

PROJECT NARRATIVE AND STANDARDS
PLANNED DEVELOPMENT – FINAL AMENDMENT

Date: July 11, 2025
Applicant: WCDR Libertyville, LLC dba K9 Resorts Luxury Pet Hotel of Libertyville
Property: 1405 Peterson Road, Libertyville, IL 60048
Subject: Application to Amend Butterfield Square Planned Development

PURPOSE

The Applicant, WCDR Libertyville, LLC dba K9 Resorts Luxury Pet Hotel of Libertyville, seeks approval of a Final Amendment to the Butterfield Square Planned Development in order to permit the operation of a dog boarding and daycare facility with an outdoor area at 1405 Peterson Road.

APPLICANT INFORMATION

Applicant is a subsidiary of Windy City Dog Resorts, LLC, a regional LLC that will be the parent company of 8 operating subsidiaries dba K9 Resorts Luxury Pet Hotels throughout the Greater Chicagoland Area. Luxury Pet Hotel Investments, LLC (“**Investments LLC**”), is the parent company of Windy City Dog Resorts, LLC, which serves as the national LLC for all regional LLCs. Investments LLC is the largest franchisee of K9 Resorts Luxury Pet Hotel committed to building 42 resorts across the country and is a partial owner of the franchisor.

Zack Nisbet is a partial owner of Investments LLC and the regional operator for the Chicagoland area. Nisbet has worked in 4 different K9 Resorts and is opening his first Chicagoland area location in Deerfield, IL on June 21, 2025. Nisbet earned his master’s degree in business from Duke University. Investments LLC has over 20 investors with prior franchising experience, and they are actively supporting Nisbet in his role as the regional operator.

WCDR Libertyville, LLC, entered a 10-year lease with two 5-year renewal options with Brixmor Property Group, Inc., as landlord and owner of Butterfield Square Shopping Center.

BRAND HISTORY AND OPERATIONS

K9 Resorts' first location opened in 2005, and the company began franchising in 2011. They now have over 170 resorts either open or in development around the country. K9 Resorts is the leader in dog boarding and daycare services, and Applicant's Libertyville location will adhere to the brand's high standards for aesthetics, sound mitigation, hygiene, safety, and care.

Aesthetics

The photo below shows the K9 Resorts Luxury Pet Hotel in Wellington, Florida, and is representative of the brand's high aesthetic standards. K9 Resorts' facilities are more than simply beautiful – their appearance represents the company's commitment to providing a dog boarding and daycare experience unlike any other.



Sound Mitigation

Sound mitigation is a cornerstone of K9 Resorts' model. Every K9 Resorts is required to have an outdoor area, and K9 Resorts has become the industry leader in mitigating any noise that may result.



K9 Resort's outdoor play area is meticulously landscaped, fenced, and maintained, as shown in the above representative photo. The outdoor area is surrounded by an 8' tall Bufftech molded fence, which absorbs 98% of noise. The sound study attached to this application demonstrates that these fences attenuate a loud dog bark (90+ dbA) to less than 65 dbA after 150 feet. A 65 dbA noise level is equivalent to the gentle hum of a distant conversation or a light rain, posing no significant disturbance to nearby commercial or residential tenants.

Every K9 Resorts also installs Acoustiblock soundproofing material on the interior perimeter walls to block sound from emanating out of the building. Click here for a video demonstrating the effectiveness of this material: <https://www.youtube.com/watch?v=LAQrgNdpq-w>

Hygiene & Sanitation



To ensure a clean and odor-free environment, K9 Resorts utilizes industry-leading air purification technology, including upper-air ultraviolet germicidal irradiation systems strategically placed throughout the facility. These hospital-grade systems provide 15 fresh air exchanges per hour, fully refreshing the air every four minutes while UV light eliminates pathogens. Additionally, K9 Resorts’ advanced HVAC system divides each facility into five or more independent air zones, with separate air ducts for different areas, such as luxury suites and executive rooms. This segmentation ensures that air remains contained within each zone, preventing cross-contamination and maintaining superior air quality throughout the resort.

K9 Resorts also follows a meticulous waste management protocol. The outdoor area utilizes the K9 turf system. K9 turf is a synthetic style grass that is laid over various sizes of aggregate, which aggregate lays on top of soil. When liquid waste occurs on the K9 turf system, the turf allows for percolation the same as in one’s backyard. When solid waste occurs, employees immediately pick up the solid waste and follow the double-bagging standard procedure, illustrated below:

<p>Solid waste (both indoor and outdoor) is picked up virtually immediately after elimination by a small odor-resistant bag and tied.</p>	<p>This odor-resistant bag is then placed in a large outdoor container within a contractor’s bag. This outdoor container will have a lid.</p>	<p>At the end of each day, the outdoor container bags will be sealed and placed into the dumpster onsite.</p>
		
<p>This is then carted along with the regular trash removal.</p>		

Solid waste residue on the K9 turf system is hosed down with a high-pressure water stream to break up and dilute any remaining matter.

Daily cleaning procedures further eliminate residue and sanitize the outdoor areas. The K9 turf system is fully disinfected at least once per day with Rescue. Rescue is a veterinary-grade disinfectant, leveraging Accelerated Hydrogen Peroxide (AHP) to effectively eliminate bacteria, viruses, and pathogens,

ensuring a sanitized environment. Its chemical composition breaks down into water and oxygen, rendering it non-toxic and safe for dogs, promoting their health without causing discomfort or adverse effects. Solid waste residue also occurs off the K9 turf system, such as within the overnight rooms for the dogs. Such residue is mopped using Rescue and removed with spot-cleaning techniques.

Dumpsters are emptied at least once a week, and trash will be removed more frequently if Applicant determines there is a need for additional pickups.

Safety

K9 Resorts screens every dog prior to acceptance for daycare or boarding. All dogs undergo a 6-hour evaluation to determine temperament and confirm they will not endanger staff or other dogs. Dogs are separated by weight for purposes of group play. Dogs displaying temperaments that are not suitable for group play are separated and benefit from private playtime. Per company policy, dogs over 13-years of age at the time of their first screening are not permitted at the facility. Additionally, dogs that require medical injections are not accepted.

Care

All employees at K9 Resorts attend K9 university, which includes 20 hours of online training. The curriculum is based on the actual daily responsibilities of staff members and real-world scenarios employees face on the job, all informed by decades of experience accumulated by K9 Resorts and their vast national team.

K9 Resorts' philosophy is to provide a home away from home for dogs, where dogs will love to stay and play, and guests are confident that their dogs are cared for at a 5-star level. Throughout their 20 years of experience, K9 Resorts has consistently innovated and improved their model to avoid common shortcomings found at other boarding and daycare facilities. The Libertyville location at 1405 Peterson Road will adhere to K9 Resorts' high standards and will be a valuable addition to the Butterfield Square Shopping Center and the surrounding community.

LIBERTYVILLE RESORTS OPERATIONS

Applicant intends to occupy the 7,500 SF vacant former FedEx building at Butterfield Square, with a fenced outdoor area immediately adjacent to the building, as further described below. The resort at 1405 Peterson Road will be open to the public from 7 AM – 7 PM on weekdays and 9 AM – 5:30 PM on weekends.

The resort will open with approximately 23 employees and will stabilize at around 30 employees. There will be 8-10 employees on site per shift. Employees will be on site one hour before, and one hour after, public hours of operation for pre-opening and post-closing activities.

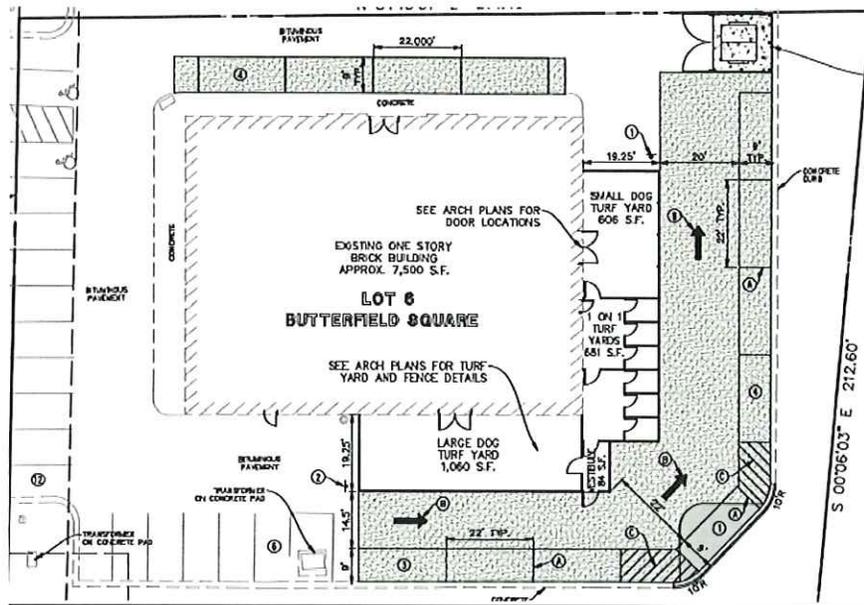
Based on the square footage of the building, the maximum capacity of dogs at the resort is estimated to be 100 dogs. Occupancy rates are expected to stabilize around 50%, meaning there will be around 50 dogs at the resort per day. There are a small number of days per year when demand is high due to holidays and occupancy rates will be close to 100%.

Peak drop-off times are just before 9 AM, and peak pick-up times are just after 5 PM on weekdays.

OUTDOOR AREA

The outdoor area will be operational between the hours of 6:30 am – 7:00 pm. The first dogs are let out at 6:30 am to eliminate, for a typical duration of 2-3 minutes. The dogs are immediately let back inside for breakfast and kept indoors for an hour to digest. The outdoor area becomes fully operational between 7:30 am – 7:00 pm. After 7:00 pm, each dog will board in their own individual room overnight, ensuring a controlled and quiet environment during closed hours.

Applicant proposes to place the outdoor area to the southeast of the premises, as pictured below in the site plan and noted as “Turf Yard”:



This placement of the outdoor area is ideal for several reasons:

- (a) The existing layout of the building, with the entrance on the north side, will not be altered.
- (b) The fenced outdoor area will not be visible from the rest of the shopping center.
- (c) Maintaining the existing layout and entrance will provide a convenient and expeditious pickup/drop-off point for visitors.
- (d) Positioning the outdoor area to the southeast allows the building to act as a buffer between K9 Resorts and Jimmy's Charhouse, which is over 200 feet to the northwest. Referencing the previously mentioned sound study, at a distance of 150 feet, sound from dog barking attenuates to the level of gentle rain.
- (e) The nearest residential property to the outdoor area is more than 200 feet away with heavy tree growth acting as an additional buffer – neighbors will not see the outdoor area, and any sound from dog barking will be attenuated to a nearly imperceptible level.

TRAFFIC / CIRCULATION / PARKING

As the attached Traffic Analysis demonstrates, K9 Resorts will generate similar volumes of traffic as the FedEx store during evening and Saturday peak hours. The proposed use will generate additional trips during the morning peak hours, compared to FedEx. However, the additional traffic will not create an adverse impact on shopping center traffic because many other tenants are not open during those hours.

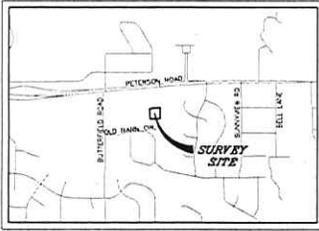
There will be no adverse impact to the traffic volumes entering and exiting the shopping center access points, nor alter any internal circulation routes. Full circulation will be maintained around the building, and no on-site or off-site traffic improvements are needed.

The amount of parking at this outlot parcel will meet the requirements for a K9 Resorts of this size and anticipated capacity, as well as parking code which requires 30 parking spaces. As shown in the site plan above and the attached Traffic and Parking Analysis, there will be 30 spaces immediately surrounding this outlot building for K9's employees and customers. Because all parking at Butterfield Square, including parking for outlot buildings, is shared, employees can park anywhere at the center, freeing up the parking spaces immediately surrounding the building for customer use. However, even if the resort's employees utilize the parking spaces at this outlot parcel, the remaining spaces will be more than sufficient for customers.

TOPOGRAPHIC MAP

LEGAL DESCRIPTION

LOT 8 IN BUTTERFIELD SQUARE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1998 AS DOCUMENT NUMBER 330003 IN LAKE COUNTY, ILLINOIS.



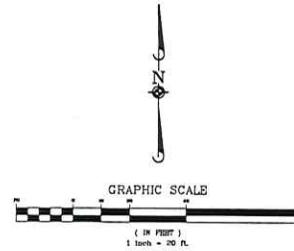
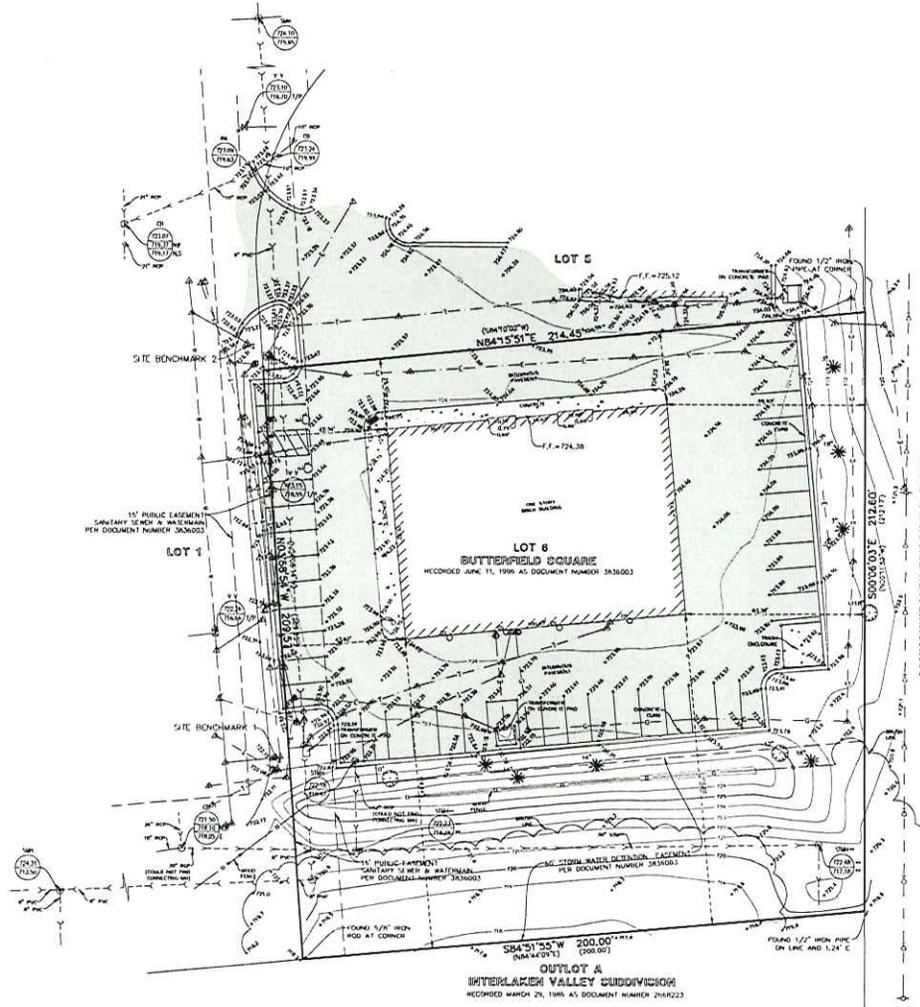
LOCATION MAP
NOT TO SCALE

LEGEND

- CA PROPERTY LINE
- CA EASEMENT LINE
- CA SECTION LINE
- CA DRAIN-LINE FENCE
- CA WOOD FENCE
- CA STONE LINE
- CA SANITARY LINE
- CA WATER MAIN LINE
- CA UNDERGROUND ELECTRIC
- CA UNDERGROUND TELEPHONE
- CA UNDERGROUND GAS
- CA OVERHEAD WIRES
- CA TREE/BRUSH LINE
- CA 1 FOOT CONTOURS
- CA STORM DRAIN
- CA STORM CLEANOUT
- CA SANITARY MANHOLE (CHP)
- CA FIRE HYDRANT/VALVE
- CA VALVE VAULT (V.V.)
- CA WATER METER
- CA WATER MANNER
- CA GAS METER
- CA ELECTRICAL METER
- CA JAIL ELECTRIC MANNER
- CA TELEPHONE MANNER
- CA UTILITY POLE
- CA SON
- CA FIRE TRAILER/ALARM BOX
- CA HANDICAPPED PARKING
- CA SPOT ELEVATION
- CA DEPRESSION WITH 1/2" THIN GRANULES IN PAVEMENT
- CA CONCRETE IN PAVEMENT
- CA 1/2" CONC. IN PAVEMENT
- CA 1/4" CONC. IN PAVEMENT
- CA DETECTABLE WARNING

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ACCUSED BY SCALE MEASUREMENT HEREON. DIMENSIONS AND/OR BEARINGS SHOWN IN PARENTHESES (AS X.Y.Z) ARE RECORD ON DEED VALUES, NOT FIELD MEASUREMENTS.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, EASEMENTS, AND OTHER RESTRICTIONS, WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND PAAS THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES, SHOWN HEREON ARE BASED ON THE FOLLOWING ACTUAL OBSERVED LOCATIONS AT AN OPEN MANHOLE, ENGINEERING PLANS, SHOWING THE EXISTING AND/OR PROPOSED UTILITIES, UTILITY UTILITIES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.
7. OTHER THAN VISUAL OBSERVATIONS, NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE CONTROLLED UNDERGROUND. EXPLORATORY EFFORT TOGETHER WITH "JULIUS" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIUS AT 1-800-892-0123.
8. THIS SURVEY WAS PREPARED FOR LUXURY PET HOTEL INVESTMENTS BASED ON A FIELD SURVEY COMPLETED ON MAY 22, 2023.
9. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY AS ADOPTED BY THE BOARD OF PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 15003350, EFFECTIVE APRIL 30, 2022.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADAPTED TO GROUND VALUES, AS CORRECTED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VIS NOW NETWORK.

SURVEY PREPARED FOR

LUXURY PET HOTEL INVESTMENTS, LLC
(623) 261-3294

BENCHMARKS

REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VIS NOW NETWORK. THE OBSERVED ELEVATIONS ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).

SITE BENCHMARK #1:
EAST FLANGE BOLT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 62 FEET SOUTHWEST OF THE SOUTHWEST BUILDING CORNER OF 1 STORY BUILDING AT 1405 PETERSON ROAD.
ELEVATION=724.90 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #2:
SOUTHWEST ANCHOR BOLT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 57 FEET NORTHWEST OF THE NORTHWEST BUILDING CORNER OF 1 STORY BUILDING AT 1405 PETERSON ROAD.
ELEVATION=724.67 DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 05/22/2023

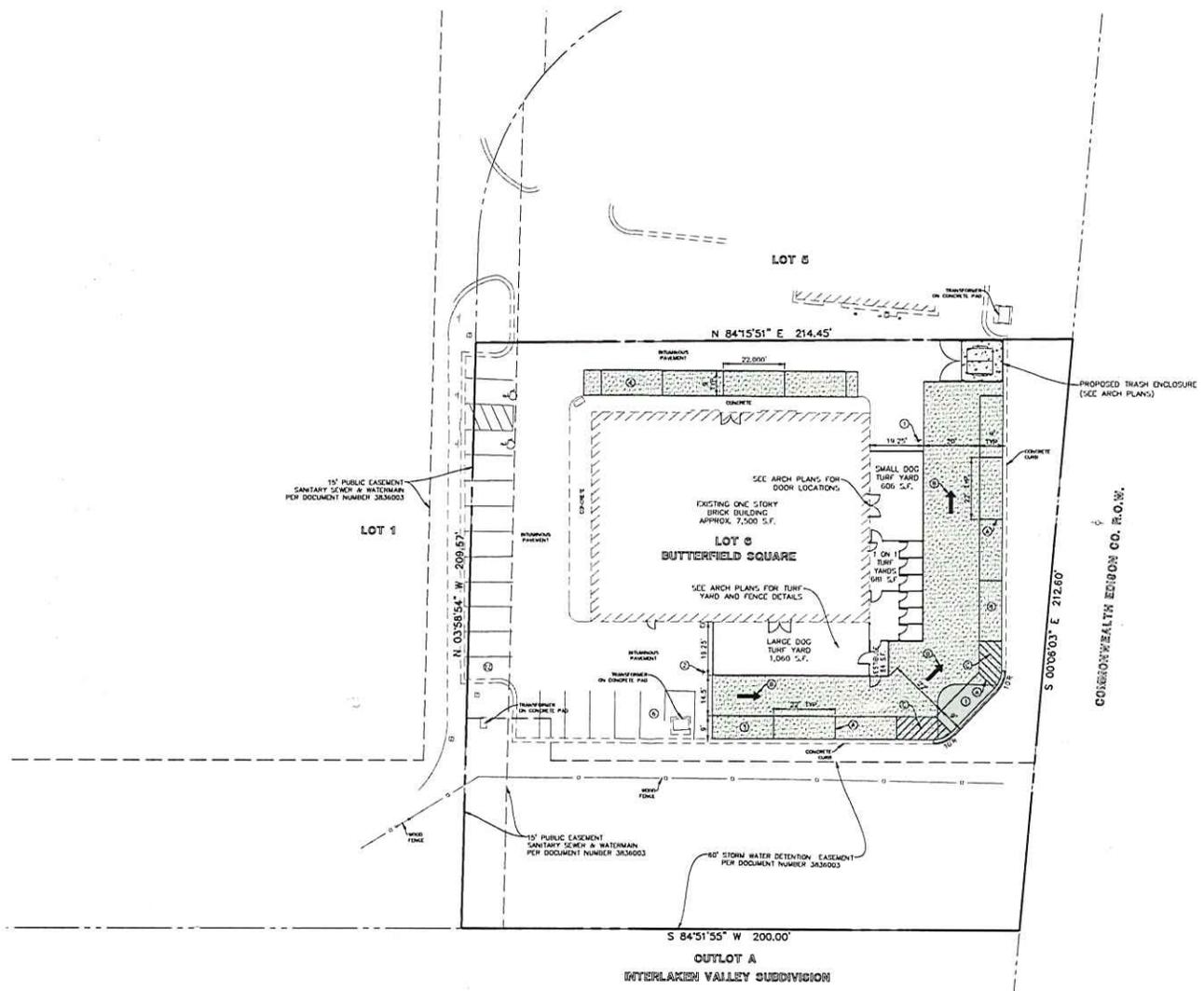
** PER AS-BUILT UTILITY SURVEY PREPARED BY CHAMBERLAIN/MASCO ENGINEERING DATED JUNE 11, 1998

SEALS 1. DUNHAM ILLINOIS PROFESSIONAL SURVEYOR NO. 39966
JACQUESVILLE, ILLINOIS
JACOB H. DUNHAM
DATE: JUNE 3, 2025
EXPIRES: 11/30/28

1405 PETERSON ROAD
LIBERTYVILLE, ILLINOIS
TOPOGRAPHIC MAP

Manhard CONSULTING
1101 E. GARDNER ROAD, SUITE 100, LIBERTYVILLE, ILLINOIS 62253
618-291-1100
www.manhardconsulting.com

SHEET
1 OF 1
LPH/LYD1



OWNER/DEVELOPER
 LUXURY PET HOTEL INVESTMENTS, LLC
 (623) 261-3294

- PAVEMENT MARKING AND SIGNAGE LEGEND**
- ④ 4" YELLOW LINE
 - ② TRAFFIC FLOW ARROWS
 - ④ 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C.
 - ① DO NOT ENTER SIGN
 - ① ONE WAY SIGN

SITE DATA	
SITE AREA	43,560 S.F. (1.00 ACRE)
EXISTING BUILDING	27,500 S.F.
EXISTING PARKING	44 SPACES (2 ADA)
PARKING REQUIRED	30 SPACES
PROPOSED PARKING	30 SPACES (2 ADA)

PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B
	CONCRETE PAVEMENT 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WW 4" COMPACTED AGGREGATE BASE, TYPE B
	SEALCOAT AND STRIPING

Manhard
CONSULTING

200 North Park 4th Floor, Libertyville, IL 60150
 Phone: (847) 709-1000 Fax: (847) 709-2000
 Email: info@manhardconsulting.com
 Website: www.manhardconsulting.com

PROPOSED REDEVELOPMENT - 1405 PETERSON ROAD

VILLAGE OF LIBERTYVILLE, ILLINOIS

PRELIMINARY SITE PLAN

SHEET

1

OF

1

LPH/LY01

FISCAL IMPACT ANALYSIS

Applicant is budgeting approximately \$3 million in development costs to bring a best-in-class national dog boarding and daycare facility to Butterfield Square Shopping Center. They anticipate grossing \$2.6 million in revenue annually once stabilized, and plan to bring at least 30 new jobs to the community.

K9 Resorts will breathe new life into this corner of Butterfield Square Shopping Center, which has been vacant for over two (2) years. Once stabilized, Applicant estimates approximately ninety (90) visits to the facility per day. In comparison, the McDonald's in Butterfield Square Shopping Center attracts approximately 1,600 daily customer visits. Such visits will bring increased spending to the overall shopping center thereby increasing revenue for other tenants within the Butterfield Square Shopping Center. K9 Resorts anticipates customers living within a 15-mile radius of its Libertyville location. All tenants at Butterfield Square can expect exposure to a new demographic of shoppers.

K9 Resorts will also help fill the remaining vacancies at Butterfield Square. Applicant's operations and reputation will encourage prospective tenants to fill the +9,000 square feet of small shop vacancy at Butterfield Square. A fully leased center will benefit all tenants at Butterfield Square as well as the Libertyville community by providing a full range of goods and services as contemplated by the Butterfield Square Planned Development.



Memorandum

TO: Mr. Michael Williams
Luxury Pet Motel Investments, LLC

COPY TO: Ms. Talar A. Berberian
Thompson Coburn LLP

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: June 4, 2025

RE: Traffic and Parking Analysis
K9 Resorts of Libertyville
Butterfield Square
Libertyville, Illinois

This memorandum summarizes a traffic and parking analysis for the proposed K9 Resorts of Libertyville dog care facility in Libertyville, Illinois. It will be located within Butterfield Square, a retail center at the southeast corner of Peterson and Butterfield Roads. The proposed plan will use a building previously occupied by a 7,500 square foot FedEx store converted into a dog care facility. An outdoor play area will be added to the building. The purpose of this study is to assess the change in traffic volumes and the parking needs of the development.

Development Plan

Butterfield Square is located at the southeast corner of the Peterson Road and Butterfield Road signalized intersection. The site is bounded by Peterson Road to the north, utility lines to the east, single-family homes to the south, and Butterfield Road to the west. Single family homes are located to the north, east, and south of the center with industrial uses to the west.

The proposed development plan will reuse an existing 7,500 square foot building for a dog care facility and build a 2,400 square feet outdoor play area for the dogs. Its hours of operation are from 7:00 AM to 7:00 PM on weekdays and 9:00 AM to 5:30 PM on weekends. There will be a total of 30 employees at full operation with 8 to 10 employees on-site at any given time.

Butterfield Square has a full signalized access point on Peterson Road and a right-in and -out driveway. Access on Butterfield Road consists of one drive with right-in and -out and left-out movements. All access drives will remain unchanged with the redevelopment.

Forty-three parking spaces are currently striped on-site with perpendicular parking along the east, south, and west perimeters and four parallel parking spaces on the north side of the building. A refuse area is in the southeast corner of the lot. An outdoor play area will be added around the southeast corner of the building. The existing drive aisle around the building will be maintained by moving the refuse area to the northeast corner of the site. Perpendicular parking in the southeast and east areas will be replaced by parallel parking spaces. A total of 30 spaces will be available including two accessible spaces.

Trip Generation

Trip estimates were made for the existing and proposed uses to document the changes in traffic generated. Site trips for the FedEx was based on data in the Institute of Transportation Engineer's (ITE) Trip Generation 11th Ed. Manual which contains trip generation surveys of similar uses. Copies of the trip calculations are included in the **Appendix**. ITE does not provide data for dog care facilities, so the trip generation estimate was based on the proposed operation of the facility. Thirty employees will staff the facility at full operation with a maximum of 10 persons a shift. Staff start and stop times are staggered throughout the day and week. It was assumed that five employees would arrive or depart in any one-hour period. It was also assumed that 20% of the dog owners would visit the site in a one-hour period to drop-off or pick-up their dogs. The resulting site traffic volumes are shown in **Table 1**.

**Table 1
Existing Site Traffic Volumes**

Use		Size	Morning Peak			Evening Peak			Saturday Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Former	Fed Ex ⁽¹⁾	7,500 sq. ft.	5	16	21	24	32	56	24	32	56
Proposed	Dog care	7,500 sq. ft. 10 employees/shift 119 dogs	29	24	53	24	29	53	29	24	53
Net Change			+24	+8	+32	0	-3	-3	+5	-8	-3

(1) ITE Land Use Code 920 – Copy, Print, and Express Ship Store Note: No Saturday data available so weekday PM peak hour traffic was used to represent the Saturday peak

The proposed use will generate similar volumes of traffic during the evening and Saturday peak-hours as the FedEx store. During the morning peak-hour, 32 additional trips would be generated by the dog care facility compared to the FedEx facility. The additional traffic will not adversely impact Butterfield Square in the morning when a number of uses within Butterfield Square are not open during the morning peak. These uses are two restaurants, a candy store, and an eye vision store.

Site Traffic Impact

The proposed dog care facility will not adversely impact the traffic volumes entering or exiting Butterfield Square’s three driveways nor alter any internal circulation routes. Full circulation will be maintained around the building. Dog owners will enter the site and either use the four parallel parking spaces in front of the store or the perpendicular spaces to the west to park and bring their dogs to and from the building. No on-site or off-site traffic improvements are needed.

Required Parking

The Village of Libertyville Zoning Code does not have specific parking requirements for the FedEx store or a dog care facility. Both uses would be treated as “All services not otherwise listed” which requires 1 space per 250 square feet of floor area. The FedEx use requires 30 spaces, and 44 spaces are currently provided.

The proposed dog care facility would also require 30 spaces. With the construction of the outdoor play area, the revised parking plan will have 30 spaces including two accessible spaces. The zoning and accessible parking requirements are met.

With up to 10 employees during the peak-shift, 10 spaces would be needed for them. Assuming 20% of the owners arriving in one hour and a typical parking time is less than 10 minutes for a pick-up or drop-off, a minimum four spaces would be needed (24 visitors/6 vehicles per space per hour). The typical parking demand of 14 vehicles will be less than the 30 spaces provided.

Please note that the businesses within Butterfield Square have a shared parking easement so if there is a need for overflow parking, it is available nearby.

Conclusions

Based on the review of traffic and parking conditions for the K9 Resorts of Libertyville, the following conclusions were reached:

1. The proposed use will generate a similar volume of traffic during the PM and Saturday peak-hours as the former FedEx tenant. There will be additional traffic in the morning peak which is offset by a number of stores in Butterfield Square does not open at that time.
2. The three site driveways on Peterson and Butterfield Roads will remain and do not require additional changes.
3. The Libertyville zoning code requirement for the use is 30 spaces and 30 are provided. Two accessible spaces are required and provided.



Appendix

- ITE Trip Calculations

Copy, Print, and Express Ship Store (920)

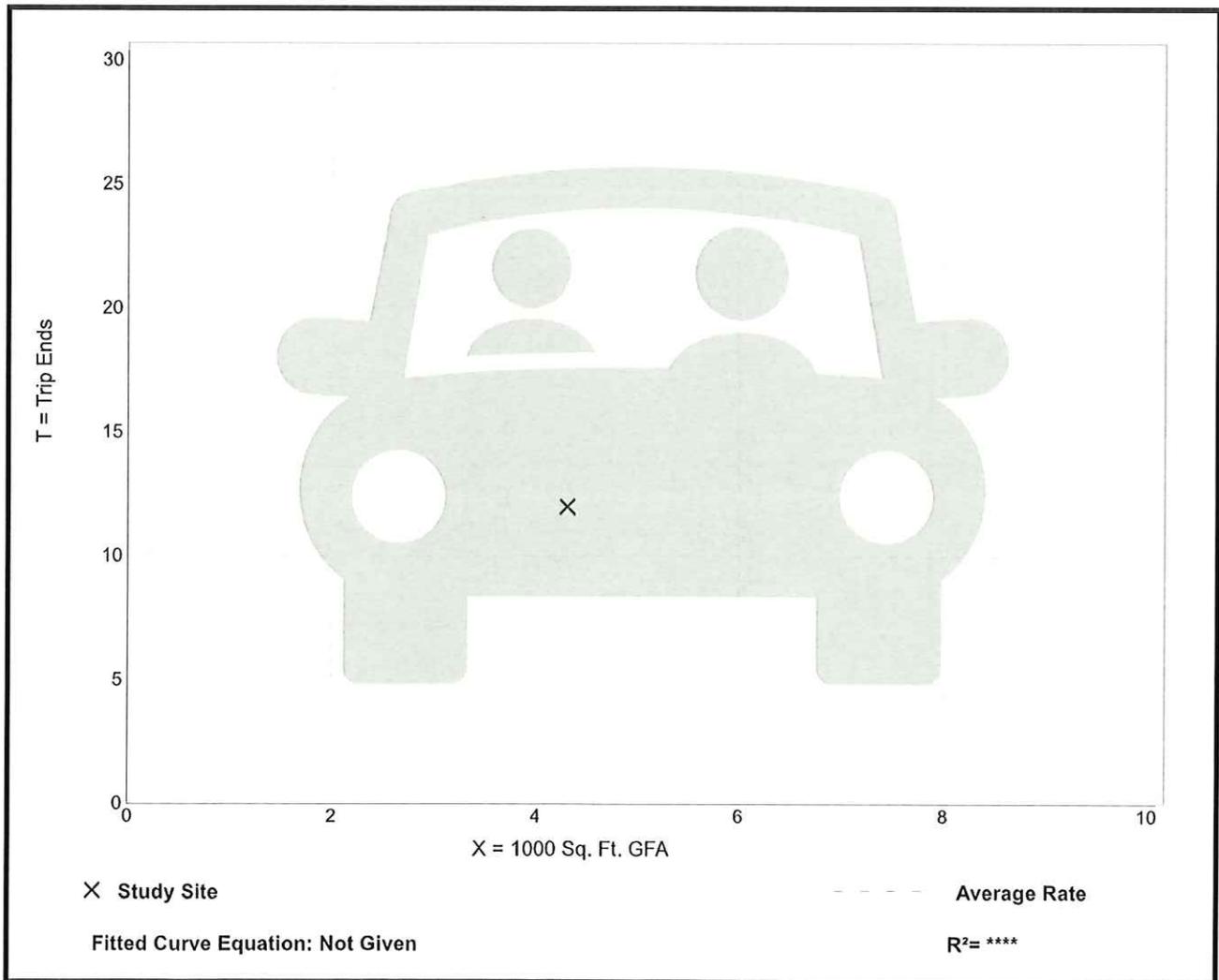
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 75% entering, 25% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	2.78 - 2.78	*

Data Plot and Equation

Caution – Small Sample Size



Copy, Print, and Express Ship Store (920)

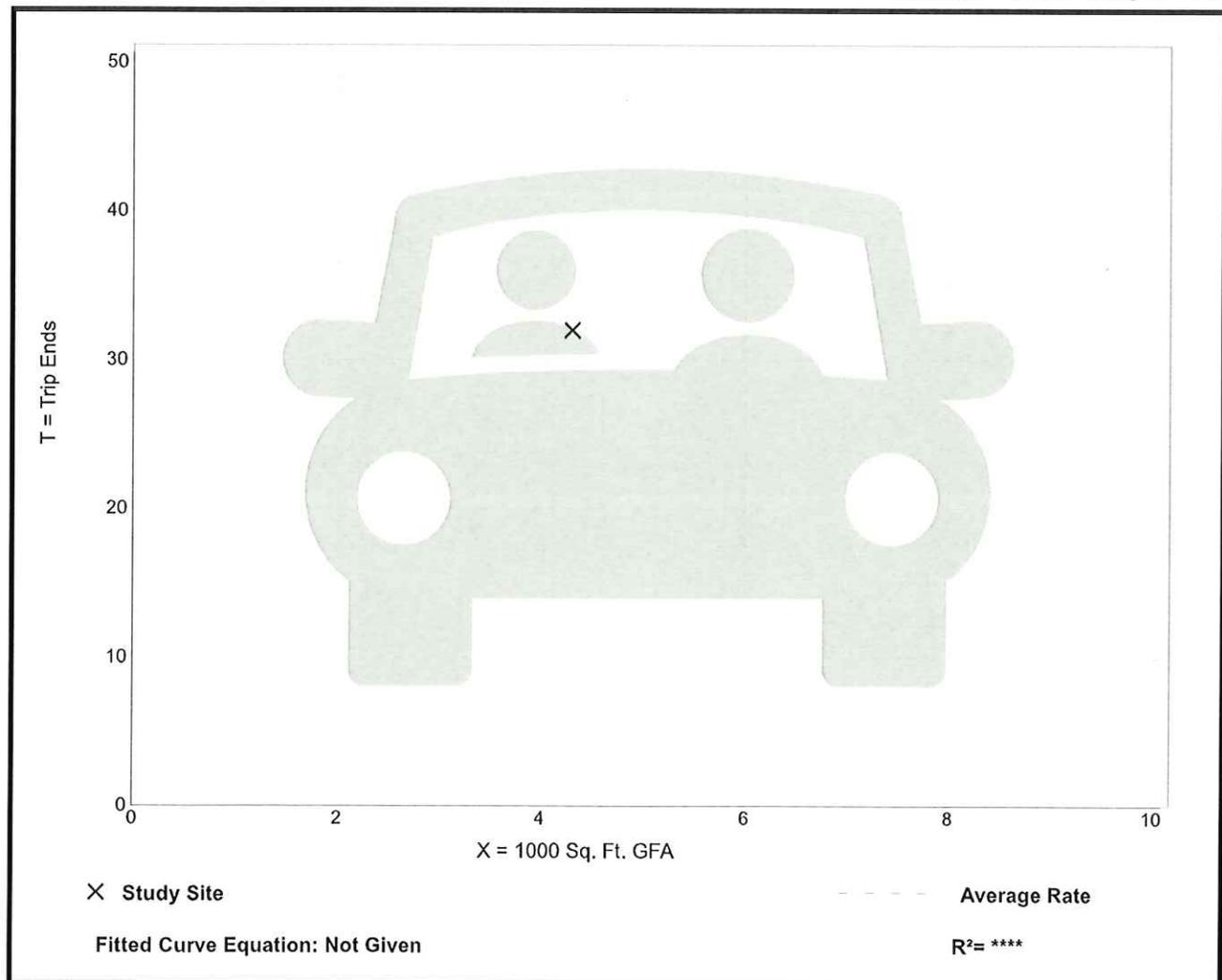
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	7.42 - 7.42	*

Data Plot and Equation

Caution – Small Sample Size



REPLACEMENT FACES w/ VINYL GRAPHICS FOR PYLONS

SCALE: 1 1/2"=1'-0"
QTY.: TWO (2)

(L)

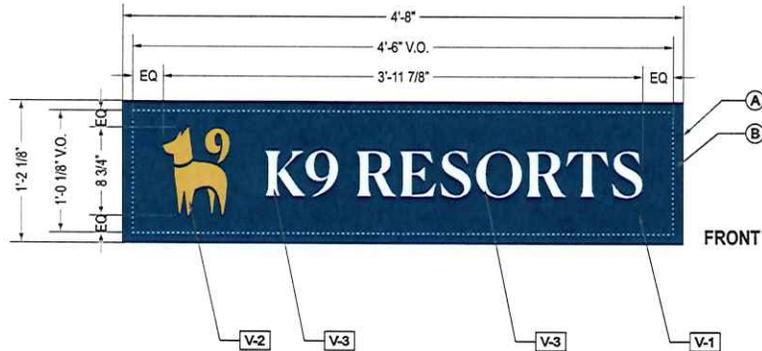


EXISTING @ N BUTTERFIELD RD
SCALE: N.T.S.



PROPOSED @ N BUTTERFIELD RD
SCALE: N.T.S.

SIZES TO BE VERIFIED



NEW VINYL GRAPHICS / REPLACEMENT PYLON FACES	
(A)	FACES NEW
	MATERIAL: 3/16" LEXAN WHITE #7328
(B)	RETAINER EXISTING
	SIZE: 2"
FINISH MATRIX	
V-1	VINYL MATCH PANTONE 654 C
	FINISH TRANSLUCENT
	APPLIED 1ST SURFACE
V-2	VINYL 3M SCOTCHCAL 3630-131 GOLD METALLIC TRANS.
	(MATCH PANTONE 871 C)
	FINISH TRANSLUCENT
	APPLIED 1ST SURFACE
V-3	VINYL REVERSED OUT OF BACKGROUND
	FINISH REVEALS WHITE COPY

FINISH SCHEDULE

TRANS. VINYL TO MATCH PMS 871 C	TRANS. VINYL TO MATCH PANTONE 654 C
---------------------------------	-------------------------------------

REPLACEMENT FACES w/ VINYL GRAPHICS FOR PYLONS

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

QTY.: TWO (2)

M

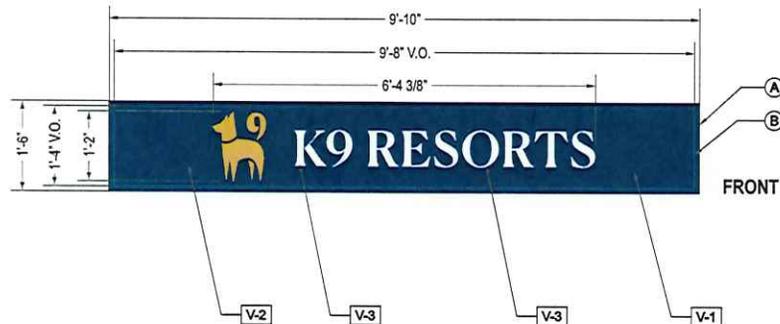


EXISTING
SCALE: N.T.S.



PROPOSED
SCALE: N.T.S.

SIZES TO BE VERIFIED



NEW VINYL GRAPHICS / REPLACEMENT PYLON FACES	
(A) FACES	NEW
MATERIAL:	3/16" LEXAN WHITE #7328
(B) RETAINER	EXISTING
SIZE:	2'
FINISH MATRIX	
V-1 VINYL	MATCH PANTONE 654 C
FINISH	TRANSLUCENT
APPLIED	1ST SURFACE
V-2 VINYL	3M SCOTCHCAL 3630-131 GOLD METALLIC TRANS.
	(MATCH PANTONE 871 C)
FINISH	TRANSLUCENT
APPLIED	1ST SURFACE
V-3 VINYL	REVERSED OUT OF BACKGROUND
FINISH	REVEALS WHITE COPY

FINISH SCHEDULE

TRANS. VINYL TO MATCH PMS 871 C	TRANS. VINYL TO MATCH PANTONE 654 C
------------------------------------	--



1460 US Highway 9 North
Woodbridge, NJ 07095
Voice 973-731-7002
Fax 973-731-6680
acousticalconsultant.com

VIA EMAIL ONLY brian@k9resorts.com

2 July 2025

Mr. Brian Carlisle
K9 Resorts
400 Connell Drive
Berkeley Heights, NJ 07922

Re: Acoustical Evaluation of Dog Sound
K-9 Resorts Dog Daycare
1405 Peterson Road, Libertyville, IL
OAA File 4964A

Dear Mr. Carlisle:

As requested, Ostergaard Acoustical Associates (OAA) evaluated potential sound emissions related to dog barking from a new K-9 Resorts facility proposed in the Village of Libertyville, Lake County, Illinois. Plans call for the existing 7,500 ft² building located at 1405 Peterson Road to remain and be modified for the dog daycare to occupy. The lot is located in the C-4, Shopping Center Commercial, district in the Butterfield Square shopping plaza. New outdoor fenced-in exercise areas for dogs are proposed along the east and south sides of the building. The proposed site property line is outlined in red in Figure 1, which is based on aerial photos obtained from Google Earth. The approximate locations of the outdoor exercise areas are shown in blue. We understand that the proposed hours of operation are 0700 to 1900 hours on weekdays and 0900 to 1730 hours on weekends.

East of the site, beyond a 225-foot-wide electrical transmission right-of-way, are single family residences fronting on Blackberry Court, in the R-4, Single Family Residential, district; the closest residential dwellings are about 340 feet from outdoor exercise areas. South of the site, in an R-5 Single Family Residential, district, the nearest residential receptors are 260 feet from exercise areas. West and north of the site are commercial uses located within the same shopping center and same C-4 district as the site. There are other single family residential receptors north of the site, across State Road 137, in the R-4 district; these receptors are significantly farther from outdoor exercise areas and screened by intervening buildings.

The focus of our study was to evaluate dog barking in outdoor exercise areas at nearby potentially noise-sensitive receptors. These include the residential receptors to the south and east. Analyses are based on site plans prepared by Manhard Consulting dated 6 June 2025. We understand that the outdoor exercise areas are surrounded by an 8-foot-tall acoustically rated sound fence manufactured by Bufftech; this acoustical fence is designed to mitigate dog barking sound at off-site vantage points.



Figure 1 — Site of proposed dog daycare facility in Libertyville, IL, outlined in red. Proposed exercise areas are shown in blue.

CRITERIA

Site sound emissions from a commercial facility such as this are regulated by Village, County and State noise.

The State of Illinois code is relatively complicated and regulates maximum average hourly sound emissions for continuous noise by source and receiving land uses when measured at or within the receiving property line. The limits are given in octave band frequencies but have been reduced to A-weighted levels in this study for simplicity. Class C land uses are nominally non-sensitive uses, such as industrial receptors. Class B land uses are potentially noise-sensitive; this project falls under a Class B land use. Finally, Class A land uses include residences and other noise sensitive receptors. The most stringent criteria applicable for this site are from Class B to Class A uses where maximum average hourly sound emissions are limited to 55 dB(A) during the daytime hours of 0700 to 2200 and 44 dB(A) during the nighttime hours of 2200 to 0700. The maximum average hourly sound emissions limit for Class B land uses to other Class B uses is 62 dB(A) at all times. There are also more stringent overall sound limits that apply to highly-impulsive sounds, which are high-level, short-duration sounds that occur for less than 1 second. Impulsive sound criteria is evaluated with the sound level meter set to a fast time response whereas the other limits are evaluated using a slow time response. Slow time response is often used in noise codes as it mimics the response of the human ear, however to measure impulsive sounds the sound level meter needs to measure sound more frequently. Impulsive sounds from a Class B use cannot exceed 47 dB(A) and 37 dB(A) at a residential use during the daytime and nighttime, respectively. The impulsive limit for Class B to Class B is 58 dB(A).

The Village of Libertyville discusses noise under Zoning Article 12-1: Performance Standards and references identical limits to the State. Also relevant to this project is that Chapter 5: Animals, §5-14 prohibits possessions of an animal which causes annoyance of any person through frequent or habitual barking such that it causes a disturbance of the peace or quiet of any neighborhood within the Village. Research indicates that Lake County regulations generally discuss noise in a qualitative manner and do not apply any specific noise limits that pertain to this project.

In summary, continuous noise sources from the site are not to exceed 55 dB(A) at residences during the day and 47 dB(A) during the night. This applies to steady sound sources such as HVAC equipment which operate around the clock. Of more interest for this project is that dog barking that causes a disturbance is prohibited. State and local noise code calls for one hour average sound levels due to barking to not exceed 47 dB(A) at any residence during the day and 58 dB(A) at commercial receptors. Dog barking from the outdoor exercise areas is only anticipated during daytime hours. During the nighttime, dogs will be inside the building and will not be an acoustical concern at surrounding properties. While code language states that these limits apply at or within the property

line, based on experience the limits were evaluated at areas of repose, i.e. patio, deck, or pool, where people will logically be in their backyards. Compliance with local and State code limits will ensure that dog bark sound will not cause a disturbance to the neighborhood and not result in any negative acoustical impact.

PROJECTION OF DOG SOUND LEVELS

As you are aware, OAA has assisted K-9 Resorts with previous sound studies. As part of one of those studies, we visited their facility at 43 South Avenue, Fanwood, NJ, to witness a dog exercise period and to obtain calibrated acoustical data of dog barking sound. Data from this visit were used for this analysis. This K-9 Resorts Fanwood facility has outdoor exercise activity similar in nature to what is expected in the Libertyville location. The Fanwood facility exercise area was surrounded by a commercial grade vinyl fence. Various measurements of typical site activity were obtained; results showed that dog barking was not a common occurrence, even with 30 dogs outside simultaneously.

Despite this finding, to carry out a worst-case sound analysis, a more controlled dog test was arranged by prompting a single Doberman Pinscher to bark. Data were acquired using the fast time response, at human head height, 5 feet outside the solid vinyl fence with the dog about 25 feet from the microphone. Based on an analysis of 25 consecutive barks, results showed an average maximum A-weighted sound level of 77 dB(A) and a highest maximum of 80 dB(A). These data include any reduction provided by the solid vinyl fence, which was estimated to weigh between 1 and 1½ pounds per square foot. As all sound measurements were taken using the fast time response, it is important to note that data are higher in level than if they were taken using a slow time constant.

The data acquired 25 feet from a barking dog can be used to accurately project this sound to distances that are applicable to the Libertyville application. This is a common technique used for acoustical analysis, as it allows collection of accurate data close to the source which is less likely to be contaminated by other ambient sound such as noise from nearby traffic, for example. The closest residential area of repose is approximately 240 feet south of the exercise area. The nearest commercial receptor is 50 feet to the north.

In addition to attenuation by distance, analyses must also account for the more robust sound fence. This project is installing a sound fence that is approximately 3 pounds per square foot, compared to the test data based on a 1.5 pounds per square foot fence. A conservative assumption is that the proposed sound fence will reduce test data by at least 5 dB.

Based on the dog bark data acquired K-9 Resorts in Fanwood, New Jersey as well as with adjustments for distance and the more acoustically robust sound fence, the following sound level projections are applicable for the Libertyville site:

Noise-Sensitive Receptor	Distance from Exercise Area (feet)	Dog Bark Sound Level, dB(A) Average Maximum	Highest Maximum
Residences to the South	240	52	55
Residences to the East	300	50	53
Commercial use to the North	50	66	69

The results show that, if and when dogs bark in exercise areas, maximum sound levels at residential receptors fully comply with allowable daytime noise limits for continuous sources. The above limits are not continuous, however, and require an additional adjustment to account for barking occurring over only a portion of an hour period. The most straightforward approach is to back calculate how many minutes of barking could occur, which still meeting impulse noise code limits. Results show that dog barking could occur for a period of 17 minutes in a given hour and comply with code limits at residential receptors. For the nearest commercial receptor, dog barking could occur for a period of 9 minutes in an hour. These results reflect using the average maximum which is appropriate given the limit is based on a hourly average sound level. If using the highest maximum sound level, dog barking could occur for a duration of 9 minutes at residences and 5 minutes at the commercial receptor and still comply. This second analysis is extremely conservative as it assumes every dog bark occurs at the highest maximum documented. Because all dogs are supervised in the exercise area, should barking ever occur it would be readily addressed by staff to ensure that dog barking does not cumulatively occur for durations exceeding the above. Based on observations and discussions with K-9 Resort representatives, barking should rarely occur for more than 3 minutes, or 5% of any one hour. This practice will ensure that all noise code limits are met.

Levels of the magnitude discussed above are not anticipated to generate any complaints or cause a disturbance in the neighborhood. Further, barks are expected to be below the prevailing maximum sound levels likely contributed due to local vehicle activity in the area. The proximity of dogs to the neighboring commercial building is also not expected to cause complaints, as patrons for these businesses will be indoors.

It should be noted that dog barks are impulsive sounds, less than one second in duration, and do not cumulatively add. Therefore, regardless of the number of dogs in the exercise area, the projected sound levels above are representative of the level that results from either one dog bark or multiple dog barks.

CONCLUSIONS

1. The project proposes a more robust sound fence than formerly tested. This will improve sound reduction by at least 5 dB compared to a traditional vinyl fence product.
2. Analyses show that sound emitted by typical dog barking will fully comply with local and State impulsive noise code limits at all nearby receptors.
3. Based on our observations at similar facilities, and discussion with K-9 Resorts representatives, dogs are monitored while outside and inappropriate barking is strongly discouraged and addressed by staff workers.
4. Dog barking will not be an acoustical issue during the night, as dogs are kept indoors, and any sound will be significantly attenuated by the building façade.
5. Based on our analyses above, the facility is not anticipated to disturb the peace and quiet of the neighborhood at nearby residential or commercial receptors.

□ □ □ □

I trust that the above is helpful and I look forward to answering any questions you may have.

Sincerely,

OSTERGAARD ACOUSTICAL ASSOCIATES



Benjamin C. Mueller, P.E., Principal
bmueller@acousticalconsultant.com

JCM:BCM

PROJECT SCHEDULE

SIGN	CODE	DESCRIPTION	QTY.:	PG.
A	-	ILLUM. FACE-LIT TRIMLESS CHANNEL LOGO & LETTERS	ONE (1)	4
B		FLUSH MOUNT FACE-LIT ILLUM. TRIMLESS CHANNEL HOTEL TYPE	ONE (1)	7
C		FLUSH MOUNT FACE-LIT ILLUM. TRIMLESS CHANNEL DAYCARE TYPE	ONE (1)	8
D		NON-ILLUM. ENTRANCE PLAQUE	TWO (2)	10
E		NON-ILLUM. DIMN. LOGO TYPE ID @ RECEPTION	ONE (1)	12
F		NON-ILLUM. HOURS OF OPERATION PLAQUE	ONE (1)	14
G		NON-ILLUM. IBPSA ETCHED PLAQUE	ONE (1)	16
H		NON-ILLUM. IO&O STATEMENT INFO. PLAQUE	ONE (1)	18
I		FLUSH MOUNT NON-ILLUM. DIMN. TAGLINE TYPE	ONE (1)	20
J		NON-ILLUM. PLATE NUMERALS - BLDG ADDRESS	ONE(1)	22
K		NON-ILLUM. SUITE NUMBER TAGS	SIX (6)	24
L		REPLACEMENT FACES w/ VINYL GRAPHICS FOR PYLONS	TWO (2)	26
M		REPLACEMENT FACES w/ VINYL GRAPHICS FOR PYLONS	TWO (2)	27

PROJECT:



K9 RESORTS

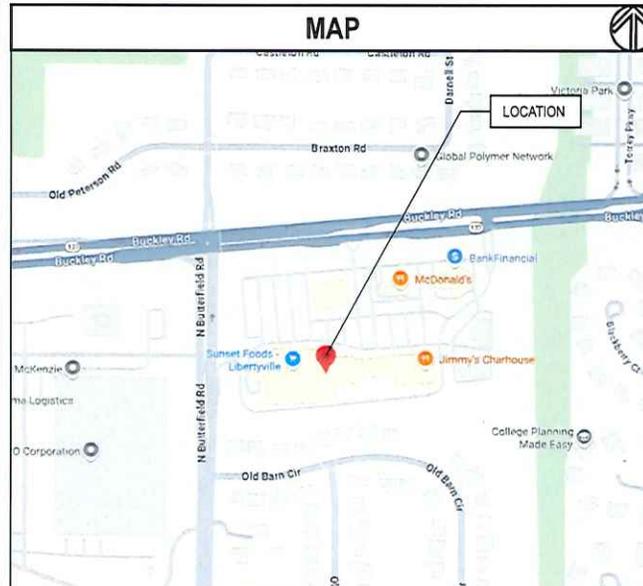
LUXURY PET HOTEL

1413-1451 PETERSON ROAD
LIBERTYVILLE, IL 60048

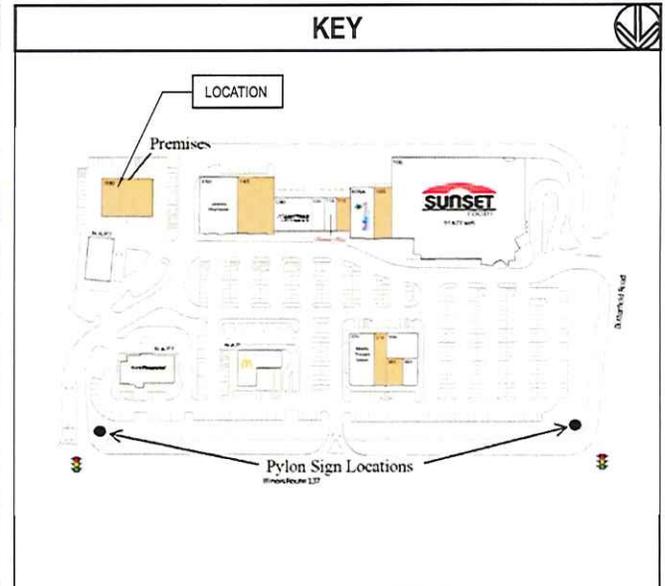
REVISIONS

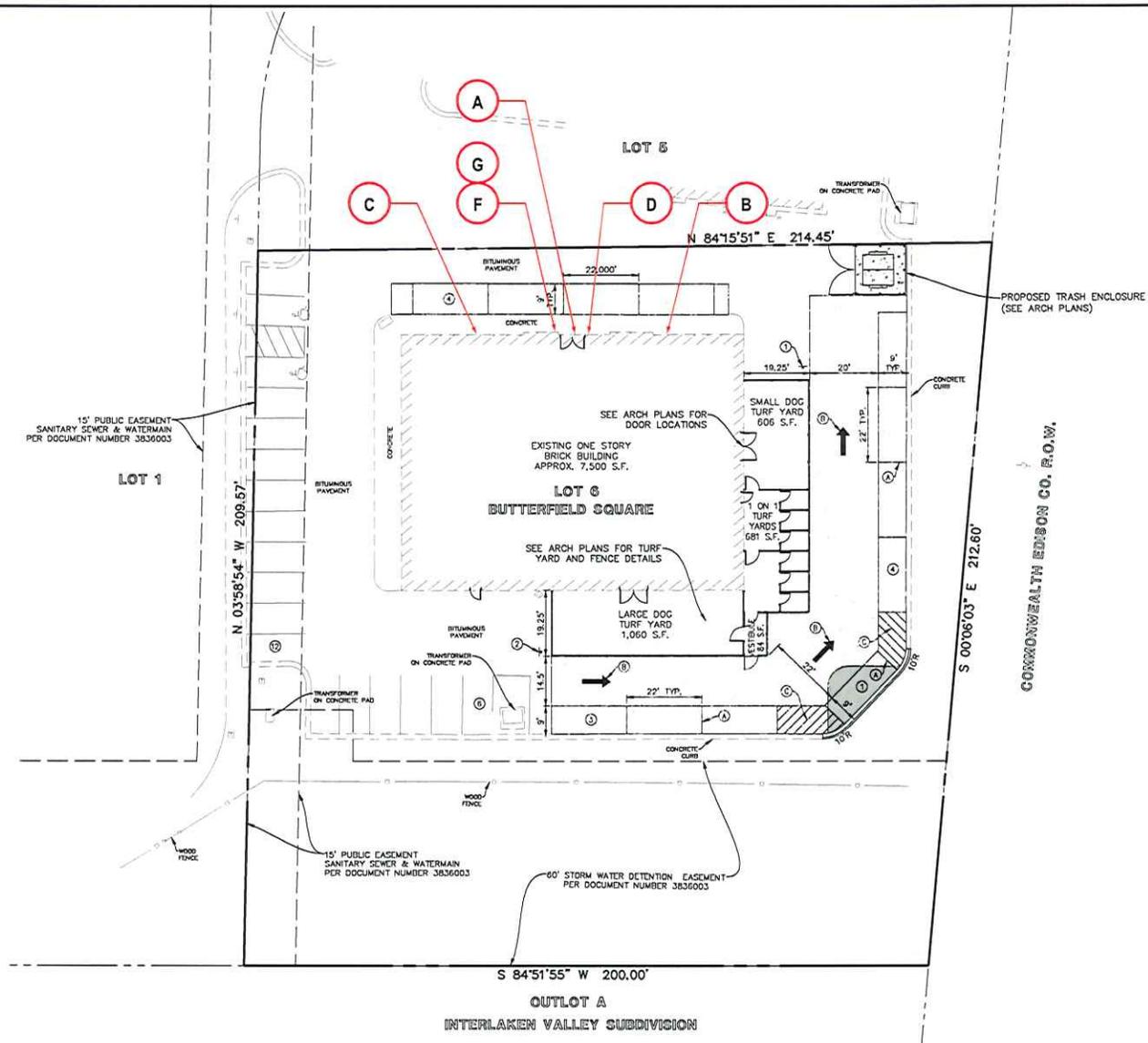
#	DATE	DB	NOTES

MAP



KEY





15' PUBLIC EASEMENT
 SANITARY SEWER & WATERMAIN
 PER DOCUMENT NUMBER 3836003

LOT 1

N 03°58'54" W - 209.57'

BITUMINOUS PAVEMENT

CONCRETE

LOT 6
 BUTTERFIELD SQUARE

EXISTING ONE STORY
 BRICK BUILDING
 APPROX. 7,500 S.F.

SEE ARCH PLANS FOR
 TURF YARD AND FENCE DETAILS

LARGE DOG
 TURF YARD
 1,050 S.F.

SMALL DOG
 TURF YARD
 606 S.F.

ON 1
 TURF
 YARDS
 681 S.F.

CONCRETE CURB

S 00°06'03" E 212.60'

COMMONWEALTH EDISON CO. FLOW.

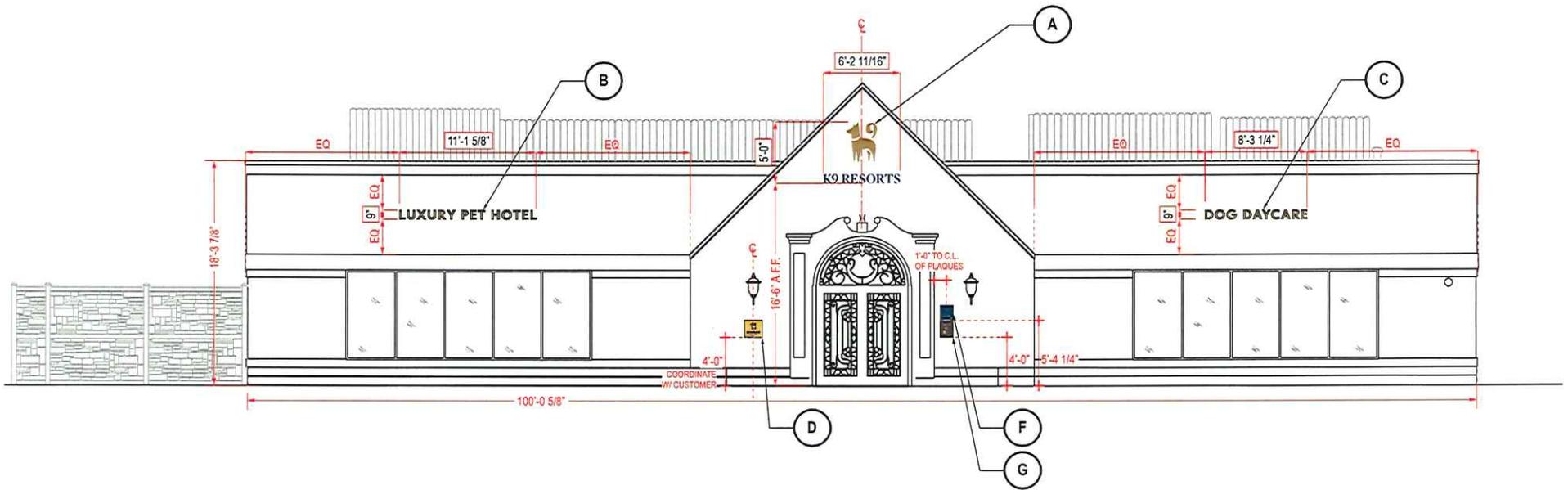
PROPOSED TRASH ENCLOSURE
 (SEE ARCH PLANS)

60' STORM WATER DETENTION EASEMENT
 PER DOCUMENT NUMBER 3836003

S 84°51'55" W 200.00'

OUTLOT A
 INTERLAKEN VALLEY SUBDIVISION





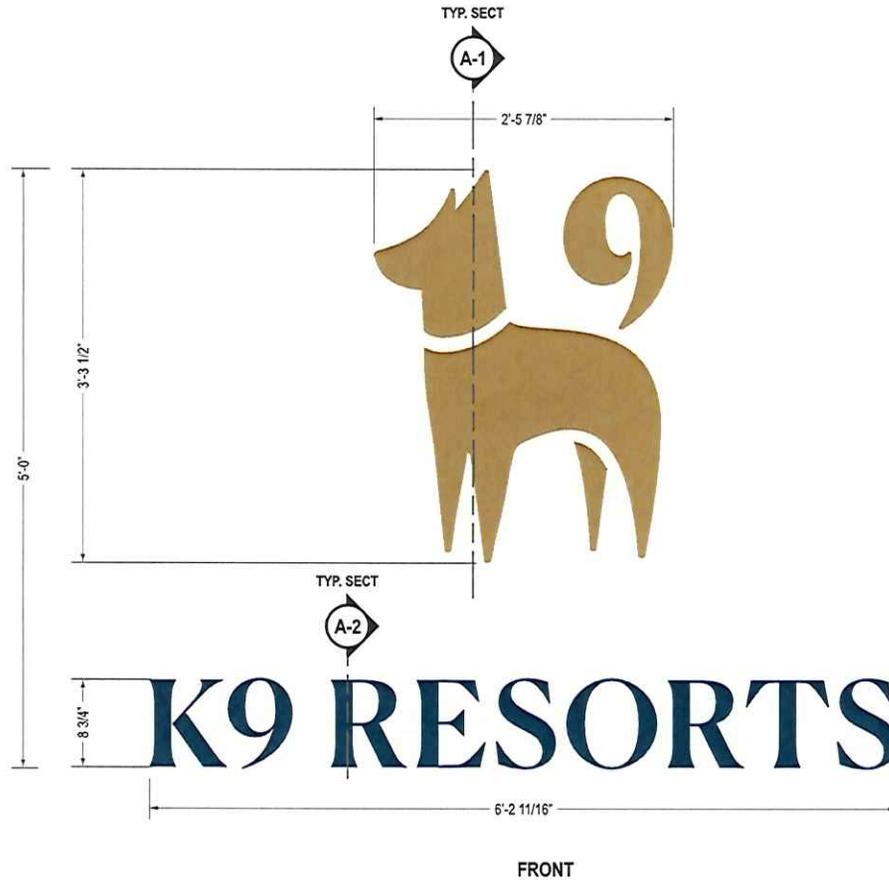
ILLUM. FACE-LIT TRIMLESS CHANNEL LOGO & LETTERS

(A)

SCALE: 1"=1'-0"

QTY.: ONE (1)

AREA: 60" x 74.69" = 31.1' SQ.FT.



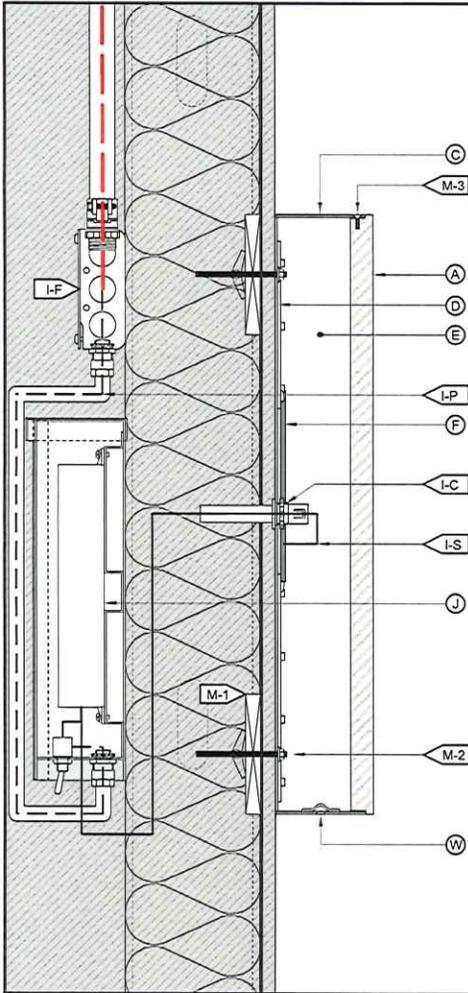
FINISH SCHEDULE

GOLD TRANSLUCENT VINYL PANTONE 871 C	BLUE TRANSLUCENT VINYL PANTONE 654 C	ELECTROPLATED BRUSHED BRASS FINISH TO MATCH PMS 871 C
--	--	---

FLUSH MOUNT FACE-LIT ILLUM. TRIMLESS CHANNEL LOGO - SECTION DETAIL

SCALE: N.T.S.

A-1



EXTERIOR/ OUTDOORS

(A) FACE	
MATERIAL:	1/2" THK. CLEAR ACRYLIC. -1/8" KERF EDGE @ FRONT.
RETURN FINISH:	CLEAR FINISH.
VINYL:	2nd SURFACE ADHESIVE VINYL FILM. APPLY @ BACK.
COLOR:	TRANSLUCENT WHITE DIFFUSER.
VINYL:	1st SURFACE ADHESIVE VINYL FILM.
COLOR:	3M SCOTCHCAL 3630-131 GOLD METALLIC TRANSLUCENT. MATCH PANTONE 871 C
(C) RETURN	
DEPTH:	4"
MATERIAL:	0.040" ALUM.
(D) COLOR/ FINISH: ELECTROPLATED BRUSHED BRASS FINISH.	
BACK	
MATERIAL:	3mm ACM.
(E) COLOR/ FINISH: WHITE.	
INSIDE OF SIGN	
(F) FINISH: FINISHED WHITE.	
ILLUMINATION	
TYPE:	ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER
MECH. NOTE:	

(I) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" SEAL-TITE w/ CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
I-C: CONNECTOR	Ø7/8" HOLE @ LEXAN w/ Ø1/2" PAIGE WALL BUSTER CONNECTOR & CONDUIT.
I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY & DISCONNECT SWITCH IN FRONT ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE:	120V.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
M-2:	10-24 MECH. FASTENER w/ ANCHOR THRU BLOCKING.
M-3:	SET SCREW @ TOPS (OUT OF VIEW). FINISH TO MATCH.
(W) WEEP HOLE	
TYPE:	Ø1/4" HOLE w/ LIGHT-BLOCKING COVER.
	MIN. QTY.: ONE (1) PER LETTER & @ EVERY BOTTOM.

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

UL
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

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CLIENT & LOCATION

K9 RESORTS

1413-1451 PETERSON ROAD
LIBERTYVILLE, IL 60048

LEAD NO. 229535	DATE 7.9.2025	REVIEW
SMPM ZF - SS	ARTIST JACK	SEG. NO.

SHEET NO.
5 of 27

FLUSH MOUNT FACE-LIT ILLUM. TRIMLESS CHANNEL HOTEL TYPE

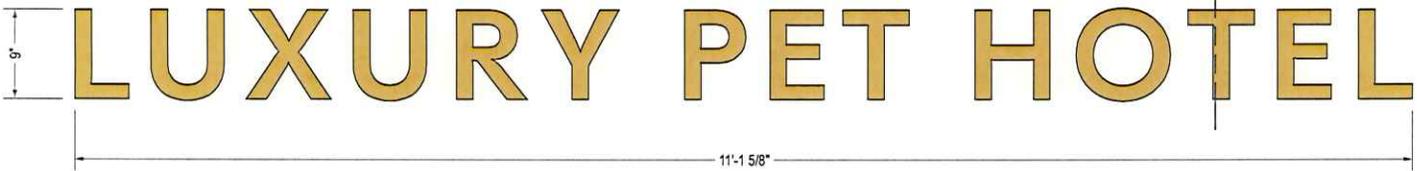
B

SCALE: 1"=1'-0"

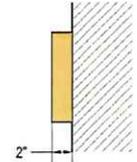
QTY.: ONE (1)

AREA: 9' x 133.625' = 8.352' SQ.FT.

TYP. SECT



FRONT



SIDE

FINISH SCHEDULE

GOLD TRANSLUCENT VINYL PANTONE 871 C	ELECTROPLATED BRUSHED BRASS FINISH TO MATCH PMS 871 C
--	---

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LEAD NO. 229535	DATE 7.9.2025	REVIEW	SHEET NO. 7 of 27
SM/PM ZF - SS	ARTIST JACK	SEG. NO.	

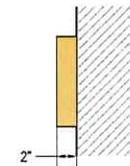
FLUSH MOUNT FACE-LIT ILLUM. TRIMLESS CHANNEL DAYCARE TYPE

C

SCALE: 1"=1'-0"

QTY.: ONE (1)

AREA: 9' x 99.25" = 6.203' SQ.FT.



FINISH SCHEDULE

GOLD
TRANSLUCENT VINYL
PANTONE 871 C

ELECTROPLATED
BRUSHED BRASS FINISH
TO MATCH PMS 871 C

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1413-1451 PETERSON ROAD
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LEAD NO.
229535

DATE
7.9.2025

REVIEW

SHEET NO.

SM/PM
ZF - SS

ARTIST
JACK

SEG. NO.

8 of 27

NON-ILLUM. ENTRANCE PLAQUE

SCALE: 3"=1'-0"

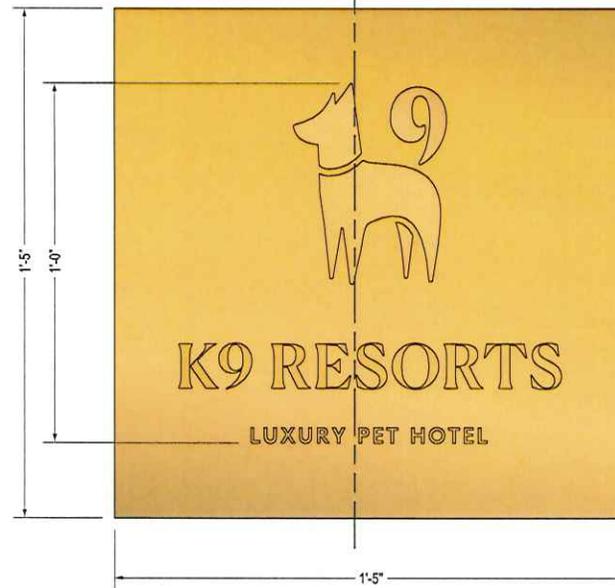
QTY.: TWO (2)

AREA: 17" x 17" = 2' SQ.FT.

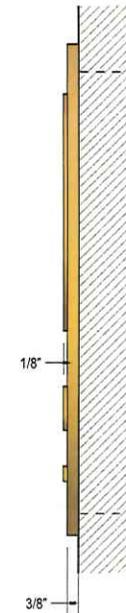
D

TYP. SECT

D-1



FRONT



SIDE

FINISH SCHEDULE

ELECTROPLATED
BRUSHED BRASS FINISH
TO MATCH PMS 871 C

LEAD NO. 229535	DATE 7.9.2025	REVIEW	SHEET NO. 10 of 27
SMPM ZF - SS	ARTIST JACK	SEG. NO.	

NON-ILLUM. DIMN. LOGO TYPE ID @ RECEPTION

E

SCALE: 1"=1'-0"

QTY.: ONE (1)

AREA: 60" x 64" = 26.667 SQ.FT.

TYP. SECT



SIDE



FRONT

FINISH SCHEDULE

ELECTROPLATED
BRUSHED BRASS FINISH
TO MATCH PMS 871 C



LEAD NO. 229535	DATE 7.9.2025	REVIEW	SHEET NO. 12 of 27
SM/PM ZF - SS	ARTIST JACK	SEG. NO.	

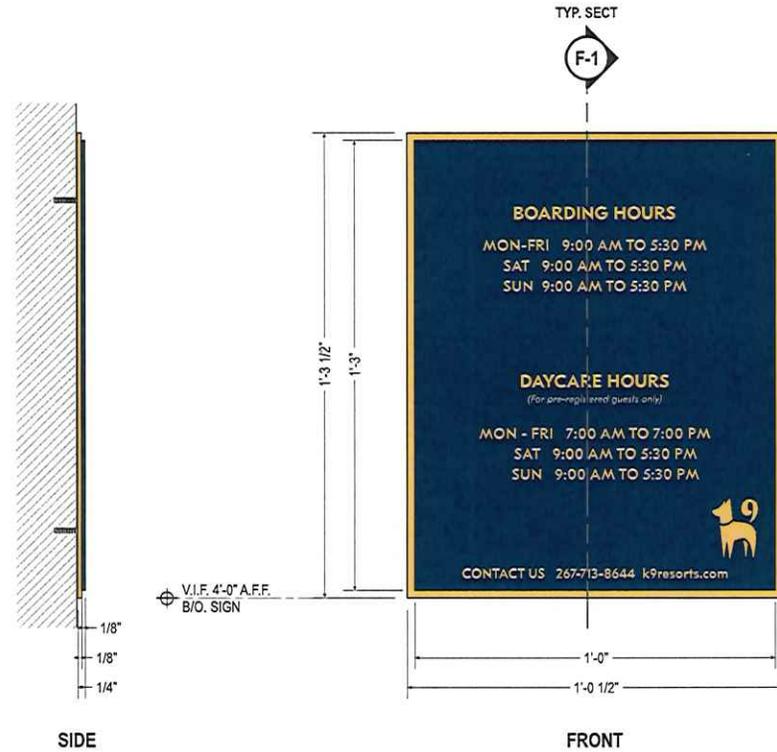
NON-ILLUM. HOURS OF OPERATION PLAQUE

SCALE: 3"=1'-0"

QTY.: TWO (2)

AREA: 15.5" x 12.5" = 1.345' SQ.FT.

F



FONTS:
 TITLE - GT EESTI PRO TEXT BOLD
 DAYS & HOURS - GT EESTI PRO TEXT MEDIUM
 TAGLINE - GT EESTI PRO TEXT BOOK ITALIC

FINISH SCHEDULE

GOLD PANTONE 871 C	BLUE PANTONE 654 C	ELECTROPLATED BRUSHED BRASS FINISH TO MATCH PMS 871 C
-----------------------	-----------------------	---

LEAD NO. 229535	DATE 7.9.2025	REVIEW	SHEET NO. 14 of 27
SM/PM ZF - SS	ARTIST JACK	SEG. NO.	

NON-ILLUM. IBPSA ETCHED PLAQUE

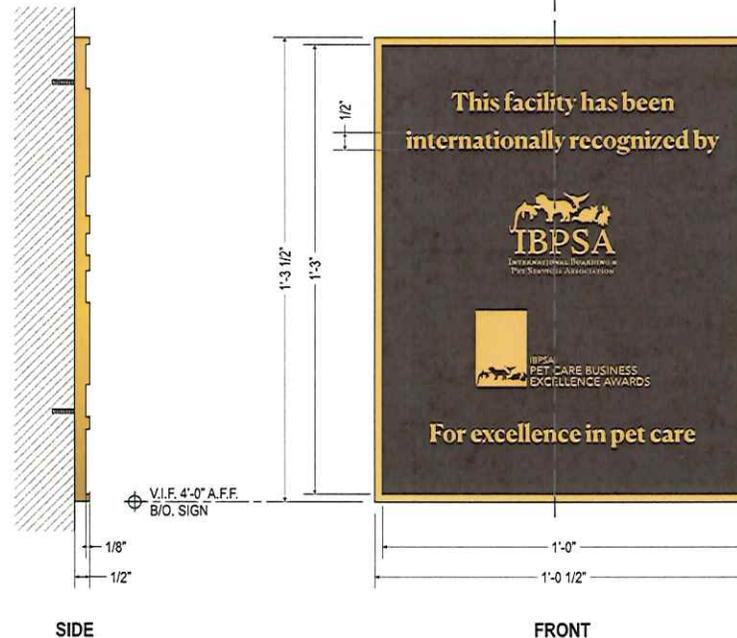
SCALE: 3"=1'-0"

QTY.: ONE (1)

AREA: 15.5" x 12.5" = 1.345' SQ.FT.

G

TYP. SECT



FONTS:

TITLE - GT EESTI PRO TEXT BOLD

DAYS & HOURS - GT EESTI PRO TEXT MEDIUM

'TAGLINE' - GT EESTI PRO TEXT BOOK ITALIC

FINISH SCHEDULE

ELECTROPLATED BRUSHED BRASS FINISH TO MATCH PMS 871 C	BROWN FILL PANTONE 411 C
---	--------------------------



LEAD NO. 229535	DATE 7.9.2025	REVIEW	SHEET NO. 16 of 27
SM/PM ZF - SS	ARTIST JACK	SEG. NO.	

NON-ILLUM. IO&O STATEMENT INFO. PLAQUE

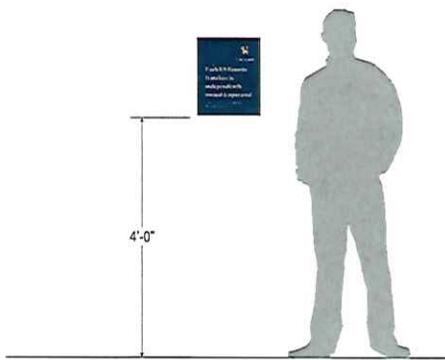
SCALE: AS NOTED

QTY.: ONE (1)

AREA: 15.5" x 12.5" = 1.345' SQ.FT.

H

Locate sign within lobby interior.
Do not mount on Reception ID wall behind reception desk.
Do not mount on reception desk.

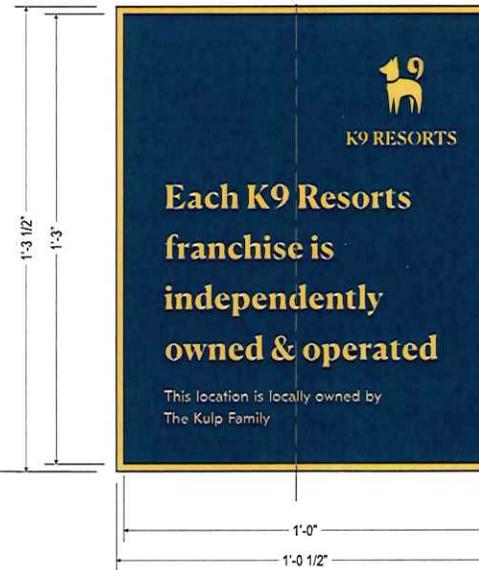


TYP. WALL ELEVATION
SCALE: 1/2"=1'-0"



SIDE
SCALE: 3"=1'-0"

4'-0" A.F.F.
B/O. SIGN



FRONT
SCALE: 3"=1'-0"

TYP. SECT



FINISH SCHEDULE

GOLD PANTONE 871 C	BLUE PANTONE 654 C	ELECTROPLATED BRUSHED BRASS FINISH TO MATCH PMS 871 C
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PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

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CLIENT & LOCATION



1413-1451 PETERSON ROAD
LIBERTYVILLE, IL 60048

LEAD NO. 229535	DATE 7.9.2025	REVIEW	SHEET NO. 18 of 27
SMPM ZF - SS	ARTIST JACK	SEG. NO.	

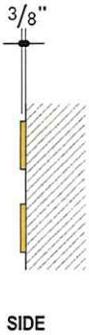
FLUSH MOUNT NON-ILLUM. DIMM. TAGLINE TYPE

1

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

QTY.: ONE (1)

AREA: 8.9' x 58.875' = 3.66' SQ.FT.



FINISH SCHEDULE

ELECTROPLATED
BRUSHED BRASS FINISH
TO MATCH PMS 871 C

LEAD NO. 229535	DATE 7.9.2025	REVIEW
SM/PM ZF - SS	ARTIST JACK	SEG. NO.

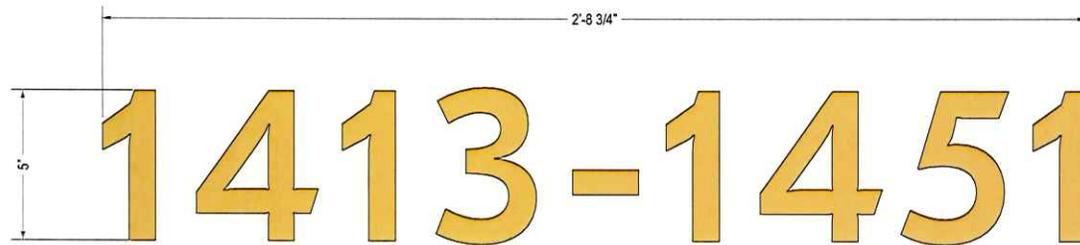
NON-ILLUM. PLATE NUMERALS - BLDG ADDRESS

J

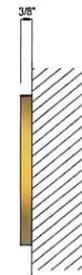
SCALE: 3"=1'-0"

QTY.: ONE (1)

AREA: 5" x 32.76" = 1.19' SQ.FT.



FRONT



SIDE

FINISH SCHEDULE

ELECTROPLATED
BRUSHED BRASS FINISH
TO MATCH PMS 871 C

FONT: GT Eesti Pro Text Medium

LEAD NO.	DATE	REVIEW	SHEET NO.
229535	7.9.2025		22 of 27
SM/PM	ARTIST	SEG. NO.	
ZF - SS	JACK		

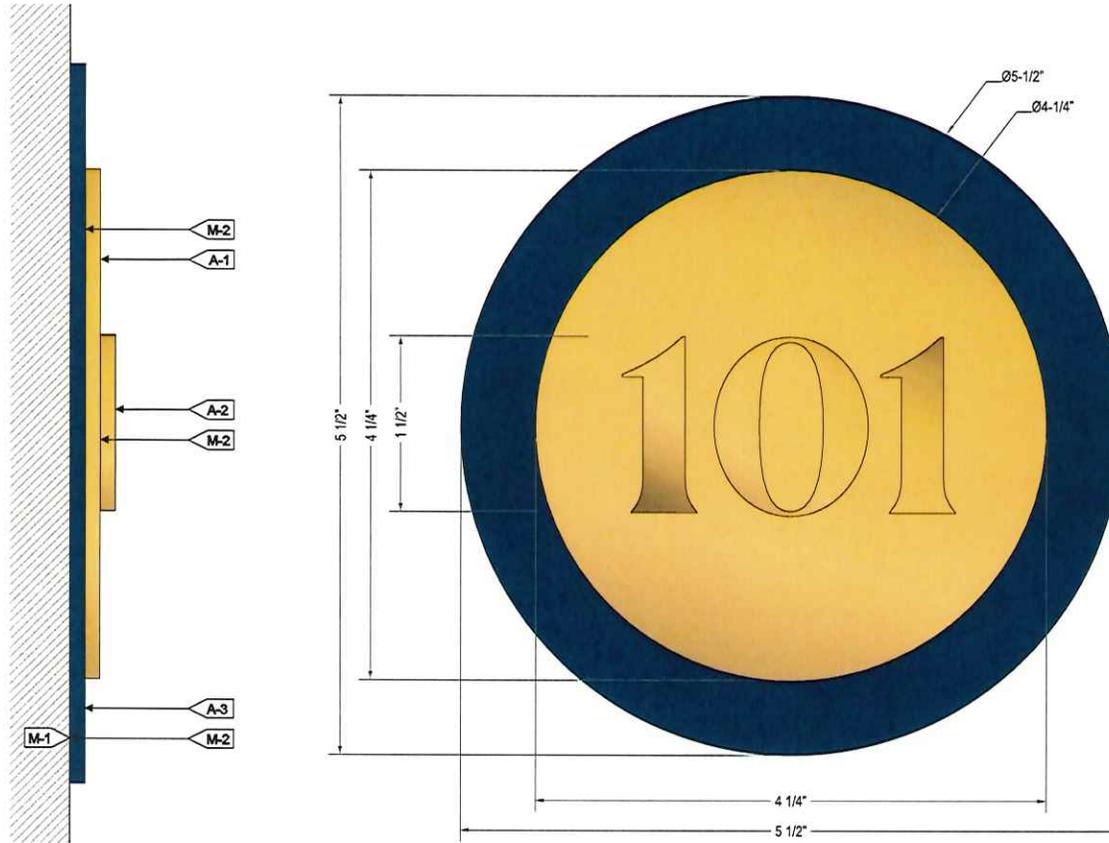
NON-ILLUM. SUITE NUMBER TAGS

SCALE: AS NOTED

QTY.: SIX (6)

AREA: $\pi(2.125')^2 = 0.099'$ SQ.FT.

(K)



TYP. SIDE
SCALE: FULL SCALE

TYP. FRONT
SCALE: FULL SCALE

(A) FACE	
A-1	DISC
MATERIAL:	1/8" PLATE
A-2	SUITE NUMBER
MATERIAL:	1/8" PLATE
COLOR/FINISH:	ELECTROPLATED BRUSHED BRASS FINISH to MATCH PMS 871 C
A-3	BACKER PANEL
MATERIAL:	1/8" PLATE
COLOR:	PAINT BLUE TO MATCH PMS 654 C/ SATIN.
FINISH:	SATIN
(M) MOUNTING	
M-1:	SEE INSTALL NOTE. V.I.F. EXISTING WALL.
M-2:	VHB D/S TAPE & ADHESIVE.

- INSTALL**
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

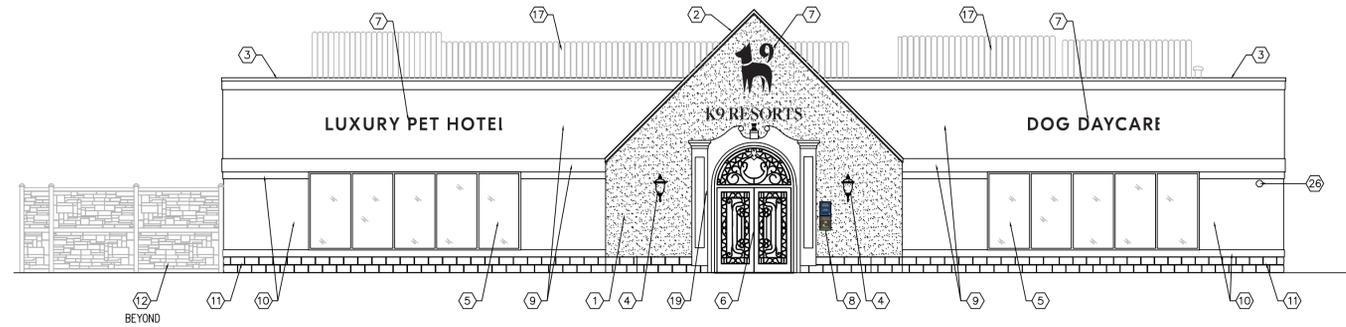
FINISH SCHEDULE



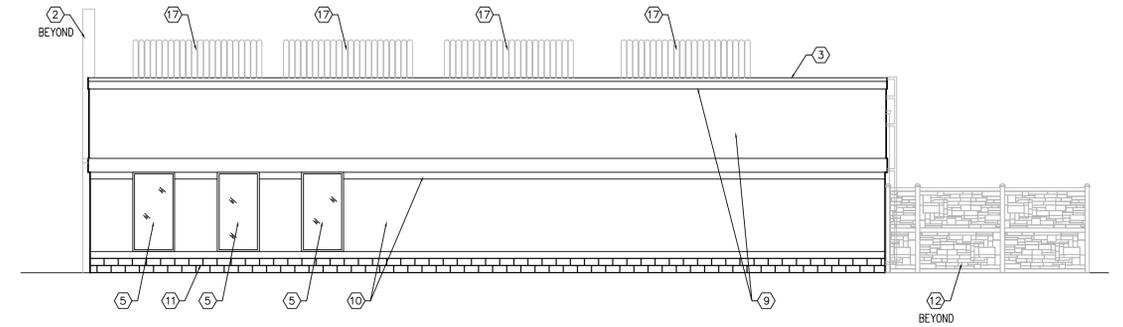
**VERIFY NUMBERS
BEFORE PRODUCTION**



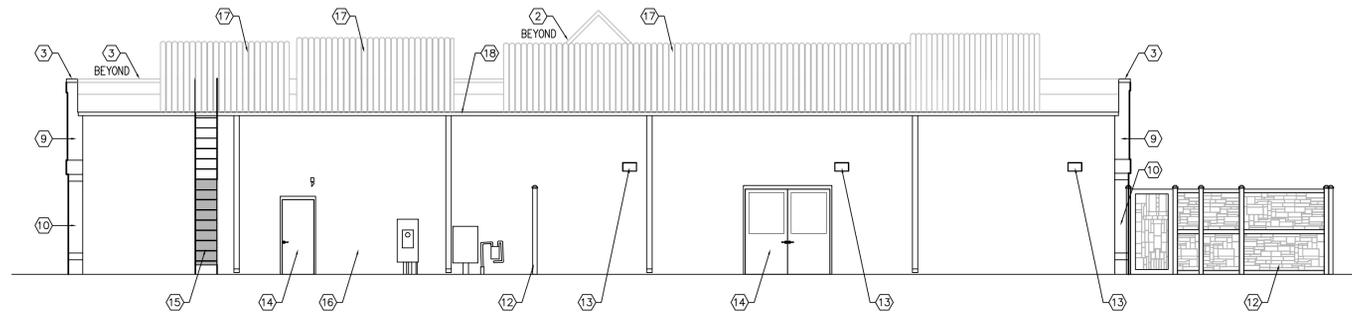
LEAD NO. 229535	DATE 7.9.2025	REVIEW	SHEET NO. 25 of 27
SM/PM ZF - SS	ARTIST JACK	SEG. NO.	



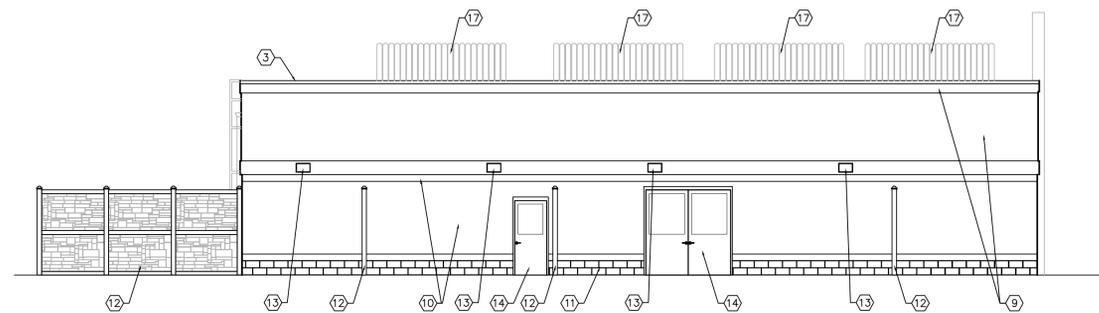
1 - MAGNETIC NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 - MAGNETIC WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 - MAGNETIC SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 - MAGNETIC EAST ELEVATION
SCALE: 1/8" = 1'-0"

SKETCH ELEVATION KEYED NOTES:

- ① NEW EIFS FINISHED WALL SYSTEM. PAINT "K9 RESORTS BEIGE" FINISH COLOR.
- ② NEW ALUMINUM COPING. COLOR TO BE BLACK.
- ③ EXISTING COPING. PAINT BLACK.
- ④ NEW DECORATIVE WALL SCANCES.
- ⑤ EXISTING STOREFRONT WINDOWS. APPLY A BLACK OUT FILM TO APPEAR LIKE BLACK SPANDREL GLAZING. PAINT MULLIONS BLACK.
- ⑥ BLACK ANODIZED ALUMINUM STOREFRONT DOORS AND TRANSOM WINDOW WITH A WROUGHT-IRON APPEARING DECORATIVE GRILLE.
- ⑦ ILLUMINATED SIGNAGE.
- ⑧ DECORATIVE SIGNAGE.
- ⑨ EXISTING EIFS OR STUCCO WALL SURFACE AND PROFILE BANDS. PAINT "K9 RESORTS BEIGE" FINISH COLOR.
- ⑩ EXISTING BRICK WALL SURFACE AND DECORATIVE SOLIDER COURSINGS. PAINT "K9 RESORTS BEIGE" FINISH COLOR.
- ⑪ EXISTING SPLIT FACED CMU. CLEAN AND PAINT "K9 RESORTS BEIGE".
- ⑫ BARRETTE SIMTEK MOLDED PVC "ECOSTONE" FENCE IN BEIGE GRANITE FINISH. HEIGHT TO BE 8'-0" ABOVE THE PLAY YARD SURFACE.
- ⑬ WALL MOUNTED LIGHT FIXTURE. COLOR TO BE BLACK. UNDERSIDE AT 9'-6" ABOVE THE PLAY YARD SURFACE.
- ⑭ NEW DOOR AND FRAME.
- ⑮ EXISTING ROOF LADDER. PAINT "K9 RESORTS BEIGE".
- ⑯ EXISTING SPLIT FACED CMU. PAINT "K9 RESORTS BEIGE".
- ⑰ EXISTING OR NEW HVAC UNIT SCREENS. FINISH TO BE "K9 RESORTS BEIGE".
- ⑱ EXISTING GUTTER AND DOWNSPOUT. PAINT "K9 RESORTS BEIGE".
- ⑲ EIFS DECORATIVE WRAP.
- ⑳ EXISTING FIRE SPRINKLER BELL TO REMAIN.

SK.4.1

PROPOSED IMPROVEMENTS FOR:
K9 RESORTS
1405 PETERSON ROAD
LIBERTYVILLE, ILLINOIS 60048

RHJ ASSOCIATES, PC
ARCHITECTS · PLANNERS · DESIGNERS
KING OF PRUSSIA, PA 610.337.4555 MOUNT LAUREL, NJ 856.252.0040 PHILADELPHIA, PA 215.279.5845 WILMINGTON, DE 302.482.2269
www.rhjassoc.com

REVISION: 05.29.2025
REVISION: 05.23.2025
REVISION: 05.12.2025
DATE: 04.10.2025
PROJECT NO. 2025-0186