Chairman's absence. The Board of Directors shall elect other persons, who need not be Directors, to the positions of Secretary and Treasurer and may elect other persons, who need not be Directors, to such other offices as the Board shall determine. The duties, terms of office, and

manner of selection of the officers shall be prescribed in the By-laws. The Board of' Directors may provide that any officer of the Agency who is not a Director may be compensated for service in such capacity.

8.6 The Board of Directors shall determine the general policy of the Agency, shall approve the annual budget, shall make all appropriations (which may include appropriations made at any time in addition to those made in any annual appropriation document), shall determine the admission of Additional Members, shall approve all System Development and Implementation Agreements, shall impose any charge on Members not provided for in a System Development and Implementation Agreement, shall adopt any ordinances or resolutions providing for the issuance of Bonds of the Agency, shall adopt the By-laws, rules and regulations of the Agency, shall undertake siting of all Waste Projects as required by law, and shall exercise such powers of the Agency and perform such duties as may be prescribed in the Act, this Agreement or the By-laws.

8.7 Except as a greater majority is otherwise provided in this Agreement or the By-laws, actions required by law or by this Agreement to be taken by the Board of Directors shall be taken by an affirmative vote of a majority of the then Directors.

8.8 Upon the written request of any Director, any matter with respect to the Agency shall be placed on the agenda of the Board of Directors.

8.9 There is established an Executive Committee of the Agency. The Executive Committee shall consist of nine (9) Directors. The Executive Committee shall be selected by vote of the Board of Directors of the Agency. The Executive Committee shall include the Director from the County of Lake as a permanent member, and two(2) persons who are Directors from Members in good standing, having a population of more than 30,000 persons. Population shall be determined on the basis of the most recent federal census as reported in the Illinois Counties and Municipalities, dated June 1, 1989, or as thereafter updated, and published by the Secretary of State of the State of Illinois. The remaining six (6) persons shall be elected from the remaining Directors of Members in good standing, without regard to population. The terms of office of members of the Executive Committee shall be established in the Bylaws. Whenever practicable, the Member shall appoint a Director to sit on the Executive Committee. With the consent of the Member, a specified Alternate Director for that Member may be elected to the Executive Committee on behalf of that Member. If the elected representative (Director or

Alternate Director) is unable to attend the Executive Committee Meeting(s), no such substitute shall be allowed to count towards a quorum or shall be allowed to vote at the Executive Committee Meeting(s). The Executive Committee may take any action with respect to the Agency which the Board of Directors is authorized to take, except the Board of Directors shall have the sole authority to: approve the annual budget; to make all appropriations; to adopt any ordinances or resolutions providing for the issues of Bonds; to adopt rules, regulations and By-laws of the Agency; to admit Additional Members; to approve all System Development and Implementation Agreements; to undertake siting of all Waste Projects; to impose any charge on Members not provided for in a System Development and Implementation Agreement; and to take such other action as may be reserved to it in the rules, regulations, By-laws or Ordinances of the Agency. Members of the Executive Committee shall not be compensated for their service in such capacity, but may be reimbursed for reasonable and necessary expenses incurred in performance of their duties.

Section 9. Rights and Responsibilities of Members.

9.1 The Members intend that operational expenses and debt service with respect to Bonds or Notes issued by the Agency with respect to any Waste Project shall be self-sustaining from revenues derived from the operation of such Waste Project, or from revenues derived from the operation the combined Waste Projects implemented by the Agency in accordance with the Plan. However, the Members intend this Section 9 to provide for a method to collect additional funds necessary for the accomplishment of the purposes of the Agency as prescribed herein.

9.2 The Board of Directors shall determine the costs to be paid by the respective Members as provided in this paragraph:

(a) With respect to capital costs of planning, acquiring, financing, constructing and equipping a Waste Project (or improvements or extensions to a Waste Project), the Agency may itself finance these costs from borrowed money or retained amounts and it may enter into System Development and Implementation Agreements providing for the other party to the System Development and Implementation Agreement to make capital contributions and payments to the Agency (at the times specified by the Board of Directors and in proportionate shares as provided in the system Development and Implementation Agreement). No System Development and Implementation Agreement with a Member shall be executed by the Agency

except upon authorization by a resolution or an ordinance approved by an affirmative vote of a majority of the then Directors.

(b) With respect to annual costs of operation and maintenance of the Agency, the Board of Directors shall establish cost-sharing charges for Members based upon usage of the Waste Projects in amounts sufficient to provide the funds required by the annual budget to the extent that such costs are not anticipated to be paid from other revenues of the Agency. Such costs shall be provided for in the System Development and Implementation Agreement between the Agency and a Member. Notwithstanding the foregoing , by an affirmative vote of 3/4 of the then Directors, the Board of Directors may establish from time to time charges with respect to Members for the Agency's annual budgeted expenditures which may be payable regardless of actual or estimated use of Waste Projects.

(c) Members shall appropriate their funds to pay their share of the costs of the Agency and to service their obligations related to the Agency. Members may use their credit, revenues and other resources including the power to borrow money, to incur debt and to issue and sell bonds, if necessary, to pay such costs and service such obligations as they individually determine, unless otherwise provided for in a System Development and Implementation Agreement.

9.3 Each Member shall be obligated to adopt an ordinance, consistent with State law and in substantially the form recommended by the Plan as adopted by the Members, providing for the regulation and enforcement of disposal of Solid Waste within its jurisdiction in furtherance of and consistent with the provisions of the Plan. Such ordinance shall be adopted by every Member on or before a date set by the Board of Directors.

9.4 Each Member shall be responsible for the enforcement within its Jurisdiction of any ordinance adopted by such Member as contemplated by this Agreement and shall diligently take such steps as are necessary, or as are consistent with any actions recommended by the Agency, to continually assure the enforcement of any such adopted ordinance, consistent with the provisions of State law. Each Member shall be responsible for the cost of administering and maintaining any such enforcement program.

9.5 (a) The Board of Directors may suspend the membership on the Board of Directors and the Executive Committee of any Member whose capital contributions and payments or charges for operation and maintenance due to the Agency, as determined by the

Board of Directors as provided in this Agreement, have not been paid in full within sixty days after demand by the Agency. A Member under suspension shall have no power to make or second motions or to vote either as a Member or through its Director or Alternate Director, nor shall it be counted for the purposes of the establishment of a quorum or the determination of the vote needed to pass or approve any matter coming before the Agency, the Board of Directors or the Executive Committee. A Member under suspension shall continue during its suspension to be responsible for its share of any unpaid contracts, debts and obligations incurred by the Agency. Upon payment of all amounts due the Agency under this Agreement, including those accrued during the suspension, a Member under suspension shall be reinstated to membership on the Board of Directors and the Executive Committee.

(b) The Agency may refuse access to a Waste Project to any Member whose contributions, payments and charges under this Agreement or any System Development and Implementation Agreement have not been paid within sixty days after billing by the Agency. Further, a reasonable penalty charge for late payments may be established and imposed by the Board of Directors.

9.6 The Agency shall not be liable for any liability or obligation incurred by any Member except as agreed by the Board of Directors or except pursuant to paragraph 7.3 of this Agreement.

9.7 Any withdrawing Member shall remain liable with respect to any contracts, debts and obligations incurred by the Member with respect to the Agency prior to the date of withdrawal, including any costs imposed on it as provided in paragraph 9.2 of this Agreement. Further, a withdrawing Member shall pay to the Agency in full at the time of withdrawal from the Agency an amount determined by the Agency to be sufficient to pay any and all additional direct costs occasioned to the Agency by reason of a Member's withdrawal. Payment by a withdrawing Member to the Agency of all amounts due upon withdrawal shall be a condition precedent to withdrawal.

9.8 If withdrawal of one or more Member results in dissolution and termination of the Agency as required by Section 6 of this Agreement, then the withdrawing Member shall participate in the dissolution of the Agency as set forth in paragraph 9.9 of this Agreement.

9.9 Upon the termination and dissolution of the Agency:

(a) All liabilities and obligations of the Agency shall be paid, satisfied and discharged, or adequate provisions made therefor; and

(b) The assets of the Agency remaining after dissolution shall be distributed among the members who had participated in the Agency within one year prior to such dissolution and termination as shall be determined by the Board of Directors, except as may be provided with respect to a Waste Project in a System Development and Implementation Agreement, after any setoff with respect to the provision for payment of that Member's shares of its contracts, debts and obligations to the Agency.

9.10 In the event of a default by any Member of the Agency of such Member's share of the amount of principal and/or interest (debt service payment) on any bonds issued by the Agency, any other Member's obligation shall be strictly limited to its contractual payment obligation as set forth in the SDI Agreement under which such bonds were issued (including, if applicable, any contractual step-up or similar obligation). No resolution adopted by the Agency authorizing the issuance of its bonds shall limit any Member's right to withdraw as set forth in new paragraph 6.6 above, nor shall it in any manner whatsoever increase the Member's contractual payment obligation beyond what is set forth in the SDI Agreement. In no event shall any bonds issued by the Agency carry the backing of the full faith and credit of any Member, but instead all bonds issued by the Agency shall state on their face that they are solely the bonds of the Agency, and the Members' obligations with respect to said bonds are strictly limited to their contractual payment obligations as set forth in the SDl Agreement executed by the Members of the Agency.

9.11 It is expressly understood by the Members and the Agency that a Member shall not be obligated for any costs under an SDI Agreement of any kind whatsoever unless the Member executed said SDI agreement.

Section 10. By-Laws

The Board of Directors shall adopt By-laws for the Agency which shall, among other matters, set forth provisions for the holding, notice, call and conduct of meetings of the Board of Directors and the Executive Committee, the adoption of annual budgets and appropriations, and entering into of contracts and purchases by the Agency, the adoption of regulations, approval of

amendment or updates to the Plan, or such other measures as are necessary to the performance of its obligations pursuant to this Agreement. The By-Laws may be adopted or amended only upon the affirmative vote of not less than 2/3 of the then Directors. The by-laws may provide additional requirements and procedures with respect to amendment of the by-laws.

Section 11. Amendment

This Agreement may be amended by written agreement of all Members, authorized by ordinances adopted by their respective corporate authorities, certified copies of which shall be filed with the Secretary of the Agency. Promptly upon there being any amendment to this Agreement, the Secretary of the Agency shall cause a copy of the amendment to be filed in the office of the Illinois Secretary of State, Index Division.

Section 12. Enforcement

The Agency, any Member of Members thereof, shall have the right to enforce this Agreement, the By-laws, a System Development and Implementation Agreement or any other agreement among or between the Agency and anyone or more Members against any Member and to compel payment of contributions and charges as provided in this Agreement, the By-laws, a System Development and Implementation Agreement or any other agreements. If suit is necessary to compel enforcement of provisions of this Agreement, the By-laws, a System Development and Implementation Agreement or any other such agreement or to compel payment of contributions and charges of the Agency, any Member or Members thereof, the prevailing party shall have its reasonable legal fees and costs pertaining to the suit, paid for in such amount as determined by the court.

Section 13. Effective Date

This Agreement shall become effective upon execution at Closing (the "Effective Date"). Closing shall occur: (i) on the date ten (10) days after twenty (20) Members have adopted and published ordinances authorizing execution of this Agreement; or (ii) on such-later date as the Original Members shall determine, but in no event shall closing occur prior to August 1, 1990. A certified copy of said ordinances shall be provided to the Lake County Administrator.

Section 14. Filing with Secretary of State

Promptly upon this Agreement becoming effective, a copy of this Agreement shall be filed with the Illinois Secretary of State, Index Division.

Section 15. Organization of the Agency

Simultaneously with the execution of this Agreement by a Member it shall make its appointments to the Board of Directors. Within thirty days of the effective date of this Agreement the Board of Directors shall meet and as soon as may be practicable shall elect the Executive Committee and officers of the Agency and adopt such By-laws as may be appropriate.

Section 16. Non-Waiver

Nothing in this Agreement shall be construed as a waiver of any power granted by law to a Member with respect to the location and operation of a Waste Project of the Agency within the corporate limits of the Member.

Section 17. Severability

If any provision of this Agreement shall be held illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect other provisions of this Agreement which can be given effect without the illegal, invalid or unenforceable provision and to this end, the provisions of this Agreement are severable.

Section 18. Execution in Several Counterparts

This Agreement may be executed in any number of counterparts each of which shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the Agency and the Members or Additional Members shall preserve undestroyed, shall together constitute but one and the same instrument.

In Witness WHEREOF, the undersigned have caused this agreement to be executed in their respective names, and have caused this Agreement to be attested, all y their duly authorized officers and representatives, and have caused this Agreement to be dated as if the date and year first written above.

_____ _____

NAME OF JURISDICTION MAYOR OR PRESIDENT

_____

ATTEST

EXHIBIT ONE

Eligible Municipalities under Agency Agreement
paragraphs 5.2 and 5.3(a)

Village of Antioch
Village of Bannockburn
Village of Barrington
Village of Barrington Hills
Village of Beach Park
Village of Buffalo Grove
Village of Deer Park
Village of Deerfield
Village of Fox Lake
Village of Fox River Valley Gardens
Village of Grayslake
Village of Green Oaks
Village of Gurnee
Village of Hainesville
Village of Hawthorn Woods
City of Highland Park
City of Highwood
Village of Indian Creek
Village of Island Lake
Village of Kildeer
Village of Lake Barrington
Village of Lake Bluff
City of Lake Forest
Village of Lake Villa
Village of Lake Zurich
Village of Lakemoor
Village of Libertyville
Village of Lincolnshire
Village of Lindenhurst
Village of Long Grove
Village of Mettawa
Village of Mundelein
Village of North Barrington
City of North Chicago
Village of Old Mill Creek
City of Park City
Village of Riverwoods
Village of Round Lake
Village of Round Lake Beach
Village of Round Lake Heights
Village of Round Lake Park
Village of Third Lake
Village of Tower Lakes
Village of Vernon Hills
Village of Wadsworth
Village of Wauconda
City of Waukegan
Village of Wheeling
Village of Winthrop Harbor
City of Zion

EXHIBIT TWO

Initial Capital Contribution Schedule under Agency Agreement paragraph 5.3

Member's Population Based on the most recent federal census or if available, a more recent corrected, revised or, special census as reported in Illinois Counties and Incorporated Municipalities, dated June 1, 1989 and published by the Secretary of state the State of Illinois	Amount of Initial Capital Contribution
Less than 5,000	$ 5,000.00
Above 5,000 to 10,000	7,500.00
Above 10,000 to 15,000	10,000.00
Above 15,000 to 20,000	12,500.00
Above 20,000 to 25,000	15,000.00
Above 25,000 to 30,000	17,500.00
Above 30,000 to 35,000	20,000.00
Above 35,000 to 40,000	22,500.00
Above 40,000	25,000.00

Item No. 3J

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of a Resolution to Purchase a Replacement Police Department Community Service Officer Vehicle
Staff Recommendation:	Approve Resolution
Staff Contact:	Paul Kendzior, P.E., C.F.M., Director of Public Works

---

Background: The Fiscal Year 2021/22 Annual Budget provides $40,000 in the Fleet Services Vehicle Replacement Fund (Account #30-0000-6-782) for the purchase of a Police Department Community Service Officer (CSO) vehicle. The current CSO vehicle is a "washdown." The proposed replacement vehicle will be a 2021 Ford F150 4x4 Police Responder Pickup Truck. The Village participates in a Joint Purchasing Program through the Suburban Purchasing Cooperative. Sutton Ford of Matteson, IL provided the lowest price of $37,861 for the new vehicle. The local dealer, Napleton Ford, no longer supplies government pricing on vehicles and does not have a commercial sales staff at the Libertyville location.

The vehicle aftermarket equipment: radio, computer, lighting controller and additional lights will be installed by Havey Communications and is funded through the Fleet Services Vehicle Parts Account (#30-0000-5-714).

Staff recommends adoption of the attached resolution to approve the purchase of the 2021 Ford F150 4x4 Police Responder Pickup Truck Police Department CSO vehicle from Sutton Ford of Matteson, IL in the amount of $37,861and authorize the execution of the purchase by the Village Administrator.

RESOLUTION NO. 21-R-_____

A RESOLUTION TO PURCHASE A POLICE DEPARTMENT
COMMUNITY SERVICE OFFICER 2021 FORD F150 4X4
POLICE RESPONDER VEHICLE FROM
SUTTON FORD OF MATTESON, IL

WHEREAS, The Village of Libertyville's Fiscal Year 2021/22 Annual Budget provides $40,000 in the Fleet Services Vehicle Replacement Fund (Account #30-0000-6-782) for the replacement of a Police Department Community Service Officer vehicle; and

WHEREAS, The Village of Libertyville is recommending the purchase of a new 2021 Ford F150 4x4 Police Responder Pickup Truck from Sutton Ford of Matteson, IL who provided the lowest price through the Suburban Purchasing Cooperative Quote as shown in Exhibit A and by this reference incorporated herein to this Resolution; and

WHEREAS, Sutton Ford of Matteson, IL has provided the price of $37,861 for the replacement vehicle; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby incorporated and fully set forth as findings of the President and Board of Trustees.

SECTION 2: The Village of Libertyville Board of Trustees approves the purchase of a 2021 Ford F150 4x4 Police Responder Pickup Truck from Sutton Ford of Matteson, IL in the amount of $37,861.

SECTION 3: The Village of Libertyville Board of Trustees authorizes the Village Administrator to execute the purchase with Sutton Ford of Matteson, IL for a replacement 2021 Ford F150 4x4 Police Responder Pickup Truck.

SECTION 4: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED this _____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

Exhibit A
Suburban Purchasing Cooperative Quote

Capital Plan

Data in Year 2022

Village of Libertyville, Illinois

Project # PD-FLEET-002
Project Name CSO Vehicles

Type Equipment
Useful Life 5 years
Category Vehicles
Project Scope Annual Program

Department Police Department
Contact Police Chief
Priority 2 Important

Total Project Cost: $80,000

Description

Replace two CSO vehicles with pick-up trucks

Justification

Replace two CSO vehicles with pick-up trucks. Both current CSO vehicles are wash down vehicles. CSO's need more room for their gear and stray animals.

Expenditures	2022	2023	2024	2025	2026	Total
Equip/Vehicles/Furnishings	40,000	40,000				80,000
Total	**40,000**	**40,000**				**80,000**

Funding Sources	2022	2023	2024	2025	2026	Total
Vehicle Maintenance and Replacement Service Fund	40,000	40,000				80,000
Total	**40,000**	**40,000**				**80,000**

Budget Impact/Other

Staff estimates a aggregate reduction in operating expenditures of $4,000 over the next five years.

Budget Items	2022	2023	2024	2025	2026	Total
Maintenance	-800	-800	-800	-800	-800	-4,000
Total	**-800**	**-800**	**-800**	**-800**	**-800**	**-4,000**

SPC
SUBURBAN PURCHASING
COOPERATIVE

2021 Ford F-150 4x4 Police Responder

Contract # 179

Sutton Ford | COMMERCIAL & FLEET

www.suttontrucks.com

Contact: Brian Tarpo, Municipal Accounts Manager
Phone: 708-720-8008
Email: btarpo@suttonford.com

Please contact us with any questions or to learn about upfitting and municipal leasing options.

2021 Ford F-150 Police Responder 4x4

SPC Contract # 179

Base Price: $34,472.00

Sutton Ford | COMMERCIAL & FLEET

Please enter the following:

Agency Name & Address: Village of Libertyville
118 w Cook Ave Libertyville IL 60048

Contact Name: Steve Elliott

Phone Number: (847) 918-2072

Purchase Order Number:

Total Dollar Amount: $37,861

Total Number of Units: 1

Tax Exempt Number: E9995-7647-07

Delivery Address: 600 North Ave Libertyville IL 60048

Please Submit P.O. & Tax Exempt Letter with Vehicle Order:

Sutton Ford Commercial Truck Center
21315 Central Ave.
Matteson, IL 60443
Contact: Brian Tarpo
Phone: (708)720-8008
Fax: (708)720-4305
Email: btarpo@suttonford.com

If We Have Missed an Option, Please Contact Our Office

2021 F-150 POLICE RESPONDER
SUPERCREW® FLEET ONLY
STANDARD EQUIPMENT

MODEL/SERIES/AVAILABILITY
- 1 Available Pursuit Rated Model
- 3.5L V6 EcoBoost® 4x4 145" WB

MECHANICAL
- Two-Speed Automatic Torque on Demand 4WD with Neutral Towing Capability (Includes 4A mode for Set and Forget)
- Alternator – 240 amp
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- Class IV Trailer Hitch (incl. Smart Trailer Tow Connector, 4-pin/7-pin wiring, Class IV trailer hitch receiver)
- Electric Parking Brake
- Electronic Ten-Speed Automatic Transmission with Selectable Drive Modes: Normal/Tow-Haul/Snow-Wet/EcoSelect/Sport
- Engine Hour Meter
- Engine Idle-Hour Meter
- Fail-Safe Cooling
- Jack
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate
- Upgraded Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

EXTERIOR
★ Badges – Tailgate
  - — Police Responder
  - — EcoBoost Badge
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp (CHMSL)
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank – Standard Range 26 Gallon
- Fully Boxed Steel Frame
- Grille – Black Two Bar Style with Black Nostrils and Black Surround
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Power Glass with Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier – Rear Under Frame
- Spare Tire/Wheel Lock
- Stone Cuffs, Front & Rear
- Tailgate – removable

★ Tires – LT265/70R 18 BSW (A/T)
- Trailer Sway Control
- Trailer Towing – 4-pin/7-pin wiring, Class IV trailer hitch receiver

★ Wheels – 18" Six-Spoke Silver Aluminum
- Wipers – Intermittent speed

INTERIOR/COMFORT
- 1st Row Power Windows
- 2nd Row Power Windows
- 4" Productivity Screen in Instrument Cluster

★ 8" Center-stack Screen Touchscreen w/Audio Controls
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Black Vinyl Floor Covering
- Cruise Control
- Red/White Task Lighting in Overhead Console
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
  - — Front – A-Pillar, Driver and Passenger Side
  - — Rear – B-Pillar
- Horn – Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Power Door Locks
- Powerpoint (2) 12V – Front
- Rear Driver-side/Passenger-side Solar Tint
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plate, Driver and Front-Passenger Doors
- Seat, Front
  - — Police-grade heavy-duty cloth 40/blank/40 with reduced bolsters
  - — 8-Way power driver/manual passenger
  - — Built-in steel intrusion plates in both front-seatbacks

INTERIOR/COMFORT (continued)
- Seat, Rear – Vinyl, 60/40 flip-up split seat with elongated cushion
- Speedometer – Calibrated (includes digital readout)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Universal Top Tray – Center of I/P for mounting aftermarket equipment
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY
- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
  - — Driver and Passenger Front Airbags
  - — Driver and Passenger Seat-Mounted Side Airbags
  - — Safety Canopy® Side-Curtain Airbags (1st and 2nd row coverage)
- Autolock
- Door Lock Cylinders (Front Driver/Passenger door)
- Halogen Headlamps
- Illuminated Entry
- Perimeter Anti-Theft Alarm
- Rainlamp Wiper Activated Headlamps
- Seat Belts, Active Restraint System (ARS). Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Simple Fleet Key – (Inner-milled, w/o microchip, easy to replace; 4-keys)
- Tire Pressure Monitoring System (TPMS)

Note: F-150 Police Responder was designed and developed to meet the same federal fuel system crash standards as retail vehicles and other manufacturers' police vehicles. Ford Police Interceptors are the only vehicles on the market designed for the 75 mph rear-impact crash test.

DRIVER ASSIST TECHNOLOGY
- Autolamp – Auto On/Off Headlamps
- Rear View Camera with Dynamic Hitch Assist

★ Reverse Sensing System
- Hill Start Assist

★ SYNC® 4
  - — 8" LCD Capacitive Touchscreen with Swipe Capability
  - — Wireless Phone Connection
  - — Cloud Connected
  - — AppLink® w/ App Catalog
  - — 911 Assist®
  - — Apple CarPlay® and Android Auto™ Compatibility
  - — Digital Owner's Manual
  - — Wireless Software Updates Capability

FUNCTIONAL
- AM/FM Stereo – 6 speakers
- Fleet Telematics Modem
  - — Allows data to be provided to support Ford Telematics™ and Data Services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://www.commercialsolutions.ford.com or call 1-833-811-FORD (3673).
- Rear power lug located underneath rear seat to accommodate Police upfitting; One (1) 80 amp battery ground circuit

FX4 OFF-ROAD PACKAGE
- 3.31 Electronic-locking rear-axle
- Hill Descent Control™
- Off-Road tuned front shock absorbers
- Skid plates: fuel tank, transfer case and front differential

WARRANTY
- 3 Year / 36,000 Miles Bumper / Bumper

POWERTRAIN CARE EXTENDED SERVICE PLAN
- 5-Year/100,000-mile Powertrain CARE Extended Service Plan (zero deductible) – Standard

Product Changes and Features Availability

Features, options and package content subject to change.

★ = New for this model year

Optional Equipment and Upfitting

Please Check Box by Options
Additional Upfitting Available

Contact: Brian Tarpo
Phone: 708-720-8008
Email: btarpo@suttonford.com

Base Price: $34,472.00

Options: Functional

☐	53A	Trailer Tow Package- Includes Pro Trailer Backup Assist (54Y/59S Trailer Tow Mirrors and 67T Integrated Brake Controller Sold Separate)	$916.00
☐	17T	Tow Technology Package (req. Trailer Tow Package 53A) -Includes Integrated Brake Controller -Smart Trailer Tow Connector -Trailer Reverse Guidance -Includes 360-degree Camera Requires Mirror 54R	$805.00
☐	41A	Badge Delete -Removes Rear Police Responder Badge	NC
☒	91B	BLIS-Blind Spot Monitoring with Cross-traffic Alert	$538.00
☐	435	Power-Sliding Rear- Window -Req. rear window privacy glass/rear window defroster (924/57Q)	$320.00
☒	60C	Pre-Collision Assist with Pedestrian Detection	$132.00
☐	54R	Dual Power Glass/Manual Folding Mirrors w/ Heat/Turn—XL (requires 53A and 924/57Q)	$280
☐	47R	Floor Liner-Tray Style (req. either Interior Upgrade Package (61A) or Color-coordinated Carpet (168))	$185.00
☐	168	Color-coordinated Carpet w/Carpeted Matching Floor Mats	$132.00
☐	61A	Interior Upgrade Package -Floor Console without shifter Note; Maintains Column Shifter -Color-coordinated Carpet w/Carpeted Matching Floor Mats -Cloth Seats-Police-Grade, Heavy-Duty Cloth-Front and Rear	$542.00
☐	85H	Backup Alarm System	$115.00
☒	18B	Platform Running Boards	$231.00
☐	63S	Box Side Steps	$299.00
☐	55B	BoxLink (Includes 4 Premium Locking Cleats)	$73.00
☒	17C	Chrome Bumpers (Requires 595 Fog Lights)	$161.00
☒	942	Daytime Running Lamps	$41.00
☐	41H	Engine Block Heater	$83.00
☒	595	Fog Lamps	$128.00

☐	63E	Foldable Pickup Box Extender	$231.00
☒	67T	Integrated Trailer Brake Controller	$253.00
☐	54R/59S/17T	Manual-folding, Power Glass Sideview Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, LED Sideview mirror lights and Black Skull Caps (incl. interior auto-dimming rearview mirror) (Req. Tow Technology Package (17T)) Note: LED sideview mirror lights are not directional police spot lamps	$1,245.00
☐	54Y/59S	Manual-Folding, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, Auto-Dimming, High-Intensity LED Approach Lamps, LED Security Approach Lamps (Requires 924/57Q)	$525.00
☐	50M	Interior Work Surface (req. Interior Upgrade Package (61A)) -Positional flat work space in the console that provides comfortable support by raising, rotating or sliding forward to either the driver or Passenger sides.	$150.00
☒	47P	Police Engine Idle Feature - Allows the key to be removed from ignition while vehicle remains idling.	$236.00
☐	61P	Power Passenger Seat 10 Way	$272.00
☒	924/57Q	Rear Window Fixed Privacy Glass with Defroster	$295.00
☐	96L	Rear Wheel Arch Liner	$164.00
☐	524/582	SYNC® 4 with Enhanced Voice Recognition • 8" LCD Capacitive Touchscreen with Swipe Capability • Ford Digital Assistant • Connected Navigation (w/Free 90-Day Trial)	$297.00
☐	63T	Tailgate Step (with Tailgate Lift Assist)	$345.00
☐	96J	Tonneau Pickup Box Cover – Retractable (NA with Stowable Loading Ramps (90R), Aluminum Crossbed Storage Toolbox by Weather Guard (90B/90P), Bed Divider and Bedliner – Plastic drop-in (96P))	$1,545
☐	62E	Keyed Alike – 1435x	$46.00
☒	62B	Keyed Alike – 1284x	$46.00
☐	62D	Keyed Alike – 0135x	$46.00
☐	62F	Keyed Alike – 0576x	$46.00
☐	62J	Keyed Alike – 1111x	$46.00
☐	62C	Keyed Alike – 1294x	$46.00
☐	62G	Keyed Alike – 0151x	$46.00
☐	67P	Remote Keyless-Entry Key Fob (w/o Keypad, less PATS) – (Includes 4-Key Fobs) Note: Available with Keyed Alike. However, key fobs are "not" fobbed alike when ordered with Keyed Alike	$310.00
☐	90D	Bed Divider (Requires 55B with 90R)	$272.00
☐	96X	Tonneau Pickup Box Cover-Hard (N/A with 90R, not sealed from dust or moisture)	$946.00
☐	96T	Tonneau Pickup Box Cover-Soft (N/A with 90R, not sealed from dust or moisture)	$483.00
☐	96P	Drop-in Bedliner	$323.00

☐	94R	Red/Blue LED Warning Strobes- 2 LED warning lights visible on either side of stop light bars and 2 LED lights visible between lower windshield and hood (N/A with 94S)	$667.00
☐	94S	Amber LED Warning Strobes- 2 LED warning lights visible on either side of stop light bars and 2 LED lights visible between lower windshield and hood (N/A with 94S)	$621.00
☒	96W	Spray-in Bedliner	$548.00
☐	90R	Stowable Loading Ramps (Requires 55B; N/A with 90B and 96T)	$548.00
☒		Rustproofing	$375.00
☐		Extra Key Fob	$295.00
☐		Detailed CD Rom Shop Manual	$325.00
☒		License and Title- M Pates (Shipped)	$255.00
☒		Delivery	$150.00

Options: Interior Seat Color

☒		Medium Earth Gray	N/C

Options: Paint

☐	D1	Stone Gray	N/C
☐	M7	Carbonized Gray	N/C
☐	HX	Antimatter Blue	N/C
☐	E7	Velocity Blue	N/C
☐	PQ	Race Red	N/C
☐	UM	Agate Black	N/C
☐	JS	Iconic Silver	N/C
☒	YZ	Oxford White	N/C

Agenda Item No. 3K

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of an Ordinance Granting a Variation From Section 26-11-13(c)(3) of the Libertyville Zoning Code for a Freestanding Business Sign (1050 S. Milwaukee Avenue) - Napleton Properties, LLC, Applicant
Staff Recommendation:	Approve Ordinance
Staff Contact:	John P. Spoden, Director of Community Development

Background: The attached ordinance would grant a variation from Section 26-11-13(c)(3) of the Libertyville Zoning Code for a freestanding business sign at 1050 S. Milwaukee Avenue. The Village Board approved this request at their April 27, 2021 meeting with the understanding that an ordinance would be drafted for the Village Board to approve at their May 11, 2021 meeting.

Staff recommends the Village Board approve the attached ordinance.

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 21-O-_____

AN ORDINANCE GRANTING A VARIATION
FROM SECTION 26-11-13(c)(3) OF THE LIBERTYVILLE
ZONING CODE FOR A FREESTANDING BUSINESS SIGN
(1050 S. Milwaukee Avenue)

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
this _____ day of _____, 2021.

Published in pamphlet form by direction
and authority of the Village of Libertyville
Lake County, Illinois
this _____ day of _____, 2021.

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 21-O-_____

AN ORDINANCE GRANTING A VARIATION
FROM SECTION 26-11-13(c)(3) OF THE LIBERTYVILLE
ZONING CODE FOR A FREESTANDING BUSINESS SIGN
(1050 S. Milwaukee Avenue)

WHEREAS, Napleton Properties, LLC (***"Owner"***) is the owner of that certain parcel of real property located at 1050 S. Milwaukee Avenue, Libertyville, Illinois, located in the C-5 Vehicle Dealer Commercial Zoning District of the Village (***"C-5 District"***), and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Property"***); and

WHEREAS, the Property is improved and uses as an automobile dealership; and

WHEREAS, pursuant to Section 26-11-13(c)(3) of the "Libertyville Zoning Code," as amended (***"Zoning Code"***), the maximum surface area of a freestanding business sign in the C-5 District may not exceed 140 square feet per sign face or 280 square feet for zoning lot; and

WHEREAS, the Owner desires to install a freestanding monument sign on the Property with a gross surface are of 248 square feet per sign face, in violation of Section 26-11-13(c)(3) of the Zoning Code (***"Proposed Sign"***); and

WHEREAS, the Owner has filed an application with the Village for a variation from Section 26-11-13(c)(3) of the Zoning Code to permit the installation of the Proposed Sign on the Property (***"Requested Variation"***); and

WHEREAS, a public hearing of the Zoning Board of Appeals of the Village to consider approval of the Requested Variation was duly advertised in the *Daily Herald* on January 8, 2021, opened on January 25, 2021, and concluded on April 12, 2021; and

WHEREAS, on April 27, 2021, the Zoning Board of Appeals made findings and recommendations in support of the Requested Variation, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variation meets the required standards for variations set forth in Article 16 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Variation, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: Approval of Requested Variation. In accordance with, and pursuant to, Article 16 of the Zoning Code, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the President and Board of Trustees of the Village of Libertyville hereby grant a variation from Section 26-11-13(c)(3) of the Zoning Code to increase the maximum permitted gross surface area for the Proposed Sign, from 140 square feet to 248 square feet per sign face.

SECTION 3: Conditions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Proposed Sign and the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the

Proposed Sign and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Community Development or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Sign and the Property must comply with the plans titled Architectural Site Plan Sheet A-1.0, prepared by Linden Group, consisting of one (1) sheet, with a latest revision date of April 7, 2020; plans titled Cadillac 30' Monolith, prepared by AGI, consisting of one (1) sheet, with a latest revision date of August 24, 2020; and plans titled Landscaping at Proposed Sign, prepared by JMR Landscaping LLC, consisting of one (1) sheet, with a latest revision date of March 1, 2021 (***"Plans"***), which plans are attached to, and by this reference incorporated into this Ordinance, as **Exhibit B**.

C. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Owner must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Owner will be liable for, and must pay upon demand, all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 4: Recordation; Binding Effect. A copy of this Ordinance will be recorded with the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Owner and its heirs, representatives, successors, and assigns.

SECTION 5: Failure to Comply with Conditions. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section Two of this Ordinance will, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section Two of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the C-5 District, and the applicable provisions of the Zoning Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Administrator and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: Amendments. Any amendments to the approval granted in Section 2 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 7: Severability. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance will remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as

may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8: Effective Date.

A. This Ordinance will be effective only upon the occurrence of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this _____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

THAT PART OF LOT 13 IN ERNST HECHT ESTATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GOLF ROAD AND THE EAST RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, SAID POINT BEING 521.10 FEET NORTHERLYOF THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 IN SAID SUBDIVISION, AS MEASURED ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE, 400.00 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, 530.00 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE, 400.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE 530.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES AND ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED AS DOCUNSENT 2281220), IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

BEING A SUBDIVISION OF PART RANGE 11, EAST OF THE THIRD THAT PART OF LOT 13 IN ERNST HECHT ESTATE SUBDIVISION, OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF MILWAUKEE AVENUE, SAID POINT BEING 921.10 FEET NORTHERLY OF THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 IN SAID SUBDIVISION, AS MEASURED ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, 100.00 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, 225.00 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE, 100.00 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE 225.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES , IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM THAT PART OF LOT 13 IN ERNST HECHT ESTATE SUBDIVISION, DESCRIBED ABOVE, WHICH EASEMENT AREA IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF GOLF ROAD AT A POINT 530.00 FEET EASTERLY FROM THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY OF GOLF ROAD AND THE EASTERLY RIGHT-OF-WAY OF MILWAUKEE AVENUE, SAID POINT OF INTERSECTION BEING 521.10 FEET NORTHERLY OF THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 IN SAID SUBDIVISION, AS MEASURED ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG A

LINE PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, 400.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GOLF ROAD 51.54 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, 400.0 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF GOLF ROAD; THENCE WESTERLY ALONG SAID NORTH LINE 51.54 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, AS GRANTED BY INSTRUMENT DATED OCTOBER 8, 1970 AND RECORDED OCTOBER 10, 1970, AS DOCUMENT 1477684, IN LAKE COUNTY, ILLINOIS.

Address: 1050 S. Milwaukee Avenue, Libertyville, Illinois
PIN: 11-21-416-042

EXHIBIT B

PLANS

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Libertyville, Illinois (***"Village"***):

WHEREAS, Napleton Properties, LLC (the ***"Owner"***) is the owner of that certain parcel of real property commonly known as 1050 S. Milwaukee Avenue, in the Village (***"Property"***); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees on _____, 2021 (***"Ordinance"***), grants a variation to the Owner in connection with the installation of a freestanding business sign on the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to, accepts, consents to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variation for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variation for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2021

ATTEST:

By: _____

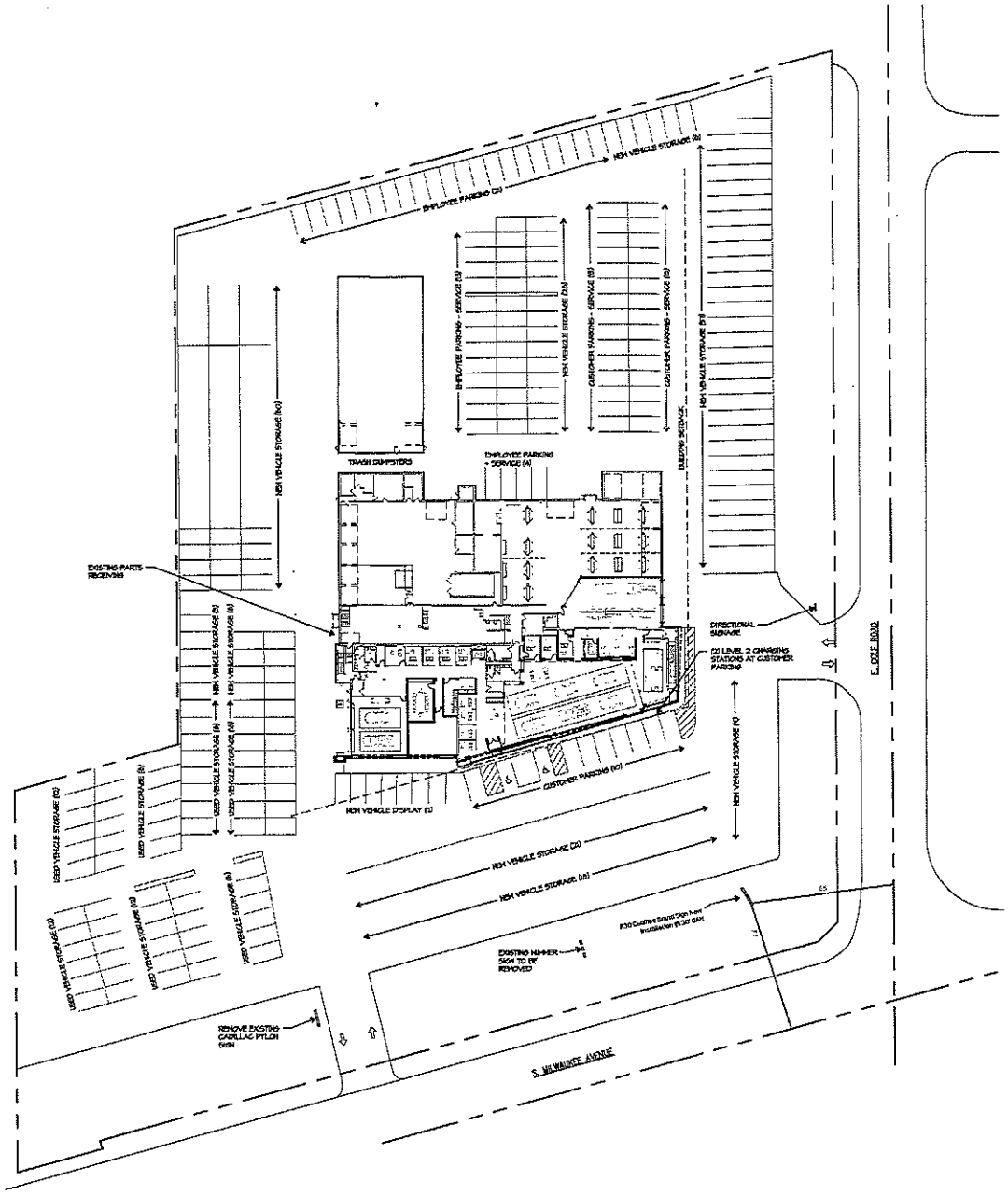
Its: _____

NAPLETON PROPERTIES, LLC

By: _____

Its: _____

SITE PARKING / INVENTORY COUNT		
	REQUIRED	PROVIDED
	UNITS	UNITS
NEW VEHICLE DISPLAY	5	7
NEW VEHICLE STORAGE	177	227
TOTAL VEHICLES	150	234
USED VEHICLE DISPLAY	70	72
CUSTOMER PARKING NEW/USED	9	10
CUSTOMER PARKING SERVICE	29	30
TOTAL CUSTOMER PARKING	38	40
GENERAL EMPLOYEE PARKING	20	20
SERVICE EMPLOYEE PARKING	15	15



N E W

ARCHITECTURAL SITE PLAN

1" = 20'-0"

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
15100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60462
(708) 799-4500
WWW.LINDENGROUP-C.COM

Napleton Auto Group.jpg

Dealership Remodeling for:

NAPLETON LIBERTYVILLE CADILLAC

1050 S. Milwaukee Avenue
Libertyville, Illinois 60048

DATE	DRAWN	DESCRIPTION
12/13/2019	GWT	ECC/PLAN SESSION MEETING
12/19/2019	GWT	ISSUED FOR CADILLAC PRELIMINARY REVIEW
12/19/2019	GWT	ISSUED FOR CADILLAC PRELIMINARY REVIEW
01/13/2020	GWT	ISSUED FOR DTR - DPI REVIEW
02/18/2020	GWT	DPI REVIEW COMMENTS
03/26/2020	AUG	ISSUED FOR DTR - DPI REVIEW
04/07/2020	GWT	ISSUED FOR DTR - DPI REVIEW

2019-0158
PROJECT NUMBER

04-07-2020
DATE

KWY, AUG
DRAWN BY | FINAL REVIEW BY

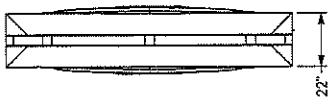
ARCHITECTURAL SITE PLAN

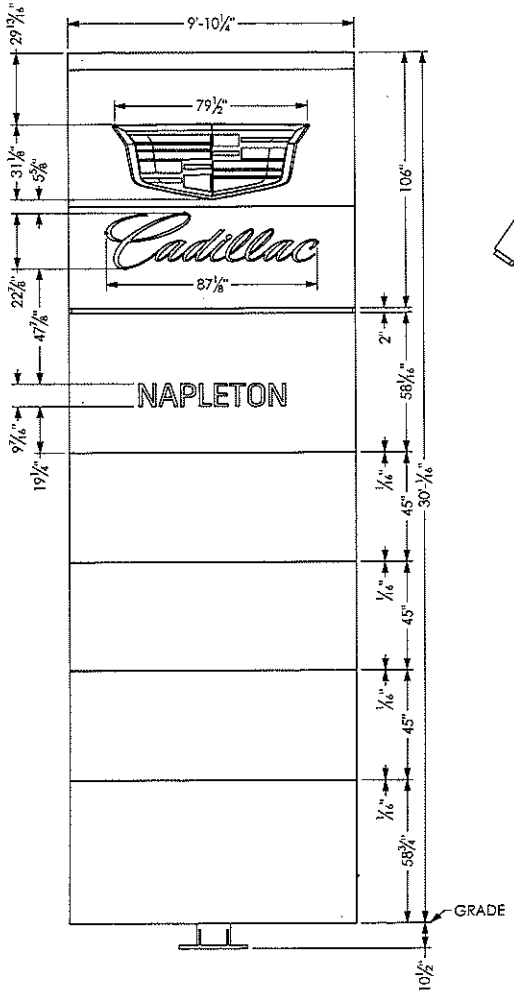
SHEET NAME

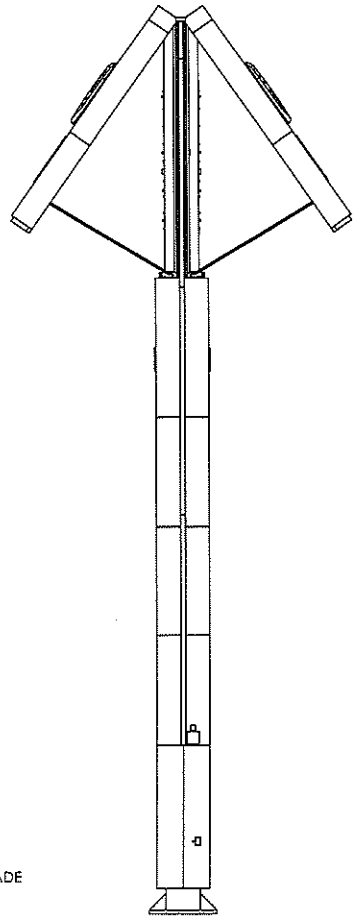
A-1.0
SHEET

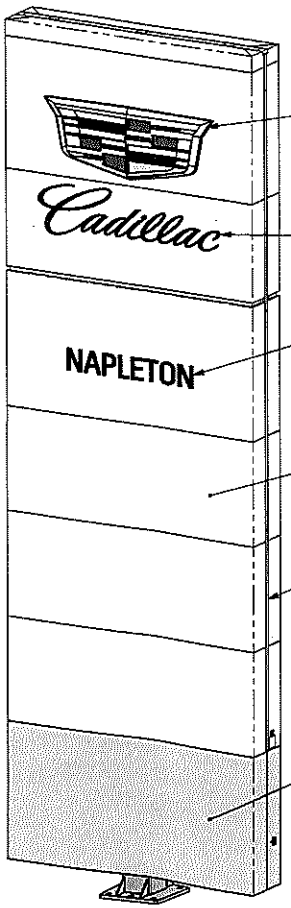
248 Square feet

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	43258	INITIAL RELEASE	8/24/2020	BR









LOGO IS ROUTED & PUSHED THRU, THERMOFORMED ACRYLIC LOGO WITH SURFACE APPLIED DARK OIKE (BAI-M75) CHROME VINYL & FULL COLOR DIGITAL PRINTS ON INSERTS

SCRIPT IS ROUTED & PUSHED THRU, CLEAR ACRYLIC LOGO WITH SURFACE APPLIED 3M #3635-0171 DAY/NIGHT VINYL

COPY IS ROUTED & PUSHED THRU, CLEAR ACRYLIC LOGO WITH SURFACE APPLIED 3M #3635-0171 DAY/NIGHT VINYL COPY STYLE IS 'CADILLAC SANS A BOOK'

4mm 'APOLIC CPW WHITE' ACM PANELS

TRANSLUCENT WHITE #7328 ACRYLIC SIDE LIGHT LENS WITH SHIPLAP SEAMS

4mm 'APOLIC MICA SILVER MNC' ACM PANELS (4CPW3.5)

Program/Customer:	CADILLAC
Interior/Exterior:	EXTERIOR
Sign Type:	MONOLITH
Engineer:	MATT SMITH
Windspeed:	115 MPH IBC 2012
Illumination:	ILLUMINATED
Voltage:	

AGI

Description: 30' MONOLITH

Part Number: GM-CAD-P30-115

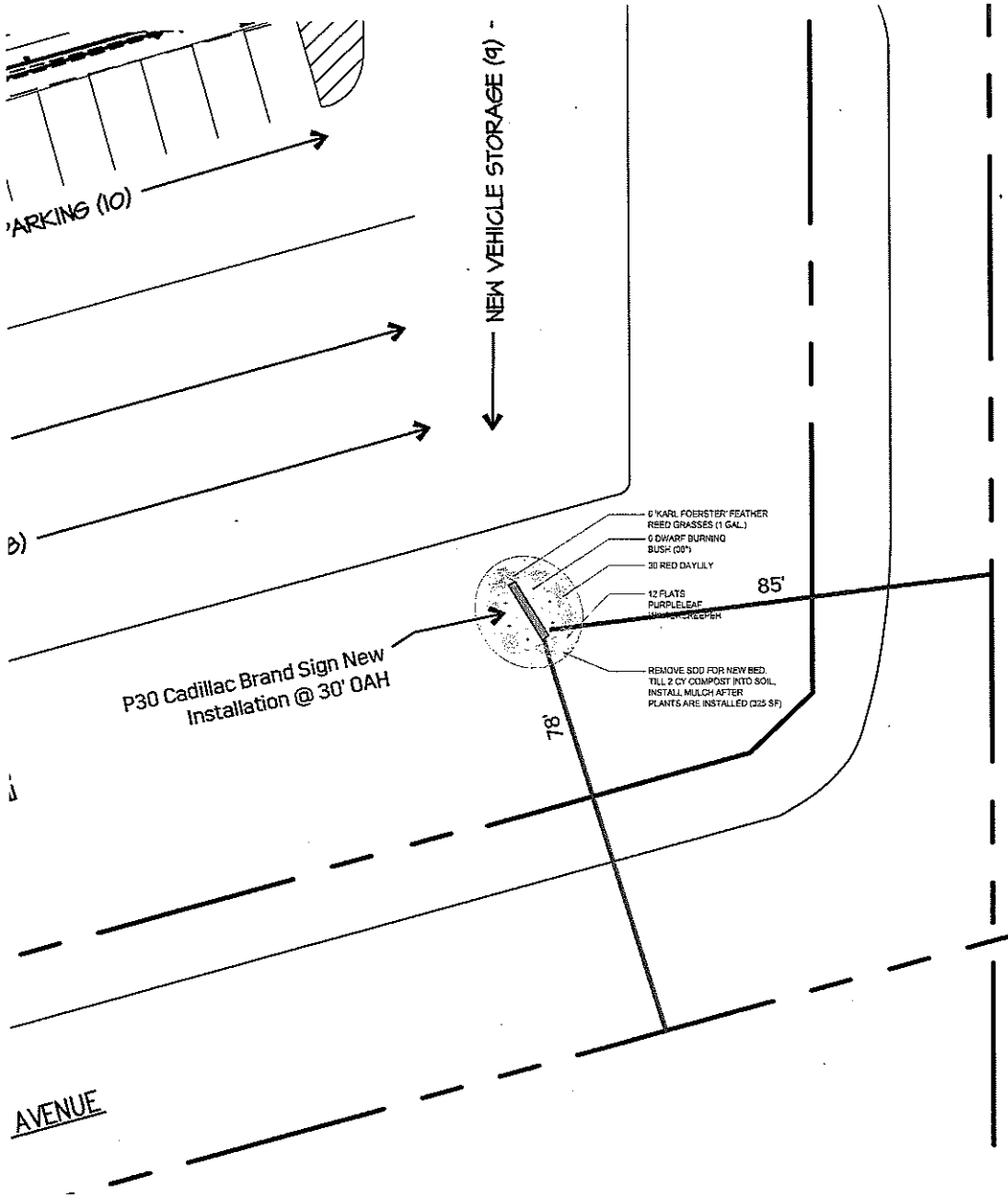
WEIGHT = 4793lbs

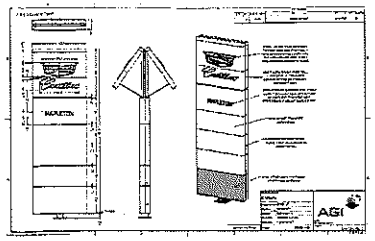
SCALE: 1:48

SHEET 1 OF 1

109

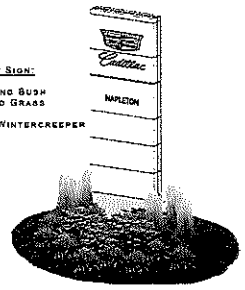
C:\AGI PDM\Customers\Cadillac\SIGN FAMILY\P30\GM-CAD-P30-115





PLANTINGS AT SIGN:

DWARF BURNING BUSH
FEATHER REED GRASS
RED DAYLILY
PURPLELEAF WINTERCREEPER



NAPLETON CADILLAC

JMR
LANDSCAPING · LLC

Project:

The Napleton Cadillac

Milwaukee Ave. & Golf
Libertyville, IL 60048

Issued: 9.1.2021

Date:	Description:	By:

Sheet Title:

Landscaping at Proposed Sign

Scale: 1"=10'

0 5' 10' 20' 30'

Sheet No:

L-1

Agenda Item No. 3L

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of a Confirming Resolution for Change Order No. 2 with Visu-Sewer of Illinois, LLC for the 2020 Sanitary Sewer Cleaning, Televising & Lining Project
Staff Recommendation:	Approve Resolution
Staff Contact:	Paul Kendzior, P.E., C.F.M., Director of Public Works

---

Background: On November 10, 2020, the Village Board approved a contract with Visu-Sewer of Illinois, LLC in the amount of $185,787.00 with the passage of Resolution 20-R-139 for cleaning, televising and sewer lining to be performed at various locations for the Village's sanitary sewer system.

An initial change order was approved on November 24, 2020 in the amount of $12,244.05 to take advantage of the extremely favorable unit price bids and complete additional sanitary sewer cleaning and televising work within the Copeland Manor North Subdivision. The current total contract amount with Visu-Sewer of Illinois, LLC is $198,031.05.

While completing the cleaning and televising work for the sanitary sewer main located on Milwaukee Ave. between Appley Ave. and the Metra track crossing a hole from a defective service lateral was observed. In order to repair the hole, the installation of a "T-liner" along with main line grouting was proposed. The deformities in the mainline sewer prevented the T-liner from being installed and the repair will need to be completed as a point repair at a later date. The additional work to fabricate the T-liner and attempt to install it resulted in a cost of $2,699.55. A second change order is needed for $1,491.15, which is the cost over the current authorized contract amount. A confirming resolution is proposed because this work was needed to be completed prior to formal approval by the Board of Trustees in order to keep the project on schedule and avoid additional mobilization costs from the contractor.

Sufficient funds are available for this work in the FY 20/21 Annual Budget Utility Capital Improvements Fund (Act.# 20-2024-6-776). This Change Order increases the total and final amount of the contract to $199,522.20.

Staff recommends approval of the attached confirming Resolution for approval of Change Order No. 2 in the amount of $1,491.15 to the contract with Visu-Sewer Illinois LLC for the 2020 Sanitary Sewer Cleaning, Televising & Lining Project.

RESOLUTION NO. 21-R-

A CONFIRMING RESOLUTION TO APPROVE CHANGE ORDER NO. 2 TO THE CONTRACT BETWEEN THE VILLAGE OF LIBERTYVILLE AND VISU-SEWER OF ILLINOIS, LLC FOR THE 2020 SANITARY SEWER CLEANING, TELEVISING & LINING PROJECT

WHEREAS, the Village of Libertyville entered into a certain contract with Visu-Sewer of Illinois, LLC for the 2020 Sanitary Sewer Cleaning, Televising & Lining Project, which was approved by the President and Village Board of Trustees on November 10, 2020 with the passage of Resolution 20-R-139; and

WHEREAS, it was determined during the project that a hole from a service lateral was present on existing in the sanitary sewer main located on Milwaukee Ave. between Appley Ave. and the Metra track crossing; and

WHEREAS, in order to investigate proper repair of the hole, additional sewer televising and cleaning was necessary, and said additional work is beyond the original Contract scope of services; and

WHEREAS, a second change order in the amount of $1,491.15 is proposed, which results in a new total contract amount of $199,522.20; and

WHEREAS, sufficient funds are available for the proposed change order in the FY 2020/21 Annual Budget (Utility Capital Improvement Fund – Act.# 20-2024-6-776); and

WHEREAS, the Board of Trustees of the Village of Libertyville has determined that the circumstances said to necessitate the foregoing changes are germane to the original contract signed and the change order is in the best interest of the Village of Libertyville and authorized by law.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: Change Order No. 2 is attached hereto as Exhibit A for a net increase of $1,491.15 and by this reference incorporated herein and made a part hereof and hereby approved.

SECTION 3: The Village of Libertyville Board of Trustees approves Change Order No. 2 to the contract for the 2020 Sanitary Sewer Cleaning, Televising and Lining Project contract with Visu-Sewer of Illinois, LLC in the amount of $1,491.15 and for a new total contract amount of $199,522.20.

SECTION 4: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED this ____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

EXHIBIT A

Change Order No. 2

Contract Date:	11/10/2020
Change Order No.:	2
Date:	5/11/2021

Name of Project:	2020 Sanitary Sewer Cleaning, Televising & Lining Project
Owner:	Village of Libertyville
Contractor:	Visu-Sewer of Illinois, LLC
Justification:	Additional sewer cleaning and televising to investigate a hole in the main line pipe due to a defective service connection not included within original project contract.

Change of Contract Price

Original Contract Price:	$ 185,787.00
Change Order No. 1:	$ 12,244.05
The Contract Price due to this Change Order will be increased by:	$ 1,491.15
The New Contract Price including all Change Orders will be:	$ 199,522.20

Approval Required:

To be effective this order must be approved by the agency if it changes the scope or objective of the PROJECT:

Requested By:	Village of Libertyville Staff
Approve By:	Village of Libertyville Board of Trustees

Visu-Sewer
Inspect. Maintain. Rehabilitate.

www.visu-sewer.com

VILLAGE OF LIBERTYVILLE
200 E. COOK AVE
LIBERTYVILLE, IL 60048

INVOICE NUMBER: 32920-CO
INVOICE DATE: 4/16/2021

ATTN: FRED CHUNG
RE:
CHANGE ORDER

CUSTOMER NO. 5107
JOB NO. 21010W

ITEM	DESCRIPTION	EST. QTY	U/M	PRICE	COMPLETED THIS PERIOD	COMPLETED TO DATE	AMOUNT
	CHANGE ORDER #2						
1	T LINER INSTALLATION/GROUT	1	LS	10,100.00			-
	MOB	1	LS	1,398.75	1.00	1.00	1,398.75
	8" CLEAN & TV	542	LF	2.40	542.00	542.00	1,300.80
							-
							-
							-
							-
							-
							-
							-
							-
							-
							-
							-
							-

PLEASE REMIT TO:

VISU-SEWER, INC.
P.O. BOX 804
PEWAUKEE, WI 53072-0804

TOTAL WORK COMPLETED	2,699.55
LESS 0% RETAINAGE	
LESS PREVIOUS PAYMENT	
TOTAL AMOUNT DUE	2,699.55

DUE UPON RECEIPT OF INVOICE.
A SERVICE CHARGE OF 1 1/2 % PER MONTH MAY BE CHARGED ON ALL PAST DUE ACCOUNTS.

Agenda Item No. 3M

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of a Resolution Adopting an Update to the Village of Libertyville Economic Development Strategy: Key Land Redevelopment Opportunities & Priorities
Staff Recommendation:	Approve Resolution
Staff Contact:	John P. Spoden, Community Development Director

---

Background: In March 2020, September 2018, May 2017 and September 2015, the Village Board of Trustees approved revisions to the November 2010 Economic Development Strategy which identified Key Land Redevelopment Opportunities & Priorities. The document identifies key redevelopment efforts for the Village and each site has a description and recommended action steps.

The Economic Development Commission reviews this document annually and uses it together with the Comprehensive Plan to guide its efforts. In light of recent redevelopment activity and land sales transactions, the Commission suggested an update to the Strategy. The document has been revised to reflect a re-prioritization of several sites, new redevelopment and tenant activity, property owner changes, and the addition of the Lake County Campus. The reordering is intended to reflect a high current level of activity at some of the sites that would require less staff/Commission focus and considers potential sales tax production, employment development, property owner expectations, and Village needs, however the order is not intended to suggest the importance of one site over another. The updates and recommendations included in the proposed draft would replace prior versions of the Strategy in their entirety.

At their February 17, 2021 meeting, the Economic Development Commission recommended the Village Board's adoption of the Strategy as attached.

RESOLUTION NO. 21-R-_____

A RESOLUTION ADOPTING UPDATE TO THE VILLAGE OF LIBERTYVILLE ECONOMIC DEVELOPMENT STRATEGY: KEY LAND REDEVELOPMENT OPPORTUNITIES & PRIORITIES

WHEREAS, the Village adopted the 2004 Economic Development Strategy, which was later incorporated into the 2005 Comprehensive Plan (***"Comprehensive Plan"***) and approved by the President and Village Board of Trustees; and

WHEREAS, on November 9, 2010, the Village Board adopted the Economic Development Strategy: Key Land Redevelopment Opportunities & Priorities document (***"Strategy"***) that was intended to supplement and replace the relevant sections of the Comprehensive Plan, and which would serve as a guide to Staff and the Economic Development Commission in their efforts; and

WHEREAS, on September 8, 2015, May 9, 2017, September 25, 2018, and March 10, 2020 the Village Board adopted updates to the Strategy, replacing the Strategy in its entirety; and

WHEREAS, on February 17, 2021, the Economic Development Commission recommended further updates to the Strategy due to recent redevelopment activity and land sales transactions in the Village (***"Proposed Updates"***); and

WHEREAS, the Village desires to amend and restate the Strategy in its entirety to incorporate the Proposed Updates (***"Amended and Restated Strategy"***); and

WHEREAS, the President and Board of Trustees have determined that approving the Amended and Restated Strategy in accordance with this Resolution will serve and be in the best interest of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The foregoing recitals are hereby incorporated hereby as if fully set forth

as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: The Amended and Restated Strategy is hereby approved in the form attached to this Resolution as **Exhibit A**.

SECTION 3: The Amended and Restated Strategy hereby replaces and supersedes all prior versions of the Strategy.

SECTION 4: This Resolution will take effect immediately upon its passage and approval as provided by law.

PASSED this 11th day of May, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this 11th day of May, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

EXHIBIT A

AMENDED AND RESTATED STRATEGY

VILLAGE OF LIBERTYVILLE *ECONOMIC DEVELOPMENT STRATEGY:*
KEY LAND REDEVELOPMENT OPPORTUNITIES & PRIORITIES
ECONOMIC DEVELOPMENT COMMISSION RECOMMENDATION – 02-17-21
VILLAGE BOARD CONSIDERATION – 05-11-21

The following sites have been identified as key redevelopment opportunities which would result in positive economic development for the community, in regard to additional employment, commerce, retailing, and service opportunities, as well as improved aesthetics which would further enhance the business district. While they are listed in order of priority, it is recognized that certain challenges and opportunities will arise allowing the Village to focus on them in a different order. The following pages provide strategies to further completion of the redevelopment.

Redevelopment Efforts *(in approximate priority order)*

1. Sports Complex Land
2. Trimm (Newton Industries) Redevelopment
3. Foulds
4. Southwest Corner Milwaukee & Peterson -Young/Rojas Properties
5. Liberty Theater
6. Mallory Industrial Campus
7. Meyer Farm (Liberty Point North)
8. Southeast Corner Milwaukee & Park (Rt 176) – Graham & Adjoining Properties
9. Milwaukee Avenue Redevelopment – Rt 176 to Rockland
10. Innovation Park – Lake County (formerly Motorola Mobility)

Additional Items of Interest:

- Lake County Campus
- TEC (Mungo) Site
- Peterson Road Streetscaping & Redevelopment
- Hollister
- Prairie Crossing Station Area
- East Park Ave Redevelopment
- Southeast Corner Harris Rd & Peterson Rd (Unincorporated)
- East Side Industrial Buffer

1 - Sports Complex Land

Description: Approximately 23 acres at the lighted intersection of Peterson Rd & US Hwy 45 adjoining the Libertyville Sports Complex (3.66 former Family Entertainment Center/19.15 Golf Range), available for sale (both parcels declared surplus January 2017). Utilities are immediately available. An additional traffic signal is possible at US Hwy 45 & Tempel. The 19.15-acre interior site is under contract for light/industrial/warehousing. The corner 3.66 acres is available for commercial development but IDOT restriction on access and wetland presence may limit commercial uses and size of project.

Recommended Action Steps:

- Continue to work with Village's selected brokers to finalize site sale.
- Market hard corner for corporate office, restaurant, hotel, or retail service providers that would benefit from passing traffic, daytime area employment, and tournament traffic. Users which would also provide services to neighboring industry would be beneficial.
- Employment generating uses are desirable.

2 - Downtown Train Station & Trimm (Newton Industries) Redevelopment

Description: The Trimm parcel contains approximately 6 acres of land immediately west of the downtown Metra station, accessible from Lake Street. Previously housed Newton Industries, since demolished. Village unsuccessfully tried to acquire via eminent domain. Subject to settlement agreement permitting residential development (up to 130 condo and townhome units) in exchange for provision of parking area for Village purposes. The Trimm parcel is currently under contract by a residential developer who intends a mix of single--family attached and single-family detached uses. The Village adopted a Transit Oriented Development Plan in 2017 which conceptualized appropriate land uses, densities, market potential and potential redevelopment concepts for the area within ¼ mile of the train station. The Village's 2030 Comprehensive Plan provides additional development concepts for this area. The Village completed a redevelopment of the train station in 2019.

Recommended Action Steps:

- Cooperate with Village and other adjoining property owners for coordinated redevelopment together with train station parking area and Milwaukee Avenue retail structures. Suggested multi-use redevelopment (retail, office, and residential) with shared parking and expanded consolidated/expanded commuter parking area.
- Assist in recruiting experienced retail and multi-use land developer.
- Encourage development of retail space along Lake St or Milwaukee Ave that could anchor downtown (department/apparel store, book store, gourmet grocer, etc.).
- Encourage developers to work towards the comprehensive land development strategy identified through the TOD and Comprehensive planning process.

3 - Foulds

Description: Historical industrial structure previously housing Foulds Macaroni Co. manufacturing on 29 acres at Church and Fifth Streets. The pasta company ceased operations in 2014 and holds certain interest in the property together with its lenders. Limited tenancy exists in the outlot by a contractor and distribution firm. The development community continues to express interest in residential redevelopment of the site. The site remains identified as industrial on the Zoning Map. The property lies within the Village's Downtown Historic District and the main structure has been identified as a "contributing" structure due to its attributes. It is anticipated that the new Comprehensive Plan, when adopted, will identify the mixed-use potential of the property. The property was acquired out of judicial sale in January 2021, the new property owner is marketing the site for redevelopment.

Recommended Action Steps:

- Encourage property owner to conduct market study on re-use of facility for alternate uses.
- If residential is to be considered, a mixed-use arrangement should be considered as a transition to adjoining manufacturing (possible combination of office, retail, art studio, and live-work housing units).
- Assist property owner in identifying potential developers who can design a project which fits within the confines of the site and the adjoining uses, while maintaining historic portions of the structure.
- Encourage maintenance of main historic structure.
- Encourage a historic structures report to evaluate the building's history and evolution over time to assist in determining the availability of federal and State Historic Preservation Tax Credits.

4 - Southwest Corner Milwaukee & Peterson -Young/Rojas Properties

Description: 15.25-acre site under Young Family Trust containing open land. Adjoining 0.4-acre property abutting Adler Drive under Maria Rojas' ownership contains small strip retail center. Additional properties along Peterson might be combined for larger development or additional access. Entire site currently zoned commercially.

Recommended Action Steps:

- Foster communication between the Young's and Ms. Rojas to coordinate redevelopment efforts. Utilize draft development concepts from the 2030 Comprehensive Plan to market the site.
- Consideration should be given to mixed-use concepts (retail/hotel/residential/office) with complimentary building design and shared access, which offer some buffering to neighboring residential.
- Continue to market the site to potential retailers and put them in connection with the property owner.
- Utilize the PD process to assist in coordination of setbacks, access, signage, and parking throughout the development.

5 - Liberty Theater

Description: The Liberty Theater opened in 1937 and continued showing films until it closed in February 2020. The site consists of 1.2 acres at the southeast corner of North Milwaukee and Newberry Avenues, and contains one structure with surface parking. Originally built with one screen, the theater was split to offer a separate viewing space. Several years prior to closing, the theater was retrofitted with digital display equipment. Increasing completion from new theaters with numerous revenue generating screens, modern seating and amenities, along with the increasing popularity of at-home viewing options has been said to have contributed to the closure. Due to changes to the façade, the building is considered a non-contributing structure within the Village's Downtown Historic District.

Recommended Action Steps:

- Consider reuse of the structure and renovation of the façade with materials and features that blend with the historic architecture of surrounding buildings.
- Market the site to potential businesses and developers that could add uses which would support the downtown. Such uses could be an attraction such as an entertainment use that would bring customers that would frequent other surrounding establishments during their visit. Other uses for consideration above the ground floor could include a moderate addition of residences, offices, or hotel rooms that would also bring additional vitality and purchasing power to the downtown.

- Consider granting zoning relief to allow a structure that could allow for additional leased space that could help offset extraordinary site development costs (parking, higher cost façade materials, etc.) while keeping height and design within character of the downtown.
- Pursue marketing of land concepts shown in the 2030 Comprehensive Plan.

6 - Mallory Industrial Campus

Description: 80-acre land site at the southeast corner of Hwy 137 and Midlothian Road, directly across from Prairie Crossing Metra station. Zoned O-2 Office, Manufacturing and Distribution Park.

Recommended Action Steps:

- Encourage use of site for office, manufacturing, assembly, or technical school uses, particularly along the frontage of Midlothian Road. These uses would take advantage of the frontage, access to the commuter rail, and would support further development across Midlothian within the Prairie Crossing property (for office, service, or retail uses). Such uses tend to have higher employment and to have stronger linkages (purchasing/supply) with other local businesses. If warehousing considered, encourage its placement on the interior of the site.
- Assist property owner in identifying potential developers.
- Encourage property owner to consider subdivision.
- Encourage developer to maintain an aesthetically pleasing corporate park look along Midlothian and at the development entrance to support the appearance of a strong business district.
- Work with Metra to obtain additional service on the rail to serve commuters of this business corridor, particular need is for rush hour and express runs, as well as weekend access to O'Hare.

7 - Meyer Farm (Liberty Point North)

Description: Approximately 62-acres on the north side of Peterson Road, with Harris Road splitting the site. A connection to Midlothian Road is platted to connect to Harris when redevelopment occurs. Additional acreage to the west of the site, abutting Midlothian, remains available for development, but within the Village of Grayslake. A conceptual development called Liberty Point North was previously approved (approvals now expired) for McShane to complete three industrial-warehouse style buildings. The Meyer family sold the property to an investor in 2016, the investor is not actively pursuing redevelopment but has enlisted a broker.

Recommended Action Steps:

- Continue to refer potential users to the property owner and their broker.
- Advertise the shovel ready conditions of site.
- Expedite reasonable requests for site plan amendments if needed for identified users.
- Work cooperatively with the Village of Grayslake to identify an appropriate route to redevelopment should a developer wish to consolidate the parcels for larger redevelopment of all 82-acres.
- Encourage high employment generating uses.

8 - Southeast Corner Milwaukee & Park (176) – Graham & Adjoining Properties

Description: 0.5 acres at direct lighted corner owned by Graham family exists as vacant land. Major JAWA feeder line and bike path adjoins property to the south. Further south is a veterinarian clinic and law office. The two properties to the west of the Graham site contain retail and office uses in older residential structures and were sold to an investor in 2014 and 2015. At the Graham's expense, in 2016 the Village appraised its underused ROW adjoining the site for possible purchase and expansion to the buildable area. Staff coordinated meetings between the Grahams and Lake County DOT to investigate options of incorporating the existing bike path land and re-routing the path to further expand the buildable area, this may not be feasible due to future bike path crossing plans.

Recommended Action Steps:

- To allow for a larger redevelopment site, encourage and assist the Grahams to seek opportunities to expand the property to incorporate properties to the east and south (as far as Sunnyside). This may necessitate re-routing of the bike path.
- If property can be expanded to appropriate size, use a PD to accommodate land use limitations.
- Encourage high quality development and design, and attractive uses, as the intersection acts as an entryway to the downtown.
- Encourage sales tax generating uses.

9 - Milwaukee Avenue Redevelopment – Rt 176 to Rockland

Description: A primary traffic arterial with significant visibility, serving as a gateway to the downtown. Mixture of older service, office and retail uses with commercial zoning that lack a unified, aesthetically pleasing character.

Recommended Action Steps:

- Encourage/require property assemblage, shared access, as well as improved signage, landscaping and façade materials with any redevelopment.
- Map out available right-of-way that could support streetscaping improvements. Design a pallet of possible improvements to fit conditions (landscaping, lighting, street furniture, or other materials) and estimate costs.
- Identify a funding source or create an SSA or other property-owner driven mechanism to cover the streetscaping cost. Solicit property owner and business support for the program.
- Complete streetscape design for approval and implementation.
- With redevelopment consider adding retail, medical office, or residential uses.
- Consider additional building height to accommodate such uses and to help offset construction costs. Building height should be sensitive to adjoining uses.
- Encourage sales tax generating uses that could help offset cost of construction/maintenance of supporting public improvements.

10 - Innovation Park – Lake County (formerly Motorola Mobility)

Description: 83-acre, 1.2 million sq ft corporate facility along US Hwy 45, just south of Winchester Road. This very attractive facility is immaculately maintained and contains very technical infrastructure. Motorola Mobility relocated its operations from the facility to Chicagoland relocated its employees in mid-2014. The property has been purchased by BECO Midwest and they have improved the facility, divided it to allow for multiple tenants, and added additional amenities, creating a world-class multi-tenant corporate campus.

Recommended Action Steps:

- Work closely with property ownership and brokerage community to promote site availability and Village attributes that would support prospective occupants.

- Efforts should be directed towards high employment generators in the corporate office, R&D, industrial and entertainment industries.
- Assist ownership in meeting tenant needs. This might include working with commuter agencies, utility companies and other parties as needed. Provide ownership necessary data and connections needed to complete deals (demographics, local corporate contacts, state DCEO workforce development incentive contacts, etc.)
- Consider necessary modifications that could allow development of an on-site hotel to support corporate tenant needs.

ADDITIONAL ITEMS OF INTEREST:

Lake County Campus

Description: 173-acre property at the northwest corner of Milwaukee Avenue and Winchester Road, owned by the Lake County government. The campus includes the Lake County Sherriff, Department of Transportation, Emergency Management Agency, and Central Permit facilities. The north and northwest portions of the property are primarily farmland, leased to a private entity for production. The Winchester House senior and nursing facility at the hard corner was vacated in 2020. A traffic signal is at the intersection, however existing access is along an interior ring-road accessible from Winchester Road. A masterplan approved by the Village in 2012 divided the campus into functional areas that include a Working Area with intensive operational functions, a Residential Area for the then proposed relocation of the Winchester House, an Administrative/Office/Service Area, and an optional Development Area along Milwaukee Avenue. This area is approximately 18.5 acres in size with intended uses that may include government, institutional, retail, commercial, office, and/or multi-family residential uses. Any such redevelopment will require the submission and approval of a Planned Development. The Lake County Board is currently in the process of reevaluating their long-term plan for the property.

Recommended Action Steps:

- Work cooperatively with Lake County to identify uses which complement existing commercial and residential offerings in the community without creating a detrimental impact on the existing downtown.

TEC (Mungo) Site

Description: Part of a larger 42 acre industrial park. Bridge Development completed construction of two multi-tenant speculative structures on the east 21 acres, which have since been occupied and sold to an investor. TEC owns the east 21 acres containing large, older heavy industrial structures. They operate from a portion of the east structure and lease their remaining space for warehousing and industry. A portion of the existing structure and surrounding land lie in a floodway. Zoned for heavy industrial.

Recommended Action Steps:

- Consult with TEC regarding their long-term needs for the site. With their cooperation, identify a long-term improvement or redevelopment plan.
- Maintain property for high employment generating industrial uses. Consider beautification or other uses along the Route 176 frontage to act as a buffer. Temporary site beautification measures may help in the sale/development of the frontage.
- Coordinate with property owner and State to secure proper access.
- Encourage high employment generating uses.
- Assist in identifying and securing brownfield grants if applicable.

Peterson Road/Route 137 Streetscaping & Redevelopment

Description: As a regional artery, this corridor carries high traffic volume and considerable visibility. Majority of the structures are retail or service in nature. Numerous access drives and narrow landscape setbacks characterize the area. In 2009 the Village had a landscape planner design a streetscaping scheme for the corridor and has phased in the improvements with annual landscaping investments along the right-of-way.

Recommended Action Steps:

- Encourage/require property assemblage, shared access, as well as improved signage, landscaping and façade materials with any redevelopment.
- Continue implementation of the streetscaping concept in phases. Request property owner participation if an expedited schedule and grander concept is desirable.
- Support businesses in their efforts for joint promotions.

Hollister

Description: 11 acres of vacant and wooded land along the east side of Milwaukee Avenue, bound by Hollister Drive to the north, south and east. Part of the Hollister corporate campus. The C-4 commercial zoning permits office, retail and service type uses. Hollister desires uses complimentary to their existing corporate and medical development. At the encouragement of Village staff, in 2009 Hollister executives hired a land planner to assist them in determining what uses they deemed acceptable and how the site may lay out. Though strong interest was expressed by hoteliers and restaurateurs for a portion of the site, after further consideration, Hollister executives identified multi-story corporate or medical office development as their preferred use. An additional 5-acres (zoned O-2 Office, Manufacturing, Distribution) remain available for development in the interior of the site, Hollister has previously indicated its intent to construct an additional medical office building on this parcel.

Recommended Action Steps:

- Assist in educating corporate site selection specialists about the availability of the property for this use.
- Continue to encourage a commercial component be incorporated along the frontage (such as a full-service hotel with restaurant and banquet).

Prairie Crossing Station Area

Description: 16 acres comprised of several parcels at the southwest corner of Harris Road and Route 137, within the Prairie Crossing Metra lot, immediately across the street from the undeveloped Mallory Industrial Park. Under ownership of the Ranney family who developed Prairie Crossing. Commercially zoned to permit office, retail and service uses which would complement the surrounding businesses and train station commuters.

Recommended Action Steps:

- Assist in developing the market conditions that will create demand for this development, by increasing commuter traffic and building out neighboring Mallory Industrial Campus.
- Continue to work with other municipalities along both Metra lines to encourage expansion of service at the Prairie Crossing station, thus bringing more commuters to the station.
- Continue to refer potential tenants and developers to the property owner.
- In the event the neighboring landfill closes, consider ability of Village to serve residents in a mixed-use structure at this location.

East Park Ave Redevelopment

Description: A primary traffic arterial with significant visibility and high traffic volume, serving as a gateway to the community. Mixture of older industrial, office and retail uses, generally lacking in a unified, aesthetically pleasing presence. The area is characterized by numerous property owners, shallow lots, and limited setbacks/landscaping along the frontage.

Recommended Action Steps:

- Encourage/require property assemblage, shared access, as well as improved signage, landscaping and façade materials with any redevelopment.
- Map out available right-of-way that could support streetscaping improvements. Design a pallet of possible improvements to fit conditions (landscaping, lighting, street furniture, or other materials) and estimate costs.
- Identify a funding source or create an SSA or other property-owner driven mechanism to cover the streetscaping cost. Solicit property owner and business support for the program.
- Complete streetscape design for approval and implementation.
- Market available sites for redevelopment.

Southeast Corner Harris Rd & Peterson Rd (Unincorporated)

Description: 16 acres of unincorporated land on the south side of Peterson Road between Harris and Franklin containing a residence and farm, fully surrounded within Village limits. Two property owners.

Recommended Action Steps:

- Re-approach property owners with annexation. Recognizing immediate annexation may not be desirable, consider offering an annexation agreement that does not necessitate immediate annexation, but which offers Village some control of future land uses and oversight of development. The agreement could limit certain annexation related fees as an incentive.
- Future development should be consistent with surrounding industrial zoning, due to stronger economic impact and greater job creation benefits, strong preference should be given for industrial/manufacturing uses over straight warehousing.

East Side Industrial Buffer

Description: The east side industrial district contains an assortment of older industrial buildings which would benefit from buffering and aesthetically pleasing improvements. Limited setbacks exist.

Recommended Action Steps:

- Reach out to major operators (Metalex, etc.) to discuss future site plans and retention within the community.
- Identify key streets requiring streetscaping. Map out available right-of-way within those areas.
- Design a pallet of possible improvements to fit conditions (landscaping, fencing, street furniture, or other materials) and estimate costs.
- Solicit property owner and business support for the program.
- Identify a funding source or create an SSA or other property-owner driven mechanism to cover the cost.
- Complete design for approval.

Agenda Item No. 3N

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Recommendation to Designate FOIA (Freedom of Information Act) Officers and OMA (Open Meetings Act) Designees
Staff Recommendation:	Approve Recommendation
Staff Contact:	Kelly A. Amidei, Village Administrator

Background: State Public Act 096-0542 requires the designation of FOIA Officers and Open Meetings Act (OMA) designees and subsequent required training. Staff is recommending continuation of the following designations:

FOIA OFFICERS	OMA DESIGNEES
Deputy Village Administrator	Village Clerk
Executive Assistant	Village Administrator
Permit Clerk*	Deputy Village Administrator
Police Support Services Manager**	Executive Assistant

*Building Records Only
**Police Records Only

All new designees must complete training within 30 days of designation and on an annual basis.

The Administrative staff recommends the Village Board authorize the designation of the recommended positions in compliance with the law.

Agenda Item No. 3O

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of an Ordinance Amending Chapter 2 of the Libertyville, Illinois Municipal Code Regarding Certain Village Committees, Boards, and Commissions
Staff Recommendation:	Approve Ordinance
Staff Contact:	Kelly A. Amidei, Village Administrator

Background: Mayor Johnson has requested various changes to the Committees and Commissions structures and related code items. These have been incorporated into the Municipal Code changes. Also included are some housekeeping items related to the sections in this Chapter.

VILLAGE OF LIBERTYVILLE

ORDINANCE 21-O-__

AN ORDINANCE AMENDING CHAPTER 2
OF THE LIBERTYVILLE, ILLINOIS MUNICIPAL CODE
REGARDING CERTAIN VILLAGE COMMITTEES, BOARDS, AND COMMISSIONS

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois

This __ day of _____, 2021.

Published in pamphlet form by
Direction and authority of the
Village of Libertyville
Lake County, Illinois

This __ day of _____, 2021.

ORDINANCE NO. 21-O-____

AN ORDINANCE AMENDING CHAPTER 2
OF THE LIBERTYVILLE, ILLINOIS MUNICIPAL CODE
REGARDING CERTAIN VILLAGE COMMITTEES, BOARDS, AND COMMISSIONS

WHEREAS, pursuant to Section 2-31 of the Libertyville, Illinois Municipal Code, as amended (***"Village Code"***), the Village Board of Trustees has established several standing committees of the Board of Trustees; and

WHEREAS, Article VIII of Article 2 of the Village Code sets forth regulations regarding the Village's boards and commissions; and

WHEREAS, the Village President and Board of Trustees desire to: (i) amend Section 2-31 of the Village Code to eliminate certain Village Board committees and to add a new Public Works Committee; and (ii) update and clarify various provisions of Article VIII of Chapter 2 of the Village Code concerning the the Historic Preservation Committee, the Historic Preservation Commission, Sustain Libertyville Commission, the Economic Development Commission, the Human Relations Commission, and the Libertyville Arts Commission; and

WHEREAS, the President and Board of Trustees have determined that it will be in the best interest of the Village and its residents to amend the Village Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: Committees. Section 2-31, titled "Committees," of Article III, titled "Board of Trustees," of Chapter 2, titled "Administration," of the Village Code is hereby amended further to read as follows:

"**Sec. 2-31. - Committees.**

The president, subject to the approval of the board of trustees, shall appoint the members of the standing and special committees, and shall designate the chairman of each committee. The standing committees shall be as follows:

Finance.

~~License and permits.~~

Fire and police.

Parks and recreation.

Public Works.

~~Special projects/buildings.~~

~~Water and sewer.~~

~~Streets.~~"

SECTION 3: Repeal of 2021 Meeting Schedules. The 2021 meeting schedules previously adopted by the Streets Committee and the Water and Sewer Committee are hereby repealed and are of no further force or effect.

SECTION 4: Historic Preservation Committee. Division 15, titled "Historic Preservation Committee," of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby repealed in its entirety and reserved for future use.

SECTION 5: Removal of Members. Section 2-175, titled "Removal of Members," of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby amended further to read as follows:

"**Sec. 2-175. - Removal of members.**

(a) Unless otherwise expressly provided in this Code, ~~all village boards and commissions may recommend to the board of trustees the removal of~~ **in accordance with Section 2-175(b) of this Code, the Village President may remove** any member who fails to attend ~~four (4)~~ **two** successive meetings or who fails to meet established membership requirements.

(b) Unless otherwise expressly provided by this Code or the Illinois Municipal Code (65 ILCS et seq.), the president may remove any officer appointed by the president, including all members of all village boards or commissions, on any written charge, whenever the president is of the opinion that the interests of the village demand removal. The president shall report the reasons for the removal to the corporate authorities at a meeting to be held not less than five ~~(5)~~ nor more than ~~ten (~~10~~)~~ days after the removal. If the president fails or refuses to report to the corporate authorities the reasons for the removal, or the corporate authorities by a two-third vote of all members authorized by law to be elected disapprove of the removal, the officer thereupon shall be restored to the office from which the officer was removed."

SECTION 6: Sustain Libertyville Commission. Section 2-188, titled "Composition," of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby amended further to read as follows:

"**Sec. 2-188. - Composition.**

The commission created in this division shall consist of **seven** ~~eight (8)~~ members appointed by the village president and subject to the approval of the village board."

SECTION 7: Economic Development Commission. Section 2-206, titled "Creation," of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby amended further to read as follows:

"**Sec. 2-206. - Creation.**

There is created the Libertyville Economic Development Commission, which shall consist of ~~seven (7)~~ **eight** members appointed by the president with the advice and consent of the board of trustees."

SECTION 8: Human Relations Commission - Created. Section 2-341, titled "Created," of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby amended further to read as follows:

"**Sec. 2-341. - Created.**

There is hereby created a Libertyville Human Relations Commission which shall consist of **nine** ~~eight (8)~~ members, which shall include **eight** ~~seven (7)~~ members that are residents of the village. The remaining member shall be an elected official of the village board. The village president, by and with the advice and consent of the board of trustees, shall appoint the members of the commission."

SECTION 9: Human Relations Commission - Composition. Section 2-342, titled "Composition," of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby amended further to read as follows:

"**Sec. 2-342. - Composition.**

Eight ~~Seven (7)~~ members of the Human Relations Commission shall be appointed from the village at large and shall be electors of this village. One member will be an elected official."

SECTION 10: Libertyville Arts Commission. The title of Division 19, currently "Libertyville Fine Arts Commission," of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby amended further to read "Liberty Arts Commission."

SECTION 11: Meetings of the Liberty Arts Commission. Section 2-529, titled "Meetings", of Article VIII, titled "Boards and Commissions," of Chapter 2, titled "Administration," the Village Code is hereby amended further to read as follows:

"**Sec. 2-529. - Meetings.**

A quorum shall consist of the majority of the members. All decisions or actions shall be made by a majority vote of those members present and voting at the meetings where a quorum exists. **The Libertyville Arts Commission will meet**

on an as-needed basis. Notice of any special meetings must be given in accordance with applicable provisions of the Open Meetings Act. ~~Meetings shall be held at regularly schedule times to be established at the beginning of each calendar year~~."

SECTION 12: Publication. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 13: Effective Date. This Ordinance will be in full force from and after the later to occur of its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this ___ day of _____, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

Agenda Item No. 3P

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of a Resolution Appointing Members to Village Commissions
Staff Recommendation:	Approve Resolution
Staff Contact:	Donna Johnson, Mayor

Background: President Johnson recommends appointments and re-appointment of various members to the Commissions outlined in Exhibit A of the attached resolution. All Commissions, terms and functions are outlined in Chapter 2 of the Municipal Code.

RESOLUTION NO. 21-R-

A RESOLUTION APPOINTING MEMBERs TO
VARIOUS VILLAGE COMMISSIONS

WHEREAS, the Libertyville Municipal Code establishes the Village commissions and terms and appointments of members; and

WHEREAS, annually the Village President appoints members to various commissions and reappoints members whose terms have expired.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated herein as fully set forth.

SECTION TWO: Appointment of New Members to Various Commissions. There are various appointments to multiple Commissions indicated on Exhibit A.

SECTION THREE: Effective Date. This resolution shall be in full force and effect from and after its passage and approval by a majority of the Corporate Authorities then holding office.

PASSED this ____th day of _____, 2021.

AYES:

NAYES:

ABSENT:

APPROVED this ____th day of _____, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

EXHIBIT A

Bicycle Advisory Commission:	*Commission Expires:*
David Sallmann	May 2023
Robin Kollman	May 2023
Vincent Amyot	May 2023
Peter Garrity, Village Trustee	

Economic Development Commission:	*Commission Expires:*
Thomas Kreuser	May 2023
Steve Martin	May 2024
Brian Grano	May 2024
Dan Marks	May 2024
Sara Rolsma	May 2024
Dmitry Dukhan	May 2024

Electrical Commission:	*Commission Expires:*
Robert Bodeman	May 2022
Harry Crawford Jr.	May 2022
Darren Boundy, ComEd	May 2022
Richard Carani, Fire Chief	May 2022
Joseph Popiolek	May 2022
Bob Leavitt, Electrical Inspector	May 2022

Fire Pension Board:	*Commission Expires:*
Nicholas Mostardo, Director of Finance	May 2023

Human Relations Commission:	*Commission Expires:*
Tom Gore	May 2022
Brenda O'Connell	May 2022
Sharon Starr, Chairperson	May 2022
Wolfgang Josenhans	May 2022
David Young	May 2022
Jennifer Rich	May 2022
Denise Hezner	May 2022
Mayor Johnson, Elected Official	May 2022

Sustain Libertyville Commission:	*Commission Expires:*
Doug Reed, Chairperson	May 2022
David Wilms	May 2022
David Neu	May 2022
Carol Cooper	May 2022
Cathy O'Brien	May 2022
Jeanine Chyna	May 2022

Parking Commission:	*Commission Expires:*
Drew Cullum, Chairperson	May 2022
M. J. Seiler	May 2022
Jennifer Johnson, Mainstreet Libertyville	May 2022
Wendy Vieth, Library Representative	May 2022
James Connell, Village Board	May 2022

Parks & Recreation Advisory Commission:	*Commission Expires:*
Megan Huber	May 2022
Aaron Zych	May 2022
Meredith Castro, Chairperson	May 2022
Rasheed Davis	May 2022

Police Pension Board:	*Commission Expires:*
Michael Buchert	May 2023
Kevin Huber	May 2022

Zoning Board of Appeals: *Commission Expires:*

Kurt Schultz, Chairman
Mark Moore, Vice-Chair

Agenda Item No. 3Q

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Consideration of a Resolution to Approve a Special Event – Red Rose Choir

Staff Recommendation: Approve Resolution

Staff Contact: Kelly A. Amidei, Village Administrator

Background: Attached is a Special Event Application from Nicole Drake, of Red Rose Choir requesting the use of the Church Street parking garage on Saturday, May 15, 2021 from 6:00 a.m. to 4:00 p.m. for an end of season concert. Red Rose Choir has been using the parking garage during the pandemic as their temporary outdoor rehearsal space and there have been no issues with the usage.

Staff recommends Village Board approval of the Resolution approving the use of the Church Street Parking Garage by the Red Rose Choir on Saturday, May 15, 2021.

RESOLUTION NO. 21-R-

A RESOLUTION TO APPROVE A SPECIAL EVENT – RED ROSE CHOIR

WHEREAS, Nicole Drake, Red Rose Choir has requested approval to use the Church Street Parking Garage on Saturday, May 15, 2021 from 6:00 a.m. to 4:00 p.m.; and

WHEREAS, The applicant will comply with the conditions requested following Village Board of Trustees approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The Village of Libertyville approves the Red Rose Choir use of the Church Street Parking Garage on Saturday, May 15, 2021 from 6:00 a.m. to 4:00 p.m.

SECTION 2: The Red Rose Choir will comply with the conditions identified in the approval of the events.

SECTION 3: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED this 11th day of May, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this 12th day of May, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

EVENT DATE(s): 5/15/21

Libertyville
spirit of independence
VILLAGE OF LIBERTYVILLE
Special Event Application

This application is required for any event or activity taking place on public property (including street closures), public areas of private property (such as parking lots) that are open to the public, or for any event which will require Village services, including annual special events such as carnivals, festivals, shows, run/walks, etc.
Completed applications are due at least four (4) weeks prior to the event date and should be submitted to the Village Administrator's office.

Section 1: Organization & Contact Information

Name of Event: Spring Concert

Sponsoring Organization: Red Rose Children's Choir of Lake County

Address: [redacted]

Phone: [redacted] Fax: 0

Is this organization a certified non-profit organization? Yes ✓ No ____

Contact Person: Nicole Drake

Address: [redacted]

Daytime Phone : ____ Cell Phone: [redacted]

Section 2: General Information

Event Date: May 15, 2021

Event time (please list for each date): 10:30-11am, 1-1:30, 2:30-3pm

Set up date and time: May 15, 2021 6am

EVENT DATE(s): 5/15/21

Dismantling/clean up date and time: May 15, 2021 3:30 PM
(clean up includes removal of all waste, dumpsters, equipment, dismantling of tents, filling tent holes, removal of portable toilets, etc.

Estimated number of attendees (including participants and staff/volunteers): 135, 155, 155

Section 3: Event Location *Please check all that apply*

*Can the parking garage be cleared of glass prior to the event?

X Public parking lot – *Address:*
123 W. Church Street, 3rd & 4th levels

☐ Private parking lot – *Address:*

Please attach letter of approval from property owner

☐ Park – *Please list park*

☐ Public streets – *Please list street(s):*

Section 4: Type of Special Event
Please check all that apply

☐ Arts & crafts sale	☐ Corporate function/gathering	☐ Outdoor business event
☐ Bicycle ride	☐ Fundraising event	☐ Run/Walk (Distance: ____)
☐ Car show	☐ Parade	☐ Sidewalk sale/business event
☐ Carnival/Circus	☐ Petting zoo	X Other: Choir Concert

Purpose of the event:
Annual Spring Concert - 3 separate concert times for social distancing

General description of the event:
30 minute choral concert (singers aged 7-18)

Admission fee for event: $ 0 donation only

List organizations receiving proceeds from admissions:
Red Rose Children's Choir of Lake County

EVENT DATE(s): 5/15/21

Section 5: Services for Special Event

Please check all that apply. Also, some services may require a permit or inspection based on the Village's municipal code and the discretion of the contacting departments.

Please contact the Village Administrator's office at 847-362-2430 to obtain licenses for the following services:

- ☐ **Raffle**
- ☐ **Liquor** – *Please check with the Village Administrator's office to see if you are eligible to serve liquor at your event.*
- ☐ **Food service/vendor(s)** – *Health inspections may be required; contact Lake County Health Department*

Please contact Code Enforcement at 847-918-2020 to obtain necessary permits and to schedule inspections for the following services:

- ☐ **Tent**
- ☐ **Electrical wiring/generator**
- ☐ **Signs/banners - application and regulations are attached**
- ☐ **Water (hydrant) usage** – *Permit required; contact Public Works (847-918-2020)*
- ☐ **Fireworks** – Permit required; *contact Fire Department Administration (847) 362-5664*
- ☐ **Amplifier**
- ☐ **Car show**
- **Other services not listed above:**

Section 6: Event Operation

Please check all that apply:

- ☐ **Portable Restroom Facilities** – Required if no restroom facilities or inadequate number of restroom facilities on-site. The Village requires four portable toilets for up to 200 people, one handicapped portable toilet per location, and two hand-washing stations for up to 400 people.
- ☐ **Type(s) of publicity used to promote event:** Only choir families invited w/limited # of tickets due to space constraints/social dist.
- ☐ **Notification to residents (if disruption to roadways, noise, parking, etc.):**

WASTE REMOVAL IS THE RESPONSIBILITY OF THE EVENT ORGANIZER.

- ☐ **Waste removal will be provided by the host site.** Can trash cart be provided in the garage?
- ☐ **Waste will be removed by the event organizer OR by the contracted waste hauler named below:**

Waste Hauler:
Hauler Address:
Hauler Phone Number:

EVENT DATE(s): 5/15/21

Section 6: Traffic, Security, Medical Services & Fees

Please check services that will be required for traffic, security and medical needs:

POLICE	FIRE	PUBLIC WORKS
X Traffic Control	☐ Ambulance	X Barricades
☐ Crowd Control	☐ Fire suppression	☐ Cones
☐ Event Security	☐ Fire inspections	☐ Orange snow fencing
☐ Money escorts		

The number of Police Officers required for adequate traffic control and/or security shall be determined by the Police Department and discussed with the event organizer prior to the event being approved.

FEES (unless waived by the Mayor and Village Board of Trustees): It is the responsibility of the applicant to pay all out-of-pocket expenses related to the special event. This includes, but is not limited to: all permit fees, inspection fees, Police, Fire and Public Works personnel hire back fees, equipment rentals and water usage.

TRAFFIC CONTROL: Please indicate on the table below all streets requiring road closure and/or removal of on-street parking restrictions.

		STREET NAME	CLOSE TIME	OPEN TIME
X Closure	X Parking	123 W. Church 3rd & 4th level	Friday 5/14 6pm	Saturday 5/15 4pm
☐ Closure	☐ Parking			
☐ Closure	☐ Parking			
☐ Closure	☐ Parking			
☐ Closure	☐ Parking			

Section 7: Required Documents, Insurance & Hold Harmless Agreement

CERTIFICATE OF INSURANCE: Already provided 9/2020

All events require a certificate of insurance and a policy endorsement listing the Village of Libertyville as an additional insured. The minimum coverage is $100,000 per occurrence and $2,000,000 aggregate. **All insurance requirements listed on page 9 and 10 of this application must be included on the certificate of insurance.**

AUTOMOBILE INSURANCE:

Does this event include use of vehicles?

☐ **YES** – *Number of vehicles:* _____

X **NO**

Proof of auto insurance is required for all vehicles/drivers used in the event.

HOLD HARMLESS:

EVENT DATE(s): 5/15/21

To the fullest extent permitted by law, the undersigned hereby agrees to defend, indemnify and hold harmless the Village of Libertyville, its officials, agents and employees, against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses (including attorneys' fees), which may in anyway accrue against the Village of Libertyville, its officials, agents and employees, arising in whole or in part or in consequence of the event of 5/15/21 (date), sponsored by (organization), or which may in anyway result therefore, except that arising out of the sole legal cause of the Village of Libertyville, its officials, agents or employees. The undersigned shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Libertyville, its officials, agents and employees, in any such action, the undersigned shall, at its own expense, satisfy and discharge the same.

The invalidity or unenforceability of any of the provisions hereof shall not affect the validity or enforceability of the remainder of this Agreement.

Agreed this 27 day of April, 2021.

Signature

4/27/21
Date

Nicole Drake, Executive Director
Print name and title

Red Rose Children's Choir of Lake County
Organization

Agenda Item No. 4

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: **REPORT OF THE ZONING BOARD OF APPEALS**
ZBA 21-05, Variation for Parking
Dos Amigos Mexican Restaurant, Applicant
101 W. Rockland Road

Staff Recommendation to Zoning Board of Appeals: Approve variation for parking.

ZBA Recommendation: To approve. Upon approval, an ordinance will be drafted for Village Board action.

Staff Contact: John P. Spoden, Director of Community Development

---

Background: Dos Amigos Mexican Restaurant is requesting a variation for parking in order to allow an expansion of the restaurant. The tenant currently occupies 101 W. Rockland Road and is proposing to expand into 103 W. Rockland Road. The Zoning Board of Appeals heard the request at the April 26, 2021 meeting to reduce the parking space requirements for the center from 69 to the existing 60 spaces. Members of the Zoning Board of Appeals concurred with the request as the peak hours for the restaurant are in the evenings while the majority of the remainder of the center are during the day. A motion to recommend Village Board of Trustees approval passed with a vote of 7 - 0.

REPORT OF THE ZONING BOARD OF APPEALS

REPORT ON: ZBA 21-05, Dos Amigos Mexican Restaurant

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION of DOS AMIGOS MEXICAN RESTAURANT**, being the **LESSEE** of real estate located at **101 W. ROCKLAND ROAD**, the **ZONING BOARD OF APPEALS** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **APPLICATION FOR A VARIATION TO REDUCE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FROM 69 TO 60 IN ORDER TO ALLOW THE DOS AMIGOS MEXICAN RESTAURANT TO EXPAND INTO THE ABUTTING COMMERCIAL TENANT SPACE ADDRESSED AS 103 W. ROCKLAND ROAD FOR PROPERTY LOCATED IN A C-3, GENERAL COMMERCIAL DISTRICT AT 101 W. ROCKLAND ROAD AND TO FURTHER ALLOW THE PROPERTY OWNER TO SEEK OCCUPANCY FOR THE TENANT SPACE ADDRESSED AS 113 W. ROCKLAND ROAD FOR A RETAIL OR SERVICE TYPE OF LAND USE WITHOUT REQUIRING A SUBSEQUENT APPLICATION FOR VARIATION, CHAPTER 26, SECTION 10**, according to the provisions cited in the Libertyville Municipal Code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **APRIL 9, 2021**, and held virtually on **APRIL 26, 2021**, at **7:00 P.M.** Written notice was served by certified mail, return receipt requested to all property owners within 250 feet of the site.

At the **PUBLIC HEARING** the applicant and witnesses were duly sworn and questioned by the Zoning Board of Appeals. No objectors appeared at the hearing and no written objections to the proposed variation have been filed.

From the evidence and testimony submitted, the Zoning Board of Appeals of the Village of Libertyville hereby find the following:

Background:

The petitioners, Sergio Casillas and Oscar Garcia of Dos Amigos Mexican Restaurant, are requesting a variation to reduce the minimum required number of parking spaces in order to allow their restaurant to expand into the adjacent tenant space located in the Rockland Plaza. The subject site is located at the southwest corner of Rockland Road and Milwaukee Avenue in the C-3, General Commercial District at 101 W. Rockland Road.

The petitioners are proposing to expand Dos Amigos, currently located in the 101 W. Rockland Road tenant space, into the abutting 103 West Rockland Road tenant space. Rockland Plaza currently has eight (8) commercial tenant spaces, of which six (6) are presently occupied. Each unit has a Rockland Road address and range from 1,260 square feet to approximately 1,740 square feet in floor area. Currently, Dos Amigos has 1,500 square feet of floor area in the 101 W. Rockland Road

tenant space. The abutting vacant tenant space at 103 W. Rockland Road is another 1,500 square feet in floor area.

Dos Amigos, at 101 Rockland Road, operates from 11 a.m. to 9 p.m. seven days a week. The petitioner indicates that it does mostly carry-out business during the lunch period, with more of its sit-down patronage during the dinner hours. The Zoning Code requires one (1) parking space for each 100 square feet of floor area, which translates into 15 parking spaces for this space.

103 Rockland Road, which is the space into which Dos Amigos seeks to expand into, was previously a retail establishment and, as a result, was only required to have one (1) parking space for every 250 square feet of floor area, which translates into 6 parking spaces, or a total of 30 parking spaces for an expanded Dos Amigos.

Dreamland Comics is next at 105 Rockland Road. It operates from 10 a.m. to 5 p.m. on Mondays and Tuesdays, 10 a.m. to 8 p.m. on Wednesdays and Thursdays, 10 a.m. to 6 p.m. on Fridays and Saturdays, and 11 a.m. to 5 p.m. on Sundays. As a retail establishment, it is required to have one (1) parking space for every 250 square feet, which translates into 6 parking spaces.

Next, at 107 West Rockland Road, is the dental office, Dr. Chris Quick, D.D.S. They are required to have one (1) parking space for each 200 square feet of floor area, or 7.5 parking spaces. Dr. Quick is open on Monday, 9 a.m. to 7 p.m.; Tuesday, 9 a.m. to 1 p.m.; Wednesday, 8 a.m. to 3 p.m.; Thursday, 9 a.m. to 6 p.m.; and Friday, 8 a.m. to 1 p.m. The applicant indicates that Dr. Quick's office is not open during the prime times for Dos Amigos, which are dinner hours on Friday and Saturday.

Amour de Hair, a hair salon, is next at 109 West Rockland Road. The salon operates from 9 a.m. to 7 p.m. Tuesday through Saturday. They are required to have one (1) space for each 250 square feet of floor area which translates into six (6) parking spaces.

The next tenant space is located at 113 W. Rockland is currently vacant but was recently occupied by Liberty Tax. This office use would have required 4.2 parking spaces. Assuming that a retail business rents this unit in the future, it would need to have 6 parking spaces. Retail is listed as a Permitted Use in the C-3 General Commercial District.

Domino's Pizza occupies 1,260 square feet of floor area of the next space addressed as 115 W. Rockland Road. It is open from 10:30 a.m. to midnight, seven days a week. It does only carry-out and delivery and is required to have 1 space for every 200 square feet of floor area, or 6.3 parking spaces.

The Avenue Coin Laundry occupies approximately 1,740 square feet in end unit located at 117 W. Rockland Road. It is open from 8 a.m. to 10 p.m., seven days a week. As a services business, it is required to have one (1) space for each 250 square feet of floor area or 6.95 parking spaces.

Tenant	**Unit #**	**floor area**	**required parking**
Dos Amigos	101 & 103	3,000 sq.ft.	30

Dreamland Comics	105	1,500 sq.ft.	6
Dr. Chris Quick	107	1,500 sq.ft.	7.5
Amour de Hair	109	1,500 sq.ft.	6
Vacant	113	1,500 sq.ft	6 if future tenant is Retail
Dominos	115	1,260 sq.ft.	6.3
Avenue Coin Laundry	117	1,740 sq.ft.	6.95
		TOTAL Parking Required =	**68.75 or 69**

The current number of existing parking spaces at the Rockland Plaza commercial center is 60 spaces. The petitioner is seeking a variation to reduce the minimum required number of parking spaces from 69 to 60 in order to allow the Dos Amigos Mexican Restaurant to expand into the abutting commercial tenant space. This calculation will allow the property owner to fill the vacant space located at 113 W. Rockland Road with a retail land use without the need to come back in the future for another parking variation request. The Zoning Board of Appeals notes that the commercial tenant mix and their diversified hours of operation will impose an insubstantial amount of parking or onsite traffic circulation conflicts. The Zoning Board of Appeals supports the variation request to reduce the minimum required number of parking spaces in order to allow Dos Amigos Mexican Restaurant to expand into the abutting commercial tenant space.

The Zoning Board of Appeals finds that carrying out of the strict letter of the provisions of the Zoning Code would create a practical difficulty or particular hardship for the applicant. The requested variation does satisfy each of the standards listed in Section 16-8.7 of the Zoning Code, as follows:

a. *General Standard.* No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

b. *Unique Physical Condition.* The lot in question is exceptional as the owner has maximized the number of off-street parking spaces that can be fit onto the property in question. The property is bound by Milwaukee Avenue on the east, where there is no street parking, and by Rockland Road on the north, where there also is no street parking.

c. *Not Self-Created.* The development of this property was lawful at the time of construction, as was the lack of street parking on both Milwaukee Avenue and Rockland Road.

d. *Denied Substantial Rights.* Carrying out the strict letter of the off-street parking requirements would deprive the owner and these applicants of substantial rights that are commonly enjoyed by other property owners subject to the same provision.

e. *Not Merely Special Privilege.* Neither the owner nor these applicants are seeking a special privilege. Dos Amigos has been a successful small business that has developed a strong local following. Additional contiguous space has become available that would allow them to

expand that successful business as opposed to relocating, perhaps out of Libertyville. In addition, the other businesses do not in large part utilize their allotted parking spaces during the prime hours of Dos Amigos.

f. *Code and Plan Purposes*. Allowing this variation would not result in the use of this property that is not consistent with the Code.

g. *Essential Elements of the Area*. The variation would not result in a use or development on the subject lot that:

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
3) Would substantially increase congestion in the public streets due to traffic or parking; or
4) Would unduly increase the danger of flood or fire; or
5) Would unduly tax public utilities and facilities in the area; or
6) Would endanger the public health or safety.

h. *No Other Remedy*. There is no other remedy other than the requested variation to allow for the proposed restaurant expansion.

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO REDUCE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FROM 69 TO 60 IN ORDER TO ALLOW THE DOS AMIGOS MEXICAN RESTAURANT TO EXPAND INTO THE ABUTTING COMMERCIAL TENANT SPACE ADDRESSED AS 103 W. ROCKLAND ROAD FOR PROPERTY LOCATED IN A C-3, GENERAL COMMERCIAL DISTRICT AT 101 W. ROCKLAND ROAD AND TO FURTHER ALLOW THE PROPERTY OWNER TO SEEK OCCUPANCY FOR THE TENANT SPACE ADDRESSED AS 113 W. ROCKLAND ROAD FOR A RETAIL OR SERVICE TYPE OF LAND USE WITHOUT REQUIRING A SUBSEQUENT APPLICATION FOR VARIATION** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 7 - 0, recorded as follows:

AYES: KRUMMICK, FLORES, MOORE, OAKLEY, PYTER, SCHULTZ, STEFFE

NAYS: NONE

ABSENT: NONE

Report of the Zoning Board of Appeals, ZBA 21-05

Respectfully Submitted, May 4, 2021.

_____

Chair, Zoning Board of Appeals

_____

Secretary, Zoning Board of Appeals

EXHIBIT A

Legal Description of the Property

Lots 8 and 9 in County Clerk's Subdivision of Block 6 of Kuebker's Subdivision of Part of the North Half of Section 21, Township 44 North, Range 11, East of the Third Principal Meridian, and Other Premises, According to the Plat of Said County Clerk's Subdivision, Recorded May 19, 1905, as Document 100048, in Book "G" of Plats, Page 18, in Lake County, Illinois.

Address: 101 W. Rockland Road, Libertyville, Illinois
P.I.N. 11-21-232-020

EXCERPTS FROM ZONING BOARD OF APPEALS MEETING MINUTES

Draft April 26, 2021, Zoning Board of Appeals Meeting Minutes

Mr. David Smith, Senior Planner, stated that the petitioners for Dos Amigos Mexican Restaurant are requesting a variation to reduce the minimum required number of parking spaces in order to allow their restaurant to expand into the adjacent tenant space located in the Rockland Plaza. Mr. Smith stated that the subject site is located at the southwest corner of Rockland Road and Milwaukee Avenue in the C-3, General Commercial District at 101 W. Rockland Road.

Mr. Ken Henry, attorney and representing agent for the petitioners, presented their case for the variation request. He stated that Dos Amigos has occupied their current tenant space at 101 W. Rockland Road within the Rockland Plaza since 2017. He stated that now they have the opportunity to expand into the adjacent vacant tenant space at 103 W. Rockland Road within the Rockland Plaza. He stated that the vacant space was previously occupied by a retail user. He stated that most of the other current tenants in Rockland Plaza support the Dos Amigos expansion.

Mr. Henry presented the applicant's response to each of the Standards for Variation to the Zoning Board of Appeals. Mr. Henry stated that written responses to each of the Standards for Variation are incorporated into the application materials as well. Mr. Henry stated that there is a limited amount of land on the property and that there is no off-street parking available elsewhere. He stated that the property's land area will not enable a physical expansion of parking at the site. He stated that Dos Amigos Mexican Restaurant it is at its busiest when the other commercial tenants in the Rockland Plaza are at their least busy with patrons. Mr. Henry stated that the strict application of the Code would deny Dos Amigos their substantial rights to operate their restaurant service. Mr. Henry stated that they anticipate that the Dos Amigos business will flourish after the pandemic but will not result in an inconsistency with the Village Code. He stated that they do not anticipate a negative impact upon the traffic and that the approval of the requested variation will not be detrimental to light, air, congestions and will not impose an increase in flood or fire hazards.

Mr. Tom Cappelle, 201 W. Rockland Road, stated that he lives at the neighboring property to the west and that he supports the requested variation. He stated that he has never seen the Rockland Plaza parking lot more than half full.

Board Member Pyter stated that he supports the variation request. He asked if the Rockland Elementary School parking lot is available to Rockland Plaza spill over parking. Mr. Henry stated that Rockland school parking lot is not available for Rockland Plaza.

Board Member Steffe stated that he supports the variation request. He asked about the increase in the number of tables and seating. Mr. Henry stated that the expansion will double the number of existing tables.

Mr. Oscar Garcia, Dos Amigos Mexican Restaurant, stated that there will be an increase of eleven (11) more tables. He stated that due to Covid they have capped the number of tables by 50% in their current tenant space.

Board Member Flores stated that she supports the parking variation for Dos Amigos. She stated that there are certain events at Rockland Elementary School that produce spill over parking onto other properties including Rockland Plaza.

Mr. Garcia stated that there have been times when Rockland School has used the Jiffy Lube parking lot and the west end of the Rockland Plaza parking lot.

Board Member Schultz stated that he supports the parking variation for Dos Amigos.

Board Member Oakley indicated that he supports the parking variation for Dos Amigos.

Board Member Moore stated that he supports the parking variation for Dos Amigos. He asked how many employees will Dos Amigos have after the expansion. Mr. Garcia stated that they have eight (8) now and may increase an additional four (4) or five (5) employees after the expansion.

Board Member Moore asked where the employees park now and in the future. Mr. Garcia stated that the employees are asked to park at the west end of the parking lot. He stated that this is required by the plaza owner.

Board Member Moore asked how the outdoor dining will be accommodated and if they will remove any existing parking spaces for outdoor dining. Mr. Garcia stated that they will continue to utilize the area that is striped out area that is not designated parking spaces.

Chairman Krummick asked the petitioner if they are ready for the Zoning Board of Appeals to render their recommendation tonight. Mr. Henry stated that they are ready for the Zoning Board of Appeals to make their recommendation to the Village Board tonight.

In the matter of ZBA 21-05, Board Member Schultz moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to reduce the minimum required number of parking spaces from 69 to 60 in order to allow the Dos Amigos Mexican Restaurant to expand into the abutting commercial tenant space addressed as 103 W. Rockland Road for property located in a C-3, General Commercial District at 101 W. Rockland Road and to further allow the property owner to seek occupancy for the tenant space addressed as 113 W. Rockland Road for a Retail or Service type of land use without requiring a subsequent application for variation, in accordance with the plans submitted.

Motion carried 7 - 0.

Ayes:	*Krummick, Flores, Moore, Oakley, Pyter, Schultz, Steffe*
Nays:	*None*
Absent:	*None*

LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 5 March 2021

Libertyville
spirit of independence

REQUESTED ACTION(S) (check all that apply)

____	Comp. Plan	____	Preliminary/Final Plat
____	Comp. Plan Amendment	____	Plat of Consolidation
____	Map Amendment	____	Site Plan Permit
____	Planned Dev. (Concept/Final)	____	Special Use Permit
____	Planned Dev. (Final Amendment)	____	Text Amendment
____	Planned Dev. (Adjustment)	✓	Variation
____	Planned Dev. (Master Plan)	____	Zoning Appeal
____	Planned Dev. (Master Plan Amendment)		

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Sergio Casillas / Oscar Garcia Dos Amigos Mexican Restaurant, Inc. represents that they are the OWNER ____, CONTRACT PURCHASER ____, LESSEE X, AUTHORIZED AGENT ____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate) Attached

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 11-21-232-020

The property is also known as: (street address) 101-117 W. Rockland Road.

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the C-3 District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

____	Front Yard Setback	____	Sign
____	Corner Side Yard Setback	____	Fence
____	Side Yard Setback	____	Lot Coverage
____	Rear Yard Setback	____	Building Coverage
____	Perimeter Landscaped Open Space	____	Building Height
✓	Other (specify) Parking		

Please attach a detailed narrative description of the requested development action(s).

applicant/representative signature

Kenneth A. Henry
please print full name

1866 Sheridan Rd, Suite 305

Highland Park, IL 60035
address of applicant/representative

312-391-0100
phone number

khenry@kahlaw.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2019

Dos Amigos Mexican Restaurant, Inc. Land Use Application

Legal Description

Lots 8 and 9 in County Clerk's Subdivision of Block 6 of F.H. Kuebker's Subdivision of part of the North Half of Section 21, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat of said County Clerk's Subdivision, recorded May 19, 1905 as Document 100048, in Book "G" of Plats, Page 18, in Lake County, Illinois.

Commonly known as: ***101-117 W. ROCKLAND ROAD, LIBERTYVILLE, ILLINOIS.***

R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

of

Lots 8 and 9 in County Clerk's Subdivision of Block 6 of F.H. Kuebker's Subdivision of part of the North Half of Section 21, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat of said County Clerk's Subdivision, recorded May 19, 1905 as Document 100048, in Book "G" of Plats, Page 18, in Lake County, Illinois.

Commonly known as: **101-117 W. ROCKLAND ROAD, LIBERTYVILLE, ILLINOIS.**

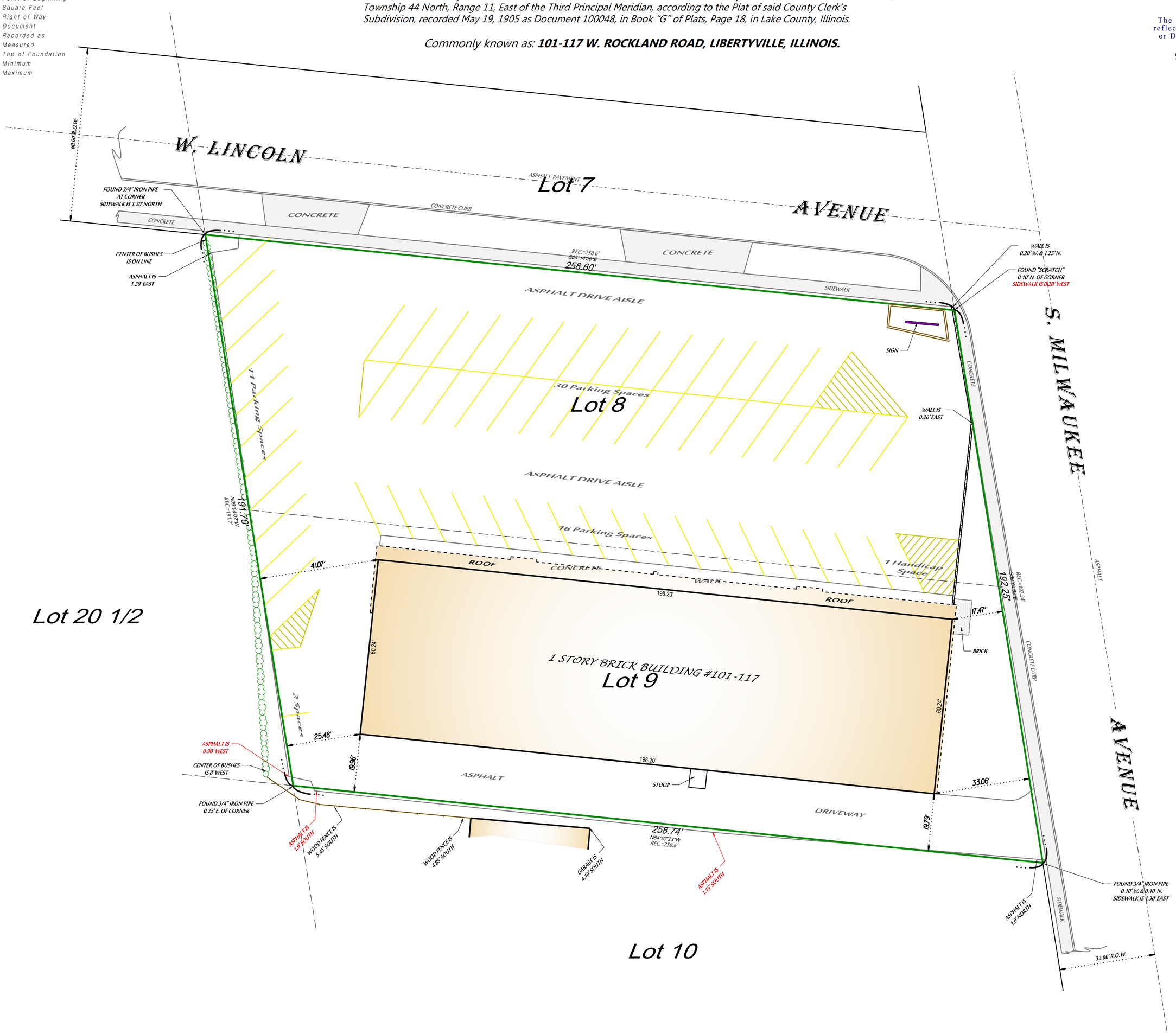
LEGEND

N.	=	North
S.	=	South
E.	=	East
W.	=	West
N.W.	=	Northwest
N.E.	=	Northeast
S.E.	=	Southeast
S.W.	=	Southwest
P.O.B.	=	Point of Beginning
SQ.FT.	=	Square Feet
R.O.W.	=	Right of Way
Doc.	=	Document
Rec.	=	Recorded as
Meas.	=	Measured
T.F.	=	Top of Foundation
MIN.	=	Minimum
MAX.	=	Maximum

N
W E
S

The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1"= 20 ft



ORDER NUMBER 20-1152
ORDERED BY: RON PARSONS
FOR:
REVISIONS: 11-24-20 Typo

WITHOUT A RAISED SEAL PLAT IS NOT VALID

PROFESSIONAL DESIGN FIRM
R.E. DECKER P.C.
184-3086
Libertyville, IL
STATE OF ILLINOIS
expires 4-30-21

R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com

PROFESSIONAL LAND SURVEYOR
R.G. PAVLETIC
035-3261
Libertyville, Illinois
STATE OF ILLINOIS
expires 11-30-20

Field Work Completed on: 11-11-20

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: 11-24-20
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

Kenneth A. Henry
Attorney At Law

March 5, 2020

Village of Libertyville
200 E. Cook Avenue
Libertyville, Illinois 60048

Re: Dos Amigos Mexican Restaurant, Inc. Land Use Application
Request for a Variation from the Off-Street Parking Requirements

To the Village President, Village Board of Trustees, and Zoning Board of Appeals:

I am writing on behalf of Dos Amigos Mexican Restaurant, Inc., which is located at Rockland Plaza, 101 West Rockland Road, Libertyville, and is owned and operated by Sergio Casillas and Oscar Garcia, in support of their Land Use Application seeking a variation of the off-street parking requirements. They are not seeking any changes in the elevation, nor any changes in landscaping, lighting, or signage.

For Sergio and Oscar, this restaurant is part of their realization of the American Dream. Each of them is an immigrant who came to America seeking greater opportunities for themselves and their families. After many years of working for others in the restaurant business, they opened this restaurant at this location in February, 2017. Since that time, they have developed a steady and loyal clientele and enjoyed a fair amount of success. They have also been good Libertyville citizens, variously sponsoring athletics in the area and participating in many local festivals.

The pandemic has, of course, taken its toll on Dos Amigos, as it has on virtually every restaurant in the United States and, in fact, worldwide, as well as on many other businesses. Yet, Sergio and Oscar see the light at the end of the tunnel. With that in mind, when the opportunity arose to expand the restaurant by incorporating the space immediately next door (103 W. Rockland Road) to the current restaurant, they wanted to pursue that opportunity. The only obstacle to that expansion is the off-street parking requirement in Article 10, Section 26-10-1.2 of the Libertyville Code of Ordinances.

Rockland Plaza is located at the southwest corner of Milwaukee Avenue and Rockland Road. There is no street parking in the area. The plaza currently has eight (8) units for tenants, of which six (6) are presently occupied. Each unit has a Rockland Road address and

One North LaSalle Street, Suite 2200 • Chicago, Illinois 60602-3912
1866 Sheridan Road, Suite 305 • Highland Park, Illinois 60035
Tel: 312.857.0100 • Fax: 312.857.1157
Email: khenry@kahlaw.c
www.kahlaw.c

consists of approximately 1500 square feet of floor area. Dos Amigos, at 101 Rockland Road, operates from 11 a.m. to 9 p.m. seven days a week. It mostly does a carry-out business during the lunch period, with more of its sit-down patronage during the dinner hours. Currently, the Code requires that it have 1 parking space for each 100 square feet of floor area, which translates into 15 parking spaces.

103 Rockland Road, which is the space into which Dos Amigos seeks to expand, was previously a retail establishment and, as a result, was only required to have 1 parking space for every 250 square feet of floor area, which translates into 6 parking spaces. However, if Dos Amigos were to expand, that figure would jump to 15 parking spaces, or a total of 30 parking spaces for an expanded Dos Amigos.

Dreamland Comics is next at 105 Rockland Road. It operates from 10 a.m. to 5 p.m. on Mondays and Tuesdays, 10 a.m. to 8 p.m. on Wednesdays and Thursdays, 10 a.m. to 6 p.m. on Fridays and Saturdays, and 11a.m. to 5 p.m. on Sundays. As a retail establishment, it is required to have 1 parking space for every 250 square feet, which translates into 6 parking spaces. Dreamland Comics supports this application, as evidenced by its letter of support which is included with this narrative as part of the application.

Next, at 107 Rockland Road, is the dental office of Dr. Chris Quick, D.D.S. It is required to have 1 parking space for each 200 square feet of floor area, or 7.5 parking spaces. It is open on Monday, 9 a.m. to 7 p.m.; Tuesday, 9 a.m. to 1 p.m.; Wednesday, 8 a.m. to 3 p.m.; Thursday, 9 a.m. to 6 p.m.; and Friday, 8 a.m. to 1 p.m. Dr. Quick is not open during the prime times for Dos Amigos, which are the dinner hours on Friday and Saturday. Dr. Quick supports this application, as evidenced by his letter of support which is included with this narrative as part of the application.

Amour de Hair, a hair salon, is next at 109 Rockland Road. It operates from 9 a.m. to 7 p.m. Tuesday through Saturday, although it sometimes closes earlier than 7. As a services business, it is required to have 1 space for each 250 square feet of floor area, or 6 parking spaces. Amour de Hair supports this application, as evidenced by its letter of support which is included with this narrative as part of the application.

The space at 113 Rockland Road is currently empty but it is on the market for rental. Assuming that a retail business rents this unit, it would need to have 6 parking spaces.

Domino's Pizza occupies 115 Rockland Road. It is open from 10:30 a.m. to midnight, seven days a week. It does only carry-out and delivery and is required to have 1 space for every 200 square feet of floor area, or 7.5 parking spaces. Domino's supports this application, as evidenced by its letter of support which is included with this narrative as part of the application.

Lastly, at 117 Rockland Road, is the Avenue Coin Laundry. It is open from 8 a.m. to 10 p.m., seven days a week. As a services business, it is required to have 1 space for each 250 square feet of floor area, or 6 parking spaces. Avenue Coin Laundry supports this application, as evidenced by its letter of support which is included with this narrative as part of the application.

Dos Amigos, if it expands as it is hoping, would be required to have 30 parking spaces, as noted above. When added to the parking space requirements for the other businesses at this location, the required number of parking spaces (approximately 69) exceeds the number of spaces that can physically be provided on this property, which is 60.

It should be noted that that the hair salon and the medical/dental office both close at around 5 p.m., thus freeing up 13.5 parking spaces during the prime time for Dos Amigos, 5 p.m. to closing. Furthermore, Dreamland Comics closes at 5 p.m. three days a week (Sunday to Tuesday), 8 p.m. two days a week (Wednesday and Thursday), and 6 p.m. on Fridays and Saturdays, the two most popular nights for Dos Amigos. As a result, the 6 parking spaces required of Dreamland Comics would also be available to accommodate Dos Amigos patrons during its busiest days and hours, Fridays, and Saturdays, 6 p.m. to closing. Indeed, the anecdotal evidence, as observed by, among others, Oscar and Sergio over the past four (4) years, reveals that, after 5 p.m., the parking lot is pretty much the domain of Dos Amigos.

Sergio and Oscar believe that this location has been very good to their business and the Village of Libertyville. Their preference is to enlarge their restaurant at this location, where they have already developed a loyal following. It is for those reasons that Dos Amigos wants to stay at this location. But they cannot enlarge at this location without the requested variation.

We will address each of the standards that govern this application for a variation:

26-16-8.7. *Standards for variations.*

(a) *General standard.* No variation shall be granted pursuant to section 26-16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this chapter would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in subsection 26-16-8.7.

There can be no question that applying the strict letter of the Libertyville off-street parking provisions creates a hardship and practical difficulty. Indeed, applying the strict letter of these provisions would make it impossible for Dos Amigos to expand, thereby limiting their growth potential.

(b) *Unique physical condition.* The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The lot in question is exceptional because the owner has maximized the number of off-street parking spaces that can be fit onto the property in question. There is nowhere to expand off-street parking. Furthermore, there is no street parking at this location nor within close proximity to this location where patrons could park as an alternative to parking in this lot. The property is bound by Milwaukee Avenue on the east, where there is no street parking, and by Rockland Road on the north, where there also is no street parking. There is also no location within reasonable walking distance that could provide additional parking in the unlikely event that the parking lot was full.

(c) *Not self-created.* The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction and existed at the time of the enactment of the provisions from which a variation is sought or was created by because of natural forces or governmental action, other than the adoption of this chapter.

This parking situation is not the result of any action or inaction of the owner or his predecessors. The development of this property was lawful at the time of construction, as was the lack of street parking on both Milwaukee Avenue and Rockland Road.

(d) *Denied substantial rights.* The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the off-street parking requirements would deprive the owner and these applicants of substantial rights that are commonly enjoyed by other property owners subject to the same provision. Small business owners have been suffering for many years that pre-date the pandemic. To enforce this provision would place severe limits on the use of this property merely because of its location in an area that does not have street parking available. It would also limit the ability of Dos Amigos, a successful small business, from reasonably expanding their business, which would be beneficial not only to them but to the Village.

(e) *Not merely special privilege.* The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in subsection 26-16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Neither the owner nor these applicants are seeking to enjoy some special privilege nor is the purpose of this Application merely to make more money. Dos Amigos has been successful small business in and citizen of Libertyville that has developed a strong local following. Additional contiguous space has become available that would allow them to expand that successful business as opposed to relocating, perhaps out of Libertyville. In addition, the other businesses, which would be most impacted by the granting of this variation, do not, in large part, utilize their allotted parking spaces during the prime hours of Dos Amigos. Perhaps more importantly, each of the businesses in the Plaza support this application. Allowing Dos Amigos this minimal variation would allow them to accomplish that goal and maintain the restaurant in its current location, where they have developed a following and serve the community.

(f) *Code and plan purposes.* The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this chapter and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

Allowing this variation would not result in the use of this property that is not consistent with the Code. Indeed, the request being made is exactly the type of situation for which the appeal process of the Code was created. The applicants are seeking a *de minimis* variation

from the off-street parking requirements and are being supported by the other tenants who would be most impacted by the granting of this variation.

(g) *Essential elements of the area.* The variation would not result in a use or development on the subject lot that:

(1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

(2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

(3) Would substantially increase congestion in the public streets due to traffic or parking; or

(4) Would unduly increase the danger of flood or fire; or

(5) Would unduly tax public utilities and facilities in the area; or

(6) Would endanger the public health or safety.

(1) Granting the requested variation would not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity. Indeed, granting this variation would enhance the value of the property as well as this area of the village.

(2) Granting the requested variation would not materially impair an adequate supply of light and air to the properties and improvements in the vicinity. The applicants are not seeking to build anything nor to add to the bulk or height of the property or improvements at this location.

(3) Granting the requested variation would not substantially increase congestion in the public streets due to traffic or parking. This corner of Milwaukee Avenue and Rockland Road is already a busy area with no street parking. Granting this variation would have no substantial impact on either traffic or congestion in the area. Most of the other stores and offices located at this property are closed or closing during the prime dinner hours during which Dos Amigos is most busy. Furthermore, granting this variation would be beneficial to

the retail establishments in this plaza because it would bring additional potential customers into the plaza that might not ordinarily be present.

(4) Granting the requested variation would not unduly increase the danger of flood or fire. The applicants are not adding to the building, changing the landscaping, nor seeking to do anything that would add to potential flood or fire hazards.

(5) Granting the requested variation would not unduly tax public utilities and facilities in the area. Again, the applicants are not seeking to add anything that would place an additional burden on public utilities or facilities in the area.

(6) Lastly, granting the requested variation would not endanger the public health or safety.

In further support of this application, I have attached letters of support from all of the current tenants.

Thank you for your consideration of this Application. Please contact me should you have any questions or require additional information.

Sincerely,

Kenneth A. Henry, Attorney at Law

Enclosures
cc: Dos Amigos Mexican Restaurant, Inc.

March 5, 2021

Village of Libertyville

Re: Variation Application of Dos Amigos Mexican Restaurant

Dear Village of Libertyville:

I am the tenant at 105 Rockland Road, Libertyville, several doors down from Dos Amigos Mexican Restaurant. I have been informed about their plans to expand the restaurant, resulting in their application for a variation of the off-street parking requirements of the Libertyville Code. I believe that the expansion of the restaurant will be beneficial for all the tenants and will not create a parking issue. I therefore support their application for a variation.

Feel free to contact me if you require additional information.

Sincerely,

DREAMLAND Comics
(Store/Business Name)

Charles Balicki
(Signature)

CHARLE BALICKI
(Print Name)

105 W. Rockland Rd
(Address)

847-680-0727
(Telephone Number)

M + TUE 10-5 W + THUR 10-8 FRI 10-6 SAT 10-6 SUN 11-5
(Days and Hours of Operation)

March 5, 2021

Village of Libertyville

Re: Variation Application of Dos Amigos Mexican Restaurant

Dear Village of Libertyville:

I am the tenant at 107 Rockland Road, Libertyville, several doors down from Dos Amigos Mexican Restaurant. I have been informed about their plans to expand the restaurant, resulting in their application for a variation of the off-street parking requirements of the Libertyville Code. I believe that the expansion of the restaurant will be beneficial for all the tenants and will not create a parking issue. I therefore support their application for a variation.

Feel free to contact me if you require additional information.

Sincerely,

Dr. Chris Quick, DDS
(Store/Business Name)

CQ, DDS
(Signature)

Christopher Quick
(Print Name)

107 W. Rockland Rd
(Address)

(847) 362-6660
(Telephone Number)

M – 9–7 pm
(Days and Hours of Operation)
Tu – 9–1
Wed – 8–3
Th – 9–6
Fr – 8–1

March 5, 2021

Village of Libertyville

Re: Variation Application of Dos Amigos Mexican Restaurant

Dear Village of Libertyville:

I am the tenant at 109 W. Rockland Road, Libertyville, several doors down from Dos Amigos Mexican Restaurant. I have been informed about their plans to expand the restaurant, resulting in their application for a variation of the off-street parking requirements of the Libertyville Code. I believe that the expansion of the restaurant will be beneficial for all the tenants and will not create a parking issue. I therefore support their application for a variation.

Feel free to contact me if you require additional information.

Sincerely,

Amour de Hair
(Store/Business Name)

Sharon Adams
(Signature)

Sharon Adams
(Print Name)

109 W. Rockland Rd
(Address)

847 816 3600
(Telephone Number)

T-Sat. 9-7 sometimes
(Days and Hours of Operation)

March 5, 2021

Village of Libertyville

Re: Variation Application of Dos Amigos Mexican Restaurant

Dear Village of Libertyville:

I am the tenant at 115-B Rockland Road, Libertyville, several doors down from Dos Amigos Mexican Restaurant. I have been informed about their plans to expand the restaurant, resulting in their application for a variation of the off-street parking requirements of the Libertyville Code. I believe that the expansion of the restaurant will be beneficial for all the tenants and will not create a parking issue. I therefore support their application for a variation.

Feel free to contact me if you require additional information.

Sincerely,

Dom.no's
(Store/Business Name)

(Signature)

Edder Reyes
(Print Name)

115-B W. Rockland Rd Libertyville, IL 60048
(Address)

(847)367-6200
(Telephone Number)

10:30AM - 12AM
(Days and Hours of Operation)

March 5, 2021

Village of Libertyville

Re: Variation Application of Dos Amigos Mexican Restaurant

Dear Village of Libertyville:

I am the tenant at 117 Rockland Road, Libertyville, several doors down from Dos Amigos Mexican Restaurant. I have been informed about their plans to expand the restaurant, resulting in their application for a variation of the off-street parking requirements of the Libertyville Code. I believe that the expansion of the restaurant will be beneficial for all the tenants and will not create a parking issue. I therefore support their application for a variation.

Feel free to contact me if you require additional information.

Sincerely,

Avenue Coin Laundry
(Store/Business Name)

Ronald G. Parsons
(Signature)

Ronald G. Parsons
(Print Name)

117 W. Rockland Rd Lib.
(Address)

(847) 362-7800
(Telephone Number)

7 day a Week 8am-10pm.
(Days and Hours of Operation)

Agenda Item No. 5

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: **REPORT OF THE HISTORIC PRESERVATION COMMISSION**
HPC 21-02, Martina Cook, Applicant
210 Lake Street

Historic Preservation Commission Recommendation: Approve designation as local landmark.

Staff Contact: John P. Spoden, Director of Community Development

---

Background: The Historic Preservation Commission is recommending designation of 210 Lake Street as a local landmark. The Commission held a public hearing on March 15, 2021, and found that the structure met criteria for designation including its exemplification of important planning and urban design techniques and its location and physical appearance.

The architecture of this 1874 Victorian-style home has been maintained through a recent renovation and addition. The original wall sconces have been maintained along with original hardware. The original home was constructed with brick-lined walls known as "Brick Nogging". The Historic Preservation Commission confirmed that the addition is consistent with the original house, as Chicago brick was used and diamond window patterns replicated.

Members of the Commission voted unanimously to recommend the designation after a presentation by the owners of the property. The Report of the Historic Preservation Commission is attached for Village Board of Trustees review. Upon approval, an ordinance will be drafted for Village Board approval and a plaque prepared for the property owner.

REPORT OF THE HISTORIC PRESERVATION COMMISSION

REPORT ON: HPC 21-02, Request for Local Landmark Designation

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION** of **210 LAKE STREET**, the **HISTORIC PRESERVATION COMMISSION** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **LOCAL LANDMARK DESIGNATION**, according to the provisions cited in the Libertyville Municipal Code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **FEBRUARY 25, 2021**, and held at 5:00 p.m., commencing on **MARCH 15, 2021**, and concluding on **MARCH 15, 2021**, in the Village Hall, 118 West Cook Avenue, Libertyville, Illinois.

From the evidence and testimony provided, the Historic Preservation Commission and the Village of Libertyville hereby finds the following:

Background:

The petitioner, Martina Cook, is requesting Local Landmark Designation for the property at 210 Lake Street, in the R-6 Single-Family Zoning District. Records indicated the original house was constructed in 1874. The petitioner requested a Building Permit from the Building Division in September 2018 for an addition and alteration. A permit was issued for the addition and alteration in May 2019. With the renovation complete, the applicant appeared before the Commission requesting Local Landmark status on March 15, 2021.

The Commission reviewed and evaluated the application according to the criteria established by Ordinance No. 18-O-22, Municipal Code Section 7-114, Criteria for Landmark Designation. The Commission decided that the landmark shall be designated, and made a recommendation passed by a majority of the Commission.

Standards for Review:

In considering an application for a Local Landmark Designation, the Historic Preservation Commission shall make a preliminary determination as to whether a property, structure, or area possesses the integrity of design, workmanship, materials, location, setting and character and meets one or more of the following criteria (MC Sec. 7-114):

Criteria for Local Landmark Designation:

a. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
b. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the village, the State of Illinois, the

Midwest region, or the United States;

c. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail;
d. Its representation of a historic, cultural, architectural, archeological or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous;
e. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, of the village;
f. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the village, whose components may lack individual distinction;
g. Its identification with a person or persons who significantly contribute to the historic, cultural, architectural, archeological or related aspect of the development of the Village of Libertyville, State of Illinois, the Midwest region, [or] the United States;
h. Its association with important cultural or social aspects or events in the history of the Village of Libertyville, the State of Illinois, the Midwest region, [or] the United States;
i. Its location as a site of important archeological or natural significance; and
j. Its location as a site of a significant historic or prehistoric event or activity which may or may not have taken place within or involved the use of any existing improvements on the property.

The petitioner indicates the property meets four (4) of the criteria associated with the landmark designation: (a) Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail; (b) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community of the Village of Libertyville; (c) Its identification with a person or persons who significantly contribute to the historic, cultural, architectural, archeological, or related aspect of the development of the Village of Libertyville, State of Illinois, the Midwest region, of the United States; and (d) Its location as a site of important archaeological or natural significance. The architecture of the Victorian-style home has been maintained to match the historic nature. The style of the exterior wall sconces have been maintained since the early 1900's. Original hardware, such as a manual doorbell at the front entrance, has been preserved. The front door was completely reconstructed to its original state, while the hardware has been completely restored. Chicago brick was installed around the new addition to tie into the original foundation. Diamond window patterns have been replicated from the original house into the new addition. Interior trim and molding patterns have been completed throughout the home. Mirrors, sinks, and light fixtures are original to the home. The home was constructed with brick lined walls – known as "Brick Nogging" – which sets the age of the home between 1810 – 1900. These types of walls were often used as an initial form of "insulation" inside buildings. A record search of the property has identified several owners dating back to 1874. Notably, Mary E. & Frank Just were heavily involved with the community. Frank Just served as Village Trustee and Village President at the turn of the 20th century. Furthermore, an abandoned well underneath the kitchen was located during interior renovations. Journalists have suggested residents sometimes bottled and sold this water, while others simply used it to keep their perishable food products cold.

WHEREFORE, the Historic Preservation Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this APPLICATION FOR LOCAL LANDMARK DESIGNATION be APPROVED.

The vote of the Historic Preservation Commission recommending APPROVAL was 5 – 0, recorded as follows:

AYES: HARTSHORNE, GALO, HAMILTON-SMITH, JONDAHL, KOLLMAN

NAYS: NONE

ABSENT: SENATORE

Respectfully Submitted, April 16, 2021.

_____

Chair, Historic Preservation Commission

_____

Secretary, Historic Preservation Commission

EXCERPTS FROM HISTORIC PRESERVATION COMMISSION MEETING MINUTES

March 15, 2021, Historic Preservation Commission Public Meeting Minutes (Draft)

HPC 21-02 Martina Cook, Applicant.
210 Lake Street

Request is for Local Landmark Designation.

Ms. Martina Cook and Mr. Richard Cook, Owners of 210 Lake Street, presented the request for Local Landmark Designation for their residence at 210 Lake Street. Commissioner Hamilton-Smith noted how delighted she was to see this home be renovated instead of razed by a developer. Commissioner Hamilton-Smith noted how there is a modest, distinctive character of the home compared to the newer homes being constructed on Lake Street. Commissioner Jondahl agreed wholeheartedly with Commissioner Hamilton-Smith's assessment. Commissioner Jondahl questioned if the Landmark Designation is only applied to a portion of the building or the whole building. Commissioner Kollman confirmed it will apply to the whole building. Commissioner Kollman questioned when the house was constructed. Ms. Cook stated the house was constructed in 1874. Commissioner Jondahl questioned which was built first, the Cook Mansion or this house. Commissioner Kollman stated he wasn't sure but noted it was an earlier home constructed in the Village. Commissioner Kollman stated the addition does not appear to diminish the existing character of the home. Commissioner Jondahl questioned if there is any record of a carriage house on the property. Ms. Cook stated there was a dilapidated carriage house at one time. Commissioner Galo indicated it was located at the north end of the property. Commissioner Galo stated it appears there was a lot of love put into the home. Ms. Cook agreed and stated when the renovation was going on, they found that there was "nogging" within the walls, which is representative of the time frame when the house was constructed. Commissioner Kollman asked if any treasures were found in the house. Mr. Cook stated there was an old well underneath the kitchen. Commissioner Jondahl questioned the electricity of the house. Mr. Cook stated the electric was all knob-and-tube, first generation electric.

Chairman Hartshorne requested testimony from the public. Mr. Sandine and Mr. Spoden stated they have not received any electronic communications regarding this item. Chairman Hartshorne closed the public testimony on this item hearing no further comments.

Commissioner Kollman questioned if Ms. Cook was related to Ansel B. Cook. Ms. Cook stated she was not related but Mr. Cook did mention he has roots in the area. Commissioner Jondahl questioned if the applicant is aware that the Local Landmark Designation will require review of certain exterior projects in the future. Mr. Cook and Ms. Cook acknowledged the requirements that come with this designation.

Mr. Spoden stated a full report will be drafted for the Commission to review at the next meeting prior to sending it to the Village Board. Mr. Spoden stated the report will be a compilation of the materials submitted in a formal document.

Commissioner Galo made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for Local Landmark Designation at 210 Lake Street, in accordance with the plans submitted.

Motion carried 5 - 0.

APPLICATION FOR HISTORIC PRESERVATION
LANDMARK DESIGNATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

Libertyville
spirit of independence

DATE: Dec. 5 2019

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

ADDRESS OF PROPERTY: 210 LAKE STREET

Contact Information for Applicant: + owner	Contact Information for Property Owner:
MARTINA COOK Name	Name
391 S. St. MARYS RD. Address	Address
LIBERTYVILLE, IL	
[redacted] Phone and Fax Phone Numbers NO FAX #	Phone and Fax Phone Numbers
[redacted] E-mail	E-mail

LEGAL DESCRIPTION OF THE PROPERTY: (Insert or attach legal description of the real estate)

HISTORIC PRESERVATION LANDMARK DESIGNATION APPLICATION
PAGE 2 OF 3

DESCRIPTION OF STRUCTURE, BUILDING, LANDSCAPE, AND/OR SITE:

Described on following page

SECTION 6-2 OF ORDINANCE NO. 12-O-15 LISTS 10 POSSIBLE CRITERIA FOR LANDMARK DESIGNATION. PLACE A CHECK NEXT TO THE APPROPRIATE CRITERIA FOR THE PROPOSED LANDMARK DESIGNATION:

____ Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

____ Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the Village of Libertyville, the State of Illinois, the Midwest region, or the United States.

__✓__ Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail.

____ Its representation of a historic, cultural, architectural, archeological or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous.

__✓__ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, of the Village of Libertyville.

____ Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the Village of Libertyville, whose components may lack individual distinction.

__✓__ Its identification with a person or persons who significantly contribute to the historic, cultural, architectural, archeological or related aspect of the development of the Village of Libertyville, State of Illinois, the Midwest region, of the United States.

____ Its association with important cultural or social aspects or events in the history of the Village of Libertyville, the State of Illinois, the Midwest region, of the United States.

__✓__ Its location as a site of important archeological or natural significance.

DESCRIPTION OF STRUCTURE, BUILDING, LANDSCAPE, AND/OR SITE

210 Lake STREET is a single family home with 3 bedrooms and 1 bath. The new addition will make it a 4 bedroom, 21/2 bath home, with a 3 car garage . We have tried to stay mindful in designing the new addition , keeping with the Victorian Free Classic style that it originally has. We have removed the porch screens and restored the porch rails with new paint. The front door will be exactly reconstructed by a custom door maker in Wisconsin. The windows have been replaced by Pella's Architect Series to keep the historic look of our home but also allowing us to comply with city energy ordinances. We have carried though the diamond shaped window pattern in one of the new windows in the new addition. Our old home was built with Nogging witch we did remove to prevent any mold or rotting as well as gaining access for electrical and heat/cooling. Again trying to comply with energy ordinances we wrapped the home and we are planing to reside with 4" [original] reveal, in flat Hardie board making it look like it would of looked before all the layers of paint. Also in the new addition we will be adding old Chicago brick around the foundation to match the old existing brick on the home.

ITS UNIQUE LOCATION OR DISTINCTIVE PHYSICAL APPEARANCE OR PRESENCE REPRESENTING AN ESTABLISHED AND FAMILIAR VISUAL FEATURE OF A NEIGHBORHOOD, COMMUNITY, OF THE VILLAGE OF LIBERTYVILLE

ITS EXEMPLIFICATION OF IMPORTANT PLANNING AND URBAN DESIGN TECHNIQUES DISTINGUISHED BY INNOVATION, RARITY, UNIQUENESS OR OVERALL QUALITY OF DESIGN OR DETAIL.

Libertyville
Heritage
Area
WELCOME

Tyvek
HomeWrap

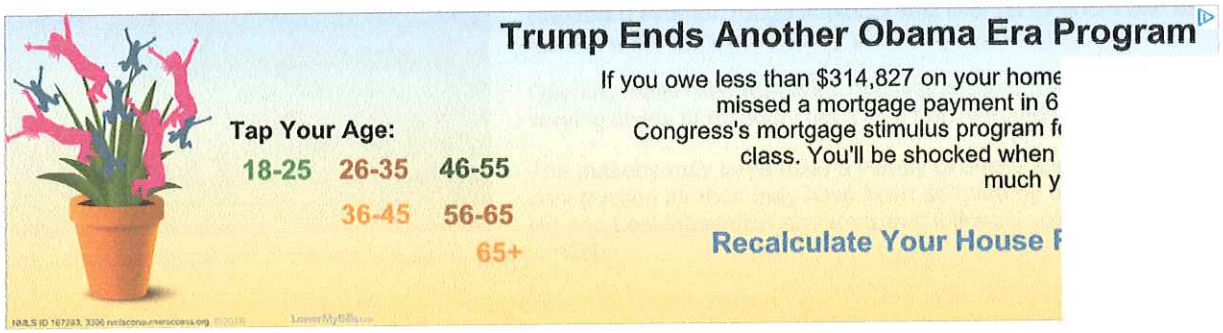
Home was build with Brick lined walls
Know as Nogging - setting the age
of the home between 1810-1900

Brick Lined Walls in Wood Framed Homes

How to Detect Brick Wall Liner, What to do About "Brick Insulation" in Building Walls

- POST a QUESTION or READ FAQs about the properties, identification, & repair of brick nogging or brick-lined building walls.

InspectAPedia tolerates no conflicts of interest. We have no relationship with advertisers, products, or services discussed at this website.



Brick filled cavity walls in wood frame buildings:

This article describes brick wall lining or "insulation" in buildings, why it was used, what problems may occur, and the inspection methoc and clues to detect brick lined walls in older homes (sometimes called *Brick Nogging*) and discusses the implications of brick wall liners in buildings.

What are the insulating properties of brick used in wall cavities? Why were bricks used to line the interior of some wood-framed buildings?

How to identify the presence of brick wall lining materials and how to inspect this system for defects. How to repair brick-lined walls. What to do if part of your brick lined wall has fallen into the attic.

Non-structural bricks were used to line the exterior walls in some pre-1900 wood frame buildings primarily an air infiltration or wind barrier, possibly as "insulation" or for thermal mass, and possibly as a "sound proofing" method.

We also provide a MASTER INDEX to this topic, or you can try the page top or bottom SEARCH BOX as a quick way to find informatior you need.

Brick Wall Lining in Older Homes: how to identify brick nogging

Photo: we opened this brick-lined clapboard-covered wall in a home in Poughkeepsie, or lining along with extensive rot of the clapboards and wall framing.

- **House Age**: Brick nogging helps set a possible age for the home. Houses built betwee 1810 and 1900, or perhaps earlier may have brick-lined walls. I [Friedman] found brick nogging lining the walls of a 1790 house in Poughkeepsie NY.

  So finding bricks in your house walls is often a clue about when it was built.

- **Insulating Value** of Brick Wall Lining: Brick has an "R" value estimated at about 0.11", so a brick lined wall has an R-value of something like R1 overall (including the wood siding and interior plaster) - pretty low compared with modern R11-R20 walls.

  Adding conventional insulation such as fiberglass batts, blown-in fiberglass, or blown-i cellulose or foam (to save heating and cooling costs) are not an option unless walls are stripped from inside or outside first, and bricks removed.

In an extensive old house renovation, if the project includes replacing exterior siding or interior wall surfaces, and in homes where accurate historic preservation of original construction materials and details is not a requirement, it is common to remove all of the wall-lining bricks in order to substitute a more effective insulating material.

Owners who have taken this step (such as the Weismans who provided some of the photos on this page) report a significant reduction in home heating costs.

- **Weight of Brick-Lined Walls**: Alan Carson, (Carson Dunlop Associates, Toronto) estimates that weight would be about 400 lb. pe stud cavity per floor.

  (Clay bricks weigh about 150 lb./cu. ft.).

  If the structure is damaged by rot or insects, or modified by "remodeling" there is risk that the added weight of bricks in upper floor walls could require additional support. Beware of remodeling on lower floors which includes the removal of bricks in the wall cavities - it may be necessary to add support to be certain that weight of brick lining upper floor walls does not cause a structural problem for the lower floors.

- **Brick Wall Liners and Fire Safety**: If the building was framed using balloon framing rather than platform framing it may be necessary to add fire blocking if bricks are removed since you may have removed what amounted to fire-blocking in the wall cavities.

Joy Through the World

Ad The holiday season is ev magical when celebrated at W

Walt Disney World

Learn more

- **Brick Lined Wall Collapse Warning**: Joe and Beth Weisman pointed out at their website [References below] that when removing exterior siding [or interior plaster] one should be careful to watch out for falling bricks. In their renovation one wall dumped quite a few bricks on the ground [Image] when it was opened.

  Puentes points out that in earthquake prone areas, "hidden" brick or other masonry wall lining could fall into an upper room and perhaps through a ceiling into a room below, making this construction method an additional safety concern for houses in earthquake zones. [We don't know if this method has been used in earthquake areas.]

- **Brick Walls, Condensation, and Mold**: Brick wall lining may increase condensation on the interior of some exterior walls and could be a dampness or mold issue.

  You may see evidence of this as mold behind pictures that have been hung on exterior walls for some time. You'll also see this in solid-masonry homes.

- **Electical Wiring**: Running new electrical circuits in exterior walls will encounter the brick lining which may need to be removed in some cases (or run wires behind floor baseboards or in other chases).

  Carson wondered if the absence of electrical wiring (seen as no outlets nor switches) in the walls of an older building might suggest brick lining.

Where Will You Find Clues Suggesting the Presence of Brick Lined Walls

Age of the home: if the home was built before 1900 and is a wood frame structure, especially in cold climates where people care more about wind blowing through walls, brick nogging may have been used.

This photo shows the wall-cavity or interior surface of the exterior clapboard sheathing used on this home.

The draftiness of walls constructed in this manner was a reason that some builders used brick wall lining as not only insulation but as "wind barrier".

I you look closely at the exposed side of the clapboards in this photograph where some wall lining bricks have conveniently fallen away, you'll see circular saw cut marks - an indicator that this house is not one of the older instances of brick wall lining.

I estimate that this house dates from 1890.

New York State had circular saw lumber mills sooner than some other states, and saw marks are not a precise dating method, but had this been a home from 1840-1850 we may have seen that the saw blade had left straight **blade marks across the clapboard** - indicating a power-operated vertical "pit saw."

Had the saw blade marks been straight but alternating in a tight "X" pattern across the clapboard the board would have been cut on a hand-operated pit saw, and this would be a still-older home.

In the basement, bricks may be visible between floor joists sitting atop the building sills, especially in balloon-framed homes. Arlene Puentes' photograph (above) shows how subtle this clue may be as very little brick may be visible from the basement.

In the living area - bricks may be discovered in wall cavities during renovations or remodeling

Mold on Walls: while certainly not a sure bet, the presence of mold behind wall hangings occurring on exterior walls may indicate the effects of brick lined wall cavities. The brick lining can mean that the surface of this wall stays cooler longer and has more condensation on the wall surface than will be seen on the surface of interior walls.

Sagging at Sills: At the interior side of exterior walls, usual degrees of sill or rim joist crushing in areas of rot or insect damage could include the added effects of the extra weight of bricks in the building exterior walls.

In the attic - (photo above / left) bricks may be visible between wall studs extending up into the attic.

In this photograph of a brick-lined wall you can see that some of the bricks have fallen out of the wall cavity and onto the attic floor.

This is not itself a structural problem but it may indicate a history of roof leaks at this spot. Roof leaks may in turn track to rot or insect damage.

Based on this theory and buttressed by leak stains visible in the photograph, I'm guessing that these fallen bricks were on an eaves wall not a gable end wall.

We discuss this further below at "Repairs".

Arlene's photograph of this brick-lined wood framed wall in an attic (below) shows the diagonal bracing commonly used in this generation of wood frame brick-lined construction.

The care with which the mason filled-in with brick and mortar even around the diagonal bracing confirms the intention of this usage as a air barrier.

Exterior Renovations: From the exterior - bricks may be visible if siding is removed for repairs or other building work

What to do if Portions of Your Brick Wall Lining Have Fallen into the Attic

- **Clean up** the fallen masonry and debris.
- **Diagnose** the reason that the bricks fell into the attic: the masonry wall filler may have been damaged by water from roof leaks or ice dam leaks if the home is in a northern climate.

  If this is the case you'll want to be sure you've corrected the cause of water leakage. If the brick collapse is traced to water leaks be sure to also look for evidence of structura rot of nearby wood framing members, and be alert for evidence of insect damage since leaks can attract carpenter ants or termites into a building, including an attic.
- **Consider rebuilding** the brick liner in the wall cavity if you are not planning to renovat the area. Use soft mortar as was used originally. This option makes sense if only one c two bricks have fallen from place.
- **Alternatively, use modern insulation** - especially where lots of wall-lining bricks have fallen or are loose and appear about to fal insulate the wall empty wall cavity with other insulating material such as fiberglass batts.

Question: How feasible would it be for me to tear down the wall from the inside, remove the brick, insulate, and then sheetrock?

2018/01/23 Peter said:

Hello!

I have an old 1830's home in Kingston NY which has brick lined walls.

One area of our home (which most likely used to be a porch) is especially drafty. It's not large... perhaps 10'x20'.

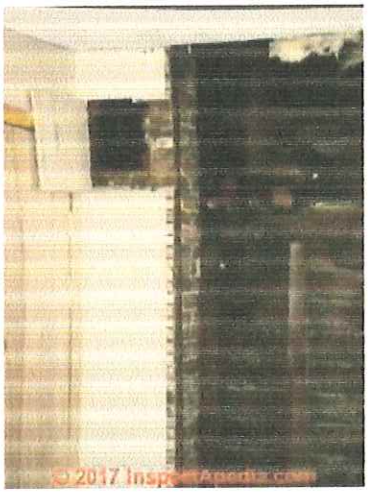
How feasible would it be for me to tear down the wall from the inside, remove the brick, insulate, and then sheetrock? Is that a crazy idea?

Reply: suggestions when replacing brick nogging with modern insulation

Peter,

It is certainly not a crazy idea to open a brick lined wall, remove bricks, add insulation, and re-sheathe the wall, working all from the inside. I have done that exact task successfully working just south of you in Poughkeepsie, NY.

This is a labor intensive approach but it has advantages of permitting an inspection of the condition of the wall structure, checks for leaks, insect damage, rot, need for orther repairs or reinforcement, addition of electrical and plumbing lines if needed.



In my photo below I show not just the discovery of an improperly abandoned wood-stove flue pipe connection into a brich chimney (upper left in the photo) but also wood clapboards nailed directly t the wall studs of this 1865 home in Wappingers Falls, NY.

The walls of this home might have been brick-lined at some point but probably not. Someone had blown-in cellulose insulation, which I removed. Click to enlarge the image and you'll see the many water stains from rain that had entered this clapboard sheathed home's wall cavity.

Just adding insulation into the wall means having wet insulation after the next wind-driven rainstorm.

But in a gut renovation to add insulation to a brick lined wall by removing the brick there are some things to watch out for.

1. Before removing bricks in a stud bay, inspect the studs for rot or insect or other damage.

The brick infill might actually be holding up the wall if the framing is damaged. In that case you'll need to support the top plate and replace bad studs, sills, and possibly to add let-in diagonal bracing.

2. When removing the brick look at the inside surface of the exterior wall for extent of water leakage.

Often brick lined walls were in homes built with diagonal stud bracing but no exterior sheathing, just the clapboards.

The bricks may have tolerated getting wet but fiberglass or open-celled foam do not like water (risking mold and other damage). In that case I would consider closed cell foam.

3. While the wall is open that's a great time to consider adding any necessary electrical circuits, such as to add receptacles.

An alternative approach to gutting the wall cavity is to leave everything in place and to laminate solid foam insulation on the interior walls, covering that with a new layer drywall.

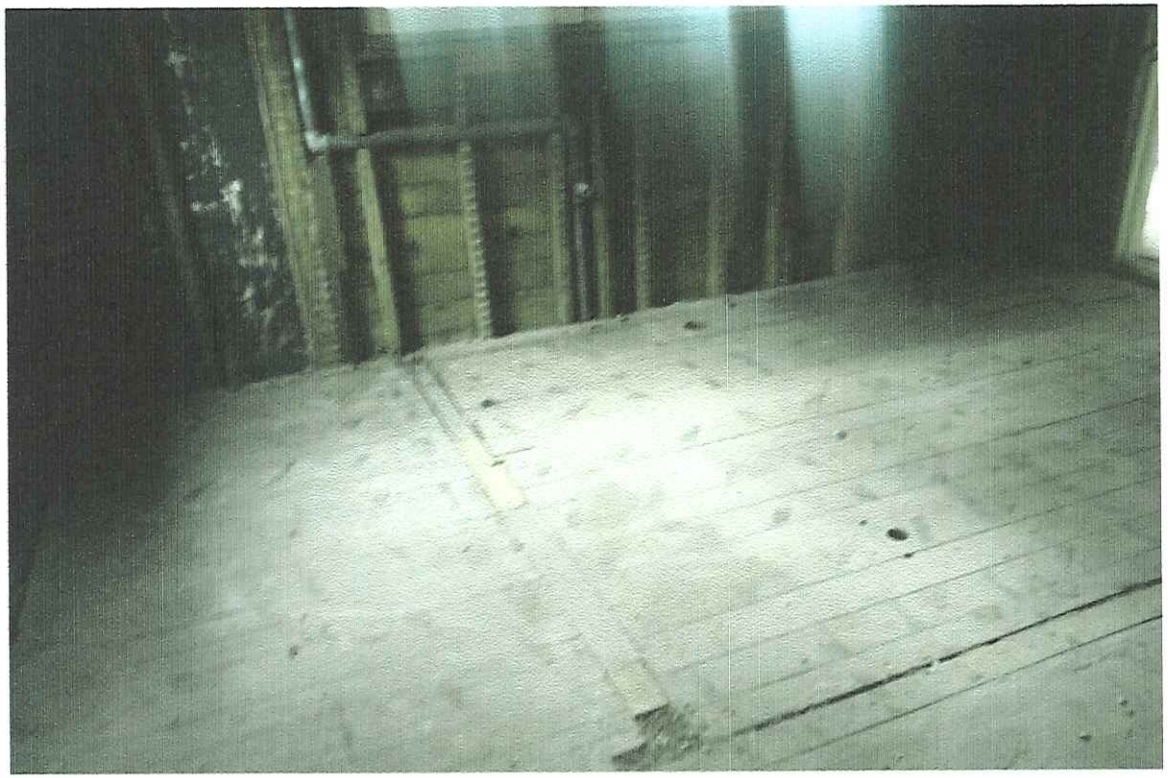
CHANGES MADE TO THE HOME

AFTER OPENING SOME INTERIOR WALLS WE FOUND :

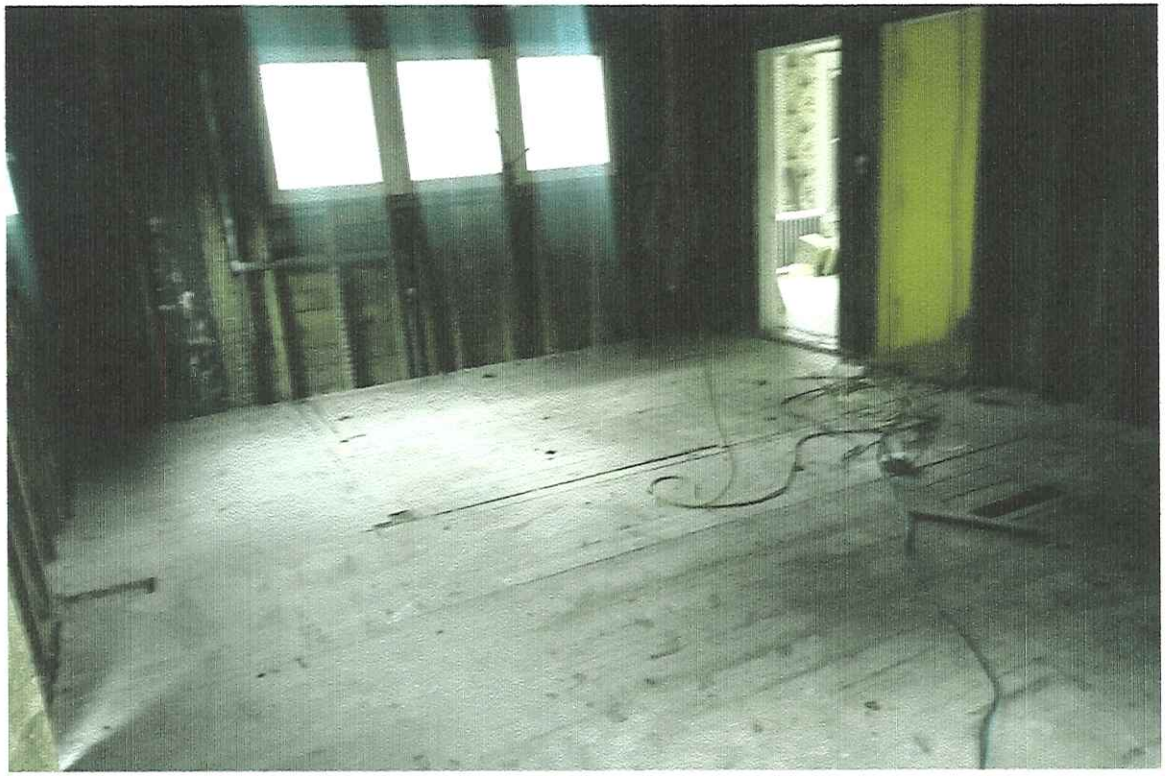
1. ON THE EAST SIDE OF THE ENTRYWAY, A WINDOW WAS COVERED WITH A WALL
2. BACK ON THE NORTH SIDE, ONE WINDOW WAS MOVED OVER MORE TO THE EAST SIDE
3. EVIDENCE OF OLD INTERIOR WALLS WHERE FOND IN THE KITCHEN AREA [attached pictures]

no know dates of these changes

IN THE ENTRYWAY EXTRA INTERIOR FRENCH DOORS WHERE TAKE DOWN BY MY UNCLE [ROBERT LUECK IN 1960?] TO MAKE MORE ROOM TO ENTER. THESE DOORS WHERE FOUND IN THE BASEMENT AND ARE GOING TO BE REUSED IN THE NEW PART OF THE HOME.



Kitchen
(found out lines of smaller room)



ITS IDENTIFICATION WITH A PERSON OR PERSONS WHO SIGNIFICANTLY CONTRIBUTE TO THE HISTORIC, CULTURAL, ARCHITECTURAL, ARCHEOLOGICAL OR RELATED ASPECT OF THE DEVELOPMENT OF THE VILLAGE OF LIBERTYVILLE, STATE OF ILLINOIS, THE MIDWEST REGION, OF THE UNITED STATES.

PREVIOUS OWNERS:

1874 WILLIAM & BETSEY CROKER [not sure of last name spelling]

1902 WILLIAM E. & WILLIAM WARD DAVIS

1922 MARY E. JUST & FRANK JUST [Mary's father was William E. Davis]

1936 ANNA S. & CHARLES W. ESENTROT [Phone records show she was living there in 1927 possibly renting from the Just family?]

1936 EMMA FREDRICKS

1937 ANNA ESENTROT

1940 EDWIN & LENORA LUECK [with son Robert Lueck]

Page 1 of 1

Dec 1874.

thousand Eight Hundred

...

...

...

1902

No. 85606
April 5th 1902.
8 30 o'clock A.M.

This Indenture, made the third day of March in the year of our Lord One Thousand nine Hundred and two (1902) Between William E. Davis a widower and William Ward Davis unmarried parties of the first part, and Mary E. Juet, party of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of Seven hundred ($700.00) Dollars in hand, paid by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the second part forever released and discharged therefrom, have remised, released sold, conveyed and quit-claimed, and by these presents does remise, release, sell, convey and quit-claim, unto the said party of the second part, her heirs and assigns forever, all the right, title, interest, claim and demand which the said party of the first part have in and to the following described lot, piece or parcel of land, situated in village of Libertyville County of Lake and State of Illinois, to-wit:

Being a part of the South part of lot 4 in school section as surveyed and laid out by the school trustees of school lands, Section sixteen (16) Township forty-four (44) Range eleven (11) east of 3rd Principal Meridian - commencing in the center of Lake street, thence north to the N.W. corner of the old Bliss lot about 22 rods, thence westerly on the line formerly owned by E. W. Colby about 7½ rods thence Southerly on a line parallel to the northerly line to the center of Lake Street thence easterly in center of road to point of beginning containing one acre viz. one acre off of the east side of the two acres off of Jewett's or north side of Lot four S.W.¼

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining; and all the estate, right, title, interest and claim whatsoever of the said party of the first part either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

And the said William E. Davis & William Ward Davis parties of the first part, hereby expressly waive, release and relinquish unto the said party of the second part, her heirs, executors, administrators and assigns, all right, title, claim, interest and benefit whatever, in and to the above described premises, and each and every part thereof, which is given by or results from all laws of this State, pertaining to the Exemption of Homesteads.

And the said party of the first part, for themselves and their heirs, executors and administrators, do covenant, promise and agree, to and with the said party of the second part, heirs, executors, administrators and assigns, that [illegible] hath not made, done, committed, executed or suffered

1902

No. 8
April
9th o'cl

any act or acts, thing or things, whatsoever, whereby or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter, shall or may be impeached, charged or encumbered, in any way or manner whatsoever.

In Witness Whereof, The said parties of the first part hereunto set their hand and seal the day and year above written.

Signed, Sealed and Delivered in Presence of } William E. Davis (Seal)
William Ward Davis (Seal)

State of Illinois } ss.
Lake County

I, Benjamin H. Miller, a Notary Public in and for the said County, and the State aforesaid, do hereby certify that William E. Davis, a widower, personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 4th day of March A.D. 1902.

Benjamin H Miller
Notary Public.

Benjamin H. Miller
Notary Public
Lake Co. Ill.

State of Illinois } ss.
Piatt County

I, Edwin B. Sprague a Notary Public in and for the said county and the State aforesaid, do hereby certify that William Ward Davis, unmarried, personally known to me as the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 4th day of March A.D. 1902.

Edwin B. Sprague
Notary Public.

Edwin B. Sprague
Notary Public
Piatt Co. Ill.

1908

to be the same person whose name is subscribed to the foregoing instrument of writing, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act as such Master in Chancery for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 19th day of March, A. D. 1908.

Bert Tompkins
Notary Public
Lake County, Ill

Bert Tompkins
Notary Public

01

No. 11631 | 20th March 1908 at 9:30 A. M.

The Grantor, William E. Davis (widower) of the Village of Libertyville County of Lake and State of Illinois for the consideration of One and 00/100 Dollars, Convey and Quit Claim to Mary E. Just of the Village of Libertyville, County of Lake State of Illinois all interest in the following described Real Estate, to-wit:

No. 11 21st M at 8 3

A part of the south part of Lot four of School Trustees Subdivision of Section sixteen, Township forty four North, Range eleven East of the 3rd Principal Meridian, described as follows:

Commencing in the road known as Lake Street on the south line of said Lot four at a point which is six and ninety three and three fourths/100 chains North, eighty nine degrees west of the southeast corner of said Lot four, which point of beginning is also the southwest corner of land formerly owned by Levi Whitney, thence northerly parallel to the Chicago & Milwaukee Road, or Milwaukee Avenue, five and thirty/100 chains to the northwest corner of the Old Bliss Lot, so called, thence westerly on the line of land formerly owned by E. W. Colby, seven and one half rods, thence southerly, parallel to the center of said Chicago & Milwaukee Road or Milwaukee Avenue, to a point in the south line of said Lot four, thence easterly along the South line of said Lot four to the place of beginning, containing one acre of land, more or less, situated in the Village of Libertyville in the County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Dated this 18th day of February, A.D. 1908.

William E. Davis (L.S.)
(L.S.)
(L.S.)
L.S.)

State of Illinois } ss
County of Lake. }

I, Paul MacGuffin, a Notary Public, in and for said County, in the State aforesaid, Do Hereby

754

1908

of Libertyville, in the County of Lake in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Dated this 15th day of February, A.D. 1908.

Helen M. Krengel (L.S.)
Frederick Wm Krengel (L.S.)
Adele Bond (L.S.)

State of Illinois, ss.
County of Cook

I, Edward E. Edgerton, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify, That Helen Krengle and William F. Krengle her husband personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of July, A.D. 1908.

Edward E. Edgerton
Notary Public.

Edward E. Edgerton
Notary Public
Cook County, Ill.

My commission expires August 3-1909.

01

No. 8253
Aug. 13-1908
11 3/4 o'clock A.M.

The Grantors, Helen M. Krengel and William F. Krengel, her husband, and Adele Bond, widow of Clinton W. Bond deceased, of the City of Chicago, County of Cook and State of Illinois, for the consideration of One and no/100 Dollars, Convey and Quit Claim to William E. Davis of the Village of Libertyville, County of Lake, State of Illinois, all interest in the following described Real Estate to-wit:

A part of the south part of lot four (4), of School Trustee's Subdivision of section fifteen (15), Township forty-four (44), North, Range eleven (11), East of the Third Principal Meridian, described as follows:- Commencing in the road known as Lake Street on the south line of said lot four (4) at a point which is eight and eighty one and one-fourth (8.81 1/4) chains north eighty nine (89) degrees west from the south east corner of said lot four, which point of beginning is also the south west corner of land owned by Mary E. Frost, thence Northerly parallel to the Chicago and Milwaukee Road or Milwaukee Avenue five and thirty (5.30) chains, thence westerly on the line of land formerly owned by E. W. Colby, seven and one-half (7 1/2) rods thence southerly parallel to the center of said Chicago & Milwaukee Road or Milwaukee Avenue to a point in the south line of said lot four, thence easterly along the south line of said lot four (4) to the place of beginning, containing one acre of land, more or less situated in the Village of Libertyville, in the County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Dated this 25th day of February, A.D. 1908.

01

No. 118259
Aug. 13-1908
2 1/2 o'clock P.M.

1908 453

which said note with all interest thereon to accrue from date hereof, the Grantee herein hereby assumes and agrees to pay, as part of the purchase price for the premises above described. Situated in the County of Lake and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this sixth day of August, A.D. 1908.

Alice Murray (Seal)
Allen C. Murray (Seal)

State of Illinois } ss.
County of Lake }

I, William C. Upton a Notary Public in and for said County in the State aforesaid, do hereby certify that Alice Murray and Allen C. Murray, her husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this sixth day of August, A.D. 1908.

William C. Upton
Notary Public

William C Upton
Notary Public
Lake County Illinois

C,

No. 18255
Aug 13-1908
9 o'clock A M

The Grantors Helen M. Wright and William F. Wright, her husband, and Adele Bond, widow of Clinton W. Bond, deceased, of the City of Chicago, County of Cook and State of Illinois, for the consideration of One and no/100 Dollars Convey and Quit Claim to Mary E. Just of the Village of Libertyville, County of Lake, State of Illinois, all interest in the following described real estate, to-wit:

A part of the south part of Lot four of School Trustee's Subdivision of Section sixteen, Township forty-four north, range eleven East of the 3rd Principal Meridian, described as follows: Commencing in the road known as Lake Street on the south line of said Lot four at a point which is six and ninety-three and three-fourths (6.93¾) chains north eighty-nine degrees west of the southeast corner of said Lot four, which point of beginning is also the southwest corner of land formerly owned by Levi Whitney, thence northerly parallel to the Chicago & Milwaukee Road or Milwaukee Avenue, five and thirty/100 chains to the north west corner of the old Bliss Lot, as called, thence westerly on the line of land formerly owned by E.W. Colby seven and one half rods, thence southerly parallel to the center of said Chicago & Milwaukee Road or Milwaukee Avenue, to a point in the south line of said Lot four, thence easterly along the south line of said Lot four to the place of beginning. Containing one acre of land, more or less, situated in the Village

562

Deed Record No. 238

1922

WARRANTY DEED - Statutory Form.

No 21042 - Filed for Record the 21 day of April A. D. 1922, at 10 10 o'clock A. M.

This Indenture, WITNESSETH, That the Grantor s, Mary E. Just, and Frank H. Just, her husband, of the Village of Libertyville in the County of Lake and State of Illinois for and in consideration of the sum of Ten and no/100 DOLLARS, in hand paid, CONVEY and WARRANT to Wilma S. Eisentrat, of the Village of Libertyville County of Lake and State of Illinois the following described Real Estate, to-wit:

A part of the south part of Lot Four (4) of School Trustees Subdivision of Section 16, Township 44 N., R. 11 E. of the 3rd P.M., described as follows, beginning on the south line of said Lot Four 4, 2364 feet west from the southeast corner thereof, thence north six degrees twenty four minutes west, 346 feet to the south line of land formerly owned by the Chicago & N. W. R.R. Co., thence south 89 degrees 18 minutes west, 316 feet, thence south 8-1/2 degrees east 344.3 feet to said south line of Lot Four (4), thence south 89-1/2 degrees east, 22.2 feet to place of beginning.

situated in the Village of Libertyville in the County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of this State. of Illinois.

Witness our hands and seals this 30th day of March. A. D. 1922

45.00
Rev. Stamp
Cancelled

Mary E. Just (SEAL)
Frank H. Just (SEAL)
(SEAL)
(SEAL)

STATE OF ILLINOIS,
County of Lake. Court ss. I, W. R. Schmaebele, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Mary E. Just and Frank H. Just, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

W. R. Schmaebele Notary Public Lake County Ill

Given under my hand and Notarial Seal, this 30th day of March A. D. 1922

My commission expires January 15, 1924

W. R. Schmaebele
Notary Public.

17

Deed Record No. 241

1922

QUIT-CLAIM—STATUTORY

Doc. No 213252

Filed for Record the 28 day of June A. D. 1922, at 10 o'clock A. M.

Recorder.

The Grantors, William Ward Davis (sometimes known as Ward Davis), one of the heirs at law of Maggie E. Davis, sometimes known as Margaret E. Davis, deceased, and Cordelia Davis, one of the heirs at law of William E. Davis, deceased, of the City of Bement County of Piatt and State of Illinois for the consideration of Ten and xxx/100 DOLLARS,

CONVEY and QUIT-CLAIM to Mary E. Jeust of the Village of Libertyville County of Lake State of Illinois all interest in the following described Real Estate, to-wit:

That part of lot four (4) of School Trustees subdivision of Section Sixteen (16), in Township forty four (44) North, Range eleven (11) East of the Third Principal Meridian, described as follows: Commencing at a point on the South line of said lot four (4) which is four hundred fifty eight and two-tenths (458.2) feet Westerly from the South East corner of said lot four (4), (which point of beginning is also the South West corner of land formerly owned by Levi Whitney); thence Northerly parallel with the Chicago and Milwaukee Road, or Milwaukee Avenue, five and thirty-hundredths (5.30) chains, more or less, to the South line of land formerly owned by the Clinton H. Bond estate; thence South eighty-nine (89) degrees fifteen (15) minutes West two hundred fifty-three and two-tenths (253.2) feet; thence South eight and one-half (8 1/2) degrees East, parallel to the Chicago and Milwaukee Road, or Milwaukee Avenue, three hundred forty-four and five-tenths (344.5) feet, more or less, to the South line of said lot four (4), thence South eighty-nine and one-half (89 1/2) degrees East, along the South line of said lot four (4), two hundred, sixty and four-tenths (260.4) feet, more or less, to the place of beginning,

situated in the Village of Libertyville in the County of Lake in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19th day of April A. D. 19 22

William Ward Davis [L. S.]

Cordelia Davis [L. S.]

[L. S.]

[L. S.]

STATE OF Illinois } ss.
COUNTY OF Piatt }

I, Marjorie D. Burgess, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY That William Ward Davis (sometimes known as Ward Davis) and Cordelia Davis, his wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Marjorie D. Burgess Notary Public Piatt County, Ill.

Given under my hand and Notarial seal, this 19th day of April A. D. 1922.

Marjorie D. Burgess
Notary Public

My commission expires March 24th 1925

186

Deed Record No. 411

1936

WARRANTY DEED. 18187—Illinois Office Supply Company, Ottawa, Illinois

Doc. No. 423539. Filed this 20th day of April A. D. 1936, at 10:45 o'clock A. M.

THIS INDENTURE WITNESSETH, That the Grantors Charles H. Eeentrot and Anna S. Eeentrot, as joint tenants and not as tenants in common,

of the Village of Libertyville in the County of Lake and State of Illinois for and in consideration of the sum of Ten ($10.00) dollars and other and good and valuable considerations DOLLARS, in hand paid, CONVEY and WARRANT to Emma Fredericks

of the Town of Libertyville County of Lake and State of Illinois the following described Real Estate, to wit:

A part of the South part of Lot Four (4) of School Trustee Subdivision of Section Sixteen (16), Township (44), North Range Eleven (11), East of the Third Principal Meridian, described as follows: Beginning on the South line of said Lot Four (4), 596.4 feet West from the South east corner thereof, thence North six degrees twenty-five minutes West, 346 feet, (to the South line of land formerly owned by the Clinton H. Bond Estate), thence South 89 degrees, 15 minutes West, 134.6 feet, thence South 8-½ degrees East 344.5 feet to said South line of Lot Four (4), Thence South 89-½ degrees East 122.2 feet to the place of beginning.

situated in the of in the County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State of Illinois.

Dated this 25th day of March A. D. 1936.

$.50¢ Revenue Stamps Attached
Properly cancelled

Charles H. Eeentrot [SEAL]
Anna S. Eeentrot [SEAL]
[SEAL]
[SEAL]

STATE OF ILLINOIS, County of Lake } ss.

I, Rudolph B. Kaping, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Charles H. Eeentrot and Anna S. Eeentrot, his wife,

Rudolph B. Kaping Notary Public Lake County, Ill.

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notorial seal, this 28th day of March A. D. 1936.

My commission expires 19

Rudolph B. Kaping Notary Public.

186

Deed Record No. 447

1940

WARRANTY DEED.

Doc. No. 478444 Filed this 29th day of May A. D. 19 40, at 4:35 o'clock P. M.

THIS INDENTURE WITNESSETH, That the Grantor S ANNA S. ESENTROT and CHARLES W. ESENTROT, her husband,

of the Village of Libertyville in the County of Lake and State of Illinois for and in consideration of the sum of Ten ($10.00) and other good and valuable considerations DOLLARS, in hand paid, CONVEY and WARRANT to Edwin O. Lueck and Lenora K. Lueck, husband and wife (as joint tenants and not as tenants in common)

of the Village of Libertyville County of Lake and State of Illinois the following described Real Estate, to-wit:

A part of the South part of Lot Four (4) of School Trustees Subdivision of Section Sixteen (16), Township Forty-four (44) North, Range Eleven (11), East of the Third Principal Meridian, described as follows: Beginning on the South line of said Lot Four, (4), 596.4 feet West from the Southeast corner thereof, thence North (6) degrees twenty-five (25) minutes West, 173.5 feet, thence North 86 degrees nineteen minutes West, 64 feet, thence South 0 degrees twenty-three minutes East, 175.8 feet to the South line of said Lot 4, thence South 89-½ degrees East, 82.3 feet to the place of beginning.

situated in the Village of Libertyville ~~in the~~ County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this First day of May A. D. 19 40.

Anna S. Esentrot (SEAL)

Charles W. Esentrot (SEAL)

(SEAL)

(SEAL)

. . . . . .
. $5.00 .
. Rev. Stamp .
. Cancelled. .
. . . . . .

STATE OF ILLINOIS, County of Lake } ss.

I, Muriel Varney, a Notary Public in and for ~~and residing in~~ the said County, in the State aforesaid, DO HEREBY CERTIFY, that Anna S. Esentrot and Charles W. Esentrot, her husband, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Muriel Varney
Notary Public
Lake County,
Ill.

Given under my hand and Notarial seal, this First day of May A. D. 1940

Muriel Varney Notary Public.

~~My commission expires 19~~

SIGNIFICANT
OWNERS : MARY E. & FRANK JUST

FRANK was very involved with community . He served on the village trustee and as village president. He also was head of the Keystone Printing Co., the Waukegan News Sun, the Libertyville Independent Register. [see attached article for more information]

MARY was also very involved, she helped found the Libertyville Woman's Club as well as the former Libertyville Musical Society and did service on the Condell Memorial Hospital board of directors and more. [see attached article]

"Biography -- Just, Frank H."

Our Founder Had The Fever

Newspapers Were His Adventure

Founder of the Independent-Register was the late Frank Hampton Just.

Aged 81 at his death May 10, 1953, Mr. Just was but three years of age when his parents, Mr. and Mrs. Christian Just moved to Lake County in 1874.

As an apprentice, known in early days as a "printer's devil," Mr. Just learned to set type at the Waukegan Gazette, starting in 1886, and once the newspaper "fever" got in his blood, it never left.

From the Gazette where he completed his apprenticeship he went to the Chicago Interocean as a journeyman printer. In those days type was set by hand — a laborious job compared to the modern typesetting machines.

Frank H. Just wasn't satisfied just to work for someone else. He enjoyed an adventure in business and in 1890 he and Alex Majors formed a partnership in starting the Harvey Headlight (later the Harvey Tribune) at Harvey, Ill.

This partnership went well until the "panic" of 1893 when many a business failed and their newspaper was no exception.

Undaunted by this setback, Mr. Just had both faith in himself and his country, so he started another newspaper, the Libertyville Independent, which he sold and later bought back.

From this weekly, Mr. Just branched out in other related businesses so that at his death he was head of the Keystone Printing Co., the Waukegan News-Sun, the Libertyville Independent - Register, and radio station WKRS.

There was a period in his early days that Mr. Just tried to break away from the printing and publishing business. His adventuresome nature that caused him to start a new newspaper acted in a different way. When land in the new state of Montana was opened up to homesteaders, he staked out a claim there.

But the call of printer's ink drew him back to Lake County and to Libertyville in particular, which he called home.

On another occasion he engaged in the garage business over a period of five years, but again returned to the publishing business.

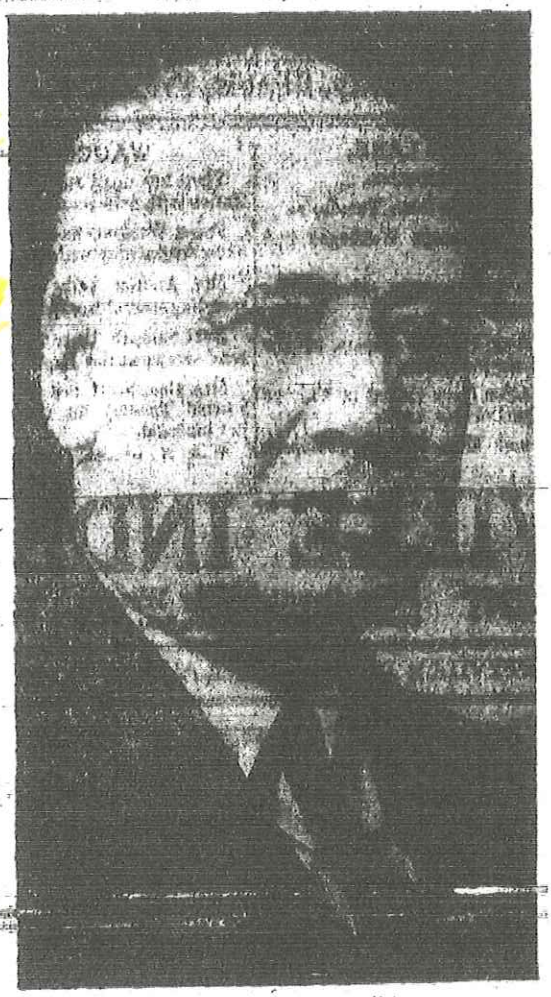
Mr. Just was always interested in Libertyville and her best interests. He served as a village trustee from 1900 to 1902, and village president from 1903 to 1905.

At the time of his death the Village Board passed a resolution which read in part:

"During Just's administration a bond issue was floated for, and the original municipal water system of the village installed. The first village franchise to the North Shore Gas Co. was issued."

Mr. Just inspired his sons to take up the same business. His older son, William (Bill) hurried to the newspaper office after school to operate the flatbed press in printing the weekly edition of the paper. He learned the business.

The younger son, F. Ward Just, entered the business at a later date. Now the two head the publications, Ward as publisher of both the News-Sun and the Independent - Register and Bill as the business manager.



Frank Hampton Just

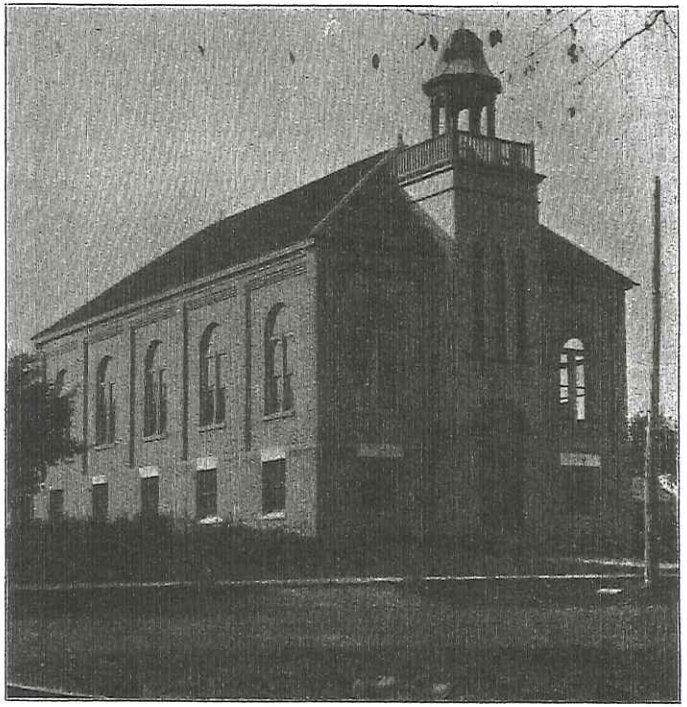
show classes. These buildings were all erected or rebuilt in 1895. This should be largely credited to the public spirit of Abner W. Waldo, who, ever an admirer of fine horses and good stock has given the society liberal financial aid.

The grounds contain a half-mile track, one of the best in northern Illinois, and many horses are trained here every season. Premiums have always been paid in full. These are very liberal, comparing favorably with those offered by other similar organizations in the state. The annual fair, which is held in September, is fast becoming one of the greatest and most attractive county fairs in the northern part of Illinois, many city people visiting it. The present officers are: Byron Colby, president; E. W. Parkhurst, treasurer and James M. Woodman, secretary.

Few Illinois villages have as excellent or as well patronized a newspaper as Libertyville. The Lake County Independent, as it is called, is a weekly seven-column quarto. It was established in October, 1892, by H. C. Paddock, who was succeeded in February, 1896 by Just & Woodman, the firm being composed of F. H. Just and Jas. M. Woodman. This paper, as its name implies, is independent in everything. Printed at Libertyville, where the firm also maintain a first-class job printing office, it circulates widely throughout the county — the subscription list reaching nearly 1500 at present, and rapidly growing. Two special editions of this paper are issued, one, known as Gray's Lake Independent, the other as Cook County Independent. The latter has its principal circulation in the northern townships of Cook County.

Libertyville has a large and most commodious town hall. It is built of brick and stone and, with its artistic tower, presents a handsome appearance. It is 36 by 65 feet and two stories in height. Thanks to Hon. A. B. Cook, its architect and builder, it was constructed at a very low cost for so fine and substantial a building. All of the political conventions of Lake county are held in it, as also are lectures, theatrical entertainments and public meetings of all kinds.

The prosperity and general high character of the people of Libertyville are largely attributable to the circumstance that, from the first inception of the village, good schools have been maintained. The eastern pioneers who settled the country realized the immense importance of education, and spared neither pains nor expense to provide it for their children. As already mentioned, the first school house in Lake county was erected here. A splendid site, occupying quite a large tract of land, has been set aside for school buildings and grounds. A handsome brick building of two stories accomodates the present graded schools; this was erected in 1886, and contains four large, airy and well-lighted school rooms. At the time it was built, only two of the rooms were employed, and many considered the building larger than was necessary; but such persons underestimated the growth of Libertyville, which has doubled in population during the past five or six years. All of the four rooms are now used, some of them being actually crowded. About 175 pupils are in attendance, 47 being in the highest room.



LIBERTYVILLE TOWN HALL.

For twelve years the Libertyville school was under the efficient management of Mr. W. E. Davis, who raised it to a high standard. At present it is in the charge of Mr. R. O. Stoops, A. B., who took his degree at Lake Forest University. Mr. Stoops, who presides in the highest room, is an admirable

Mary Just
Independent Regis
9/29/1955 pages 1, 2
1 of 2

Rites For Mrs. Just Attract Notables

Neighbors, political leaders, merchants and friends from many avenues of life paid final homage to Mrs. Mary Evelyn Just in funeral services Monday at the Ray-Burnett Chapel. Burial was in Lakeview Cemetery.

The Rev. James Hay Mackie, pastor of the First Presbyterian church, officiated. Pallbearers were George G. Crawford, Lawrence Comstock, Marshall Schroeder, William R. Behanna, Eric Bolander and Lee Walrond.

MRS. JUST

Besides county and village officials, Cong. Marguerite Stitt Church, long a personal friend of Mrs. Just, was among those present.

Her death had come at 10:30 a.m. last Friday in Lake Forest hospital where she had been a patient for four weeks.

She was the widow of Frank H Just, long the publisher of the Libertyville Independent Register and the founder of The Waukegan News-Sun and radio station WKRS.

LEAVES 3 CHILDREN

Until her final illness, she had lived in the Just family home at 148 W. Lake St.

Mrs. Just was the mother of F Ward Just, 200 Knollwood Rd., Lake Forest, publisher of The Waukegan News-Sun; William L. Just, 2325 Corona Rd., Waukegan, vice president of The News-Sun; and Mrs. Mary Anderson, 405 Laurel Ave. Surviving also are five grandchildren. She was preceded in death by a daughter, Margaret.

(Continued on page 2)

Biographies - Just

No longer Standing →

Mary Just
Independent
Register
9/29/1955 pgs 1-2
2 of 7

Last Rites For Mrs. Just

(Continued from Page 1)

and a brother, Ward W. Davis, Bement, Ill.

She was born on a farm in Fremont Twp., the daughter of William E. and Margaret Murphy Davis. Her father later was principal of schools here and still later was in the mercantile business. She came here at the age of three with her parents.

Until her illness she always had been active in church work, club affairs, educational matters and civic affairs to the point that the Chamber of Commerce in 1950 honored her as one of Libertyville's outstanding citizens and she was given an award.

Helping found the Libertyville Woman's Club in 1903, Mrs. Just served as its president from 1943 to 1945, and in other offices.

She always was interested in cultural affairs and utilized her early musical training at Chicago Musical College to found the former Libertyville Musical Society, which once brought outstanding professional musicians to Libertyville.

Her interest in children led to service on the Libertyville Board of Education, of which she was a member in the 1920s and again from 1936 to 1944.

She was chairman of the building committee which planned construction of the new Central School in 1939.

Her other activities included service on the Condell Memorial Hospital board of directors from 1932 to 1939, and membership in the Methodist Church where she was superintendent of the Sunday School for seven years.

UNIT HOLDS SALE

HIGHLAND PARK — Auxiliary of the American Legion will hold a rummage sale today from 7 to 9 p.m. and tomorrow from 9 a.m. to 1 p.m. in the Legion Memorial Building. Bargains of all types will be offered, according to the chairman, Mrs. G. A. Freeman.

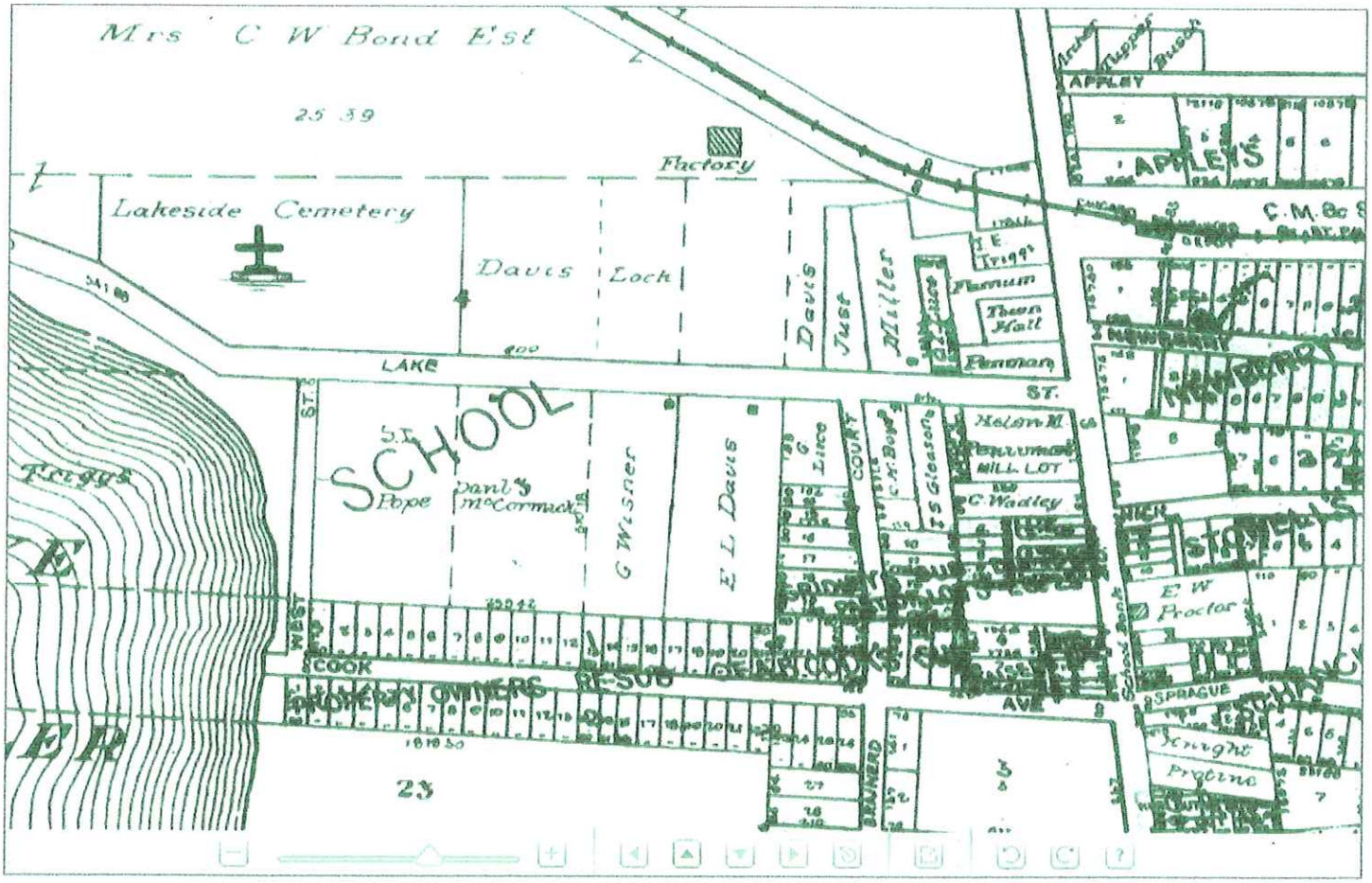
ITEM #US220511

Libertyville, Lake Butler - north

From **Lake County 1907**, Illinois
Published by Geo A. Ogle & Co. in 1907

View all the images in Lake County 1907

Buy this Map »



View Print Sizes & Pricing »

Maps in this atlas contain names of the property owners. For the names of residents living in the dwellings in many counties, consult atlases published by either *Directory Service Company* or *Farm and Home Publishers* when available in the database. For a full list of all published atlases of this area, browse the collection by state.

Map Information

Full Title: Libertyville, Lake Butler - north
Full Atlas Title: Lake County 1907
State: Illinois
Location 1: Unattributed
Location 2: Unattributed
Publish Date: 1907
Publisher: Geo A. Ogle & Co.
Number Maps in the Atlas: 66
Map Original Width: 9.3"
Map Original Height: 8.05"
Item Number: US220511

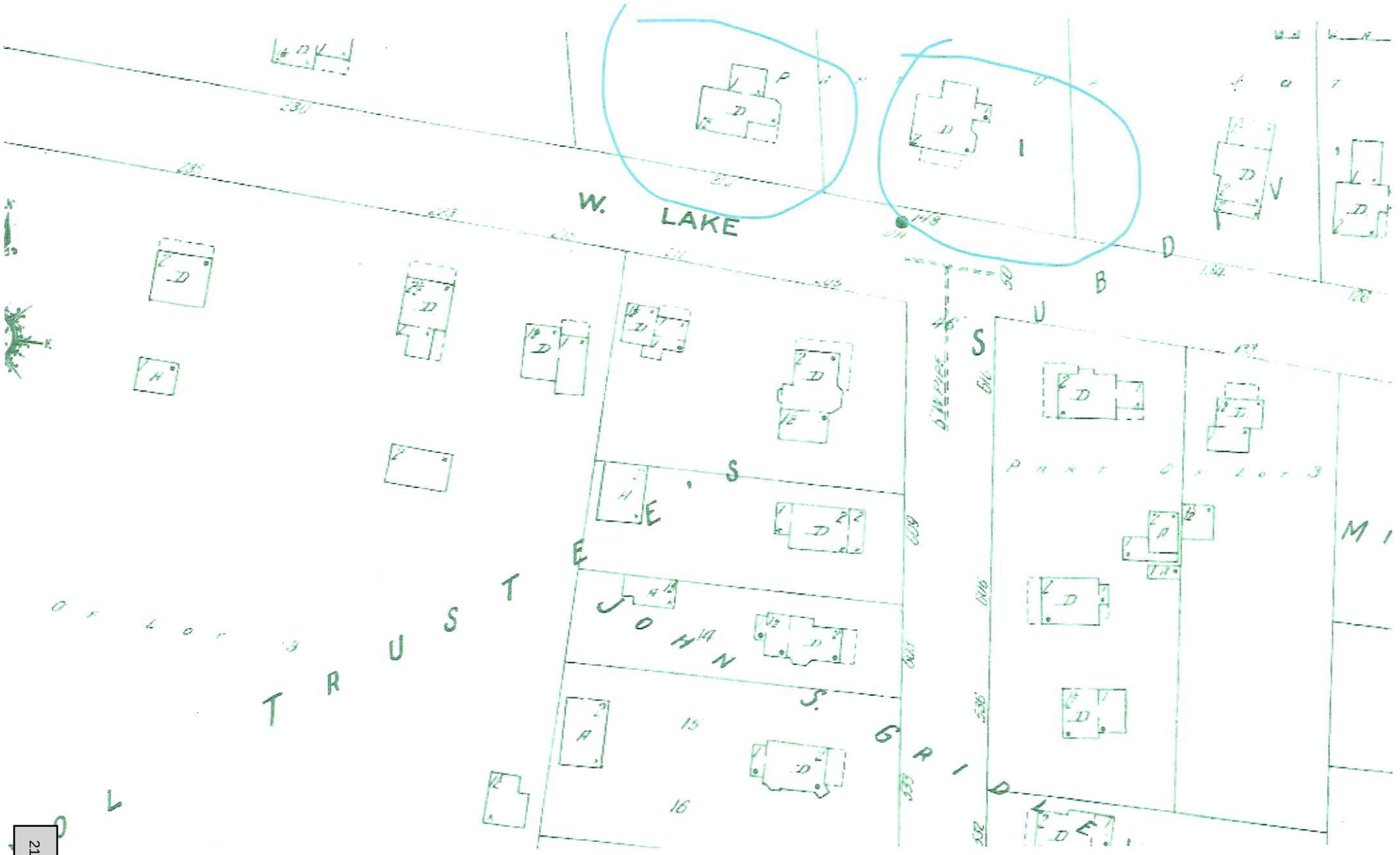
SOURCE INSTITUTION:

LIBRARY OF CONGRESS

SOUCE MEDIA:

Microfilm/Microfiche

FIRE MAP



ITS LOCATION AS A SITE OF IMPORTANT ARCHEOLOGICAL
OR NATURAL SIGNIFICANCE.

WE HAD FOUND AN ABANDONED FILLED WELL UNDER THE KITCHEN AREA
[see attached article regarding spring water and pictures of the well]

Water

1-14-4502
Water

3.

LIBERTYVILLE-MUNDELEIN HISTORICAL SOCIETY
413 NORTH MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS

The string of flowing wells came down Lake Street, swung north a little, and continued eastward down the north side of Newbwery Avenue. When they drilled the large well for the theatre air-conditioning most of the Newberry wells quit flowing. The Newberry wells were on the old Grabbe property, Cleveland, Charles Ling, William Wells and the laundry. It was good water too.

Charles Ling was one of the best wichers in the area. I've seen him hang tightly onto a willow or hazel forked stick so that the bark loosened up from the wood to point down.

That old well down by the Copeland bridge. The Indians had quite an encampment there. They brought their sick from as far as Minnesota to drink that water. It must have had something. They shipped it in quart brown colored square bottles, 24 to the case. The cases had a hinged top. C. F. (Charles) Greenwood, with offices at 208 S. La Salle was the distributer.

My Grandfather had a Department of Interior survey made of the Copeland bridge area. It was decided the wells were too shallow. The water escaped from old bridge pilings, etc. They would have had to straighten out the river by moving it eastward and cementing over a large area - so they had the large government spring area at Hot Springs, Arkansas.

Author ? C E Carroll ? J D S. Nichols ?

Daily Herald
June 4, 1986

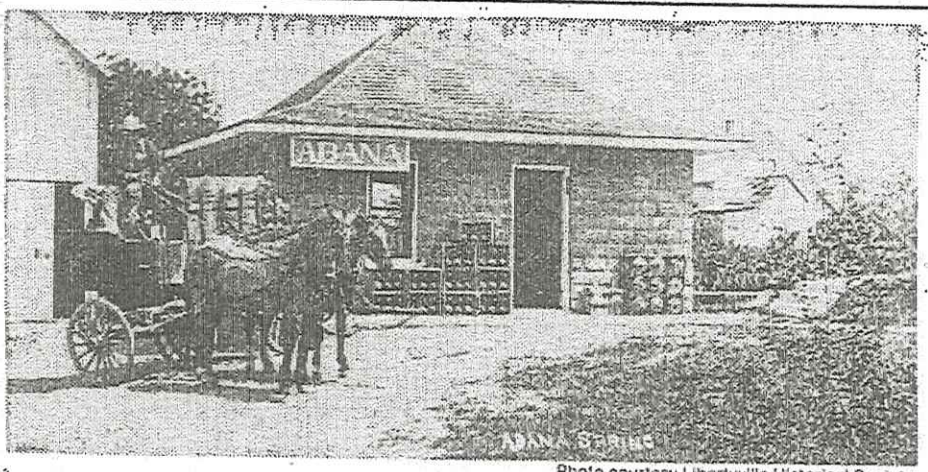


Photo courtesy Libertyville Historical Society

LIBERTYVILLE'S FINEST, clear, sweet, spring water was tapped into by enterprising businessman Frederick Grabbe. He bottled and sold the water under the label of Abana Table Water. The water was distributed throughout the Midwest, but most of customers were Chicagoans who purchased the table water as a substitute for the then dubious contents of Lake Michigan water.

'Miracle' water flowed from famous wells of Libertyville

Bordeaux had its wine, Milwaukee its beer, but Libertyville had its medicinal spring water as one original claim to fame.

In fact, there was a time when Libertyville was known throughout the Midwest as the source of a special water "elixir" that flowed from wells within the earth to springs on the west side of the Des Plaines River.

And local legend has it that before the days of the white man, the Pottawotamie Indians used to visit these springs because of the "curative" powers.

Another, perhaps even more improbable tale has the famous French explorer Robert Cavelier de La Salle pause on his exploration of the Upper Midwest to partake of the springs.

Later, when southwest Lake County opened for homesteading in the mid-1830s, the springs' reputation as a bountiful source of fresh, easy-to-get water helped attract the first settlers to the area. Indeed, it is said that Senator Daniel Webster of Massachusetts bought land in the Libertyville area at the time because he had heard of the spring water.

In parts of the area, especially along what is now Newberry Avenue, wells often had to be sunk no more than 20 feet to tap into the pure spring water that would gush out 24 hours a day.

People along the Newberry area ran a pipe into their "basements" and used the ice-cold water to refrigerate milk, butter and other perishables.

Actually, two types of water flowed from different local springs. The immediate attraction was the cold, clear "sweet" spring water.

But a suphurish, milky "mineral" water from springs near the present Rockland Road bridge also became popular with local residents who somehow developed a taste for it. Those "in the know" maintained that this mineral water helped cure not only a variety of human ailments but livestock ailments as well.

With the reputation and potential that the springs seemed to possess, it was natural that someone eventually attempted to make "Libertyville's finest" a profitable item. Frederick Grabbe apparently was the first enterprising soul to make a serious go of it.

Born in Hanover, Germany, in 1846, Grabbe had spent his childhood in Fremont Township and served with distinction as an Union Army officer during the Civil War. When the shooting stopped, he moved to Libertyville and bought a small farm.

He was, according to all reports, a man who searched constantly for a way to strike it big.

In one unsuccessful scheme, for example, he tried to produce honey, during the winter, by taking local bees down the Mississippi River on a raft. This brainstorm fizzled, however, when the bees mutinied and built hives on dry land rather than return to Grabb's raft for the trek home.

Undaunted, Grabbe embarked on another plan in the late 1870's to bottle and sell Libertyville's famous water. In 1880, he established the Liberyville Mineral Springs Company on Newberry Avenue. He began marketing it as Abana Springs water.

Although the water was sold in several areas of the Midwest, most of Grabbe's customers were in Chicago, There, hygiene-conscious people seemed happy to shell out extra money for Abana's Table Water rather than rely on Lake Michigan's somewhat suspect contents.

Grabbe also marketed Vital Water taken from the local sulphur springs. Although somewhat less profitable, this product obtained a short-lived measure of popularity among consumers worried about their health.

Devotees of Vital Water sung praises similar to those of the old Medicin Man. "Food for what ails ye from dandruff to fallen arches." They claimed it could cure everything from consumption (which generally meant tuberculosis) to bronchitis, asthma and most diseases of the throat and lungs.

One resident, C.C.Copeland, writing in an 1897 issue of *Libertyville Illustrated*, said, "Its analysis shows great medicinal qualities...from my own use and observations, (it is) particularly adapted to the use of those suffering from indigestion and torpidity of the liver from which rises all rheumatic trouble of our day."

But in reality, perhaps its most "vital" aspect was its smell. This Perrier of the late 19th and early 20th centuries smelled like rotten eggs and had to be placed in brown bottles otherwise, rays from the sun would react with chemicals and gases in the water - and the bottle would explode.

By the turn of the century, the springs at the original site on Newberry Avenue began to dry up as new factories and other businesses moving into Libertyville tapped into the springs and took an increasing share of the water.

There was brief new hope when another vein was struck on what is now Park Place. Still, the days of the famed Abana Springs were nearly over. With Grabbe's death in 1915, the business was - well - liquidated.

hole in kitchen floor

well under

_____ Its location as a site of a significant historic or pre-historic event or activity which may or may not have taken place within or involved the use of any existing improvements on the property.

IDENTIFY THE SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES OF THE PROPOSED LANDMARK DESIGNATION THAT SHOULD BE PROTECTED:

_____

_____

_____

_____

_____

THE APPLICANT ATTESTS THAT THEY HAVE REVIEWED THE VILLAGE OF LIBERTYVILLE HISTORIC PRESERVATION ORDINANCE AND THE INFORMATION SUBMITTED IN THE APPLICATION IS CORRECT TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND UNDERSTANDING.

Marlena P. Cook
Applicant Signature

Pamela L Dompke
Notary Signature

(SEAL)

"OFFICIAL SEAL"
PAMELA L DOMPKE
Notary Public - State of Illinois
My Commission Expires June 11, 2022

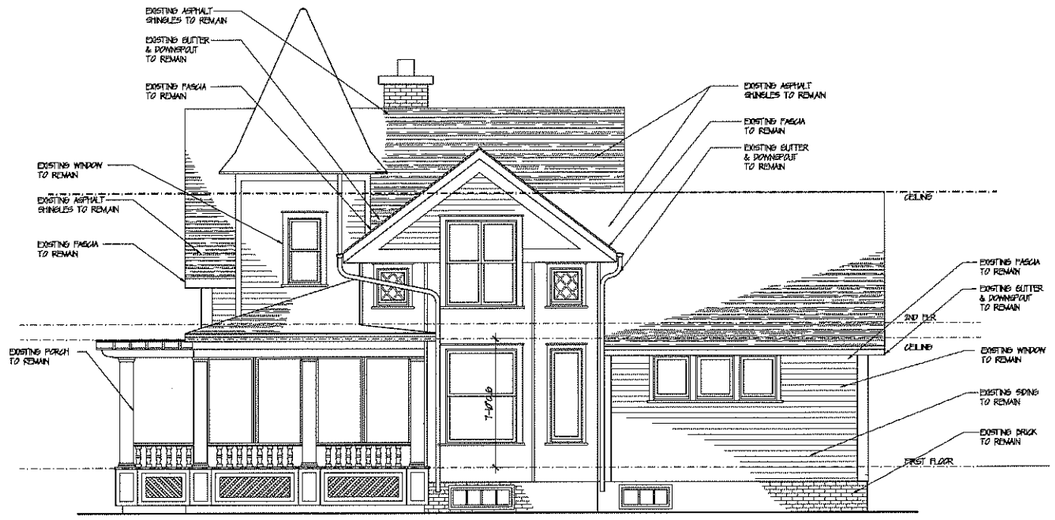
RECEIVED
Village of Libertyville

FEB 05 2021

COMMUNITY DEVELOPMENT
PLANNING DIVISION

DESCRIPTION OF STRUCTURE, BUILDING, LANDSCAPE, AND/OR SITE

210 Lake STREET is a single family home with 3 bedrooms and 1 bath. The new addition will make it a 4 bedroom, 21/2 bath home, with a 3 car garage . We have tried to stay mindful in designing the new addition , keeping with the Victorian Free Classic style that it originally has. We have removed the porch screens and restored the porch rails with new paint. The front door will be exactly reconstructed by a custom door maker in Wisconsin. The windows have been replaced by Pella's Architect Series to keep the historic look of our home but also allowing us to comply with city energy ordinances. We have carried though the diamond shaped window pattern in one of the new windows in the new addition. Our old home was built with Nogging witch we did remove to prevent any mold or rotting as well as gaining access for electrical and heat/cooling. Again trying to comply with energy ordinances we wrapped the home and we are planing to reside with 4" [original] reveal, in flat Hardie board making it look like it would of looked before all the layers of paint. Also in the new addition we will be adding old Chicago brick around the foundation to match the old existing brick on the home.



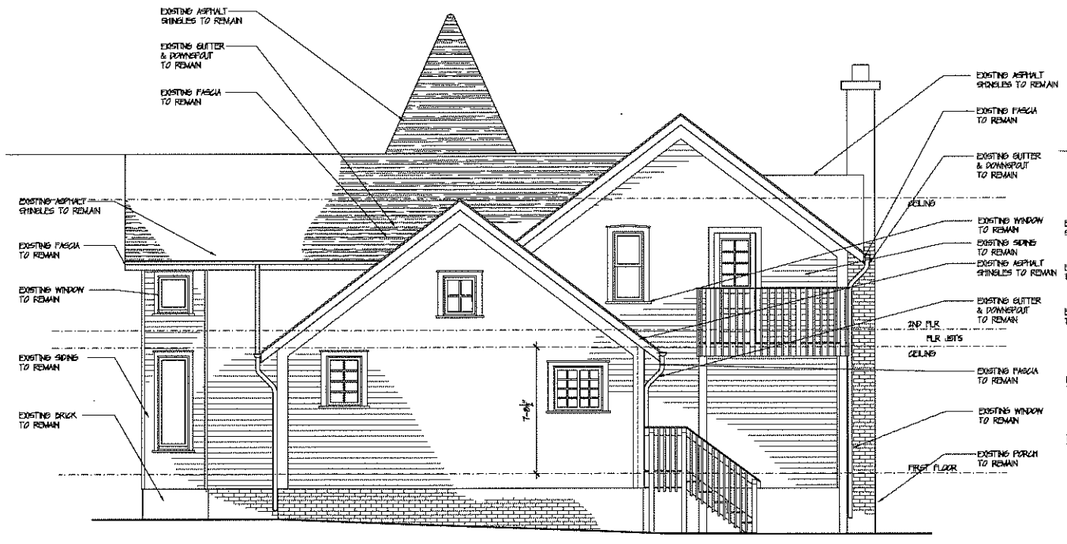
B EAST SIDE ELEVATION

SCALE 1/4" = 1'-0"

A FRONT ELEVATION

SCALE 1/4" = 1'-0"

APPLIED TO EXTERIOR WOOD FINISHES: PROVIDE SEP. BID TO STRIP / SANDBLAST ALL EXT. PAINTED WD SURFACES, EA TO BARE WOOD (REPLACE ANY ROTTED WOOD TRIM OR SIDING AS REQ. W/NEW, TO MATCH), NEW PRIME AND PAINT AT ALL.



D REAR ELEVATION

SCALE 1/4" = 1'-0"

C WEST SIDE ELEVATION

SCALE 1/4" = 1'-0"

RECEIVED
Village of Libertyville
FEB 05 2021
COMMUNITY DEVELOPMENT
PLANNING DIVISION

THE LYONS DESIGN GROUP, INC.
ADAM N. LYONS, Architect
LEED AP, NCARB, AIA, AIA
894 Mettawa Lane Mettawa, IL 60045
tel: 847.791.3251
Email: lyonsdesigngroup@att.com
Web: lyonsdesigngroup.com

INSTRUMENTS OF SERVICE
THESE DRAWINGS, DESIGNS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF ADAM LYONS, THE LYONS DESIGN GROUP, INC. AND ALL INFORMATION SHOWN IS CONFIDENTIAL TO ALL RECIPIENTS. NO PART OF THESE DRAWINGS MAY BE COPIED, TRANSFERRED OR REPRODUCED NOR CAN ANY STRUCTURES BE BUILT FROM THEM WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADAM N. LYONS, ARCHITECT
COPYRIGHT 2018

Proposed Additions at the

COOK RESIDENCE

210 Lake Street
in Libertyville, Illinois

REVISED
☐ 'BUBBLED' ☐ 'HIGHLIGHTED'
☐
☐
☐
☐
☐

PHASE
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
■ CONSTRUCTION DOCUMENTS

RELEASED FOR
■ INFORMATION
■ ESTIMATING/BIDDING
■ CONSTRUCTION

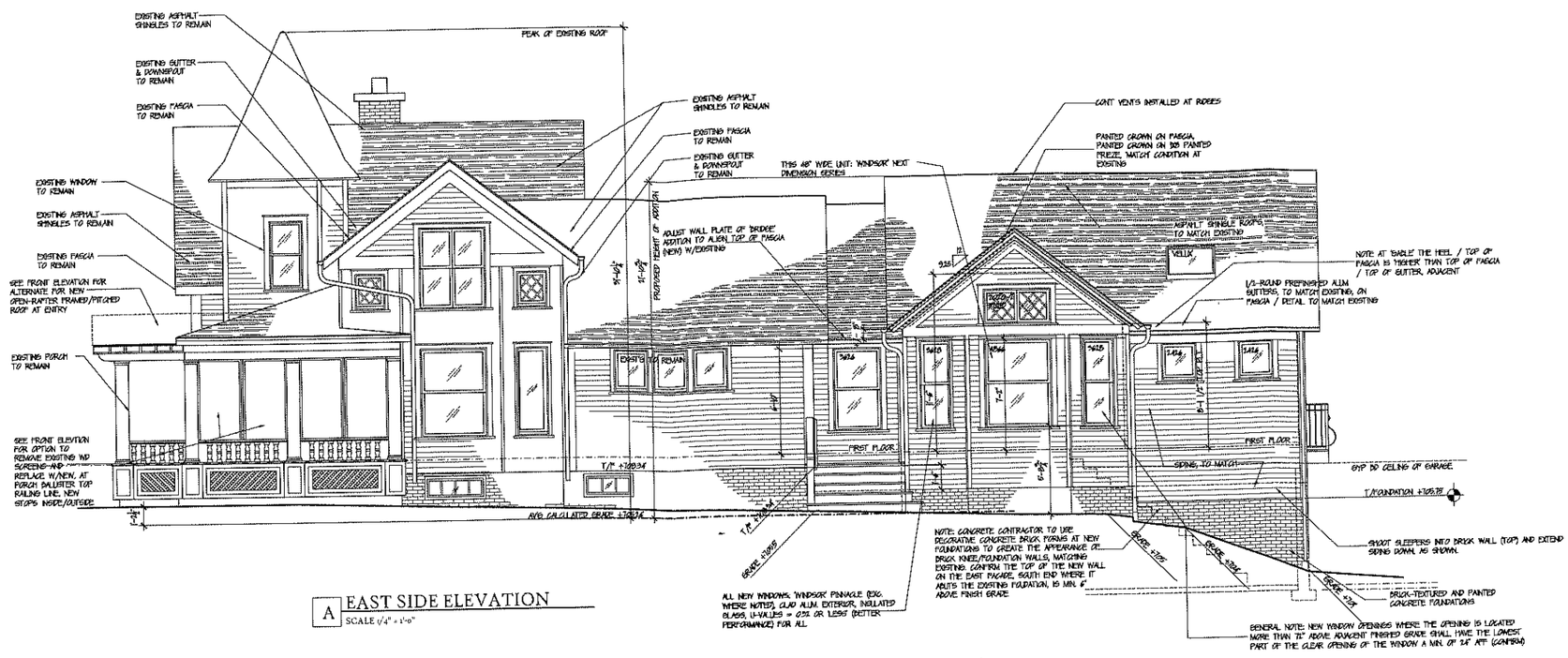
DESIGNER: ALYONS
DRAWN BY: ALYONS

ISSUE DATE:	FOR
01/25/18	REVIEW
05/11/18	REVIEW
07/23/18	REVIEW
08/06/18	REVIEW
08/15/18	REVIEW
09/04/18	REVIEW
09/05/18	BID-PERMIT

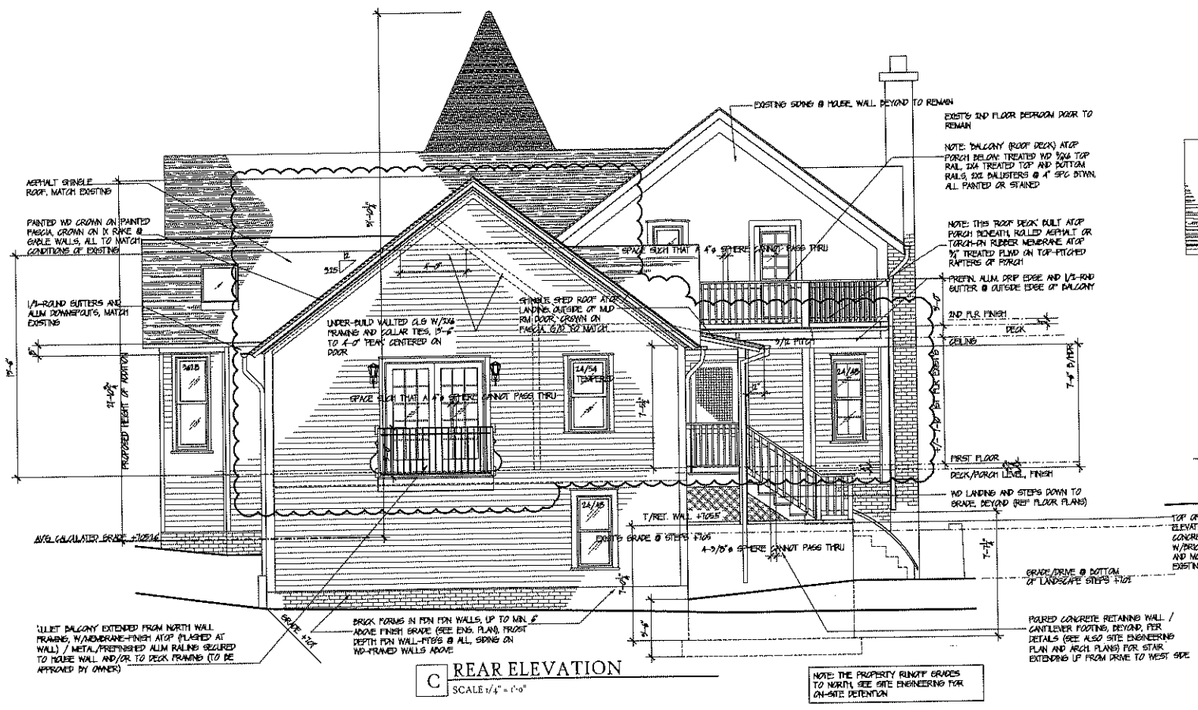
SCALE: AS SHOWN
PROJECT #: COOK

A-2.0

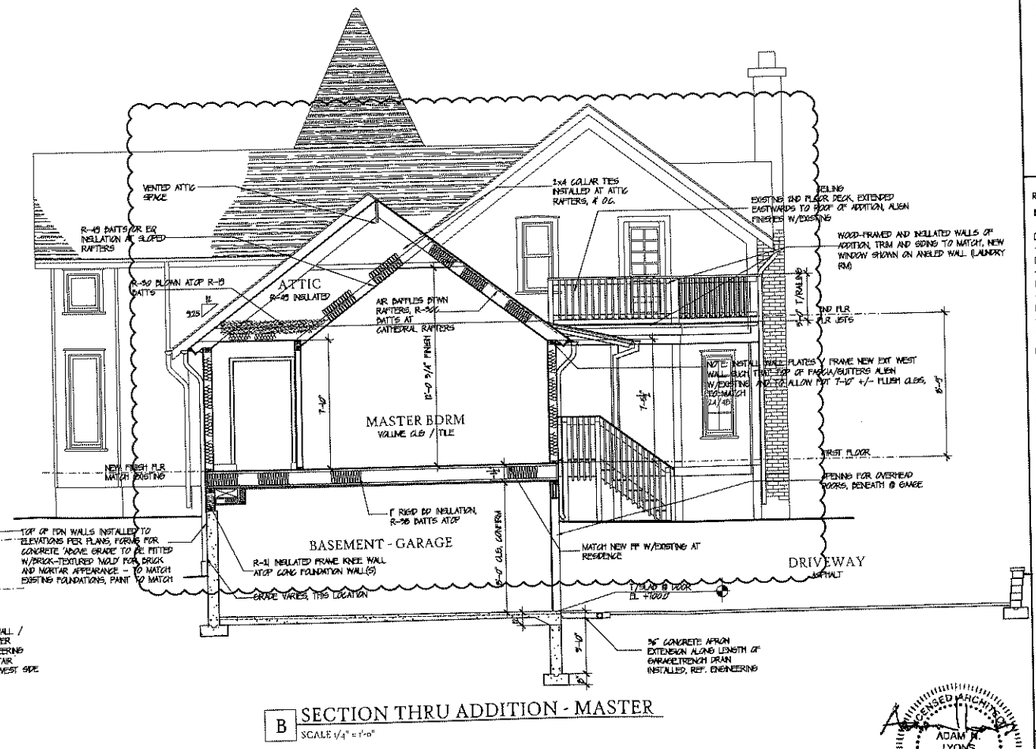
LICENSED ARCHITECT
ADAM N. LYONS
001-017492
STATE OF ILLINOIS
EXP. 11/30/2020



A EAST SIDE ELEVATION
SCALE 1/4" = 1'-0"



C REAR ELEVATION
SCALE 1/4" = 1'-0"



B SECTION THRU ADDITION - MASTER
SCALE 1/4" = 1'-0"

THE LYONS DESIGN GROUP, INC.
ADAM N. LYONS, Architect
LEED AP, NCARB, AIA, ALA
894 Montana Lane Mettawa, IL 60045
tel: 847.791.3251
Email: lyonsdesigngroup@aol.com
Web: lyonsdesigngroupinc.com
AIA

INSTRUMENTS OF SERVICE
THESE DRAWINGS, DESIGNS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF ADAM LYONS, THE LYONS DESIGN GROUP, INC. AND ALL INFORMATION SHOWN IS CONFIDENTIAL TO ALL RECIPIENTS. NO PART OF THESE DRAWINGS MAY BE COPIED, TRANSFERRED OR REPRODUCED NOR CAN ANY STRUCTURES BE BUILT FROM THEM WITHOUT THE EXPRESS WRITTEN CONSENT OF ADAM N. LYONS, ARCHITECT
COPYRIGHT 2018

Proposed Additions at the
COOK RESIDENCE
210 Lake Street
in Libertyville, Illinois

REVISED
- ■ 'BUBBLED' □ 'HIGHLIGHTED'
- □ PLAN REVIEW REVISIONS 12-4-18
- □ PLAN REVIEW REVISIONS 12-28-18
- ■ REVISIONS PER OWNER CHANGES 02/19
- □
- □

PHASE
- □ SCHEMATIC DESIGN
- □ DESIGN DEVELOPMENT
- ■ CONSTRUCTION DOCUMENTS

RELEASED FOR
- ■ INFORMATION
- ■ ESTIMATING/BIDDING
- ■ CONSTRUCTION

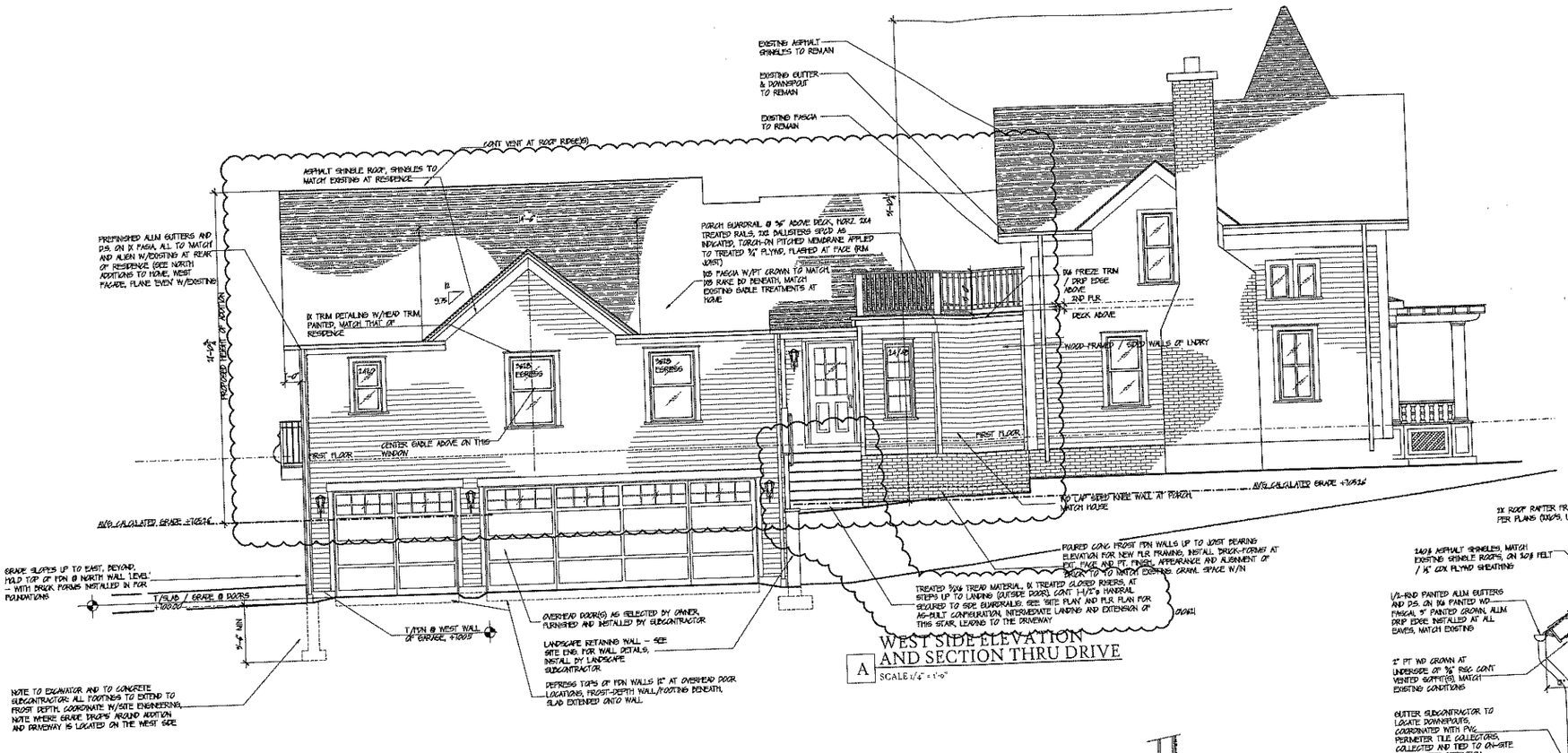
DESIGNER: ALYONS
DRAWN BY: ALYONS

ISSUE DATE	FOR
06/18/18	REVIEW
08/22/18	REVIEW
07/17/18	REVIEW
07/23/18	REVIEW
08/15/18	REVIEW
09/04/18	REVIEW
09/05/18	BID-PERMIT

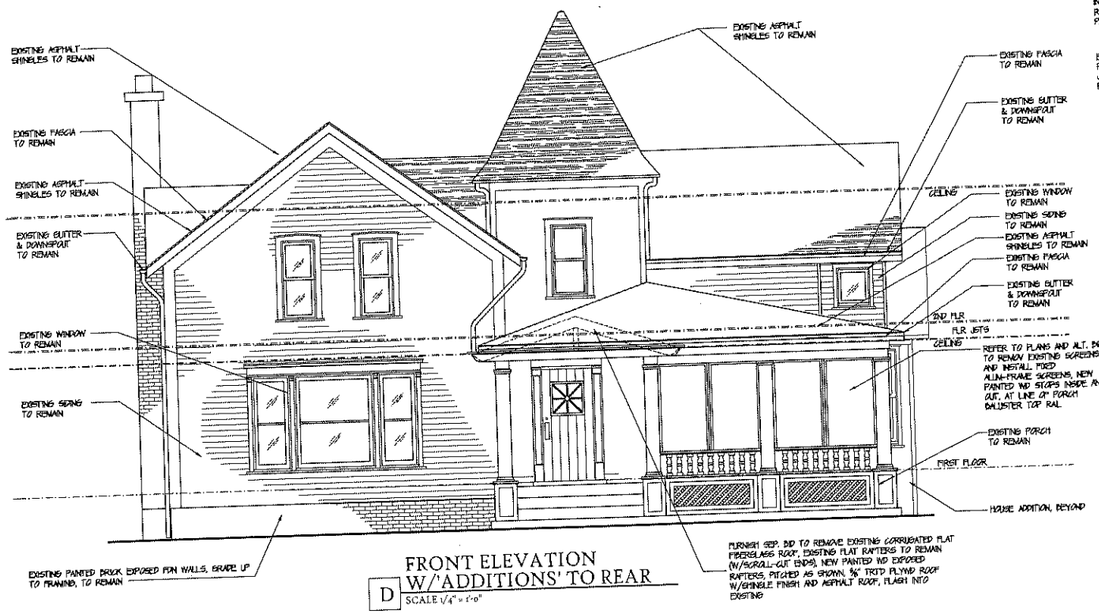
SCALE: AS SHOWN
PROJECT #: COOK

A4.0

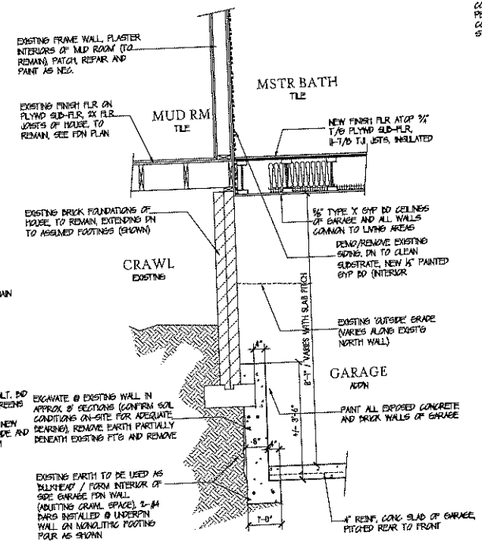
LICENSED ARCHITECT ADAM N. LYONS 001-017492 STATE OF ILLINOIS
Lic Exp 11/30/2020



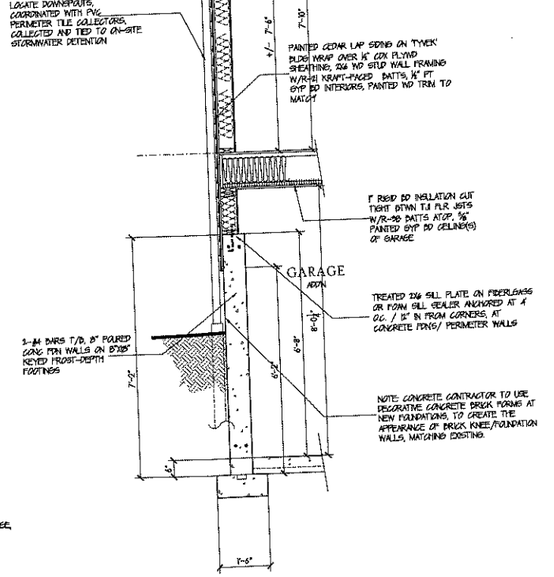
A WEST SIDE ELEVATION AND SECTION THRU DRIVE
SCALE 1/4" = 1'-0"



D FRONT ELEVATION W/'ADDITIONS' TO REAR
SCALE 1/4" = 1'-0"



C UNDPERIN SECTION AT GARAGE
SCALE 1/2" = 1'-0"



B SIDE WALL SECTION @ FAMILY
SCALE 1/2" = 1'-0"

THE LYONS DESIGN GROUP, INC.
ADAM N. LYONS, Architect
LEED AP, NCARB, AIA, AIA
894 Mettawa Lane Mettawa, IL 60045
tel: 847.791.3251
Email: lyonsdesigngroup@aol.com
Web: lyonsdesigngroupinc.com

INSTRUMENTS OF SERVICE
THESE DRAWINGS, DESIGNS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF ADAM LYONS, THE LYONS DESIGN GROUP, INC., AND ALL INFORMATION SHOWN IS CONFIDENTIAL TO ALL RECIPIENTS. NO PART OF THESE DRAWINGS MAY BE COPIED, THESE DESIGNS SHALL NOT BE BUILT OR REPRODUCED NOR CAN ANY DESIGNS BE BUILT FROM THEM WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADAM N. LYONS, ARCHITECT
COPYRIGHT 2018

Proposed Additions at the
COOK RESIDENCE
210 Lake Street
in Libertyville, Illinois

REVISED
■ 'BUBBLED' □ 'HIGHLIGHTED'
□ PLAN REVIEW REVISIONS 10-26-18
□ PLAN REVIEW REVISIONS 12-26-18
■ REVISIONS PER OWNER CHANGES 06/18
■ WEST SIDE STEPS, AS-BUILT, 08/18
□

PHASE
□ SCHEMATIC DESIGN
□ DESIGN DEVELOPMENT
■ CONSTRUCTION DOCUMENTS

RELEASED FOR
■ INFORMATION
■ ESTIMATING/BIDDING
■ CONSTRUCTION

DESIGNER: ALYONS
DRAWN BY: ALYONS

ISSUE DATE	FOR
06/18/18	REVIEW
06/22/18	REVIEW
07/1/18	REVIEW
07/25/18	REVIEW
08/15/18	REVIEW
09/04/18	BID-PERMIT

SCALE: AS SHOWN
PROJECT #: COOK

A5.0

LICENSED ARCHITECT ADAM N. LYONS 001-017492 STATE OF ILLINOIS Lic Exp: 11/30/2022

210 Lake Street
Libertyville, IL

Summer of 1944

May 1951

Back Porch 2004

Renovated Home with New Addition

East Side

North Side

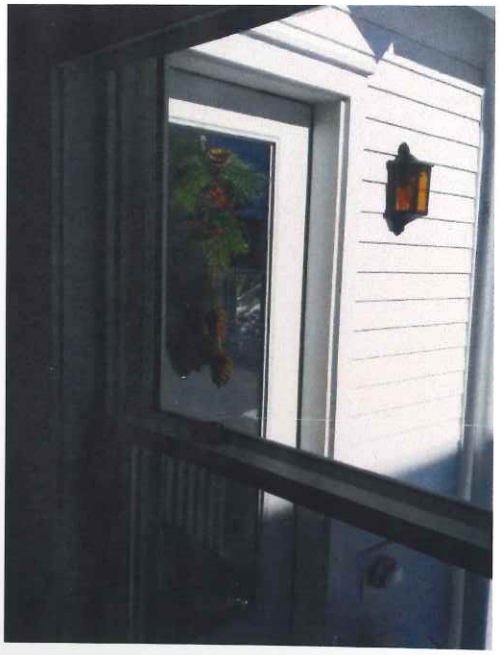
West Side

West side.

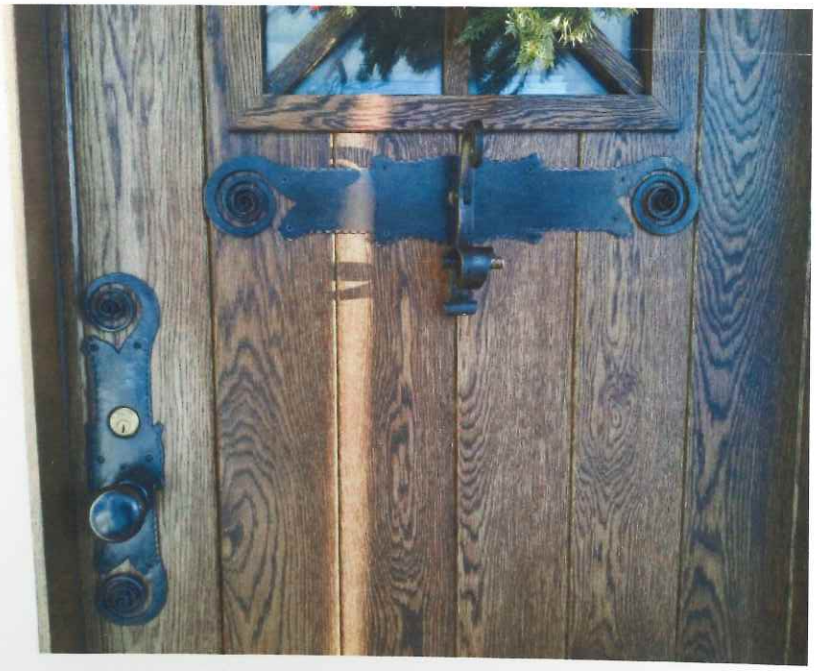
Front

East side

All doorways have the same outdoor wall sconces as the original front door, dating early 1900 (Herwig Cast iron)



West side door
has an old manual
doorbell

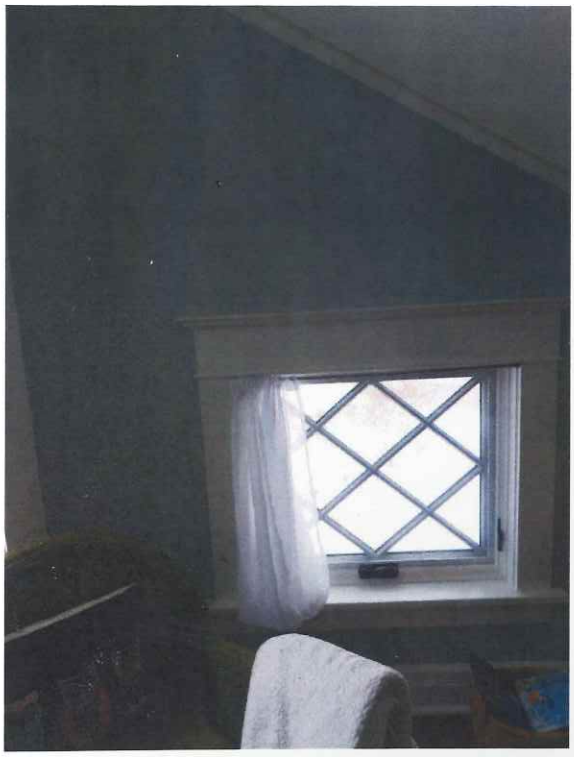


Front door was completely
reconstructed to
its original state, as well as
its hardware restored

The home still has the 4" (new Hardy Board) siding reveal

As well as the gutters are the half round style as it was before

Chicago Brick used around the new addition to tie into the old foundation



used the diamond window pattern from the old bedroom window(left) in the new sunroom area(right)

The architectural half round bump out (on the right) was also carried through to the new side (on the left) with matching diamond windows

We have continued the trim and molding pattern throughout the new part of the home, as well as adding wooden door stops on all doors.

All mirrors, the above sink, and light fixture are original to the home

Reused the kitchen sink (above placed in same location) and tiles in the laundry room were also reclaimed (below left). The old interior entrance French doors, which were found on the dirt basement floor, are now in the new library / office area (below right).

SIP
698
M=N86°19'00"W
D&M=64.00'
SIP
0.25 ACRES
699.3
4
D=175.8' M=175.63'
698
LOT
TEMPORARY STOCKPILE
700
D=173.5' M=173.50'
8"PINE-HEALTH 3
8"PINE-HEALTH 3
TREE PROTECTION (TYP.)
M=S00°04'58"E
M=152.55'
700.6
700.2
704.7
703.1
M=152.99'
M=N06°25'00"W
14"CEDAR-HEALTH 5
14"CEDAR-HEALTH 5
TO BE REMOVED
CONC.
WOOD LANDING
704
702.6
PORTABLE TOILET
22.33
705.5
FRAME SHED
705.8
16.15
7.9
5.6
SECOND STORY WOOD PORCH
705.7
DS
16.05
DUMPSTER
17.68'
12.46
4.64
5.13
706.1
15.03'
703.7
705
DS
9.08
EXISTING 2 STORY FRAME RES. NO. 210 T/F=708.34
1.65
6.20
1.68
8.98
706
DS
705.4
17.31'
706.2
20.48
2.40
7.99
CONC.
7.33
COVERED SCREEN PORCH
10.66
5.37
706.3
6.95
DS
706.1
706.4
CONCRETE DRIVE
GRAVEL CONSTRUCTION ENTRANCE
CONC. WASHOUT AREA
706.1
23.03'
STONE WALK
23.86'
CONC.
TO BE REMOVED
FIP
<--1.1% CONC. SIDEWALK
20"DIP WATERMAIN
M=80.82'
M=S87°27'11"E
CONC.
TO BE REMOVED
CONC.
CONC. CURB
705.72
705.80

0.25 ACRES

LOT

4

D=175.8' M=175.63'

D=173.5' M=173.50'

M=S00°04'58"E M=152.55'

M=N06°25'00"W M=152.99'

DRAINAGE EMITTER
RIM=699.50
INV=697.50

15'-6"ADS PERFORMED

3'X3'X3' DRYWELL

13

15'-6"ADS@5.84% PERFORATED

8"PINE-HEALTH 3

8"PINE-HEALTH 3

PROPOSED DECK

7'-6"ADS

6'-6"ADS@5.84%

OUTLET CONTROL STRUCTURE

14"CEDAR-HEALTH 5

14"CEDAR-HEALTH 5

TRENCH DRAIN
MEA CPS100C-05
NEUTRAL OR EQUAL

PROPOSED ASPHALT DRIVEWAY

4.1%

3' PROP. CONC.

PROPOSED CONCRETE FOUNDATION FOR ADDITION

PROPOSED RETAINING WALL (TYP.)

HANDRAIL

T/W-702.9
B/W-701.25

T/W-705.2
B/W-701.0

T/W-705.0
B/W-702.0

T/W-705.6
B/W-702.5

LANDSCAPE STEPS

PORCH

CONNECT DOWNSPOUT
4'-6"ADS@2.25%

TRENCH DRAIN
MEA CPS100C-05
NEUTRAL OR EQUAL
RIM=702.92
INV=702.21

T/W-704.0
B/W-702.7

T/W-706.0
B/W-703.6

CONNECT DOWNSPOUT

T/W-705.0
B/W-704.7

T/W=701.2
B/W=700.7

T/F=701.50

T/F=700.50

T/F=702.50

T/F=703.50

T/F=703.50

T/F=704.50

T/F=705.50

T/F=SEE NOTE L

PROP DECK

CONC.

SUMP

T/W-709.0
B/W-700.0

EXISTING
2 STORY
FRAME
RES. NO. 210
T/F=708.34

COVERED SCREEN PORCH

CONC.

PR. CONC.

PROP. WALK

3'-6"ADS@1.35%

11'-6"ADS@1.36%

58'-6"ADS@0.78%

6'-6"ADS@3.0%

INV-701.56

INV-701.55

INV-701.32

NEW SANITARY SERVICE

PROP. 1-1/2" SERVICE

T/W-706.1
B/W-705.6

INSPECTION PORT (FAT
RIM=705.10
CONNECT SUMP TO INS

ADS 36" DIA. END CAP

INSPECTION
RIM=706.30

UNDERGROUND
72' LONG-36"
HWL=702.77
INV=699.90
REQUIRED DET
PROPOSED DE
(SEE BACKFILL

FIP

<---1.1% CONC. SIDEWALK

20"DIP WATERMAIN

M=80.83' T/WM=699.50
M=S87°27'11"E

3.2% PROPOSED CONCRETE

CONC. CURB

CONC.

T/WM=701.5

6"C.I. WATERMAIN

ASPHALT PAVEMENT

D=S89°30'00"E
D=82.3' M=83.01'

SAN INV=694.72

272'-12"@0.38%

LAKE STREET

NEW UNDERGROUND ELECTRIC SERVICE/UPGRADE TO BE COORDINATED WITH COMED AND

SOUTH

THROUGH

LOPE

PE

H

E

Agenda Item No. 6

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: **REPORT OF THE PLAN COMMISSION**
PC 21-07, Text Amendment to Section 26-16-8.5
PC 21-08, Site Plan Permit
Durable Inc./Garden Investment Co., Applicant
1530 Artaius Parkway

Staff Recommendation to Plan Commission: Approve Text Amendment and Site Plan Permit.

PC Recommendation: To approve. Upon approval, ordinances will be drafted for Village Board action.

Staff Contact: John P. Spoden, Director of Community Development

---

Background: At the April 26, 2021 meeting, the Plan Commission heard a request from Durable Inc. to amend the Zoning Code to give the Village Board of Trustees the authority to grant a variation for design and maintenance requirements as it relates to off-street loading. Durable Inc. is located at 1530 Artaius Parkway and also requested an associated variation to increase the percentage of truck doors on the south facade. The consensus of the Plan Commission was to support the Text Amendment, but limited to the I-1 District. The applicant also applied for a Site Plan Permit to consolidate the truck loading/unloading to the south side of the building. The applicant plans to fill in six (6) internal truck docks on the north and south sides of the building and install eight (8) exterior truck docks on the south side of the structure. Also proposed is a 38 stall parking lot on the northwest corner of the building. The Commission also concurred with that request.

Motions to recommend Village Board of Trustees approval of the Text Amendment and Site Plan Permit passed with votes of 6 - 1.

REPORT OF THE PLAN COMMISSION

REPORT ON: PC 21-07 and PC 21-08, Durable Inc./Garden Investment Co.

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION** of **DURABLE INC./GARDEN INVESTMENT CO.**, being the **OWNERS** of real estate located at **1530 ARTAIUS PARKWAY**, the **PLAN COMMISSION** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **APPLICATION FOR A TEXT AMENDMENT TO CHAPTER 26 (ZONING CODE), SECTION 26-16-8.5, AUTHORIZED VARIATIONS – BOARD OF TRUSTEES, TO VARY CERTAIN PARKING AND LOADING REQUIREMENTS REGARDING SECTION 26-10-2.4, DESIGN AND MAINTENANCE REQUIREMENTS, AS IT RELATES TO OFF-STREET LOADING IN THE I-1, I-2, AND I-3, INDUSTRIAL DISTRICTS AND A SITE PLAN PERMIT IN ORDER TO CONSTRUCT TRUCK DOCK LOADING AREA IMPROVEMENTS AND TO EXPAND PARKING LOT AREA FOR PROPERTY LOCATED IN AN I-1, LIMITED INDUSTRIAL DISTRICT, CHAPTER 26, SECTIONS 16-8.5 AND 16-10**, according to the provisions cited in the Libertyville Municipal code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **APRIL 9, 2021**, and held virtually on **APRIL 26, 2021**, at **7:05 P.M.**

At the **PUBLIC HEARING** the applicant and witnesses were duly sworn and questioned by the Plan Commission.

From the evidence and testimony submitted, the Plan Commission of the Village of Libertyville hereby finds the following:

Background:

The petitioner, Darren Anders, Durable Packaging International, is requesting a Text Amendment to the Zoning Code, a Site Plan Permit, and multiple variations in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District at 1530 Artaius Parkway.

In 2019, Durable Packaging International requested and was granted a Special Use Permit for the 1530 Artaius Parkway property for the manufacturing of aluminum foil/wax paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and distribution of such products. At that time the petitioner simply sought approval for their land use and occupancy without site improvements.

The current application now seeks approval to make certain loading dock, building facade and parking improvements to the subject property in order to enhance operations for Durable Packaging. The existing building comprises approximately 7,850 square feet of office space and 146,360 square

feet of manufacturing/warehouse space. There are currently 43 parking spaces including one (1) accessible space located at the southwest corner of the building. There are three (3) interior and one

(1) exterior truck docks on the north side of the building with 3 interior and 2 exterior truck docks on the south side of the building for a total of 6 interior and 3 exterior truck docks. In addition, there is one drive-in door also located on the south face of the building.

The proposed plan is to fill in the 6 interior truck docks on both the north and south sides of the building and replace them with 8 exterior truck docks on the south side of the building for a total of 11 exterior truck docks and 1 drive in door. This will consolidate the truck loading/unloading to the south side of the building and increase the manufacturing/warehouse space. In addition, a 38-stall parking lot is being added to the north west corner of the building to allow for easier truck maneuvering on the south side of the building. The proposed parking lot would utilize the existing driveway on Artaius Parkway.

Zoning Requests:

Text Amendment of the Zoning Code Article 16-8.5 Authorized Variations – Board of Trustees.

1. A request to amend the Zoning Code Article 26-16-8.5(a) under Authorized Variations-Board of Trustees to vary certain parking and loading space requirements by adding the following: To vary, without limit, Article 26-10-2.4 regarding Design and Maintenance requirements as it relates to Off-Street loading in the I-1, I-2 and I-3 Industrial districts.

The Plan Commission supports the proposed text amendment, subject to limiting the amendment to the I-1, Limited Industrial District.

Request for Site Plan Permit:

The Zoning Code states that a Site Plan Permit issued by the Village Board of Trustees shall be required in connection with any development or redevelopment that involves a site with a gross area of ten (10) acres or more. Due to the subject site size and the proposed scope of work to the truck dock area and the parking lot expansion, review and recommendation by the Plan Commission and Village Board approval is required. The Plan Commission supports the request for the Site Plan Permit.

Standards for Amendments (PC 21-07):

a. *The consistency of the proposed amendment with the purposes of this Code.* The proposed text amendment is consistent with the purposes of the Code.

b. *The existing uses and zoning classifications of properties in the vicinity of the subject property.* The amendment is not site specific.

c. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.* The amendment is not site specific.

d. *The extent to which the value of the subject property is diminished by its present zoning classification.* The amendment is not site specific.

e. *The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.* The amendment is not site specific.

f. *The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.* The amendment is not site specific.

g. *The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.* The amendment is not site specific.

h. *The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.* The amendment is not site specific.

i. *The suitability of the subject property for uses permitted or specially permitted under its zoning classification.* The amendment is not site specific.

j. *The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.* The amendment is not site specific.

k. *The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.* The amendment is not site specific.

m. *The community need for the proposed amendment and for the uses and development it would allow*. The text amendment would allow the Board of Trustees to consider loading docks and loading doors adjacent to public roads in the I-1 Limited Industrial Zoning District on a case by case bases.

WHEREFORE, the Plan Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A TEXT AMENDMENT TO CHAPTER 26 (ZONING CODE), SECTION 26-16-8.5, AUTHORIZED VARIATIONS – BOARD OF TRUSTEES, TO VARY WITHOUT LIMIT SECTION 26-10-2.4, REGARDING DESIGN AND MAINTENANCE REQUIREMENTS, AS IT RELATES TO OFF-STREET LOADING IN THE I-1, LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Plan Commission recommending **APPROVAL** was 6 - 1, recorded as follows:

AYES: FLORES, KRUMMICK, OAKLEY, PYTER, SCHULTZ, STEFFE

NAYS: MOORE

ABSENT: NONE

WHEREFORE, the Plan Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A SITE PLAN PERMIT IN ORDER TO CONSTRUCT TRUCK DOCK LOADING AREA IMPROVEMENTS AND TO EXPAND PARKING LOT AREA FOR PROPERTY LOCATED IN AN I-1, LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Plan Commission recommending **APPROVAL** was 6 - 1, recorded as follows:

AYES: FLORES, KRUMMICK, OAKLEY, PYTER, SCHULTZ, STEFFE

NAYS: MOORE

ABSENT: NONE

Respectfully Submitted, May 4, 2021.

_____
Chair, Plan Commission

_____
Secretary, Plan Commission

EXHIBIT A

Legal Description of the Property

Lot 1 in Artaius Subdivision, Being a Subdivision of the Northwest 1/4 of Section 34 and the West 1/2 of the Southwest 1/4 of Section 27 and the East 1/2 of the Northwest 1/4 of Section 33 and the East 1/2 of the South 1/4 of Section 28, Township 44 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded July 10, 1978 as Document Number 1929702 in Book 66 of Plats, Page 22, and Corrected by Certificate of Correction Recorded October 18, 1978 as Document 19543351, in Lake County, Illinois.

Address: 1530 Artaius Parkway, Libertyville, Illinois
P.I.N. 11-28-402-001

EXCERPTS FROM APPEARANCE REVIEW COMMISSION AND PLAN COMMISSION MEETING MINUTES

March 15, 2021, Appearance Review Commission Meeting Minutes

ARC 21-10 Darren Anders, Durable Inc., Applicant
1530 Artaius Parkway

Request is for new building facades, landscaping, and lighting.

Mr. Jared Kenyon and Mr. Rick Harris, authorized agents for Darren Anders, Durable Inc., presented the proposed building façades, landscaping, and lighting for 1530 Artaius Parkway. Mr. Kenyon stated the scope of work includes consolidating the shipping and receiving portion to the south of the building and adding a parking lot to the northwest corner of the building. Mr. Kenyon stated additional loading docks on the south façade of the building will be on the exterior. Mr. Kenyon stated a few trees will be removed for the parking lot on the northwest side and on the south side to accommodate improvements. Mr. Kenyon stated tree replacements will be provided in accordance with the Tree Ordinance. Mr. Kenyon stated lighting will be handled via wall packs. Mr. Harris stated three interior docks will be removed on the south façade and replaced with several overhead truck dock doors. Mr. Harris stated the existing wall packs are at most, 23-feet off grade. Mr. Harris stated the color changes will match the existing colors and brick. Mr. Harris stated the unique color is difficult to call out and will need to be matched in the field. Mr. Harris stated the overhead doors will be brown to match the existing dock doors. Chairman Robbins confirmed a few trees will be removed and replaced on site. Chairman Robbins questioned if Staff comments have been reviewed.

Chairman Robbins stated a concrete curb will be required along the parking lot. Mr. Kenyon stated initial conversations with Village Staff revolved around the northwest parking lot and not around the south truck court. Mr. Sandine confirmed that Staff will review the south portion of the parking lot for a required curb. Chairman Robbins questioned the interior landscaping requirement for this plan. Mr. Sandine stated the comment arose from the lack of landscaping within the south parking lot. Chairman Robbins questioned the requirement for parking lot screening. Mr. Sandine stated additional screening may be required in both sections. Mr. Kenyon stated there is a dense existing tree line along the eastern property line. Mr. Kenyon stated there are some trees proposed along the southern property line. Chairman Robbins noted the nature of the planting may be an issue if the plantings are deciduous. Chairman Robbins indicated a Photometric Plan may be required during the permitting process. Mr. Kenyon stated the foot candles are less than the maximum allowed. Chairman Robbins questioned the height of the light standards. Mr. Harris stated the height is at a maximum of 23-feet and will add them to the final elevations. Chairman Robbins confirmed the overhead doors will be a brown color to match the existing doors. Chairman Robbins noted the only open item is the south parking lot. Chairman Robbins suggested allowing the applicant to comply with the Ordinance or have them return before the Commission.

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Plan Commissioner/Zoning Board of Appeals approve the application for new building facades, landscaping, and lighting at 1530 Artaius Parkway, subject to the following condition: 1) Meet Staff Comments regarding Zoning Requirements listed in Staff Report.

Motion carried 4 - 0.

PC 21-07 Durable Inc./Garden Investment Co., Applicant
1530 Artaius Parkway

Request is for a Text Amendment to Chapter 26 (Zoning Code), Section 26-16-8.5, Authorized Variations – Board of Trustees, to vary certain parking and loading requirements regarding Section 26-10-2.4, design and maintenance requirements, as it relates to Off-Street Loading in the I-1, I-2, and I-3 Industrial Districts.

PC 21-08 Durable Inc./Garden Investment Co., Applicant
1530 Artaius Parkway

Request is for a Site Plan Permit in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District.

Mr. David Smith, Senior Planner, stated that the petitioner, Darren Anders, Durable Packaging International, is requesting a Text Amendment to the Zoning Code, a Site Plan Permit, and multiple variations in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District at 1530 Artaius Parkway. Mr. Smith stated that the Plan Commission may recall that in 2019 Durable Packaging International requested and was granted a Special Use Permit for the 1530 Artaius Parkway property for the manufacturing of aluminum foil/wax paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and distribution of such products. Mr. Smith stated that at that time the petitioner simply sought approval for their land use and occupancy without site improvements.

Mr. Jared Kenyon, Kimley-Horn: Planning and Design Engineering Consultants and agent on behalf of Durable Goods, presented the proposed improvements to the site and building. He stated that they agree to the Staff review comments found in the DRC Staff Review Report but that it may be a challenge to preserve one of the trees that they have indicated for removal in their plans.

Mr. John Spoden, Director of Community Development Department, stated that Staff can review the tree removal issue at time of construction permit application submission.

Commissioner Steffe stated that he supports the petitioner's request and recognizes the unique circumstances of the subject site abutting a private road and located in an industrial area.

Commissioner Shultz stated that he supports the petitioner's request and that the nature of the building orientation would make it difficult to make the necessary improvements without approving the petitioner's requests.

Commissioner Pyter asked for clarification as to whether the scope of work includes making truck dock improvements on the north end of the building or not. Mr. Kenyon stated that there will be no trucks along the north end of the building.

Commissioner Oakley stated that he supports the petitioner's requests.

Commissioner Flores stated that she supports the petitioner's requests.

Chairman Moore stated that he is concerned about the requested Zoning Code text amendment having a profound impact upon multiple zoning districts throughout the Village.

Mr. Spoden stated that there was an attempt at to incorporating limitations by only listing the three Industrial Districts.

Chairman Moore stated that there might be some circumstances in other locations where the type of variations being sought by the petitioner would not be warranted.

Darren Anders, Durable Goods, stated that he is concerned about the zoning process and that they are in need to make the modifications as soon as possible.

Ms. Brooke Lenneman, Village Attorney, stated that the petitioner is able to poll the Board before asking for a vote.

Commissioner Steffe stated that he is supportive of the project as presented.

Commissioner Schultz stated that he is supportive of the project as presented.

Commissioner Pyter stated that the text amendment should be further modified to be more restrictive.

Commissioner Oakley stated that he is supportive of the project as presented.

Commissioner Flores stated that she is supportive of the project but should remove the I-2 and I-3 Industrial Districts out of the text amendment proposal.

Commissioner Krummick stated that he is supportive of the project but should remove the I-2 and I-3 Industrial Districts out of the text amendment proposal.

Chairman Moore stated that the text amendment should be further modified to be more restrictive.

Mr. Anders stated that he concurs that it makes more sense to remove the I-2 and I-3 Industrial Districts out of the text amendment proposal. He stated that he is ready for the Board to make a recommendation to the Village Board tonight.

In the matter of PC 21-07, Commissioner Steffe moved, seconded by Commissioner Schultz, to recommend that the Village Board of Trustees approve a Text Amendment to Chapter 26 (Zoning Code), Section 26-16-8.5, Authorized Variations – Board of Trustees, to vary without limit Section 26-10-2.4, regarding design and maintenance requirements, as it relates to Off-Street Loading in the I-1 Limited Industrial District.

Motion carried 6 - 1.

Ayes: *Flores, Krummick, Oakley, Pyter, Steffe, Schultz*
Nays: *Moore*
Absent: *None*

In the matter of PC 21-08, Commissioner Steffe moved, seconded by Commissioner Oakley, to recommend that the Village Board of Trustees approve a Site Plan Permit in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 1.

Ayes: *Flores, Krummick, Oakley, Pyter, Steffe, Schultz*
Nays: *Moore*
Absent: *None*

APPEARANCE REVIEW APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE:_____

Libertyville
spirit of independence

REQUESTED ACTION(S) (check all that apply)

X	Building Facades	X	Lighting
X	Landscaping	____	Signage
____	Other _____		

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE APPEARANCE REVIEW COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Darren Anders, Durable Inc. / Garden Investments Co. represents that they are the OWNER X, AUTHORIZED AGENT _____ (please check correct term) of the property commonly known as: (street address) 1530 Artaius Pkwy.

If someone other than the applicant(s) has the title to the property, please provide a written statement from the owner(s) which acknowledges and consents to this request.

The property is now classified under the Libertyville Zoning Code and is located in the I-1 Limited Industrial District.

applicant/representative signature

Darren Anders, Durable Inc. / Garden Investments Co.

1530 Artaius Pkwy, Libertyville, IL 60048
address of applicant/representative

(847) 541-4400
phone number

darren@durablepackaging.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2019

LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE:_____

Libertyville
spirit of independence

REQUESTED ACTION(S) (check all that apply)

____	Comp. Plan	____	Preliminary/Final Plat
____	Comp. Plan Amendment	____	Plat of Consolidation
____	Map Amendment	__X__	Site Plan Permit
____	Planned Dev. (Concept/Final)	____	Special Use Permit
____	Planned Dev. (Final Amendment)	__X__	Text Amendment
____	Planned Dev. (Adjustment)	__X__	Variation
____	Planned Dev. (Master Plan)	____	Zoning Appeal
____	Planned Dev. (Master Plan Amendment)		

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Darren Anders, Durable Inc. / Garden Investment Co. represents that they are the OWNER __X__, CONTRACT PURCHASER _____, LESSEE _____, AUTHORIZED AGENT ____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #):

The property is also known as: (street address) 11-28-402-001 _____.

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the I-1 Limited Industrial District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

___	Front Yard Setback	___	Sign
___	Corner Side Yard Setback	___	Fence
___	Side Yard Setback	___	Lot Coverage
___	Rear Yard Setback	___	Building Coverage
___	Perimeter Landscaped Open Space	___	Building Height
X	Other (specify) _____		

Please attach a detailed narrative description of the requested development action(s).

applicant/representative signature

Darren Anders
please print full name

Durable Inc. / Garden Investment Co.

1530 Artaius Pkwy, Libertyville, IL 60048
address of applicant/representative

(847) 541-4400
phone number

darren@durablepackaging.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2019

VILLAGE OF LIBERTYVILLE
PROPERTY OWNER'S AUTHORIZATION
FOR PC/ZBA/ARC

DATE: 2/22/21

I, Darren Anders, Durable Inc. / Garden Investment Co., Owner of the
Property Owner

property located at 1530 Artaius Pkwy, do hereby
Address/Location

authorize Jared Kenyon to represent me in the following
Authorized Agent

PC/ZBA/ARC matter(s), Request for Text Amendment, Variation and Site Plan approval
Action(s)

in the Village of Libertyville.

Notary Signature

(SEAL) EDUARDO CABRALES
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 27, 2025

Property Owner Signature

Darren Anders
Property Owner Printed Name

1530 Artaius Pkwy, Libertyville, IL 60048
Address

(847) 541-4400
Phone Number

Rev. 11.2019

March 23, 2021

Mr. David C. Smith, AICP, Community Development Department
Village of Libertyville
Planning & Economic Development
200 East Cook Avenue
Libertyville, IL 60048

RE: Durable Packaging International
1530 Artaius Parkway
Libertyville, IL

Dear Mr. Smith,

We are in receipt your review comments dated March 12, 2021, regarding ARC 21-10 the Building and Site Improvements for the above mentioned project. Please find enclosed the following items for your review:

1. Five (5) Full Size and Twenty-two (22) 11x17 Site Plans dated March 19, 2021.

Following are our responses to those comments.

Appearance Code/ Zoning Issues

1. Per the Zoning Code (26-10-1.4.d.6), every parking lot shall be bordered by a six (6) inch high concrete curb and shall be provided with curbs, car wheel stops, guard rails, barrier fences, or other suitable devices designed and located to protect required screening devices, landscaping, structures, and other vehicles from damage by vehicles using such lot. Sheet C3.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., does not show a curb to be installed for the new parking stalls on the southeast corner of the property.
   Response: Curb and gutter has been added at the perimeter of the south parking and truck maneuvering area as shown on the Site Plan.

2. Per the Zoning Code (26-13-3.2.b), interior landscaping shall constitute at least ten (10) percent of the area of the parking lot. Staff has calculated the proposed interior landscaping for the southeastern parking stalls to be approximately 5.6%. Please revise accordingly.
   Response: A landscape island has been added to the east row of parking as shown on the Site Plan.

3. Per the Zoning Code (26-13-3.1), every parking lot shall be buffered and screened with appropriate screening devices such as decorative walls, fences, or berms. The landscaping and screening treatment shall be designed and maintained to a height of at least three (3) feet along every non-residential lot line.
   Response: This comment will be addressed with the permit submittal.

a. Sheet L2.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., proposes 36" Tor Birchleaf Spirea, 36" Black Chokeberry, and 36" Little Devil Ninebark as screening options for the proposed parking lot on the northwest side. Please be advised, the deciduous nature of these shrubs may not provide the required screening during the winter months.
Response: This comment will be addressed with the permit submittal.

b. b. Sheet L2.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., proposes several deciduous trees along the southeast side of the proposed parking area. Please be advised, these parking stalls will need to be screened in accordance with Section 26-13-3.1 (ZC).
Response: This comment will be addressed with the permit submittal.

4. Per the Zoning Code (26-10-1.4.d.8), fixed lighting shall be provided for all parking lots and structures accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or street using luminaire cutoffs. All lighting shall be reduced to security levels at all times of nonuse. Parking lot lighting shall not exceed two (2) foot candles, measured at any non-residential property line, and one-half (½) foot candle, measured at any residential lot line. The proposed light fixtures shall be oriented directly towards the ground instead of tilted to prevent off-site glare.
Response: This comment will be addressed with the permit submittal.

5. Per the Zoning Code (26-10-2.4.d.8), the maximum height of a light standard shall not exceed twenty-five (25) feet. Sheet E1, dated March 2, 2021, by Kornacki & Associates, Inc., indicates the height of the wall packs will match the existing heights. Verify the height of the proposed wall packs to confirm compliance.
Response: This comment will be addressed with the permit submittal.

6. Per the Zoning Code (26-10-2.4.d.8), the maximum height of a light standard shall not exceed twenty-five (25) feet. Sheet E1, dated March 2, 2021, by Kornacki & Associates, Inc., indicates the height of the wall packs will match the existing heights. Verify the height of the proposed wall packs to confirm compliance.
Response: This comment will be addressed with the permit submittal.

Staff Comments:

1. Sheet A1.0, dated March 3, 2021, by Harris Architects Inc., indicates the new overhead doors will be a prefinished white color. The provided rendering shows the new overhead doors to be a brown color. Identify the actual color for the proposed overhead doors.
Response: This comment will be addressed with the permit submittal.

2. Provide the specific materials and colors to be installed on the color renderings. Also, include the height and location of the proposed wall packs on the renderings.
Response: This comment will be addressed with the permit submittal.

3. Sheet L1.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., indicates Tree #32 will be removed. The corresponding arborist report shows Tree #32 to be in Good Condition and the Village identifies Crabapple's as desirable trees. Consideration should be given to relocating the drive aisle to avoid the tree or relocating the tree on site.
Response: This comment will be addressed with the permit submittal.

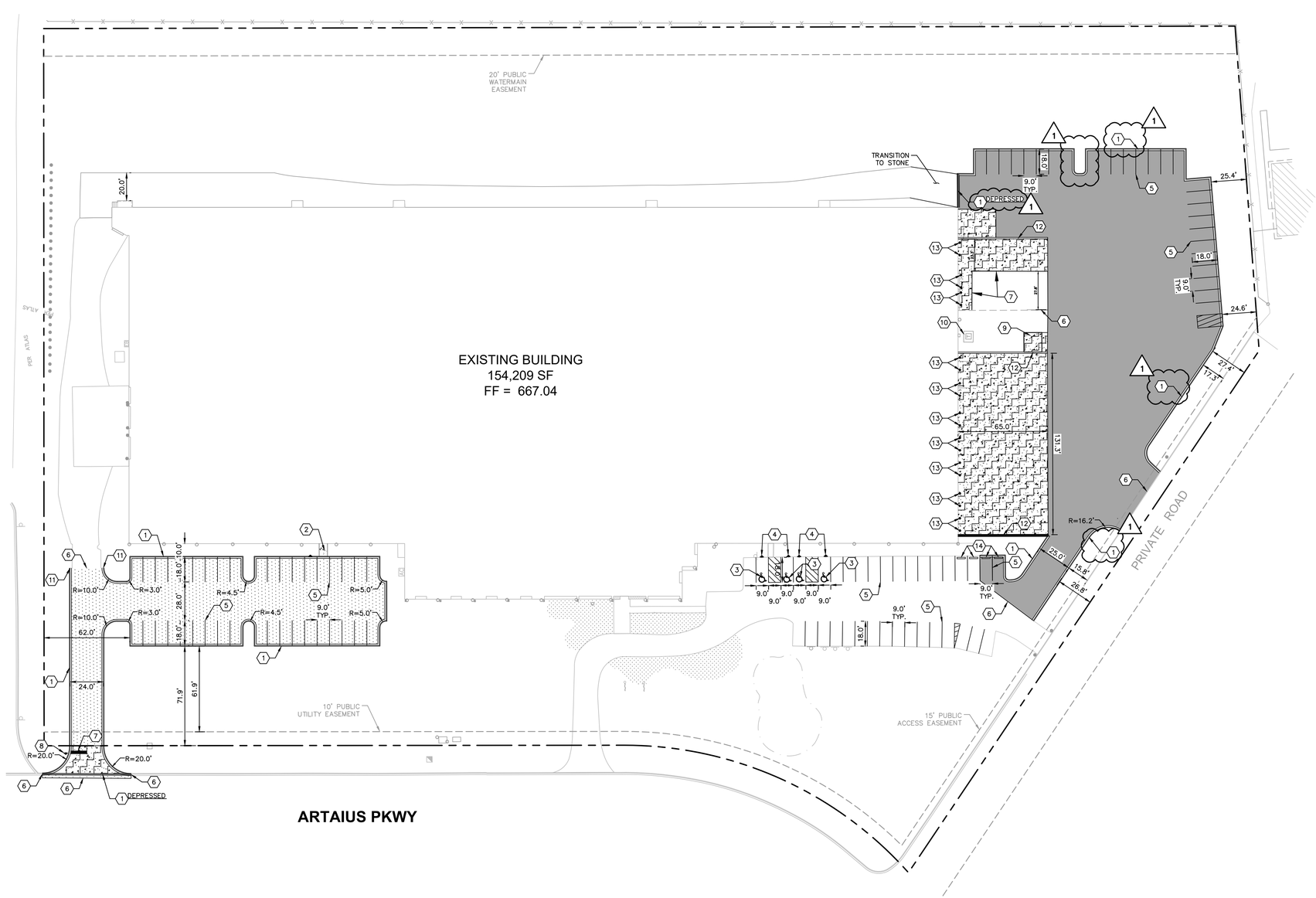
4. The applicant is scheduled to appear before the Plan Commission and Zoning Board of Appeals on April 26, 2021, in order to request:

   a. A Text Amendment to the Libertyville Zoning Code Article 26-16-8.5 under Authorized Variations-Board of Trustees to vary certain parking and loading space requirements regarding Article 26-10-2.4 regarding design and maintenance requirements as it relates to Off-Street loading in the I-1, I-2, and I-3 Industrial Districts;
   b. A Site Plan Permit in order to construct truck dock loading area improvements and to expand parking lot area for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway;
   c. A Variation in order to allow loading spaces to be located closer to the public right-of-way, an existing Easement for Private Road and Underground Utilities, than the façade of the building facing such right-of-way for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway;
   d. A Variation to increase the maximum allowed percentage of the width of a wall of a building facing a street containing loading docks or loading dock doors for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway; and
   e. A Variation to allow loading spaces located on a side of the building facing a street, an existing Easement for Private Road and Underground Utilities, to not be enclosed by the building for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.

   Response: Noted.

If you have any questions or require any additional information, please contact me at 331-481-7329.
Sincerely,

Jared Kenyon, P.E.
Project Manager
Kimley-Horn and Associates, Inc



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1	B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2	CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3	ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4	ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5	4" WIDE PAINTED SOLID LINE, TYP.
6	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7	24" WIDE STOP BAR, TYP. (SEE DETAILS)
8	STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9	FENCED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10	EXISTING TRANSFORMER PAD
11	3-FT TRANSITION CURB
12	ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
13	BOLLARD, TYP.
14	CONCRETE WHEEL STOP

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD) 1 SPACE/350 SF OFFICE SPACE 1 SPACE/1000 SF WAREHOUSE (UP TO 20,000 SF) 1 SPACE/2000 SF WAREHOUSE (20,000 SF TO 40,000 SF) 1 SPACE/4000 SF WAREHOUSE (40,000 SF+)	=	80 SPACES
PARKING SPACES PROVIDED	=	93 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	4 SPACES
TOTAL PARKING SPACES PROVIDED	=	100 SPACES

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE	03/19/2021	MMH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

SITE PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:
03/03/2021

KHA PROJECT NO.
168902000

SHEET NUMBER
C3.0

Drawing name: K:\CHS_DFE\V\168902000_dpi_libertyville_a\2 Design\CAD\plansheets\C3.0 SITE PLAN.dwg Layout1 Mar 22, 2021 8:29am by: Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT NARRATIVE

1. DESCRIPTION OF PROPOSAL

PROJECT SUMMARY

Durable Packaging International and Kimley-Horn are pleased to present this proposal to improve the existing 154,210 sf building and property located at 1530 Artaius Parkway. In 2019 Durable Packaging International requested and was granted approval for a special use permit for the manufacturing of aluminum foil/wax/parchment paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and sale of such products.

The existing building comprises of approximately 7,850 sf of office space and 146,360 sf of manufacturing/warehouse space. There are currently 43 parking spaces including 1 accessible space located at the southwest corner of the building. There are 3 interior and 1 exterior truck docks on the north side of the building with 3 interior and 2 exterior truck docks on the south side of the building for a total of 6 interior and 3 exterior truck docks. In addition, there is 1 drive in door also located on the south face of the building.

The proposed plan is to fill in the 6 interior truck docks on both the north and south sides of the building and replace them with 8 exterior truck docks on the south side of the building for a total of 11 exterior truck docks and 1 drive in door. This will consolidate the truck loading/unloading to the south side of the building and increase the manufacturing/warehouse space. In addition, a 38-stall parking lot is being added to the northwest corner of the building to allow for easier truck maneuvering on the south side of the building. The proposed parking lot would utilize the existing driveway on Artaius Parkway.

OVERVIEW OF DURABLE PACKAGING INTERNATIONAL

Durable Inc. is a family owned business, started in 1946 as a tool and die repair shop that has grown steadily over the years and generations, and evolved into a food service packaging manufacturer. A majority of the manufacturing by Durable Inc. is in Wheeling, IL. The retail foil roll business was started at Durable Inc. in 1998 to be an additional item to offer to existing and new customers of foil bakeware. The retail foil roll business is operated at 1530 Artaius Parkway in Libertyville, IL.

ZONING REQUESTS

The proposed improvements will require five (5) zoning requests. The project team worked with Village staff to propose the following requests in order to improve the property:

Text Amendment Request Article 16-8.5 Authorized variations – Board of trustees

The Standards for Amendments are addressed in Section 2 of this narrative.

1. A request to amend the Zoning Code Article 26-16-8.5(a) under Authorized Variations-Board of Trustees to vary certain parking and loading space requirements by adding the following: To vary, without limit, Article 26-10-2.4 regarding Design and maintenance requirements as it relates to Off-Street loading in the I-1, I-2 and I-3 Industrial districts.

Variance Request - Article 10-2.4 - Off-Street loading Design and maintenance requirements

The Standards for Variance are addressed in Section 3 of this narrative.

2. A request for a Variation in order to allow loading spaces to be located closer to the public right-of-way (existing Easement for Private Road and Underground Utilities) than the façade of the building facing such right-of-way for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.
3. A request for a Variation to increase the maximum allowed percentage of the width of a wall of a building facing a street containing loading docks or loading dock doors from 32% to approximately 42% for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.
4. A request for a Variation to allow loading spaces located on a side of the building facing a street (existing Easement for Private Road and Underground Utilities) to not be enclosed by the building for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.

Site Plan Permit

5. A request to amend the Site Plan Permit for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.

ENVIRONMENTAL ANALYSIS

The site is currently developed and vegetated with trees and underbrush. The site is located in Zone X, area of minimal flood hazard, according to FEMA. According to the National Wetlands Inventory, there are no wetlands on site.

A Threatened or Endangered Species Consultation through IDNR has been completed. The result is that there are no endangered species or natural areas requiring preservation on project site is included in Stormwater Management Report.

ENGINEERING

Site Circulation

The existing four (4) site access points will be utilized for site access. The two (2) existing driveways on Artaius Parkway will be utilized for employee access. The existing western access on the private street will provide access to the employee parking. The eastern access on the private street provides access to the truck docks. An existing gravel fire lane along the east side of the building connects the truck court on the south with the proposed employee parking at the northwest corner of the building.

Water Distribution and Fire Protection

The existing water service will remain, no additional water service connections are proposed for this project.

Sanitary Sewer

The existing sanitary service will remain, no additional sanitary service connections are proposed for this project.

Storm Sewer

The existing drainage patterns will be maintained for the proposed improvements. The runoff from the proposed parking lot will be collected by inlets and routed via the proposed storm sewer to the existing storm sewer in Artaius Parkway. The runoff from the truck docks will be collected by inlets and routed to a storm lift station that is then pumped to the existing on-site storm sewer that connects to Artaius Parkway. The total impervious area of the site is reduced by 802 sf. The impervious area has been reduced by removing 12,292 sf of gravel on the east side of the site and replacing with turf grass.

Traffic

Durable Packing expects the facility to have 100 employees spread over 3 shifts. The shift hours are as follows:

1st: 7 AM – 3 PM

2nd: 3 PM – 11 PM

3rd: 11 PM – 7 AM

There is no expected increase in the truck traffic due to the proposed improvements. Durable Packing will ship/receive approximately 3-4 trucks per hour during the 1st shift (which will do 90% of the shipping/receiving), for an average of 24-30 trucks coming to and from the facility each day.

LANDSCAPING

A tree survey was conducted by Graf Tree Care to meet the village tree ordinance (chapter 9) on February 10, 2021. Based off findings in the tree survey and the area being developed, 18 trees in the developable area are being removed. 23 various trees on site shall remain. The Village replacement ordinance requires 9 replacement trees at 1.5" Caliper size from group A, 12 replacement trees at 1.5" Caliper from group A and B and 1 replacement tree from group A and B. See Planting schedule on sheet L2.0 for a list of replacement trees being provided. Graf also looked at the areas at the back of the site where gravel is to be removed. They assessed the plantings in that area and determined that no trees in that area will be impacted. In addition to the tree replacement plantings, perimeter, parking lot interior and screening have been proposed according to the ratio in the landscape code. See code table on L3.0 for a breakdown of the code requirements and what is provided.

LIGHTING

The parking lot and circulation ring road around the building will be lit by the existing and proposed wall packs mounted on the building. The lights will be LED fixtures with a cutoff style. Cut sheets are also included. The average light levels in the parking area are 0.32 to 0.34 foot candles with a minimum of 0.02 foot candles. The light levels are less than 2.0 foot candles at the property line.

SIGNAGE

The proposed improvements does not include additional signage.

2. STATEMENT OF COMPLIANCE WITH STANDARDS FOR AMENDMENTS APPROVAL

Zoning Request #1 - Article 16-8.5 Authorized variations – Board of trustees

16-14.5 Standards for Amendments

a. The consistency of the proposed amendment with the purposes of this Code.

The proposed text amendment is consistent with the purposes of the code.

b. The existing uses and zoning classifications of properties in the vicinity of the subject property.

The existing zoning of the properties surrounding the project site are as follows:
North - IB-Institutional Buildings (US Post Office);
East - IB-Institutional Buildings (Village of Libertyville Wastewater Treatment Plant);
South - I1- Limited Industrial (Vehicle Collision Repair);
West - O2-Office, Manufacturing, and Distribution Park (Office Building).

c. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.

There have been no significant changes to the adjacent properties since the early 1990's.

d. The extent to which the value of the subject property is diminished by its present zoning classification.

The current I-1 Limited Industrial zoning does not diminish the value of the property. The property is limited by the existing Easement for Private Road and Underground Utilities being considered as a public street and the loading requirements established in Article 10-2.4(b)(3).

e. The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The limitation of the number of loading docks or loading dock doors does not increase the public health, safety and welfare.

f. The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.

The proposed improvements will not adversely affect the use and enjoyment of the adjacent properties.

g. The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.

The proposed improvements will not adversely affect the value of the adjacent properties.

h. The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.

The proposed improvements will not adversely affect the future development of the adjacent properties.

i. The suitability of the subject property for uses permitted or specially permitted under its zoning classification.

The subject property was granted approval for a special use permit for the manufacturing of aluminum foil/wax/parchment paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and sale of such products in 2019.

j. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The existing driveway adequately allow for ingress and egress from the subject property. The proposed improvements will not adversely affect the traffic conditions in the immediate vicinity. No additional truck traffic is expected to be generated by the proposed improvements.

k. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.

The existing utility services will be used. One additional storm sewer connection to Artaius Parkway is proposed. The area draining to

l. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The subject property was vacant for approximately 2 years prior Durable Packaging International taking ownership.

m. The community need for the proposed amendment and for the uses and development it would allow.

The text amendment would allow the Board of Trustees to consider the loading docks and loading doors adjacent to public roads in the I-1 Limited Industrial Zoning district on a case by case bases.

3. STATEMENT OF COMPLIANCE WITH STANDARDS FOR VARIATION APPROVAL

Zoning Request #2 – Article 26-10-2.4(b)(2) - Design and maintenance requirements

16-13.5 Standards for Variation Approval

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

The requested variance meets the requirements of the Standards for Variation as outlined below.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

The existence of the aforementioned private road and easement was present upon acquisition of the existing building and property.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Property owners within the I-1 Limited Industrial Zoning District are allowed loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts loading docks being located closer to the right-of-way than the facade of the building facing the right of way.

e. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would not result in a non-harmonious variation of the code.

g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The proposed improvements will not impact on the enjoyment, use, development, or value of the properties within the vicinity.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The proposed improvements will not impair light and air supply to the subject property nor it's neighbors.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

The proposed improvements will not increase congestion in the public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

The proposed improvements will not increase on the chance of a flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

The proposed improvements will not have adverse impacts on public utilities and facilities.

6) Would endanger the public health or safety.

The proposed improvements will not endanger the public health or safety.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

There is not sufficient space to provide the loading docks on the north or east sides of the building. Locating the loading docks internally would decrease the efficiency of the speed bay. Modern industrial buildings are straying away from the use of internal loading docks due to the inefficiencies that they create.

Zoning Request #3 - Article 26-10-2.4(b)(3)a - Design and maintenance requirements 16-13.5 Standards for Variation Approval

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

The requested variance meets the requirements of the Standards for Variation as outlined below.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

The existence of the aforementioned Easement for Private Road and Underground Utilities was present upon acquisition of the existing building and property.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Property owners within the I-1 Limited Industrial Zoning District are allowed an unlimited loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts the number of loading docks doors along this building façade.

e. **Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.**

Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. **Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.**

The variation would not result in a non-harmonious variation of the code.

g. **Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:**

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The proposed improvements will not impact on the enjoyment, use, development, or value of the properties within the vicinity.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The proposed improvements will not impair light and air supply to the subject property nor it's neighbors.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

The proposed improvements will not increase congestion in the public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

The proposed improvements will not increase on the chance of a flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

The proposed improvements will not have adverse impacts on public utilities and facilities.

6) Would endanger the public health or safety.

The proposed improvements will not endanger the public health or safety.

h. **No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

There is not sufficient space to provide the loading docks on the north or east of the building. Locating the loading docks internally would decrease the efficiency of the speed bay. Modern industrial buildings are straying away from the use of internal loading docks due to the inefficiencies that they create.

Zoning Request #4 - Article 26-10-2.4(b)(3)a - Design and maintenance requirements 16-13.5 Standards for Variation Approval

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

The requested variance meets the requirements of the Standards for Variation as outlined below.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

The existence of the aforementioned private road was present upon acquisition of the existing building and property.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Property owners within the I-1 Limited Industrial Zoning District are allowed an unlimited loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts the loading docks and loading dock doors along the southern façade of the building.

e. **Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.**

Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. **Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.**

The variation would not result in a non-harmonious variation of the code.

g. **Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:**

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The proposed improvements will not impact on the enjoyment, use, development, or value of the properties within the vicinity.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The proposed improvements will not impair light and air supply to the subject property nor it's neighbors.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

The proposed improvements will not increase congestion in the public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

The proposed improvements will not increase on the chance of a flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

The proposed improvements will not have adverse impacts on public utilities and facilities.

6) Would endanger the public health or safety.

The proposed improvements will not endanger the public health or safety.

h. **No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

There is not sufficient space to provide the loading docks on the north or east sides of the building.

March 4, 2021

Mr. David C. Smith, AICP, Community Development Department
Village of Libertyville
Planning & Economic Development
200 East Cook Avenue
Libertyville, IL 60048

RE: Durable Packaging International
1530 Artaius Parkway
Libertyville, IL

Dear Mr. Smith,

On behalf of Durable Packing International, Kimley-Horn is making the initial submittal requesting the documents to be reviewed for a text amendment to Article 16-8.5 Authorized variations – Board of trustees, three variations to Article 10-2.4 - Off-Street loading Design and maintenance requirements and Site Plan approval.

In addition, we are in receipt your review comments dated September 11, 2020, regarding the Building and Site Improvements for the above mentioned project. Please find enclosed the following items for your review:

1. One (1) Signed Land Use Application
2. One (1) Signed Appearance Review Application
3. One (1) Title Commitment as Proof of Ownership
4. One (1) Property Owner's Authorization
5. One (1) Property Owner's Authorization of Posting Public Hearing Sign
6. One (1) Lake County Watershed Development Permit Application
7. One (1) Check for Village Fees
8. Thirty-five (35) Project Narratives
9. Eleven (11) Full Size and Twenty-four (24) 11x17 ALTA/ACSM Survey dated May 29, 2019.
10. Eleven (11) Full Size and Twenty-four (24) 11x17 Site Plan of Approval dated March 3, 2021
11. Eleven (11) Full Size and Twenty-four (24) 11x17 Site Improvement Plans, dated March 3, 2021.
12. Eleven (11) Full Size and Twenty-four (24) 11x17 Site Lighting Plans, dated March 2, 2021.
13. Eleven (11) Full Size and Twenty-four (24) 11x17 Architectural Plans, dated March 3, 2021.
14. Eleven (11) Full Size and Twenty-four (24) 11x17 Color Building Elevations, dated March 3, 2021.
15. Thirty-five (35) Drainage Report
16. One (1) Electronic Copy of all Submitted Materials

Please note that the Tree Preservation Plan and Landscaping Plans are included with the Site Improvement Plans.

Following are our responses to those comments.

Planning Division Comments:

1. An application to the Plan Commission for a Site Plan Permit and to the Appearance Review Commission will be required for the proposed building facade changes, the required landscaping, and parking lot improvements. Please contact David Smith, Senior Planner, at 847-918-2028 regarding the application process.
   Response: Enclosed are the necessary submittal documents for the application to the Plan Commission for a text amendment to Article 16-8.5 Authorized variations – Board of trustees, three variations to Article 10-2.4 - Off-Street loading Design and maintenance requirements and Site Plan approval and to the Appearance Review Commission for the proposed building façade changes and landscaping.

2. The maximum permitted lot coverage for properties located in the I-1 Limited Industrial Zoning District is eighty percent (80%). Please provide updated calculations, including the gravel on the east side of the building. Consideration should be given to removing the gravel along the east side of the building and other areas where it may exist and replacing it with soil and seed or soil and sod.
   Response: The lot coverage after the proposed site improvements is approximately 57% as shown on the Stormwater Summary on the Grading Plan (Sheet C5.0).

3. Accessory parking shall be located no closer than fifty (50) feet from a lot line abutting an Arterial, Collector, or Local Street and no closer than ten (I 0) feet from any other lot line. Please demarcate the setback dimensions from the new parking stalls from the nearest property lines or the Private Road and Underground Utility Easement line. The Private Easement shall be considered a right of way incorporating a Local Street. A parking lot setback variation may be required.
   Response: An accessory parking lot is being proposed near the NW corner of the existing building as shown on the Site Plan (Sheet C3.0). In addition, the proposed truck court improvements are approximately 11 feet from the Private Road and Underground Utility Easement which is no closer than the existing asphalt or gravel along the Private Road and Underground Utility Easement.

4. The proposed parking lot areas shall be bordered by six (6) inch high concrete curb.
   Response: B6.12 concrete curb and gutter is proposed around the proposed accessory parking lot at the NW corner of the building as shown on the Site Plan (Sheet C3.0).

5. Per the Zoning Code (13-2.1.c), Perimeter Landscape Open Space. For all uses in the I-1 Limited Industrial District, there shall be provided a perimeter landscaped open space with a minimum width of no less than ten (10) feet along every lot line.
   Response: The perimeter landscape open space calculations for both the northwestern and southern areas are shown on the Landscape Plan (Sheet L2.0) and the code table is shown on the Landscape Notes and Details (Sheet L3.0).

6. Per the Zoning Code (13-3.1), Parking Lot Screening shall be provided. In addition to the requirements of Section 13-2 of this Code for perimeter landscaped open space, every parking lot shall, to the extent hereinafter specified, be buffered and screened with appropriate screening devices such as decorative walls, fences, or berms. The landscaping and screening treatment shall be designed and maintained to a height of at least three (3) feet along every other lot line (See Figure 13-2).
Response: Newly developed parking lot areas are provided with a 3 ft. continuous shrub row as screening as shown on the Landscape Plan (Sheet L2.0).

7. Per the Zoning Code (13-3.2) Interior landscaping shall be provided for the proposed parking areas lots in accordance with the following provisions (See Figure 13- 2):
   a. Interior landscaping shall be provided for all parking lots constructed containing fifteen (15) or more spaces.
   Response: Parking lot landscaping is provided in the newly developed northwestern parking lot as shown on the Landscape Plan (Sheet L2.0).

   b. Interior landscaping shall constitute at least ten percent (10%) of the area of the parking lot. Area devoted to perimeter landscaped open space, pursuant to Section 13-3.1, shall not be considered interior landscaping.
   Response: The interior landscape calculations is included on the code table on the See the code table on the Landscape Notes and Details (Sheet L3.0).

   c. Tree Planting Islands. Interior landscaping shall consist of tree planting islands with a minimum area of one hundred seventy-one (171) square feet and a minimum width of nine (9) feet, measured from back of curb to back of curb. One shade tree having a minimum trunk size of three (3) inches in diameter shall be included for every one hundred seventy-one (171) square feet of tree planting islands. However, at no time shall a shade tree be planted closer than twenty (20) feet to any other shade tree. The remaining area of such islands shall consist of groundcover or decorative paving material.
   Response: Shade trees are provided in all landscape islands in the northwestern parking lot as shown on the Landscape Plan (Sheet L2.0).

   d. Dispersal. When more than one (1) tree planting island is provided pursuant to this Section 13-3.2, such islands shall be spaced throughout the parking lot.
   Response: The landscape islands are evenly spaced in the proposed parking lot at the NW corner of the building.

8. Per the Zoning Code (13-5), Refuse Containers.
   a. All refuse containers and all areas of permitted outdoor storage shall be fully enclosed by an opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers or storage areas from view from all adjoining properties and all streets.
   Response: A fenced in trash enclosure is proposed between truck docks along the south face of the building as shown on the Site Plan (Sheet C3.0).

   b. No refuse containers shall be located between any principal structure and either its front or corner side lot line. When the district regulations allow outdoor storage areas, such outdoor storage areas shall comply with the use regulations for the district in which they are located.
   Response: Trash enclosure location is shown on the Site Plan (Sheet C3.0).

9. All mechanical units, ground mounted or rooftop, will need to be screened to the full height of the unit from all sides. This regulation includes above-ground fuel tanks.
   Response: No additional mechanical units are proposed at this time. In the future if mechanical units are necessary they will be screened appropriately.

10. Refer to Zoning Code Section I0-1.4 Design and Maintenance Requirements for Parking Spaces.
    a. Light Poles shall not exceed a height of 25 feet as measured from adjacent grade to the highest point of the pole/fixture standard.
    Response: Wall packs will be used for the proposed parking lot and truck court areas as shown on the Photometric Plan (Sheet E2).

    b. A photometric lighting site plan and lighting fixture cut sheets shall be required at time of application submittal.
    Response: The Photometric Plan including cut sheets has been included with this submittal.

    c. Parking lot aisles shall have a minimum width of 24 feet that are adjacent to perpendicular parking spaces. Please identify and dimension all parking lot aisles and parking spaces on the site plan.
    Response: The parking lot dimensions are shown on the Site Plan (Sheet C3.0).

11. Refer to Zoning Code Section I 0-2.4 Design and Maintenance Requirements for Loading Spaces.
    a. A loading space shall not be located in a front or corner side yard, except as provided herein:
       i. In the 0-2 Office, Manufacturing and Distribution Park, I-1 Limited Industrial, and I-2 East Downtown Transitional Districts, loading spaces located on a side of a building facing a street shall be enclosed by the building. Not more than thirty-two percent (32%) of the width of a wall of a building facing a street shall contain loading docks or loading dock doors. Please provide the percentage of building facade coverage by the existing and proposed loading dock doors on the south wall elevation.
    Response: The existing and proposed loading docks or loading dock doors cover 42% of the south face of the building. A variance is being requested for the proposed improvements.

    b. All loading spaces shall comply with the screening requirements set forth in Article 13 of the Zoning Code.
    Response: Landscaping is provided along the Easement for Private Road and Underground Utilities and such that screening would be provided from Artaius Parkway as shown on the Landscape Plan (Sheet L2.0).

Building Division Comments:
The following will be required at the time of building permit application:

1. Provide complete construction permit documents signed and sealed by an IL Licensed Architect prior to Building Permit review. LMC-6
   Response: Duly noted.

2. Storage Racking permits are required with coordinated means of egress and exit plans.
   Response: Duly noted. No racking planned at this time. Durable currently only utilizes pallet storage.

3. Review and verify the occupancy load calculations to be based on the 2018 IBC. Include any/all S1/Storage, B/Office, and FI/ Factory(manufacturing). It appears that the existing office areas are not included, and staff understands that Durable Packaging anticipates the manufacture of cardboard packing tubes etc at this facility.
   Response: See Occupancy Load Calculations on sheet A1.0.

4. Review your HVAC note as it relates to corrected occupancy load calculations.
   Response: No HVAC modifications to be made at this time.

5. Comply with HC accessibility requirements per IL Accessibility Code.
   Response: All modifications shall meet Illinois Accessibility requirements.

6. Verify compliance with the IL Plumbing Code for total building toilet room fixture counts. Include calculations based on occupant load per area of the total building.
   Response: See Occupancy Load Calculations on sheet A1.0.

7. Verify how all exterior exit doors open directly to the public r.o.w. or to the exit discharge that leads to a public r.o.w. per IBC 1022.2.2. Show how each exit discharge shall provide direct and unobstructed access to a public r.o.w., or if that is not possible, to a safe dispersal area. IBC 1028.5
   Response: The new exit shall lead to the truck court which has access to the public right-of-way. Existing exits lead to a parking lot having access to a public right-of-way or to a gravel road leading to areas with access to a public right-of-way.

8. Verify how any new exit and exit discharge shall comply with all accessibility and general requirements for egress elements including but not limited to slip resistant walking surfaces with less than a 5% running slope and 2% cross slope. In addition, if any walking surface is steeper than 5%, then ramps with slopes less than 8.33%, handrails on both sides, and flat landings etc, must be provided. LMC Bldg and Zoning Codes, 20I8 IBC, State IL Accessibility Code.
   Response: All new exits and exit discharge shall meet all adopted building codes and local amendments. New steel stair at the new exit on the South elevation shall have a 30”x48” Area of Rescue Assistance.

9. The new retaining walls next to paving, grass and other walking surfaces shall show compliance with LMC 6-164-2018 IBC 1015.2 for all retaining walls higher than 18 inches above grade below where all raised walking surfaces more than 18" above a surface below shall have 42" high guards per 2018-IBC-1015.2.
   Response: Duly noted. See Retaining Wall Section on sheet A1.0.

Engineering Division Comments:

1. 'Existing' and 'Proposed' impervious area calculations will need to be provided for the site. If the 'proposed' improvements result in a net increase in impervious area of 400 sq. ft. or greater, the project will be subject to the Village's Appendix P Stormwater Management Regulations. This would require the provision of on-site stormwater detention.
   Response: Proposed impervious and pervious area calculations are shown on the Stormwater Summary on the Grading Plan (Sheet C5.0). The total site impervious area is decreased by 802 sq. ft. which meets the requirements Appendix P of the Stormwater Management Regulations.

2. It is anticipated that the project will result in a hydrologic disturbance of 5,000 sq. ft. or greater. Therefore, a Watershed Development Permit application submittal, along with all corresponding supporting documents (i.e. final engineering plans, stormwater calculations, cost estimates, etc.) will be required.
   Response: The Lake County Watershed Development Permit Application and the Drainage Report have been included with this submittal.

3. A demolition plan should be included in the engineering plans to delineate the limits of all asphalt and/or gravel area removals, as well as any other features that are to be removed from the site.
   Response: The Demolition Plan (Sheet C2.0) is included in the Site Improvement Plans that have been included with this submittal.

4. Engineering plans will need to include 'existing' and 'proposed' topographical and utility information for the project area. If utilities need to be removed, relocated, or added as part of these improvements, these will need to be clearly depicted on the plans.
   Response: The Site Improvement Plans that have been included with this submittal.

5. The plans should include sufficient topographical information for the ADA accessible parking stalls and the path of travel from the stalls to the nearest building entrance to demonstrate conformance with ADA accessibility standards.
   Response: The ADA accessible route is denoted on the Grading Plan (Sheet C5.0). In addition, the existing grades were evaluated to ensure the proposed ADA parking stall locations conform to the ADA accessibility standards.

Fire Department Comments:

Please ensure that access to Fire Department connections are not hindered. Please contact Mike Weaver, Director of Fire Prevention at 847-362-5664 for additional comments or questions.
Response: The existing sprinkler room and fire department connection is on the west side of the building in the office area. There are no proposed improvements in the vicinity of the fire department connection.

If you have any questions or require any additional information, please contact me at 331-481-7329.
Sincerely,

Jared Kenyon, P.E.
Project Manager
Kimley-Horn and Associates, Inc

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2021
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 1 IN ARTAIUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1978 AS DOCUMENT NUMBER 1929702 IN BOOK 66 OF PLATS, PAGE 22, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 18, 1978 AS DOCUMENT 19543351, IN LAKE COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1530 ARTAIUS PARKWAY, LIBERTYVILLE, ILLINOIS

P.I.N. 11-28-402-001-0000

518.90' *N89°30'49"E*

420.00' *N00°29'11"W*

861.81' *S00°29'32"E*

235.36' *S84°53'28"W*

455.02' *N56°19'33"W*

Rad=274.76'
A=231.82'
CH= 225.00'

10' PUBLIC UTILITY EASEMENT

20' WATERMAIN EASEMENT

ARTAIUS PARKWAY
80' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PVM'T

30' EASEMENT FOR PRIVATE ROAD & UNDERGROUND UTILITIES
45' R.O.W. PRIVATE ROAD

15' EASEMENT FOR PRIVATE ROAD & UNDERGROUND UTILITIES

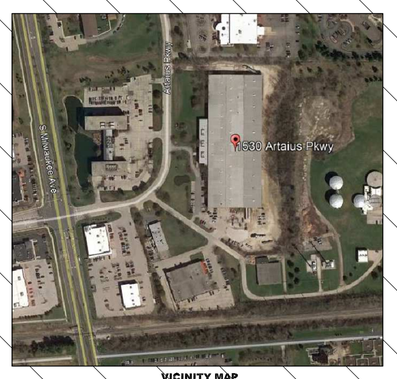
1 STORY HIGH BRICK & METAL BUILDING #1530

LOT 1

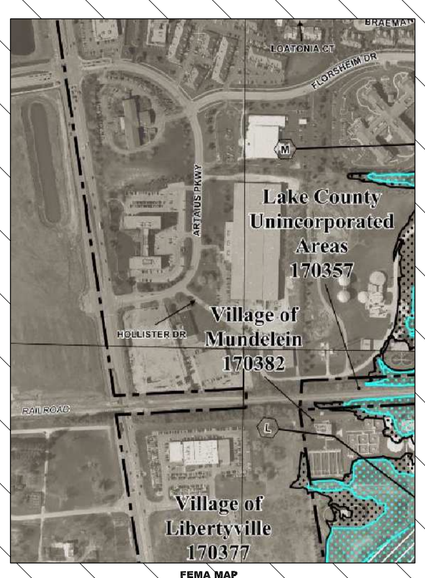
LOT 2

LOT 3

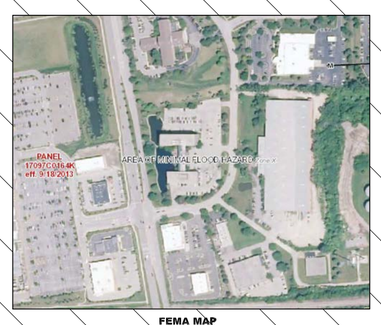
ZONING MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE

LEGEND:

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.L.	ON LINE
	MANHOLE
	CATCH BASIN
	POWER POLE
	LIGHT POLE
	SIGN POLE
	INLET
	GAS VALVE
	GUARD POST
	FIRE HYDRANT
	GAS METER
	WATER METER
	ELECTRIC METER
	WATER B. BOX
	WATER MANHOLE
	SPRINKLER
	ELECTRIC MANHOLE
	CLEANOUT
	ATT MANHOLE
	FLAG POLE
AC	AIR CONDITIONER
	HANDICAP PARKING SPACE
UB	UTILITY BOX
TX	TRANSFORMER
	TREE
	PINE TREE
	TREE LINE
	EDGE OF GRAVEL PVM'T
	GUARD RAIL
	CHAIN LINK FENCE
	IRON FENCE
	PROPERTY LINE
	LOT LINE
	CENTERLINE

BEARING BASIS:

THE WESTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 0 DEGREES 29 MINUTES 32 SECONDS EAST.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17097 C 0164 K, EFFECTIVE DATE: SEPTEMBER 18, 2013.

BENCHMARK:

BENCHMARK NUMBER: DH3684
MUND BM34

LOCATION: NORTH SIDE OF HUNTINGTON DRIVE 22' EAST OF THE NORTHERLY EXTENTION OF CENTERLINE OF NORTH PARLIAMENT WAY; 8.3' SOUTH OF THE SOUTH EDGE OF A CONCRETE WALK; VILLAGE OF MUNDELEIN IN SEC. 29-44-11

ELEVATION= 711.942 NAVD 88

ZONING:

I-1: LIMITED INDUSTRIAL DISTRICT

FOR BULK RESTRICTION REFER TO:
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION
VILLAGE OF LIBERTYVILLE
118 WEST COOK ROAD
LIBERTYVILLE, ILLINOIS 60048
TEL. (847) 362-9453

NOTE:

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE:

FOR BUILDIING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

N

30 0 30

SCALE: 1" = 30'

ORDERED BY: LOUIS GIANNAKOPOULOS
FILE NO.: 131-95/A

ROGER P. JACOB
3384
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
FRANKFORT, IL

LICENSE EXPIRES
11/30/2020

PROPERTY AREA= 435,93 SQ. FT. OR 10.0083 ACRES
BUILDING AREA= 154,209 SQ. FT. OR 3.5402 ACRES
PARKING SPACES= 42 REGULAR & 1 HANDICAP

NOTE:

IN MATTERS OF RECORD, WE HAVE RELIED UPON NEAR NORTH NATIONAL TITLE ALTA OWNERS FORM, COMMITMENT NUMBER: IL1904911, EFFECTIVE DATE: MAY 1, 2019.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF MAY 29, 2019, TO:

NEAR NORTH NATIONAL TITLE
GARDEN INVESTMENT COMPANY, DURABLE INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),7(a),7(b),7(c),8,9,10,11,14,16,17,18,19,20 OF TABLE A THEREOF.

DATED THIS 29 TH. DAY OF MAY 2019.

BY: Roger P. Jacob
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

UPDATED 5/22/2019
FIELD WORK COMPLETED 9/22/2017

FINAL ENGINEERING PLANS

DPI LIBERTYVILLE

1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT DEPARTMENT
VILLAGE OF LIBERTYVILLE
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2015
EMAIL: DSMITH@LIBERTYVILLE.COM
CONTACT: DAVID SMITH

SANITARY SEWER SERVICE
VILLAGE OF LIBERTYVILLE
ENGINEERING DEPARTMENT
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2105
EMAIL: JCOOPER@LIBERTYVILLE.COM
CONTACT: JEFF COOPER

BUILDING DEPARTMENT
VILLAGE OF LIBERTYVILLE
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2015
EMAIL: DFISCHER@LIBERTYVILLE.COM
CONTACT: DAVID FISCHER

WATER SERVICE
VILLAGE OF LIBERTYVILLE
ENGINEERING DEPARTMENT
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2105
EMAIL: JCOOPER@LIBERTYVILLE.COM
CONTACT: JEFF COOPER

POWER COMPANY
COMMONWEALTH EDISON (EXELON CORP)
1500 FRANKLIN BLVD
LIBERTYVILLE, IL 60048
TEL: (800) 334-7661

NATURAL GAS COMPANY
NORTH SHORE GAS
200 EAST RANDOLPH ST
CHICAGO, IL 60601
TEL: (866) 556-6004

TELEPHONE
COMCAST
TEL: (800) 316-1619

PROJECT TEAM

OWNER
DURABLE PACKAGING, INC.
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048
TEL: (847) 541-4400
EMAIL: DARREN@DURABLEPACKAGING.COM
CONTACT: DARREN ANDERS

ARCHITECT
HARRIS ARCHITECTS
4801 EMERSON AVE
PALATINE, ILLINOIS 60067
TEL: (847) 303-1155
CONTACT: RICK HARRIS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (815) 790-3041
EMAIL: JARED.KENYON@KIMLEY-HORN.COM
CONTACT: JARED KENYON, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
EMAIL: (630) 487-3415
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
CONTACT: DANIEL GROVE

SURVEYOR
COMPASS SURVEYING, LTD
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
TEL: (630) 820-9100
CONTACT: SCOTT C. KREBS, P.L.S.

LEGAL DESCRIPTION

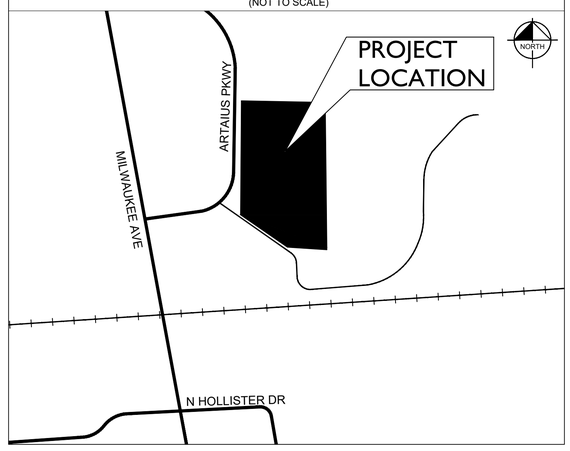
LOT 1 IN ARTAIUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 34 AND THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 27 AND THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 33 AND THE EAST ½ OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1978 AS DOCUMENT NUMBER 1929702 IN BOOK 66 OF PLATS, PAGE 22, AND CORRECTED BY CERTIFICATE OF CORRECTION REDOCRD OCTOBER 18, 1978 AS DOCUMENT 19543351, IN LAKE COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1530 ARTAIUS PARKWAY, LIBERTYVILLE, ILLINOIS

P.I.N. 11-28-402-001-0000

LOCATION MAP

(NOT TO SCALE)



BENCHMARKS

REFERENCE BENCHMARK
NGS DATA MONUMENT DM 3891

THE STATION IS LOCATED ABOUT 8.2 MI (13.2 KM) SOUTHEAST OF GRAYSLAKE, 7.6 MI (12.2 KM) NORTH OF WHEELING AND 2.4 MI (3.9 KM) SOUTH OF LIBERTYVILLE. OWNERSHIP--ROAD RIGHT-OF-WAY.

TO REACH FROM INTERSECTION OF STATE ROAD 176 (W PARK AVENUE) AND STATE ROAD 21 (S MILWAUKEE AVE) IN LIBERTYVILLE, IL, GO SOUTH ON STATE ROAD 21 FOR 2.4 (3.9 KM) TO THE STATION ON THE LEFT.

THE STATION IS 27 M (88.6 FT) SOUTH OF SOUTH BACK OF CURB OF HOLLISTER DRIVE, 20 M (65.6 FT) WEST OF A POND WITH FOUNTAIN, 2M (6.6 FT) EAST OF THE EDGE OF CURB OF STATE ROAD 21 (MILWAUKEE ROAD).

DATUM: NAVD 88
ELEVATION = 670.23

SITE BENCHMARKS:

SITE BENCHMARK #1
BONNET BOLT ON FIRE HYDRANT LOCATED IN THE PARKING LOT OF SERVICE KING NEAR THE NORTHEAST CORNER OF THE SOUTH BUIDLING

ELEVATION = 670.36

SITE BENCHMARK #2
CONTROL POINT 500 (CUT CROSS) LOCATED ON THE NORTHER TOP OF CURB ALONG THE PRIVATE ROAD, NORTHWEST OF THE ENTRANCE TO SUBJECT PROPERTY.

ELEVATION = 668.73

SITE BENCHMARK #3
CONTROL POINT 501 (CUT CROSS) LOCATED ON THE SOURTHER TOP OF CURB ALONG THE PRIVATE ROAD, NEAR THE END OF THE CURB, SOURTHEAST OF THE ENTRANCE TO THE SUBJECT PROPERTY.

ELEVATION = 667.74

Sheet List Table

Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	GENERAL NOTES
V0.0	TOPOGRAPHICAL SURVEY
V0.1	TOPOGRAPHICAL SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES AND DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	LIFT STATION DETAIL
L1.0	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES AND DETAILS
E1	ELECTRICAL SITE PLAN
E2	PHOTOMETRIC SITE PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JARED KENYON, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF DURABLE PACKAGING, INT. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 3RD DAY OF MARCH, A.D., 2021.

JARED J. KENYON 062-059479
ILLINOIS PROFESSIONAL ENGINEER
STATE OF ILLINOIS

IL LICENSED PROFESSIONAL ENGINEER 062-059479
MY LICENSE EXPIRES ON MONTH DATE, YEAR
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-3400
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

TITLE SHEET

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LIBEV\168902000_dpi_libertyville_JV3 Design\CAD\plansheets\C0.0 TITLE SHEET.dwg C0.0 Mar 03, 2021 11:00am by Matt Hosier
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEY, LTD
   2631 GINGER WOODS PARKWAY
   AURORA, IL 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SEEK WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER AND AGENT FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THEIR PERFORMANCE, OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR. FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. NO SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO CLEAN THE PAVEMENT ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      GEOTECH COMPANY
      STREET ADDRESS
      CITY, IL #####
      TEL: (###) ###-####

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL BE "BALANCED" DURING THE FINE GRADING OPERATIONS.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED UNTIL PROPOSAL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTH AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBG

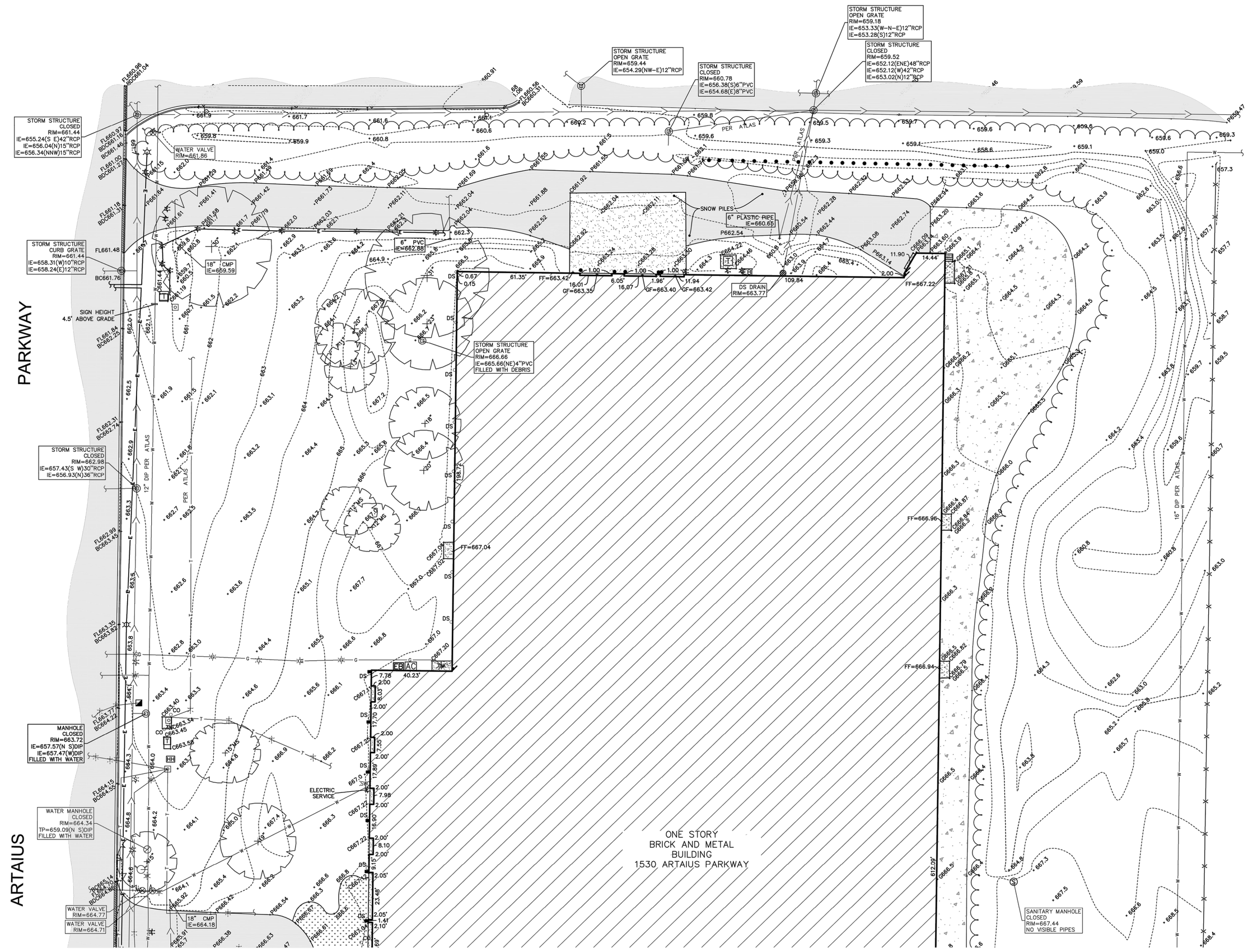
TOPOGRAPHIC SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRID NORTH



SEE SHEET 2

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- FLAG POLE
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- GATE POST
- BOLLARD POLE
- SIGN
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- T — TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL

LINE LEGEND

------- EXISTING CONTOUR

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

BENCHMARKS

REFERENCE BENCHMARK:
NGS DATA MONUMENT DM3891

THE STATION IS LOCATED ABOUT 8.2 MI (13.2 KM) SOUTHEAST OF GRAYSLAKE, 7.6 MI (12.2 KM) NORTH OF WHEELING AND 2.4 MI (3.9 KM) SOUTH OF LIBERTYVILLE. OWNERSHIP--ROAD RIGHT-OF-WAY.

TO REACH FROM THE INTERSECTION OF STATE ROAD 176 (W PARK AVENUE) AND STATE ROAD 21 (S MILWAUKEE AVE) IN LIBERTYVILLE, IL, GO SOUTH ON STATE ROAD 21 FOR 2.4 MI (3.9 KM) TO THE STATION ON THE LEFT.

THE STATION IS 27 M (88.6 FT) SOUTH OF SOUTH BACK OF CURB OF HOLLISTER DRIVE, 20 M (65.6 FT) WEST OF A POND WITH FOUNTAIN, 2 M (6.6 FT) EAST OF THE EDGE OF CURB OF STATE ROAD 21 (MILWAUKEE ROAD).

DATUM: NAVD 88
ELEVATION = 670.23

SITE BENCHMARKS:

SITE BENCHMARK #1
BONNET BOLT ON FIRE HYDRANT LOCATED IN THE PARKING LOT OF SERVICE KING NEAR THE NORTHEAST CORNER OF THE SOUTH BUILDING.

ELEVATION = 670.36

SITE BENCHMARK #2
CONTROL POINT 500 (CUT CROSS) LOCATED ON THE NORTHERN TOP OF CURB ALONG THE PRIVATE ROAD, NORTHWEST OF THE ENTRANCE TO SUBJECT PROPERTY.

ELEVATION = 668.73

SITE BENCHMARK #3
CONTROL POINT 501 (CUT CROSS) LOCATED ON THE SOUTHERN TOP OF CURB ALONG THE PRIVATE ROAD, NEAR THE END OF THE CURB, SOUTHEAST OF THE ENTRANCE TO THE SUBJECT PROPERTY.

ELEVATION = 667.74

SNOW NOTE:

THE SURVEYOR LOCATED THE VISIBLE IMPROVEMENTS ON THIS SITE. HOWEVER, DUE TO HEAVY SNOW COVERAGE AT THE TIME OF THE SURVEY, SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE. THEREFORE, THE IMPROVEMENTS SHOWN HEREON MAY OR MAY NOT COMPRISE ALL SUCH IMPROVEMENTS FOR THIS SITE. ADDITIONALLY, SOME HIGH POINTS OR LOW POINTS MAY NOT HAVE BEEN VISIBLE DUE TO DRIFTED SNOW.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE TOPOGRAPHIC SURVEY FOR THIS SITE WAS PREPARED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 1/20/21. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS NOT A BOUNDARY SURVEY.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/21

BY: _____ DATE: 1/21/21

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

LICENSE EXPIRES 11/30/2022

*BOUNDARY INFORMATION PREPARED BY CHICAGOLAND SURVEY COMPANY INC. DATED OCTOBER 27, 2017

J:\PSDATA\2021 PROJECTS\21.0003\21.0003 BNDY TOPO COMBO.DWG

PROJ. NO.: 21.0003

V0.0

SCALE: 1" = 30'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
1530 ARTAIUS PARKWAY
LIBERTYVILLE, IL

CLIENT
Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DATE: 1/20/21 | PC TK | DRAWN BY MRA | CHECKED BY SK | BOOK 576 PG 69

NO.	REVISIONS	DATE	BY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below. Call before you dig.

TOPOGRAPHIC SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRID NORTH

SEE SHEET 1

*BOUNDARY INFORMATION PREPARED BY CHICAGOLAND SURVEY COMPANY INC. DATED OCTOBER 27, 2017

J:\PSDATA\2021 PROJECTS\21.0003\21.0003 BNDY TOPO COMBO.DWG

PROJ NO.: 21.0003

V0.1

SCALE: 1" = 30'

COMPASS SURVEYING LTD

ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

1530 ARTAIUS PARKWAY
LIBERTYVILLE, IL

CLIENT

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DATE: 1/20/21 | PC TK | DRAWN BY MRA | CHECKED BY SK | BOOK 576 PG 69

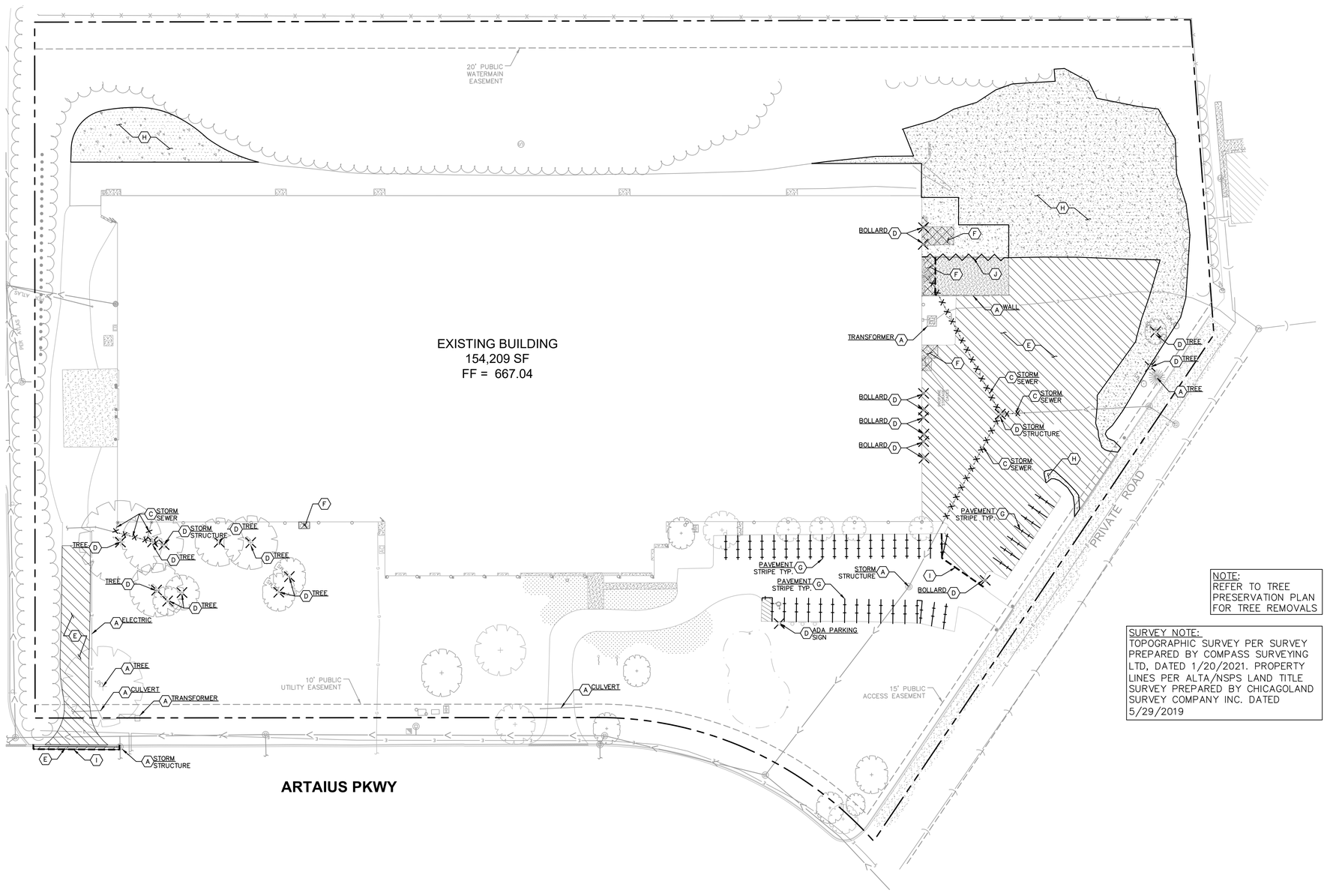
NO.	REVISIONS	DATE	BY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below. Call before you dig.

J:\Psdata\2021 Projects\21.0003\21.0003 BNDY TOPO COMBO.dwg, 1/22/2021 12:25:23 PM



NOTE:
REFER TO TREE PRESERVATION PLAN FOR TREE REMOVALS

SURVEY NOTE:
TOPOGRAPHIC SURVEY PER SURVEY PREPARED BY COMPASS SURVEYING LTD, DATED 1/20/2021. PROPERTY LINES PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY CHICAGOLAND SURVEY COMPANY INC. DATED 5/29/2019

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (C) · X·X · UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) PAVEMENT STRIPING REMOVAL
- (H) GRAVEL REMOVAL
- (I) SAWCUT LINE
- (J) RETAINING WALL REMOVAL

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-9900
WWW.KIMLEY-HORN.COM

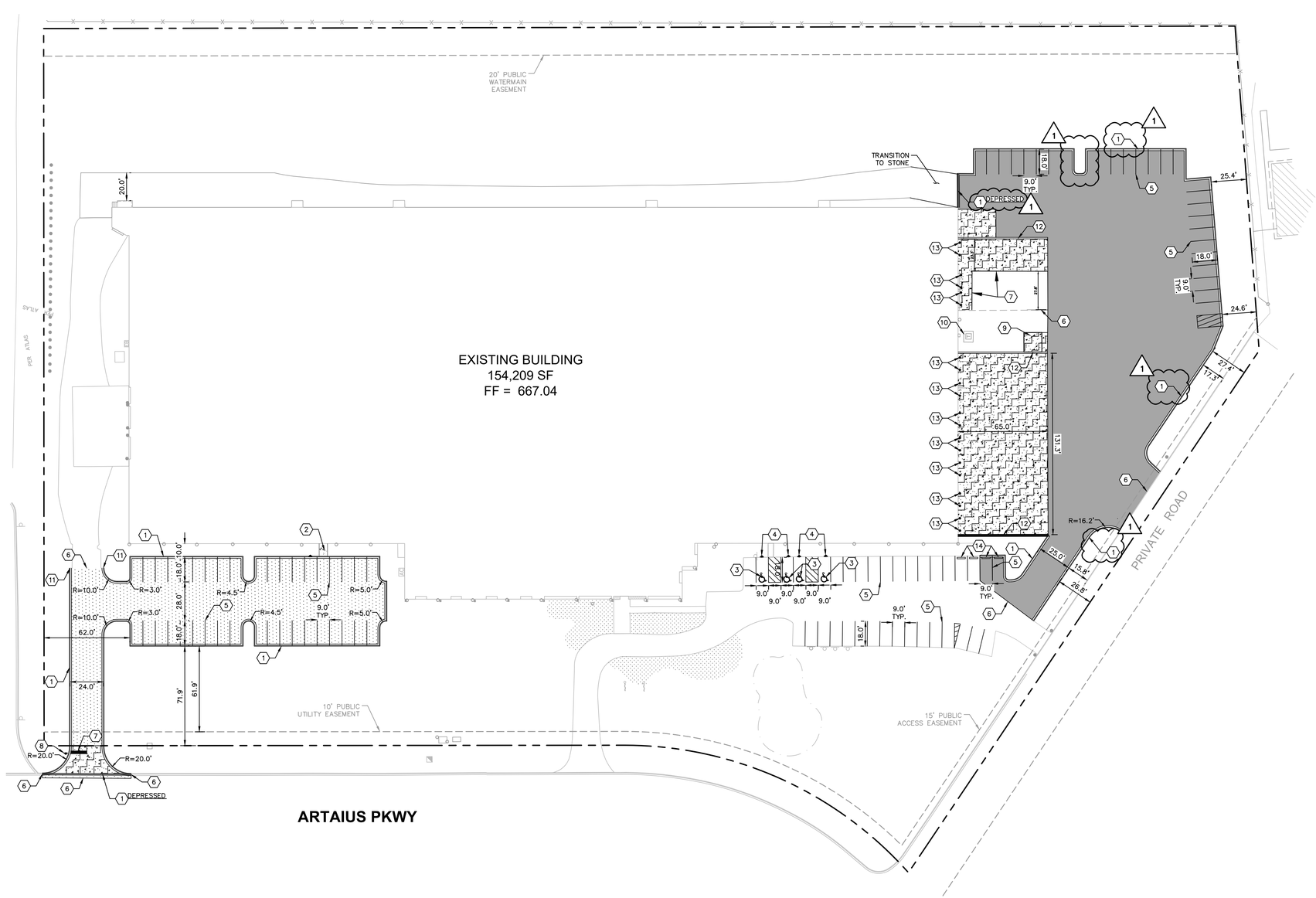
SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

DEMOLITION PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER C2.0

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_IV\2 Design\CAD\plansheets\C2.0 DEMOLITION PLAN.dwg C2.0 Mar 03, 2021 11:00am by Matt.Hader
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1	B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2	CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3	ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4	ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5	4" WIDE PAINTED SOLID LINE, TYP.
6	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7	24" WIDE STOP BAR, TYP. (SEE DETAILS)
8	STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9	FENCED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10	EXISTING TRANSFORMER PAD
11	3-FT TRANSITION CURB
12	ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
13	BOLLARD, TYP.
14	CONCRETE WHEEL STOP

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD) 1 SPACE/350 SF OFFICE SPACE 1 SPACE/1000 SF WAREHOUSE (UP TO 20,000 SF) 1 SPACE/2000 SF WAREHOUSE (20,000 SF TO 40,000 SF) 1 SPACE/4000 SF WAREHOUSE (40,000 SF+)	= 80	SPACES
PARKING SPACES PROVIDED	= 93	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 4	SPACES
TOTAL PARKING SPACES PROVIDED	= 100	SPACES

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE	03/19/2021	MMH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

SITE PLAN

DPI LIBERTYVILLE

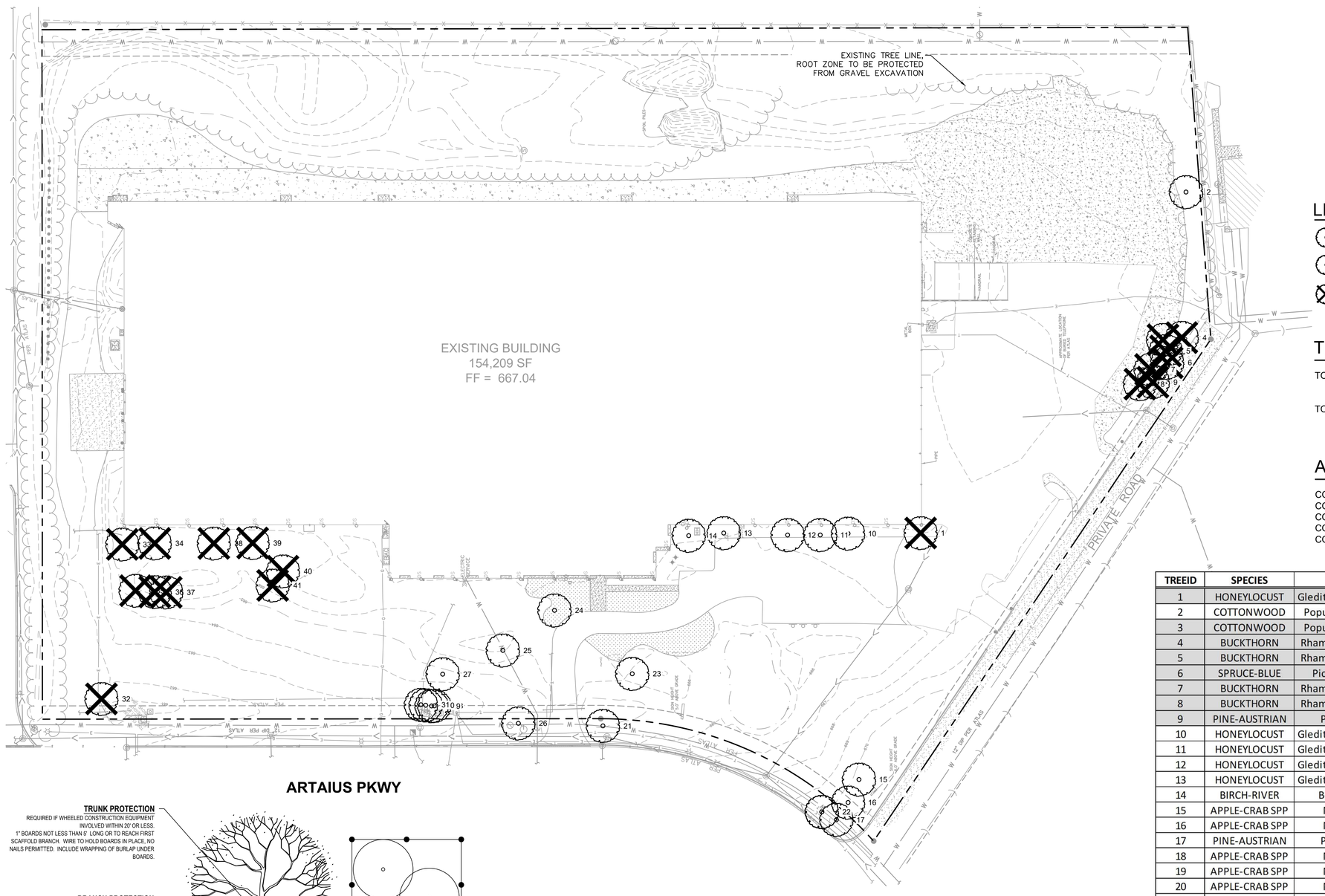
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

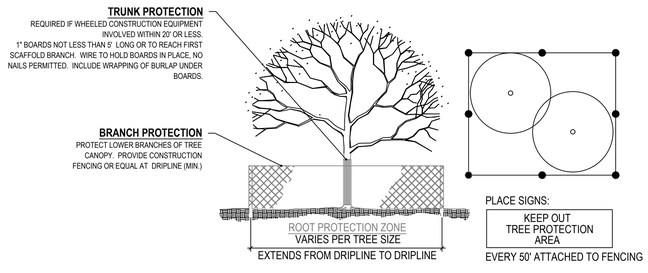
ORIGINAL ISSUE:
03/03/2021

KHA PROJECT NO.
168902000

SHEET NUMBER
C3.0

Drawing name: K:\CHS_DFE\V\168902000_dpi_libertyville_a\2 Design\CAD\plansheets\C3.0 SITE PLAN.dwg Layout1 Mar 22, 2021 8:29am by: Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

1 TREE PROTECTION

NTS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

LEGEND

		QTY
#	TREE LOCATION WITH ID	41 TOTAL
	TREE TO BE PRESERVED	23
	TREE TO BE REMOVED	18

TREE REPLACEMENT REQUIREMENTS

TOTAL TREES REMOVED = 18
(ONLY 11 REMOVED TREES REQUIRE A REPLACEMENT VALUE)

TOTAL NUMBER OF REPLACEMENT TREES REQUIRED = 22
(SEE CODE TABLE ON L3.0 FOR MORE DETAIL)

ARBORIST CONDITION AND FORM RATING

CONDITION / FORM 1 = EXCELLENT
CONDITION / FORM 2 = GOOD
CONDITION / FORM 3 = AVERAGE
CONDITION / FORM 4 = POOR
CONDITION / FORM 5 = VERY POOR

TREEID	SPECIES	LATIN	DBH	CONDITION	FORM	CLASS	ACTION
1	HONEYLOCUST	Gleditsia triacanthos	11	3	3	B	REMOVE
2	COTTONWOOD	Populus deltoides	14	3	4	C	PRESERVE
3	COTTONWOOD	Populus deltoides	11	3	4	C	REMOVE - BAD FORM
4	BUCKTHORN	Rhamnus cathartica	8	3	3	D	REMOVE
5	BUCKTHORN	Rhamnus cathartica	3	3	4	D	REMOVE - BAD FORM
6	SPRUCE-BLUE	Picea pungens	1	3	3	B	REMOVE
7	BUCKTHORN	Rhamnus cathartica	5	3	4	D	REMOVE - BAD FORM
8	BUCKTHORN	Rhamnus cathartica	8	3	4	D	REMOVE - BAD FORM
9	PINE-AUSTRIAN	Pinus nigra	9	3	3	C	REMOVE
10	HONEYLOCUST	Gleditsia triacanthos	9	3	4	B	PRESERVE
11	HONEYLOCUST	Gleditsia triacanthos	8	3	4	B	PRESERVE
12	HONEYLOCUST	Gleditsia triacanthos	9	3	4	B	PRESERVE
13	HONEYLOCUST	Gleditsia triacanthos	14	3	3	B	PRESERVE
14	BIRCH-RIVER	Betula nigra	22	3	3	B	PRESERVE
15	APPLE-CRAB SPP	Malus spp	34	2	3	A	PRESERVE
16	APPLE-CRAB SPP	Malus spp	22	3	3	A	PRESERVE
17	PINE-AUSTRIAN	Pinus nigra	11	5	4	C	PRESERVE
18	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
19	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
20	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
21	APPLE-CRAB SPP	Malus spp	24	3	4	A	PRESERVE
22	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
23	MAPLE-AMUR	Acer ginnala	24	4	4	A	PRESERVE
24	MAPLE-JAPANESE	Acer japonicum	5	3	3	A	PRESERVE
25	MAPLE-RED	Acer rubrum	20	2	2	B	PRESERVE
26	APPLE-CRAB SPP	Malus spp	12	3	4	A	PRESERVE
27	MAPLE-AMUR	Acer ginnala	41	4	4	A	PRESERVE
28	ARBOR VITAE	Thuja occidentalis	3	3	3	C	PRESERVE
29	ARBOR VITAE	Thuja occidentalis	4	3	3	C	PRESERVE
30	ARBOR VITAE	Thuja occidentalis	4	3	3	C	PRESERVE
31	ARBOR VITAE	Thuja occidentalis	5	3	3	C	PRESERVE
32	APPLE-CRAB SPP	Malus spp	26	2	3	A	REMOVE
33	HONEYLOCUST	Gleditsia triacanthos	28	3	3	B	REMOVE
34	HONEYLOCUST	Gleditsia triacanthos	25	3	3	B	REMOVE
35	MAPLE-AMUR	Acer ginnala	16	3	4	A	REMOVE - BAD FORM
36	MAPLE-AMUR	Acer ginnala	15	5	4	A	REMOVE - BAD FORM
37	MAPLE-AMUR	Acer ginnala	15	3	4	A	REMOVE - BAD FORM
38	HONEYLOCUST	Gleditsia triacanthos	22	3	3	B	REMOVE
39	HONEYLOCUST	Gleditsia triacanthos	23	3	3	B	REMOVE
40	APPLE-CRAB SPP	Malus spp	23	3	3	A	REMOVE
41	APPLE-CRAB SPP	Malus spp	24	3	3	A	REMOVE

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9650
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

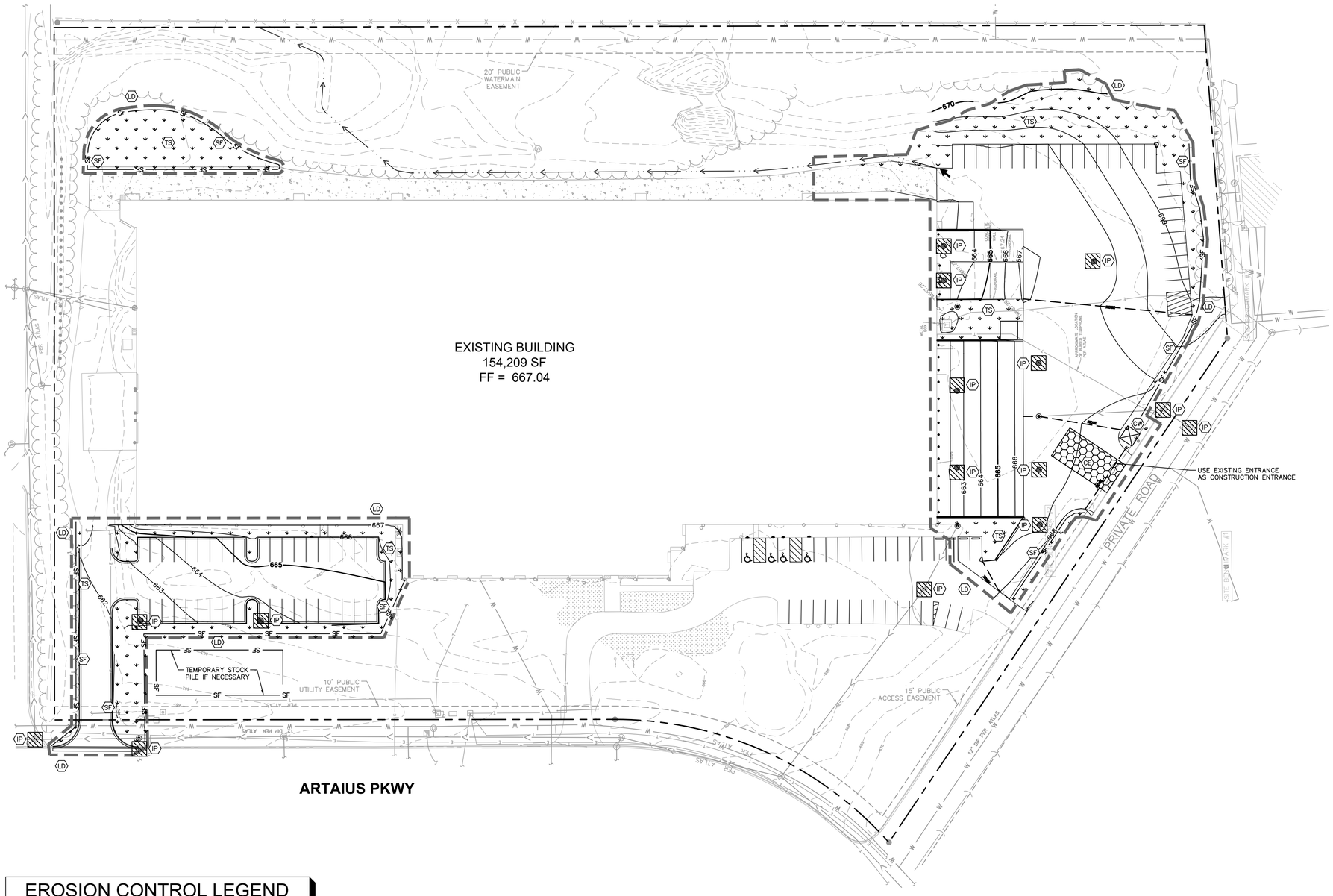
TREE PRESERVATION PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_jj\2 Design\CAD\plansheets\L1.0 TREE PRESERVATION PLAN.dwg L1.0 TREE PRESERVATION PLAN Mar 03, 2021 11:00am by: MattHodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168902000_dpi-libertyville_JV2 Design\CAD\plansheets\C4.0 EROSION CONTROL.dwg C4.0 Mar 03, 2021 11:00am by Matt Hador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RIP RAP
- SS — TEMPORARY SOIL STOCKPILE (IF NEEDED)
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

EROSION CONTROL PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C4.0

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:

- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

U:\Regulatory Program\SESC handouts\SE-SC Notes 2013 TAC-approved.docx

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

TYPICAL CONSTRUCTION SEQUENCING

1.) Installation of soil erosion and sediment control SE/SC measures
  a.) Selective vegetation removal for silt fence installation
  b.) Silt fence installation
  c.) Construction fencing around areas not to be disturbed
  d.) Stabilized construction entrance

2.) Tree removal where necessary (clear & grub)

3.) Construct sediment trapping devices (sediment traps, basins…)

4.) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser

5.) Strip topsoil, stockpile topsoil and grade site

6.) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)

7.) Install storm sewer, sanitary sewer, water and associated inlet & outlet protection

8.) Permanently stabilize detention basins with seed and erosion control blanket

9.) Temporarily stabilize all areas including lots that have reached temporary grade

10.) Install roadways

11.) Permanently stabilize all outlot areas

12.) Install structures and grade individual lots

13.) Permanently stabilize lots

14.) Remove all temporary SE/SC measures after the site is stabilized with vegetation

U:\Regulatory Program\SESC handouts\TYPICAL CONSTRUCTION SEQUENCING.doc

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

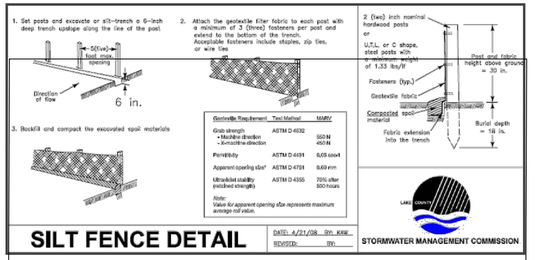
E SOD

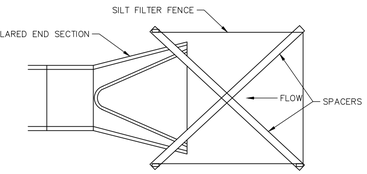
F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

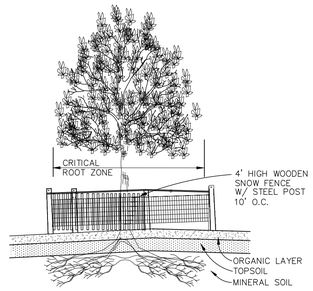
** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART



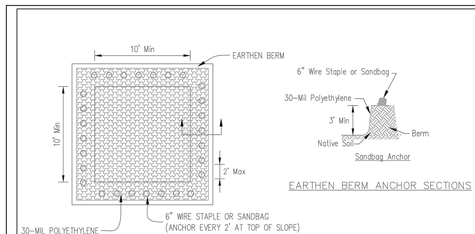


CULVERT INLET PROTECTION
N.T.S.



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION
N.T.S.



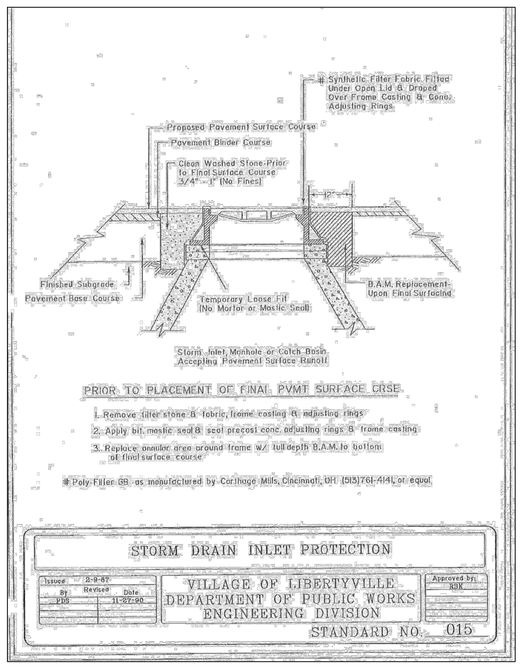
NOTES:

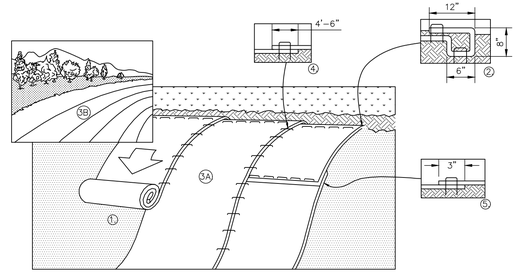
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

No.	Revision	Date
1	25"x3" Plate	11/16/09

Designed
Drawn S. JOHNSON 6/08
Checked
Approved

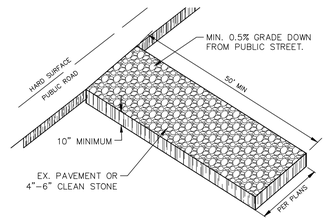




1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.

Drawing name: K:\CHS_LIBEV\168902000-dpi_libertyville_jv\2 Design\CAD\plansheets\C4.0 EROSION CONTROL.dwg C4.1 Mar 03, 2021 11:00am by: Matt Hador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MAH
CHECKED BY: JJK

EROSION CONTROL NOTES AND DETAILS

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C4.1

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

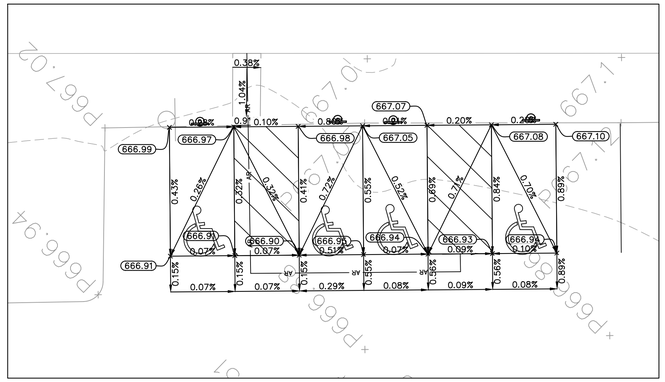
EP = EDGE OF PAVEMENT
FL = FLOW LINE
ME = MATCH ELEVATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE

XXX — PROPOSED CONTOUR
XXX — EXISTING CONTOUR
RIDGE — RIDGE LINE
← 100-YEAR OVERLAND OVERFLOW ROUTE
NEW IMPERVIOUS AREA = 0.3075 ACRES
NEW PERVIOUS AREA = 0.3260 ACRES

STORMWATER SUMMARY

SITE AREA =	460,036 SF
EXISTING IMPERVIOUS AREA =	261,086 SF
PROPOSED IMPERVIOUS AREA =	260,284 SF

- THE NET GAIN OF 141 SF OF IMPERVIOUS AREA DOES NOT EXCEED THE 400 SF THRESHOLD FOR STORMWATER MANAGMENT PER VILLAGE CODE (APPENDIX P, SECITON C)
- RELEASE RATES AND DISCHARGES PER LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE SECTION 502 ARE NOT REQUIRED PER SECTION 300.06.
- RUNOFF VOLUME REDUCTION PER LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE SECTION 503 ARE NOT REQUIRED PER SECTION 300.06.



ADA GRADING DETAIL
SCALE: 1" = 10'

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

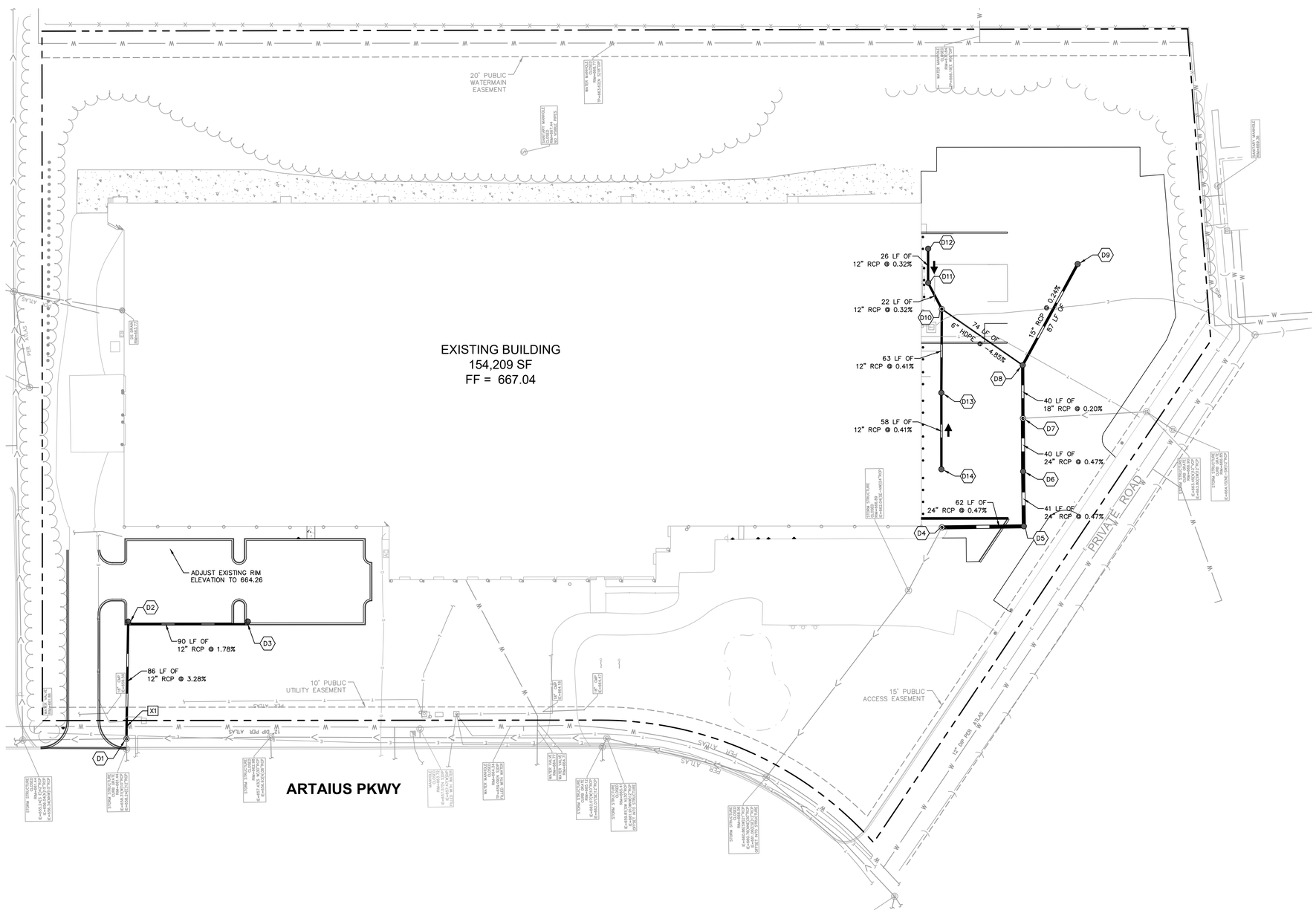
GRADING PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_JV.2 Design\CAD\plansheets\C5.0 GRADING PLAN.dwg C5.0 Mar 03, 2021 11:00am by: Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_IL\2 Design\C4D\plansheets\C6.0 UTILITY PLAN.dwg C6.0 Mar 03, 2021 11:00am by: Matt Hador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	MH – CLOSED LID 6' DIAMETER CONNECT TO EXISTING 42" STORM SEWER RIM: 658.31 INV IN: 657.14 (E, 12") INV IN: 655.95 (S, 42") INV IN: 655.95 (W, 12") INV OUT: 655.95 (N, 42")
D2	MH – OPEN LID 4' DIAMETER RIM: 662.14 INV IN: 659.97 (S, 12") INV OUT: 659.97 (W, 12")
D3	INLET 2' DIAMETER RIM: 663.73 INV OUT: 661.57 (N, 12")
D4	MH – CLOSED LID 4' DIAMETER CONNECT TO EXISTING 24" STORM SEWER RIM: 667.09 INV IN: 662.26 (S, 24") INV OUT: 662.26 (NW, 24")
D5	MH – CLOSED LID 5' DIAMETER RIM: 666.40 INV IN: 662.54 (E, 24") INV OUT: 662.54 (N, 24")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D6	MH – OPEN LID FLAT TOP 4' DIAMETER RIM: 666.17 INV IN: 662.73 (E, 24") INV OUT: 662.73 (W, 24")
D7	MH – CLOSED LID FLAT TOP 5' DIAMETER CONNECT TO EXISTING 12" STORM SEWER RIM: 666.40 INV IN: 662.92 (S, 12") INV IN: 662.92 (E, 18") INV OUT: 662.92 (W, 24")
D8	MH – OPEN LID FLAT TOP 4' DIAMETER RIM: 666.00 INV IN: 663.00 (SE, 15") INV IN: 663.00 (NE, 6") INV OUT: 663.00 (W, 18")
D9	INLET 2' DIAMETER RIM: 666.05 INV OUT: 663.21 (NW, 15")
D10	STORM LIFT STATION RIM: 666.93 INV IN: 659.55 (NE, 12") INV IN: 658.98 (W, 12") INV OUT: 659.41 (SW, 6")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D11	MH – OPEN 4' DIAMETER RIM: 663.30 INV IN: 659.72 (E, 12") INV OUT: 659.62 (SW, 12")
D12	INLET 2' DIAMETER RIM: 663.18 INV OUT: 659.80 (W, 12")
D13	MH – OPEN LID 4' DIAMETER RIM: 662.65 INV IN: 659.24 (W, 12") INV OUT: 659.24 (E, 12")
D14	INLET 2' DIAMETER RIM: 662.65 INV OUT: 659.47 (E, 12")

UTILITY CROSSING LEGEND

X1 — 12" STORM B/P = 657.28; 12" WATER T/P = 655.78

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig JULIE 1-800-892-0123

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- STORM SEWER FLOW DIRECTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

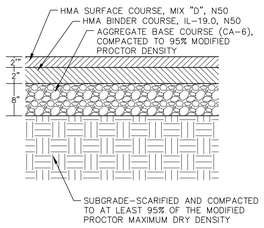
SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

UTILITY PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C6.0

Drawing name: K:\DHS_LDEV\168902000_dpi_libertyville_jn\2 Design\CAD\plansheets\C7.0 CONSTRUCTION DETAILS.dwg PAVING DETAILS Mar 03, 2021 11:00am by: Matt Hoder
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

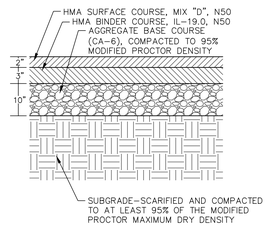


STRUCTURAL NUMBER:

2" X 0.40	= 0.80
2" X 0.33	= 0.66
8" X 0.13	= 1.04
	= 2.50

STANDARD DUTY ASPHALTIC PAVEMENT SECTION

N.T.S. 7/24/19

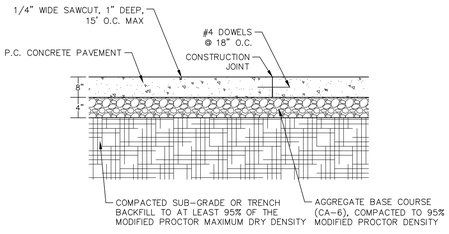


STRUCTURAL NUMBER:

2" X 0.40	= 0.80
3" X 0.33	= 0.99
10" X 0.13	= 1.30
	= 3.09

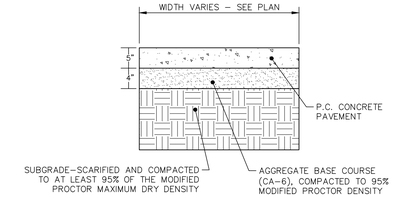
HEAVY DUTY ASPHALTIC PAVEMENT SECTION

N.T.S.



HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

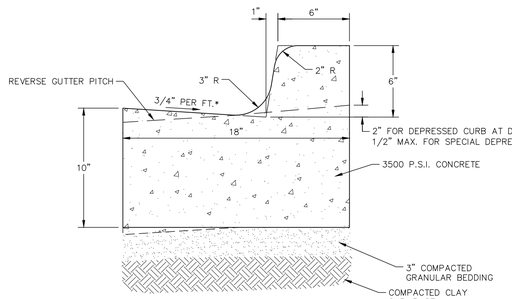


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.

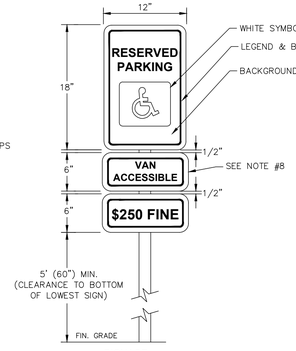


NOTES: USE TWO - #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER

N.T.S.



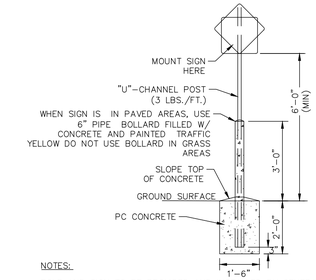
SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE

N.T.S.



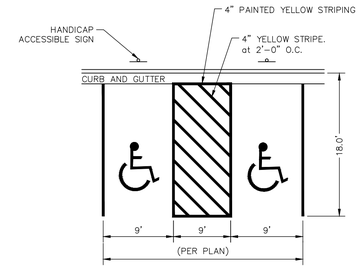
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

N.T.S.

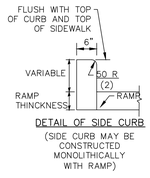
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND

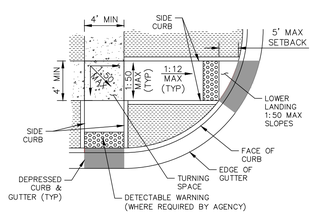
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING

RECOMMENDED LOCATION OF RAMPS

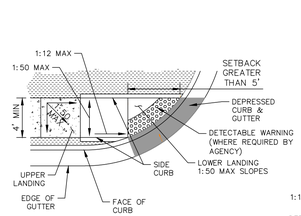


DETAIL OF SIDE CURB

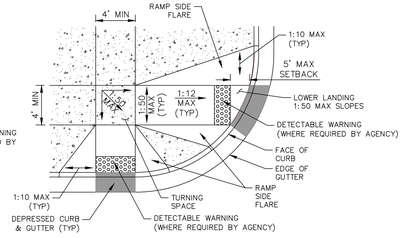
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



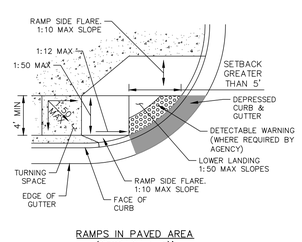
RAMPS IN LANDSCAPED AREA (SETBACK < 5')



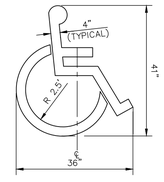
RAMPS IN LANDSCAPED AREA (SETBACK > 5')



RAMPS IN PAVED AREA (SETBACK < 5')

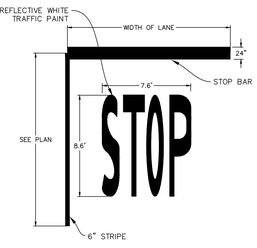


RAMPS IN PAVED AREA (SETBACK > 5')



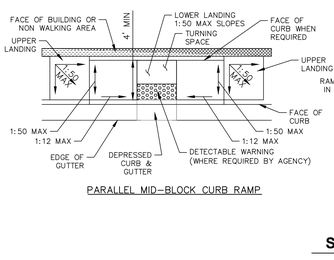
ACCESSIBLE PARKING SYMBOL

N.T.S.

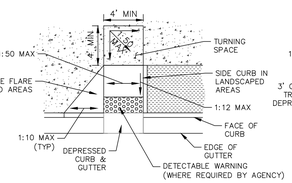


STOP BAR

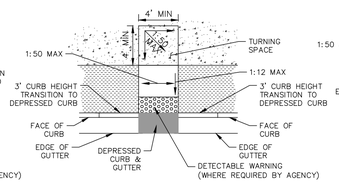
N.T.S.



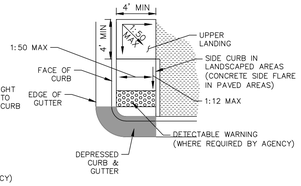
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-562-5000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JJK | DRAWN BY: MMH | CHECKED BY: JJK

CONSTRUCTION DETAILS

DPI LIBERTYVILLE

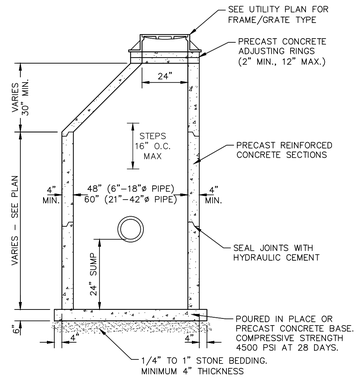
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021

KHA PROJECT NO. 168902000

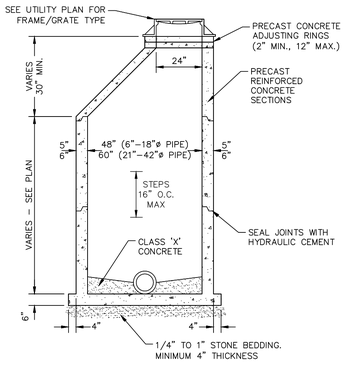
SHEET NUMBER

C7.0



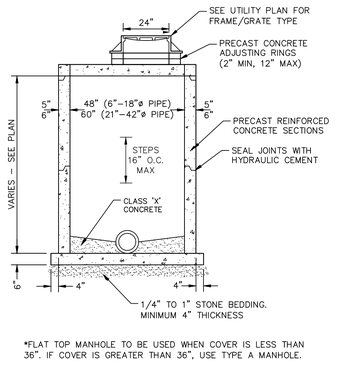
CATCH BASIN TYPE A

N.T.S.



STORM MANHOLE TYPE A

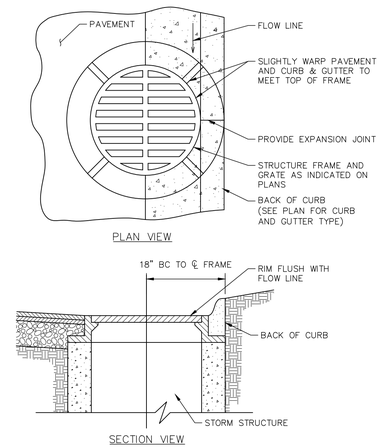
N.T.S.



*FLAT TOP MANHOLE TO BE USED WHEN COVER IS LESS THAN 36". IF COVER IS GREATER THAN 36", USE TYPE A MANHOLE.

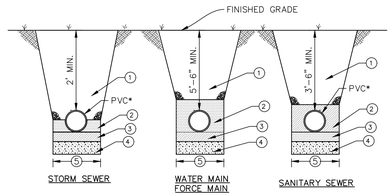
STORM MANHOLE (FLAT TOP)

N.T.S.



INLET AT CURB FRAME LOCATION

N.T.S.



① MECHANICALLY COMPACTED CA–6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.

② WATERMAIN & FORCEMAIN:
CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

STORM SEWER & SANITARY SEWER:
CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
*ADDITIONAL 12" OF CA–11 CRUSHED STONE ABOVE TOP OF PVC PIPE.

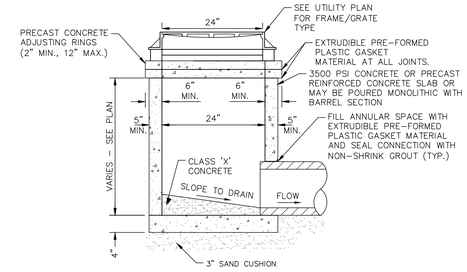
③ 4" BED MECHANICALLY COMPACTED CA–11 CRUSHED STONE

④ UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

⑤ TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL

N.T.S.

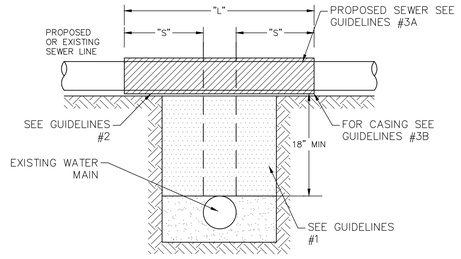


2' DIAMETER STORM INLET

N.T.S.

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:

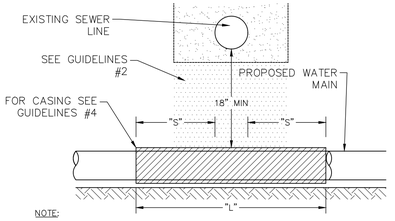
1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR:
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

PROPOSED SEWER OVER EXISTING WATER MAIN CROSSING DETAIL

N.T.S.

PROPOSED WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION BELOW EXISTING SEWER LINE.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

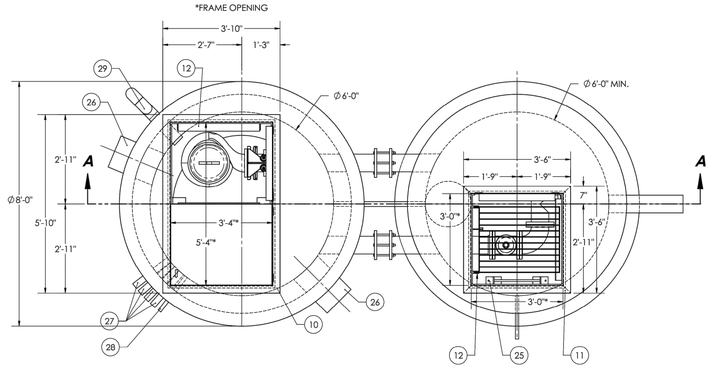
SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

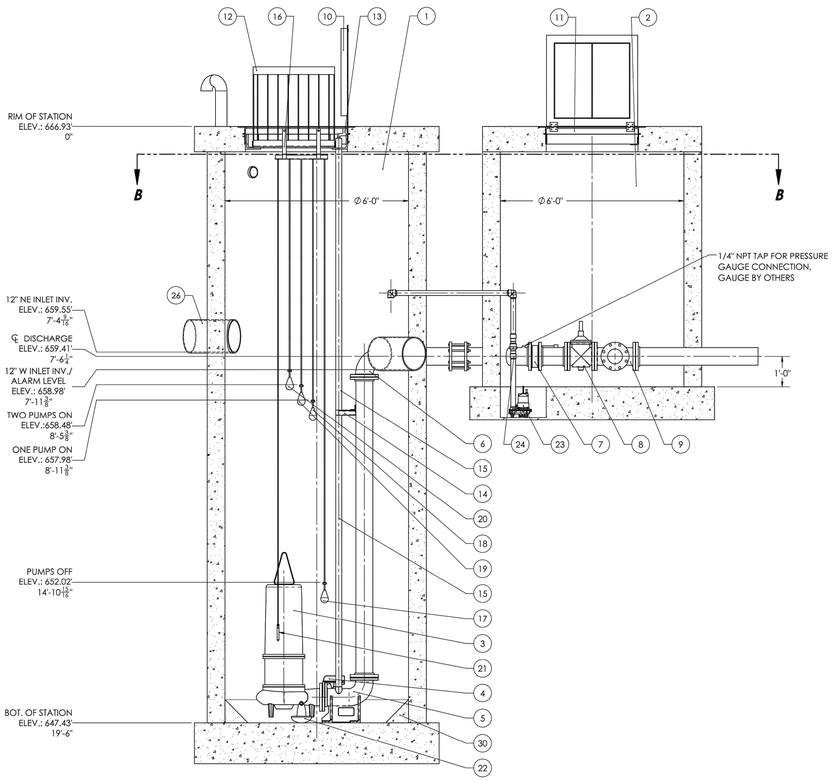
CONSTRUCTION DETAILS

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

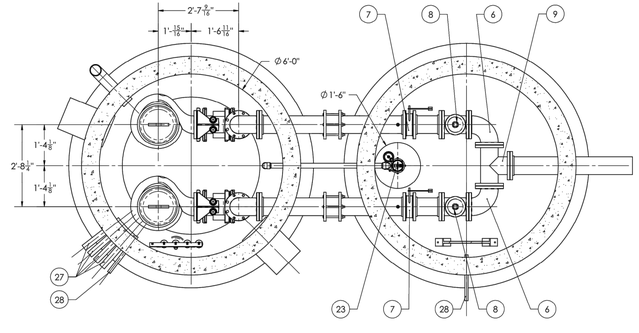
ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C7.1

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_il\2 Design\CAD\plansheets\C7.0 CONSTRUCTION DETAILS.dwg UTILITY DETAILS Mar 03, 2021 11:00am by Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





SECTION A-A



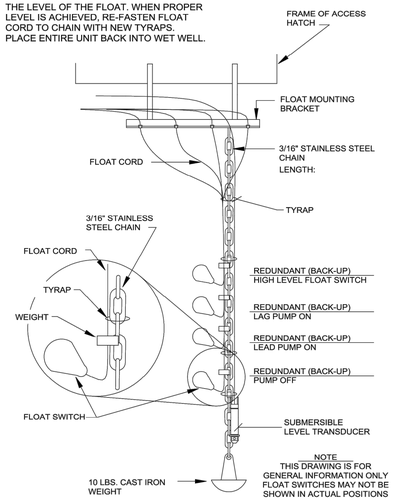
SECTION B-B

NOTES:

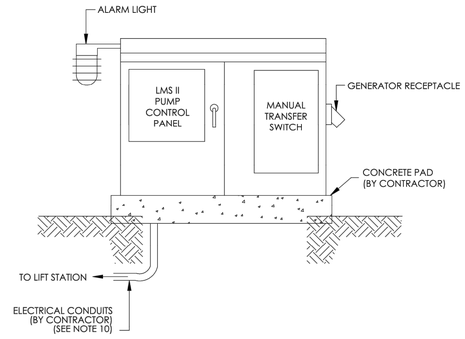
1. THIS DRAWING IS A PRELIMINARY LAYOUT ONLY. NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTALS.
2. SOME ITEMS NOT SHOWN FOR CLARITY.
3. ALL PIPING & VALVES ARE TO BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.
4. METROPOLITAN PUMP TO PROVIDE ONLY THE ITEMS SHOWN IN BOLD.
5. LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.
6. CONTRACTOR TO ORDER CONTROL & POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.
7. ALL CONCRETE WORK AND CONDUIT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUTS, AND ORIENTATION OF INLET(S), DISCHARGE AND CONDUIT(S).
9. USE LINK SEALS AT ALL PIPE PENETRATIONS.
10. CONDUITS ARE AS FOLLOWS: (1) 2" FOR EACH PUMP POWER CORD, (1) 2" FOR PUMP SENSOR CABLES, (1) 2" FOR LEVEL CONTROLS, (1) 1" FOR TRANSDUCER, AND (1) 1" V.V. SUMP PUMP.

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	CONCRETE WET WELL	6'-0" DIA. x 19'-6" DEEP	1
2	VALVE VAULT	6'-0" DIA.	1
3	**S6L**	**6" DUAL SEAL SUBMERSIBLE SEWAGE PUMP**	**2**
4	**6" MTM SEALING FLANGE**		**2**
5	**6" MTM ELBOW**		**2**
6	6" S.R. ELBOW	D.I. FITTING	4
7	6" WAFER CHECK VALVE	w/ EXTERNAL SPRING, LEVER & WEIGHT, CHAMPION SDX	2
8	6" PLUG VALVE		2
9	6" TEE	D.I. FITTING	1
10	**APD300-40x64**	**DUPLEX ALUMINUM ACCESS HATCH**	**1**
11	**APS300-36x36**	**36"x36" OPENING**	**1**
12	**SAFETY GRATE**		**2**
13	**UPPER GUIDE RAIL SUPPORTS**	**FOR 2" RAIL SYSTEM**	**2**
14	**INTERMEDIATE GUIDE RAIL SUPPORT**	**2" GUIDE RAILS**	**2**
15	**2" GUIDE RAIL**	**SCHED. 40 STAINLESS STEEL PIPE**	**8**
16	**FLOAT MOUNTING BRACKET**	**STAINLESS STEEL, TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD**	**1**
17	**FLOAT: OFF LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
18	**FLOAT: ONE PUMP ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
19	**FLOAT: TWO PUMPS ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
20	**FLOAT: ALARM LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
21	**SUBMERSIBLE LEVEL TRANSDUCER**		**1**
22	**ANCHOR**	**10lbs CAST IRON, WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING**	**1**
23	**SH30I**	**1/3 HP, 115 V SUMP PUMP**	**1**
24	1.50" CHECK VALVE		1
25	**LADDER**	**ALUMINUM LADDER**	**1**
26	INFLUENT PIPE	BY CONTRACTOR	2
27	2" CONDUIT	BY OTHERS	4
28	1" CONDUIT	BY OTHERS	2
29	4" VENT PIPING	BY OTHERS	1
30	CONCRETE FILLET	BY OTHERS	1

WHEN CHANGING FLOAT LEVELS, PULL CHAIN, ANCHOR, AND FLOATS OUT OF WET WELL. CUT NECESSARY TYRAPS AND READJUST THE LEVEL OF THE FLOAT. WHEN PROPER LEVEL IS ACHIEVED, RE-FASTEN FLOAT CORD TO CHAIN WITH NEW TYRAPS. PLACE ENTIRE UNIT BACK INTO WET WELL.



CHAIN AND ANCHOR LEVEL CONTROL MOUNTING DETAIL (NTS)



CONTROL ENCLOSURE

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF METROPOLITAN INDUSTRIES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF METROPOLITAN INDUSTRIES, INC. IS PROHIBITED.

© Metropolitan Industries, Inc. 2021

DATE	BY	REVISION	DATE	BY	REVISION

SCALE: 1:24
DRN. BY: D.P.
DATE: 2/1/2021
APP. BY:

METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: DUPLEX METRO-RAIL COMPONENT LIFT STATION

PROJECT: DUPLEX STORMWATER LIFT STATION
DPI LIBERTYVILLE TRUCK DOCK
LIBERTYVILLE, IL

SHEET 1 OF 1
DWG INDEX / JOB NO.
21SW020C202-21N

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AJK
DRAWN BY: MMH
CHECKED BY: AJK

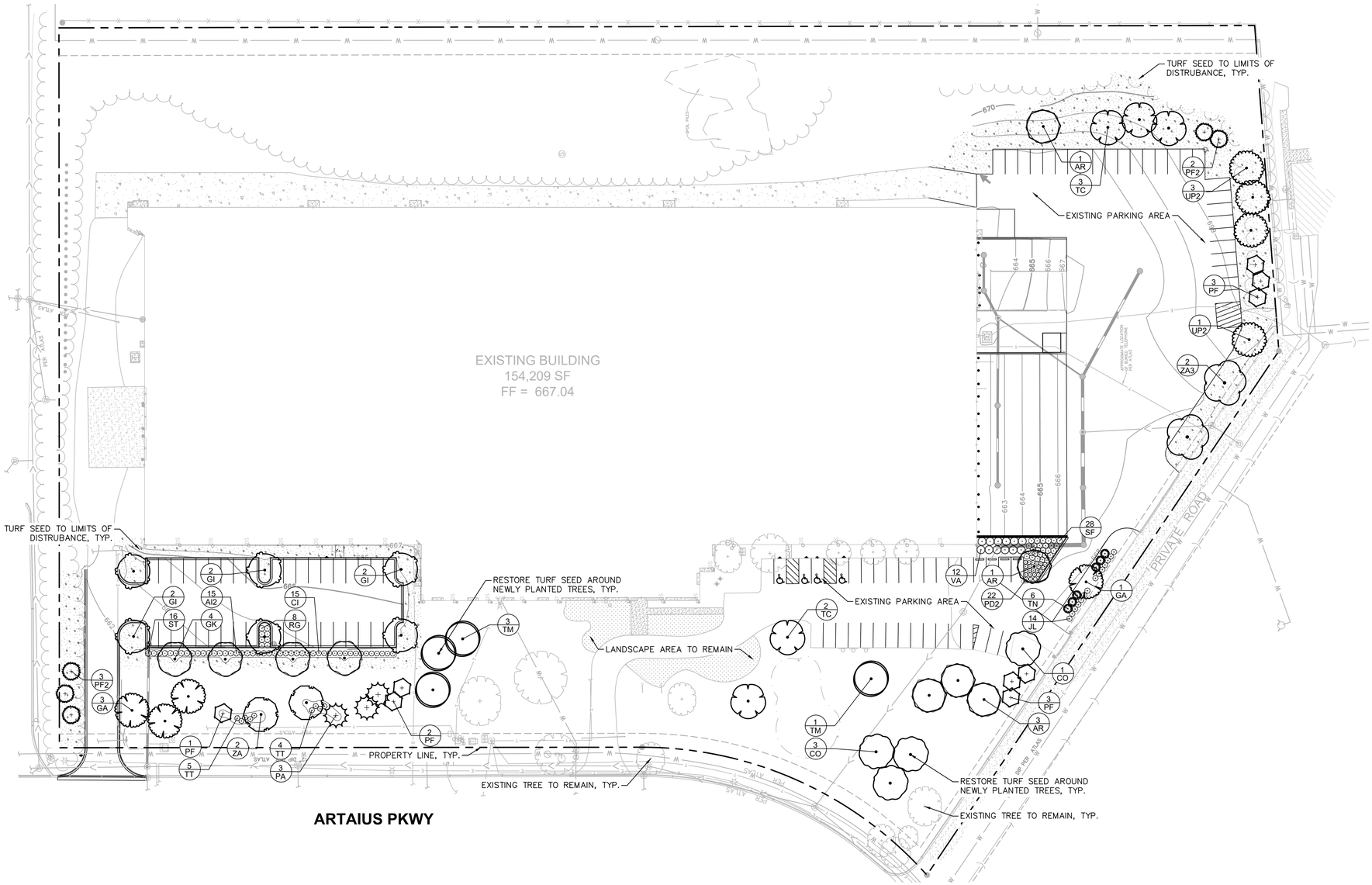
LIFT STATION DETAIL

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C7.2

Drawing name: K:\CHS_LDEV\168902000_dpi-libertyville_IV\2 Design\CAD\planesheets\C7.0 CONSTRUCTION DETAILS.dwg PUMP DETAIL Mar 03, 2021 11:00am by: MattHador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LIVE\168902000_dpi_libertyville_a\2 Design\CAD\plansheets\L2.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Mar 03, 2021 11:00am by: Matt.Hedor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AR	5	ACER RUBRUM / RED MAPLE REPLACEMENT TREE - GROUP B	B & B	1.5" CAL. MIN	
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY REPLACEMENT TREE - GROUP A	B & B	1.5" CAL. MIN	
	GA	4	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	B & B	2" CAL MIN	
	GI	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	B & B	3" CAL. MIN	
	GK	4	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE REPLACEMENT TREE - GROUP A	B & B	1.5" CAL. MIN	
	TC	5	TILIA CORDATA / LITTLELEAF LINDEN REPLACEMENT TREE - GROUP B	B & B	1.5" CAL. MIN	
	TM	4	TILIA AMERICANA `MCKSENTRY` / SENTRY LINDEN REPLACEMENT TREE - GROUP A	B & B	1.5" CAL. MIN	
	UP2	4	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	3" CAL. MIN	
	ZA	2	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2" CAL MIN	
	ZA3	2	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	4.5" CAL MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PA	3	PICEA ABIES / NORWAY SPRUCE	B & B		8.5` HT MIN
	PF	9	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B		6` HT MIN
	PF2	5	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B		10.5` HT MIN
	TN	6	THUJA OCCIDENTALIS `NIGRA` / NIGRA ARBORVITAE	B & B		8.5` HT MIN

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AI2	15	ARONIA MELANOCARPA `IROQUOIS BEAUTY` / BLACK CHOKEBERRY	3 GAL	SEE PLAN	36" HT MIN
	CI	15	PYHSOCARPUS OPULIFOLIUS FIRST EDITIONS LITTLE DEVIL / LITTLE DEVIL NINEBARK	3 GAL	SEE PLAN	36" HT MIN
	PD2	22	POTENTILLA FRUTICOSA `GOLD DROP` / GOLD DROP POTENTILLA	3 GAL	SEE PLAN	24" HT MIN
	RG	8	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	18" HT MIN
	SF	28	SPIRAEA JAPONICA `NEON FLASH` / NEON FLASH SPIREA	3 GAL	SEE PLAN	24" HT MIN
	ST	16	SPIRAEA BETULIFOLIA `TOR` / TOR BIRCHLEAF SPIREA	3 GAL	SEE PLAN	36" HT MIN
	VA	12	VIBURNUM DENTATUM `CHRISTOM` / BLUE MUFFIN VIBURNUM	5 GAL	SEE PLAN	24" HT MIN

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JL	14	JUNIPERUS CHINENSIS `GOLD LACE` / GOLD LACE JUNIPER	5 GAL	SEE PLAN	24" HT MIN
	TT	9	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW	5 GAL	SEE PLAN	24" HT MIN

GROUND COVERS	BOTANICAL / COMMON NAME
	TURF SEED

No.	REVISIONS	DATE	BY

Kimley»Horn

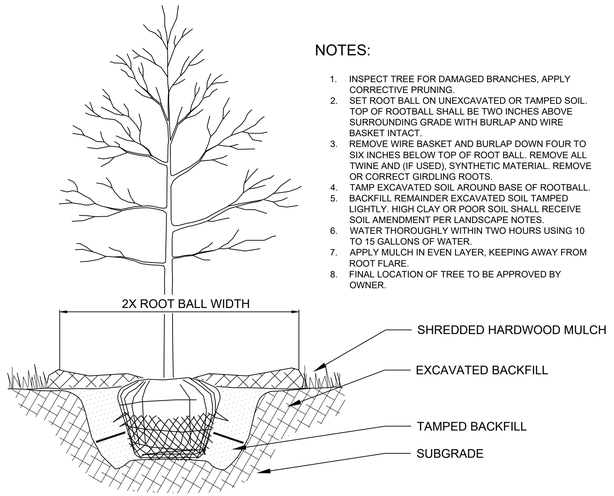
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

LANDSCAPE PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
L2.0

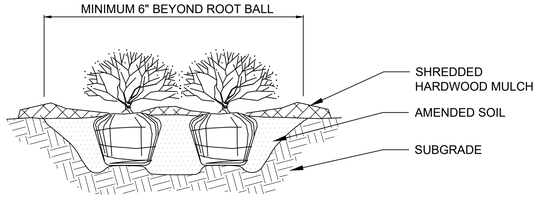


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

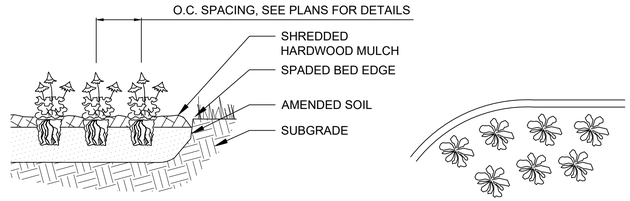
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

LANDSCAPE CODE REQUIREMENTS - LIBERTYVILLE, IL

CODE		REQUIREMENT	PROPOSED
SECTION 9-31 - TREE PRESERVATION AND PROTECTION			
TYPE GROUP A	TREE REPLACEMENT RATE 3 TREES (FROM GROUP A)	3 TREES REMOVED FROM GROUP A 3 REMOVED TREES x 3 = 9 **9 REPLACEMENT TREES REQUIRED**	9 REPLACEMENT TREES PROVIDED (AT 1.5" CALIPER FROM THE GROUP A SPECIES LIST)
GROUP B	2 TREES (FROM GROUP A OR B)	6 TREES REMOVED FROM GROUP B 6 REMOVED TREES x 2 = 12 **12 REPLACEMENT TREES REQUIRED**	12 REPLACEMENT TREES PROVIDED (AT 1.5" CALIPER FROM THE GROUP A AND B SPECIES LIST)
GROUP C	1 TREE (FROM GROUP A OR B)	1 TREE REMOVED FROM GROUP C 1 REMOVED TREE x 1 = 1 **1 REPLACEMENT TREE REQUIRED**	1 REPLACEMENT TREE PROVIDED (AT 1.5" CALIPER FROM THE GROUP A AND B SPECIES LIST)
GROUP D	NO REPLACEMENT TREES REQUIRED	1 TREE REMOVED FROM GROUP D 1 REMOVED TREE x 0 = 0 **0 REPLACEMENT TREES REQUIRED**	0 REPLACEMENT TREES PROVIDED
SECTION 13-2.2 A - PERIMETER LANDSCAPING MATERIALS			
1 SHADE OR ORNAMENTAL TREE EVERY 50 LF		TOTAL PERIMETER OF NORTHWESTERN DEVELOPMENT = 235.94 LF 235.94 LF / 50 LF = 4.7 **5 SHADE OR ORNAMENTAL TREES REQUIRED**	5 SHADE TREES AND 0 ORNAMENTAL TREES PROVIDED
		TOTAL PERIMETER OF SOUTHERN DEVELOPMENT = 342.09 LF 342.09 LF / 50 LF = 6.8 **7 SHADE OR ORNAMENTAL TREES REQUIRED**	7 SHADE TREES AND 0 ORNAMENTAL TREES PROVIDED
1 EVERGREEN TREE FOR EVERY 25 LF		TOTAL PERIMETER OF NORTHWESTERN DEVELOPMENT = 235.94 LF 235.94 LF / 25 LF = 9.4 **9 EVERGREEN TREES REQUIRED**	9 EVERGREEN TREES PROVIDED
		TOTAL PERIMETER OF SOUTHERN DEVELOPMENT = 342.09 LF 342.09 LF / 25 LF = 13.6 **14 EVERGREEN TREES REQUIRED**	14 EVERGREEN TREES PROVIDED
1 EVERGREEN SHRUB FOR EVERY 25 LF		TOTAL PERIMETER OF NORTHWESTERN DEVELOPMENT = 235.94 LF 235.94 LF / 25 LF = 9.4 **9 EVERGREEN SHRUBS REQUIRED**	9 EVERGREEN SHRUBS PROVIDED
		TOTAL PERIMETER OF SOUTHERN DEVELOPMENT = 342.09 LF 342.09 LF / 25 LF = 13.6 **14 EVERGREEN SHRUBS REQUIRED**	14 EVERGREEN SHRUBS PROVIDED
SECTION 13-2.2 B - SIZE AND DISTRIBUTION OF PERIMETER LANDSCAPE MATERIALS			
TYPE SHADE TREES/SINGLE TRUNK ORNAMENTAL	SIZE OF TREES 2"-2.5" CALIPER 3"-4" CALIPER 4.5" CALIPER OR MORE	PERCENTAGE 45% 35% 20%	12 TOTAL REQUIRED SHADE OR ORNAMENTAL TREES (6) 2"-2.5" CALIPER TREES REQUIRED (4) 3"-4" CALIPER TREES REQUIRED (2) 4.5" CALIPER OR MORE TREES REQUIRED	(6) 2" CALIPER SHADE TREES PROVIDED (4) 3" CALIPER SHADE TREES PROVIDED (2) 4.5" CALIPER OR MORE SHADE TREES PROVIDED
MULTIPLE STEM ORNAMENTAL TREE	6' HEIGHT	100%	0 MULTI-STEM ORNAMENTAL TREES REQUIRED (USING ALL SHADE TREES)	0 MULTI-STEM ORNAMENTAL TREES PROVIDED
EVERGREEN TREES	6'-8' HEIGHT 8.5'-10' HEIGHT 10.5' HEIGHT <	40% 40% 20%	23 TOTAL REQUIRED EVERGREEN TREES (9) 6' - 8' HEIGHT TREES REQUIRED (9) 8.5' - 10' HEIGHT TREES REQUIRED (5) 10.5' HEIGHT TREES REQUIRED	(9) 6' HEIGHT EVERGREEN TREES PROVIDED (9) 8.5' HEIGHT EVERGREEN TREES PROVIDED (5) 10.5' HEIGHT EVERGREEN TREES PROVIDED
EVERGREEN SHRUBS	NOT TO EXCEED 3' MATURE HEIGHT	100%	23 TOTAL EVERGREEN SHRUBS REQUIRED	23 EVERGREEN SHRUBS PROVIDED
SECTION 13-3.1 - PARKING LOT SCREENING				
3' HEIGHT LANDSCAPE SCREEN ALONG EVERY LOT LINE ADJACENT TO PARKING LOTS			3 FT. HEIGHT LANDSCAPE SCREEN ALONG NEW NORTHWESTERN PARKING AREA REQUIRED	3 FT. SHRUB ROW PROVIDED ALONG NEW PARKING LOT AREA
SECTION 13-3.2 - PARKING LOT INTERIOR LANDSCAPING				
INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST 10% OF THE AREA OF THE PARKING LOT			TOTAL PARKING LOT AREA = 11,363.86 SQ. FT. 11,363.86 SQ. FT. x 0.10 = 1,136.38 **1,136 SQ. FT. OF INTERIOR LANDSCAPING REQUIRED**	1,223.20 SQ. FT. OF INTERIOR LANDSCAPING PROVIDED
ALL PARKING LOT ISLANDS MUST HAVE ONE SHADE TREE			TOTAL PARKING ISLANDS = 6 **6 SHADE TREES REQUIRED**	6 SHADE TREES (AT 3" CALIPER) PROVIDED IN LANDSCAPE ISLANDS

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JJK | DRAWN BY: MMH | CHECKED BY: JJK

LANDSCAPE NOTES AND DETAILS

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

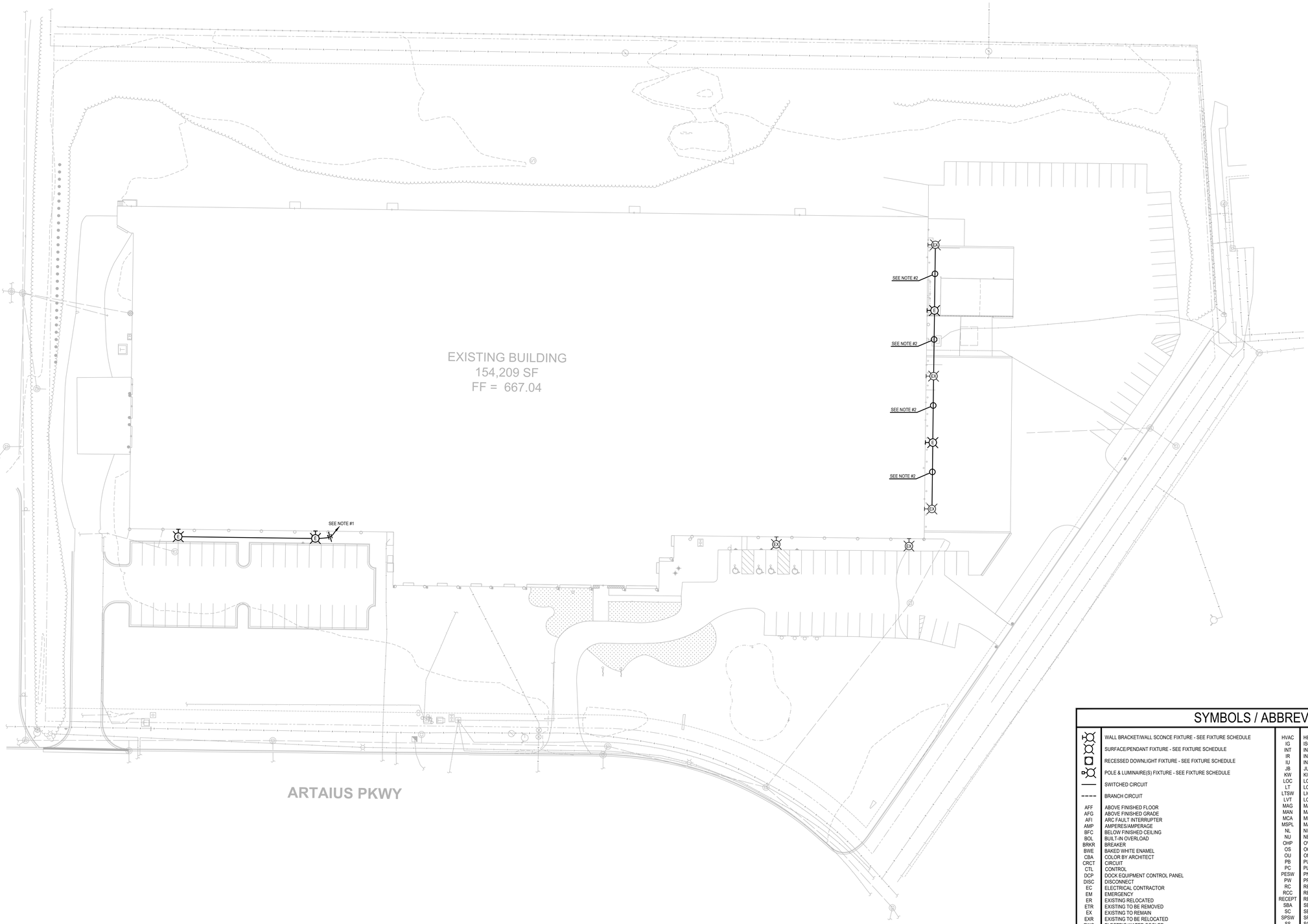
ORIGINAL ISSUE: 03/03/2021

KHA PROJECT NO. 168902000

SHEET NUMBER

L3.0

Drawing name: K:\CHS_LDEV\168902000_dpi-Libertyville_JV\2 Design\CAD\plansheets\L2.0 LANDSCAPE PLAN.dwg L3.0 LANDSCAPE NOTES AND DETAILS Mar 03, 2021 11:00am by: MattHader
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"

NOTES:

1. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO EXISTING LIGHTING PANEL VIA EXISTING EXTERIOR LIGHTING CONTROL.
2. EXISTING LIGHTING CIRCUIT AND CONTROL TO REMAIN. E.C. TO PROVIDE NEW 2 #8 THWN & 1 #8 GND. IN 3/4" C. FROM EXISTING FIXTURE TO NEW FIXTURE.

FIXTURE SCHEDULE
21010

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	50	MATCH EXIST	5600	5000K		●		EXTERIOR WALL BRACKET	WESTGATE	LF4-500W-KN		MATCH EXISTING	WALL-MATCH EXISTING MOUNTING HEIGHT		X	

SYMBOLS / ABBREVIATIONS
21010

WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE

SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE

RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE

POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE

SWITCHED CIRCUIT

BRANCH CIRCUIT

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETR	EXISTING TO BE REMOVED
EX	EXISTING TO REMAIN
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

DAVID B. KORNACKI 062-052986 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

Date: 03/02/21
Lic. Exp.: 11/30/21

KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
Corporation Registration #184.000374
5420 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 782-4800 FAX (262) 782-5914

HARRIS ARCHITECTS INC.
9851 EMERSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1155
COPYRIGHT © 2021 BY HARRIS ARCHITECTS INC.

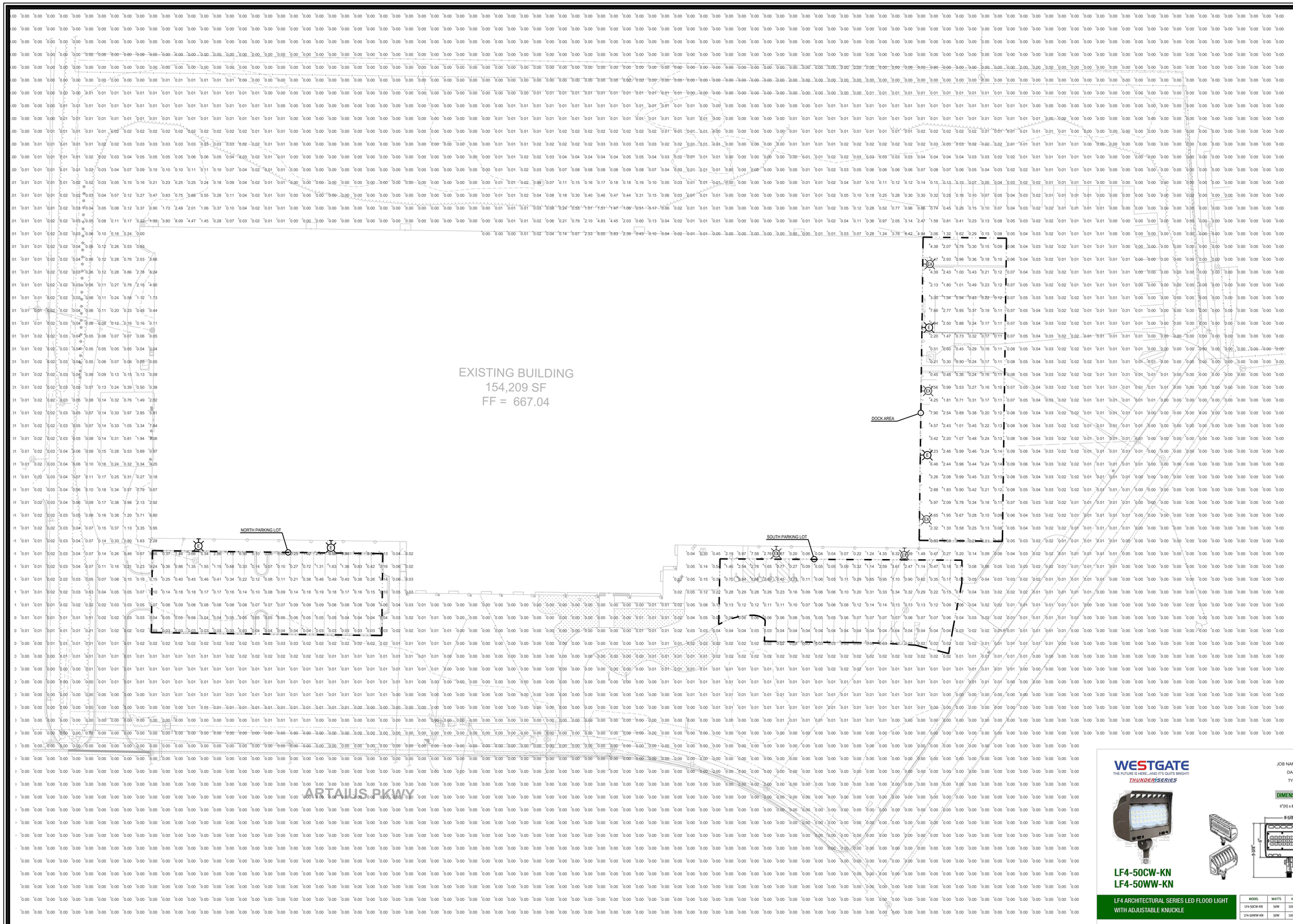
Durable Packaging International

Libertyville, Illinois

NEW EXTERIOR TRUCK DOCK POSITIONS FOR:
1530 Artaius Drive

PROJECT NO. 21010
DRAWN BY: S.M.B.
CHECKED BY:: D.B.K.

SHEET NO.
E1



PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

LIGHTING ANALYSIS NOTES:
(NORTH PARKING)

1.	AVERAGE FOOTCANDLES:	0.34
2.	MAXIMUM FOOTCANDLES:	5.34
3.	MINIMUM FOOTCANDLES:	0.03

LIGHTING ANALYSIS NOTES:
(SOUTH PARKING)

1.	AVERAGE FOOTCANDLES:	0.32
2.	MAXIMUM FOOTCANDLES:	3.61
3.	MINIMUM FOOTCANDLES:	0.02

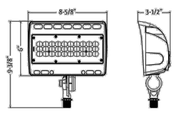
LIGHTING ANALYSIS NOTES:
(DOCK AREA)

1.	AVERAGE FOOTCANDLES:	1.20
2.	MAXIMUM FOOTCANDLES:	8.47
3.	MINIMUM FOOTCANDLES:	0.07

NOTE: ALL LIGHT LEVELS ARE LESS THAN 2.0 FOOTCANDLES AT THE PROPERTY LINE.

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!
THUNDERSERIES

JOB NAME: _____
DATE: _____
TYPE: _____



DIMENSIONS:
6"(H) x 8-5/8"(W) x 3-1/2"(D)

LF4-50CW-KN
LF4-50WW-KN

LF4 ARCHITECTURAL SERIES LED FLOOD LIGHT WITH ADJUSTABLE KNUCKLE

MODEL	WATTS	VOLTAGE	LUMENS	COLOR TEMP
LF4-50CW-KN	50W	120–277V AC	5000 LM	5000K
LF4-50WW-KN	50W	120–277V AC	5400 LM	3000K

Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas. Great for use with motion sensors and other instant on/off controls.

ELECTRICAL SPECIFICATIONS:
- Voltage: 120-277VAC 50/60Hz
- Wattage: 50W
- Input current: 0.52A Max
- Other wattages: 12W, 30W
- Power factor: >0.95
- Efficacy: 105LM/W–110LM/W

LIGHTING SPECIFICATIONS:
- LED type/brand: Philips Lumileds LEDs / SMD 3030
- Total lumens: 5400LM and 5600LM
- Color temperature: 3000K / 5000K
- Color rendering index: >82
- Beam angle: 90° x 120°

WARRANTY: 5 years

HOUSING SPECIFICATIONS:
- Die-cast aluminum with powder coat finish (Dark Bronze)
- Operating temperature: -40°F ~ 104°F
- Lifespan: 50000 Hrs.
- IP rating: IP65, Wet Locations
- High light transmittance, anti-UV & fire resistant PC lens

CERTIFICATIONS: UL, DLC

Rev. 2017-06-26

WESTGATE MFG. INC. 2462 E 28th St., Vernon, CA 90058 • Phone (877) 805-2252 • Fax (877) 809-2252

DAVID B. KORNACKI
062-052086
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date: 03/02/21
Lic. Exp.: 11/30/21

KORNACKI & ASSOCIATES, INC.
STRUCTURAL CONSULTING ENGINEERS
Corporation Registration #184.000374
5430 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 844-5400 FAX (262) 785-9514

HARRIS ARCHITECTS INC.
1651 EMERSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1155

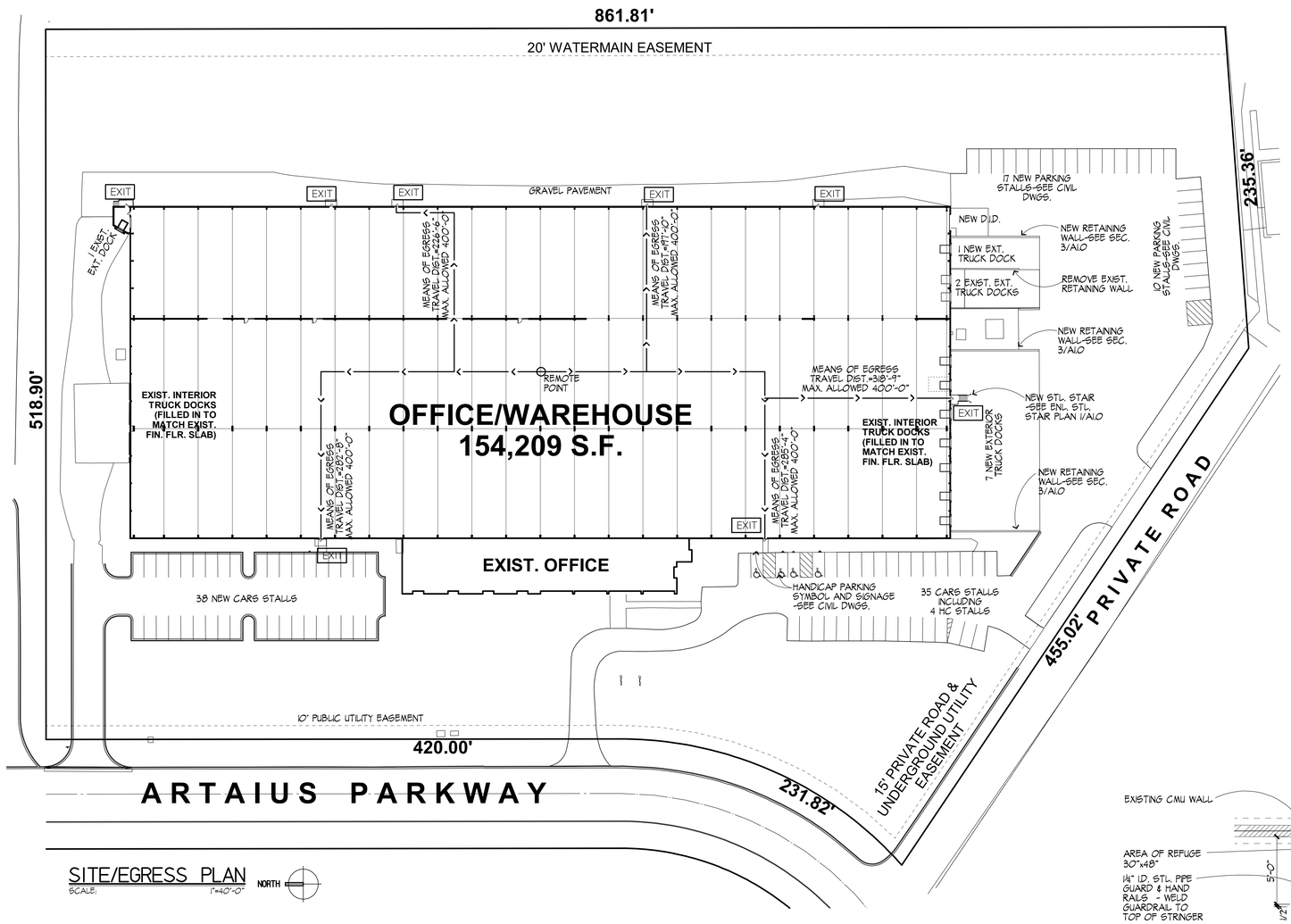
COPYRIGHT © 2021 BY HARRIS ARCHITECTS INC.

Durable Packaging International

NEW EXTERIOR TRUCK DOCK POSITIONS FOR:
1530 Artaius Drive
Libertyville, Illinois

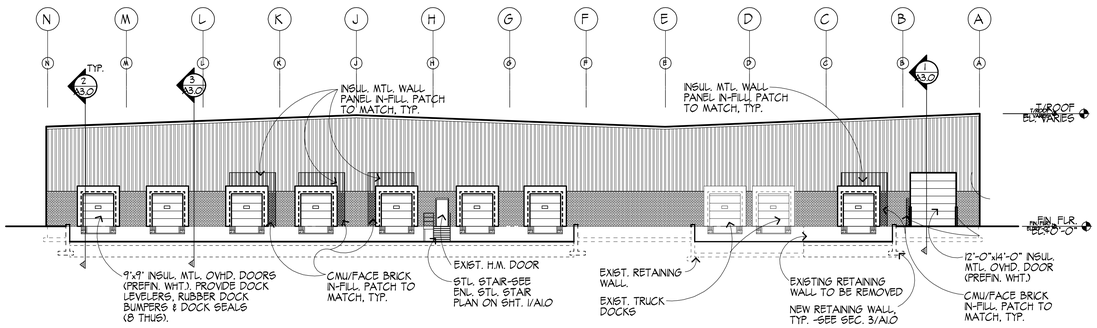
PROJECT NO. 21010
DRAWN BY: S.M.B.
CHECKED BY:: D.B.K.

SHEET NO.
E2



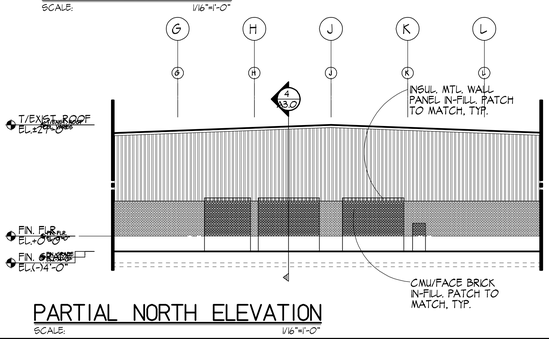
SITE/EGRESS PLAN

SCALE: 1"=40'-0" NORTH



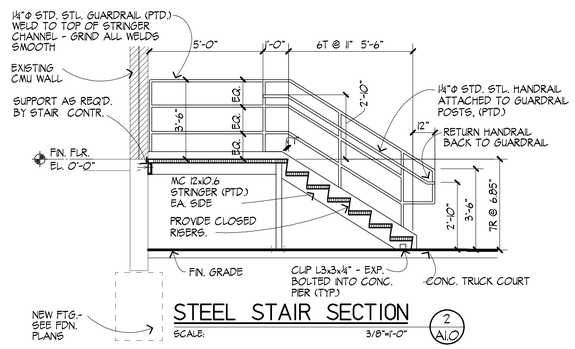
SOUTH ELEVATION

SCALE: 1/16"=1'-0"



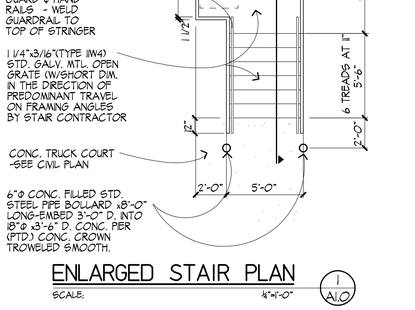
PARTIAL NORTH ELEVATION

SCALE: 1/16"=1'-0"



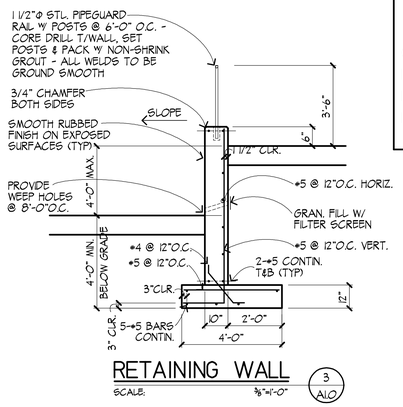
STEEL STAIR SECTION

SCALE: 3/8"=1'-0" (2/A1.0)



ENLARGED STAIR PLAN

SCALE: 1/4"=1'-0" (1/A1.0)



RETAINING WALL

SCALE: 3/8"=1'-0" (3/A1.0)

OCCUPANCY LOAD

BUILDING AREA	154,209 S.F.
CURRENT ACTUAL EMPLOYEE COUNT	12 EMPLOYEES
ACTUAL OCCUPANT LOAD	
NOTE: HVAC TO BE BASED ON A CALCULATED OCCUPANCY LOAD PER IBC2012-TABLE 1004.1.2	
OFFICE	0 PERSONS
WAREHOUSE	12 PERSONS
TOTAL OCCUPANT LOAD	12 PERSONS
EGRESS WIDTH REQUIRED .15"	
OFFICE - .15" (0)	0"
WAREHOUSE - .15" (12)	1.8"
EGRESS WIDTH PROVIDED	
OFFICE - (1) OPENING @ 36"	36"
WAREHOUSE - (8) OPENING @ 36"	288"

	MEN	WOMEN	TOTAL
HIGHEST NUMBER OF EMPLOYEES AT ANY GIVEN TIME (OFFICE/17,850 S.F.)	0	0	0
HIGHEST NUMBER OF EMPLOYEES AT ANY GIVEN TIME (WAREHOUSE/146,359 S.F.)	9	3	16
HIGHEST TOTAL NUMBER OF EMPLOYEES AT ANY GIVEN TIME	9	3	12
NUMBER OF EXITS PROVIDED (REQUIRED)			9 (2)
WATER CLOSETS PROVIDED (REQUIRED)	3 (1)	6 (1)	9 (2)
URINALS PROVIDED (REQUIRED)	3 (1)		3 (1)
LAVATORIES PROVIDED (REQUIRED)	6 (1)	5 (1)	11 (2)
OTHER PROVIDED (REQUIRED)			1 (1)
FULLY SPRINKLERED			YES

CONSTRUCTION DATA

ZONING: I-1 LIMITED INDUSTRIAL

CONSTRUCTION TYPE: TYPE II B UNLIMITED AREA

OCCUPANCY TYPE: NON-SEPARATED MIXED USE. B BUSINESS GROUP S-1 MODERATE HAZARD STORAGE

HANDICAPPED PARKING: HANDICAPPED PARKING AND SIGNS PER OCTOBER, 2018 STATE OF ILLINOIS ACCESSIBILITY STANDARDS

FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH AN E.S.F.R. AUTOMATIC FIRE SUPPRESSION SYSTEM DESIGNED PER N.F.P.A. 13 FOR CLASS IV COMODITIES AS DEFINED BY NFPA 23C. GENERAL CONTRACTOR SHALL PROVIDE DESIGN / BUILD FIRE PROTECTION AND FIRE ALARM DRAWINGS WHEN THEY BECOME AVAILABLE.

ADOPTED CODES

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2014	ILLINOIS STATE PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
NFPA70	NATIONAL ELECTRIC CODE 2017
2018	ILLINOIS ACCESSIBILITY CODE
2018	INTERNATIONAL FIRE CODE
2018	INTERNATIONAL PROPERTY MAINTENANCE CODE

LIST OF ABBREVIATIONS

AB	- Anchor Bolt	F & I	- Furnish & Install	PPT	- Pressure Preservative Treated
ACOUS	- Acoustical	FIN	- Finish	PREFIN	- Prefinished
ADJ	- Adjacent	FLR	- Floor	PROV	- Provide
AFF	- Above Finished Flr	FDN	- Foundation	PSF	- Pounds Per Square Foot
ANOD	- Anodized	FPHB	- Frost Proof Hose-Bib		
AP	- Accoustical Panel	FRT	- Fire Retardant Treated	PSI	- Pounds Per Square Inch
AT	- Accoustical Tile	FTG	- Footing		
B/	- Bottom of	GA	- Gauge	PT	- Paint
BD	- Board	GALV	- Galvanized	PVMT	- Pavement
BIT	- Bituminous	GB	- Gypsum Board	QT	- Quarry Tile
BLKG	- Blocking	GC	- General Contractor	REINF	- Reinforcing
BLDG	- Building	GL	- Glass	REQD	- Required
BM	- Beam	GRAN	- Granular	RM	- Room
BOT	- Bottom	GYP BD	- Gypsum Board	SAN	- Sanitary
BRDG	- Bridging	GYP	- Gypsum	SCHD	- Schedule
BRG	- Bearing	H	- High	SECT	- Section
CONC BLK	- Concrete Block	HC	- Handicapped	SF	- Square Foot
CLG	- Ceiling	HDWRE	- Hardware	SHT	- Sheet
CLR	- Clear	HM	- Hollow Metal	SLV	- Short Leg Vertical
CPT	- Carpet	HORIZ	- Horizontal	STD	- Standard
COL	- Column	HP	- High Point	STL	- Steel
COMP	- Compact	HVAC	- Heating, Ventilating Air Conditioning	SS	- Service Sink
CONC	- Concrete			STM	- Storm
CONST	- Construction	HW	- Hot Water	ST STL	- Stainless Steel
CONT	- Continuous	INSUL	- Insula(tion) (ed)	SUSP	- Suspended
CONT JT	- Control Joint	INT	- Interior	T/	- Top of
CONTR	- Contractor	JST	- Joist	TEMP	- Tempered
CORR	- Corrugated	JT	- Joint	TOP/	- Top of
CJ	- Control Joint	LAV	- Lavatory	TJ	- Tie Joist
CT	- Ceramic Tile	LG	- Long	TYP	- Typical
CW	- Cold Water	LLV	- Long Leg Vertical	UNO	- Unless Noted Otherwise
DBL	- Double	LP	- Low Point		
DET	- Detail	MAS	- Masonry	UR	- Urinal
DIA	- Diameter	MAX	- Maximum	VCT	- Vinyl Composition Tile
DO	- Ditto	MET	- Metal		
DR	- Door	MFR	- Manufacture	VERT	- Vertical
DWG	- Drawing	MIN	- Minimum	VWC	- Vinyl Wall Covering
EA	- Each	MO	- Masonry Opening	WC	- Water Closet
EJ	- Expansion Joint	MTL	- Metal	WD	- Wood
ELEC	- Electrical	NIC	- Not in Contract	WH	- Water Heater
ELEV	- Elevation	OVHD	- Overhead	WWF	- Welded Wire Fabric
EQ	- Equal	OPNG	- Opening	WDW	- Window
EWC	- Electrical Water Cooler	PARTN	- Partition		
		PC	- Precast		
EXIST	- Existing	PERIM	- Perimeter		
EXP	- Expansion	PL	- Plate		
EXP JT	- Expansion Joint	PLBG	- Plumbing		
EXT	- Exterior	PLF	- Pounds per linear foot		

SITE DATA

SITE AREA (10.0083 ACRES)	435,963 S.F.
BUILDING AREA	
OFFICE	7,850 S.F.
WAREHOUSE	146,359 S.F.
TOTAL BUILDING AREA	154,209 S.F.
CAR STALLS PROVIDED	100
EXISTING EXTERIOR TRUCK DOCKS	3
NEW EXTERIOR TRUCK DOCKS	8
NEW DRIVE-IN DOOR	1

HARRIS ARCHITECTS INC.
4801 EMERSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1155
COPYRIGHT © 2020, BY HARRIS ARCHITECTS INC.
#ARO0033091 EXP. 7/31/21

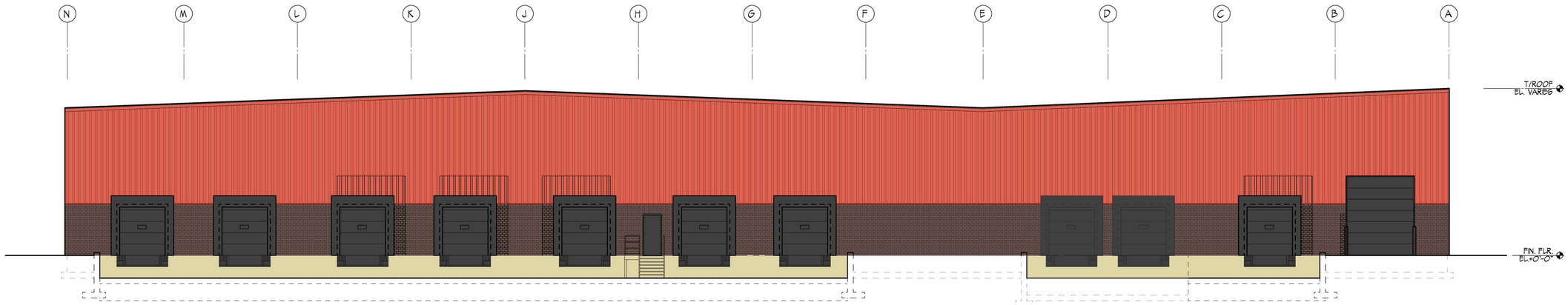
NEW EXTERIOR TRUCK DOCK POSITIONS FOR:
1530 Artaius Drive
Libertyville, Illinois

Durable Packaging International

3-03-20
ISSUED FOR APPEARANCE REVIEW

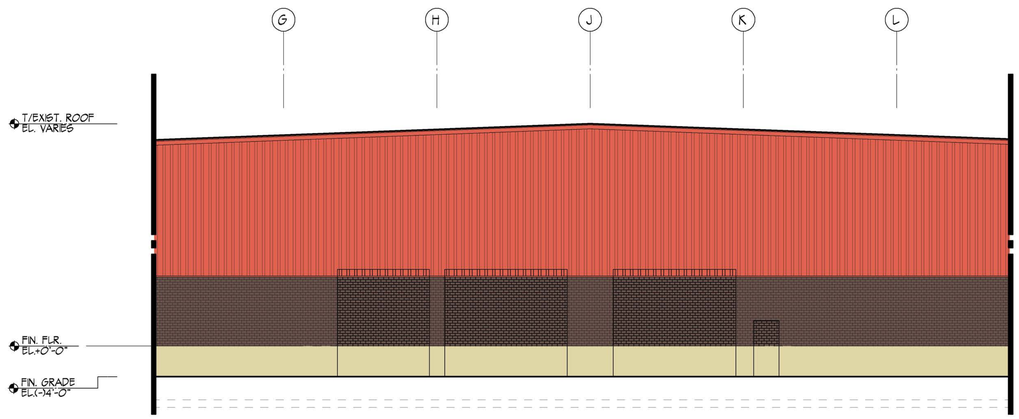
PROJECT NO. 220103
DRAWN BY: R.D.H.
DATABASE: 220103.DB

SHEET NO. A1.0
__OF__SHEETS



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PARTIAL NORTH ELEVATION

SCALE: 1/8"=1'-0"

HARRIS ARCHITECTS INC.
4801 DAWSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1185
COPYRIGHT © 2021 BY HARRIS ARCHITECTS INC.
EXP. 7/31/21
#ARCH.0033091

NEW EXTERIOR TRUCK DOCK POSITIONS FOR:
1530 Artalus Drive Libertyville, Illinois

Durable Packaging International

ISSUED FOR APPEARANCE REVIEW 3-03-20

PROJECT NO. 220103
DRAWN BY: R.D.H.
DATABASE: 220103.DB

SHEET NO.
A0.0
__OF__SHEETS

Agenda Item No. 7

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	**REPORT OF THE ZONING BOARD OF APPEALS** **ZBA 21-07, Variation for Loading Spaces** **ZBA 21-08, Variation for Loading Docks** **ZBA 21-09, Variation for Loading Facing Street** Durable Inc./Garden Investment Co., Applicant 1530 Artaius Parkway
Staff Recommendation to Zoning Board of Appeals:	Approve variations for loading spaces, loading docks, and loading facing street.
ZBA Recommendation:	To approve. Upon approval, ordinances will be drafted for Village Board action.
Staff Contact:	John P. Spoden, Director of Community Development

---

Background: In association with requests for a Text Amendment and Site Plan Permit, Durable Inc. requested three (3) variations for the project which include the following:

- Variation to allow loading spaces closer to the right-of-way than the facade of the building. Zoning Board of Appeals action: Motion to recommend approval passed with a vote of 6 - 1 as the right-of-way is a private easement with limited access.

- Variation to increase the maximum allowed percentage of loading docks from 32% to approximately 42%. Zoning Board of Appeals action: Motion to recommend approval passed with a vote of 5 - 2.

- Variation to allow loading spaces to not be enclosed by the building. Zoning Board of Appeals action: Motion to recommend approval passed with a vote of 6 - 1.

REPORT OF THE ZONING BOARD OF APPEALS

REPORT ON: ZBA 21-07, ZBA 21-08, and ZBA 21-09
Durable Inc./Garden Investment Co.

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION of DURABLE INC./GARDEN INVESTMENT CO.**, being the **OWNER** of real estate located at **1530 ARTAIUS PARKWAY**, the **ZONING BOARD OF APPEALS** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **APPLICATION FOR VARIATIONS TO ALLOW LOADING SPACES TO BE LOCATED CLOSER TO THE PUBLIC RIGHT-OF-WAY, AN EXISTING EASEMENT FOR PRIVATE ROAD AND UNDERGROUND UTILITIES, THAN THE FACADE OF THE BUILDING FACING SUCH RIGHT-OF-WAY; INCREASE THE MAXIMUM ALLOWED PERCENTAGE OF THE WIDTH OF A WALL OF A BUILDING FACING A STREET CONTAINING LOADING DOCKS OR LOADING DOCK DOORS FROM 32% TO APPROXIMATELY 42%; ALLOW LOADING SPACES LOCATED ON A SIDE OF THE BUILDING FACING A STREET, AN EXISTING EASEMENT FOR PRIVATE ROAD AND UNDERGROUND UTILITIES, TO NOT BE ENCLOSED BY THE BUILDING FOR PROPERTY LOCATED IN AN I-1, LIMITED INDUSTRIAL DISTRICT, CHAPTER 26, SECTION 10**, according to the provisions cited in the Libertyville Municipal Code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **APRIL 9, 2021**, and held virtually on **APRIL 26, 2021**, at **7:00 P.M.** Written notice was served by certified mail, return receipt requested to all property owners within 250 feet of the site.

At the **PUBLIC HEARING** the applicant and witnesses were duly sworn and questioned by the Zoning Board of Appeals. No objectors appeared at the hearing and no written objections to the proposed variation have been filed.

From the evidence and testimony submitted, the Zoning Board of Appeals of the Village of Libertyville hereby find the following:

Background:

The petitioner, Darren Anders, Durable Packaging International, is requesting a Text Amendment to the Zoning Code, a Site Plan Permit and multiple variations in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District at 1530 Artaius Parkway.

In 2019, Durable Packaging International requested and was granted a Special Use Permit for the 1530 Artaius Parkway property for the manufacturing of aluminum foil/wax paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and distribution of such products. At that time the petitioner simply sought approval for their land use and occupancy

without site improvements.

The current application now seeks approval to make certain loading dock, building facade and parking improvements to the subject property in order to enhance operations for Durable Packaging. The existing building comprises approximately 7,850 square feet of office space and 146,360 square feet of manufacturing/warehouse space. There are currently 43 parking spaces including one (1) accessible space located at the southwest corner of the building. There are three (3) interior and one (1) exterior truck docks on the north side of the building with 3 interior and 2 exterior truck docks on the south side of the building for a total of 6 interior and 3 exterior truck docks. In addition, there is one drive-in door also located on the south face of the building.

The proposed plan is to fill in the 6 interior truck docks on both the north and south sides of the building and replace them with 8 exterior truck docks on the south side of the building for a total of 11 exterior truck docks and 1 drive in door. This will consolidate the truck loading/unloading to the south side of the building and increase the manufacturing/warehouse space. In addition, a 38-stall parking lot is being added to the north west corner of the building to allow for easier truck maneuvering on the south side of the building. The proposed parking lot would utilize the existing driveway on Artaius Parkway.

Zoning Requests:

Request for Variations – Zoning Code Article 10-2.4 – Off-Street loading Design and Maintenance requirements

ZBA 21-07 A request for a variation in order to allow loading spaces to be located closer to the public right-of-way, which is an existing easement for private road and underground utilities, than the facade of the building facing such right-of-way for property located in the I-1, Limited Industrial District at 1530 Artaius Parkway.

The Zoning Board of Appeals notes that the south end of the subject site abuts an existing private roadway. This private road provides access to three other properties including Service King Collision Autobody Repair at 1536 Artaius Parkway, the Village of Libertyville Red Top Reservoir facility and the Village of Libertyville Waste Water Treatment Plant facility, both addressed as 1532 Artaius Parkway. Although identified as an easement for private road and underground utilities it provides access to multiple properties and functions as a public right of way.

Zoning Code Article 10-2.4(b)(2) states that a loading space shall not be located closer to any public right-of-way than the facade of the building facing such right-of-way. The truck dock improvements proposed by the petitioner shall place the loading spaces between the building facade and the roadway and thus require a variation from the Zoning Code. The Zoning Board of Appeals notes the industrial nature of the roadway and the land uses to serves, further the truck dock/court area is not between the building and Artaius Parkway which is a more heavily trafficked thorough fare. The Zoning Board of Appeals supports this variation request.

ZBA 21-08 A request for a variation to increase the maximum allowed percentage of the width of a wall of a building facing a street containing loading docks or loading dock doors from 32% to approximately 42% for the property located in the I-1, Limited

Industrial District at 1530 Artaius Parkway.

Zoning Code Article 10-2.4(b)(3)(a) states that in the I-1, Limited Industrial District, loading spaces located on a side of a building facing a street shall be enclosed by the building. Not more than thirty-two (32) percent of the width of a wall of a building facing a street shall contain loading docks or loading dock doors.

The applicants proposed truck loading dock and loading dock door improvements exceed maximum permitted thirty-two percent of the of the width of the wall of the south end of the building which faces the street. The Zoning Board of Appeals notes the industrial nature of the roadway and the land uses to serves, further the truck dock/court area is not between the building and Artaius Parkway which is a more heavily trafficked thoroughfare. The Zoning Board of Appeals supports this variation request.

ZBA 21-09 A request for a Variation to allow loading spaces located on a side of the building facing a street to not be enclosed by the building for property located in the I-1, Limited Industrial District at 1530 Artaius Parkway.

Zoning Code Article 10-2.4(b)(3)(a) states that in the I-1 Limited Industrial District, loading spaces located on a side of a building facing a street shall be enclosed by the building. The applicants proposed truck loading dock and loading dock door improvements require the truck dock and loading area to be exterior. The Zoning Board of Appeals notes the industrial nature of the roadway and the land uses to serves, further the truck dock/court area is not between the building and Artaius Parkway which is a more heavily trafficked thoroughfare. The Zoning Board of Appeals supports this variation request.

In the matter of ZBA 21-07, the Zoning Board of Appeals finds that carrying out of the strict letter of the provisions of the Zoning Code would create a practical difficulty or particular hardship for the applicant. The requested variation does satisfy each of the standards listed in Section 16-8.7 of the Zoning Code, as follows:

a. *General Standard*. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

b. *Unique Physical Condition*. The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. *Not Self-Created*. The existence of the aforementioned private road and easement was present upon acquisition of the existing building and property.

d. *Denied Substantial Rights*. Property owners within the I-1 Limited Industrial Zoning District are allowed loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts loading docks being located closer to the right-of-way than the facade of the building facing the right of way.

e. *Not Merely Special Privilege*. Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. *Code and Plan Purposes*. The variation would not result in a non-harmonious variation of the Code.

g. *Essential Elements of the Area*. The variation would not result in a use or development on the subject lot that:

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
3) Would substantially increase congestion in the public streets due to traffic or parking; or
4) Would unduly increase the danger of flood or fire; or
5) Would unduly tax public utilities and facilities in the area; or
6) Would endanger the public health or safety.

h. *No Other Remedy*. There is not sufficient space to provide the loading docks on the north or east sides of the building. Locating the loading docks internally would decrease the efficiency of the speed bay. Modern industrial buildings are straying away from the use of internal loading docks due to the inefficiencies that they create.

In the matter of ZBA 21-08, the Zoning Board of Appeals finds that carrying out of the strict letter of the provisions of the Zoning Code would create a practical difficulty or particular hardship for the applicant. The requested variation does satisfy each of the standards listed in Section 16-8.7 of the Zoning Code, as follows:

a. *General Standard*. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

b. *Unique Physical Condition*. The subject property has an Easement for Private Road and

Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. *Not Self-Created*. The existence of the aforementioned Easement for Private Road and Underground Utilities was present upon acquisition of the existing building and property.

d. *Denied Substantial Rights*. Property owners within the I-1, Limited Industrial Zoning District are allowed an unlimited loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts the number of loading docks doors along this building facade.

e. *Not Merely Special Privilege*. Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. *Code and Plan Purposes*. The variation would not result in a non-harmonious variation of the Code.

g. *Essential Elements of the Area*. The variation would not result in a use or development on the subject lot that:

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
3) Would substantially increase congestion in the public streets due to traffic or parking; or
4) Would unduly increase the danger of flood or fire; or
5) Would unduly tax public utilities and facilities in the area; or
6) Would endanger the public health or safety.

h. *No Other Remedy*. There is not sufficient space to provide the loading docks on the north or east of the building. Locating the loading docks internally would decrease the efficiency of the speed bay. Modern industrial buildings are straying away from the use of internal loading docks due to the inefficiencies that they create.

In the matter of ZBA 21-09, the Zoning Board of Appeals finds that carrying out of the strict letter of the provisions of the Zoning Code would create a practical difficulty or particular hardship for the applicant. The requested variation does satisfy each of the standards listed in Section 16-8.7 of the

Zoning Code, as follows:

a. *General Standard.* No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

b. *Unique Physical Condition*. The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. *Not Self-Created*. The existence of the aforementioned private road was present upon acquisition of the existing building and property.

d. *Denied Substantial Rights*. Property owners within the I-1 Limited Industrial Zoning District are allowed an unlimited loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts the loading docks and loading dock doors along the southern façade of the building.

e. *Not Merely Special Privilege*. Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. *Code and Plan Purposes*. The variation would not result in a non-harmonious variation of the Code.

g. *Essential Elements of the Area*. The variation would not result in a use or development on the subject lot that:

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
3) Would substantially increase congestion in the public streets due to traffic or parking; or
4) Would unduly increase the danger of flood or fire; or
5) Would unduly tax public utilities and facilities in the area; or
6) Would endanger the public health or safety.

h. *No Other Remedy*. There is not sufficient space to provide the loading docks on the north or east sides of the building.

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION IN ORDER TO ALLOW LOADING SPACES TO BE LOCATED CLOSER TO THE PUBLIC RIGHT-OF-WAY, AN EXISTING EASEMENT FOR PRIVATE ROAD AND**

UNDERGROUND UTILITIES, THAN THE FACADE OF THE BUILDING FACING SUCH RIGHT-OF-WAY FOR PROPERTY LOCATED IN AN I-1, LIMITED INDUSTRIAL DISTRICT be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 1, recorded as follows:

AYES: KRUMMICK, FLORES, OAKLEY, PYTER, SCHULTZ, STEFFE

NAYS: MOORE

ABSENT: NONE

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO INCREASE THE MAXIMUM ALLOWED PERCENTAGE OF THE WIDTH OF A WALL OF A BUILDING FACING A STREET CONTAINING LOADING DOCKS OR LOADING DOCK DOORS FROM 32% TO APPROXIMATELY 42% FOR PROPERTY LOCATED IN AN I-1, LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 5 - 2, recorded as follows:

AYES: FLORES, OAKLEY, PYTER, SCHULTZ, STEFFE

NAYS: KRUMMICK, MOORE

ABSENT: NONE

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO ALLOW LOADING SPACES LOCATED ON A SIDE OF THE BUILDING FACING A STREET, AN EXISTING EASEMENT FOR PRIVATE ROAD AND UNDERGROUND UTILITIES, TO NOT BE ENCLOSED BY THE BUILDING FOR PROPERTY LOCATED IN AN I-1, LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 1, recorded as follows:

AYES: KRUMMICK, FLORES, OAKLEY, PYTER, SCHULTZ, STEFFE

NAYS: MOORE

ABSENT: NONE

Report of the Zoning Board of Appeals, ZBA 21-07, ZBA 21-08, and ZBA 21-09

Respectfully Submitted, May 4, 2021.

_____

Chair, Zoning Board of Appeals

_____

Secretary, Zoning Board of Appeals

EXHIBIT A

Legal Description of the Property

Lot 1 in Artaius Subdivision, Being a Subdivision of the Northwest 1/4 of Section 34 and the West 1/2 of the Southwest 1/4 of Section 27 and the East 1/2 of the Northwest 1/4 of Section 33 and the East 1/2 of the South 1/4 of Section 28, Township 44 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded July 10, 1978 as Document Number 1929702 in Book 66 of Plats, Page 22, and Corrected by Certificate of Correction Recorded October 18, 1978 as Document 19543351, in Lake County, Illinois.

Address: 1530 Artaius Parkway, Libertyville, Illinois
P.I.N. 11-28-402-001

EXCERPTS FROM APPEARANCE REVIEW COMMISSION AND ZONING BOARD OF APPEALS MEETING MINUTES

March 15, 2021, Appearance Review Commission Meeting Minutes

[See Agenda Supplement for PC 21-07 and PC 21-08]

Draft April 26, 2021, Zoning Board of Appeals Meeting Minutes

ZBA 21-07 Durable Inc./Garden Investment Co., Applicant
1530 Artaius Parkway

Request is for a variation in order to allow loading spaces to be located closer to the public right-of-way, an existing easement for private road and underground utilities, than the facade of the building facing such right-of-way for property located in an I-1, Limited Industrial District.

ZBA 21-08 Durable Inc./Garden Investment Co., Applicant
1530 Artaius Parkway

Request is for a variation to increase the maximum allowed percentage of the width of a wall of a building facing a street containing loading docks or loading dock doors from 32% to approximately 42% for property located in an I-1, Limited Industrial District.

ZBA 21-09 Durable Inc./Garden Investment Co., Applicant
1530 Artaius Parkway

Request is for a variation to allow loading spaces located on a side of the building facing a street, an existing easement for private road and underground utilities, to not be enclosed by the building for property located in an I-1, Limited Industrial District.

Mr. David Smith, Senior Planner, stated that the petitioner, Darren Anders, Durable Packaging International, is requesting a Text Amendment to the Zoning Code, a Site Plan Permit, and multiple variations in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District at 1530 Artaius Parkway. Mr. Smith stated that the Plan Commission may recall that in 2019 Durable Packaging International requested and was granted a Special Use Permit for the 1530 Artaius Parkway property for the manufacturing of aluminum foil/wax paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and distribution of such products. Mr. Smith stated that at that time the petitioner simply sought approval for their land use and occupancy without site improvements.

Mr. Jared Kenyon, Kimley-Horn: Planning and Design Engineering Consultants and agent on behalf of Durable Goods, presented the proposed improvements to the site and building. He stated that they agree to the Staff review comments found in the DRC Staff Review Report but that it may be a challenge to preserve one of the trees that they have indicated for removal in their plans.

Mr. John Spoden, Director of Community Development Department, stated that Staff can review the tree removal issue at time of construction permit application submission.
Board Member Steffe stated that he supports the petitioner's request and recognizes the unique circumstances of the subject site abutting a private road and located in an industrial area.

Board Member Shultz stated that he supports the petitioner's request and that the nature of the building orientation would make it difficult to make the necessary improvements without approving the petitioner's requests.

Board Member Pyter asked for clarification as to whether the scope of work includes making truck dock improvements on the north end of the building or not. Mr. Kenyon stated that there will be no trucks along the north end of the building.

Board Member Oakley stated that he supports the petitioner's requests.

Board Member Flores stated that she supports the petitioner's requests.

Board Member Moore stated that he is concerned about the requested Zoning Code text amendment having a profound impact upon multiple zoning districts throughout the Village.

Mr. Spoden stated that there was an attempt at to incorporating limitations by only listing the three Industrial Districts.

Board Member Moore stated that there might be some circumstances in other locations where the type of variations being sought by the petitioner would not be warranted.

Mr. Darren Anders, Durable Goods, stated that he is concerned about the zoning process and that they are in need to make the modifications as soon as possible.

Ms. Brooke Lenneman, Village Attorney, stated that the petitioner is able to poll the Board before asking for a vote.

Board Member Steffe stated that he is supportive of the project as presented.

Board Member Schultz stated that he is supportive of the project as presented.

Board Member Pyter stated that the text amendment should be further modified to be more restrictive.

Board Member Oakley stated that he is supportive of the project as presented.

Board Member Flores stated that she is supportive of the project but should remove the I-2 and I-3 Industrial Districts out of the text amendment proposal.

Chairman Krummick stated that he is supportive of the project but should remove the I-2 and I-3 Industrial Districts out of the text amendment proposal.

Board Member Moore stated that the text amendment should be further modified to be more restrictive.

Mr. Anders stated that he concurs that it makes more sense to remove the I-2 and I-3 Industrial Districts out of the text amendment proposal. He stated that he is ready for the Board to make a recommendation to the Village Board tonight.

In the matter of ZBA 21-07, Board Member Schultz moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation in order to allow loading spaces to be located closer to the public right-of-way, an existing easement for private road and underground utilities, than the facade of the building facing such right-of-way for property located in an I-1, Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 1.

Ayes: *Krummick, Flores, Oakley, Pyter, Schultz, Steffe*
Nays: *Moore*
Absent: *None*

In the matter of ZBA 21-08, Board Member Pyter moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum allowed percentage of the width of a wall of a building facing a street containing loading docks or loading dock doors from 32% to approximately 42% for property located in an I-1, Limited Industrial District, in accordance with the plans submitted.

Motion carried 5 - 2.

Ayes: *Flores, Oakley, Pyter, Schultz, Steffe*
Nays: *Krummick, Moore*
Absent: *None*

In the matter of ZBA 21-09, Board Member Schultz moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to allow loading spaces located on a side of the building facing a street, an existing easement for private road and underground utilities, to not be enclosed by the building for property located in an I-1, Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 1.

Ayes: *Krummick, Flores, Oakley, Pyter, Schultz, Steffe*
Nays: *Moore*
Absent: *None*

APPEARANCE REVIEW APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: _____

Libertyville
spirit of independence

REQUESTED ACTION(S) (check all that apply)

X	Building Facades	X	Lighting
X	Landscaping	____	Signage
____	Other _____		

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE APPEARANCE REVIEW COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Darren Anders, Durable Inc. / Garden Investments Co. represents that they are the OWNER X, AUTHORIZED AGENT _____ (please check correct term) of the property commonly known as: (street address) 1530 Artaius Pkwy.

If someone other than the applicant(s) has the title to the property, please provide a written statement from the owner(s) which acknowledges and consents to this request.

The property is now classified under the Libertyville Zoning Code and is located in the I-1 Limited Industrial District.

applicant/representative signature

Darren Anders, Durable Inc. / Garden Investments Co.

1530 Artaius Pkwy, Libertyville, IL 60048
address of applicant/representative

(847) 541-4400
phone number

darren@durablepackaging.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2019

LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE:_____

Libertyville
spirit of independence

REQUESTED ACTION(S) (check all that apply)

____	Comp. Plan	____	Preliminary/Final Plat
____	Comp. Plan Amendment	____	Plat of Consolidation
____	Map Amendment	__X__	Site Plan Permit
____	Planned Dev. (Concept/Final)	____	Special Use Permit
____	Planned Dev. (Final Amendment)	__X__	Text Amendment
____	Planned Dev. (Adjustment)	__X__	Variation
____	Planned Dev. (Master Plan)	____	Zoning Appeal
____	Planned Dev. (Master Plan Amendment)		

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Darren Anders, Durable Inc. / Garden Investment Co. represents that they are the OWNER __X__, CONTRACT PURCHASER _____, LESSEE _____, AUTHORIZED AGENT ____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #):

The property is also known as: (street address) 11-28-402-001 _____.

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the I-1 Limited Industrial District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

___	Front Yard Setback	___	Sign
___	Corner Side Yard Setback	___	Fence
___	Side Yard Setback	___	Lot Coverage
___	Rear Yard Setback	___	Building Coverage
___	Perimeter Landscaped Open Space	___	Building Height
X	Other (specify) _____		

Please attach a detailed narrative description of the requested development action(s).

applicant/representative signature

Darren Anders
please print full name

Durable Inc. / Garden Investment Co.

1530 Artaius Pkwy, Libertyville, IL 60048
address of applicant/representative

(847) 541-4400
phone number

darren@durablepackaging.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2019

VILLAGE OF LIBERTYVILLE
PROPERTY OWNER'S AUTHORIZATION
FOR PC/ZBA/ARC

DATE: 2/22/21

I, Darren Anders, Durable Inc. / Garden Investment Co., Owner of the
Property Owner

property located at 1530 Artaius Pkwy, do hereby
Address/Location

authorize Jared Kenyon to represent me in the following
Authorized Agent

PC/ZBA/ARC matter(s), Request for Text Amendment, Variation and Site Plan approval
Action(s)

in the Village of Libertyville.

Notary Signature

(SEAL) EDUARDO CABRALES
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 27, 2025

Property Owner Signature

Darren Anders
Property Owner Printed Name

1530 Artaius Pkwy, Libertyville, IL 60048
Address

(847) 541-4400
Phone Number

Rev. 11.2019

March 23, 2021

Mr. David C. Smith, AICP, Community Development Department
Village of Libertyville
Planning & Economic Development
200 East Cook Avenue
Libertyville, IL 60048

RE: Durable Packaging International
1530 Artaius Parkway
Libertyville, IL

Dear Mr. Smith,

We are in receipt your review comments dated March 12, 2021, regarding ARC 21-10 the Building and Site Improvements for the above mentioned project. Please find enclosed the following items for your review:

1. Five (5) Full Size and Twenty-two (22) 11x17 Site Plans dated March 19, 2021.

Following are our responses to those comments.

Appearance Code/ Zoning Issues

1. Per the Zoning Code (26-10-1.4.d.6), every parking lot shall be bordered by a six (6) inch high concrete curb and shall be provided with curbs, car wheel stops, guard rails, barrier fences, or other suitable devices designed and located to protect required screening devices, landscaping, structures, and other vehicles from damage by vehicles using such lot. Sheet C3.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., does not show a curb to be installed for the new parking stalls on the southeast corner of the property.
   Response: Curb and gutter has been added at the perimeter of the south parking and truck maneuvering area as shown on the Site Plan.

2. Per the Zoning Code (26-13-3.2.b), interior landscaping shall constitute at least ten (10) percent of the area of the parking lot. Staff has calculated the proposed interior landscaping for the southeastern parking stalls to be approximately 5.6%. Please revise accordingly.
   Response: A landscape island has been added to the east row of parking as shown on the Site Plan.

3. Per the Zoning Code (26-13-3.1), every parking lot shall be buffered and screened with appropriate screening devices such as decorative walls, fences, or berms. The landscaping and screening treatment shall be designed and maintained to a height of at least three (3) feet along every non-residential lot line.
   Response: This comment will be addressed with the permit submittal.

a. Sheet L2.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., proposes 36" Tor Birchleaf Spirea, 36" Black Chokeberry, and 36" Little Devil Ninebark as screening options for the proposed parking lot on the northwest side. Please be advised, the deciduous nature of these shrubs may not provide the required screening during the winter months.
Response: This comment will be addressed with the permit submittal.

b. b. Sheet L2.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., proposes several deciduous trees along the southeast side of the proposed parking area. Please be advised, these parking stalls will need to be screened in accordance with Section 26-13-3.1 (ZC).
Response: This comment will be addressed with the permit submittal.

4. Per the Zoning Code (26-10-1.4.d.8), fixed lighting shall be provided for all parking lots and structures accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or street using luminaire cutoffs. All lighting shall be reduced to security levels at all times of nonuse. Parking lot lighting shall not exceed two (2) foot candles, measured at any non-residential property line, and one-half (½) foot candle, measured at any residential lot line. The proposed light fixtures shall be oriented directly towards the ground instead of tilted to prevent off-site glare.
Response: This comment will be addressed with the permit submittal.

5. Per the Zoning Code (26-10-2.4.d.8), the maximum height of a light standard shall not exceed twenty-five (25) feet. Sheet E1, dated March 2, 2021, by Kornacki & Associates, Inc., indicates the height of the wall packs will match the existing heights. Verify the height of the proposed wall packs to confirm compliance.
Response: This comment will be addressed with the permit submittal.

6. Per the Zoning Code (26-10-2.4.d.8), the maximum height of a light standard shall not exceed twenty-five (25) feet. Sheet E1, dated March 2, 2021, by Kornacki & Associates, Inc., indicates the height of the wall packs will match the existing heights. Verify the height of the proposed wall packs to confirm compliance.
Response: This comment will be addressed with the permit submittal.

Staff Comments:

1. Sheet A1.0, dated March 3, 2021, by Harris Architects Inc., indicates the new overhead doors will be a prefinished white color. The provided rendering shows the new overhead doors to be a brown color. Identify the actual color for the proposed overhead doors.
Response: This comment will be addressed with the permit submittal.

2. Provide the specific materials and colors to be installed on the color renderings. Also, include the height and location of the proposed wall packs on the renderings.
Response: This comment will be addressed with the permit submittal.

3. Sheet L1.0, dated March 3, 2021, by Kimley-Horn and Associates, Inc., indicates Tree #32 will be removed. The corresponding arborist report shows Tree #32 to be in Good Condition and the Village identifies Crabapple's as desirable trees. Consideration should be given to relocating the drive aisle to avoid the tree or relocating the tree on site.
Response: This comment will be addressed with the permit submittal.

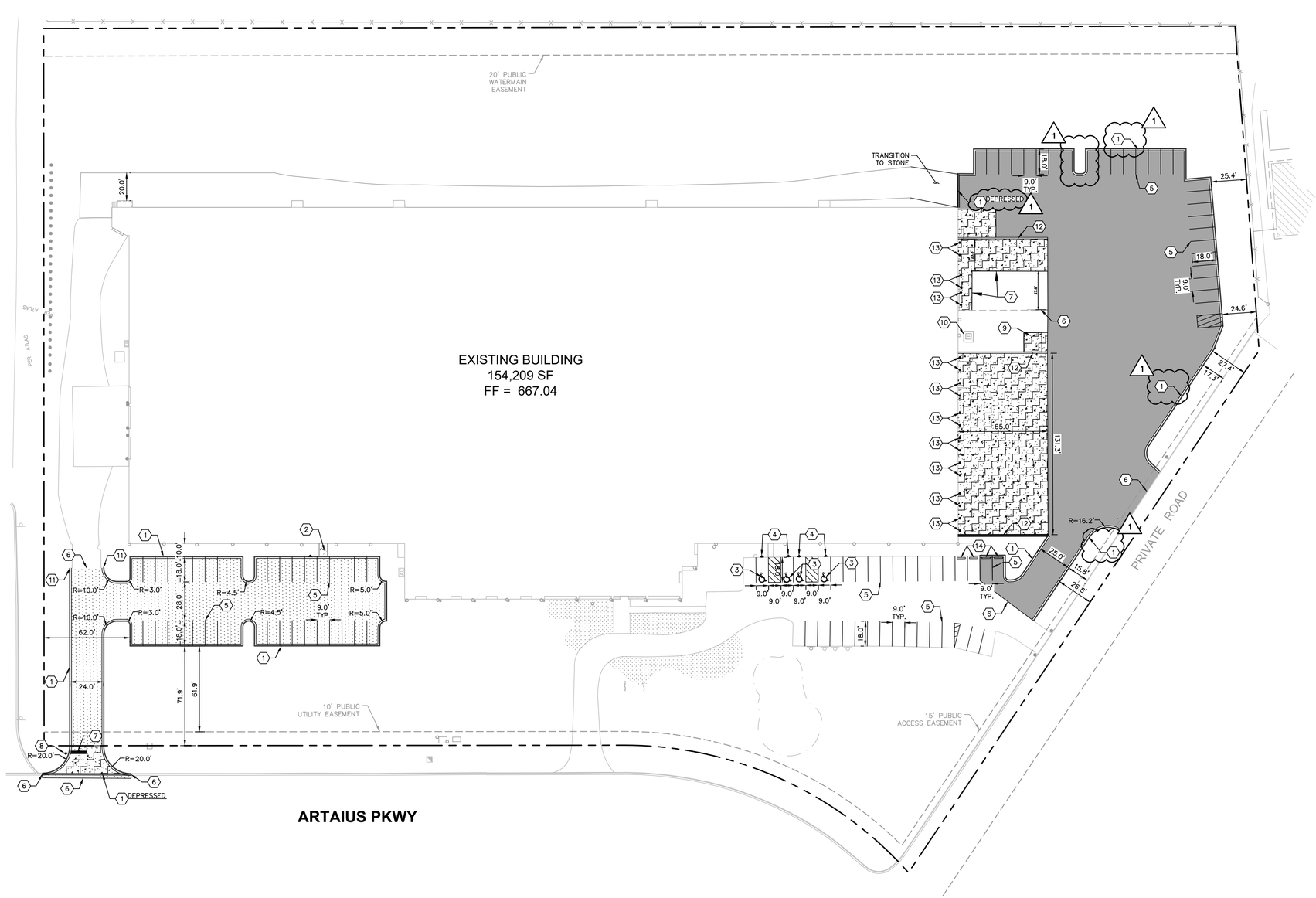
4. The applicant is scheduled to appear before the Plan Commission and Zoning Board of Appeals on April 26, 2021, in order to request:

   a. A Text Amendment to the Libertyville Zoning Code Article 26-16-8.5 under Authorized Variations-Board of Trustees to vary certain parking and loading space requirements regarding Article 26-10-2.4 regarding design and maintenance requirements as it relates to Off-Street loading in the I-1, I-2, and I-3 Industrial Districts;
   b. A Site Plan Permit in order to construct truck dock loading area improvements and to expand parking lot area for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway;
   c. A Variation in order to allow loading spaces to be located closer to the public right-of-way, an existing Easement for Private Road and Underground Utilities, than the façade of the building facing such right-of-way for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway;
   d. A Variation to increase the maximum allowed percentage of the width of a wall of a building facing a street containing loading docks or loading dock doors for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway; and
   e. A Variation to allow loading spaces located on a side of the building facing a street, an existing Easement for Private Road and Underground Utilities, to not be enclosed by the building for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.

   Response: Noted.

If you have any questions or require any additional information, please contact me at 331-481-7329.
Sincerely,

Jared Kenyon, P.E.
Project Manager
Kimley-Horn and Associates, Inc



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP.
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. FENCED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. EXISTING TRANSFORMER PAD
11. 3-FT TRANSITION CURB
12. ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. BOLLARD, TYP.
14. CONCRETE WHEEL STOP

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	= 80	SPACES
1 SPACE/350 SF OFFICE SPACE		
1 SPACE/1000 SF WAREHOUSE (UP TO 20,000 SF)		
1 SPACE/2000 SF WAREHOUSE (20,000 SF TO 40,000 SF)		
1 SPACE/4000 SF WAREHOUSE (40,000 SF+)		
PARKING SPACES PROVIDED	= 93	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 4	SPACES
TOTAL PARKING SPACES PROVIDED	= 100	SPACES

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE	03/19/2021	MMH

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

SITE PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C3.0

Drawing name: K:\CHS_DFE\V\168902000_dp_libertyville_a1\2 Design\CAD\plansheets\C3.0 SITE PLAN.dwg Layout1 Mar 22, 2021 8:29am by: Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT NARRATIVE

1. DESCRIPTION OF PROPOSAL

PROJECT SUMMARY

Durable Packaging International and Kimley-Horn are pleased to present this proposal to improve the existing 154,210 sf building and property located at 1530 Artaius Parkway. In 2019 Durable Packaging International requested and was granted approval for a special use permit for the manufacturing of aluminum foil/wax/parchment paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and sale of such products.

The existing building comprises of approximately 7,850 sf of office space and 146,360 sf of manufacturing/warehouse space. There are currently 43 parking spaces including 1 accessible space located at the southwest corner of the building. There are 3 interior and 1 exterior truck docks on the north side of the building with 3 interior and 2 exterior truck docks on the south side of the building for a total of 6 interior and 3 exterior truck docks. In addition, there is 1 drive in door also located on the south face of the building.

The proposed plan is to fill in the 6 interior truck docks on both the north and south sides of the building and replace them with 8 exterior truck docks on the south side of the building for a total of 11 exterior truck docks and 1 drive in door. This will consolidate the truck loading/unloading to the south side of the building and increase the manufacturing/warehouse space. In addition, a 38-stall parking lot is being added to the northwest corner of the building to allow for easier truck maneuvering on the south side of the building. The proposed parking lot would utilize the existing driveway on Artaius Parkway.

OVERVIEW OF DURABLE PACKAGING INTERNATIONAL

Durable Inc. is a family owned business, started in 1946 as a tool and die repair shop that has grown steadily over the years and generations, and evolved into a food service packaging manufacturer. A majority of the manufacturing by Durable Inc. is in Wheeling, IL. The retail foil roll business was started at Durable Inc. in 1998 to be an additional item to offer to existing and new customers of foil bakeware. The retail foil roll business is operated at 1530 Artaius Parkway in Libertyville, IL.

ZONING REQUESTS

The proposed improvements will require five (5) zoning requests. The project team worked with Village staff to propose the following requests in order to improve the property:

Text Amendment Request Article 16-8.5 Authorized variations – Board of trustees

The Standards for Amendments are addressed in Section 2 of this narrative.

1. A request to amend the Zoning Code Article 26-16-8.5(a) under Authorized Variations-Board of Trustees to vary certain parking and loading space requirements by adding the following: To vary, without limit, Article 26-10-2.4 regarding Design and maintenance requirements as it relates to Off-Street loading in the I-1, I-2 and I-3 Industrial districts.

Variance Request - Article 10-2.4 - Off-Street loading Design and maintenance requirements

The Standards for Variance are addressed in Section 3 of this narrative.

2. A request for a Variation in order to allow loading spaces to be located closer to the public right-of-way (existing Easement for Private Road and Underground Utilities) than the façade of the building facing such right-of-way for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.
3. A request for a Variation to increase the maximum allowed percentage of the width of a wall of a building facing a street containing loading docks or loading dock doors from 32% to approximately 42% for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.
4. A request for a Variation to allow loading spaces located on a side of the building facing a street (existing Easement for Private Road and Underground Utilities) to not be enclosed by the building for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.

Site Plan Permit

5. A request to amend the Site Plan Permit for property located in the I-1 Limited Industrial District at 1530 Artaius Parkway.

ENVIRONMENTAL ANALYSIS

The site is currently developed and vegetated with trees and underbrush. The site is located in Zone X, area of minimal flood hazard, according to FEMA. According to the National Wetlands Inventory, there are no wetlands on site.

A Threatened or Endangered Species Consultation through IDNR has been completed. The result is that there are no endangered species or natural areas requiring preservation on project site is included in Stormwater Management Report.

ENGINEERING

Site Circulation

The existing four (4) site access points will be utilized for site access. The two (2) existing driveways on Artaius Parkway will be utilized for employee access. The existing western access on the private street will provide access to the employee parking. The eastern access on the private street provides access to the truck docks. An existing gravel fire lane along the east side of the building connects the truck court on the south with the proposed employee parking at the northwest corner of the building.

Water Distribution and Fire Protection

The existing water service will remain, no additional water service connections are proposed for this project.

Sanitary Sewer

The existing sanitary service will remain, no additional sanitary service connections are proposed for this project.

Storm Sewer

The existing drainage patterns will be maintained for the proposed improvements. The runoff from the proposed parking lot will be collected by inlets and routed via the proposed storm sewer to the existing storm sewer in Artaius Parkway. The runoff from the truck docks will be collected by inlets and routed to a storm lift station that is then pumped to the existing on-site storm sewer that connects to Artaius Parkway. The total impervious area of the site is reduced by 802 sf. The impervious area has been reduced by removing 12,292 sf of gravel on the east side of the site and replacing with turf grass.

Traffic

Durable Packing expects the facility to have 100 employees spread over 3 shifts. The shift hours are as follows:

1st: 7 AM – 3 PM

2nd: 3 PM – 11 PM

3rd: 11 PM – 7 AM

There is no expected increase in the truck traffic due to the proposed improvements. Durable Packing will ship/receive approximately 3-4 trucks per hour during the 1st shift (which will do 90% of the shipping/receiving), for an average of 24-30 trucks coming to and from the facility each day.

LANDSCAPING

A tree survey was conducted by Graf Tree Care to meet the village tree ordinance (chapter 9) on February 10, 2021. Based off findings in the tree survey and the area being developed, 18 trees in the developable area are being removed. 23 various trees on site shall remain. The Village replacement ordinance requires 9 replacement trees at 1.5" Caliper size from group A, 12 replacement trees at 1.5" Caliper from group A and B and 1 replacement tree from group A and B. See Planting schedule on sheet L2.0 for a list of replacement trees being provided. Graf also looked at the areas at the back of the site where gravel is to be removed. They assessed the plantings in that area and determined that no trees in that area will be impacted. In addition to the tree replacement plantings, perimeter, parking lot interior and screening have been proposed according to the ratio in the landscape code. See code table on L3.0 for a breakdown of the code requirements and what is provided.

LIGHTING

The parking lot and circulation ring road around the building will be lit by the existing and proposed wall packs mounted on the building. The lights will be LED fixtures with a cutoff style. Cut sheets are also included. The average light levels in the parking area are 0.32 to 0.34 foot candles with a minimum of 0.02 foot candles. The light levels are less than 2.0 foot candles at the property line.

SIGNAGE

The proposed improvements does not include additional signage.

2. STATEMENT OF COMPLIANCE WITH STANDARDS FOR AMENDMENTS APPROVAL

Zoning Request #1 - Article 16-8.5 Authorized variations – Board of trustees

16-14.5 Standards for Amendments

a. The consistency of the proposed amendment with the purposes of this Code.

The proposed text amendment is consistent with the purposes of the code.

b. The existing uses and zoning classifications of properties in the vicinity of the subject property.

The existing zoning of the properties surrounding the project site are as follows:
North - IB-Institutional Buildings (US Post Office);
East - IB-Institutional Buildings (Village of Libertyville Wastewater Treatment Plant);
South - I1- Limited Industrial (Vehicle Collision Repair);
West - O2-Office, Manufacturing, and Distribution Park (Office Building).

c. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.

There have been no significant changes to the adjacent properties since the early 1990's.

d. The extent to which the value of the subject property is diminished by its present zoning classification.

The current I-1 Limited Industrial zoning does not diminish the value of the property. The property is limited by the existing Easement for Private Road and Underground Utilities being considered as a public street and the loading requirements established in Article 10-2.4(b)(3).

e. The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The limitation of the number of loading docks or loading dock doors does not increase the public health, safety and welfare.

f. The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.

The proposed improvements will not adversely affect the use and enjoyment of the adjacent properties.

g. The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.

The proposed improvements will not adversely affect the value of the adjacent properties.

h. The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.

The proposed improvements will not adversely affect the future development of the adjacent properties.

i. The suitability of the subject property for uses permitted or specially permitted under its zoning classification.

The subject property was granted approval for a special use permit for the manufacturing of aluminum foil/wax/parchment paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and sale of such products in 2019.

j. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The existing driveway adequately allow for ingress and egress from the subject property. The proposed improvements will not adversely affect the traffic conditions in the immediate vicinity. No additional truck traffic is expected to be generated by the proposed improvements.

k. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.

The existing utility services will be used. One additional storm sewer connection to Artaius Parkway is proposed. The area draining to

l. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The subject property was vacant for approximately 2 years prior Durable Packaging International taking ownership.

m. The community need for the proposed amendment and for the uses and development it would allow.

The text amendment would allow the Board of Trustees to consider the loading docks and loading doors adjacent to public roads in the I-1 Limited Industrial Zoning district on a case by case bases.

3. STATEMENT OF COMPLIANCE WITH STANDARDS FOR VARIATION APPROVAL

Zoning Request #2 – Article 26-10-2.4(b)(2) - Design and maintenance requirements

16-13.5 Standards for Variation Approval

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

The requested variance meets the requirements of the Standards for Variation as outlined below.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

The existence of the aforementioned private road and easement was present upon acquisition of the existing building and property.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Property owners within the I-1 Limited Industrial Zoning District are allowed loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts loading docks being located closer to the right-of-way than the facade of the building facing the right of way.

e. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would not result in a non-harmonious variation of the code.

g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The proposed improvements will not impact on the enjoyment, use, development, or value of the properties within the vicinity.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The proposed improvements will not impair light and air supply to the subject property nor it's neighbors.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

The proposed improvements will not increase congestion in the public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

The proposed improvements will not increase on the chance of a flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

The proposed improvements will not have adverse impacts on public utilities and facilities.

6) Would endanger the public health or safety.

The proposed improvements will not endanger the public health or safety.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

There is not sufficient space to provide the loading docks on the north or east sides of the building. Locating the loading docks internally would decrease the efficiency of the speed bay. Modern industrial buildings are straying away from the use of internal loading docks due to the inefficiencies that they create.

Zoning Request #3 - Article 26-10-2.4(b)(3)a - Design and maintenance requirements 16-13.5 Standards for Variation Approval

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

The requested variance meets the requirements of the Standards for Variation as outlined below.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

The existence of the aforementioned Easement for Private Road and Underground Utilities was present upon acquisition of the existing building and property.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Property owners within the I-1 Limited Industrial Zoning District are allowed an unlimited loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts the number of loading docks doors along this building façade.

e. **Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.**

Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. **Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.**

The variation would not result in a non-harmonious variation of the code.

g. **Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:**

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The proposed improvements will not impact on the enjoyment, use, development, or value of the properties within the vicinity.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The proposed improvements will not impair light and air supply to the subject property nor it's neighbors.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

The proposed improvements will not increase congestion in the public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

The proposed improvements will not increase on the chance of a flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

The proposed improvements will not have adverse impacts on public utilities and facilities.

6) Would endanger the public health or safety.

The proposed improvements will not endanger the public health or safety.

h. **No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

There is not sufficient space to provide the loading docks on the north or east of the building. Locating the loading docks internally would decrease the efficiency of the speed bay. Modern industrial buildings are straying away from the use of internal loading docks due to the inefficiencies that they create.

Zoning Request #4 - Article 26-10-2.4(b)(3)a - Design and maintenance requirements 16-13.5 Standards for Variation Approval

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

The requested variance meets the requirements of the Standards for Variation as outlined below.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The subject property has an Easement for Private Road and Underground Utilities on the southern 15-feet of its property. This easement for private road creates a unique condition where the southern property line is considered a corner side yard rather than a side yard. The private road serves as a shared access driveway for neighboring autobody repair business and easterly Wastewater Treatment Plant. There is no thru traffic as the drive terminates at the Wastewater Treatment Plant.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

The existence of the aforementioned private road was present upon acquisition of the existing building and property.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Property owners within the I-1 Limited Industrial Zoning District are allowed an unlimited loading docks and loading dock doors in the side yard. The Easement for the Private Road and Underground Utilities that is within the side yard of the property is treated as a public right of way and thus restricts the loading docks and loading dock doors along the southern façade of the building.

e. **Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.**

Due to the unique aforementioned circumstances of the subject property the owner is not able to fully utilize their permitted special use granted by the Village of Libertyville. The variance request is intended to allow only for the subject property to conform to its designated I-1 zoning.

f. **Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.**

The variation would not result in a non-harmonious variation of the code.

g. **Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:**

1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The proposed improvements will not impact on the enjoyment, use, development, or value of the properties within the vicinity.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The proposed improvements will not impair light and air supply to the subject property nor it's neighbors.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

The proposed improvements will not increase congestion in the public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

The proposed improvements will not increase on the chance of a flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

The proposed improvements will not have adverse impacts on public utilities and facilities.

6) Would endanger the public health or safety.

The proposed improvements will not endanger the public health or safety.

h. **No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

There is not sufficient space to provide the loading docks on the north or east sides of the building.

March 4, 2021

Mr. David C. Smith, AICP, Community Development Department
Village of Libertyville
Planning & Economic Development
200 East Cook Avenue
Libertyville, IL 60048

RE: Durable Packaging International
1530 Artaius Parkway
Libertyville, IL

Dear Mr. Smith,

On behalf of Durable Packing International, Kimley-Horn is making the initial submittal requesting the documents to be reviewed for a text amendment to Article 16-8.5 Authorized variations – Board of trustees, three variations to Article 10-2.4 - Off-Street loading Design and maintenance requirements and Site Plan approval.

In addition, we are in receipt your review comments dated September 11, 2020, regarding the Building and Site Improvements for the above mentioned project. Please find enclosed the following items for your review:

1. One (1) Signed Land Use Application
2. One (1) Signed Appearance Review Application
3. One (1) Title Commitment as Proof of Ownership
4. One (1) Property Owner's Authorization
5. One (1) Property Owner's Authorization of Posting Public Hearing Sign
6. One (1) Lake County Watershed Development Permit Application
7. One (1) Check for Village Fees
8. Thirty-five (35) Project Narratives
9. Eleven (11) Full Size and Twenty-four (24) 11x17 ALTA/ACSM Survey dated May 29, 2019.
10. Eleven (11) Full Size and Twenty-four (24) 11x17 Site Plan of Approval dated March 3, 2021
11. Eleven (11) Full Size and Twenty-four (24) 11x17 Site Improvement Plans, dated March 3, 2021.
12. Eleven (11) Full Size and Twenty-four (24) 11x17 Site Lighting Plans, dated March 2, 2021.
13. Eleven (11) Full Size and Twenty-four (24) 11x17 Architectural Plans, dated March 3, 2021.
14. Eleven (11) Full Size and Twenty-four (24) 11x17 Color Building Elevations, dated March 3, 2021.
15. Thirty-five (35) Drainage Report
16. One (1) Electronic Copy of all Submitted Materials

Please note that the Tree Preservation Plan and Landscaping Plans are included with the Site Improvement Plans.

Following are our responses to those comments.

Planning Division Comments:

1. An application to the Plan Commission for a Site Plan Permit and to the Appearance Review Commission will be required for the proposed building facade changes, the required landscaping, and parking lot improvements. Please contact David Smith, Senior Planner, at 847-918-2028 regarding the application process.
   Response: Enclosed are the necessary submittal documents for the application to the Plan Commission for a text amendment to Article 16-8.5 Authorized variations – Board of trustees, three variations to Article 10-2.4 - Off-Street loading Design and maintenance requirements and Site Plan approval and to the Appearance Review Commission for the proposed building façade changes and landscaping.

2. The maximum permitted lot coverage for properties located in the I-1 Limited Industrial Zoning District is eighty percent (80%). Please provide updated calculations, including the gravel on the east side of the building. Consideration should be given to removing the gravel along the east side of the building and other areas where it may exist and replacing it with soil and seed or soil and sod.
   Response: The lot coverage after the proposed site improvements is approximately 57% as shown on the Stormwater Summary on the Grading Plan (Sheet C5.0).

3. Accessory parking shall be located no closer than fifty (50) feet from a lot line abutting an Arterial, Collector, or Local Street and no closer than ten (I 0) feet from any other lot line. Please demarcate the setback dimensions from the new parking stalls from the nearest property lines or the Private Road and Underground Utility Easement line. The Private Easement shall be considered a right of way incorporating a Local Street. A parking lot setback variation may be required.
   Response: An accessory parking lot is being proposed near the NW corner of the existing building as shown on the Site Plan (Sheet C3.0). In addition, the proposed truck court improvements are approximately 11 feet from the Private Road and Underground Utility Easement which is no closer than the existing asphalt or gravel along the Private Road and Underground Utility Easement.

4. The proposed parking lot areas shall be bordered by six (6) inch high concrete curb.
   Response: B6.12 concrete curb and gutter is proposed around the proposed accessory parking lot at the NW corner of the building as shown on the Site Plan (Sheet C3.0).

5. Per the Zoning Code (13-2.1.c), Perimeter Landscape Open Space. For all uses in the I-1 Limited Industrial District, there shall be provided a perimeter landscaped open space with a minimum width of no less than ten (10) feet along every lot line.
   Response: The perimeter landscape open space calculations for both the northwestern and southern areas are shown on the Landscape Plan (Sheet L2.0) and the code table is shown on the Landscape Notes and Details (Sheet L3.0).

6. Per the Zoning Code (13-3.1), Parking Lot Screening shall be provided. In addition to the requirements of Section 13-2 of this Code for perimeter landscaped open space, every parking lot shall, to the extent hereinafter specified, be buffered and screened with appropriate screening devices such as decorative walls, fences, or berms. The landscaping and screening treatment shall be designed and maintained to a height of at least three (3) feet along every other lot line (See Figure 13-2).
Response: Newly developed parking lot areas are provided with a 3 ft. continuous shrub row as screening as shown on the Landscape Plan (Sheet L2.0).

7. Per the Zoning Code (13-3.2) Interior landscaping shall be provided for the proposed parking areas lots in accordance with the following provisions (See Figure 13- 2):
   a. Interior landscaping shall be provided for all parking lots constructed containing fifteen (15) or more spaces.
   Response: Parking lot landscaping is provided in the newly developed northwestern parking lot as shown on the Landscape Plan (Sheet L2.0).

   b. Interior landscaping shall constitute at least ten percent (10%) of the area of the parking lot. Area devoted to perimeter landscaped open space, pursuant to Section 13-3.1, shall not be considered interior landscaping.
   Response: The interior landscape calculations is included on the code table on the See the code table on the Landscape Notes and Details (Sheet L3.0).

   c. Tree Planting Islands. Interior landscaping shall consist of tree planting islands with a minimum area of one hundred seventy-one (171) square feet and a minimum width of nine (9) feet, measured from back of curb to back of curb. One shade tree having a minimum trunk size of three (3) inches in diameter shall be included for every one hundred seventy-one (171) square feet of tree planting islands. However, at no time shall a shade tree be planted closer than twenty (20) feet to any other shade tree. The remaining area of such islands shall consist of groundcover or decorative paving material.
   Response: Shade trees are provided in all landscape islands in the northwestern parking lot as shown on the Landscape Plan (Sheet L2.0).

   d. Dispersal. When more than one (1) tree planting island is provided pursuant to this Section 13-3.2, such islands shall be spaced throughout the parking lot.
   Response: The landscape islands are evenly spaced in the proposed parking lot at the NW corner of the building.

8. Per the Zoning Code (13-5), Refuse Containers.
   a. All refuse containers and all areas of permitted outdoor storage shall be fully enclosed by an opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers or storage areas from view from all adjoining properties and all streets.
   Response: A fenced in trash enclosure is proposed between truck docks along the south face of the building as shown on the Site Plan (Sheet C3.0).

   b. No refuse containers shall be located between any principal structure and either its front or corner side lot line. When the district regulations allow outdoor storage areas, such outdoor storage areas shall comply with the use regulations for the district in which they are located.
   Response: Trash enclosure location is shown on the Site Plan (Sheet C3.0).

9. All mechanical units, ground mounted or rooftop, will need to be screened to the full height of the unit from all sides. This regulation includes above-ground fuel tanks.
   Response: No additional mechanical units are proposed at this time. In the future if mechanical units are necessary they will be screened appropriately.

10. Refer to Zoning Code Section I0-1.4 Design and Maintenance Requirements for Parking Spaces.
    a. Light Poles shall not exceed a height of 25 feet as measured from adjacent grade to the highest point of the pole/fixture standard.
    Response: Wall packs will be used for the proposed parking lot and truck court areas as shown on the Photometric Plan (Sheet E2).

    b. A photometric lighting site plan and lighting fixture cut sheets shall be required at time of application submittal.
    Response: The Photometric Plan including cut sheets has been included with this submittal.

    c. Parking lot aisles shall have a minimum width of 24 feet that are adjacent to perpendicular parking spaces. Please identify and dimension all parking lot aisles and parking spaces on the site plan.
    Response: The parking lot dimensions are shown on the Site Plan (Sheet C3.0).

11. Refer to Zoning Code Section I 0-2.4 Design and Maintenance Requirements for Loading Spaces.
    a. A loading space shall not be located in a front or corner side yard, except as provided herein:
       i. In the 0-2 Office, Manufacturing and Distribution Park, I-1 Limited Industrial, and I-2 East Downtown Transitional Districts, loading spaces located on a side of a building facing a street shall be enclosed by the building. Not more than thirty-two percent (32%) of the width of a wall of a building facing a street shall contain loading docks or loading dock doors. Please provide the percentage of building facade coverage by the existing and proposed loading dock doors on the south wall elevation.
    Response: The existing and proposed loading docks or loading dock doors cover 42% of the south face of the building. A variance is being requested for the proposed improvements.

    b. All loading spaces shall comply with the screening requirements set forth in Article 13 of the Zoning Code.
    Response: Landscaping is provided along the Easement for Private Road and Underground Utilities and such that screening would be provided from Artaius Parkway as shown on the Landscape Plan (Sheet L2.0).

Building Division Comments:
The following will be required at the time of building permit application:

1. Provide complete construction permit documents signed and sealed by an IL Licensed Architect prior to Building Permit review. LMC-6
   Response: Duly noted.

2. Storage Racking permits are required with coordinated means of egress and exit plans.
   Response: Duly noted. No racking planned at this time. Durable currently only utilizes pallet storage.

3. Review and verify the occupancy load calculations to be based on the 2018 IBC. Include any/all S1/Storage, B/Office, and FI/ Factory(manufacturing). It appears that the existing office areas are not included, and staff understands that Durable Packaging anticipates the manufacture of cardboard packing tubes etc at this facility.
   Response: See Occupancy Load Calculations on sheet A1.0.

4. Review your HVAC note as it relates to corrected occupancy load calculations.
   Response: No HVAC modifications to be made at this time.

5. Comply with HC accessibility requirements per IL Accessibility Code.
   Response: All modifications shall meet Illinois Accessibility requirements.

6. Verify compliance with the IL Plumbing Code for total building toilet room fixture counts. Include calculations based on occupant load per area of the total building.
   Response: See Occupancy Load Calculations on sheet A1.0.

7. Verify how all exterior exit doors open directly to the public r.o.w. or to the exit discharge that leads to a public r.o.w. per IBC 1022.2.2. Show how each exit discharge shall provide direct and unobstructed access to a public r.o.w., or if that is not possible, to a safe dispersal area. IBC 1028.5
   Response: The new exit shall lead to the truck court which has access to the public right-of-way. Existing exits lead to a parking lot having access to a public right-of-way or to a gravel road leading to areas with access to a public right-of-way.

8. Verify how any new exit and exit discharge shall comply with all accessibility and general requirements for egress elements including but not limited to slip resistant walking surfaces with less than a 5% running slope and 2% cross slope. In addition, if any walking surface is steeper than 5%, then ramps with slopes less than 8.33%, handrails on both sides, and flat landings etc, must be provided. LMC Bldg and Zoning Codes, 20I8 IBC, State IL Accessibility Code.
   Response: All new exits and exit discharge shall meet all adopted building codes and local amendments. New steel stair at the new exit on the South elevation shall have a 30”x48” Area of Rescue Assistance.

9. The new retaining walls next to paving, grass and other walking surfaces shall show compliance with LMC 6-164-2018 IBC 1015.2 for all retaining walls higher than 18 inches above grade below where all raised walking surfaces more than 18" above a surface below shall have 42" high guards per 2018-IBC-1015.2.
   Response: Duly noted. See Retaining Wall Section on sheet A1.0.

Engineering Division Comments:

1. 'Existing' and 'Proposed' impervious area calculations will need to be provided for the site. If the 'proposed' improvements result in a net increase in impervious area of 400 sq. ft. or greater, the project will be subject to the Village's Appendix P Stormwater Management Regulations. This would require the provision of on-site stormwater detention.
   Response: Proposed impervious and pervious area calculations are shown on the Stormwater Summary on the Grading Plan (Sheet C5.0). The total site impervious area is decreased by 802 sq. ft. which meets the requirements Appendix P of the Stormwater Management Regulations.

2. It is anticipated that the project will result in a hydrologic disturbance of 5,000 sq. ft. or greater. Therefore, a Watershed Development Permit application submittal, along with all corresponding supporting documents (i.e. final engineering plans, stormwater calculations, cost estimates, etc.) will be required.
   Response: The Lake County Watershed Development Permit Application and the Drainage Report have been included with this submittal.

3. A demolition plan should be included in the engineering plans to delineate the limits of all asphalt and/or gravel area removals, as well as any other features that are to be removed from the site.
   Response: The Demolition Plan (Sheet C2.0) is included in the Site Improvement Plans that have been included with this submittal.

4. Engineering plans will need to include 'existing' and 'proposed' topographical and utility information for the project area. If utilities need to be removed, relocated, or added as part of these improvements, these will need to be clearly depicted on the plans.
   Response: The Site Improvement Plans that have been included with this submittal.

5. The plans should include sufficient topographical information for the ADA accessible parking stalls and the path of travel from the stalls to the nearest building entrance to demonstrate conformance with ADA accessibility standards.
   Response: The ADA accessible route is denoted on the Grading Plan (Sheet C5.0). In addition, the existing grades were evaluated to ensure the proposed ADA parking stall locations conform to the ADA accessibility standards.

Fire Department Comments:

Please ensure that access to Fire Department connections are not hindered. Please contact Mike Weaver, Director of Fire Prevention at 847-362-5664 for additional comments or questions.
Response: The existing sprinkler room and fire department connection is on the west side of the building in the office area. There are no proposed improvements in the vicinity of the fire department connection.

If you have any questions or require any additional information, please contact me at 331-481-7329.
Sincerely,

Jared Kenyon, P.E.
Project Manager
Kimley-Horn and Associates, Inc

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2021
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 1 IN ARTAIUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1978 AS DOCUMENT NUMBER 1929702 IN BOOK 66 OF PLATS, PAGE 22, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 18, 1978 AS DOCUMENT 19543351, IN LAKE COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1530 ARTAIUS PARKWAY, LIBERTYVILLE, ILLINOIS

P.I.N. 11-28-402-001-0000

518.90' *N89°30'49"E*

420.00' *N00°29'11"W*

861.81' *S00°29'32"E*

235.36' *S84°53'28"W*

455.02' *N56°19'33"W*

Rad=274.76'
A=231.82'
CH= 225.00'

10' PUBLIC UTILITY EASEMENT

20' WATERMAIN EASEMENT

ARTAIUS PARKWAY
80' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PVM'T

30' EASEMENT FOR PRIVATE ROAD & UNDERGROUND UTILITIES
45' R.O.W. PRIVATE ROAD

15' EASEMENT FOR PRIVATE ROAD & UNDERGROUND UTILITIES

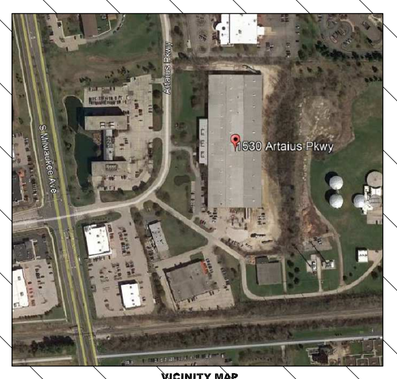
1 STORY HIGH BRICK & METAL BUILDING #1530

LOT 1

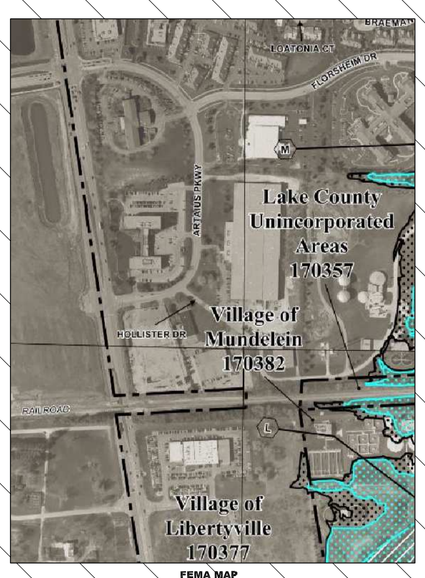
LOT 2

LOT 3

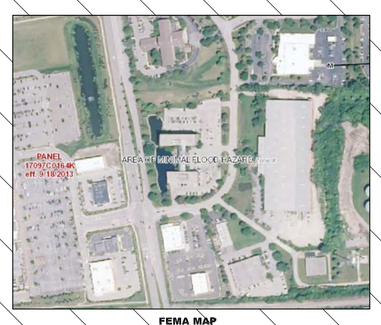
ZONING MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE

LEGEND:

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.L.	ON LINE
	MANHOLE
	CATCH BASIN
	POWER POLE
	LIGHT POLE
	SIGN POLE
	INLET
	GAS VALVE
	GUARD POST
	FIRE HYDRANT
	GAS METER
	WATER METER
	ELECTRIC METER
	WATER B. BOX
	WATER MANHOLE
	SPRINKLER
	ELECTRIC MANHOLE
	CLEANOUT
	ATT MANHOLE
	FLAG POLE
AC	AIR CONDITIONER
	HANDICAP PARKING SPACE
UB	UTILITY BOX
TX	TRANSFORMER
	TREE
	PINE TREE
	TREE LINE
	EDGE OF GRAVEL PVM'T
	GUARD RAIL
	CHAIN LINK FENCE
	IRON FENCE
	PROPERTY LINE
	LOT LINE
	CENTERLINE

BEARING BASIS:

THE WESTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 0 DEGREES 29 MINUTES 32 SECONDS EAST.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17097 C 0164 K, EFFECTIVE DATE: SEPTEMBER 18, 2013.

BENCHMARK:

BENCHMARK NUMBER: DH3684
MUND BM34

LOCATION: NORTH SIDE OF HUNTINGTON DRIVE 22' EAST OF THE NORTHERLY EXTENTION OF CENTERLINE OF NORTH PARLIAMENT WAY; 8.3' SOUTH OF THE SOUTH EDGE OF A CONCRETE WALK; VILLAGE OF MUNDELEIN IN SEC. 29-44-11

ELEVATION= 711.942 NAVD 88

ZONING:

I-1: LIMITED INDUSTRIAL DISTRICT

FOR BULK RESTRICTION REFER TO:
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION
VILLAGE OF LIBERTYVILLE
118 WEST COOK ROAD
LIBERTYVILLE, ILLINOIS 60048
TEL. (847) 362-9453

NOTE:

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE:

FOR BUILDIING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

N

30 0 30

SCALE: 1" = 30'

ORDERED BY: LOUIS GIANNAKOPOULOS
FILE NO.: 131-95/A

ROGER P. JACOB
3384
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
FRANKFORT, IL

LICENSE EXPIRES
11/30/2020

PROPERTY AREA= 435,93 SQ. FT. OR 10.0083 ACRES
BUILDING AREA= 154,209 SQ. FT. OR 3.5402 ACRES
PARKING SPACES= 42 REGULAR & 1 HANDICAP

NOTE:

IN MATTERS OF RECORD, WE HAVE RELIED UPON NEAR NORTH NATIONAL TITLE ALTA OWNERS FORM, COMMITMENT NUMBER: IL1904911, EFFECTIVE DATE: MAY 1, 2019.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF MAY 29, 2019, TO:

NEAR NORTH NATIONAL TITLE
GARDEN INVESTMENT COMPANY, DURABLE INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),7(a),7(b),7(c),8,9,10,11,14,16,17,18,19,20 OF TABLE A THEREOF.

DATED THIS 29 TH. DAY OF MAY 2019.

BY: Roger P. Jacob
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

UPDATED 5/22/2019
FIELD WORK COMPLETED 9/22/2017

FINAL ENGINEERING PLANS

DPI LIBERTYVILLE

1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT DEPARTMENT
VILLAGE OF LIBERTYVILLE
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2015
EMAIL: DSMITH@LIBERTYVILLE.COM
CONTACT: DAVID SMITH

SANITARY SEWER SERVICE
VILLAGE OF LIBERTYVILLE
ENGINEERING DEPARTMENT
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2105
EMAIL: JCOOPER@LIBERTYVILLE.COM
CONTACT: JEFF COOPER

BUILDING DEPARTMENT
VILLAGE OF LIBERTYVILLE
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2015
EMAIL: DFISCHER@LIBERTYVILLE.COM
CONTACT: DAVID FISCHER

WATER SERVICE
VILLAGE OF LIBERTYVILLE
ENGINEERING DEPARTMENT
200 E. COOK AVE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2105
EMAIL: JCOOPER@LIBERTYVILLE.COM
CONTACT: JEFF COOPER

POWER COMPANY
COMMONWEALTH EDISON (EXELON CORP)
1500 FRANKLIN BLVD
LIBERTYVILLE, IL 60048
TEL: (800) 334-7661

NATURAL GAS COMPANY
NORTH SHORE GAS
200 EAST RANDOLPH ST
CHICAGO, IL 60601
TEL: (866) 556-6004

TELEPHONE
COMCAST
TEL: (800) 316-1619

PROJECT TEAM

OWNER
DURABLE PACKAGING, INC.
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048
TEL: (847) 541-4400
EMAIL: DARREN@DURABLEPACKAGING.COM
CONTACT: DARREN ANDERS

ARCHITECT
HARRIS ARCHITECTS
4801 EMERSON AVE
PALATINE, ILLINOIS 60067
TEL: (847) 303-1155
CONTACT: RICK HARRIS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (815) 790-3041
EMAIL: JARED.KENYON@KIMLEY-HORN.COM
CONTACT: JARED KENYON, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
EMAIL: (630) 487-3415
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
CONTACT: DANIEL GROVE

SURVEYOR
COMPASS SURVEYING, LTD
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
TEL: (630) 820-9100
CONTACT: SCOTT C. KREBS, P.L.S.

LEGAL DESCRIPTION

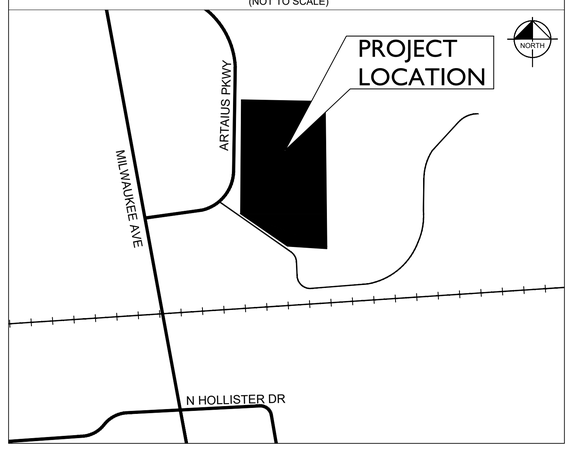
LOT 1 IN ARTAIUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 34 AND THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 27 AND THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 33 AND THE EAST ½ OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1978 AS DOCUMENT NUMBER 1929702 IN BOOK 66 OF PLATS, PAGE 22, AND CORRECTED BY CERTIFICATE OF CORRECTION REDOCRD OCTOBER 18, 1978 AS DOCUMENT 19543351, IN LAKE COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1530 ARTAIUS PARKWAY, LIBERTYVILLE, ILLINOIS

P.I.N. 11-28-402-001-0000

LOCATION MAP

(NOT TO SCALE)



BENCHMARKS

REFERENCE BENCHMARK
NGS DATA MONUMENT DM 3891

THE STATION IS LOCATED ABOUT 8.2 MI (13.2 KM) SOUTHEAST OF GRAYSLAKE, 7.6 MI (12.2 KM) NORTH OF WHEELING AND 2.4 MI (3.9 KM) SOUTH OF LIBERTYVILLE. OWNERSHIP--ROAD RIGHT-OF-WAY.

TO REACH FROM INTERSECTION OF STATE ROAD 176 (W PARK AVENUE) AND STATE ROAD 21 (S MILWAUKEE AVE) IN LIBERTYVILLE, IL, GO SOUTH ON STATE ROAD 21 FOR 2.4 (3.9 KM) TO THE STATION ON THE LEFT.

THE STATION IS 27 M (88.6 FT) SOUTH OF SOUTH BACK OF CURB OF HOLLISTER DRIVE, 20 M (65.6 FT) WEST OF A POND WITH FOUNTAIN, 2M (6.6 FT) EAST OF THE EDGE OF CURB OF STATE ROAD 21 (MILWAUKEE ROAD).

DATUM: NAVD 88
ELEVATION = 670.23

SITE BENCHMARKS:

SITE BENCHMARK #1
BONNET BOLT ON FIRE HYDRANT LOCATED IN THE PARKING LOT OF SERVICE KING NEAR THE NORTHEAST CORNER OF THE SOUTH BUIDLING

ELEVATION = 670.36

SITE BENCHMARK #2
CONTROL POINT 500 (CUT CROSS) LOCATED ON THE NORTHER TOP OF CURB ALONG THE PRIVATE ROAD, NORTHWEST OF THE ENTRANCE TO SUBJECT PROPERTY.

ELEVATION = 668.73

SITE BENCHMARK #3
CONTROL POINT 501 (CUT CROSS) LOCATED ON THE SOURTHER TOP OF CURB ALONG THE PRIVATE ROAD, NEAR THE END OF THE CURB, SOURTHEAST OF THE ENTRANCE TO THE SUBJECT PROPERTY.

ELEVATION = 667.74

Sheet List Table

Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	GENERAL NOTES
V0.0	TOPOGRAPHICAL SURVEY
V0.1	TOPOGRAPHICAL SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES AND DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	LIFT STATION DETAIL
L1.0	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES AND DETAILS
E1	ELECTRICAL SITE PLAN
E2	PHOTOMETRIC SITE PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JARED KENYON, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF DURABLE PACKAGING, INT. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 3RD DAY OF MARCH, A.D., 2021.

JARED J. KENYON 062-059479
ILLINOIS PROFESSIONAL ENGINEER
STATE OF ILLINOIS

IL LICENSED PROFESSIONAL ENGINEER 062-059479
MY LICENSE EXPIRES ON MONTH DATE, YEAR
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-3400
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

TITLE SHEET

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LIBEV\168902000_dpi_libertyville_JV\2 Design\CAD\plansheets\C0.0 TITLE SHEET.dwg C0.0 Mar 03, 2021 11:00am by Matt Hosier
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEY, LTD
   2631 GINGER WOODS PARKWAY
   AURORA, IL 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER AND AGENT FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THEIR PERFORMANCE, OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR. FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO CLEAN THE PAVEMENT ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      GEOTECH COMPANY
      STREET ADDRESS
      CITY, IL #####
      TEL: (###) ###-####

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL (FILLING AREAS).

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL BE "BALANCED" DURING THE FINE GRADING OPERATIONS.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED UNTIL PROPOSAL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTH AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE

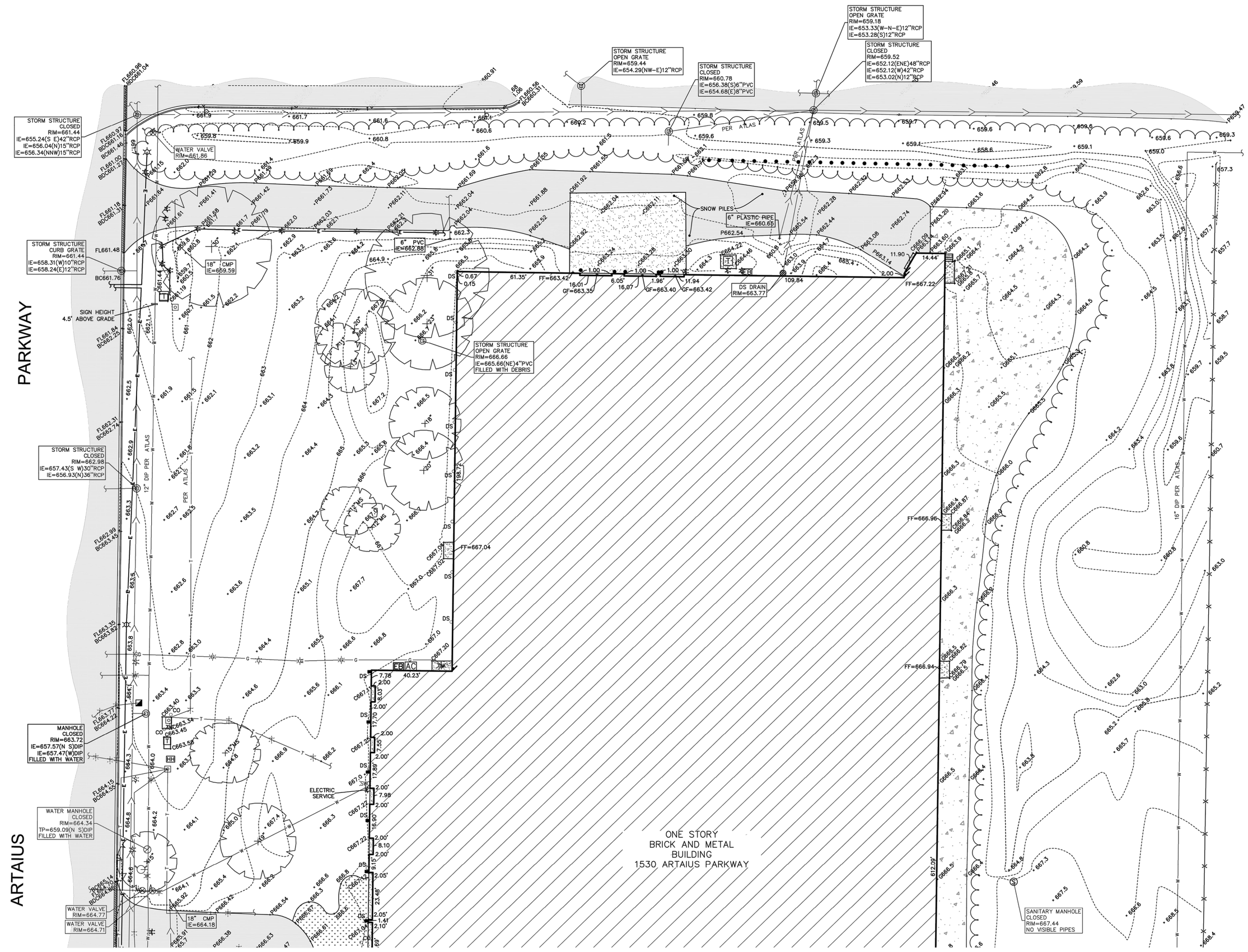
TOPOGRAPHIC SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRID NORTH



SEE SHEET 2

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- FLAG POLE
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- GATE POST
- BOLLARD POLE
- SIGN
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- T — TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL

LINE LEGEND

------- EXISTING CONTOUR

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

BENCHMARKS

REFERENCE BENCHMARK:
NGS DATA MONUMENT DM3891

THE STATION IS LOCATED ABOUT 8.2 MI (13.2 KM) SOUTHEAST OF GRAYSLAKE, 7.6 MI (12.2 KM) NORTH OF WHEELING AND 2.4 MI (3.9 KM) SOUTH OF LIBERTYVILLE. OWNERSHIP--ROAD RIGHT-OF-WAY.

TO REACH FROM THE INTERSECTION OF STATE ROAD 176 (W PARK AVENUE) AND STATE ROAD 21 (S MILWAUKEE AVE) IN LIBERTYVILLE, IL, GO SOUTH ON STATE ROAD 21 FOR 2.4 MI (3.9 KM) TO THE STATION ON THE LEFT.

THE STATION IS 27 M (88.6 FT) SOUTH OF SOUTH BACK OF CURB OF HOLLISTER DRIVE, 20 M (65.6 FT) WEST OF A POND WITH FOUNTAIN, 2 M (6.6 FT) EAST OF THE EDGE OF CURB OF STATE ROAD 21 (MILWAUKEE ROAD).

DATUM: NAVD 88
ELEVATION = 670.23

SITE BENCHMARKS:

SITE BENCHMARK #1
BONNET BOLT ON FIRE HYDRANT LOCATED IN THE PARKING LOT OF SERVICE KING NEAR THE NORTHEAST CORNER OF THE SOUTH BUILDING.

ELEVATION = 670.36

SITE BENCHMARK #2
CONTROL POINT 500 (CUT CROSS) LOCATED ON THE NORTHERN TOP OF CURB ALONG THE PRIVATE ROAD, NORTHWEST OF THE ENTRANCE TO SUBJECT PROPERTY.

ELEVATION = 668.73

SITE BENCHMARK #3
CONTROL POINT 501 (CUT CROSS) LOCATED ON THE SOUTHERN TOP OF CURB ALONG THE PRIVATE ROAD, NEAR THE END OF THE CURB, SOUTHEAST OF THE ENTRANCE TO THE SUBJECT PROPERTY.

ELEVATION = 667.74

SNOW NOTE:

THE SURVEYOR LOCATED THE VISIBLE IMPROVEMENTS ON THIS SITE. HOWEVER, DUE TO HEAVY SNOW COVERAGE AT THE TIME OF THE SURVEY, SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE. THEREFORE, THE IMPROVEMENTS SHOWN HEREON MAY OR MAY NOT COMPRISE ALL SUCH IMPROVEMENTS FOR THIS SITE. ADDITIONALLY, SOME HIGH POINTS OR LOW POINTS MAY NOT HAVE BEEN VISIBLE DUE TO DRIFTED SNOW.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE TOPOGRAPHIC SURVEY FOR THIS SITE WAS PREPARED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 1/20/21. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS NOT A BOUNDARY SURVEY.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/21

BY: _____ DATE: 1/21/21

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

LICENSE EXPIRES 11/30/2022

*BOUNDARY INFORMATION PREPARED BY CHICAGOLAND SURVEY COMPANY INC. DATED OCTOBER 27, 2017

J:\PSDATA\2021 PROJECTS\21.0003\21.0003 BNDY TOPO COMBO.DWG

PROJ. NO.: 21.0003

V0.0

SCALE: 1" = 30'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
1530 ARTAIUS PARKWAY
LIBERTYVILLE, IL

CLIENT
Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DATE: 1/20/21 | PC TK | DRAWN BY MRA | CHECKED BY SK | BOOK 576 PG 69

NO.	REVISIONS	DATE	BY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below. Call before you dig.

TOPOGRAPHIC SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRID NORTH

SEE SHEET 1

*BOUNDARY INFORMATION PREPARED BY CHICAGOLAND SURVEY COMPANY INC. DATED OCTOBER 27, 2017

J:\PSDATA\2021 PROJECTS\21.0003\21.0003 BNDY TOPO COMBO.DWG

PROJ NO.: 21.0003

V0.1

SCALE: 1" = 30'

COMPASS SURVEYING LTD

ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

1530 ARTAIUS PARKWAY
LIBERTYVILLE, IL

CLIENT

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DATE: 1/20/21 | PC TK | DRAWN BY MRA | CHECKED BY SK | BOOK 576 PG 69

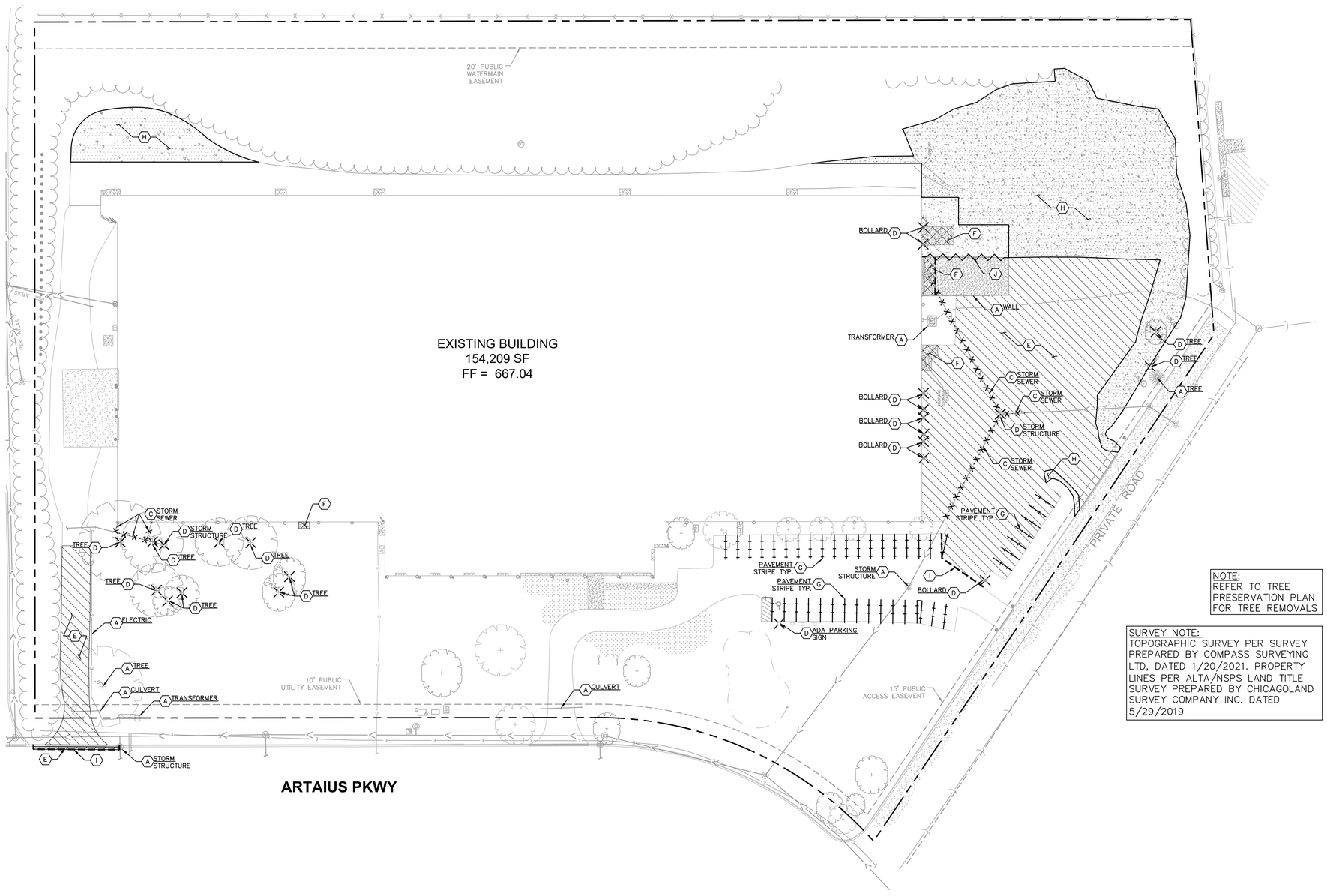
NO.	REVISIONS	DATE	BY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below. Call before you dig.

J:\Psdata\2021 Projects\21.0003\21.0003 BNDY TOPO COMBO.dwg, 1/22/2021 12:25:23 PM



NOTE:
REFER TO TREE PRESERVATION PLAN FOR TREE REMOVALS

SURVEY NOTE:
TOPOGRAPHIC SURVEY PER SURVEY PREPARED BY COMPASS SURVEYING LTD, DATED 1/20/2021. PROPERTY LINES PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY CHICAGOLAND SURVEY COMPANY INC. DATED 5/29/2019

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (C) X·X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) PAVEMENT STRIPING REMOVAL
- (H) GRAVEL REMOVAL
- (I) SAWCUT LINE
- (J) RETAINING WALL REMOVAL

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-9900
WWW.KIMLEY-HORN.COM

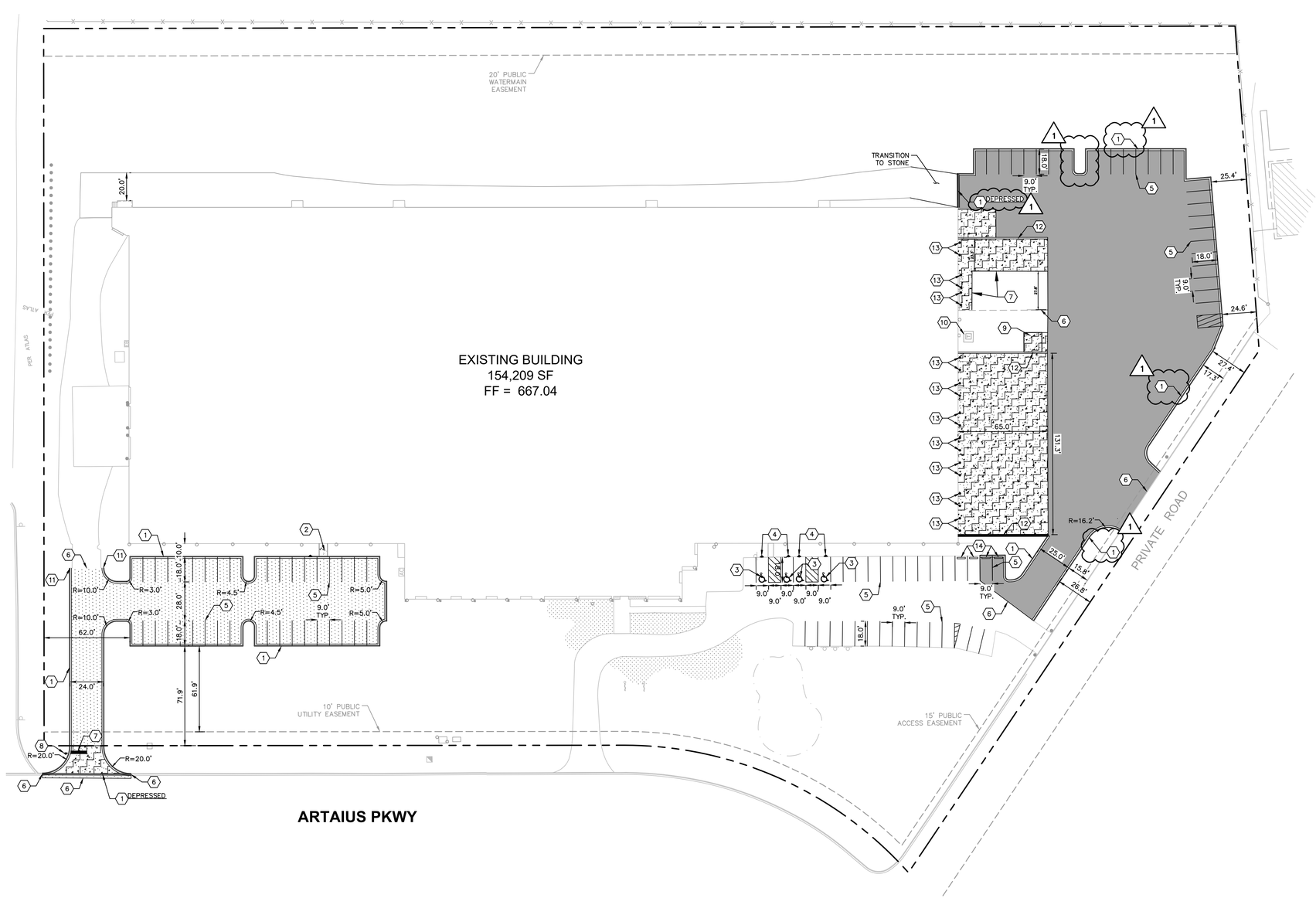
SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

DEMOLITION PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER C2.0

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_IV\2 Design\CAD\plansheets\C2.0 DEMOLITION PLAN.dwg C2.0 Mar 03, 2021 11:00am by Matt.Hader
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP.
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. FENCED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. EXISTING TRANSFORMER PAD
11. 3-FT TRANSITION CURB
12. ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. BOLLARD, TYP.
14. CONCRETE WHEEL STOP

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	= 80	SPACES
1 SPACE/350 SF OFFICE SPACE		
1 SPACE/1000 SF WAREHOUSE (UP TO 20,000 SF)		
1 SPACE/2000 SF WAREHOUSE (20,000 SF TO 40,000 SF)		
1 SPACE/4000 SF WAREHOUSE (40,000 SF+)		
PARKING SPACES PROVIDED	= 93	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 4	SPACES
TOTAL PARKING SPACES PROVIDED	= 100	SPACES

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE	03/19/2021	MMH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

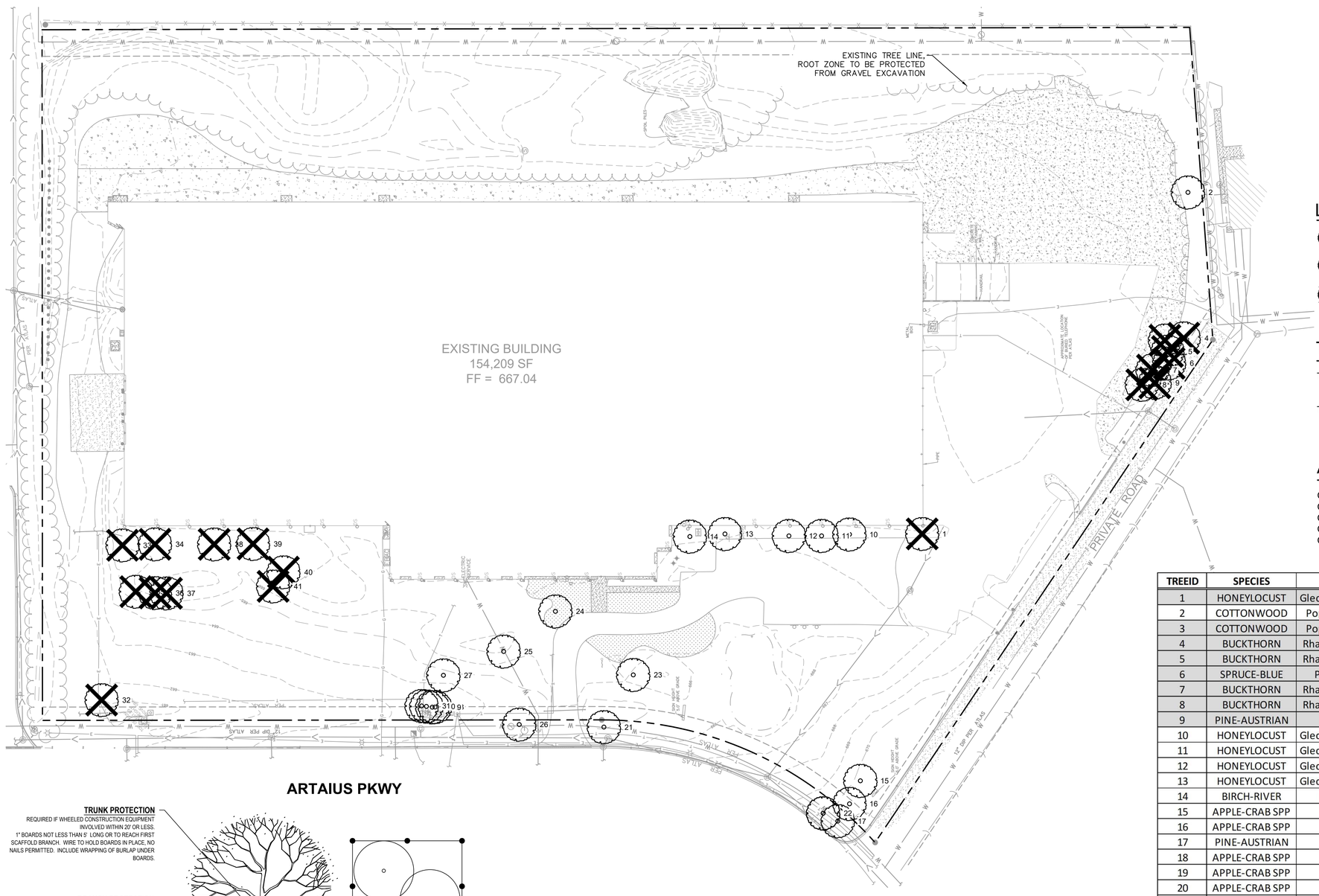
SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

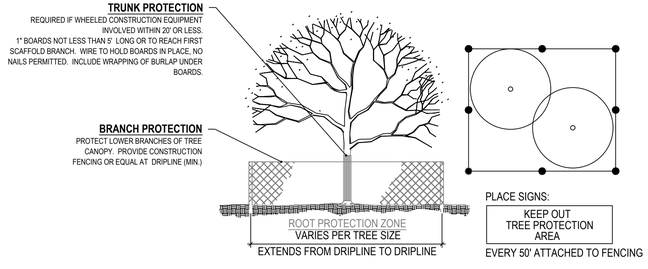
SITE PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C3.0

Drawing name: K:\CHS_DFW\168902000_dpi_libertyville_il\2 Design\CAD\plansheets\C3.0 SITE PLAN.dwg Layout1 Mar 22, 2021 8:29am by: Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

1 TREE PROTECTION

NTS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

LEGEND

		QTY
#	TREE LOCATION WITH ID	41 TOTAL
	TREE TO BE PRESERVED	23
	TREE TO BE REMOVED	18

TREE REPLACEMENT REQUIREMENTS

TOTAL TREES REMOVED = 18
(ONLY 11 REMOVED TREES REQUIRE A REPLACEMENT VALUE)

TOTAL NUMBER OF REPLACEMENT TREES REQUIRED = 22
(SEE CODE TABLE ON L3.0 FOR MORE DETAIL)

ARBORIST CONDITION AND FORM RATING

CONDITION / FORM 1 = EXCELLENT
CONDITION / FORM 2 = GOOD
CONDITION / FORM 3 = AVERAGE
CONDITION / FORM 4 = POOR
CONDITION / FORM 5 = VERY POOR

TREEID	SPECIES	LATIN	DBH	CONDITION	FORM	CLASS	ACTION
1	HONEYLOCUST	Gleditsia triacanthos	11	3	3	B	REMOVE
2	COTTONWOOD	Populus deltoides	14	3	4	C	PRESERVE
3	COTTONWOOD	Populus deltoides	11	3	4	C	REMOVE - BAD FORM
4	BUCKTHORN	Rhamnus cathartica	8	3	3	D	REMOVE
5	BUCKTHORN	Rhamnus cathartica	3	3	4	D	REMOVE - BAD FORM
6	SPRUCE-BLUE	Picea pungens	1	3	3	B	REMOVE
7	BUCKTHORN	Rhamnus cathartica	5	3	4	D	REMOVE - BAD FORM
8	BUCKTHORN	Rhamnus cathartica	8	3	4	D	REMOVE - BAD FORM
9	PINE-AUSTRIAN	Pinus nigra	9	3	3	C	REMOVE
10	HONEYLOCUST	Gleditsia triacanthos	9	3	4	B	PRESERVE
11	HONEYLOCUST	Gleditsia triacanthos	8	3	4	B	PRESERVE
12	HONEYLOCUST	Gleditsia triacanthos	9	3	4	B	PRESERVE
13	HONEYLOCUST	Gleditsia triacanthos	14	3	3	B	PRESERVE
14	BIRCH-RIVER	Betula nigra	22	3	3	B	PRESERVE
15	APPLE-CRAB SPP	Malus spp	34	2	3	A	PRESERVE
16	APPLE-CRAB SPP	Malus spp	22	3	3	A	PRESERVE
17	PINE-AUSTRIAN	Pinus nigra	11	5	4	C	PRESERVE
18	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
19	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
20	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
21	APPLE-CRAB SPP	Malus spp	24	3	4	A	PRESERVE
22	APPLE-CRAB SPP	Malus spp	19	3	3	A	PRESERVE
23	MAPLE-AMUR	Acer ginnala	24	4	4	A	PRESERVE
24	MAPLE-JAPANESE	Acer japonicum	5	3	3	A	PRESERVE
25	MAPLE-RED	Acer rubrum	20	2	2	B	PRESERVE
26	APPLE-CRAB SPP	Malus spp	12	3	4	A	PRESERVE
27	MAPLE-AMUR	Acer ginnala	41	4	4	A	PRESERVE
28	ARBOR VITAE	Thuja occidentalis	3	3	3	C	PRESERVE
29	ARBOR VITAE	Thuja occidentalis	4	3	3	C	PRESERVE
30	ARBOR VITAE	Thuja occidentalis	4	3	3	C	PRESERVE
31	ARBOR VITAE	Thuja occidentalis	5	3	3	C	PRESERVE
32	APPLE-CRAB SPP	Malus spp	26	2	3	A	REMOVE
33	HONEYLOCUST	Gleditsia triacanthos	28	3	3	B	REMOVE
34	HONEYLOCUST	Gleditsia triacanthos	25	3	3	B	REMOVE
35	MAPLE-AMUR	Acer ginnala	16	3	4	A	REMOVE - BAD FORM
36	MAPLE-AMUR	Acer ginnala	15	5	4	A	REMOVE - BAD FORM
37	MAPLE-AMUR	Acer ginnala	15	3	4	A	REMOVE - BAD FORM
38	HONEYLOCUST	Gleditsia triacanthos	22	3	3	B	REMOVE
39	HONEYLOCUST	Gleditsia triacanthos	23	3	3	B	REMOVE
40	APPLE-CRAB SPP	Malus spp	23	3	3	A	REMOVE
41	APPLE-CRAB SPP	Malus spp	24	3	3	A	REMOVE

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

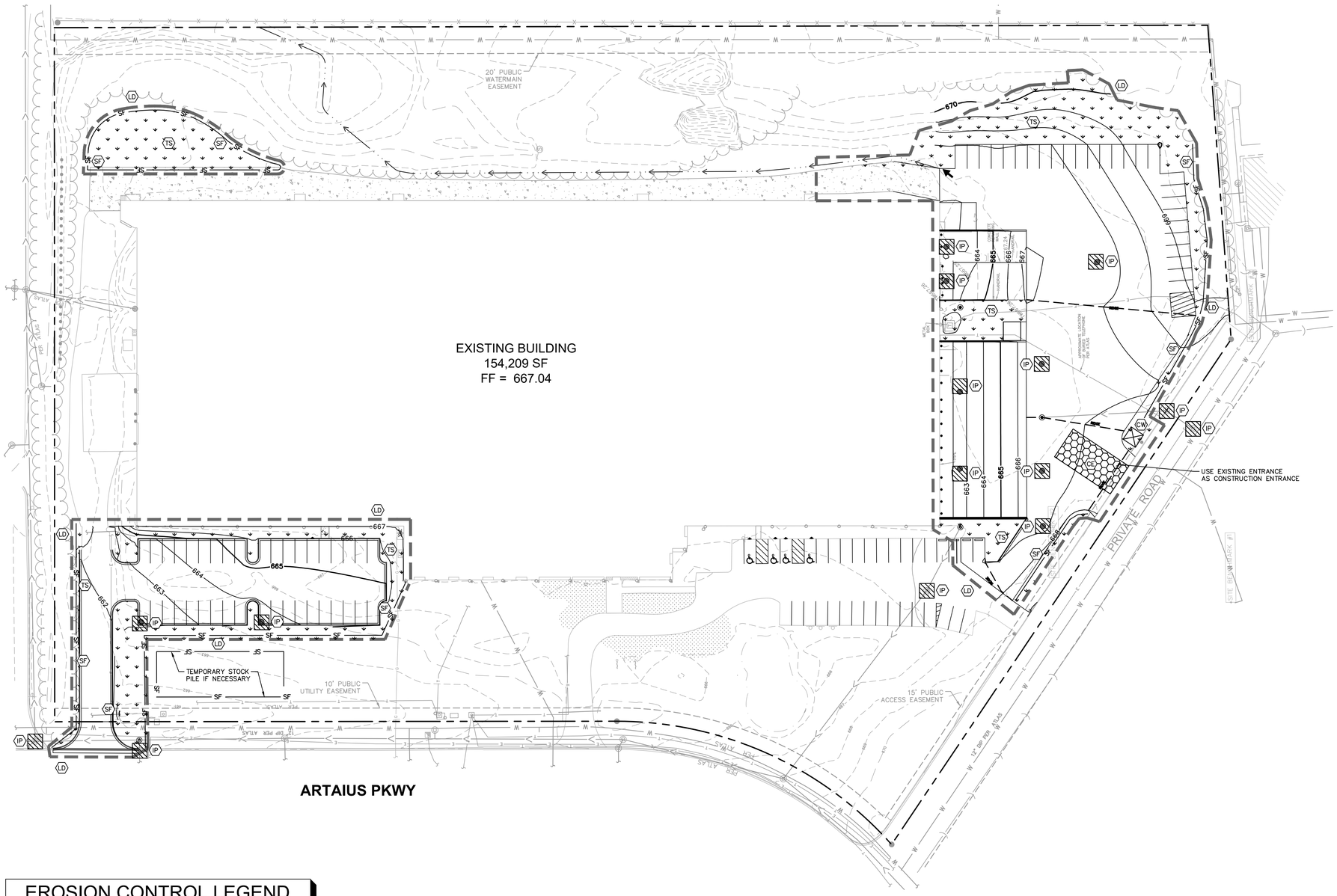
TREE PRESERVATION PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_jj\2 Design\CAD\plansheets\L1.0 TREE PRESERVATION PLAN.dwg L1.0 TREE PRESERVATION PLAN Mar 03, 2021 11:00am by: MattHodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168902000_dpi-libertyville_JV2 Design\CAD\plansheets\C4.0 EROSION CONTROL.dwg C4.0 Mar 03, 2021 11:00am by Matt Hador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RIP RAP
- SS — TEMPORARY SOIL STOCKPILE (IF NEEDED)
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630 487 9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

EROSION CONTROL PLAN

DPI LIBERTYVILLE

1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021

KHA PROJECT NO. 168902000

SHEET NUMBER

C4.0

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:

- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

U:\Regulatory Program\SESC handouts\SE-SC Notes 2013 TAC-approved.docx

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

TYPICAL CONSTRUCTION SEQUENCING

1.) Installation of soil erosion and sediment control SE/SC measures
  a.) Selective vegetation removal for silt fence installation
  b.) Silt fence installation
  c.) Construction fencing around areas not to be disturbed
  d.) Stabilized construction entrance

2.) Tree removal where necessary (clear & grub)

3.) Construct sediment trapping devices (sediment traps, basins…)

4.) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser

5.) Strip topsoil, stockpile topsoil and grade site

6.) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)

7.) Install storm sewer, sanitary sewer, water and associated inlet & outlet protection

8.) Permanently stabilize detention basins with seed and erosion control blanket

9.) Temporarily stabilize all areas including lots that have reached temporary grade

10.) Install roadways

11.) Permanently stabilize all outlot areas

12.) Install structures and grade individual lots

13.) Permanently stabilize lots

14.) Remove all temporary SE/SC measures after the site is stabilized with vegetation

U:\Regulatory Program\SESC handouts\TYPICAL CONSTRUCTION SEQUENCING.doc

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

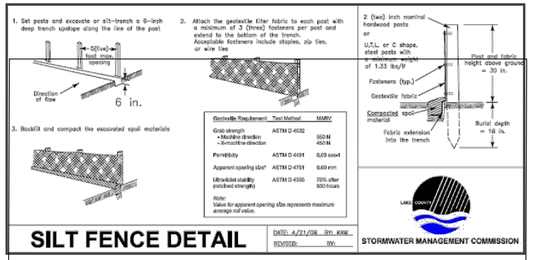
E SOD

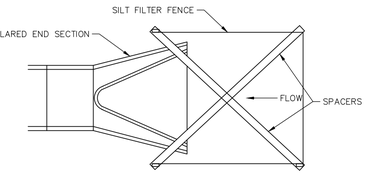
F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

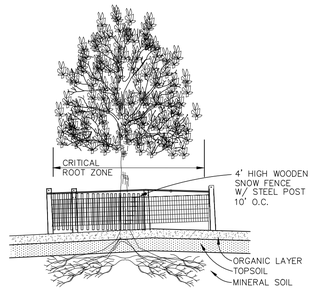
** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART



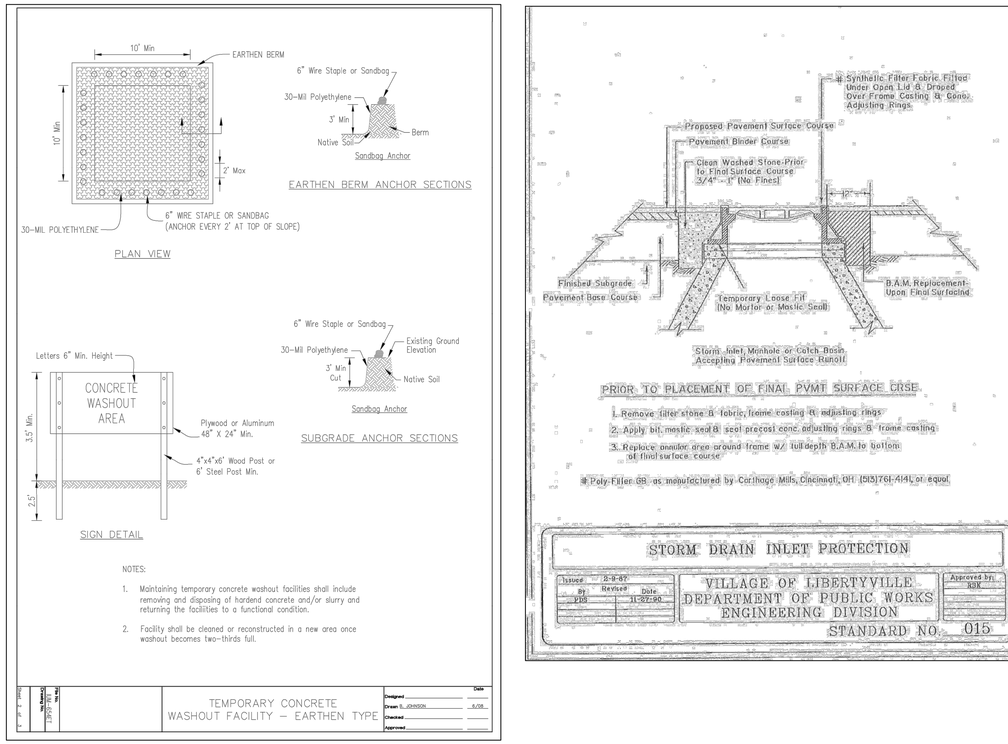


CULVERT INLET PROTECTION
N.T.S.



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

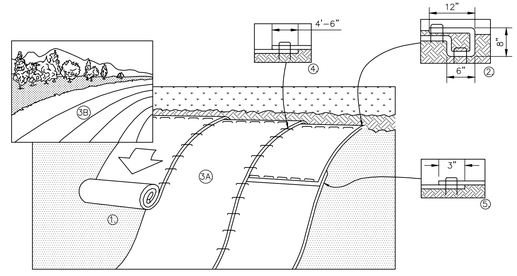
TREE PROTECTION
N.T.S.



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

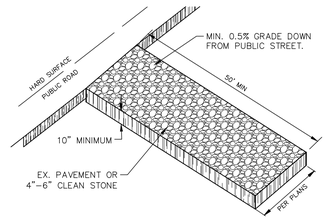
1" = 1' (Min.)	No Scale 1.5"X3" Min.	TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE	Designed / Drawn S. JOHNSON / Checked / Approved — Date 6/08



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

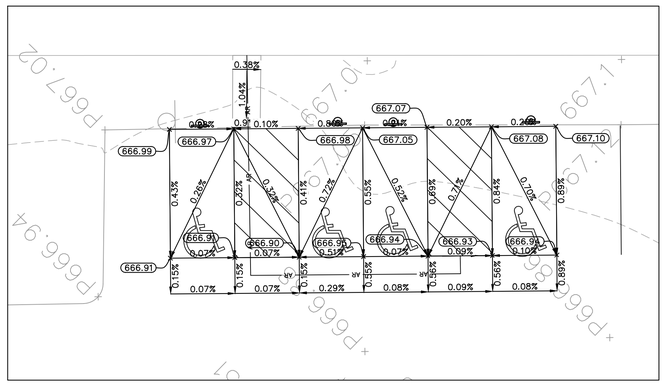
SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MAH
CHECKED BY: JJK

EROSION CONTROL NOTES AND DETAILS

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C4.1

Drawing name: K:\CHS_LIBEV\168902000_dpi_libertyville_jv\2 Design\CAD\plansheets\C4.0 EROSION CONTROL.dwg C4.1 Mar 03, 2021 11:00am by: Matt.Hador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ADA GRADING DETAIL
SCALE: 1" = 10'

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

EP = EDGE OF PAVEMENT
FL = FLOW LINE
ME = MATCH ELEVATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE

XXX — PROPOSED CONTOUR
XXX — EXISTING CONTOUR
RIDGE — RIDGE LINE
← 100-YEAR OVERLAND OVERFLOW ROUTE
NEW IMPERVIOUS AREA = 0.3075 ACRES
NEW PERVIOUS AREA = 0.3260 ACRES

STORMWATER SUMMARY

SITE AREA =	460,036 SF
EXISTING IMPERVIOUS AREA =	261,086 SF
PROPOSED IMPERVIOUS AREA =	260,284 SF

- THE NET GAIN OF 141 SF OF IMPERVIOUS AREA DOES NOT EXCEED THE 400 SF THRESHOLD FOR STORMWATER MANAGMENT PER VILLAGE CODE (APPENDIX P, SECITON C)
- RELEASE RATES AND DISCHARGES PER LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE SECTION 502 ARE NOT REQUIRED PER SECTION 300.06.
- RUNOFF VOLUME REDUCTION PER LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE SECTION 503 ARE NOT REQUIRED PER SECTION 300.06.

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

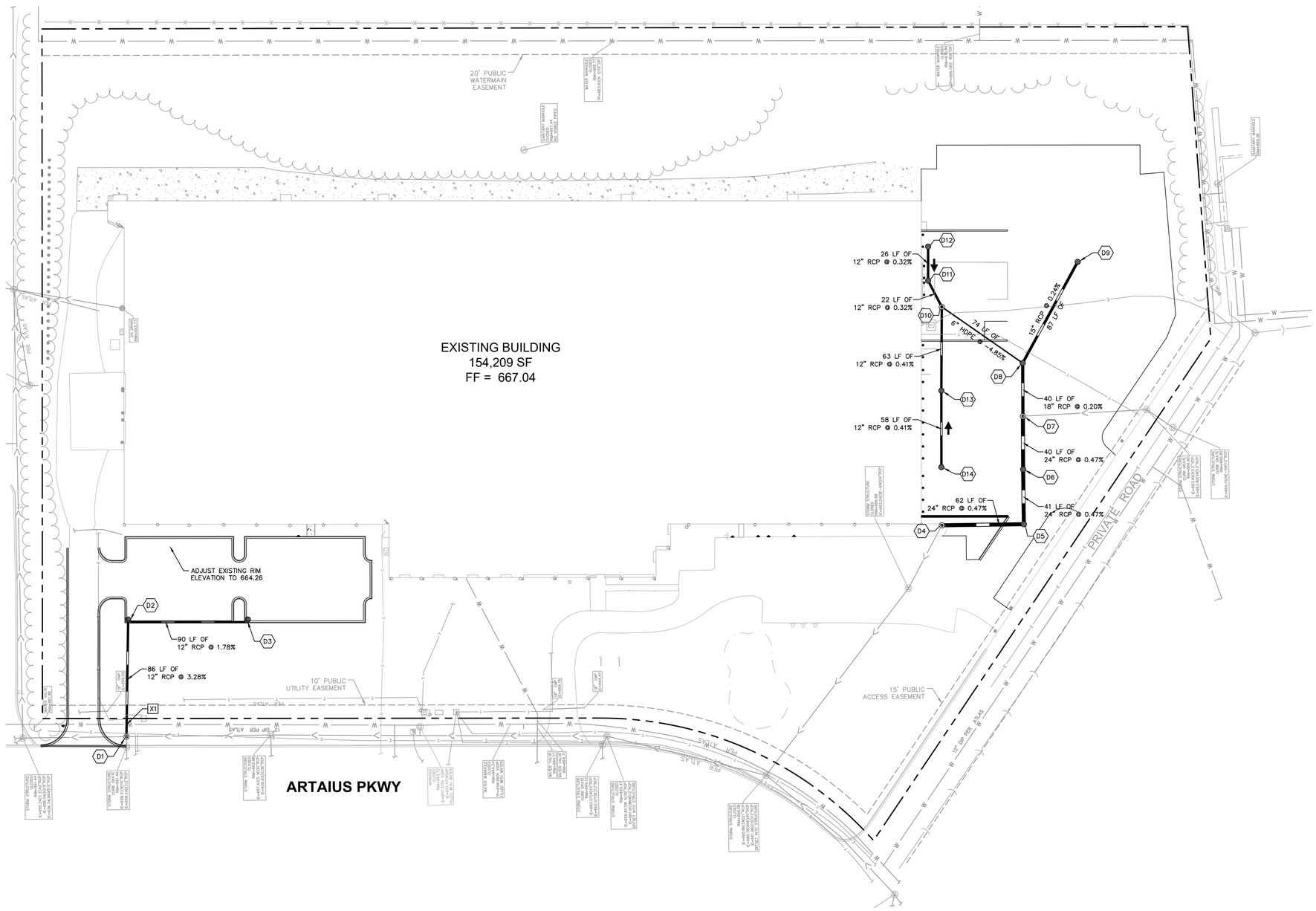
GRADING PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_JV\2 Design\CAD\plansheets\C5.0 GRADING PLAN.dwg C5.0 Mar 03, 2021 11:00am by: Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168902000_dpi-libertyville_IL\2 Design\C4D\plansheets\C6.0 UTILITY PLAN.dwg C6.0 Mar 03, 2021 11:00am by: Matt Hador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	MH – CLOSED LID 6' DIAMETER CONNECT TO EXISTING 42" STORM SEWER RIM: 658.31 INV IN: 657.14 (E, 12") INV IN: 655.95 (S, 42") INV IN: 655.95 (W, 12") INV OUT: 655.95 (N, 42")
D2	MH – OPEN LID 4' DIAMETER RIM: 662.14 INV IN: 659.97 (S, 12") INV OUT: 659.97 (W, 12")
D3	INLET 2' DIAMETER RIM: 663.73 INV OUT: 661.57 (N, 12")
D4	MH – CLOSED LID 4' DIAMETER CONNECT TO EXISTING 24" STORM SEWER RIM: 667.09 INV IN: 662.26 (S, 24") INV OUT: 662.26 (NW, 24")
D5	MH – CLOSED LID 5' DIAMETER RIM: 666.40 INV IN: 662.54 (E, 24") INV OUT: 662.54 (N, 24")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D6	MH – OPEN LID FLAT TOP 4' DIAMETER RIM: 666.17 INV IN: 662.73 (E, 24") INV OUT: 662.73 (W, 24")
D7	MH – CLOSED LID FLAT TOP 5' DIAMETER CONNECT TO EXISTING 12" STORM SEWER RIM: 666.40 INV IN: 662.92 (S, 12") INV IN: 662.92 (E, 18") INV OUT: 662.92 (W, 24")
D8	MH – OPEN LID FLAT TOP 4' DIAMETER RIM: 666.00 INV IN: 663.00 (SE, 15") INV IN: 663.00 (NE, 6") INV OUT: 663.00 (W, 18")
D9	INLET 2' DIAMETER RIM: 666.05 INV OUT: 663.21 (NW, 15")
D10	STORM LIFT STATION RIM: 666.93 INV IN: 659.55 (NE, 12") INV IN: 658.98 (W, 12") INV OUT: 659.41 (SW, 6")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D11	MH – OPEN 4' DIAMETER RIM: 663.30 INV IN: 659.72 (E, 12") INV OUT: 659.62 (SW, 12")
D12	INLET 2' DIAMETER RIM: 663.18 INV OUT: 659.80 (W, 12")
D13	MH – OPEN LID 4' DIAMETER RIM: 662.65 INV IN: 659.24 (W, 12") INV OUT: 659.24 (E, 12")
D14	INLET 2' DIAMETER RIM: 662.65 INV OUT: 659.47 (E, 12")

UTILITY CROSSING LEGEND

X1 — 12" STORM B/P = 657.28; 12" WATER T/P = 655.78

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig JULIE 1-800-892-0123

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- PROPOSED UNDERGROUND ELECTRIC LINE (ELEC)
- GAS LINE (BY GAS COMPANY) (GAS)
- PROPOSED PHONE LINE (TEL)
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- STORM SEWER FLOW DIRECTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

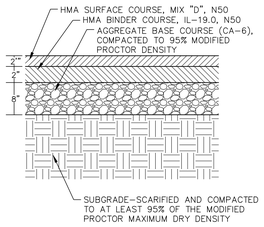
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

UTILITY PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C6.0

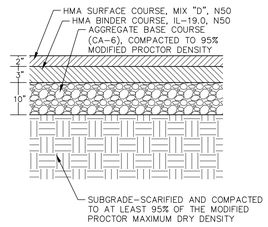


STRUCTURAL NUMBER:

2" X 0.40	= 0.80
2" X 0.33	= 0.66
8" X 0.13	= 1.04
	= 2.50

STANDARD DUTY ASPHALTIC PAVEMENT SECTION

N.T.S. 7/24/19

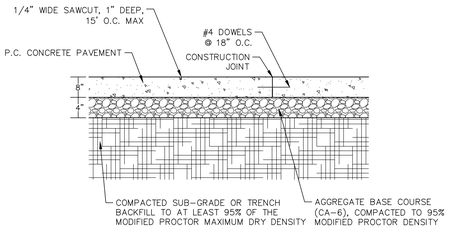


STRUCTURAL NUMBER:

2" X 0.40	= 0.80
3" X 0.33	= 0.99
10" X 0.13	= 1.30
	= 3.09

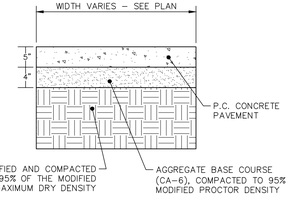
HEAVY DUTY ASPHALTIC PAVEMENT SECTION

N.T.S.



HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

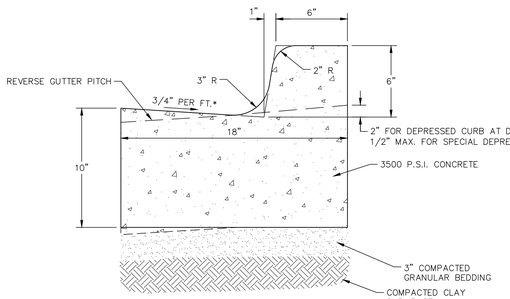


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.

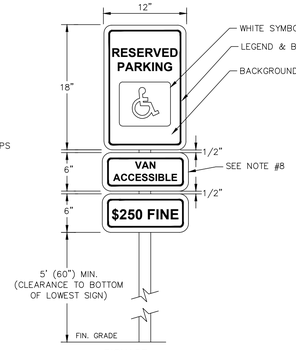


NOTES: USE TWO - #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER

N.T.S.



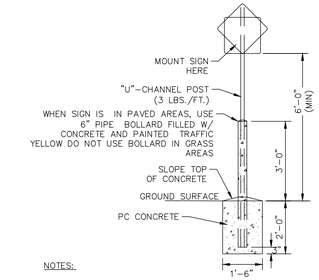
SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE

N.T.S.



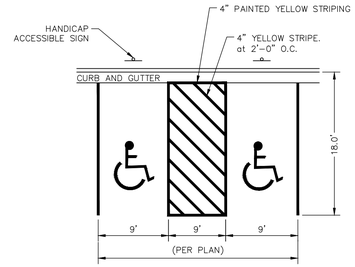
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

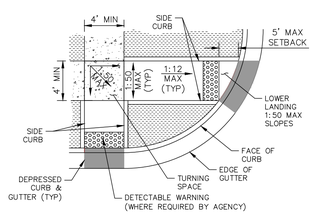
N.T.S.

GENERAL NOTES:

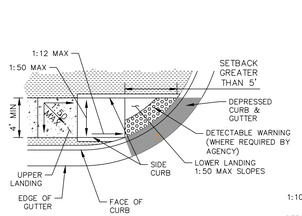
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND

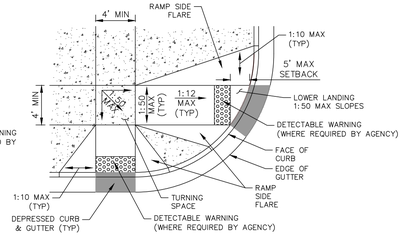
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



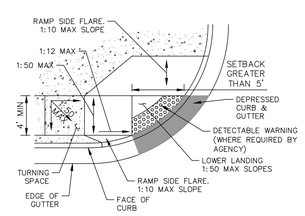
RAMPS IN LANDSCAPED AREA (SETBACK < 5')



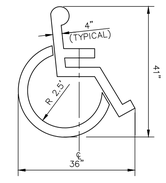
RAMPS IN LANDSCAPED AREA (SETBACK > 5')



RAMPS IN PAVED AREA (SETBACK < 5')

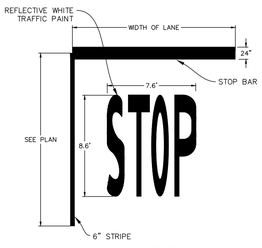


RAMPS IN PAVED AREA (SETBACK > 5')



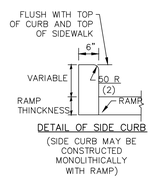
ACCESSIBLE PARKING SYMBOL

N.T.S.



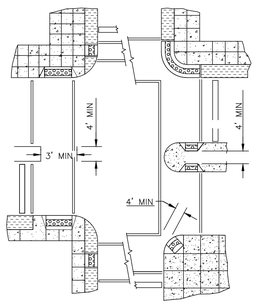
STOP BAR

N.T.S.

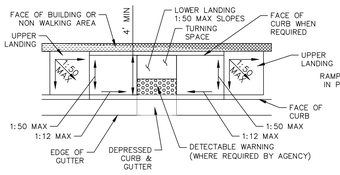


DETAIL OF SIDE CURB

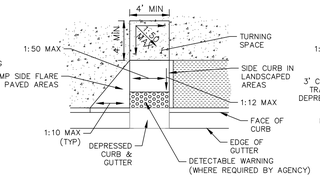
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



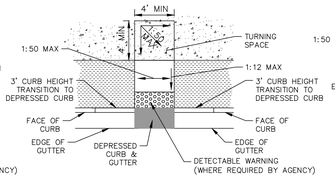
RECOMMENDED LOCATION OF RAMPS



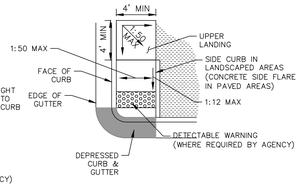
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS

N.T.S.

Drawing name: K:\DHS_LDEV\168902000_dpi_libertyville_jn\2 Design\CAD\planesheets\C7.0 CONSTRUCTION DETAILS.dwg PAVING DETAILS Mar 03, 2021 11:00am by: Matt Hoder
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	JJK
DRAWN BY:	MMH
CHECKED BY:	JJK

CONSTRUCTION DETAILS

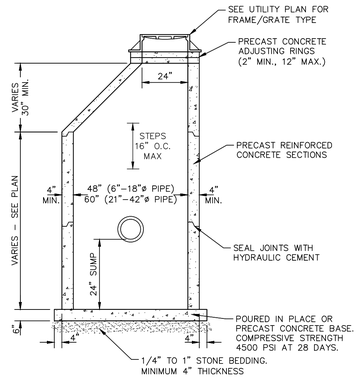
DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021

KHA PROJECT NO. 168902000

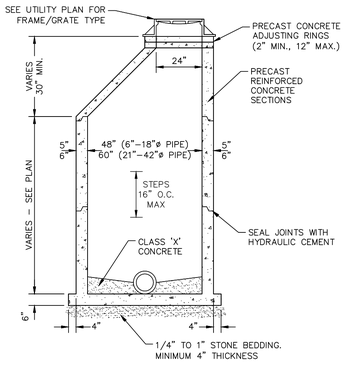
SHEET NUMBER

C7.0



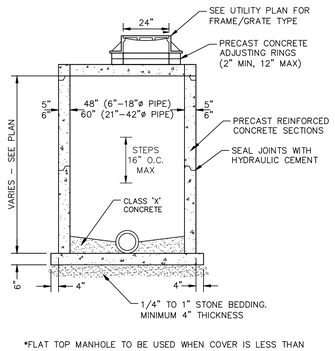
CATCH BASIN TYPE A

N.T.S.



STORM MANHOLE TYPE A

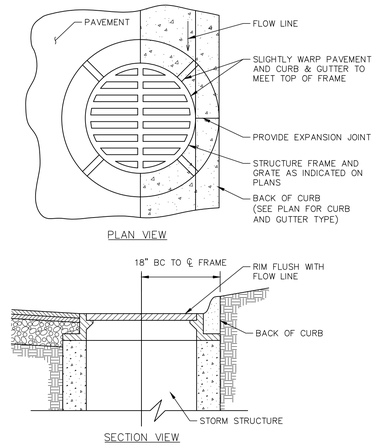
N.T.S.



*FLAT TOP MANHOLE TO BE USED WHEN COVER IS LESS THAN 36". IF COVER IS GREATER THAN 36", USE TYPE A MANHOLE.

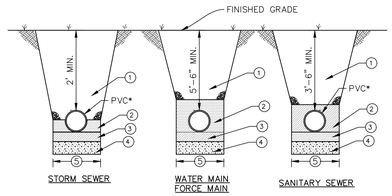
STORM MANHOLE (FLAT TOP)

N.T.S.



INLET AT CURB FRAME LOCATION

N.T.S.



(1) MECHANICALLY COMPACTED CA–6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.

(2) WATERMAIN & FORCEMAIN:
CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

STORM SEWER & SANITARY SEWER:
CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
*ADDITIONAL 12" OF CA–11 CRUSHED STONE ABOVE TOP OF PVC PIPE.

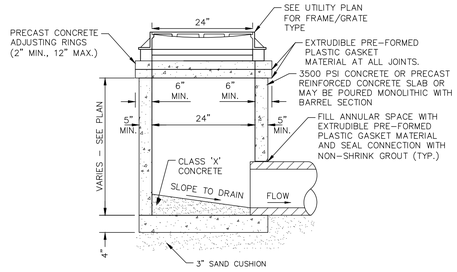
(3) 4" BED MECHANICALLY COMPACTED CA–11 CRUSHED STONE

(4) UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

(5) TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL

N.T.S.

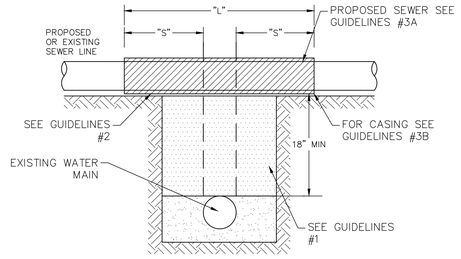


2' DIAMETER STORM INLET

N.T.S.

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:

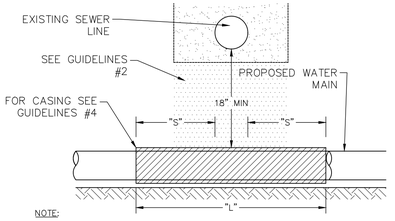
1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR:
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

PROPOSED SEWER OVER EXISTING WATER MAIN CROSSING DETAIL

N.T.S.

PROPOSED WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION BELOW EXISTING SEWER LINE.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

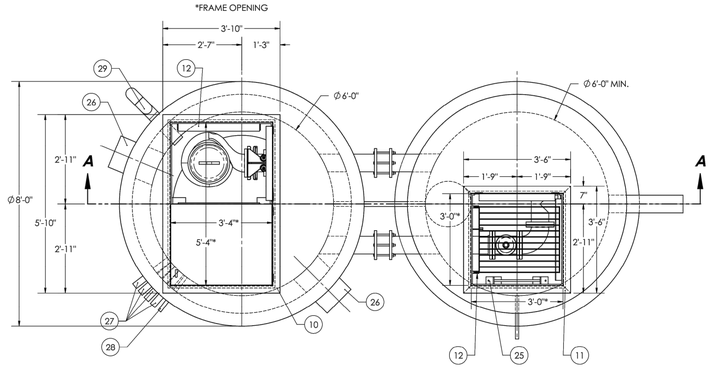
SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

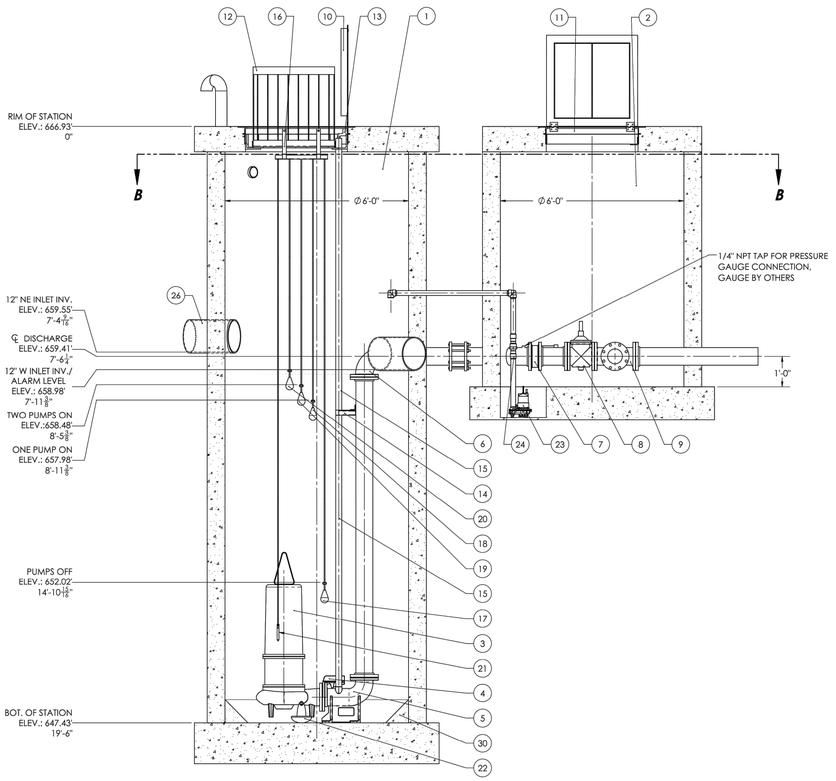
CONSTRUCTION DETAILS

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
C7.1

Drawing name: K:\CHS_LDEV\168902000_dpi_libertyville_a\2 Design\CAD\plansheets\C7.0 CONSTRUCTION DETAILS.dwg UTILITY DETAILS Mar 03, 2021 11:00am by Matt.Hodor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

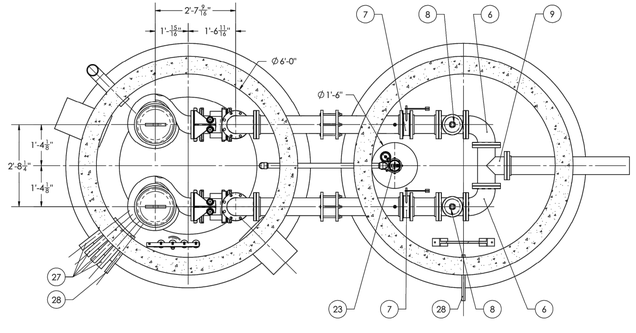




SECTION A-A

NOTES:

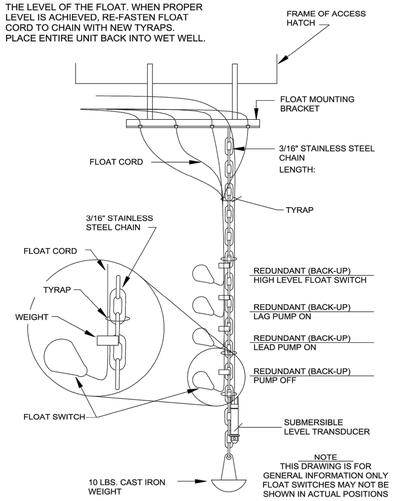
1. *THIS DRAWING IS A PRELIMINARY LAYOUT ONLY. NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTALS.*
2. *SOME ITEMS NOT SHOWN FOR CLARITY.*
3. *ALL PIPING & VALVES ARE TO BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.*
4. *METROPOLITAN PUMP TO PROVIDE ONLY THE ITEMS SHOWN IN BOLD.*
5. *LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.*
6. *CONTRACTOR TO ORDER CONTROL & POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.*
7. *ALL CONCRETE WORK AND CONDUIT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.*
8. *CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUTS, AND ORIENTATION OF INLET(S), DISCHARGE AND CONDUIT(S).*
9. *USE LINK SEALS AT ALL PIPE PENETRATIONS.*
10. *CONDUITS ARE AS FOLLOWS: (1) 2" FOR EACH PUMP POWER CORD, (1) 2" FOR PUMP SENSOR CABLES, (1) 2" FOR LEVEL CONTROLS, (1) 1" FOR TRANSDUCER, AND (1) 1" V.V. SUMP PUMP.*



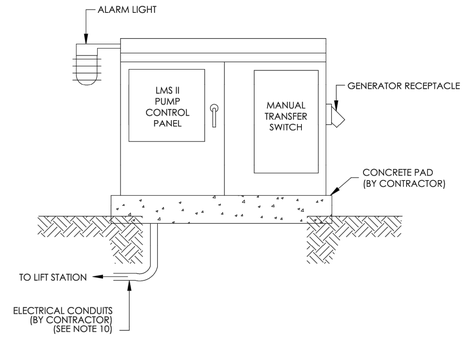
SECTION B-B

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	CONCRETE WET WELL	6'-0" DIA. x 19'-6" DEEP	1
2	VALVE VAULT	6'-0" DIA.	1
3	**S6L**	**6" DUAL SEAL SUBMERSIBLE SEWAGE PUMP**	**2**
4	**6" MTM SEALING FLANGE**		**2**
5	**6" MTM ELBOW**		**2**
6	6" S.R. ELBOW	D.I. FITTING	4
7	6" WAFER CHECK VALVE	w/ EXTERNAL SPRING, LEVER & WEIGHT, CHAMPION SDX	2
8	6" PLUG VALVE		2
9	6" TEE	D.I. FITTING	1
10	**APD300-40x64**	**DUPLEX ALUMINUM ACCESS HATCH**	**1**
11	**APS300-36x36**	**36"x36" OPENING**	**1**
12	**SAFETY GRATE**		**2**
13	**UPPER GUIDE RAIL SUPPORTS**	**FOR 2" RAIL SYSTEM**	**2**
14	**INTERMEDIATE GUIDE RAIL SUPPORT**	**2" GUIDE RAILS**	**2**
15	**2" GUIDE RAIL**	**SCHED. 40 STAINLESS STEEL PIPE**	**8**
16	**FLOAT MOUNTING BRACKET**	**STAINLESS STEEL, TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD**	**1**
17	**FLOAT: OFF LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
18	**FLOAT: ONE PUMP ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
19	**FLOAT: TWO PUMPS ON**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
20	**FLOAT: ALARM LEVEL**	**METROPOLITAN SUBMERSIBLE LEVEL SWITCH**	**1**
21	**SUBMERSIBLE LEVEL TRANSDUCER**		**1**
22	**ANCHOR**	**10lbs CAST IRON, WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING**	**1**
23	**SH30I**	**1/3 HP, 115 V SUMP PUMP**	**1**
24	1.50" CHECK VALVE		1
25	**LADDER**	**ALUMINUM LADDER**	**1**
26	INFLUENT PIPE	BY CONTRACTOR	2
27	2" CONDUIT	BY OTHERS	4
28	1" CONDUIT	BY OTHERS	2
29	4" VENT PIPING	BY OTHERS	1
30	CONCRETE FILLET	BY OTHERS	1

WHEN CHANGING FLOAT LEVELS, PULL CHAIN, ANCHOR, AND FLOATS OUT OF WET WELL. CUT NECESSARY TYRAPS AND READJUST THE LEVEL OF THE FLOAT. WHEN PROPER LEVEL IS ACHIEVED, RE-FASTEN FLOAT CORD TO CHAIN WITH NEW TYRAPS. PLACE ENTIRE UNIT BACK INTO WET WELL.



CHAIN AND ANCHOR LEVEL CONTROL MOUNTING DETAIL (NTS)



CONTROL ENCLOSURE

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF METROPOLITAN INDUSTRIES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF METROPOLITAN INDUSTRIES, INC. IS PROHIBITED.

© Metropolitan Industries, Inc. 2021

DATE	BY	REVISION	DATE	BY	REVISION

SCALE: 1:24
DRN. BY: D.P.
DATE: 2/1/2021
APP. BY:

METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: *DUPLEX METRO-RAIL COMPONENT LIFT STATION*

PROJECT: *DUPLEX STORMWATER LIFT STATION DPI LIBERTYVILLE TRUCK DOCK LIBERTYVILLE, IL*

SHEET 1 OF 1

DWN'G INDEX / JOB NO. 21SW020C202-21N

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AJK
DRAWN BY: MMH
CHECKED BY: AJK

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

LIFT STATION DETAIL

ORIGINAL ISSUE: 03/03/2021

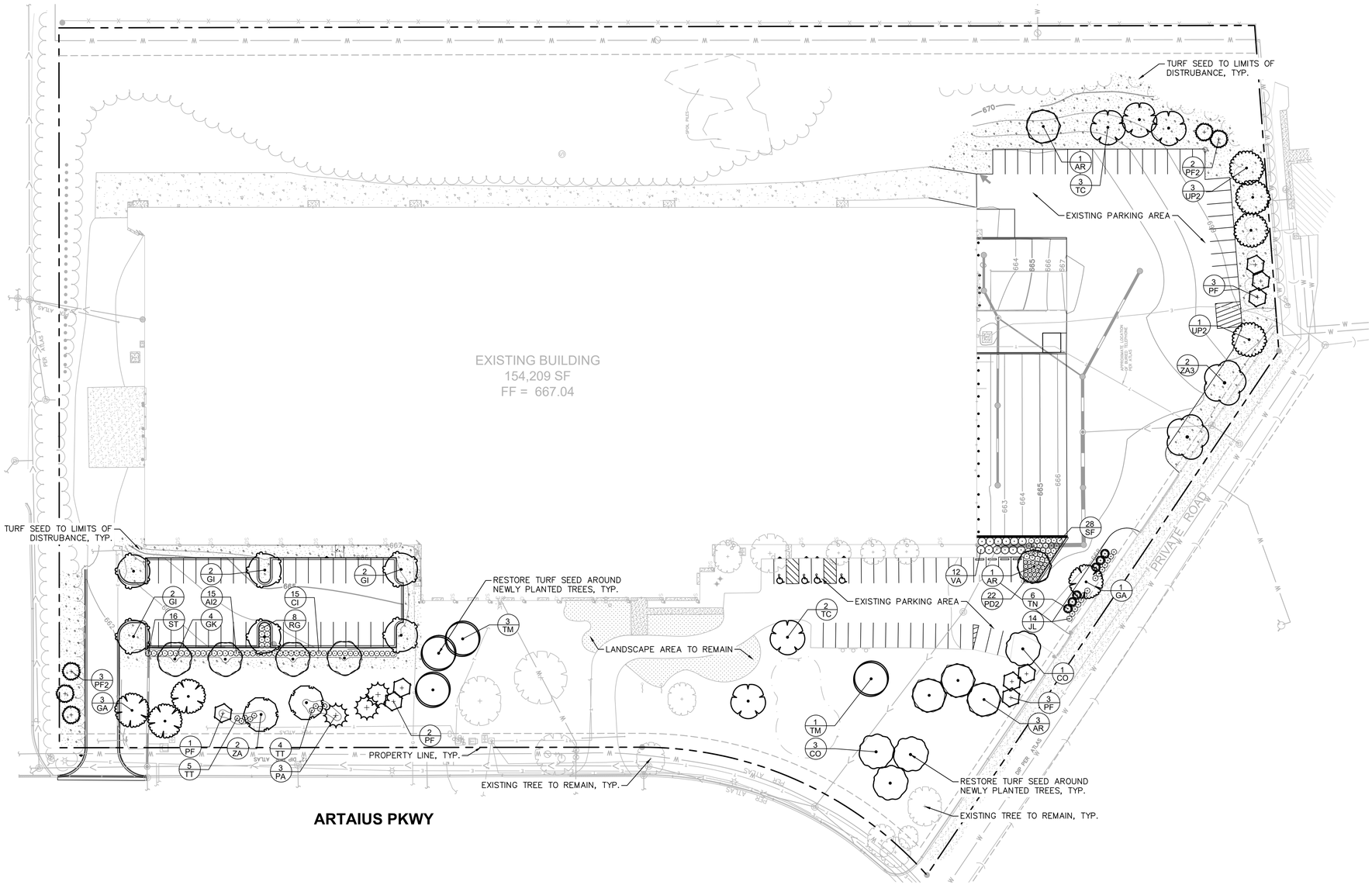
KHA PROJECT NO. 168902000

SHEET NUMBER

C7.2

Drawing name: K:\CHS_LDEV\168902000_dpi-libertyville_3\2 Design\CAD\planesheets\C7.0 CONSTRUCTION DETAILS.dwg PUMP DETAIL Mar 03, 2021 11:00am by: Matt.Hador
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LIVE\168902000_dpi_libertyville_a\2 Design\CAD\plansheets\L2.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Mar 03, 2021 11:00am by: Matt.Hedor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AR	5	ACER RUBRUM / RED MAPLE REPLACEMENT TREE - GROUP B	B & B	1.5" CAL. MIN	
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY REPLACEMENT TREE - GROUP A	B & B	1.5" CAL. MIN	
	GA	4	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	B & B	2" CAL MIN	
	GI	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	B & B	3" CAL. MIN	
	GK	4	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE REPLACEMENT TREE - GROUP A	B & B	1.5" CAL. MIN	
	TC	5	TILIA CORDATA / LITTLELEAF LINDEN REPLACEMENT TREE - GROUP B	B & B	1.5" CAL. MIN	
	TM	4	TILIA AMERICANA `MCKSENTRY` / SENTRY LINDEN REPLACEMENT TREE - GROUP A	B & B	1.5" CAL. MIN	
	UP2	4	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	3" CAL. MIN	
	ZA	2	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2" CAL MIN	
	ZA3	2	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	4.5" CAL MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PA	3	PICEA ABIES / NORWAY SPRUCE	B & B		8.5` HT MIN
	PF	9	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B		6` HT MIN
	PF2	5	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B		10.5` HT MIN
	TN	6	THUJA OCCIDENTALIS `NIGRA` / NIGRA ARBORVITAE	B & B		8.5` HT MIN

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AI2	15	ARONIA MELANOCARPA `IROQUOIS BEAUTY` / BLACK CHOKEBERRY	3 GAL	SEE PLAN	36" HT MIN
	CI	15	PYHSOCARPUS OPULIFOLIUS FIRST EDITIONS LITTLE DEVIL / LITTLE DEVIL NINEBARK	3 GAL	SEE PLAN	36" HT MIN
	PD2	22	POTENTILLA FRUTICOSA `GOLD DROP` / GOLD DROP POTENTILLA	3 GAL	SEE PLAN	24" HT MIN
	RG	8	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	18" HT MIN
	SF	28	SPIRAEA JAPONICA `NEON FLASH` / NEON FLASH SPIREA	3 GAL	SEE PLAN	24" HT MIN
	ST	16	SPIRAEA BETULIFOLIA `TOR` / TOR BIRCHLEAF SPIREA	3 GAL	SEE PLAN	36" HT MIN
	VA	12	VIBURNUM DENTATUM `CHRISTOM` / BLUE MUFFIN VIBURNUM	5 GAL	SEE PLAN	24" HT MIN

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JL	14	JUNIPERUS CHINENSIS `GOLD LACE` / GOLD LACE JUNIPER	5 GAL	SEE PLAN	24" HT MIN
	TT	9	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW	5 GAL	SEE PLAN	24" HT MIN

GROUND COVERS	BOTANICAL / COMMON NAME
	TURF SEED

No.	REVISIONS	DATE	BY

Kimley»Horn

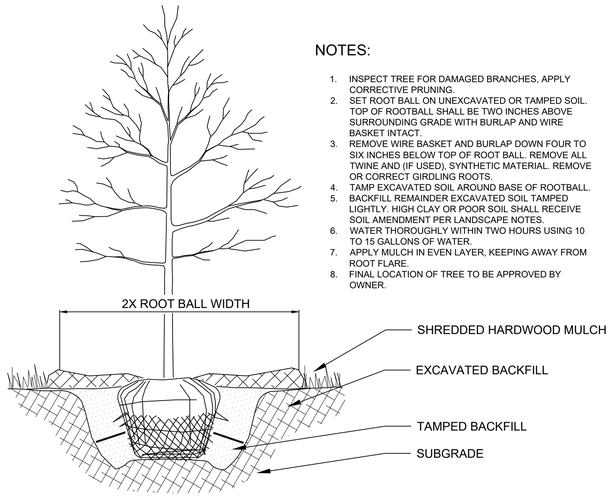
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JJK
DRAWN BY: MMH
CHECKED BY: JJK

LANDSCAPE PLAN

DPI LIBERTYVILLE
1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 03/03/2021
KHA PROJECT NO. 168902000
SHEET NUMBER
L2.0

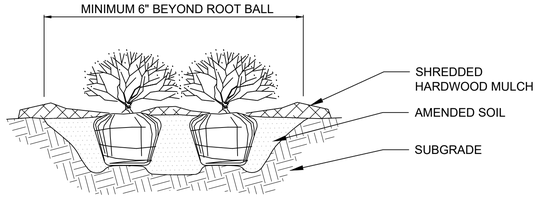


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

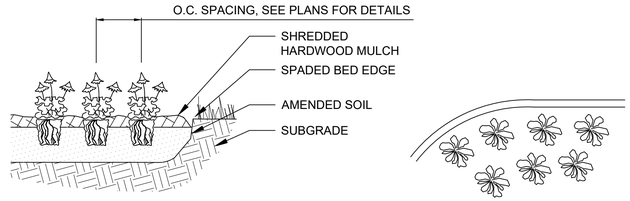
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

LANDSCAPE CODE REQUIREMENTS - LIBERTYVILLE, IL

CODE		REQUIREMENT	PROPOSED
SECTION 9-31 - TREE PRESERVATION AND PROTECTION			
TYPE GROUP A	TREE REPLACEMENT RATE 3 TREES (FROM GROUP A)	3 TREES REMOVED FROM GROUP A 3 REMOVED TREES x 3 = 9 **9 REPLACEMENT TREES REQUIRED**	9 REPLACEMENT TREES PROVIDED (AT 1.5" CALIPER FROM THE GROUP A SPECIES LIST)
GROUP B	2 TREES (FROM GROUP A OR B)	6 TREES REMOVED FROM GROUP B 6 REMOVED TREES x 2 = 12 **12 REPLACEMENT TREES REQUIRED**	12 REPLACEMENT TREES PROVIDED (AT 1.5" CALIPER FROM THE GROUP A AND B SPECIES LIST)
GROUP C	1 TREE (FROM GROUP A OR B)	1 TREE REMOVED FROM GROUP C 1 REMOVED TREE x 1 = 1 **1 REPLACEMENT TREE REQUIRED**	1 REPLACEMENT TREE PROVIDED (AT 1.5" CALIPER FROM THE GROUP A AND B SPECIES LIST)
GROUP D	NO REPLACEMENT TREES REQUIRED	1 TREE REMOVED FROM GROUP D 1 REMOVED TREE x 0 = 0 **0 REPLACEMENT TREES REQUIRED**	0 REPLACEMENT TREES PROVIDED
SECTION 13-2.2 A - PERIMETER LANDSCAPING MATERIALS			
1 SHADE OR ORNAMENTAL TREE EVERY 50 LF		TOTAL PERIMETER OF NORTHWESTERN DEVELOPMENT = 235.94 LF 235.94 LF / 50 LF = 4.7 **5 SHADE OR ORNAMENTAL TREES REQUIRED**	5 SHADE TREES AND 0 ORNAMENTAL TREES PROVIDED
		TOTAL PERIMETER OF SOUTHERN DEVELOPMENT = 342.09 LF 342.09 LF / 50 LF = 6.8 **7 SHADE OR ORNAMENTAL TREES REQUIRED**	7 SHADE TREES AND 0 ORNAMENTAL TREES PROVIDED
1 EVERGREEN TREE FOR EVERY 25 LF		TOTAL PERIMETER OF NORTHWESTERN DEVELOPMENT = 235.94 LF 235.94 LF / 25 LF = 9.4 **9 EVERGREEN TREES REQUIRED**	9 EVERGREEN TREES PROVIDED
		TOTAL PERIMETER OF SOUTHERN DEVELOPMENT = 342.09 LF 342.09 LF / 25 LF = 13.6 **14 EVERGREEN TREES REQUIRED**	14 EVERGREEN TREES PROVIDED
1 EVERGREEN SHRUB FOR EVERY 25 LF		TOTAL PERIMETER OF NORTHWESTERN DEVELOPMENT = 235.94 LF 235.94 LF / 25 LF = 9.4 **9 EVERGREEN SHRUBS REQUIRED**	9 EVERGREEN SHRUBS PROVIDED
		TOTAL PERIMETER OF SOUTHERN DEVELOPMENT = 342.09 LF 342.09 LF / 25 LF = 13.6 **14 EVERGREEN SHRUBS REQUIRED**	14 EVERGREEN SHRUBS PROVIDED
SECTION 13-2.2 B - SIZE AND DISTRIBUTION OF PERIMETER LANDSCAPE MATERIALS			
TYPE SHADE TREES/SINGLE TRUNK ORNAMENTAL	SIZE OF TREES 2"-2.5" CALIPER 3"-4" CALIPER 4.5" CALIPER OR MORE	PERCENTAGE 45% 35% 20%	12 TOTAL REQUIRED SHADE OR ORNAMENTAL TREES (6) 2"-2.5" CALIPER TREES REQUIRED (4) 3"-4" CALIPER TREES REQUIRED (2) 4.5" CALIPER OR MORE TREES REQUIRED	(6) 2" CALIPER SHADE TREES PROVIDED (4) 3" CALIPER SHADE TREES PROVIDED (2) 4.5" CALIPER OR MORE SHADE TREES PROVIDED
MULTIPLE STEM ORNAMENTAL TREE	6' HEIGHT	100%	0 MULTI-STEM ORNAMENTAL TREES REQUIRED (USING ALL SHADE TREES)	0 MULTI-STEM ORNAMENTAL TREES PROVIDED
EVERGREEN TREES	6'-8' HEIGHT 8.5'-10' HEIGHT 10.5' HEIGHT <	40% 40% 20%	23 TOTAL REQUIRED EVERGREEN TREES (9) 6' - 8' HEIGHT TREES REQUIRED (9) 8.5' - 10' HEIGHT TREES REQUIRED (5) 10.5' HEIGHT TREES REQUIRED	(9) 6' HEIGHT EVERGREEN TREES PROVIDED (9) 8.5' HEIGHT EVERGREEN TREES PROVIDED (5) 10.5' HEIGHT EVERGREEN TREES PROVIDED
EVERGREEN SHRUBS	NOT TO EXCEED 3' MATURE HEIGHT	100%	23 TOTAL EVERGREEN SHRUBS REQUIRED	23 EVERGREEN SHRUBS PROVIDED
SECTION 13-3.1 - PARKING LOT SCREENING				
3' HEIGHT LANDSCAPE SCREEN ALONG EVERY LOT LINE ADJACENT TO PARKING LOTS			3 FT. HEIGHT LANDSCAPE SCREEN ALONG NEW NORTHWESTERN PARKING AREA REQUIRED	3 FT. SHRUB ROW PROVIDED ALONG NEW PARKING LOT AREA
SECTION 13-3.2 - PARKING LOT INTERIOR LANDSCAPING				
INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST 10% OF THE AREA OF THE PARKING LOT			TOTAL PARKING LOT AREA = 11,363.86 SQ. FT. 11,363.86 SQ. FT. x 0.10 = 1,136.38 **1,136 SQ. FT. OF INTERIOR LANDSCAPING REQUIRED**	1,223.20 SQ. FT. OF INTERIOR LANDSCAPING PROVIDED
ALL PARKING LOT ISLANDS MUST HAVE ONE SHADE TREE			TOTAL PARKING ISLANDS = 6 **6 SHADE TREES REQUIRED**	6 SHADE TREES (AT 3" CALIPER) PROVIDED IN LANDSCAPE ISLANDS

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JJK | DRAWN BY: MMH | CHECKED BY: JJK

LANDSCAPE NOTES AND DETAILS

DPI LIBERTYVILLE

1530 ARTAIUS PKWY
LIBERTYVILLE, IL 60048

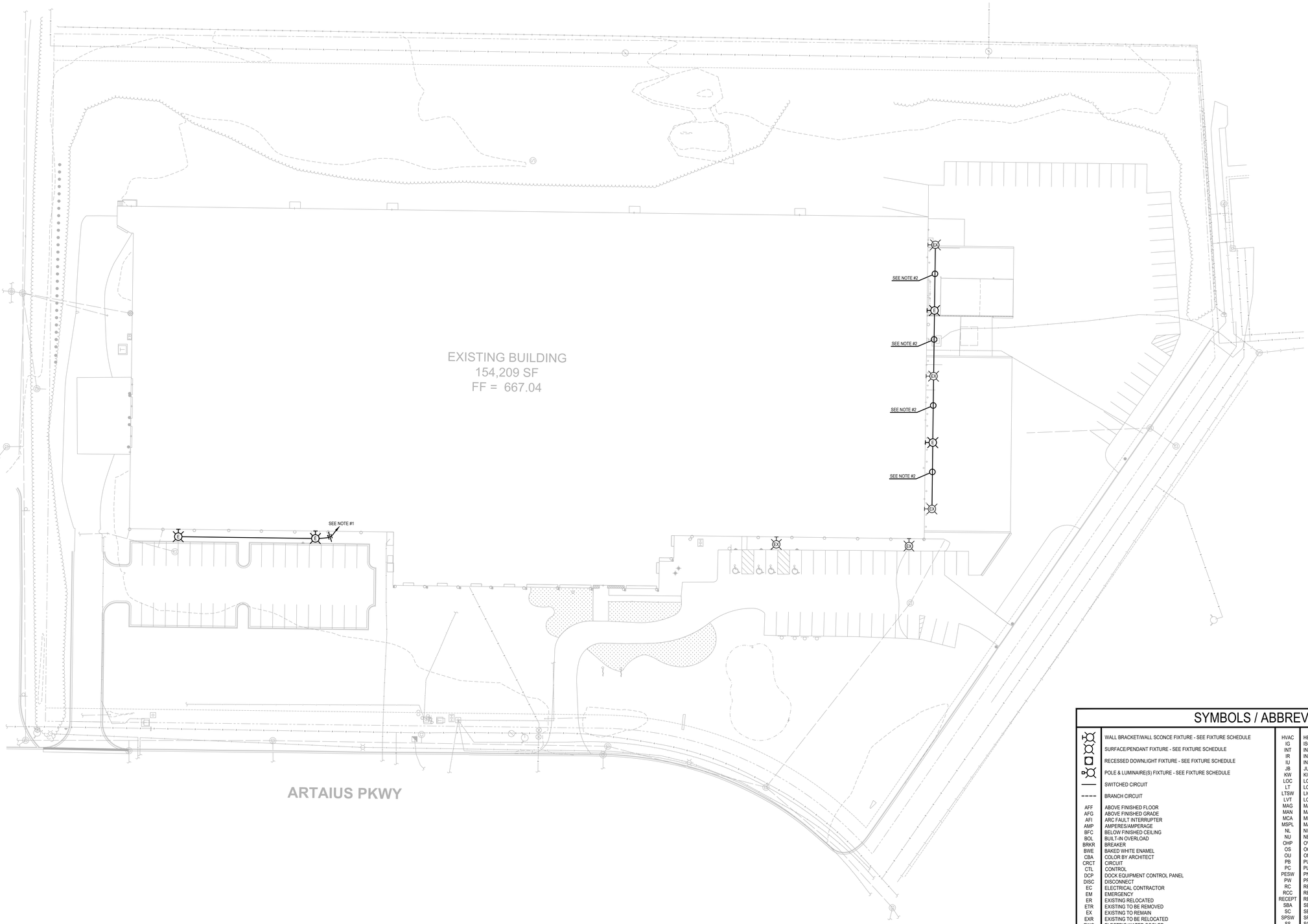
ORIGINAL ISSUE: 03/03/2021

KHA PROJECT NO. 168902000

SHEET NUMBER

L3.0

Drawing name: K:\CHS_LDEV\168902000_dpi-Libertyville_JV2 Design\CAD\plansheets\L2.0 LANDSCAPE PLAN.dwg L3.0 LANDSCAPE NOTES AND DETAILS Mar 03, 2021 11:00am by: MattHader
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"

NOTES:

1. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO EXISTING LIGHTING PANEL VIA EXISTING EXTERIOR LIGHTING CONTROL.
2. EXISTING LIGHTING CIRCUIT AND CONTROL TO REMAIN. E.C. TO PROVIDE NEW 2 #8 THWN & 1 #8 GND. IN 3/4" C. FROM EXISTING FIXTURE TO NEW FIXTURE.

FIXTURE SCHEDULE

21010

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	50	MATCH EXIST	5600	5000K		●		EXTERIOR WALL BRACKET	WESTGATE	LF4-500W-KN		MATCH EXISTING	WALL-MATCH EXISTING MOUNTING HEIGHT		X	

SYMBOLS / ABBREVIATIONS

21010

WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE

SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE

RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE

POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE

SWITCHED CIRCUIT

BRANCH CIRCUIT

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETR	EXISTING TO BE REMOVED
EX	EXISTING TO REMAIN
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

062-052986
DAVID B. KORNACKI
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date: 03/02/21
Lic. Exp.: 11/30/21

KORNACKI & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
Corporation Registration # 184.000374
5420 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 782-4800 FAX (262) 782-5914

HARRIS ARCHITECTS INC.
1851 EMERSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1155

COPYRIGHT © 2021 BY HARRIS ARCHITECTS INC.

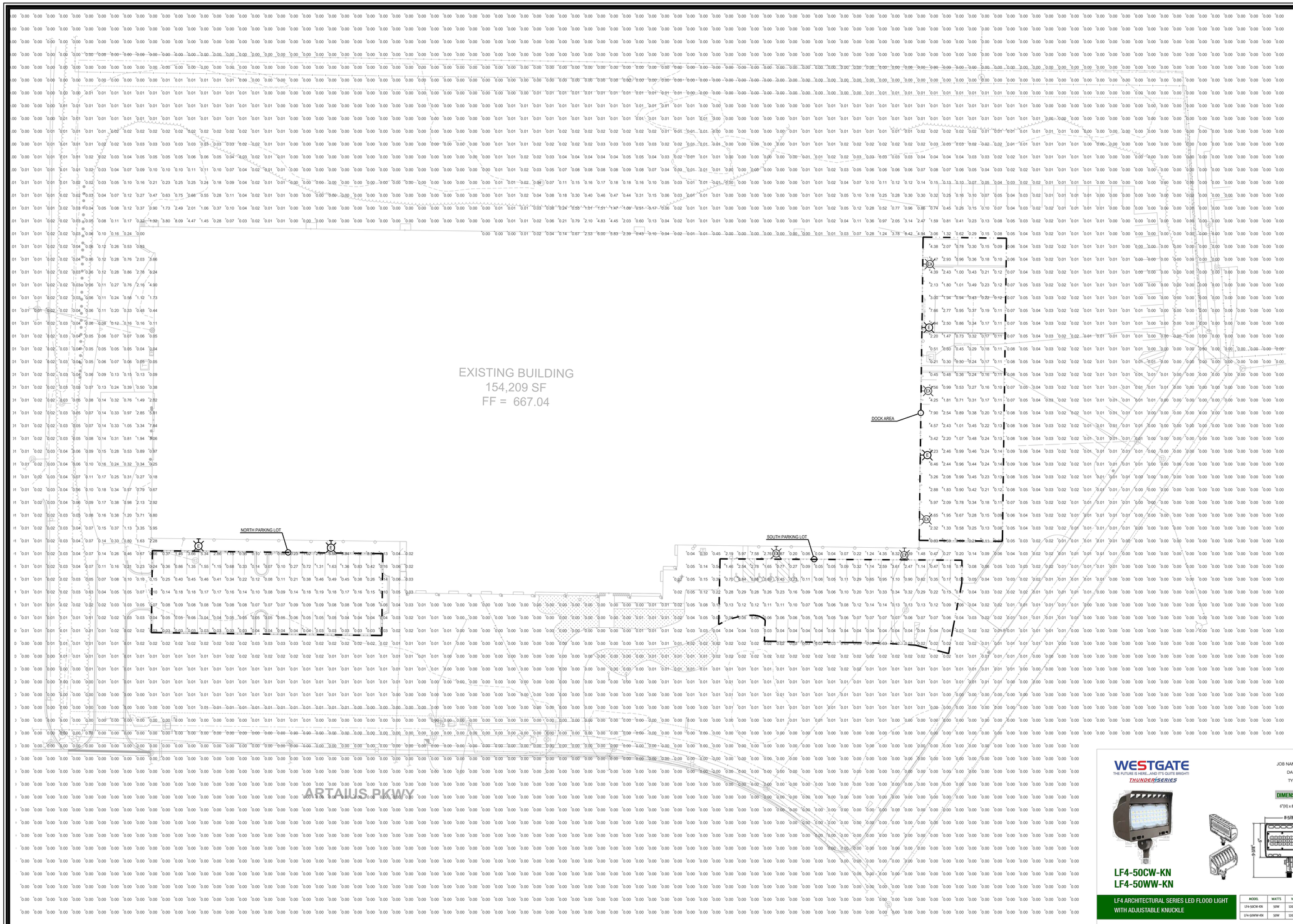
Durable Packaging International

Libertyville, Illinois

NEW EXTERIOR TRUCK DOCK POSITIONS FOR:
1530 Artaius Drive

PROJECT NO.
21010
DRAWN BY:
S.M.B.
CHECKED BY::
D.B.K.

SHEET NO.
E1



PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

LIGHTING ANALYSIS NOTES:
(NORTH PARKING)

1.	AVERAGE FOOTCANDLES:	0.34
2.	MAXIMUM FOOTCANDLES:	5.34
3.	MINIMUM FOOTCANDLES:	0.03

LIGHTING ANALYSIS NOTES:
(SOUTH PARKING)

1.	AVERAGE FOOTCANDLES:	0.32
2.	MAXIMUM FOOTCANDLES:	3.61
3.	MINIMUM FOOTCANDLES:	0.02

LIGHTING ANALYSIS NOTES:
(DOCK AREA)

1.	AVERAGE FOOTCANDLES:	1.20
2.	MAXIMUM FOOTCANDLES:	8.47
3.	MINIMUM FOOTCANDLES:	0.07

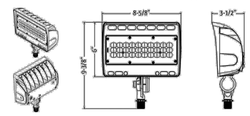
NOTE: ALL LIGHT LEVELS ARE LESS THAN 2.0 FOOTCANDLES AT THE PROPERTY LINE.

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!
THUNDERSERIES

JOB NAME: _____
DATE: _____
TYPE: _____

DIMENSIONS:

6"(H) x 8-5/8"(W) x 3-1/2"(D))



LF4-50CW-KN
LF4-50WW-KN

LF4 ARCHITECTURAL SERIES LED FLOOD LIGHT WITH ADJUSTABLE KNUCKLE

MODEL	WATTS	VOLTAGE	LUMENS	COLOR TEMP
LF4-50CW-KN	50W	120–277V AC	5000 LM	5000K
LF4-50WW-KN	50W	120–277V AC	5400 LM	3000K

Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas. Great for use with motion sensors and other instant on/off controls.

ELECTRICAL SPECIFICATIONS:

- Voltage: 120-277VAC 50/60Hz
- Wattage: 50W
- Input current: 0.52A Max
- Other wattages: 12W, 30W
- Power factor: >0.95
- Efficacy: 105LM/W–110LM/W

LIGHTING SPECIFICATIONS:

- LED type/brand: Philips Lumileds LEDs / SMD 3030
- Total lumens: 5400LM and 5600LM
- Color temperature: 3000K / 5000K
- Color rendering index: >82
- Beam angle: 90° x 120°

WARRANTY: 5 years

HOUSING SPECIFICATIONS:

- Die-cast aluminum with powder coat finish (Dark Bronze)
- Operating temperature: -40°F ~ 104°F
- Lifespan: 50000 Hrs.
- IP rating: IP65, Wet Locations
- High light transmittance, anti-UV & fire resistant PC lens

CERTIFICATIONS: UL, DLC

Rev. 2017-06-26

WESTGATE MFG. INC. 2462 E 28th St., Vernon, CA 90058 • Phone (877) 805-2252 • Fax (877) 809-2252

DAVID B. KORNACKI
062-052986
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date: 03/02/21
Lic. Exp.: 11/30/21

KORNACKI & ASSOCIATES, INC.
STRUCTURAL CONSULTING ENGINEERS
Corporation Registration #184.000374
5430 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 844-5400 FAX (262) 785-9514

HARRIS ARCHITECTS INC.
1651 EMERSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1155

COPYRIGHT © 2021 BY HARRIS ARCHITECTS INC.

Durable Packaging International

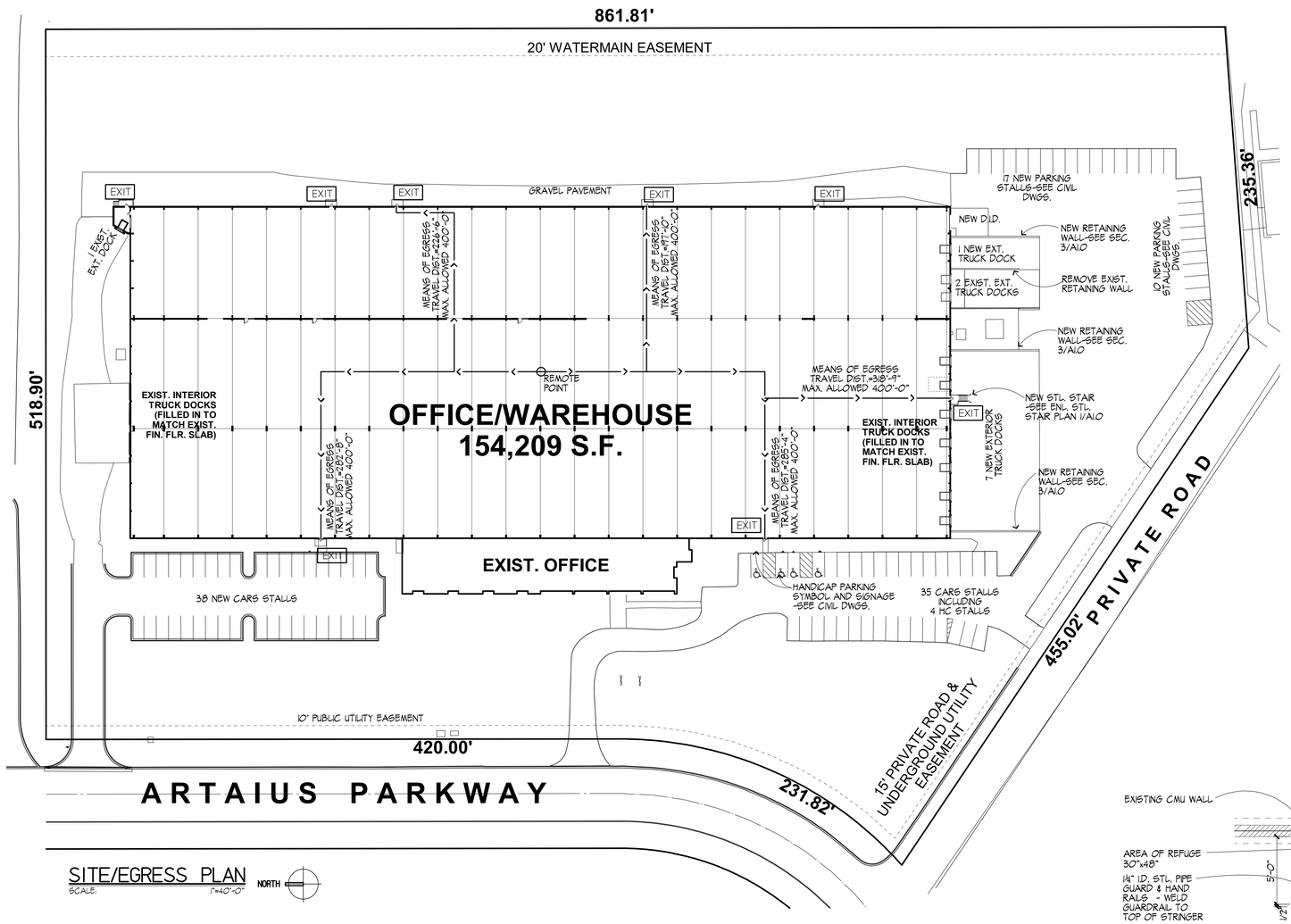
Libertyville, Illinois

NEW EXTERIOR TRUCK DOCK POSITIONS FOR:

1530 Artaius Drive

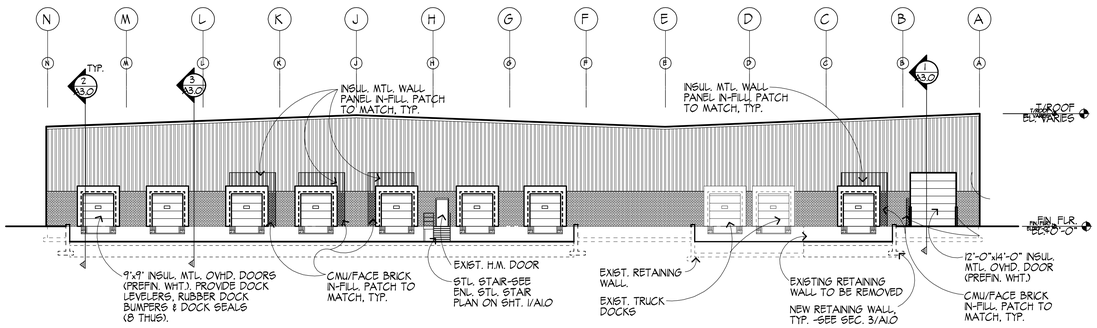
PROJECT NO. 21010
DRAWN BY: S.M.B.
CHECKED BY:: D.B.K.

SHEET NO.
E2



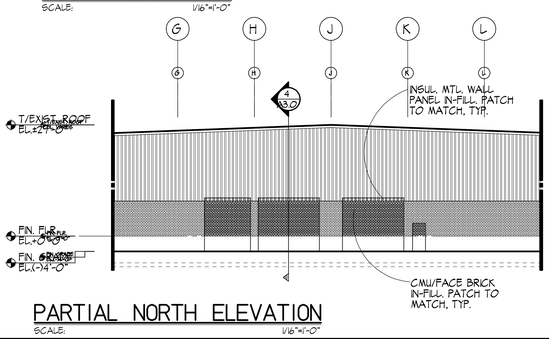
SITE/EGRESS PLAN

SCALE: 1"=40'-0" NORTH



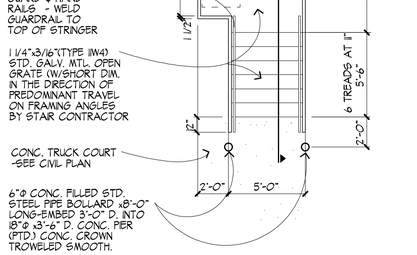
SOUTH ELEVATION

SCALE: 1/16"=1'-0"



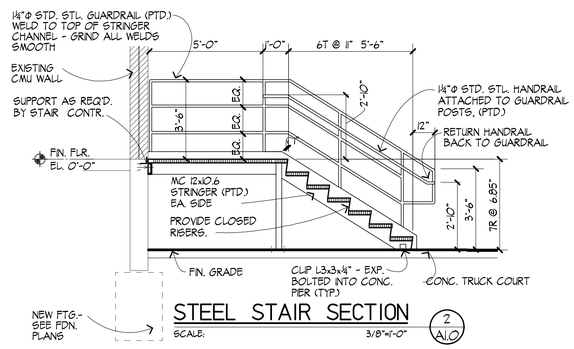
PARTIAL NORTH ELEVATION

SCALE: 1/16"=1'-0"



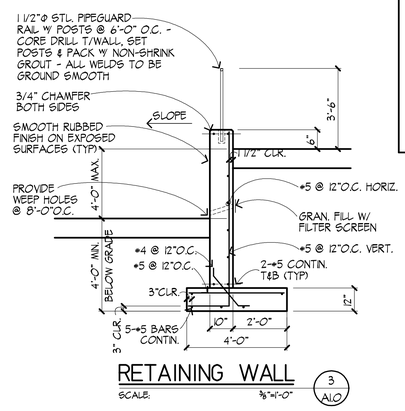
ENLARGED STAIR PLAN

SCALE: 1/4"=1'-0" (1 A1.0)



STEEL STAIR SECTION

SCALE: 3/8"=1'-0" (2 A1.0)



RETAINING WALL

SCALE: 3/8"=1'-0" (3 A1.0)

OCCUPANCY LOAD

BUILDING AREA	154,209 S.F.
CURRENT ACTUAL EMPLOYEE COUNT	12 EMPLOYEES
ACTUAL OCCUPANT LOAD	
NOTE: HVAC TO BE BASED ON A CALCULATED OCCUPANCY LOAD PER IBC2012-TABLE 1004.1.2	
OFFICE	0 PERSONS
WAREHOUSE	12 PERSONS
TOTAL OCCUPANT LOAD	12 PERSONS
EGRESS WIDTH REQUIRED .15"	
OFFICE - .15" (0)	0"
WAREHOUSE - .15" (12)	1.8"
EGRESS WIDTH PROVIDED	
OFFICE - (1) OPENING @ 36"	36"
WAREHOUSE - (8) OPENING @ 36"	288"

	MEN	WOMEN	TOTAL
HIGHEST NUMBER OF EMPLOYEES AT ANY GIVEN TIME (OFFICE/±7,850 S.F.)	0	0	0
HIGHEST NUMBER OF EMPLOYEES AT ANY GIVEN TIME (WAREHOUSE/±146,359 S.F.)	9	3	16
HIGHEST TOTAL NUMBER OF EMPLOYEES AT ANY GIVEN TIME	9	3	12
NUMBER OF EXITS PROVIDED (REQUIRED)			9 (2)
WATER CLOSETS PROVIDED (REQUIRED)	3 (1)	6 (1)	9 (2)
URINALS PROVIDED (REQUIRED)	3 (1)		3 (1)
LAVATORIES PROVIDED (REQUIRED)	6 (1)	5 (1)	11 (2)
OTHER PROVIDED (REQUIRED)			1 (1)
FULLY SPRINKLERED			YES

CONSTRUCTION DATA

ZONING: I-1 LIMITED INDUSTRIAL

CONSTRUCTION TYPE: TYPE II B UNLIMITED AREA

OCCUPANCY TYPE: NON-SEPARATED MIXED USE. B BUSINESS GROUP S-1 MODERATE HAZARD STORAGE

HANDICAPPED PARKING: HANDICAPPED PARKING AND SIGNS PER OCTOBER, 2018 STATE OF ILLINOIS ACCESSIBILITY STANDARDS

FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH AN E.S.F.R. AUTOMATIC FIRE SUPPRESSION SYSTEM DESIGNED PER N.F.P.A. 13 FOR CLASS IV COMODITIES AS DEFINED BY NFPA 23C. GENERAL CONTRACTOR SHALL PROVIDE DESIGN / BUILD FIRE PROTECTION AND FIRE ALARM DRAWINGS WHEN THEY BECOME AVAILABLE.

ADOPTED CODES

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2014	ILLINOIS STATE PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
NFPA70	NATIONAL ELECTRIC CODE 2017
2018	ILLINOIS ACCESSIBILITY CODE
2018	INTERNATIONAL FIRE CODE
2018	INTERNATIONAL PROPERTY MAINTENANCE CODE

LIST OF ABBREVIATIONS

AB	- Anchor Bolt	F & I	- Furnish & Install	PPT	- Pressure Preservative Treated
ACOUS	- Acoustical	FIN	- Finish	PREFIN	- Prefinished
ADJ	- Adjacent	FLR	- Floor	PROV	- Provide
AFF	- Above Finished Flr	FDN	- Foundation	PSF	- Pounds Per Square Foot
ANOD	- Anodized	FPHB	- Frost Proof Hose-Bib	PSI	- Pounds Per Square Inch
AP	- Acoustical Panel	FRT	- Fire Retardant Treated	PT	- Paint
AT	- Acoustical Tile	FTG	- Footing	PVMT	- Pavement
B/	- Bottom of	GA	- Gauge	QT	- Quarry Tile
BD	- Board	GALV	- Galvanized	REINF	- Reinforcing
BIT	- Bituminous	GB	- Gypsum Board	REQD	- Required
BLKG	- Blocking	GC	- General Contractor	RM	- Room
BLDG	- Building	GL	- Glass	SAN	- Sanitary
BM	- Beam	GRAN	- Granular	SCHD	- Schedule
BOT	- Bottom	GYP BD	- Gypsum Board	SECT	- Section
BRDG	- Bridging	GYP	- Gypsum	SF	- Square Foot
BRG	- Bearing	H	- High	SHT	- Sheet
CONC BLK	- Concrete Block	HC	- Handicapped	SLV	- Short Leg Vertical
CLG	- Ceiling	HDWRE	- Hardware	STD	- Standard
CLR	- Clear	HM	- Hollow Metal	STL	- Steel
CPT	- Carpet	HORIZ	- Horizontal	SS	- Service Sink
COL	- Column	HP	- High Point	STM	- Storm
COMP	- Compact	HVAC	- Heating, Ventilating Air Conditioning	ST STL	- Stainless Steel
CONC	- Concrete	HW	- Hot Water	SUSP	- Suspended
CONST	- Construction	INSUL	- Insulat(ion) (ed)	T/	- Top of
CONT	- Continuous	INT	- Interior	TEMP	- Tempered
CONT JT	- Control Joint	JST	- Joist	TOP/	- Top of
CONTR	- Contractor	JT	- Joint	TJ	- Tie Joist
CORR	- Corrugated	LAV	- Lavatory	TYP	- Typical
CJ	- Control Joint	LG	- Long	UNO	- Unless Noted Otherwise
CT	- Ceramic Tile	LLV	- Long Leg Vertical	UR	- Urinal
CW	- Cold Water	LP	- Low Point	VCT	- Vinyl Composition Tile
DBL	- Double	MAS	- Masonry	VERT	- Vertical
DET	- Detail	MAX	- Maximum	VWC	- Vinyl Wall Covering
DIA	- Diameter	MET	- Metal	WC	- Water Closet
DO	- Ditto	MFR	- Manufacture	WD	- Wood
DR	- Door	MIN	- Minimum	WH	- Water Heater
DWG	- Drawing	MO	- Masonry Opening	WWF	- Welded Wire Fabric
EA	- Each	MTL	- Metal	WDW	- Window
EJ	- Expansion Joint	NIC	- Not in Contract		
ELEC	- Electrical	OVHD	- Overhead		
ELEV	- Elevation	OPNG	- Opening		
EQ	- Equal	PARTN	- Partition		
EWC	- Electrical Water Cooler	PC	- Precast		
EXIST	- Existing	PERIM	- Perimeter		
EXP	- Expansion	PL	- Plate		
EXP JT	- Expansion Joint	PLBG	- Plumbing		
EXT	- Exterior	PLF	- Pounds per linear foot		

SITE DATA

SITE AREA (10.0083 ACRES)	435,963 S.F.
BUILDING AREA	
OFFICE	7,850 S.F.
WAREHOUSE	146,359 S.F.
TOTAL BUILDING AREA	154,209 S.F.
CAR STALLS PROVIDED	100
EXISTING EXTERIOR TRUCK DOCKS	3
NEW EXTERIOR TRUCK DOCKS	8
NEW DRIVE-IN DOOR	1

HARRIS ARCHITECTS INC.
4801 EMERSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1155
COPYRIGHT © 2021 BY HARRIS ARCHITECTS INC.
#ARO0033091 EXP. 7/31/21

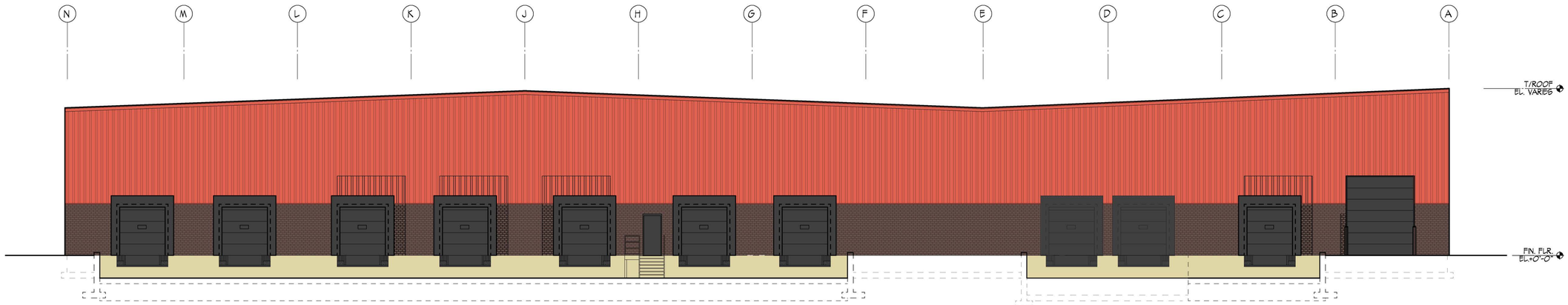
NEW EXTERIOR TRUCK DOCK POSITIONS FOR:
1530 Artaius Drive
Libertyville, Illinois

Durable Packaging International

ISSUED FOR APPEARANCE REVIEW 3-03-20

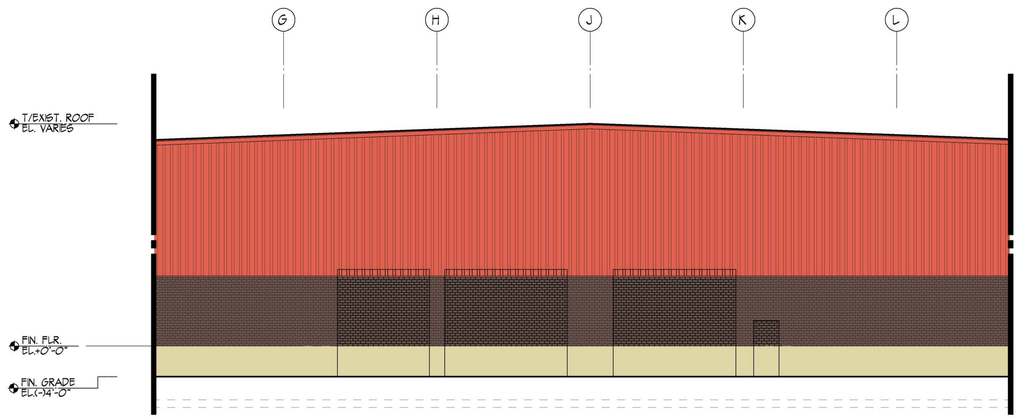
PROJECT NO. 220103
DRAWN BY: R.D.H.
DATABASE: 220103.DB

SHEET NO. A1.0
__OF__SHEETS



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PARTIAL NORTH ELEVATION

SCALE: 1/8"=1'-0"

HARRIS ARCHITECTS INC.
4801 DAWSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1185
COPYRIGHT © 2021 BY HARRIS ARCHITECTS INC.

EXP. 7/31/21

#AR00033091

NEW EXTERIOR TRUCK DOCK POSITIONS FOR:

1530 Artalus Drive Libertyville, Illinois

Durable Packaging International

ISSUED FOR APPEARANCE REVIEW 3-03-20

PROJECT NO. 220103
DRAWN BY: R.D.H.
DATABASE: 220103.DB

SHEET NO.
A0.0
__OF__SHEETS

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Consideration of an Ordinance Waive Formal Bidding and Purchase Extrication Equipment

Staff Recommendation: Approve Ordinance

Staff Contact: Richard M. Carani, Fire Chief

Background: The Fire Department will soon be taking delivery of a new Pumper Truck. This new apparatus also responds to motor vehicle accidents and is equipped with vehicle extrication tools. The Fire Department budgeted $28,500 in the 2021-22 Vehicle Maintenance and Replacement Service Fund for a new set of extrication tools for the new pumper. The department operates Hurst brand extrication tools sold by Air One Equipment and has recently started purchasing battery operated tools to replace the older gas-powered units. The newest set of battery Hurst extrication equipment has performed exceptionally well for the department.

Because the department operates Hurst extrication equipment it is important that all the tools are the same for ease of use, maintenance, and operation. Hurst extrication tools are only available through Air One and are therefore a sole source purchase. Village staff recommends the approval of the attached Resolution to purchase new Extrication Tools from Air One Equipment, Inc. in the amount of $27,329.00 and to authorize the execution of the purchase by the Village Administrator.

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 21- O -_____

AN ORDINANCE WAIVING FORMAL BIDDING AND AWARDING A CONTRACT FOR THE PURCHASE OF EXTRICATION EQUIPMENT FROM AIR ONE EQUIPMENT, INC.

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
this 11th day of May, 2021

Published in pamphlet form by
direction and authority of the
Village of Libertyville
Lake County, Illinois
this _____ day of May, 2021

ORDINANCE NO. 21-O- _____

AN ORDINANCE TO PURCHASE EXTRICATION EQUIPMENT FROM AIR ONE EQUIPMENT, INC.

WHEREAS, the Libertyville Fire Department responds to fire and medical emergency's including motor vehicle accidents; and

WHEREAS, serious motor vehicle accidents often require the extrication of victims from damaged vehicles; and

WHEREAS, the current extrication tools on the retiring apparatus have reached their useful life; and

WHEREAS, the fire department operates Hurst brand extrication equipment which are only available for purchase in our area through Air One Equipment; and

WHEREAS, the 2021-22 Vehicle Maintenance and Replacement Service Fund has funding available in the amount of $28,500 for the purchase of new extrication equipment.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Village of Libertyville Board of Trustees approves the purchase of new extrication tools from Air One Equipment the amount of $27,329.00.

SECTION 2: The Village of Libertyville Board of Trustees authorizes the Village Administrator to execute the purchase from Air One Equipment for the replacement extrication equipment.

SECTION 3: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

PASSED this 11th day of May, 2021

AYES:

NAYS:

ABSENT: None

APPROVED this 11th day of May, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

Agenda Item No. 9

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	May 11, 2021
Agenda Item:	Consideration of an Ordinance to Waive Formal Bidding and Award a Contract for Replacement of Outdoor Warning Siren
Staff Recommendation:	Approve Ordinance
Staff Contact:	Richard M. Carani, Fire Chief

Background: The Village of Libertyville owns and operates eight outdoor emergency warning sirens within the Village. The siren located at Golf and Butterfield is 30 years old and is currently the only siren not operating under battery power. This siren is scheduled for replacement and funding has been allocated in the Public Building Improvement Fund in the amount of $36,000 for the replacement.

JS Communications Technologies LLC is the service company used by the Village and the Libertyville Fire Protection District to maintain and service our emergency warning siren system. JS Communications has provided a quote for the siren replacement in the amount of $35,793.49. This quote is sole source due to the fact JS Communications is the only local siren installer. JS communications has installed and serviced the Villages equipment for the past 30 years and does an exceptional job. Staff is requesting that the Village waive formal bidding due to the limited number of local siren installers and award the contract to JS Communications Technologies LLC in the amount of $35,793.49 to install a new siren and remove the existing siren and to authorize the execution of the purchase by the Village Administrator.

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 21- O -_____

AN ORDINANCE WAIVING FORMAL BIDDING AND AWARDING A CONTRACT FOR THE REPLACEMNET OF AN OUTDOOR WARNING SIREN TO JS COMMUNICATION TECHNOLOGIES, LLC.

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
this 11th day of May, 2021

Published in pamphlet form by
direction and authority of the
Village of Libertyville
Lake County, Illinois
this _____ day of May, 2021

ORDINANCE NO. 21-O-

WHEREAS, the Village of Libertyville, through its Emergency Management Agency operates 8 emergency outdoor warning sirens in the Village to warn residents of severe weather and other emergencies or disasters; and

WHEREAS, the siren located at Golf and Butterfield Roads has served past its useful life and is scheduled for replacement; and

WHEREAS, JS Communications Technologies is the Villages local emergency warning siren vendor and performs all maintenance and service on the Villages sirens; and

WHEREAS, JS Communications Technologies is the only local vendor for the replacement siren and has submitted a quote for the replacement in the amount of $33, 998.49;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Village of Libertyville Board of Trustees approves the waiver of bid and authorizes the purchase of a new outdoor warning siren from JS Communications Technologies, LLC. In the amount of $33,998.49.

SECTION 2: The Village of Libertyville Board of Trustees authorizes the Village Administrator to execute the purchase from JS Communication, LLC. for the replacement of the siren.

SECTION 3: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

PASSED this 11th day of May, 2021

AYES:

NAYS:

ABSENT: None

APPROVED this 11th day of May, 2021.

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

COMMUNICATIONS TECHNOLOGIES LLC
22600 W. Ridge Dr. Antioch, IL 60002
Phone: 224-788-8046 Fax: 224-220-3223

A/C Mike Hall
Libertyville Fire Department
1551 N. Milwaukee Ave.
Libertyville, IL 60048

January 14, 2021

Mike,

Thank you for contacting JS Communications for your outdoor warning siren needs. I am pleased to provide you this quote for the following.

WPS-4000-4	Electronic warning siren. 129dBc at 100', 70dBc at 70'. rotating siren with P/A, Type III electronic cabinet with all controls, AC temperature compensating battery charger, 2 deep cycle lead acid batteries, pole mount bracket, and 50ft speaker/rotor cable. Includes: DTMF 10 digit 2-way control board, VHF radio/antenna package with polyphaser, grounding, and 2-year factory warranty from date of manufacture.	$23,467.59
Installation	Installation of siren as listed above. Includes a class II 60'wood pole delivered on site, all materials including conduits, mounting hardware, AC meter and disconnect boxes, and heavy equipment. Final testing locally and with dispatch center included.	$8,730.90
	Shipping from Chester, CT to Antioch, IL.	Not to exceed $1,800.00
	Site restoration and/or permits, if needed, are not included in this quote.	**TOTAL: $33,998.49**
Solar option	310-watt solar panel with mounting bracket and all necessary mounting equipment. Includes solar regulator charger and removes Whelen AC charger.	$1,995.00
REMOVAL	Removal of existing siren & pole. Siren & cabinet to be removed and delivered to FD or disposed of. Pole will be cut up & removed from site unless village can use it. This cost shall be invoiced separately from above siren purchase and installation.	**$1,795.00

**Old siren must be removed on the same day as the new siren is installed for this price.

If you have any questions or concerns regarding this quote, please call.

Best regards,
Jeffrey Smouse

This quote may be subject to sales tax. Quotation is valid for sixty (60) days with the exception of cost increases from the manufacturers.
20% Restocking fee on any item returned or canceled.
Quoted price may vary from shipment price due to surcharge being applied to price of product at the time of shipment.
Special terms may apply.

COMMUNICATIONS TECHNOLOGIES LLC
22600 W. Ridge Dr. Antioch, IL 60002
Phone: 224-788-8046 Fax: 224-220-3223

Payment terms:

40% of total due within 10 days of placing order with JS Communications Technologies LLC. Purchase order or signed copy of this quote are acceptable to place the order.

1st payment of 40% = $13,599.40

40% of total due within 10 days of siren delivery to JS Communications Technologies LLC.

2nd payment of 40% = $13,599.40

20% of total due with 10 days of completion of siren installation, testing, and acceptance.

Final payment of 20% = $6,799.69

Acceptance of this quote assumes acceptance of these payment terms.

This quote may be subject to sales tax. Quotation is valid for sixty (60) days with the exception of cost increases from the manufacturers.
20% Restocking fee on any item returned or canceled.
Quoted price may vary from shipment price due to surcharge being applied to price of product at the time of shipment.
Special terms may apply.

Agenda Item No. 10

VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: May 11, 2021

Agenda Item: Consideration of a Resolution to Approve a Contract with Simon Roofing Products for Roof Repairs at the Parks Maintenance Building and Fire Station No. 1

Staff Recommendation: Approve Resolution

Staff Contact: Paul Kendzior, P.E., C.F.M., Director of Public Works

---

Background: The Fiscal Year 2021/22 budget provides funding for roof repairs at the Parks Maintenance Building and Fire Station No. 1. This work is also identified in the Village's Capital Improvements Plan. The roofs at both buildings are past their serviceable life and in need of repairs. The Parks Maintenance Building was acquired in 1994 and that was the last time repairs were performed on the roof. Fire Station No. 1 was built in 1991 with a lower-tier roof and an upper-tier roof. The lower-tier and upper-tier roofs have been maintained with spot repairs as needed to date. Both roofs have an aluminum coating system which is showing signs of distress at both locations.

The Village is a member of The Interlocal Purchasing System (TIPS), a government cooperative purchasing program. Simon Roofing is a TIPS preferred vendor for roofing projects. Simon Roofing and the Village partnered to create a scope of services for the Parks Maintenance Building and Fire Station No. 1 roof repairs. Simon Roofing will be general contractor and oversee the roofing project.

The total cost for the roof replacement work is $70,230, which consists of $45,692 for the Parks Maintenance Building and $24,538 for Fire Station No. 1. The total contract amount will be $71,788, which includes material shipping and bonding costs. The Public Building Improvement Fund has $118,770 budgeted in Account #46-0000-0-796 for the Parks Maintenance Building and $25,000 budgeted in Account #46-0000-0-794 for the Fire Station No. 1 roof repairs.

Staff recommends approval of the attached Resolution to award the contract through joint purchasing to Simon Roofing Products for roof repairs at the Parks Maintenance Building and Fire Station No. 1 in the not-to-exceed amount of $71,788 and authorize execution of the contract by the Village Administrator.

RESOLUTION 21-R-____

CONSIDERATION OF A RESOLUTION TO APPROVE A CONTRACT WITH SIMON ROOFING PRODUCTS FOR ROOF REPAIRS AT THE PARKS MAINTENANCE BUILDING AND FIRE STATION NO. 1

WHEREAS, the Fiscal Year 2021/22 Annual Budget provides sufficient funding in the Public Building Improvement Fund (Accounts #'s 46-0000-0-796 and 46-0000-0794) to complete the roof repairs at the Parks Maintenance Building and Fire Station No 1; and

WHEREAS, the roofs at the Parks Maintenance Building and Fire Station No 1 are past their serviceable life's and in need of repairs; and

WHEREAS, The Village is a member of The Interlocal Purchasing System (TIPS), a government cooperative purchasing program. Simon Roofing is a TIPS preferred vendor for roofing projects and assisted Village staff to create a scope of services for roof repairs. Simon Roofing will be general contractor to oversee and manage the roofing project and the lowest, responsible bidder from the bid opening will be a subcontractor under Simon Roofing; and

WHEREAS, four bids were received and publicly opened on April 13, 2021. Combined Roofing Services, who will be a subcontractor to Simon Roofing, was determined to be lowest responsible bidder in the total amount of $71,788.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2. The Village of Libertyville Board of Trustees approves the Parks Maintenance Building and Fire Station No. 1 Roof Repairs contract with Simon Roofing Products in the not-to-exceed amount of $71,788, which includes bonding costs.

SECTION 3. The Village of Libertyville Board of Trustees authorizes the Village Administrator to execute the Parks Maintenance Building and Fire Station No. 1 Roof Repairs contract with Simon Roofing Products.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED this _____day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____day of _____, 2021

_____
Donna Johnson, Village President

ATTEST:

_____
Luke Stowe, Village Clerk

Contractor	Item # 1 Building 544	Item #2 Building FS LL Restore	Item #3 Building #75 FS UL Repairs	Item #5 Total All Projects
Combined Roofing Services	$45,692	$18,200	$6,338	$70,229
Riddiford Roofing	$84,193	$36,205	$21,650	$140,096
Malcor Roofing	$55,238	$27,989	$7,403	$88,320
Knickerbocker Roofing	$85,524	$46,408	$14,696	$146,630

Contractor	Item # 1 IRO Ply Cap Sheet	Item #2 RMA Elastic	Item #3 6" Glass Mesh	Item #4 12" Glass Mesh	Item #5 HK Aluminum Coating
Combined Roofing Services	6	4	4	0	116
Riddiford Roofing	5	18	8	2	135
Malcor Roofing	5	3	1	0	102
Knickerbocker Roofing	5	3	0	3	130
SR Products Estimate Quantities	5	3	2	2	100-115

SIMON ROOFING
AMERICA LOOKS UP TO US
Since 1900

Our Commitment to Excellence

PRESENTED TO:
City of Libertyville
Attn: Daniel Juarez,
Facilities Manager,
544 North Avenue
Libertyville, IL 60048

PROJECT:
Libertyville Aluminum Coating 544 North Ave and Fire Station #1 Aluminum Coating and Roof Repair Project

RESPECTFULLY SUBMITTED –
MICHAEL PERRY, HON. AIA; VP SALES
&
KEVIN DIECKHOFF, TERRITORY MANAGER CHICAGO
1380 E. HIGHLAND RD.
MACEDONIA, OH 44056
P: 224-281-1128 F: 330-998-6600

04/19/2021

TIPS-USA CONTRACT NUMBER: 180702

GENERAL CONDITIONS

1. Insurance

Simon Roofing shall, at its expense, provide fire, extended coverage, vandalism, and malicious mischief insurance on materials, supplies, equipment, machinery and apparatus. Owner shall be added to such insurance policy as an additional insured, as its interest may appear. Owner shall not be responsible in any manner for property, tools, equipment or machinery (whether owned, leased, used, rented, borrowed or otherwise) of Simon Roofing or its employees or agents of either of them. Simon Roofing agrees to maintain a builder's risk policy in the amount of the contract for the duration of the contract, for work that is not yet accepted by owner. The owner shall be added to such insurance policy as an additional insured, as its interest may appear. Limits of coverage are to be no less than $25,000,000.00 bodily injury and death and property damage. Completed operations coverage shall continue for not less than 12 months after acceptance of the work under contract by the owner. Simon Roofing shall provide automobile bodily injury and property damage insurance covering all vehicles moving or non-moving under their own power and engaged in the work under contract. Limits are to be no less than $25,000,000.00 bodily injury and death and $25,000,000.00 property damage. Simon Roofing shall carry worker's compensation insurance on Simon's employees in accordance with the laws of the state where the project is located. Simon Roofing and Sheet Metal Corp. has a comprehensive insurance program as shown below. A detailed insurance certificate will be provided upon award of the contract.

Commercial General Liability	$	1,000,000.00	Occurrence
	$	2,000,000.00	General Aggregate
	$	2,000,000.00	Products Aggregate
Automobile	$	1,000,000.00	Each Occurrence
	$	1,000,000.00	Aggregate
Excess Liability	$	25,000,000.00	Occurrence
	$	25,000,000.00	General Aggregate
Employer Liability Limits	$	1,000,000.00	Each Accident
	$	1,000,000.00	Disease Policy Limit
	$	1,000,000.00	Disease per Employee
Builder's Risk/Installation	$	1,000,000.00	Occurrence
	$	2,500,000.00	Disaster Limit (Excludes Flood)

The coverages apply to negligent acts committed solely by employees of Simon Roofing and Sheet Metal Corp. All policy coverages are subject to the conditions, exclusions and limitations of each respective policy.

2. Contract Policy

It is the policy of Simon Roofing and Sheet Metal Corp. to review and execute contracts and specifications prior to commencement of the work thereby. Simon Roofing will consider contract terms presented to it sufficiently in advance of commencement of the job to allow for review and revision, but reserves the right to revise, delete or supplement such terms in accordance with its policies and the advice of its legal counsel. Absent special circumstances, Simon Roofing will not enter into, agree to or sign any contract terms presented to it after the work has been commenced or completed.

3. Bonding:

If a Payment and Performance Bond and/or Maintenance Bond is required for this project, please note:

The Surety bonds to be provided for this Contract and/or proposal shall not cover any warranty obligations than a one (1) year warranty that begins upon completion of the work performed. Any other warranties that may be provided shall be excluded from the Surety bonds.

4. Unforeseen Conditions and Exclusions

Simon Roofing and Sheet Metal Corporation's (SRSMC) scope of work under this contract does not include testing for, or abatement or remediation of hazardous or toxic materials such as, but not limited to, toxic mold, fungus or asbestos at or near a job site. If such contaminants are discovered, Simon Roofing may, at its option, suspend further performance of this contract pending investigation, testing and, if appropriate, remediation or abatement of any contamination, which will be conducted at the sole cost of the owner. The time for performance under this contract will be extended by any delay resulting from testing for and/or abatement of toxic or hazardous materials present at the job site. Any additional costs incurred by Simon as a result of contamination by toxic mold, asbestos or other hazardous materials or substances found at or near the job site shall be paid by the owner. The owner shall indemnify and hold harmless Simon Roofing against all loss, liability and expenses caused by or arising out of toxic mold or other hazardous materials at or near the job site. SRSMC's scope of work does not include testing for, inspecting or otherwise determining the integrity or soundness of the structural components of the roof, the walls or other structural aspects of the premises. SRSMC's scope of work does not include design, evaluation, sizing or maintenance for drains on the roof, or the drainage system for the roof. Simon Roofing and Sheet Metal Corp. recommends that a design professional be consulted to assure proper design, (i.e. roof system selection) installation, conformance to building codes, insurance requirements, etc. SRSMC also is not responsible for pre-existing conditions to any existing protrusions or items in or on the roof that are in need of repair or upgrade if required by local code. This would include, but is not limited to, electrical lines, gas lines, HVAC units, curbs, duct work, skylights, lightning protection and communication systems, cables, HVAC disconnects and reconnects, etc. The building owner is responsible for the repair or upgrade of these items or systems.

5. Payment Terms

Payment terms will be based upon the following project progress billing schedule*: Semi-monthly progress billings will be invoiced for the remainder of the contract. These billings are due with Net 30 days terms. **Percentage increment billing will be contingent upon job size, weather conditions, etc.*

Pricing of this subject project is based on the timely receipt of payments. If partial payments are made, they will be credited against oldest invoices, unless the instructions are provided by the customer to the contrary. The customer will be responsible for any additional collection expenses the contractor incurs in the efforts to obtain the payment of the past due balances. This may include (but not limited to) interest, collection fees, attorney fees and court costs.

Customer hereby authorizes Simon Roofing and Sheet Metal Corporation (*Simon*) to evaluate customer credit, which may include but not limited to, obtaining credit records, credit histories, credit reports,

consumer and/or corporate financial ratings or evaluations from third-party sources, or any reasonable steps necessary in establishing Customer current and past credit status. Should *Simon* at any time deem Customer credit status or history to be unfavorable, *Simon* may withdraw its offer to provide quoted/proposed services and Customer hereby acknowledges that *Simon* obligations relating to such quoted/proposed services are contingent upon *Simon* approval of Customer credit.

6. Scheduling

It is standard policy for Simon Roofing not to tear off the roof or expose the inside of the building if the chance of rain is thirty percent (30%) or greater. The risk of water leaking inside of your facility would be a major concern on both your part and ours, because Simon Roofing looks out for the best interests of its customer. We can assure you that although inclement weather may interrupt our process, the job foreman will visit the jobsite daily to ensure that all is well in regard to our project and will service any roof condition in relation to our scope of work.

The Job is estimated at taking **6 working days** from start to finish for this project.

7. Application

Please understand that you will most likely hear the tear-off process and the travel of the equipment across the roof. We assure you that we do try to keep this to a minimum. Many products used in roofing applications, especially solvent-based materials, can emit odors, which are strong and sometimes offensive. In some applications, such odors cannot be avoided, but Simon does offer alternative products for some applications that are less odorous or that emit odors that may be less offensive. Please ask your Simon Roofing sales representative about these alternatives. Customer is responsible for insuring adequate ventilation for customer's facility and for taking other steps to reduce the effects of odors, such as closing windows, where appropriate.

8. Pricing

The Proposal Price listed included in this document is based upon the following assumptions:

- Should the above assumptions change, the price will be adjusted by agreement of both parties.

Note:

1. Pricing includes prevailing wage rates
2. Owner to provide all permits

9. Scope of Work

1.1 SUMMARY

A. Furnish and install roof materials, insulation, flashings, and miscellaneous materials on the following designated roof areas:

B. Work on All Roof Sections Includes: (Aluminum Coating system and Roof Repairs)

1. Coating Scope of Work (544 North All Sections and Lower-Level Fire Station #1)

    a. Review and repair all anomalies found on all roof sections
    b. Clean and Powerwash all roof sections and areas to prepare for roof coating
    c. Coat flashings as specified.
    d. Coat roof membrane as specified.

2. Repairs Scope of Work (Upper-Level Fire Station #1)

    a. Setup following safety guidelines for the Village and OSHA
    b. Repair 3 blisters totaling 30 lineal feet using a 3-course repair method

        1) Includes opening the blister to remove any water/gas trapped inside before performing the repair with SR Products materials
        2) Reflash penetrations found on the roof that includes the following but not limited to:

            a) 5 pipes, 2 HVAC units, 3 Heat Vents, and 3 Skylights
            b) 3-course repair is required using SR Products materials

    c. 3-course repair 200 lineal feet of deteriorated seams throughout the roof section
    d. 3-course repair is required using SR Products materials
    e. Clean up all debris and materials used during the visit for the roofing project

SIMON ROOFING

AMERICA LOOKS UP TO US

Since 1900

PRESENTED TO:

City of Libertyville

Attn: Daniel Juarez,

544 North Avenue

Libertyville, IL 60048

PROJECT:

Libertyville Aluminum Coating 544 North Ave and Fire Station #1 Aluminum Coating and Roof Repair Project

Simon Roofing & Sheet Metal
TIPS USA Vendor
Category – Job Order Contracting
TIPS Contract Number: 180702

Coating and Repairs 544 North and Fire Station #1:

Roof Project Proposal:	**$71,011**
Performance Bond	**777**
Grand Total:	**$71,788**

Unit Prices:

Time and Material Cost for Leak Repairs ……2-man crew…….. $_2,450.00__/ per day.
New Roof Hatch Installed……..……..…… $__4,475.00_/ per hatch.
Duration of the Project……..……..……..... $__6 working days_/ per section.

THIS AGREEMENT IS ENTERED INTO AS OF THIS DAY AND YEAR AND IS EXECUTED IN TWO ORIGINAL COPIES OF WHICH ONE IS TO BE DELIVERED TO THE OWNER AND THE OTHER TO SIMON ROOFING.

THE PRICE ON THIS BID DOCUMENT IS VALID FOR 30 DAYS.

OWNER/OFFICER SIGNATURE:

SIMON ROOFING PRODUCTS:

04-19-21

SIGNATURE **DATE**

SIGNATURE **DATE**

Michael Perry, Hon. AIA; VP Sales

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

Capital Plan

Data in Year 2022

Village of Libertyville, Illinois

Project # PW-FAC-024
Project Name 544 North Ave - Roof Replacement

Type Improvement
Useful Life 20 years
Category Buildings
Project Scope New Project

Department Public Works Department
Contact Public Works Director
Priority 3 Less Important

East garage roof overview

East garage roof detail, note coating deterioration and previous seam repairs

Description

Total Project Cost: $118,770

Replacement of 12,900 square feet of flat roofing. The quantity includes the east garage roof, the west garage roof and the office roof.

Justification

The roof is original to building conversion in 1994. The current condition is fair to poor; however, there is a significant history of leaks. The roof is beyond its end of life.

Expenditures	2022	2023	2024	2025	2026	Total
Construction/Maintenance	118,770					118,770
Total	**118,770**					**118,770**

Funding Sources	2022	2023	2024	2025	2026	Total
Public Building Improvement Fund	118,770					118,770
Total	**118,770**					**118,770**

Budget Impact/Other

Staff anticipates a savings of $1,000/year in critical repairs.

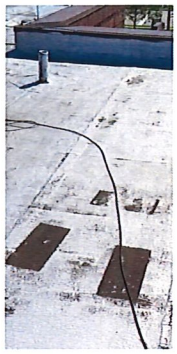
Budget Items	2022	2023	2024	2025	2026	Total
Maintenance	-1,000	-1,000	-1,000	-1,000		-4,000
Total	**-1,000**	**-1,000**	**-1,000**	**-1,000**		**-4,000**

Capital Plan

Data in Year 2022

Village of Libertyville, Illinois

Project # FD-FAC-005
Project Name Roof Repair/Maintenance - Fire Station 1



Type Improvement
Useful Life 20 years
Category Buildings
Project Scope New Project

Department Fire Department
Contact Fire Chief
Priority 2 Important

Description

Total Project Cost: $25,000

Repairs and maintenance on 30 year old roof at Fire Station 1.

Justification

Roof is in need of maintenance and repairs to increase life expectancy and prolong the need for replacement.

Expenditures	2022	2023	2024	2025	2026	Total
Construction/Maintenance	25,000					25,000
Total	**25,000**					**25,000**

Funding Sources	2022	2023	2024	2025	2026	Total
Public Building Improvement Fund	25,000					25,000
Total	**25,000**					**25,000**

Budget Impact/Other

No material additional cost or savings to operating budget.

PETITIONS AND COMMUNICATIONS

The Firefighter's Pension Fund Board will meet virtually at 8:30 a.m. on Monday, May 17, 2021.

The Historic Preservation Commission will meet virtually at 5:00 p.m. on Monday, May 17, 2021.

The Appearance Review Commission will meet virtually at 7:00 p.m. on Monday, May 17, 2021.

The Economic Development Commission will meet virtually at 7:30 a.m. on Wednesday, May 19, 2021.

The Sustain Libertyville Commission will meet virtually at 4:00 p.m. on Wednesday, May 19, 2021.

The Human Relations Commission will meet virtually at 5:00 p.m. on Wednesday, May 19, 2021.

The Libertyville Arts Commission will meet virtually at 2:00 p.m. on Monday, May 24, 2021.

The Plan Commission/Zoning Board of Appeals will meet virtually at 7:00 p.m. on Monday, May 24, 2021.

The Bicycle Advisory Commission will NOT meet at 6:00 p.m. on Tuesday, May 25, 2021.

The Village Board will meet virtually at 8:00 p.m. on Tuesday, May 25, 2021.