



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 28, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 11/14/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#17-138 - 703-723 W. Algonquin Rd. - Commercial

B. DC#17-143 - Favia Dental - 300 E. Northwest Hwy. - Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 11/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 14, 2017

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Aaron Coon
Kirsten Kingsley
Ted Eckhardt

Members Absent: None

Also Present: Robert Flubacker, Robert Flubacker Architects for 620 S. Beverly Ln.
Dr. John Kotis for *Kotis Surgical Center*
Douglas Hammen, Douglas Design & Associates for *Kotis Surgical Center*
Nick Bencriscutto, Owner of 639 E. Clarendon Ave.
Robert Lisk, DRH Cambridge Homes for 832 N. Chestnut Ave. & 812 N. Kaspar Ave.
Steve Hautzinger, Staff Liaison
Derek Mach, Village Planner

REVIEW OF MEETING MINUTES FROM OCTOBER 24, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 24, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEWDC#17-132 – 620 S. Beverly Ln.

Bob Flubacker, representing *Robert Flubacker Architects*, was present on behalf of the project.

Mr. Mach presented Staff comments. The petitioner is proposing a complete renovation of an existing two story home, including a two-story addition to the north of the existing home, a two story addition in the rear of the home and a new entry portico on the front. An existing detached garage will remain and the petitioner is proposing a new three car attached side load garage. The project complies with the R-3 zoning requirements. Recently there was a proposal to demolish the existing home and subdivide the subject property into two buildable lots. There was neighbor opposition and the Village Board denied the request. The new petitioner is proposing to keep the lot intact and construct an addition to the existing home.

The existing neighborhood consists of a mix of two story homes with a mix of front loading and detached garages. There are two properties on this block that have additions that are a similar scale as the proposed design. Overall, the proposed design is nicely done in a traditional style that will fit in well in this location. The house has a nice scale that is not overly large. Staff is recommending approval of the proposed design.

Mr. Flubacker had nothing to add at this time.

Commissioner Kingsley felt it was a nicely designed home. Commissioner Eckhardt felt it was a great design and an appropriate use of the existing home and the lot. He had no issues. Commissioner Coon agreed with the other commissioners and saw nothing objectionable about the home; however, he did want to discuss the idea of adding the drop-off driveway in the front yard, which is going right through a very nice existing mature tree. He felt there were opportunities to re-shape the driveway to be more in fitting with similar examples of these types of driveways in the Scarsdale Estates neighborhood. He pointed out that in this neighborhood driveways typically lead directly into a garage and there is not as much asphalt in the front yard. Mr. Flubacker acknowledged the concern and said that he only recently received topography and existing tree location plans, and they will probably study this further. Commissioner Coon felt the petitioner could easily achieve the same affect with a half moon shaped driveway. He had no further comments.

Commissioner Kubow did not have much more to add, and he appreciated the petitioner working with the existing home, instead of splitting the lot. He had no further comments. Chair Fitzgerald agreed with the comments made by the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 620 S. BEVERLY LANE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 9/12/17 AND RECEIVED 10/06/17, THE SITE PLAN DATED 10/24/17 AND RECEIVED ON 10/27/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PETITIONER FURTHER STUDY THE FRONT DRIVEWAY TO MAKE EVERY EFFORT TO SAVE THE EXISTING MATURE TREE.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL

REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

COON, AYE; ECKHARDT, AYE; KINGSLEY, AYE; KUBOW, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. SIGN VARIATION REVIEW

DC#17-125 – Kotis Surgical Center – 3443 N. Kennicott Ave.

Douglas Hammen, representing *Douglas Design & Associates*, and Dr. John Kotis, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Kotis Surgical Center is planning an expansion and renovation of their existing medical office building. A new addition will be located on the front of the building, creating an entirely new look for the building. The proposed design is an exciting modern style using glass curtain walls and a sloping fiber cement rainscreen wall to create a unique and sculptural façade. The design received Design Commission approval on September 26, 2017.

The scope of the project includes two new wall signs, where only one sign is allowed. The petitioner is proposing one new code-compliant wall sign stating “Arlington Medical Arts” on the west (front) wall of the building facing Kennicott Avenue. A second wall sign is proposed on the north wall of the building which is not allowed. The design of the second wall sign is a “K” logo made from a fiber cement panel to match the wall that it will be mounted on. The “K” logo will have a subtle appearance and is non-illuminated.

The petitioner has submitted a letter stating that the primary need for the proposed “K” logo wall sign is to provide greater visibility from Dundee Road. Staff feels that the bold building design will be attention getting without the additional wall sign. If visibility from the street is desired, then a code compliant ground sign should be considered. The hardship criteria for the additional wall sign is not justified. The Design Commission provided preliminary feedback regarding this sign variation on September 26, 2017 when the building design was reviewed, and there were mixed feelings on the necessity of the sign, but there were no objections.

It is recommended that the Design Commission evaluate the following sign variations for *Kotis Surgical Center* at 3443 N. Kennicott Avenue:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated and received 10/9/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. If the Design Commission supports the variation, then the recommendation for approval should be conditioned to prohibit a ground sign on the property.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Mr. Hammen stated that the design of the wall sign has not changed since it was presented during the review of the recently approved addition. Address identity needs to be put on the site and consideration was given to the possibility of a ground sign or window signage, but they are concerned about the look of vinyl numbers on the glass. They are considering a small ground sign slab that address numbers could be put on, which is all that they would ask for in terms of beyond what was presented at the last review.

Commissioner Eckhardt had no issues with the sign variation request, and he would support a ground sign with the address numbers on it. Commissioner Coon was in support as well; however, he would only approve the addition of a ground sign with the address on it, provided the 'K' on the wall remains as subtle and obscure as currently shown. Commissioner Kubow agreed with the comments already made. He felt this is a unique situation and although he was not originally in favor of the 'K' signage, he now understands the design intent, which is very simplistic. He also liked the 'Arlington Medical Arts' language on the other side of the building which is tasteful, and he agreed with the other commissioners about allowing some type of simple slab or simple statement with an address. Chair Fitzgerald agreed as well, and really liked the proposed signage. Commissioner Kingsley agreed with the comments made and had no problem with the sign variation request; however, she questioned why 2 different fonts are being used for the 'K' sign and the 'Arlington Medical Arts' signage. Mr. Hammen replied that the font size relates to the scale of the elevation, with a finer font used on the larger north elevation, and a stronger font used on the shorter north elevation. Commissioner Kingsley also said that she specifically liked the ground sign with the address numbers on it because the numbers are going to be important. Commissioner Eckhardt asked if the style of the 'K' is part of the branding for the surgical center and Dr. Kotis said that the sign was designed by Mr. Hammen, and it could be incorporated into their logo.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger clarified that either a small ground sign with the address numbers on it, or a full size 16.5 foot tall ground sign are both code compliant options that would be allowed, unless the motion is conditioned to include restrictions on the ground sign.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR *KOTIS SURGICAL CENTER* LOCATED AT 3443 N. KENNICOTT AVENUE:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402 NUMBER, TO ALLOW ONE WALL SIGN ON THE NORTH SIDE OF THE BUILDING, WHERE ZERO WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403a DIMENSIONS, TO ALLOW A 24 SF WALL SIGN ON THE NORTH SIDE OF THE BUILDING, WHERE ZERO SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS DATED AND RECEIVED 10/9/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Fitzgerald asked for clarification that a code compliant ground sign can include any type of text on it. Mr. Hautzinger reiterated that unless a specific condition is recommended by the Design Commission, a ground sign with any text up to 16.5 feet tall would be allowed. Commissioner Eckhardt pointed out that the petitioner stated tonight

that their intent is not to put up a large ground sign, just an architectural and modest ground sign that includes the address, which Mr. Hammen concurred with.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN, TO BE BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.

Mr. Hammen explained that there is a retaining wall of bench height on the north end of the building, and a water feature on the south end that goes across the front. He would like to do something similar, maybe a black granite slab that is also roughly bench height, to include stainless steel address letters (3443), as well as Dr. Kotis's name if the commissioners allowed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN, BUT FOR ANY GROUND SIGN TALLER THAN 4-FEET, THE PETITIONER SHALL RETURN TO THE DESIGN COMMISSION FOR REVIEW OF THE PROPOSED GROUND SIGN.

ECKHARDT, AYE; KUBOW, AYE; KINGSLEY, AYE; COON, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#17-129 – 639 E. Clarendon Ave.

Nick Bencriscutto, the homeowner, was present on behalf of the project.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a second floor addition to an existing single story house. An existing two-car detached garage will remain. The project complies with the R-3 zoning requirements. The existing neighborhood consists of primarily single story and one-and-a-half-story houses with detached garages. The proposed second floor addition will be the first two-story home on this block.

Overall, the proposed second floor addition is very nicely designed with excellent scale and massing, and a low hipped roof that will blend in very well in the neighborhood. The design will fit seamlessly with the existing house, and it will be a very nice enhancement. Staff recommends approval as submitted.

The petitioner had no comments at this time.

Commissioner Coon agreed with Staff and felt it was a very attractive design. He suggested bringing out the column at the front stoop to be more in line with the roof overhang.

Commissioner Kubow appreciated that the petitioner tried to make the design of the 2-story addition blend in with the neighborhood of 1 and 1-1/2-story homes. He also liked Commissioner Coon's comment about where the front column currently aligns, and that it should be brought out to support the extended porch. He would highly recommend this change.

Commissioner Kingsley felt it was a very straightforward design that works well, and she agreed with the comment and suggestion about the front porch column, which will keep the second-floor in balance better. She pointed out that the existing windows are double hung, as opposed to the casement windows being proposed for the addition, which is okay; however, she suggested replacing the front windows if possible, because it screams original. She also suggested adding a canopy covering over the door on the rear elevation to provide shelter from the elements and to make it more inviting like the front.

Commissioner Eckhardt agreed with Commissioner Coon's comment about the front entry, which appears a little squeezed in and should be studied further. He asked about the dashed lines shown on the rear elevation at the back door, and Mr. Bencriscutto replied that there is an existing deck there that will remain with the addition being proposed. Commissioner Eckhardt suggested a retractable canopy over the back door as an option. Commissioner Eckhardt felt it was a very nice addition and he had no issues with it.

Chair Fitzgerald agreed with the comments made by the other commissioners.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER , TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 639 E. CLARENDON AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 9/27/17 AND RECEIVED ON 10/03/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO MOVE THE COLUMN AT THE FRONT ENTRY SLIGHTLY TO THE NORTH.
2. A RECOMMENDATION TO REPLACE THE DOUBLE HUNG WINDOWS ON THE FRONT ELEVATION.
3. A RECOMMENDATION TO ADD SOME TYPE OF AWNING OR CANOPY OVER THE BACK DOOR.

4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Fitzgerald explained the difference between a recommendation and a requirement.

ECKHARDT, AYE; KUBOW, AYE; KINGSLEY, AYE; COON, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEWDC#17-123 – 832 N. Chestnut Ave.

Robert Lisk, representing *DRH Cambridge Homes*, was present on behalf of the project.

Chair Fitzgerald asked if there was any public comment and there was response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story house with an attached one-car garage to build a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood includes a mix of single-story, one-and-a-half-story, and two-story homes with primarily detached garages. However, there are three previous teardowns with front load garages previously completed on this block.

Overall, the house is designed in a traditional style that will fit in well in this neighborhood. The design includes a single story roofline across the front that relates well to the adjacent homes, and the front porch extends in front of the garage wall to keep the focus on the entrance instead of on the garage. The stone base on the front elevation should be continued on all sides of the house, but it is at least partially wrapped down the sides.

Staff is concerned that the side walls are tall and flat and out of scale with the adjacent houses. It is recommended that the main roof be hipped on the sides to reduce the height of the side walls and minimize the overall massing of the house. Also, the new driveway is too close to the existing mature parkway tree, and the driveway layout needs to be adjusted to maintain a minimum eight foot clearance from the existing parkway tree. Staff recommends approval of the proposed new home, with these recommendations listed in the Staff report.

Mr. Lisk stated that Staff previously suggested adding stone and windows, which they have done, and they are not opposed to the suggestion to hip the main roof on the sides.

Commissioner Kubow agreed with all of Staff's comments, which he would make requirements. He also recommended adding some type of small roof over the sliding door on the rear elevation, otherwise he approves as proposed with Staff's requirements.

Commissioner Kingsley agreed with the comments made by Staff, and she asked about the first-floor ceiling height, the head height of the first-floor windows, the size of the front door and the garage door. Mr. Lisk replied that the first-floor ceiling height is 9-feet, the first-floor window head height is 7'-10", the front door will be 6'-8", and the garage door will be 8-feet tall. Commissioner Kingsley had reservations about elements on the front of the home that are so much bigger than the context in this neighborhood, and the same probably goes with the next home being reviewed that is also proposed by this petitioner. She felt the first-floor eave line on the front of the home should come down, which impacted the garage door and the windows on the porch. The elements being proposed make the scale of the home so much different than the scale of the homes on either side of it. Hipping the roof as suggested by Staff will bring down the sides of the home, but it does not bring down the pedestrian level scale, and the tall garage door will be the first thing seen, as well as the windows on the porch. She would rather the petitioner came in with homes that are a little bit more in keeping with the homes next to them; where the first-floor somehow looks like it is a little bit lower, and maybe the window head heights are brought down. She also commented that the saddle in the middle is going to be an ice problem, and she preferred the hardi siding to be a straight edge shingle.

Commissioner Eckhardt said that although Commissioner Kingsley's comments were valid, he felt that all of the elements on the home are slightly bigger and in concert with each other. He liked a 9-foot ceiling with windows that go up to 8-feet because it has a really rich feel inside, and felt that a 7-foot garage door and 8-foot window height would be out of line. Although the proposed new home is slightly larger, he was okay with how it looks, and pointed out that today's buyers of new homes want elements of scale and size of the windows. For that reason, he had no issue with the new home, and although he could appreciate trying to match the homes on either side, he would not want to dwarf

a new home to be similar to an adjacent home that was built 75 years ago. He added that the home to the left has a very steep roof that makes the home appear big in stature. Commissioner Eckhardt was okay with the home as proposed, and he supported the suggestion to provide a roof over the back door.

Commissioner Coon felt that proportionately, the front portico seemed too small, and there was an opportunity to reduce the width of the front windows to allow the portico to be widened. Mr. Lisk presented the option of 2 front windows instead of 3 windows, which Commissioner Coon felt was an improvement in terms of scale and better reflect a residential versus commercial appearance of the windows. Commissioner Coon felt it was an attractively designed home and he felt that Staff's recommendation to hip the main roof on the sides should be a requirement, which Commissioner Eckhardt agreed with.

Chair Fitzgerald was okay with the first-floor height as proposed, which he felt that landscaping will help with. He also asked if the existing tree located to the left of the new garage is on this property or the neighbor's property, and Mr. Lisk said that it must be on the neighbor's property. Chair Fitzgerald said that if a tree of this size is removed to accommodate the new home, it should be a requirement to replace it, because even though it is not evergreen, it will help break up the differences in the rooflines. Chair Fitzgerald also agreed with Staff's comments, and he liked the 3 first-floor windows on the front of the home because the 2 windows on the left line up with the 2 windows above; but he did not have a problem either way.

PUBLIC COMMENT

Stephanie Wilk, 826 N. Chestnut Avenue. She lives directly south of the site and is wondering how far the new home goes back on the lot compared to the existing homes. The neighbor in the ranch home now looks out on the backyard that has 3 mature Silver Maple trees, and Mr. Lisk replied that all 3 of these Maple trees will remain. The neighbor also asked about the existing Maple tree in the front near the parkway and Mr. Lisk stated that the new driveway will be routed around that tree, and the 2 trees located closest to the home will be pruned. The placement of the new home on the site was also explained, and Mr. Link pointed out to the neighbor that the existing chain link fence angles into the site and it will be removed, and the area that holds water at the rear of the site will have some type of rain garden to help with the water. Ms. Wilk was okay with these changes.

Commissioner Coon pointed out that the existing home and the homes on either side of it appear to have a 20' front yard setback, and the new home is proposed to have a 25' setback. Keeping it at 20' would preserve more space for the 3 existing trees in the backyard as well as more visibility into the backyard for the homeowner and the neighbors. Mr. Hautzinger clarified that 23' is the required front yard setback and the petitioner is proposing 25-1/2', which is more than what is required. Mr. Lisk reiterated the location of the existing tree in the front yard.

Commissioner Kingsley felt that the size of the 2-inch limestone sill above the stone should be increased, as well as the size of the sill underneath the front door. She also pointed out the similarities of this home and the next home being reviewed, also proposed by this petitioner, and suggested things that could be done on either home to make them different, such as the style of the front door and how the front door relates to the window type, changing the style of window muntins, or having wood columns instead of stone piers. Commissioner Kingsley asked the other commissioners how they felt about these changes, as well as the more substantial sill that she suggested. Commissioner Eckhardt asked for clarification on the size of the limestone sill and Mr. Lisk stated that the sill is a manufactured product, tapered from 3-inches to approximately 2-inches at the front. Commissioner Eckhardt was okay with the sill as proposed and liked the stone piers as currently proposed. Chair Fitzgerald was comfortable either way, and really liked the suggestions from Commissioner Kingsley about how to make this home and the next home more different, which should be easy to do. Commissioner Coon reiterated his previous comments. Commissioner Kubow agreed with the previous comments; hipping the main roof on the sides will make a huge difference, and he had no opinion about the front door.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 832 N. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 10/17/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO HIP THE MAIN ROOF ON THE SIDES TO REDUCE THE HEIGHT OF THE SIDE WALLS AND MINIMIZE THE OVERALL MASSING OF THE HOME.
2. A REQUIREMENT TO PROVIDE A SMALL ROOF FEATURE ABOVE THE BACK DOOR.
3. A RECOMMENDATION TO ADD ADEQUATE LANDSCAPING TO HELP BRING DOWN THE SCALE OF THE NEW HOME, TO BE REVIEWED BY STAFF.
4. A RECOMMENDATION TO FURTHER STUDY THE TRIPLE WINDOWS ON THE FRONT ELEVATION AND CONSIDER 2 WINDOWS, TO BE REVIEWED BY STAFF.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Lisk said that the home he is building on Maude Avenue has a 4' x 8' cover over the back door that he felt looked offensive. Commissioner Eckhardt replied that they are not requiring a specific size for the covering; it could be something smaller than 4' x 8', which the petitioner understood and agreed with.

ECKHARDT, AYE; KUBOW, AYE; KINGSLEY, AYE; COON, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 5. SINGLE-FAMILY NEW REVIEWDC#17-133 – 812 N. Kaspar Ave.

Robert Lisk, representing *DRH Cambridge Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two car garage on an existing vacant lot. A small existing detached garage on the site will be demolished. The project does comply with the R-3 zoning requirements. The proposed new home is similar to the previous home that was reviewed. The existing neighborhood consists primarily of single-story and one-and-a-half-story homes with detached garages. However, there are some front load attached garages on this block, as well as second floor additions and previously completed teardowns.

Overall, the house is designed in a traditional style that will fit in well in this location. The hipped main roof keeps the height of the side walls from being too tall, and helps the overall massing to fit in with the scale of the adjacent homes. The single story roofline across the front relates well to the adjacent homes, and the front porch extends in front of the garage wall to keep the focus on the entrance instead of on the garage. However, the side walls are flat and lacking detail, so the following recommendations should be considered to enhance the design:

1. The stone base should be continued around all sides of the house, or at least be returned partially down the side walls.
2. Add more windows to the side walls, with at least one window in the side of the garage.

Staff recommends approval of the proposed addition, with the recommendations previously stated.

Mr. Lisk stated that he has requested his architect to make the changes suggested by Staff.

Commissioner Kingsley said that in general, she has the same comments as the previous home. Looking at the context on this home, she pointed out that the home across the street has a stone base and stone columns; therefore, she suggested wood columns that come all the way down to the porch. She liked the style of front door being shown, although the drawing indicates the door style will be verified by the contractor, and she suggested a small canopy be added over the back door. She suggested a darker window color, off-white trim, and a siding color slightly darker than that, as well as adding more windows as suggested by Staff.

Commissioner Eckhardt was okay with the design submitted, with a recommendation to add a small roof over the back door, he preferred white trim on the home, and he was not opposed to the stone base and columns at the front door. He felt the proposed new home was fine.

Commissioner Coon felt there was an opportunity to lower the scale of the roof on the north side of the home, without sacrificing the second-floor, to lessen the impact of the new home on the ranch home to the north. He referenced a home at 221 S. Dwyer as an example. He had no problem with the scale of the home as it relates to the ranch home to the south because there is more space and it is also elevated. This could also be a way to differentiate this home from the previous home and the home across the street. He felt the new home was an attractive design, although he was not in favor of how the stone base abruptly stops at the front corner of the home; it should be wrapped onto the side of the home and landscaping added to help set a foundation to that corner of the home.

Commissioner Kubow was fine with the stone piers on the front columns as proposed, and felt that the home at 221 S. Dwyer was a fantastic design recommendation that would not only help differentiate between this new home and the previous home on Chestnut Avenue, but also help bring the new home down to scale. Commissioner Kubow also really liked Commissioner Kingsley's suggestion to use a different color window, which Commissioner Kingsley clarified should be a dark bronze color, and Commissioner Kubow agreed. He felt this color would be different from the previous home and not something seen very often; different can be good. He reiterated his support for

Commissioner Coon's suggestion to bring down the scale on the north side of the home, which could be a cost effective solution as well.

Chair Fitzgerald liked what is being presented, he was okay with keeping the stone on the columns or taking the wood all the way down to the ground, he was okay with the scale of the new home, and he agreed with Staff's comments.

PUBLIC COMMENT

Kathy Hartwig, 817 N. Kaspar Avenue, lives across the street and one lot north of the site. They have had a lot of construction on their street and this will be another very large home replacing a small home where only 2 people lived. This is an extremely long block and the street floods badly, as recently as 2 weeks ago, and the Village was contacted 3 times before anyone came to help uncover the sewers. She is at a low spot on the block and many neighbors have suffered losses due to flooding, despite the fact that there are 4 sewers in the lot to the north of her home. She is concerned about a new home being built here with many more people than were in there before, more bathrooms, laundry, etc. She understood that this commission is looking at architecture, and that Public Works is probably where her concerns should be directed, but this is the only opportunity she has been given to see what is being built here.

Chair Fitzgerald clarified that this commission is only reviewing what the new home looks like. Mr. Hautzinger added that once the project receives approval from the Design Commission, the petitioner is required to submit plans for building permit review, at which time the Engineering Department will review the plans and the petitioner will be required to engineer the lot in a way that complies with code. He also stated that another neighbor was here earlier tonight before the meeting and spoke to him about concerns with flooding with this new home, and he encouraged that neighbor to reach out to the Engineering Department, which Ms. Hartwig can do as well. Commissioner Eckhardt pointed out to the neighbor that the new home is a code compliant design, is substantially below the impervious surface coverage allowed for this lot, and below the building lot coverage amount allowed by code, both of which will help with the stormwater issues.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 812 N. KASPAR AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 10/12/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CONSIDER SOME TYPE OF CANOPY OVER THE REAR ELEVATION.
2. A STRONG RECOMMENDATION TO LOOK AT A 1-1/2-STORY ROOF ELEMENT TO HELP BRING DOWN THE CONTEXT TO THE HOME TO THE RIGHT.
3. A REQUIREMENT THAT THE STONE BASE BE CONTINUED AROUND TO THE RIGHT SIDE ELEVATION, APPROXIMATELY 10-FEET BACK, AND A RECOMMENDATION TO ADD LANDSCAPING ALONG THE RIGHT ELEVATION.
4. A REQUIREMENT THAT THE STONE BASE BE CONTINUED AROUND TO THE LEFT SIDE ELEVATION, APPROXIMATELY 10-FEET BACK.
5. A RECOMMENDATION TO ADD A WINDOW TO THE RIGHT SIDE IN THE GARAGE.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley suggested adding some of the recommendations previously stated by some of the commissioners, such as the color of the windows, a different muntin pattern, and the front columns.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

7. A RECOMMENDATION TO CONSIDER A DARKER COLOR WINDOWS, IN LIEU OF WHITE.
8. A RECOMMENDATION TO CONSIDER A DIFFERENT MUNTIN PATTERN.
9. A RECOMMENDATION TO TAKING THE WOOD COLUMNS ALL THE WAY DOWN.

ECKHARDT, AYE; KINGSLEY, AYE; COON, AYE; KUBOW, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 6. GENERAL MEETING

Mr. Hautzinger summarized the recent approval of Village-wide electronic signs by the Village Board and stated that all of the revisions recommended by the Design Commission were included in the approval. Chair Fitzgerald stated that he was at the Village Board meeting and felt that Steve, Charles Perkins, and Randy Recklaus, the Village Manager, all did a great job explaining why the Design Commission was not in favor of allowing electronic signs; however, the Village Board voted unanimously to allow them. There was an issue from a trustee about the landscaping recommendation, as well as a comment from a trustee that perhaps our sign code is too restrictive. Chair Fitzgerald felt that the Design Commission is very open to sign variations.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#17-138 - 703-723 W. Algonquin Rd. - Commercial

Department: Planning & Community Development

Requested Action(s):

1. Approval of the proposed design for a new warehouse facility.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed warehouse design to be located at 703-723 W. Algonquin Road. This recommendation is subject to compliance with the plans received 10/31/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider adding more architectural detail at the northeast and southeast corners of the building using the composite wood siding and formliner precast panels.
2. Provide sight line diagram studies of the rooftop mechanical units from the roads, and include mechanical screening where needed.
3. Provide additional foundation plantings adjacent to the proposed building, especially along the north and south building walls adjacent to the roadways. The plantings should include layering of understory trees, shrubs, and perennials.
4. The ground sign should be a low, monument style sign.
5. All signage must meet code, Chapter 30.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report
Civil Plans
Architectural Plans
Landscape Plans

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits

Photos

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 703-723 W. Algonquin Road
Project Address: 703-723 W. Algonquin Road

Prepared By: Steve Hautzinger

Date Prepared: November 15, 2017

PETITIONER INFORMATION:

DC Number: 17-138
Petitioner Name: Joshua Spinks,
Morgan Harbour Construction
Petitioner Address: 7510 S. Madison Street
Willowbrook, IL 60527
Meeting Date: November 28, 2017

Requested Action(s):

1. Approval of the proposed design for a new warehouse facility.

ANALYSIS

Summary:

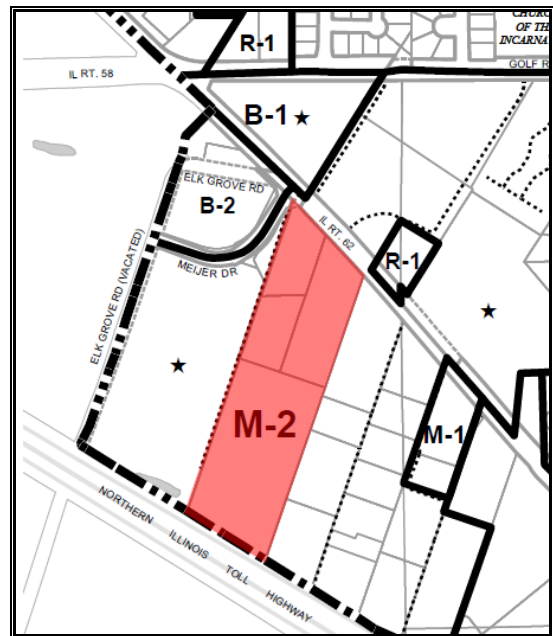
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing to demolish two existing single-story light industrial/office buildings to build a new 330,720 sf single-story, warehouse facility. The building is proposed to be constructed in two phases. Phase One will be 138,320 sf on the north end of the site, and Phase Two will be 192,400 sf on the south end of the site. The scope of the project includes a complete redevelopment of the site with 308 parking spaces, 68 loading docks, and landscaping. The site area is 15.4 acres. The property is zoned M-2, Limited Heavy Manufacturing District, and this proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development and for Lot Consolidation. There are no zoning variations requested.

Site:



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	M-2, Limited Heavy Manufacturing District (M-2)	Multi-tenant office/light industrial building
East	M-2, Limited Heavy Manufacturing District (M-2)	Self-Storage facility, two light industrial/office buildings
South	Elk Grove Village	
West	M-2, Limited Heavy Manufacturing District (M-2)	Weber Packaging Solutions (light industrial/office building)

Architectural Design:

The proposed building will be constructed of precast concrete panels with a painted finish. Horizontal reveals and vertical panel joints will create shadow lines to give the building a panelized appearance. White, medium gray, and dark gray paint colors are nicely distributed across the building façade to create interest in the design and break down the scale of the walls. The design includes four office areas that are detailed with clear anodized aluminum storefronts, composite wood siding, and precast panels with tightly spaced formliner horizontal reveals. The combination of colors, materials, and textures at the office areas creates a very nice modern aesthetic and focal points for the design.

Overall, the design is very nicely done. The only comment is to consider adding more architectural detail at the northeast and southeast corners of the building using the composite wood siding and formliner precast panels to enhance the building's appearance where visible from the roadways.

Mechanical Unit Screening:

The building includes multiple rooftop mechanical units, some of which will be visible from the adjacent roads. The Village Design Guidelines require that all mechanical equipment be screened from public view. The rooftop units need to be screened from view by parapet walls, mechanical screens, or moving the units towards the middle of the roof to cut off the sight lines of the units. The petitioner should provide sight line diagram studies, and include mechanical screening where needed.

Landscaping:

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping and tree preservation plans. The petitioner is required to comply with code requirements for 4" caliper shade trees in all parking islands, a continuous three-foot high parking lot screening along the roadways, and landscaping around the detention basins.

In regards to the landscape design, additional foundation plantings should be provided adjacent to the proposed building, especially along the north and south building walls adjacent to the roadways. The proposed plantings are minimal and should include a layering of understory trees, shrubs, and perennials.

Signage:

The Site Plan indicates a monument sign facing Algonquin Road, but at this point, the design for the sign has not been provided. It is recommended that the sign be a low, code-compliant monument style enhanced with landscaping.

In addition to the ground sign, generic wall signage is indicated above each office entrance as a place holder for the future tenants.

All signs are required to comply with Chapter 30, Sign Code, and separate sign permits will be required for each sign.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed warehouse design to be located at 703-723 W. Algonquin Road. This recommendation is subject to compliance with the plans received 10/31/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider adding more architectural detail at the northeast and southeast corners of the building using the composite

wood siding and formliner precast panels.

2. Provide sight line diagram studies of the rooftop mechanical units from the roads, and include mechanical screening where needed.
3. Provide additional foundation plantings adjacent to the proposed building, especially along the north and south building walls adjacent to the roadways. The plantings should include layering of understory trees, shrubs, and perennials.
4. The ground sign should be a low, monument style sign.
5. All signage must meet code, Chapter 30.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

November 15, 2017

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Derek Mach, Landscape Planner, Petitioner, DC File 17-138

RWG ENGINEERING, LLC
CIVIL ENGINEERING — REAL ESTATE CONSULTING — PROJECT MANAGEMENT
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370
LIMITATION OF WARRANTY OF ENGINEER'S
INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

LEGEND	
	EXISTING
SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
CATCH BASIN	○
INLET	□
PRECAST FLARED END SECTION	▷
CONCRETE HEADWALL	⌋
VALVE VAULT	⊗
VALVE BOX	⊞
FIRE HYDRANT	⌋
BUFFALO BOX	⊙
CLEANOUT	⊞
SANITARY SEWER	—▲—
FORCE MAIN	—■—
STORM SEWER	—C—
WATER MAIN	—●—
CONSTRUCT WATER MAIN UNDER SEWER	—●—
GRANULAR TRENCH BACKFILL	▨
STREET LIGHT	⊙
ELECTRICAL CABLE	—E—
2" CONDUIT ENCASEMENT	—■—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊞
POWER POLE	⊙
STREET SIGN	⌋
GAS MAIN	—G—
TELEPHONE LINE	—T—
CONTOUR	~749~
SPOT ELEVATION	×(750.00)
WETLANDS	▨
FLOODWAY	▨
FLOODPLAIN	▨
HIGH WATER LEVEL (HWL)	—
NORMAL WATER LEVEL (NWL)	—
DIRECTION OF SURFACE FLOW	→
DITCH OR SWALE	—
OVERFLOW RELIEF ROUTING	→
SLOPE BANK	▨
TREE WITH TRUNK SIZE	⊙
SOIL BORING	⊙
TOPSOIL PROBE	⊙
FENCE LINE, WIRE OR SILT	—X—
FENCE LINE, CHAIN LINK OR IRON	—○—
FENCE LINE, WOOD OR PLASTIC	—□—
CONCRETE SIDEWALK	▨
CURB AND GUTTER	▨
DEPRESSED CURB	▨
REVERSE PITCH CURB & GUTTER	▨
EASEMENT LINE	▨

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE



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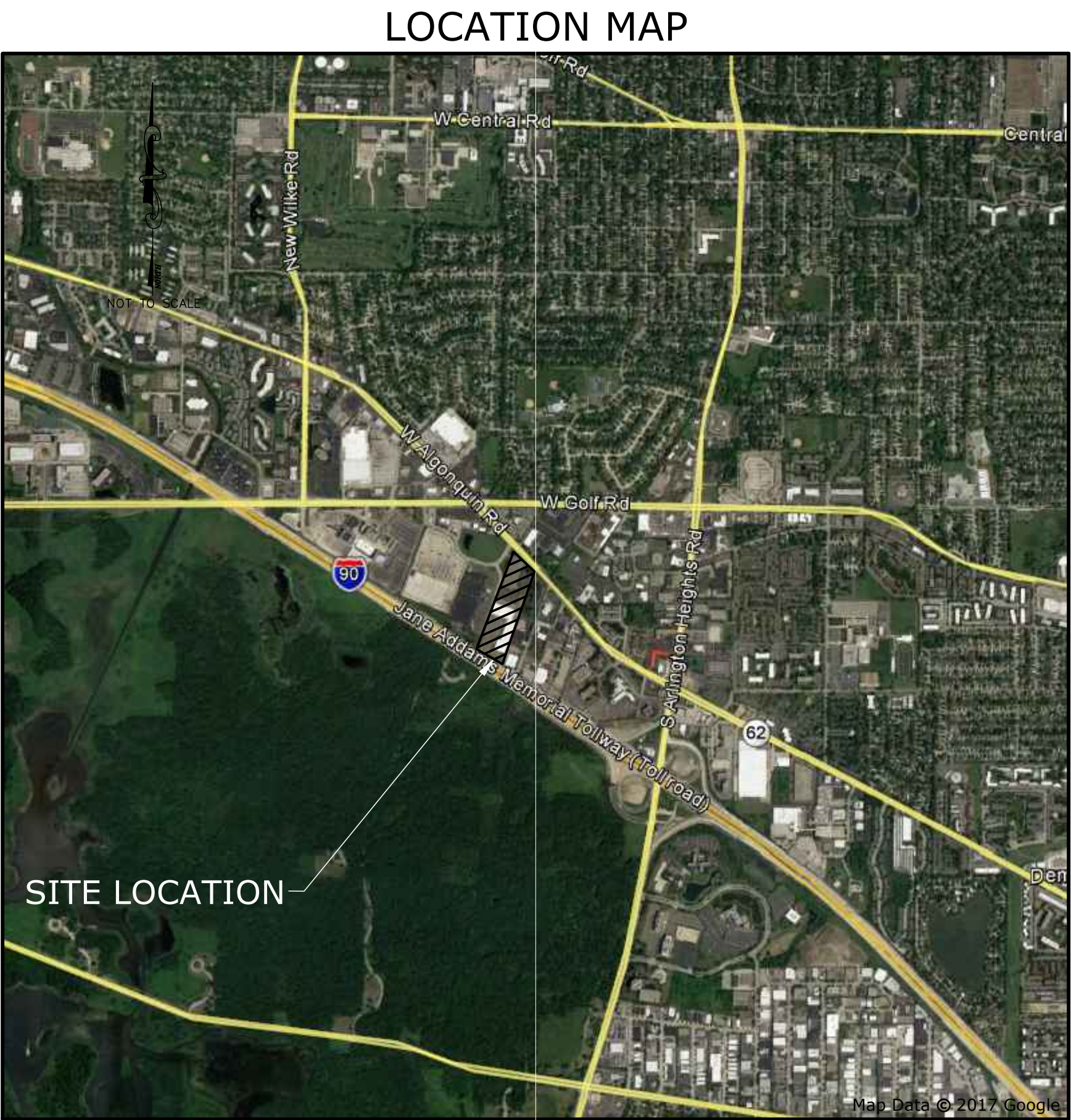
FINAL ENGINEERING PLANS

FOR

ARLINGTON HEIGHTS INDUSTRIAL

703-723 W. ALGONQUIN ROAD

ARLINGTON HEIGHTS, IL



CONTACTS

VILLAGE OF ARLINGTON HEIGHTS
Community Development: 847-368-5200
33 S. Arlington Heights Road
Arlington Heights

Public Works Department: 847-368-5800
222 N. Ridge Ave.
Arlington Heights

JULIE
Underground Utility Locations
1-800-892-0123
811

- GENERAL NOTES
1. The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:

- Village of Arlington Heights Public Works Department (847-368-5800)
 - MWRD local sewer systems Field Office (708-588-4055)

2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.

3. Elevations shown herein reflect NAVD 1988 datum.

4. The boundary and topographic survey data for this project is based on a field survey prepared by Gentle and Associates, dated August 9, 2017. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.

5. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

6. Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.

7. Except where modified by the contract documents, all work proposed hereon 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 I.D.Q.T. latest edition.

B. "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.

C. "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.

D. The subdivision and development codes and standards of the Village of Arlington Heights, as published by the Municipality.

E. "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective April 24, 1997.

F. The National Electric Code.

G. "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.

H. Standards and specifications of the Metropolitan Water Reclamation District (MWRD) – Local sewer systems section.

8. The Village of Arlington Heights Development Ordinance and the MWRD requirements shall take precedence if a conflict in project specifications occurs.
- PLANS PREPARED FOR

MORGAN HARBOUR CONSTRUCTION LLC

7510 SOUTH MADISON STREET

WILLOWBROOK, ILLINOIS 60527

(630)734-7737
- INDEX OF SHEETS

1. TITLE SHEET

2. EXISTING CONDITIONS PLAN – PHASE 1

3. EXISTING CONDITIONS PLAN – PHASE 2

4. DEMOLITION PLAN – PHASE 1

5. DEMOLITION PLAN – PHASE 2

6. MASTER DEVELOPMENT PLAN – PHASE 1 & 2

7. SITE GEOMETRIC AND PAVING PLAN – PHASE 1

8. SITE GEOMETRIC AND PAVING PLAN – PHASE 2

9. SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN – PHASE 1

10. SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN – PHASE 2

11. SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

12. GRADING PLAN – PHASE 1

13. GRADING PLAN – PHASE 2

14. GRADING DETAILS – PHASE 1 & 2

15. UTILITY PLAN – PHASE 1

16. UTILITY PLAN – PHASE 2

17. PLAN AND PROFILE – PHASE 1 & 2

18. PROJECT NOTES AND SPECIFICATIONS

19. CONSTRUCTION DETAILS AND STANDARDS

20. CONSTRUCTION DETAILS AND STANDARDS
- ATTACHMENTS

1. UNDERGROUND DETENTION SYSTEM NOTES AND DETAILS
- BENCHMARKS

BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

BENCHMARK: NGS PID DM3900

SURVEY DISK SET ON THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE GOLF ROAD BRIDGE NO 016-0349 OVER SALT CREEK, APPROXIMATELY 0.3 MI (0.5 KM) WEST OF THE INTERSECTION OF GOLF ROAD WITH NEW WILKE ROAD, 3 FT (0.9 M) SOUTH OF A CHAIN LINK FENCE.
THE STATION IS LOCATED ABOUT 7.4 MI (11.9 KM) SOUTHWEST OF WHEELING, 4.3 MI (6.9 KM) SOUTH-SOUTHEAST OF PALATINE AND 3.0 MI (4.8 KM) SOUTH-SOUTHWEST OF ARLINGTON HEIGHTS. OWNERSHIP—ROAD RIGHT-OF-WAY.

ELEV. =695.85 (NAVD 88 DATUM)

SITE BENCHMARK:

CROSS CUT IN WALK ON THE SOUTH SIDE OF ALGONQUIN ROAD IN FRONT OF SUBJECT PROPERTY.

ELEV. = 616.17
- PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION
- Drawing: S:\32212717 - HP ARLINGTON HEIGHTS INDUSTRIAL\300-ENGINEERING\310-ROAD\FINAL\322-BASE.DWG

October 17, 2017 4:25:03 p.m. AcadVer:22.0s (LWS Tech)

EXPIRATION DATE: 11/30/17
- ARLINGTON HEIGHTS INDUSTRIAL

ARLINGTON HEIGHTS, ILLINOIS

TITLE SHEET

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

RWG

Engineering, LLC

Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 32212717

DATE 10/17/17

SCALE NONE

PROJ. MGR. PJL

PROJ. ASSOC. RWG

DRAWN BY TJM

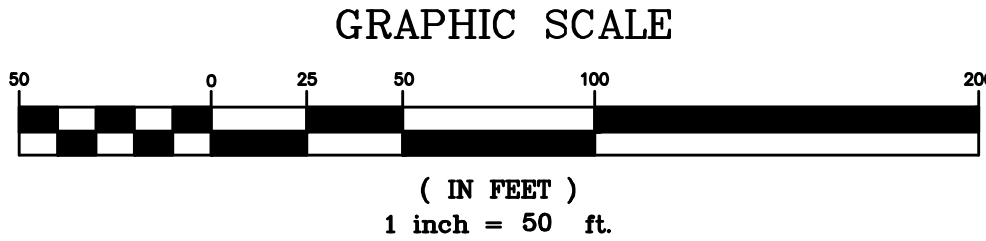
SHEET

1 OF 20

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BOUNDARY AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS



PARCEL 1:
"A":
A PORTION OF LOT 2 IN CAUDILL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD, AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195785; AND THE NORTHERLY LINE OF LOT 10 IN THE DIVISION OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, BEING IDENTICAL WITH A BOUNDARY LINE OF SAID LOT 2, 36.36 FEET TO THE WESTERLY LINE OF SAID LOT 10; BEING ALSO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ON SAID LINE AND CONTINUING ALSO THE WESTERLY LINE OF LOT 11 IN SAID DIVISION, 784.12 FEET; THENCE NORTHWESTERLY ALONG A LINE, THAT FORMS AN ANGLE OF 90 DEGREES,09 MINUTES WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM NORTHWEST, 8.50 FEET; THENCE NORTHEASTERLY 812.46 FEET TO SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A DISTANCE OF 50.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROAD PURPOSES).

"B":
A PORTION OF LOTS 10 AND 11 IN THE DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO, A PORTION OF LOT 7 IN JOSEPH A. BARNES' FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN ENGELHARDT'S SUBDIVISION OF PART OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT, 580.24 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LINE, 433.08 FEET TO THE WESTERLY LINE OF AFORESAID LOT 11; THENCE NORTHEASTERLY ON SAID LINE AND CONTINUING ON THE WESTERLY LINE OF SAID LOT 10, 784.12 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTHEASTERLY ON SAID LINE, 36.36 FEET TO THE SOUTHEASTERLY LINE OF ALGONQUIN ROAD AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195785; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A CHORD DISTANCE OF 447.46 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. (EXCEPTING FROM SAID PARCEL "A" AND "B" THAT PORTION DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION RECORDED JANUARY 16, 2003 AS DOCUMENT 0030078992, DESCRIBED AS FOLLOWS: THAT PART OF LOT 10 IN COUNTY CLERK'S DIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 2, IN CAUDILL'S SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST 1/4 OF SAID SECTION 16; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF WEBER ATRIUM SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD (IL ROUTE 62) AS RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195785 AND 1119782, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING A TANGENTIAL CURVE CONVEX TO THE NORTHEAST RADIUS 9499.34 FEET, CENTRAL ANGLE 01 DEGREES 02 MINUTES, 14 SECONDS 171.96 FEET (THE CHORD BEARS A ILLINOIS EAST GRID BEARING OF SOUTH 45 DEGREES 31 MINUTES 18 SECONDS WEST 171.96 FEET) TO THE NORTHEASTERLY CORNER OF LOT "B" IN WEBER ATRIUM SUBDIVISION, SAID NORTHEASTERLY CORNER, BEING THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 41 MINUTES 30 SECONDS WEST 46.26 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 72 DEGREES 30 MINUTES 06 SECONDS EAST TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ALGONQUIN ROAD (IL ROUTE 62); THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING A TANGENTIAL CURVE CONVEX TO THE NORTHEAST RADIUS 9499.34 FEET, CENTRAL ANGLE 00 DEGREES 13 SECONDS, 42.04 FEET, (THE CHORD BEARS NORTH 44 DEGREES 52 MINUTES 35 SECONDS WEST 42.04 FEET) TO THE POINT OF BEGINNING).

PARCEL 2:
LOT "A" IN WEBER ATRIUM RESUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

CONTAINING: 671,461.46 sq. ft. (15.41 acres)

LEGEND

- TREE WITH TRUNK DIAM. SIZE
- UTILITY POLE
- LIGHT POLE
- SIGN POST
- UTILITY PEDESTAL
- CLOSED COVER DRAINAGE STRUCTURE
- FIRE HYDRANT
- OPEN COVER DRAINAGE STRUCTURE
- SANITARY SEWER MANHOLE
- WATER SHUTOFF VALVE
- WITH 8" CASING
- CURB INLET/CATCH BASIN
- GAS SERVICE SHUTOFF VALVE
- TELEPHONE SERVICE VAULT
- TRAFFIC SIGNAL LIGHT
- TRAFFIC SIGNAL CONTROL VAULT
- GUY WIRE (ANCHOR)
- BOLLARD
- SOIL BORING
- OVERHEAD WIRES (# OF WIRES)
- UNDERGROUND ELECTRIC
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- GROUND ELEVATION
- PAVEMENT ELEVATION
- FIN/FL = FINISHED FLOOR ELEVATION
- T/FDN = TOP OF FOUNDATION ELEVATION
- T/W = TOP OF WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 11' EASEMENT FOR WATER & ELECTRICAL PER DOC. NO. 19977407, COMED & ILLINOIS BEL. TELEPHONE PER DOC. NO. 20063955 & 10' EASEMENT FOR WATERMAIN PER DOC. NO. 20922014
- NON-EXCLUSIVE INGRESS & EGRESS EASEMENT PER DOC. NO. 30435526 & 0606244082
- 7' EASEMENT FOR GAS & SEWER PER DOC. NO. 19917611
- 22' INGRESS & EGRESS EASEMENT PER DOC. NO. 24176553
- 22' INGRESS & EGRESS EASEMENT PER DOC. NO. 24738091 & 0606244082
- 10' TELEPHONE EASEMENT PER DOC. NO. 24339865
- 20' INGRESS & EGRESS EASEMENT PER DOC. NO. 24176554
- 22' INGRESS & EGRESS EASEMENT PER DOC. NO. 24738091 & 0606244082
- STORM WATER DRAINAGE & DETENTION EASEMENT PER DOC. NO. 30435526 (OUTLOT "A")

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JULY 27, A.D. 2017

BY :
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

NO.	DATE	DESCRIPTION	BY
3	8/09/2017	WATER MAIN, GAS & TELE. LINES ADDED (SHEET 2 AND 3 ONLY)	MMG
2	8/04/2017	STRUCTURES NUMBERING REVISED ON DETAIL OF THE NE ENTRANCE (SHEET 2 OF 3 ONLY)	MMG
1	8/03/2017	CATCH BASIN #28 CHANGED TO #38 (TYPO) (SHEET 3 OF 3 ONLY)	MMG

BASE SCALE : 1 INCH = 50 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY : RWG ENGINEERING LLC

DRAWN BY : MMG

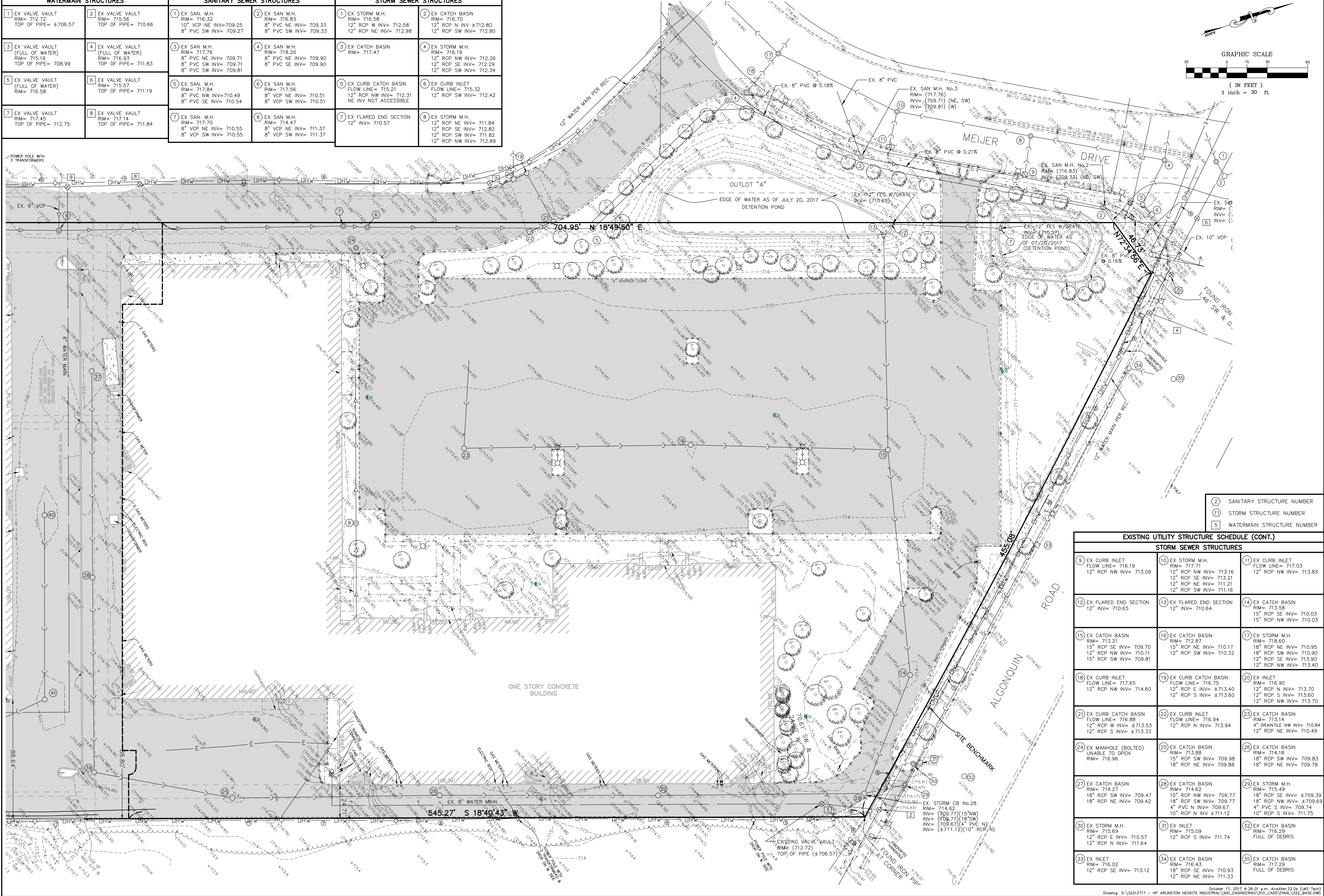
CHECKED BY : _____

SURVEYED BY : LR-RB-JG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 17-20813- REV 3
SHEET 1 OF 3

EXISTING UTILITY STRUCTURE SCHEDULE		EXISTING UTILITY STRUCTURE SCHEDULE (CONT.)		EXISTING UTILITY STRUCTURE SCHEDULE (CONT.)	
WATERMAIN STRUCTURES		SANITARY SEWER STRUCTURES		STORM SEWER STRUCTURES	
1 EX VALVE VAULT RIM= 712.72 TOP OF PIPE= ±706.57	2 EX VALVE VAULT RIM= 715.56 TOP OF PIPE= 710.66	1 EX SAN. M.H. RIM= 716.32 10" VCP NE INV= 709.25 8" PVC SW INV= 709.27	2 EX SAN M.H. RIM= 716.83 8" PVC NE INV= 709.33 8" PVC SW INV= 709.33	1 EX STORM M.H. RIM= 716.58 12" RCP W INV= 712.58 12" RCP NE INV= 712.98	2 EX CATCH BASIN RIM= 716.70 12" RCP N INV= ±712.80 12" RCP SW INV= 712.80
3 EX VALVE VAULT (FULL OF WATER) RIM= 715.19 TOP OF PIPE= 708.99	4 EX VALVE VAULT (FULL OF WATER) RIM= 716.93 TOP OF PIPE= 711.83	3 EX SAN. M.H. RIM= 717.76 8" PVC NE INV= 709.71 8" PVC SW INV= 709.71 8" PVC SE INV= 709.81	4 EX SAN M.H. RIM= 718.20 8" PVC NE INV= 709.90 8" PVC SE INV= 709.90	3 EX CATCH BASIN RIM= 717.47	4 EX STORM M.H. RIM= 716.19 12" RCP NW INV= 712.26 12" RCP SE INV= 712.29 12" RCP SW INV= 712.34
5 EX VALVE VAULT (FULL OF WATER) RIM= 716.58	6 EX VALVE VAULT RIM= 715.57 TOP OF PIPE= 711.19	5 EX SAN. M.H. RIM= 717.84 8" VCP NW INV= 710.49 8" PVC SE INV= 710.54	6 EX SAN M.H. RIM= 717.56 8" VCP NE INV= 710.51 8" VCP SW INV= 710.51	5 EX CURB CATCH BASIN FLOW LINE= 715.21 12" RCP NW INV= 712.31 NE INV NOT ACCESSIBLE	6 EX CURB INLET FLOW LINE= 715.32 12" RCP SW INV= 712.42
7 EX VALVE VAULT RIM= 717.45 TOP OF PIPE= 712.75	8 EX VALVE VAULT RIM= 717.14 TOP OF PIPE= 711.84	7 EX SAN. M.H. RIM= 717.70 8" VCP NE INV= 710.55 8" VCP SW INV= 710.55	8 EX SAN M.H. RIM= 714.47 8" VCP NE INV= 711.37 8" VCP SW INV= 711.37	7 EX FLARED END SECTION 12" INV= 710.57	8 EX STORM M.H. RIM= 711.84 12" RCP NE INV= 711.84 12" RCP SE INV= 712.82 12" RCP SW INV= 711.82 12" RCP NW INV= 712.89



EXISTING UTILITY STRUCTURE SCHEDULE (CONT.)	
STORM SEWER STRUCTURES	
9 EX CURB INLET FLOW LINE= 716.19 12" RCP NW INV= 713.09	10 EX STORM M.H. RIM= 717.71 12" RCP NW INV= 713.16 12" RCP SE INV= 713.21 12" RCP NE INV= 711.21 12" RCP SW INV= 711.16
12 EX FLARED END SECTION 12" INV= 710.65	13 EX FLARED END SECTION 12" INV= 710.64
15 EX CATCH BASIN RIM= 713.21 15" RCP SE INV= 709.70 12" RCP NW INV= 710.11 15" RCP SW INV= 709.81	16 EX CATCH BASIN RIM= 712.87 15" RCP NE INV= 710.17 12" RCP SW INV= 710.32
18 EX CURB INLET FLOW LINE= 717.65 12" RCP NW INV= 714.60	19 EX CURB CATCH BASIN FLOW LINE= 716.75 12" RCP E INV= ±713.40 12" RCP S INV= ±713.60
21 EX CURB CATCH BASIN FLOW LINE= 716.88 12" RCP W INV= ±713.53 12" RCP S INV= ±713.33	22 EX CURB INLET FLOW LINE= 716.94 12" RCP N INV= 713.94
24 EX MANHOLE (BOLTED) UNABLE TO OPEN RIM= 716.96	25 EX CATCH BASIN RIM= 714.62 15" RCP SW INV= 709.98 18" RCP NE INV= 709.88
27 EX CATCH BASIN RIM= 714.62 18" RCP SW INV= 709.47 18" RCP NE INV= 709.42	28 EX CATCH BASIN RIM= 714.62 15" RCP NW INV= 709.77 18" RCP SW INV= 709.77 4" PVC N INV= 709.67 10" RCP N INV= ±711.12
30 EX STORM M.H. RIM= 715.69 12" RCP E INV= 710.57 12" RCP N INV= 711.64	31 EX INLET RIM= 715.09 12" RCP S INV= 711.74
33 EX INLET RIM= 716.02 12" RCP SE INV= 713.12	34 EX CATCH BASIN RIM= 716.43 18" RCP SE INV= 710.93 12" RCP NE INV= 711.33
11 EX CURB INLET FLOW LINE= 717.03 12" RCP NW INV= 713.83	14 EX CATCH BASIN RIM= 713.58 15" RCP SE INV= 710.03 15" RCP NW INV= 710.03
17 EX STORM M.H. RIM= 718.60 18" RCP NE INV= 710.95 18" RCP SW INV= 710.90 12" RCP SE INV= 713.90 12" RCP NW INV= 713.40	20 EX INLET RIM= 716.90 12" RCP N INV= 713.70 12" RCP S INV= 713.60 12" RCP NW INV= 713.70
23 EX CATCH BASIN RIM= 713.14 4" DRAINILE NW INV= 710.84 12" RCP NE INV= 710.49	26 EX CATCH BASIN RIM= 714.18 15" RCP SW INV= 709.83 18" RCP NE INV= 709.78
29 EX STORM M.H. RIM= 715.44 18" RCP SE INV= ±709.39 18" RCP NW INV= ±709.69 4" PVC S INV= 709.74 10" RCP S INV= 711.75	32 EX CATCH BASIN RIM= 716.29 FULL OF DEBRIS
35 EX CATCH BASIN RIM= 717.29 FULL OF DEBRIS	

ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
EXISTING CONDITIONS PLAN - PHASE 1

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

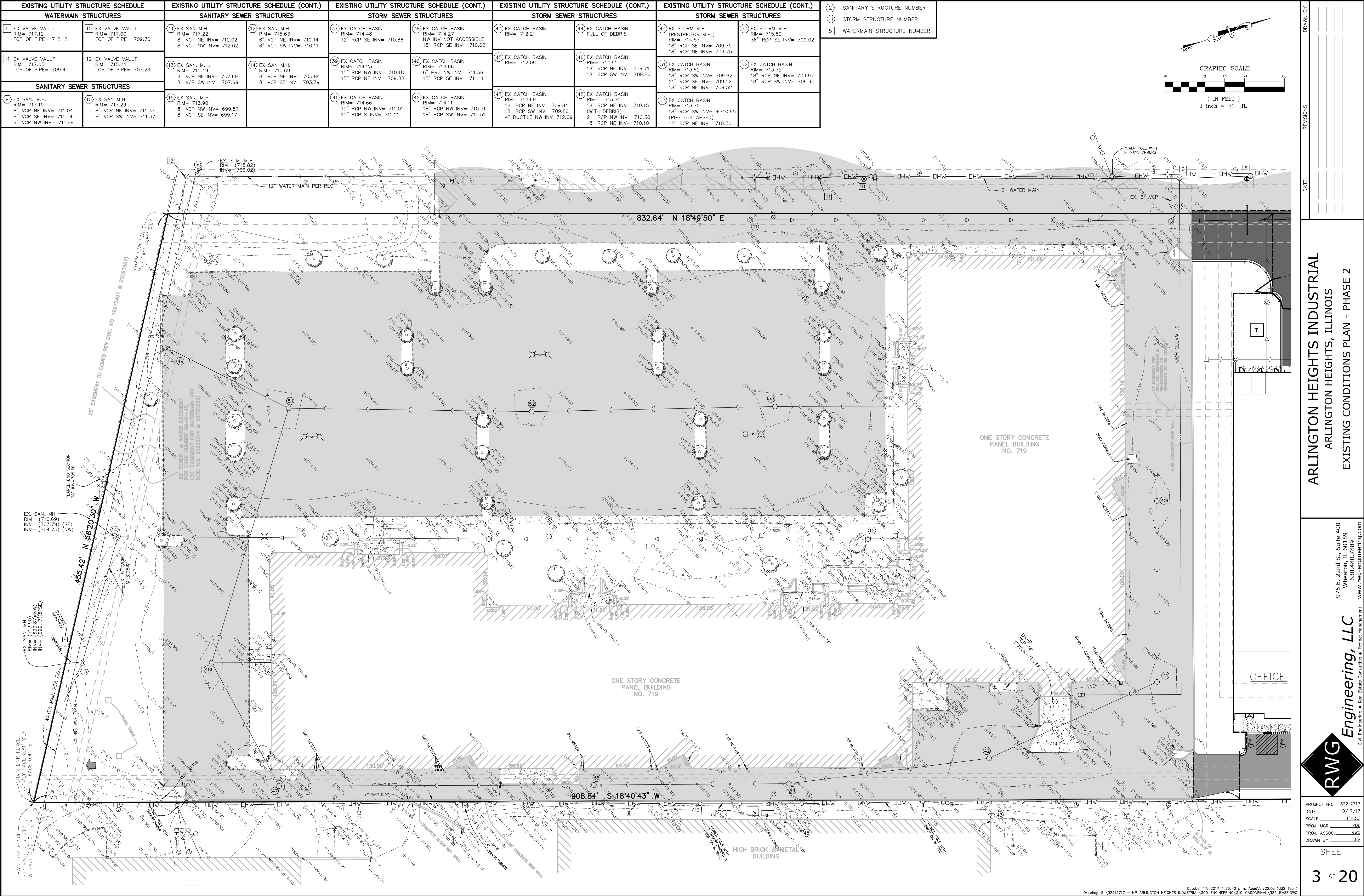
Engineering, LLC

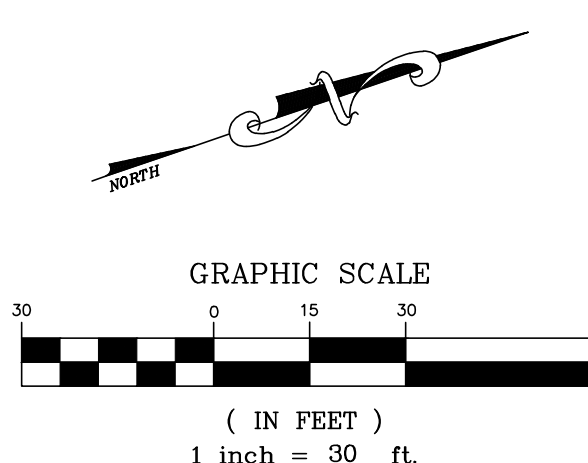
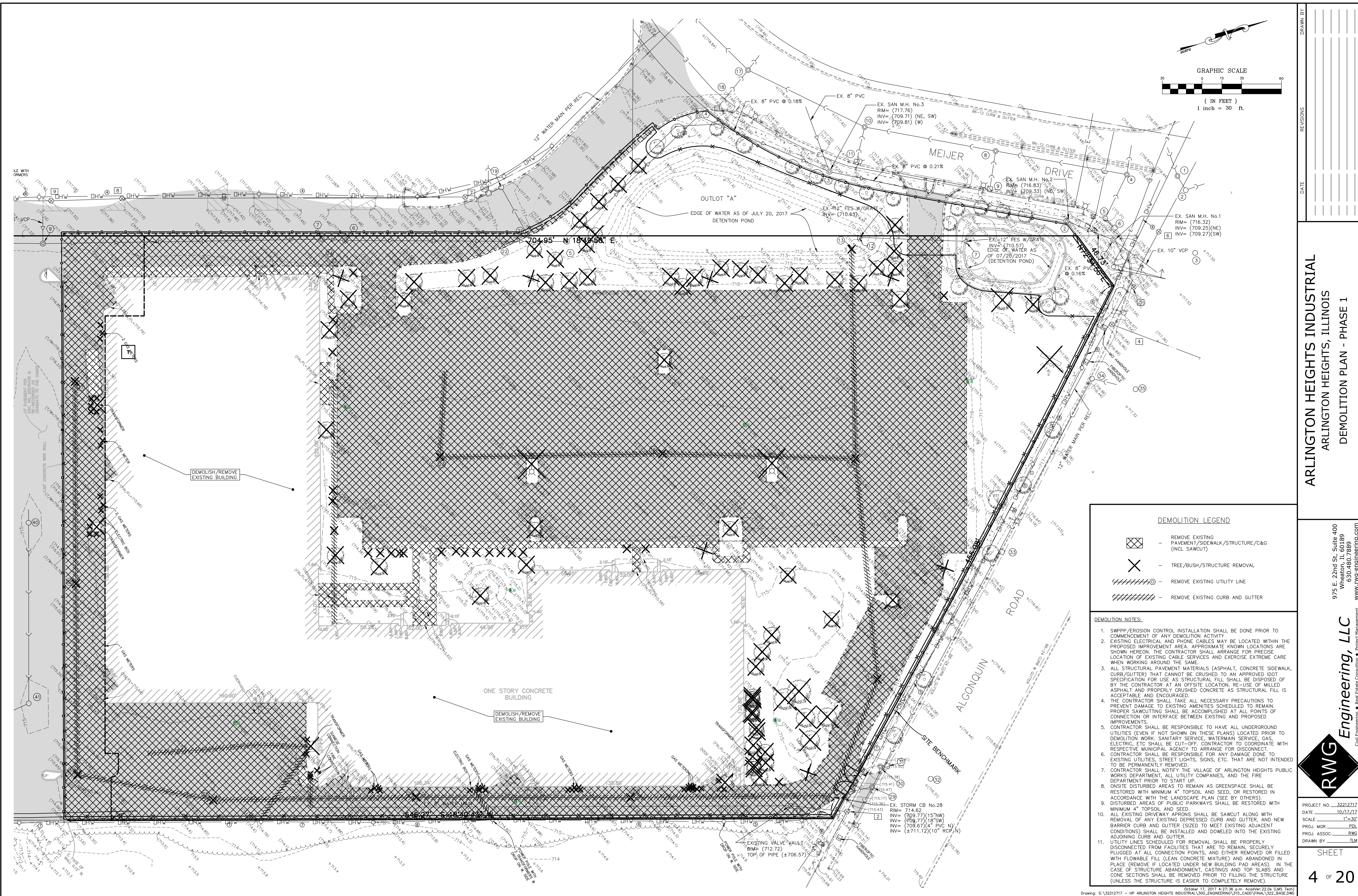
PROJECT NO. 32212717
DATE 10/17/17
SCALE 1"=30'
PROJ. MGR. PDL
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
2 OF 20

DRAWN BY
REVISIONS
DATE

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DATE	REVISIONS	DRAWN BY

ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
DEMOLITION PLAN - PHASE 1

975 E. 22nd St, Suite 400
Winnetka, IL 60093
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Engineering, LLC

Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 32212712
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4 OF 20

DEMOLITION LEGEND

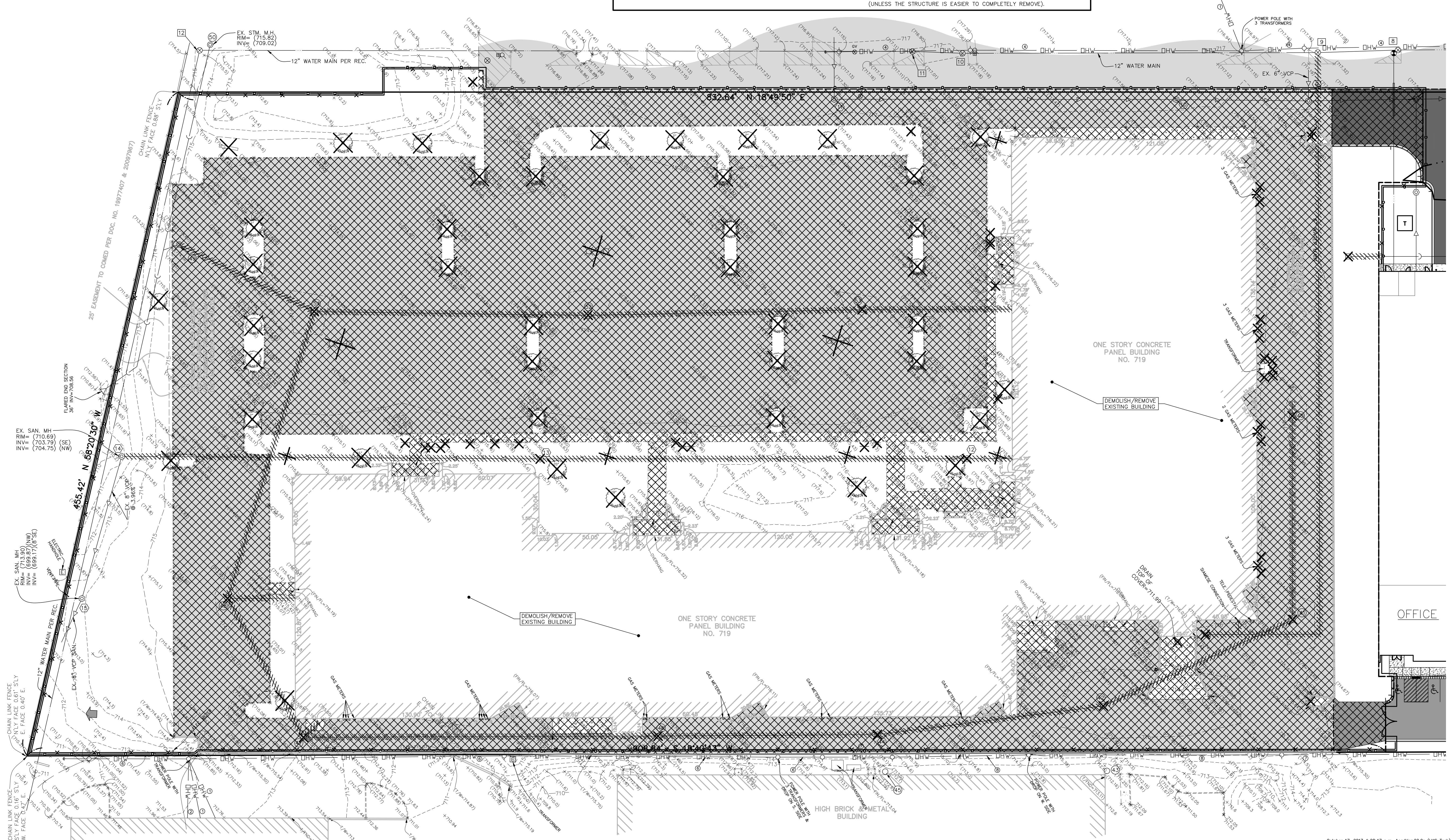
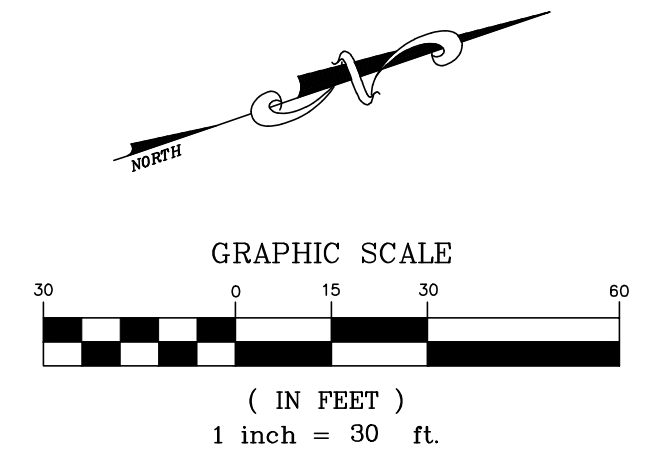
- REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL. SAWCUT)
- TREE/BUSH/STRUCTURE REMOVAL
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING CURB AND GUTTER

DEMOLITION NOTES:

- SWPPP/EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
- EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
- ALL STRUCTURAL PAVEMENT MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IDOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN OFFSITE LOCATION. RE-USE OF MILLED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
- CONTRACTOR SHALL NOTIFY THE VILLAGE OF ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
- ONSITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SEED, OR RESTORED IN ACCORDANCE WITH THE LANDSCAPE PLAN (SEE BY OTHERS).
- DISTURBED AREAS OF PUBLIC PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SEED.
- ALL EXISTING DRIVEWAY APRONS SHALL BE SAWCUT ALONG WITH REMOVAL OF ANY EXISTING DEPRESSED CURB AND GUTTER, AND NEW BARRIER CURB AND GUTTER (SIZED TO MEET EXISTING ADJACENT CONDITIONS) SHALL BE INSTALLED AND DOWELED INTO THE EXISTING ADJOINING CURB AND GUTTER.
- UTILITY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY PLUGGED AT ALL CONNECTION POINTS, AND EITHER REMOVED OR FILLED WITH FLOWABLE FILL (LEAN CONCRETE MIXTURE) AND ABANDONED IN PLACE (REMOVE IF LOCATED UNDER NEW BUILDING PAD AREAS). IN THE CASE OF STRUCTURE ABANDONMENT, CASTINGS AND TOP SLABS AND CONE SECTIONS SHALL BE REMOVED PRIOR TO FILLING THE STRUCTURE (UNLESS THE STRUCTURE IS EASIER TO COMPLETELY REMOVE).

1. SWPPP/EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY
2. EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL KNOW LOCATION AND SHOWN HEREIN. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
3. ALL CURB/STRUCTURAL FILL AND MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN OFFSITE LOCATION. RE-USE OF MILLED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. THIS INCLUDES SCAFFOLDING, SIGNAGE, AND ACCOMPANYING LOSS OF CONNECTION OR INTERFERENCE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOID ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO ANY CONSTRUCTION WORK. NECESSARY SERVICE WATER, SEWER, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.

	- REMOVE EXISTING PAVEMENT /SIDEWALK /STRUCTURE /C&G (INCL SAWCUT)
	- TREE /BUSH /STRUCTURE REMOVAL
	- REMOVE EXISTING UTILITY LINE
	- REMOVE EXISTING CURB AND GUTTER

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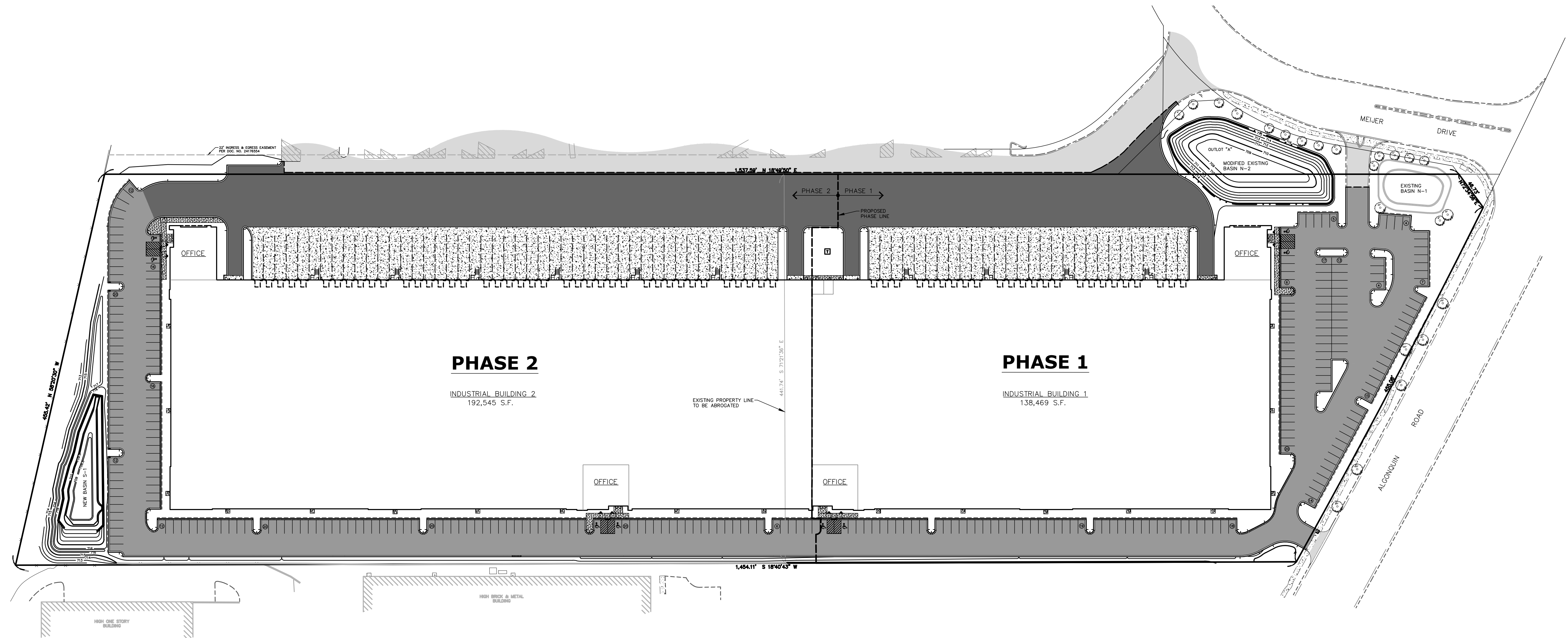
ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
DEMOLITION PLAN - PHASE 2

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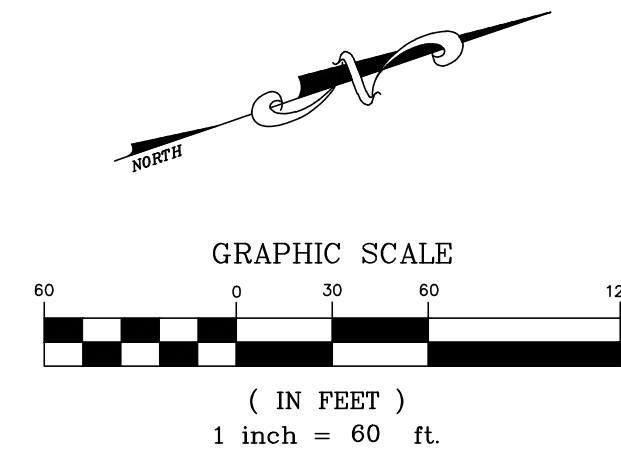


Engineering, LLC
Civil Engineering ♦ Real Estate Consulting ♦ Project Management

PROJECT NO. 32212717
DATE 10/17/17
SCALE 1"=30'
PROJ. MGR. PDL
PROJ. ASSOC. RWG
DRAWN BY TLM



TOTAL SITE (PHASE 1&2 BUILDOUT):	
TOTAL LOT SIZE	= 671,453 S.F. (15.41 AC)
PROPOSED SITE CONDITIONS:	
PROPOSED BUILDING 1&2 FOOTPRINT	= 331,014 S.F. (49.30%)
PROPOSED PAVT./SIDEWALK	= 263,778 S.F. (39.28%)
PROPOSED GREENSPACE	= 76,661 S.F. (11.42%)
PROPOSED CONDITION IMPERVIOUS AREA	= 594,792 S.F. (13.65 AC)
PROPOSED PARKING SUMMARY:	
REGULAR STALLS	= 300
PHASE 2 ADA ACCESSIBLE STALLS	= 8
TOTAL STALLS PROVIDED	= 308 (0.93/1,000 SF)



MASTER DEVELOPMENT PLAN PROVIDED FOR GENERAL REFERENCE ONLY.
FOR DETAILS, SEE FOR RESPECTIVE PHASE.

ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
MASTER DEVELOPMENT PLAN - PHASE 1 & 2

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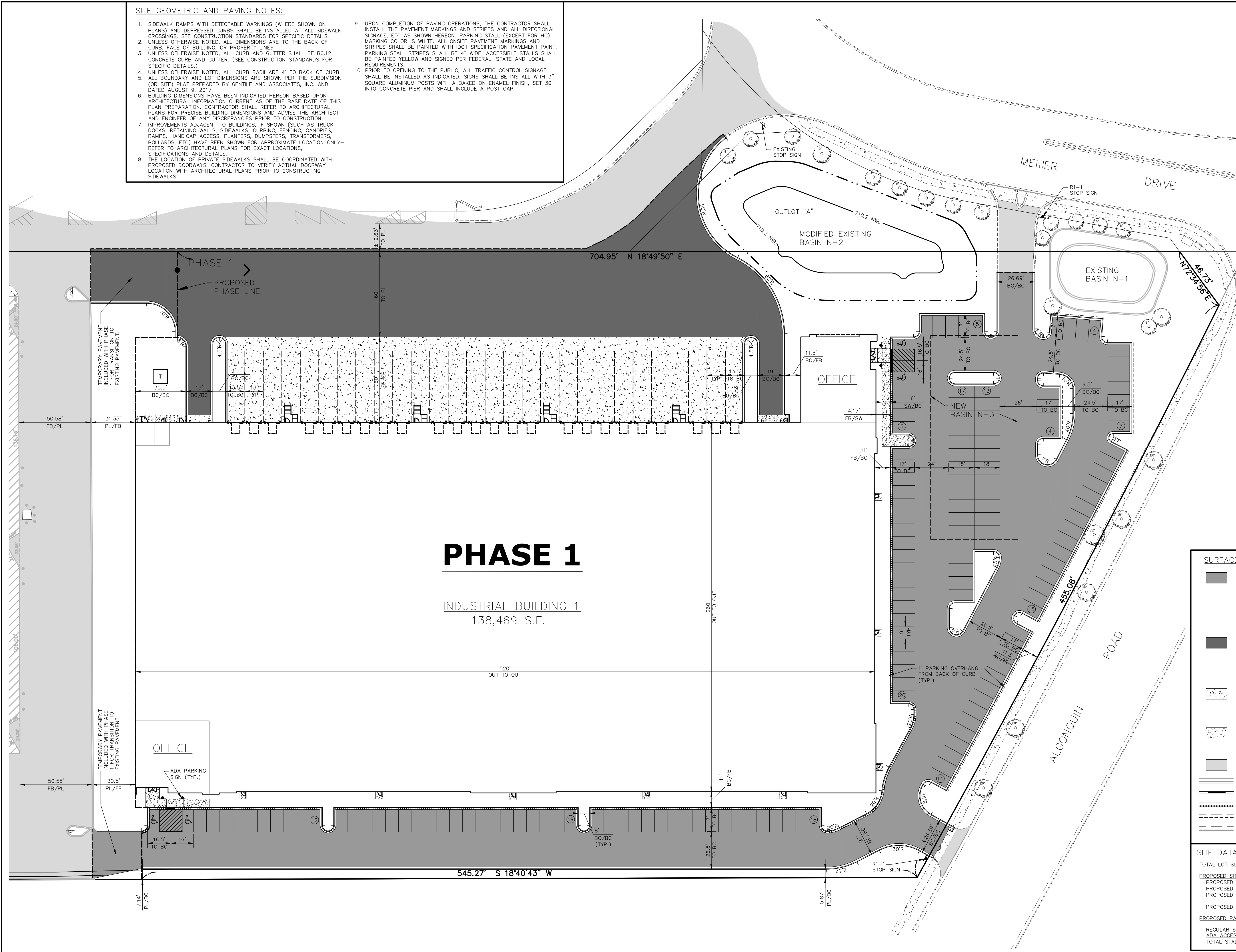
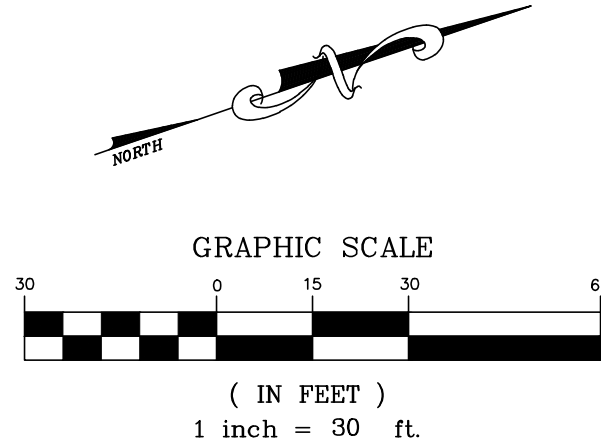


PROJECT NO. 32212717
DATE 10/17/17
SCALE 1"=60'
PROJ. MGR. PDL
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
6 OF 20

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS (WHERE SHOWN ON PLANS) AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY GENTILE AND ASSOCIATES, INC. AND DATED AUGUST 9, 2017.
6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. ACCESSIBLE STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
10. PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 30" INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.



ABBREVIATIONS LEGEND:

- EX = EXISTING
PR = PROPOSED
BC = BACK OF CURB
FC = FACE OF CURB
EP = EDGE OF PAVEMENT
PL = PROPERTY LINE
FB = FACE OF BUILDING
EC = EDGE OF CONCRETE
RW = RETAINING WALL
ROW = RIGHT OF WAY
BC/BC = BACK OF CURB TO BACK OF CURB
SW = SIDEWALK
R = RADIUS
(TYP) = TYPICAL
DW = DEMISING WALL

SURFACE IMPROVEMENT LEGEND:

- NEW ASPHALT PAVEMENT-STANDARD**
- 2"- HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
2" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
8" AGGREGATE BASE COURSE CA-6, TYPE B
(INCREASE TO 12" (MIN.) AGGREGATE BASE COURSE CA-6, TYPE B OVER BASIN N-3.
- ASPHALT PAVEMENT-HEAVY DUTY (ONSITE & PUBLIC STREETS)**
- 2"- HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
3" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
10" AGGREGATE BASE COURSE CA-6, TYPE B
- CONCRETE TRUCK DOCK AND ENTRANCE APRON PAVEMENT**
- 8" PORTLAND CEMENT CONCRETE (4,000 PSI)
W/ 6"x6" No. 6 WELDED WIRE MESH
6" AGGREGATE BASE COURSE CA-6, TYPE B
- CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE)**
- 5"- PCC SIDEWALK (4,000 PSI) (6" ACROSS PAVEMENT)
4"- AGGREGATE BASE COURSE TYPE B, CA-6
- EXISTING ASPHALT PAVEMENT**
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
PROPOSED B6.12 DEPRESSED CURB AND GUTTER
PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING DEPRESSED CURB AND GUTTER

SITE DATA -- PHASE 1:

- TOTAL LOT SIZE = 291,356 S.F. (6.68 AC)
PROPOSED SITE CONDITIONS:
PROPOSED BUILDING 1 FOOTPRINT = 138,469 S.F. (47.53%)
PROPOSED PAVT./SIDEWALK = 113,272 S.F. (38.87%)
PROPOSED GREENSPACE = 39,615 S.F. (13.60%)
PROPOSED CONDITION IMPERVIOUS AREA = 251,741 S.F. (5.78 AC)
PROPOSED PARKING SUMMARY:
REGULAR STALLS = 150
ADA ACCESSIBLE STALLS = 4
TOTAL STALLS PROVIDED = 154 (1.11/1,000 SF)

ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN - PHASE 1

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management



PROJECT NO. 32212717
DATE 10/17/17
SCALE 1"=30'
PROJ. MGR. PDL
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
7 OF 20

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS (WHERE SHOWN ON PLAN) AND DERESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CROSSINGS. SEE STANDARD SPECIFICATIONS FOR DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B612 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS).
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION PLAT PREPARED BY GENTILE AND ASSOCIATES, INC. AND DATED AUGUST 9, 2017.
5. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS CONSTRUCTION. PREPARATION OF ARCHITECTURAL INFORMATION AND ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. IMPROVEMENTS ADJACENT TO BUILDINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCING, SIGNAGE, CURBING, FENCING, FENCING, MANHOLES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY—THE ARCHITECT AND ENGINEER ARE RESPONSIBLE FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS (WHERE SHOWN ON PLAN) AND DERESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CROSSINGS. SEE STANDARD SPECIFICATIONS FOR DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B612 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS).
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION SURVEY PLAT PREPARED BY GENTILE AND ASSOCIATES, INC. AND DATED AUGUST 9, 2017.
5. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS CONTRACT. PREPARATION OF ARCHITECTURAL INFORMATION AND ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. IMPROVEMENTS ADJACENT TO BUILDINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, FENCING, CURBING, FENCING, FENCING, MANHOLES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY—THE ARCHITECT AND ENGINEER ARE RESPONSIBLE FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.

NEW ASPHALT PAVEMENT—STANDARD

2" – HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
3" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
8" AGGREGATE BASE COURSE CA-6, TYPE B
(INCREASE TO 12" (MIN.) AGGREGATE BASE COURSE CA-6,
TYPE B OVER BASINS 2", 5-3, AND 5-4.

ASPHALT PAVEMENT—HEAVY DUTY (ONSITE & PUBLIC STREETS)

2" – HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
3" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
10" AGGREGATE BASE COURSE CA-6, TYPE B

NEW ASPHALT PAVEMENT—STANDARD

2" – HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
3" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
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BITUMINOUS TACK COAT (0.05 GAL/SY)
3" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
10" AGGREGATE BASE COURSE CA-6, TYPE B

8" PORTLAND CEMENT CONCRETE (4,000 PSI)
W/ 6"x6" No. 6 WELDED MESH
6" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE)

5" - PPC SIDEWALK (4,000 PSI) (6" AGGREGATE PAVEMENT)
4" - AGGREGATE BASE COURSE TYPE B, CA-6

EXISTING ASPHALT PAVEMENT

PROPOSED B6.12 CONCRETE CURB AND GUTTER

PROPOSED B6.12 DEPRESSIONED CURB AND GUTTER

PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER

EXISTING CURB AND GUTTER

EXISTING DEPRESSIONED CURB AND GUTTER

8" PORTLAND CEMENT CONCRETE (4,000 PSI)
W/ 6"x6" No. 6 WELDED MESH
6" AGGREGATE BASE COURSE CA-6, TYPE B
CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE)
5" - PCC SIDEWALK (4,000 PSI) (6" AGGREGATE PAVEMENT)
4" - AGGREGATE BASE COURSE TYPE B, CA-6
EXISTING ASPHALT PAVEMENT

PROPOSED B6.12 CONCRETE CURB AND GUTTER
PROPOSED B6.12 DEPRESSIONED CURB AND GUTTER
PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING DEPRESSIONED CURB AND GUTTER

EX	=	EXISTING
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BC	=	BACK OF CURB
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EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
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EC	=	EDGE OF CONCRETE
RW	=	RETAINING WALL
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
(TYP)	=	TYPICAL
DW	=	DEMISING WALL

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SW	=	SIDEWALK
R	=	RADIUS
(TYP)	=	TYPICAL
DW	=	DEMISING WALL

TOTAL LOT SIZE = 380,097 S.F. (8.73 AC)

PROPOSED SITE CONDITIONS:

PROPOSED BUILDING 2 FOOTPRINT = 192,545 S.F. (50.66%)

PROPOSED PAVT./SIDEWALK = 142,037 S.F. (37.37%)

PROPOSED GREENSPACE = 45,515 S.F. (11.97%)

PROPOSED CONDITION IMPERVIOUS AREA = 334,582 S.F. (7.68 AC)

PROPOSED PARKING SUMMARY:

REGULAR STALLS = 150

PHASE 2 ADA ACCESSIBLE STALLS = 4

TOTAL STALLS PROVIDED = 154 (0.80/1,000 SF)

TOTAL LOT SIZE = 380,097 S.F. (8.73 AC)

PROPOSED SITE CONDITIONS:

PROPOSED BUILDING 2 FOOTPRINT = 192,545 S.F. (50.66%)

PROPOSED PAVT./SIDEWALK = 142,037 S.F. (37.37%)

PROPOSED GREENSPACE = 45,515 S.F. (11.97%)

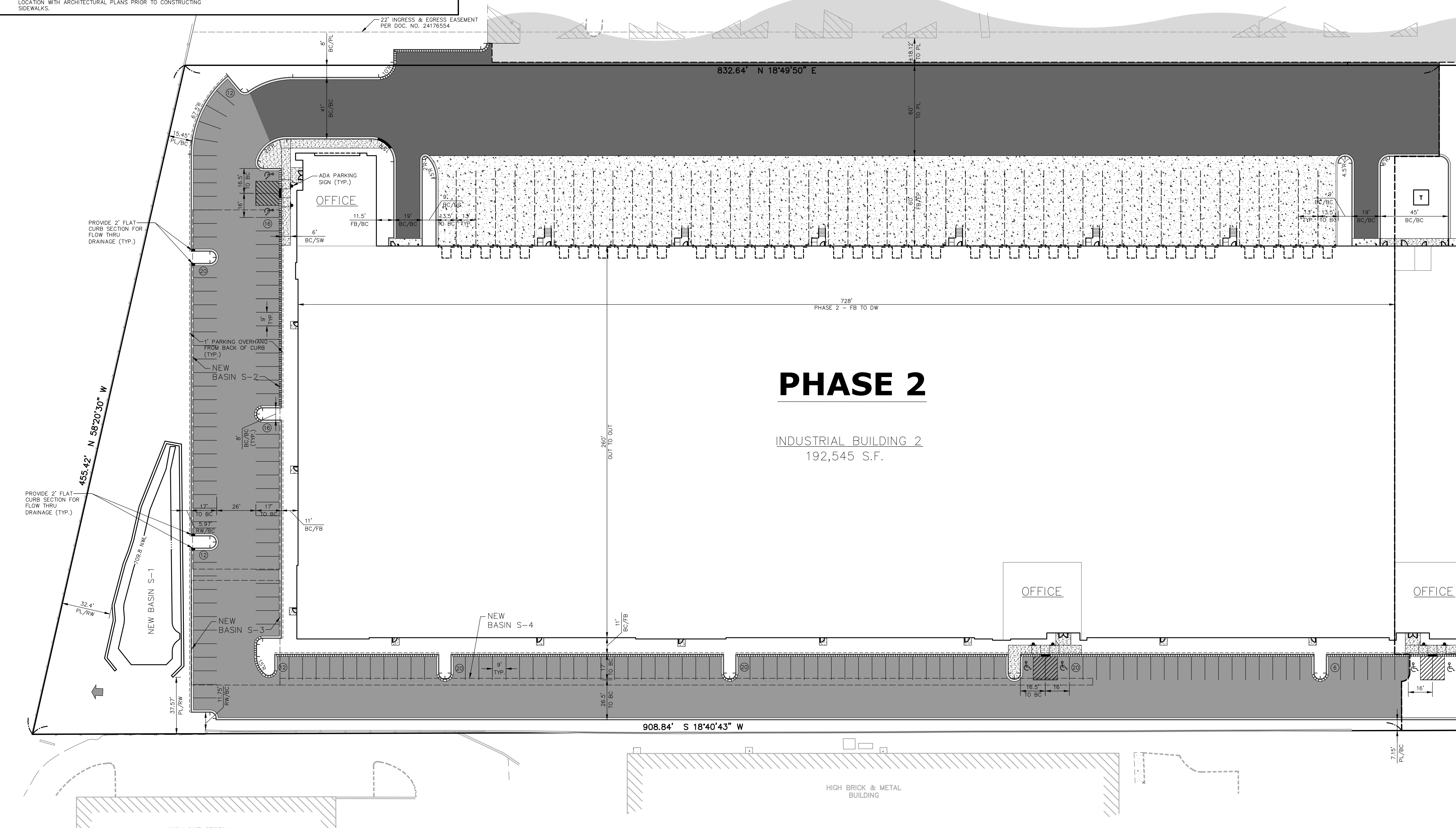
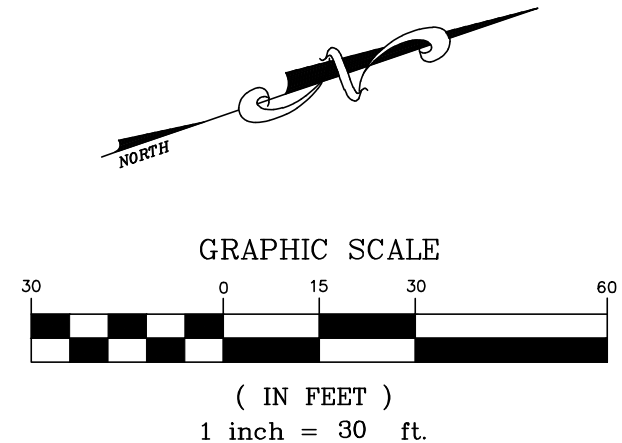
PROPOSED CONDITION IMPERVIOUS AREA = 334,582 S.F. (7.68 AC)

PROPOSED PARKING SUMMARY:

REGULAR STALLS = 150

PHASE 2 ADA ACCESSIBLE STALLS

TOTAL STALLS PROVIDED = $\frac{4}{154}$ (0.80/1,000 SF)

[illegible]

ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN - PHASE 2

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

Engineering, LLC

PROJECT NO. 32212717
DATE 10/17/17
SCALE 1"=30'
PROJ. MGR. PDL
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET

8 OF 20



PROJECT DATA:			
SITE AREA:			
GROSS:		15.40 AC	
		670,675 SF	
DETENTION:	@ 5%	32,007 SF	
SLOPE:		0 SF	
EASEMENTS:		0 SF	
OUT-PARCEL:		0 SF	
NET:		14.66 AC	
		638,668 SF	
BUILDING FOOTPRINT:		330,720 SF	
BUILDING USE:			
WAREHOUSE		319,800 SF	
OFFICE	@ 3%	10,920 SF	
COVERAGE:			
GROSS:		49%	
NET:		52%	
PARKING REQUIRED:			
WAREHOUSE	1/1000 SF	320 STALLS	
OFFICE	1/300 SF	36 STALLS	
TOTAL		356 STALLS	
PARKING PROVIDED:			
AUTO:		308 STALLS	
		@0.93/1000 SF	
	REQ. ACCESSIBLE	8 STALLS	
TRAILER:		0 STALLS	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		64	
● GRADE-LEVEL DOORS		4	

DEVELOPMENT STANDARDS:	
ZONING:	M-2
MAX. F.A.R.:	2.50
BUILDING SETBACKS:	
FRONT:	15 FT
SIDE:	10 FT
REAR:	15 FT
OFF-STREET PARKING:	
WIDTH:	9 FT
LENGTH:	18 FT
VERTICAL:	7 FT
DRIVE AISLE:	24 FT
OVERHANG:	1.5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/2 EMP
OFFICE:	1/300 SF

NOTES:
1 OR 10%, WHICHEVER IS LESS

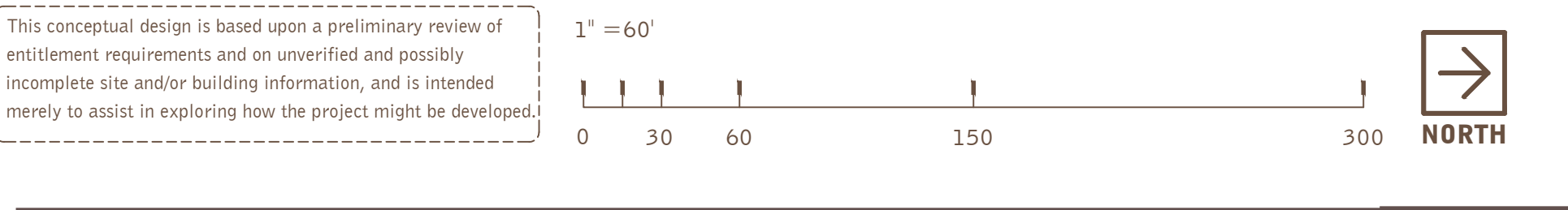
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

HAMILTON PARTNERS

SCHEME 12

Conceptual Site Plan

W ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL



WARE MALCOMB
CHI16-0313-00
10.30.2017
SHEET 1



KEY NOTES

- 1

PRECAST CONCRETE PANELS WITH REVEALS AND PAINT, TYP.
- 2

CONCRETE PRECAST WITH FORMLINER REVEALS
- 3

STOREFRONT WITH HIGH PERFORMANCE GLAZING SYSTEM
- 4

TRUGRAIN COMPOSITE WOOD SIDING
- 5

POTENTIAL LOCATION FOR TENANT BRANDING
- 6

CLERESTORY WINDOW FOR WAREHOUSE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

HAMILTON PARTNERS

SCHEME 06

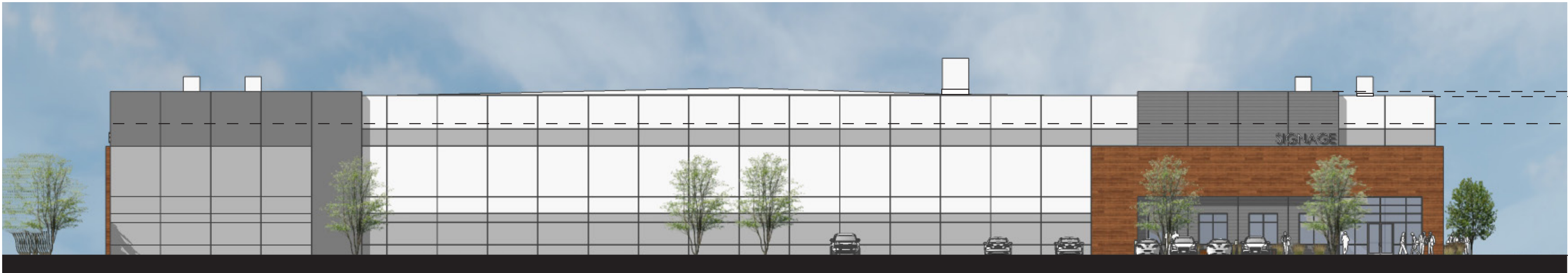
Northwest Perspective

W ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL

WARE MALCOMB

CHI16-0313-00
10.30.2017

SHEET
2

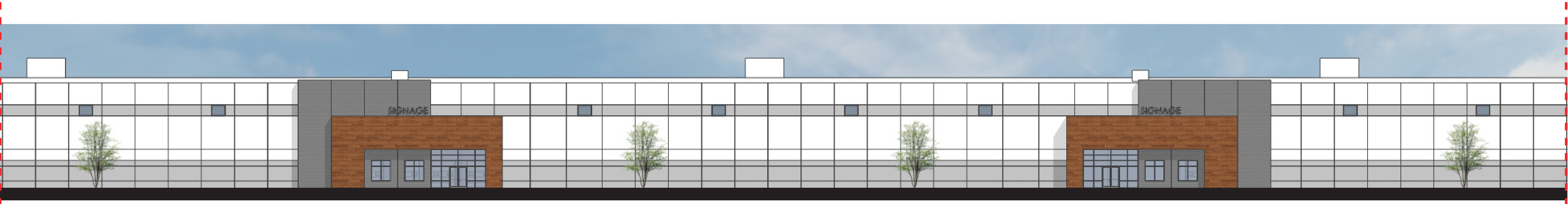


North Elevation

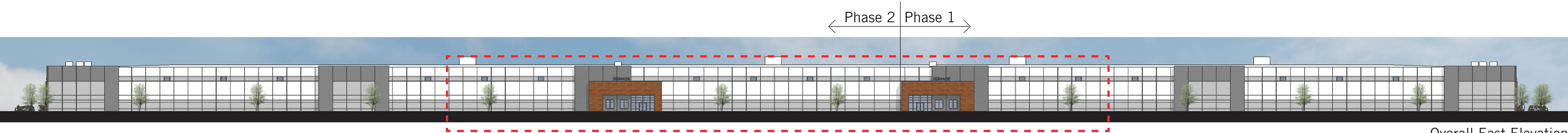
T.O.P.
39'-0"
T.O.P.
38'-0"
CLEAR HEIGHT
32'-0"
F.F.E.
0'-0"



South Elevation



Partial East Elevation



Overall East Elevation



West Elevation

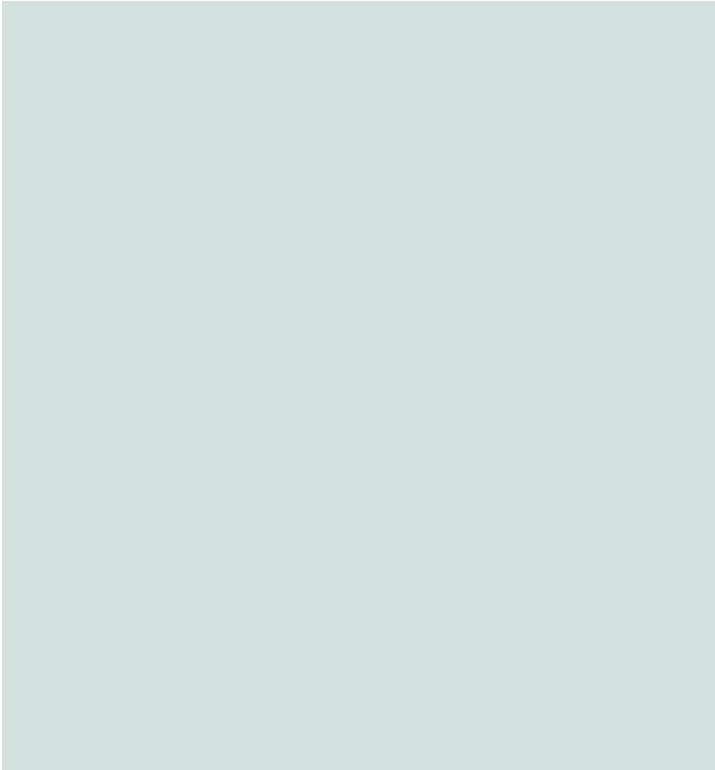
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Sample Material List

1. Petitioner Name: Joshua Spinks, Morgan/Harbour Construction LLC
2. Date: 09/29/2017
3. Project: Hamilton Partners 703-723 W. Algonquin Road Industrial Building
4. Location: 703-723 W. Algonquin Road, Arlington Heights, IL

Commercial/Industrial Building:

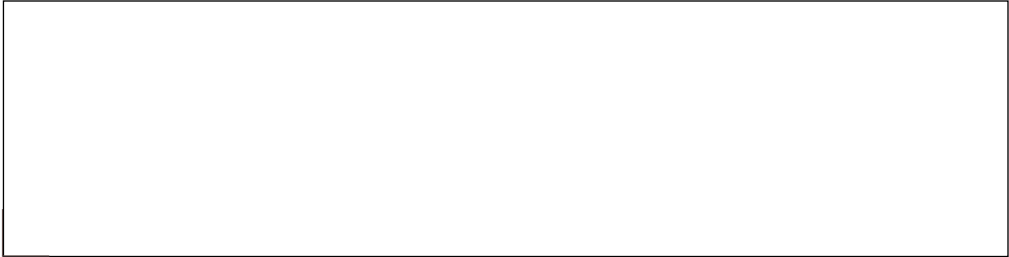
- | | |
|---------------------------------|--|
| A. Precast Concrete Panels: | 12' and 13' wide insulated load bearing panels, painted finish |
| B. Composite Wood Siding: | TruGrain 6" planks in color stain Mahogany C64 |
| C. Glazing: | 1" insulated low-e with grey tint |
| D. Aluminum Storefront Framing: | Clear anodized finish |



C Glazing



B Composite Wood Siding



A1 Paint for Precast Panel - White



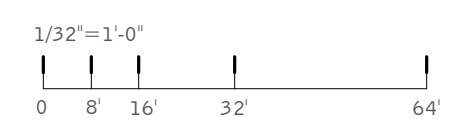
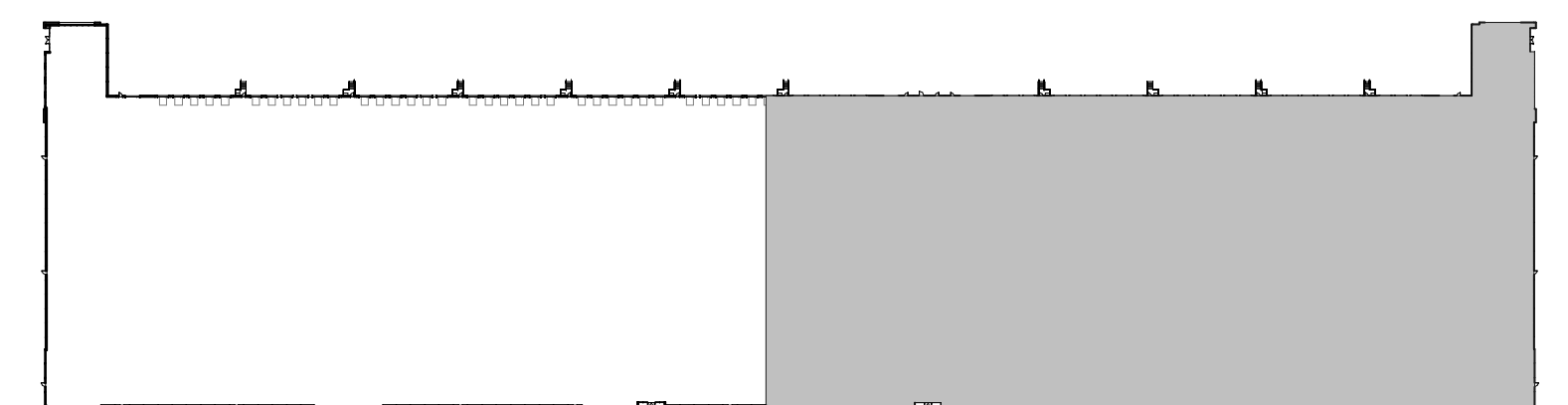
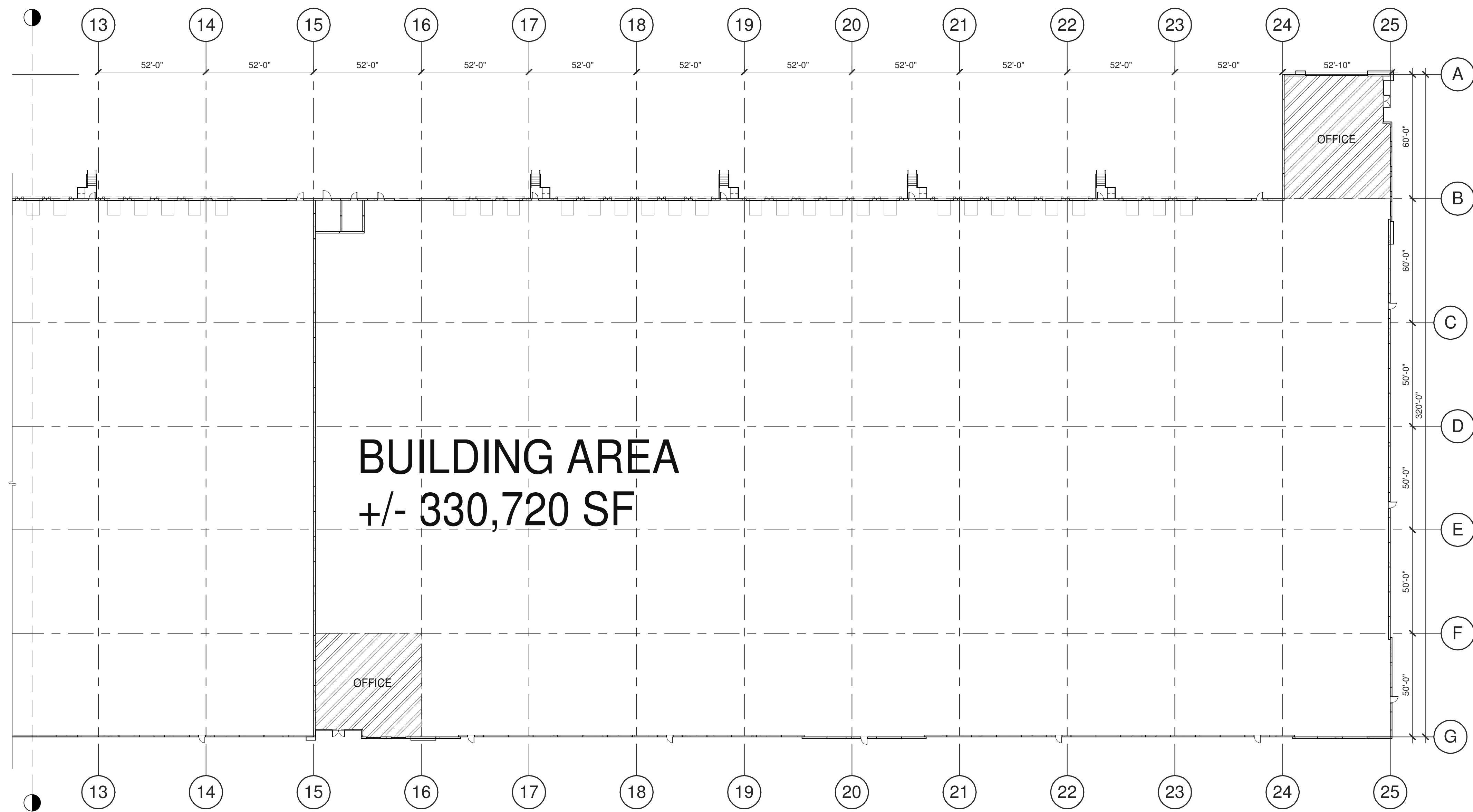
A2 Paint for Precast Panel - Medium Grey



A3 Paint for Precast Panel - Dark Grey



D Aluminum Storefront Framing



HAMILTON
PARTNERS

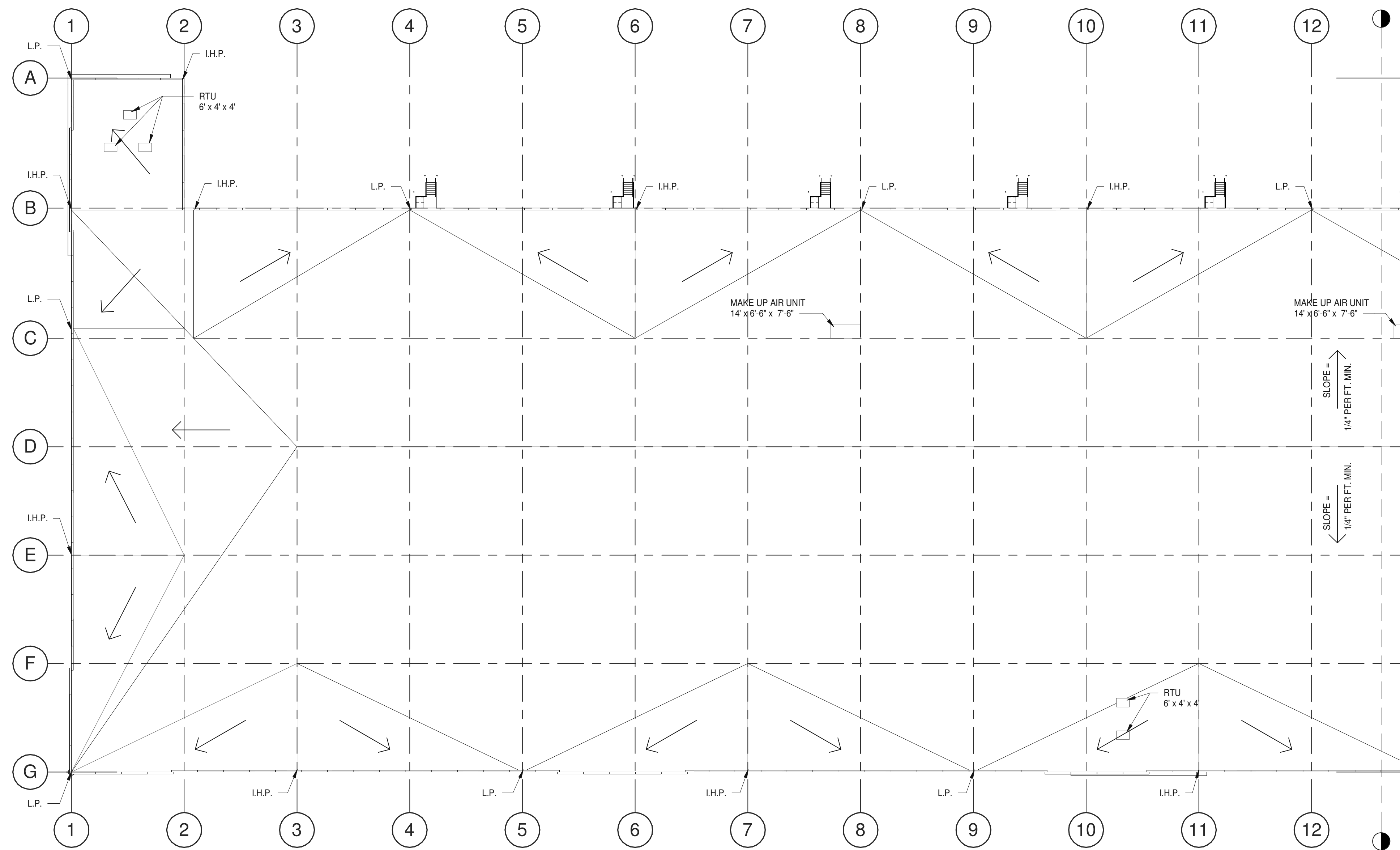
PROPOSED PARTIAL FLOOR PLAN

W ALGONQUIN ROAD
703-723 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

WARE MALCOMB

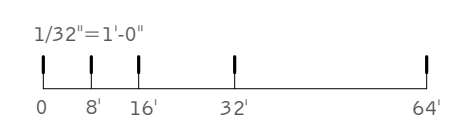
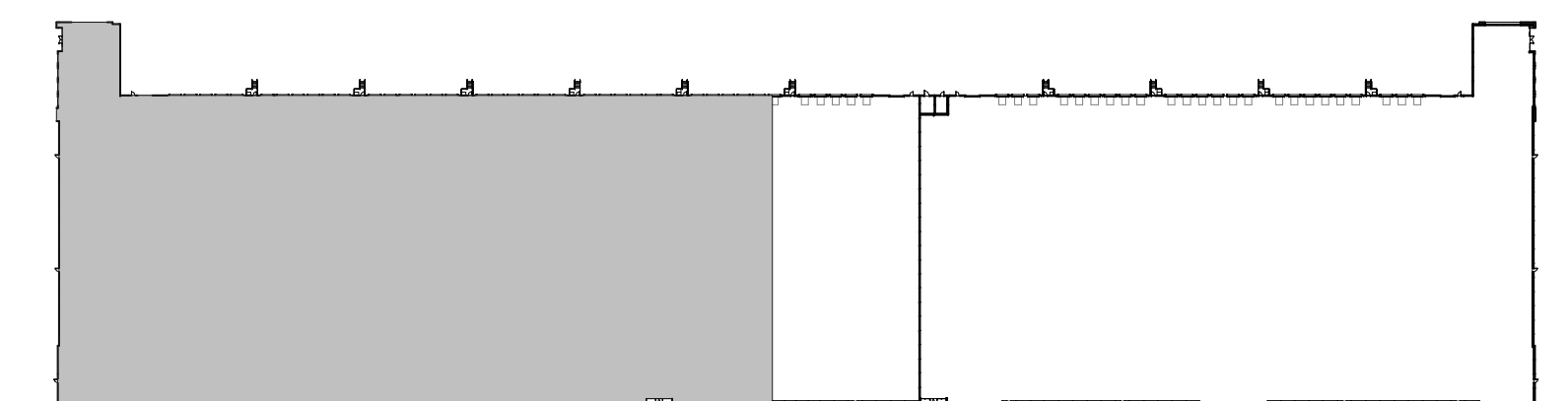
CH116-0313-00
09/27/17

SHEET
1b



ROOF ELEVATION KEY

RIDGE/HIGH POINT: 39'-10"
 INTERMEDIATE HIGH POINT: 37'-8"
 LOW POINT: 36'-8"



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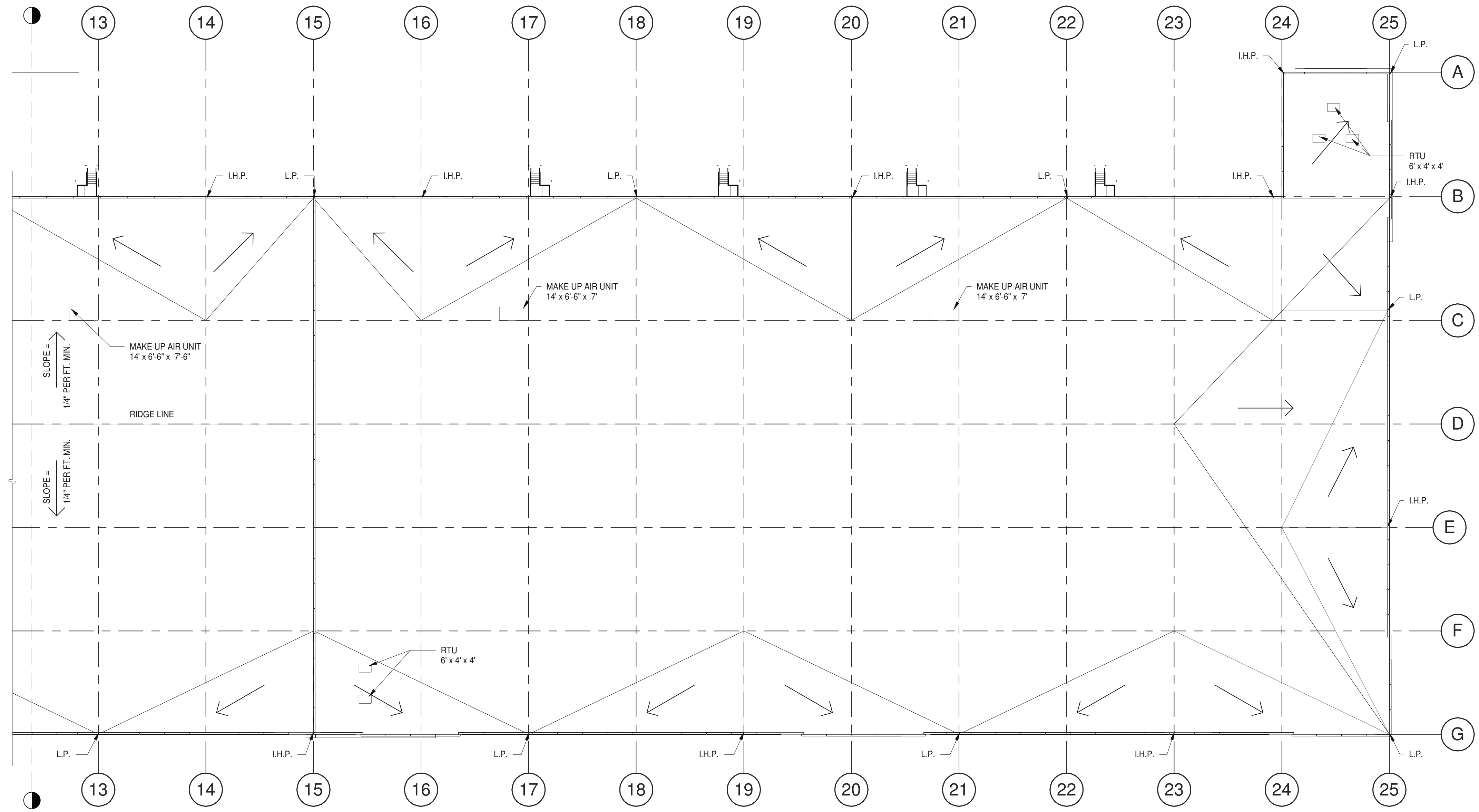
PROPOSED PARTIAL ROOF PLAN

W ALGONQUIN ROAD
 703-723 W. ALGONQUIN RD.
 ARLINGTON HEIGHTS, IL

WARE MALCOMB

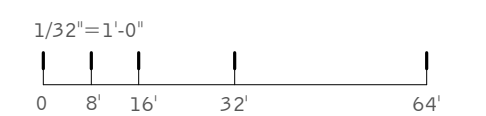
CHI16-0313-00
 09/27/17

SHEET
2a



ROOF ELEVATION KEY

RIDGE/HIGH POINT: 39'-10"
 INTERMEDIATE HIGH POINT: 37'-8"
 LOW POINT: 36'-8"



HAMILTON
PARTNERS

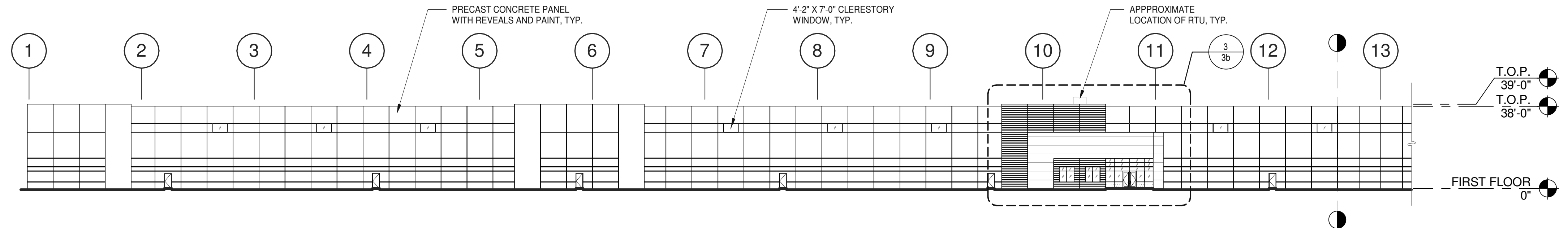
PROPOSED PARTIAL ROOF PLAN

W ALGONQUIN ROAD
 703-723 W. ALGONQUIN RD.
 ARLINGTON HEIGHTS, IL

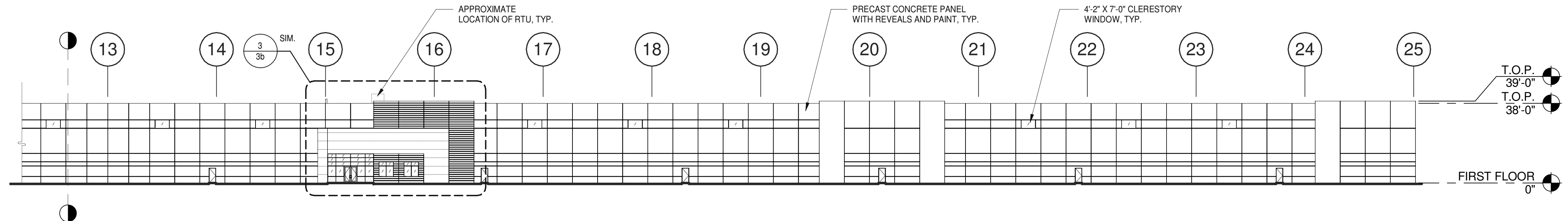
WARE MALCOMB

CHI16-0313-00
 09/27/17

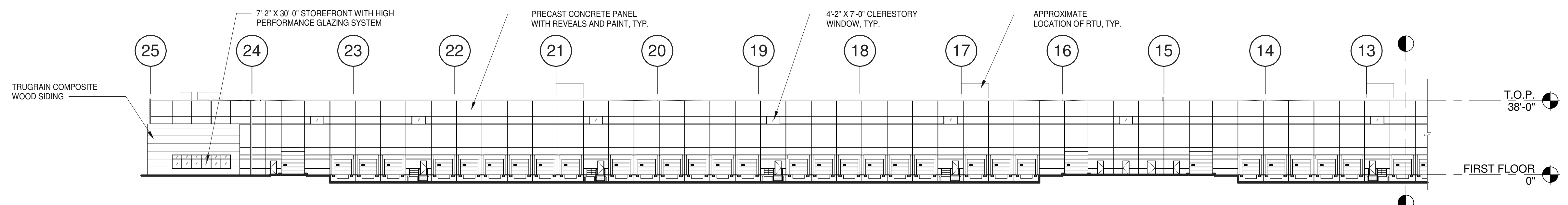
SHEET
2b



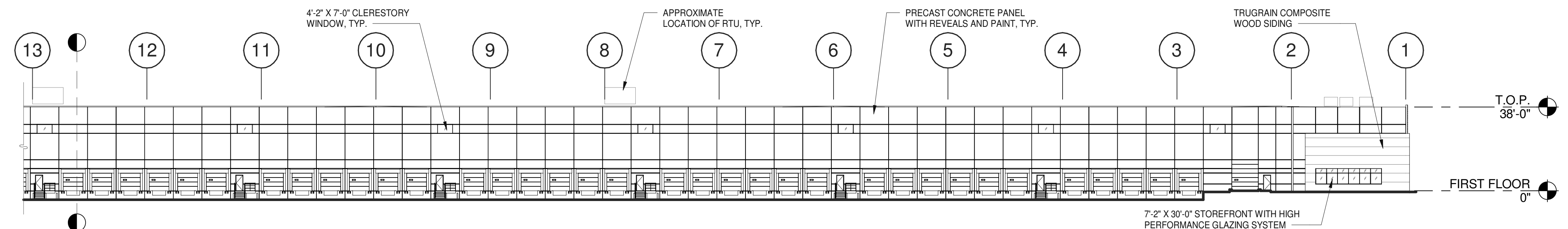
PARTIAL EAST EXTERIOR ELEVATION 1
SCALE: 1/32" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 2
SCALE: 1/32" = 1'-0"

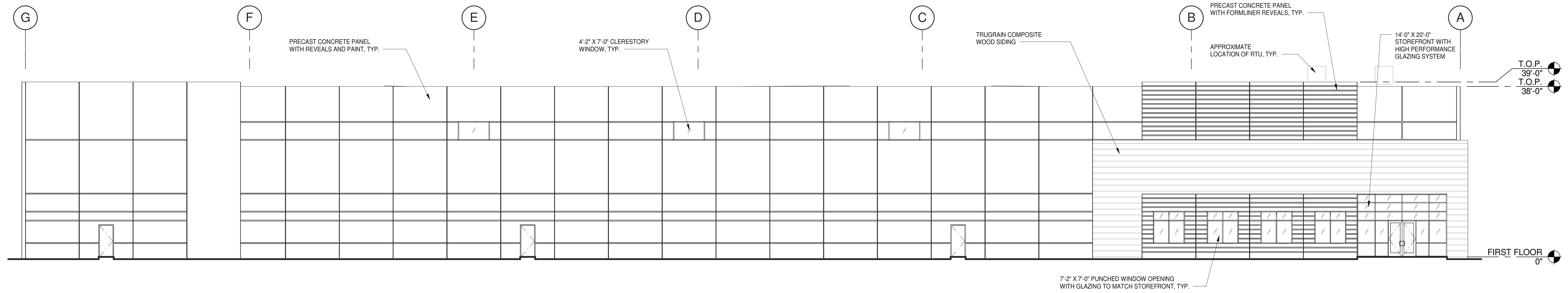


PARTIAL WEST EXTERIOR ELEVATION 3
SCALE: 1/32" = 1'-0"



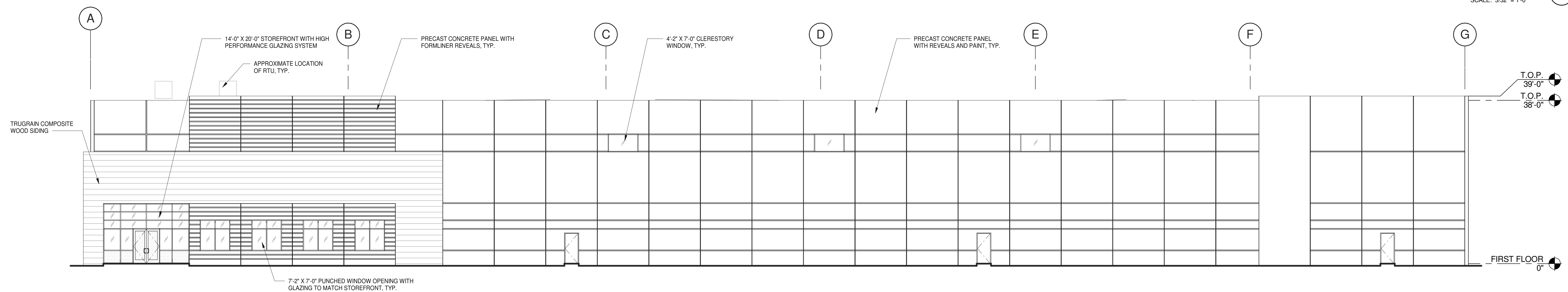
PARTIAL WEST EXTERIOR ELEVATION 4
SCALE: 1/32" = 1'-0"





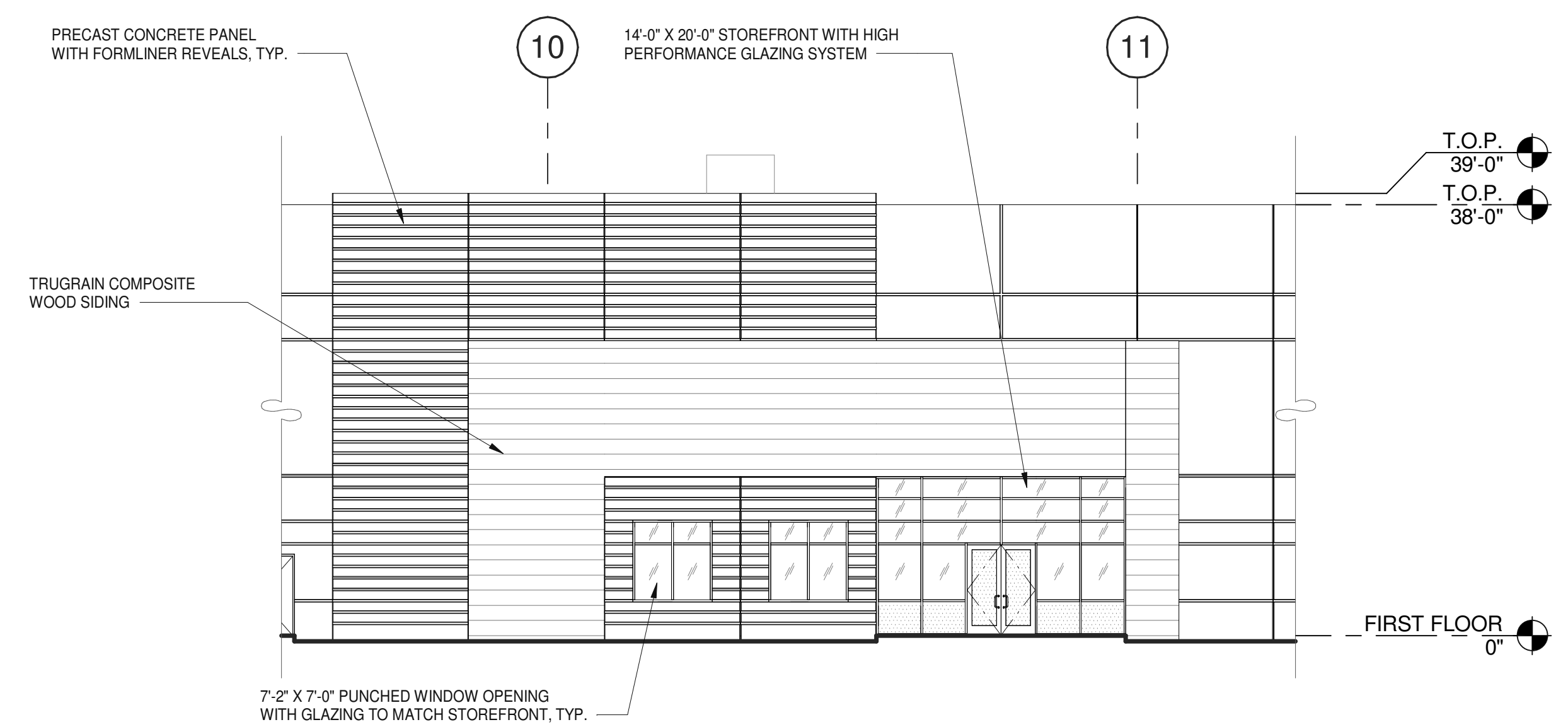
NORTH EXTERIOR ELEVATION 1

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



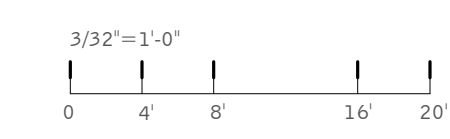
SOUTH EXTERIOR ELEVATION 2

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



EAST ENLARGED ENTRY ELEVATION 3

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



HAMILTON
PARTNERS

PROPOSED EXTERIOR ELEVATIONS

W ALGONQUIN ROAD
703-723 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

WARE MALCOMB

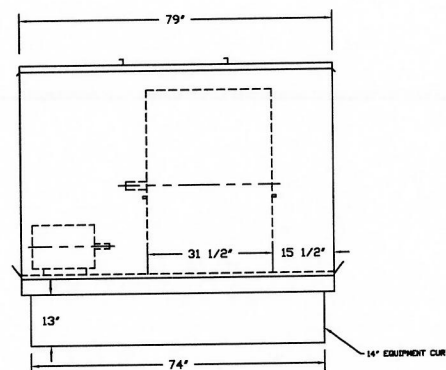
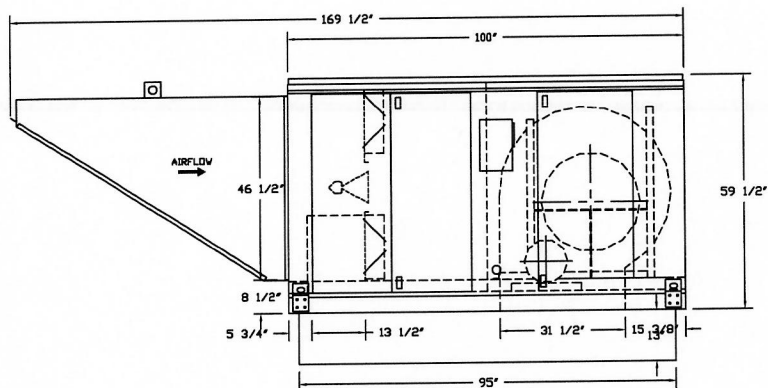
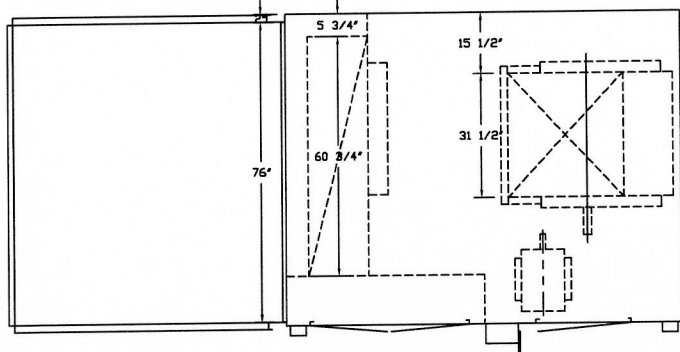
CH116-0313-00
09/27/17

SHEET
3b

- FAN #1 RAM-M 25 WITH 30" BURNER - HEATER
1. HORIZONTAL RECIRCULATING INDUSTRIAL HEATER WITH A 30" BURNER AND A 25" BLOWER.
 2. INTAKE HOOD WITH EZ FILTERS
 3. DOWN DISCHARGE - AIR FLOW LEFT -> RIGHT
 4. INDUSTRIAL HEATER RECIRCULATING PROFILE PACKAGE.
 5. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
 6. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE
 7. GAS PRESSURE GAUGE, 0-5#, 2.5" DIAMETER, 1/4" THREAD SIZE
 8. STATIC PRESSURE RECIRCULATING DAMPER CONTROL (MOUNTED IN UNIT, PRESET TO: -0.01 AND 0.02)
 9. DETECTOR/ALARM INTERLOCK (BY OTHERS)
 10. 3-WAY DOWN DISCHARGE AIR DIFFUSER A25
 11. FIELD WIRED EXHAUST CONTACTOR AFTER AIRFLOW SWITCH. RATED 23 AMPS. STARTS UP TO (2) SINGLE PHASE MOTORS. 2HP MAX. 115V, 3HP MAX. 240V. STARTS ONE THREE PHASE MOTOR. 5HP MAX. 208V, 7.5HP 230V, 15HP MAX. 460V, 15HP MAX. 575V OR (4) DRY INTERLOCKS. OVERLOAD NOT INCLUDED
 12. CLOGGED FILTER SWITCH WITH LIGHT ON REMOTE PANEL
 13. INTERNAL DOWN DISCHARGE DAMPER FOR SIZE 3 INDUSTRIAL HORIZONTAL UNITS WITH 25" INCH BLOWERS. INCLUDES ACTUATOR.
 14. FREEZESTAT WITH 20" SENSOR AND LOW TEMP LIGHT ON REMOTE PANEL. FACTORY SET AT 35°F AND 10 MINUTES.

SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = -10°F. TEMP. RISE = 100°F.
 BTUs CALCULATED OFF STANDARD AIR DENSITY
 OUTPUT BTUs AT ALTITUDE OF 0.0 Ft. = 1620000
 INPUT BTUs AT ALTITUDE OF 0.0 Ft. = 1760870



RUPP AIR
 MANAGEMENT SYSTEMS

JOB Quote #3132598

LOCATION , 0

DATE 8/30/2017

JOB # 3132598

DWG # 4

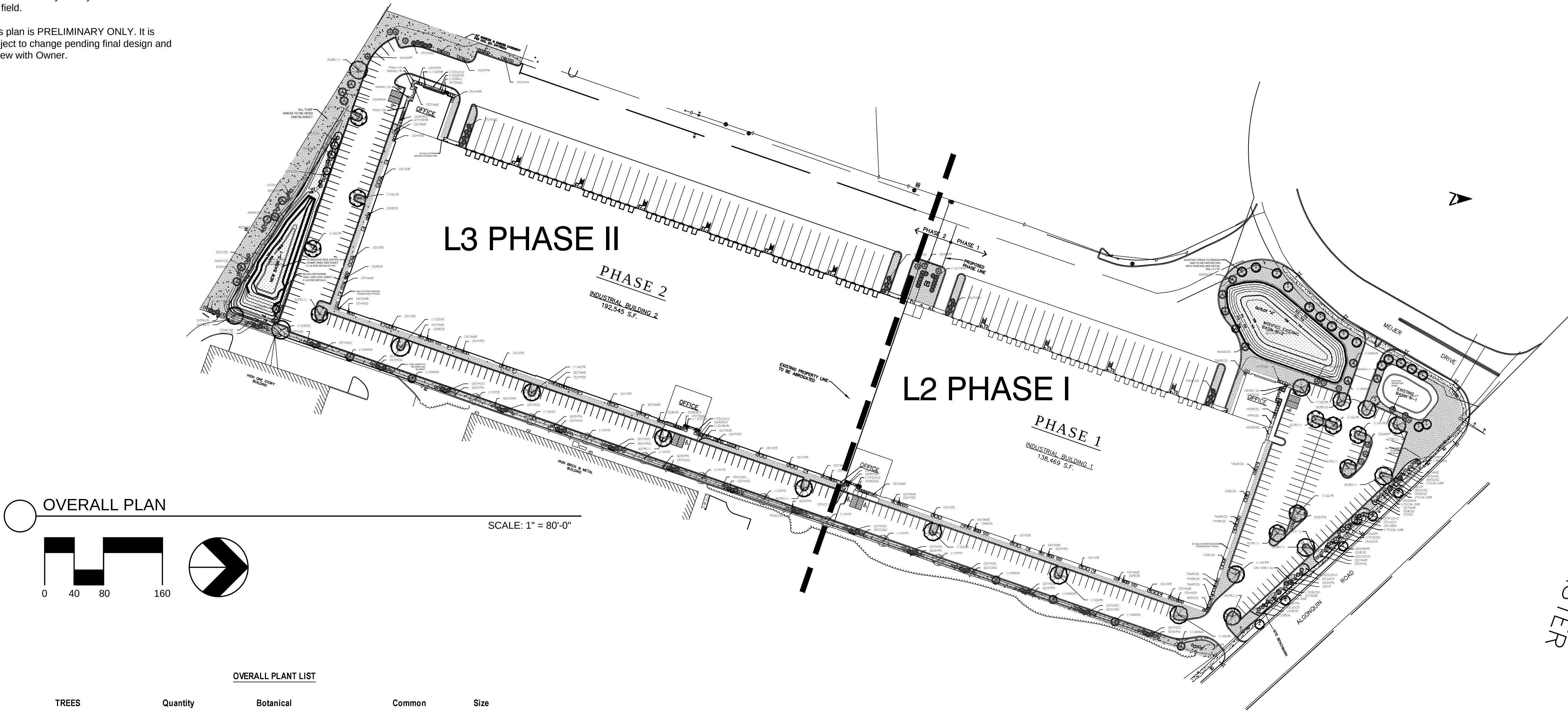
DRAWN BY SynergyMS

REV.

SCALE 1/4" = 1'-0"

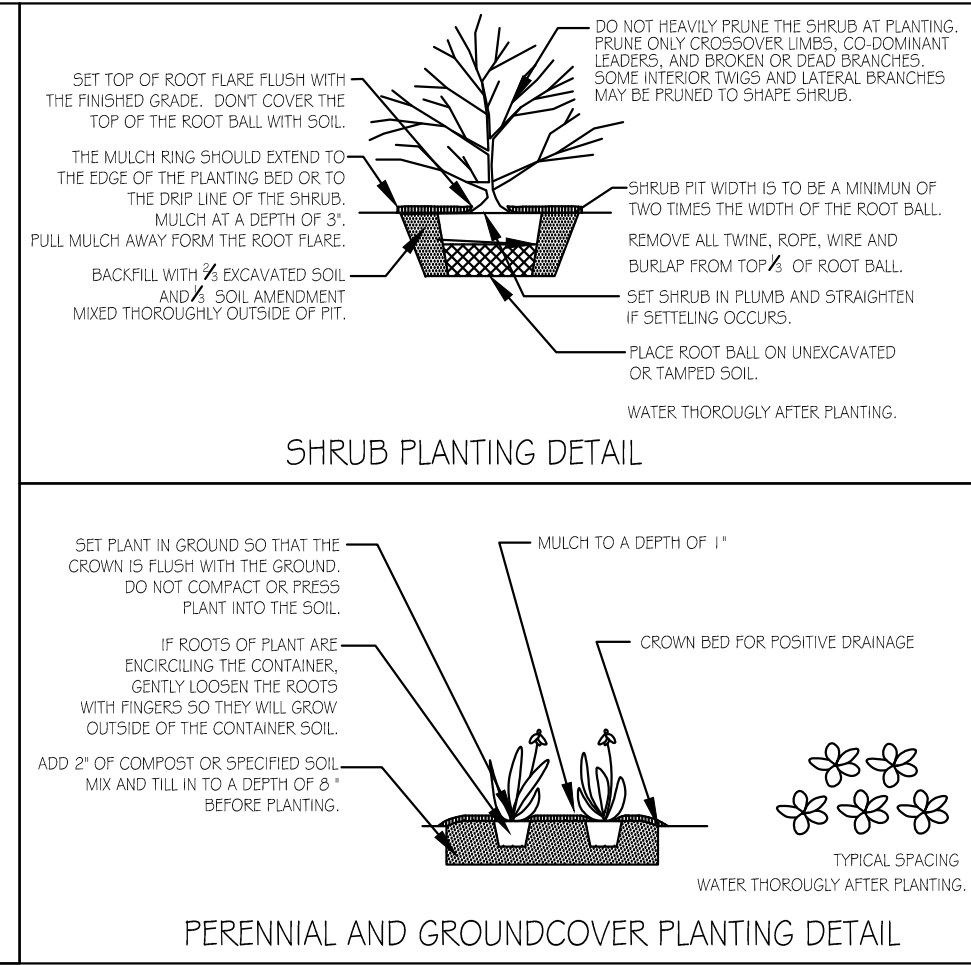
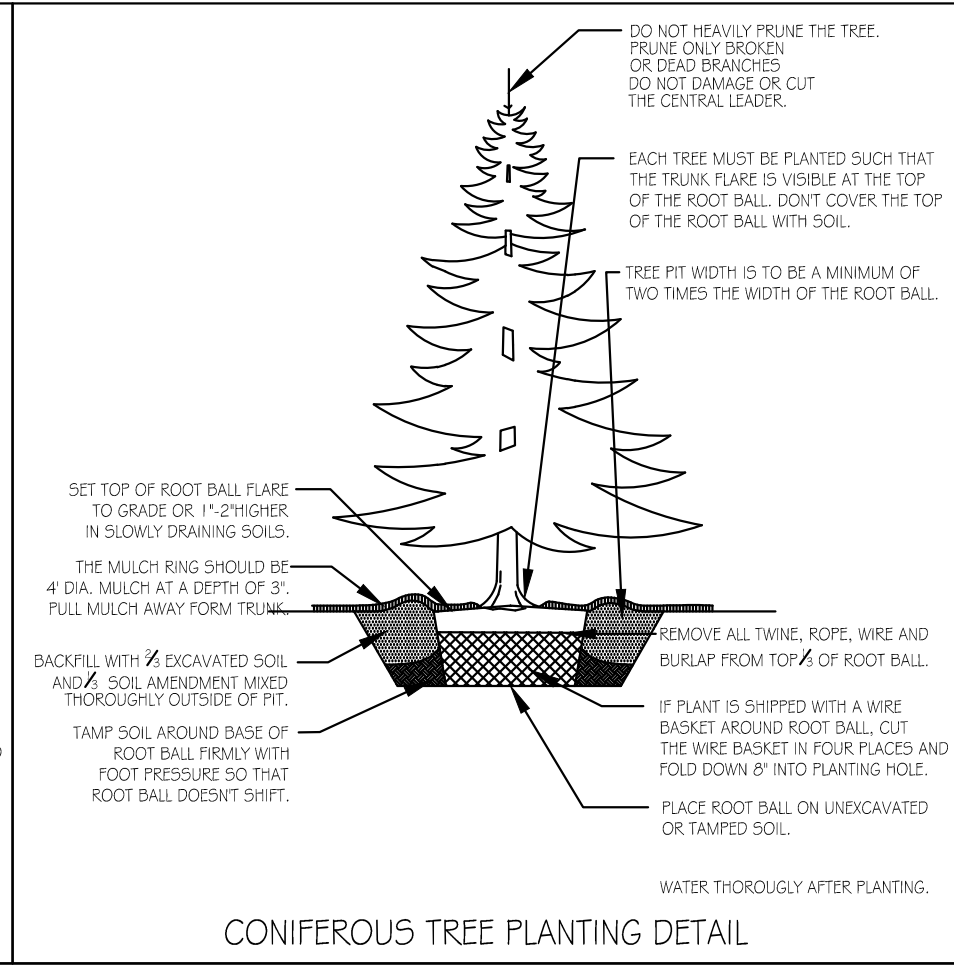
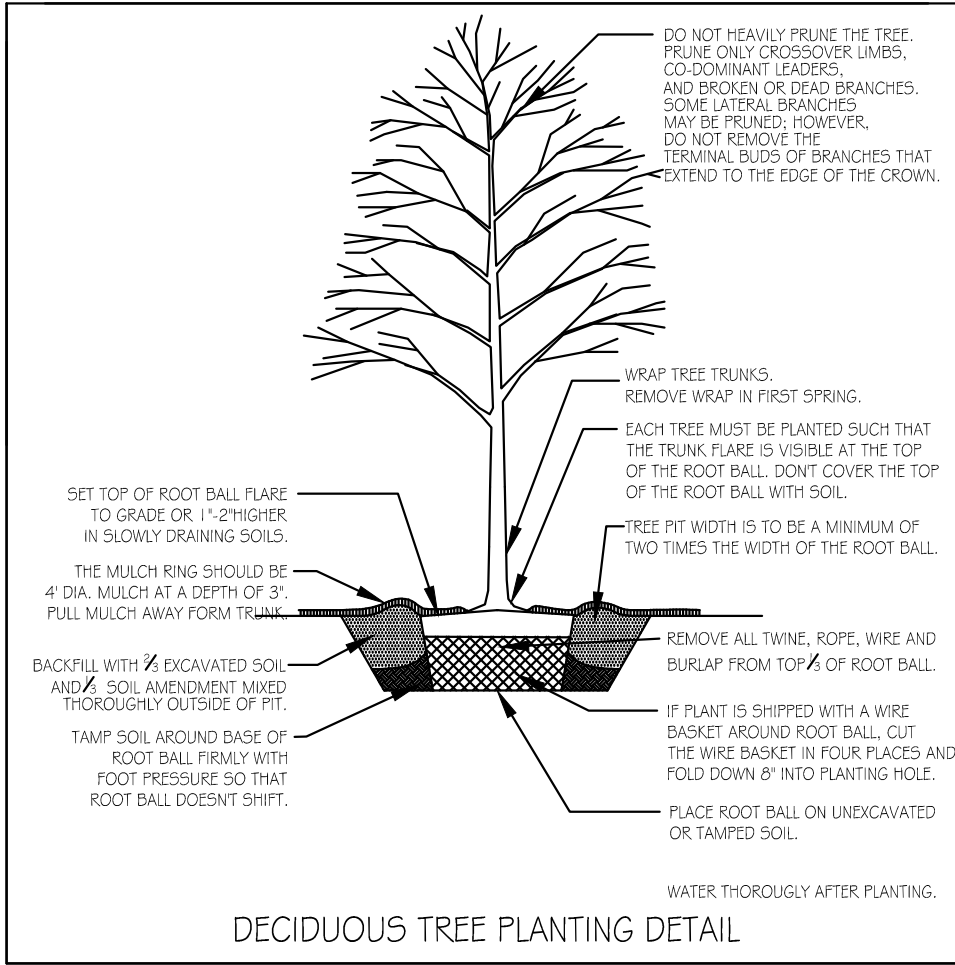
All base information & dimensions are approximate only. All layout to be verified in the field.

This plan is PRELIMINARY ONLY. It is subject to change pending final design and review with Owner.



OVERALL PLANT LIST

TREES	Quantity	Botanical	Common	Size
ACFR	8	<i>Acer freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2.5" BB
AMGA	26	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	6' BB
CEOC	2	<i>Celtis occidentalis</i>	Common Hackberry	2.5" BB
GLTR	10	<i>Gleditsia tria. v. inermis</i> 'Skycole'	Skyline Thornless Honey Locust	2.5" BB
MAPF	19	<i>Malus hybrid</i> 'Prairifire'	Prairifire Crabapple	6' BB
QUBI	8	<i>Quercus bicolor</i>	Swamp White Oak	2.5" BB
SYIS	9	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" BB
VP	6	<i>Viburnum prunifolium</i> 'Blackhaw'	Blackhaw Viburnum	6' BB
EVERGREEN TREES				
TSM6	10	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	6' BB
THOC	90	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	6' BB
SHRUBS				
COAC	58	<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	5 gal
HYAR	22	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	5 gal
HYES	30	<i>Hydrangea macrophylla</i> 'Endless Summer'	Bailmer Hydrangea	5 gal
ROS	43	<i>Rosa x 'Radrazz'</i>	Knock Out Shrub Rose	3 gal
ROKO	21	<i>Rosa x 'Radrazz'</i>	Knock Out Shrub Rose	3 gal
SPGF	5	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spirea	5 gal
SYPA	98	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	36"BB
VIBM	5	<i>Viburnum dentatum</i> 'Blue Muffin'	Arowwood Viburnum	5 gal
VIDE	39	<i>Viburnum dentatum</i> 'Chicago Luster'	Chicago Luster Arrowwood	36" Ht.
EVERGREEN / BROADLEAF				
BGV	10	<i>Buxus microphylla koreana</i> 'Green Velvet'	Green Velvet Boxwood	5 gal
JUCS	37	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5 gal
TAME	90	<i>Taxus media</i> 'Densiformis'	Dense Yew	30"BB
GROUND COVERS				
CAL KAR	47	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1gal 24" o.c.
COVZ	143	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Thread Leaf Coreopsis	1gal 18" o.c.
GEHR	21	<i>Geranium hybrid</i> 'Rozanne'	Hybrid Cranesbill	1gal 18" o.c.
HEHR	85	<i>Hemerocallis hybrid</i> 'Happy Returns'	Happy Returns Daylily	1gal 18" o.c.
HSSB	8	<i>Hosta hybrid</i> 'Sum and Substance'	Sum and Substance Hosta	1gal 36" o.c.
HFW	6	<i>Hosta sieboldiana</i> 'Frances Williams'	Frances Williams Hosta	1gal 36" o.c.
PAT	18	<i>Perovskia atriplicifolia</i>	Russian Sage	1gal 30" o.c.
SAMA	35	<i>Salvia nemorosa</i> 'May Night'	May Night Salvia	1gal 18" o.c.
SCSC	45	<i>Schizachyrium scoparium</i>	Little Bluestem Grass	1gal 24" o.c.
SEKA	66	<i>Sedum kamtschaticum</i>		24 flat 18" o.c.
ORNAMENTAL GRASSES				
PNW	37	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1 gal 18" o.c.



1. Species and sizes of plants listed in the plant list are subject to availability at time of installation. If substitutions are necessary, the landscape contractor shall submit all requests to the owner for approval.

2. All underground utilities are to be located prior to digging. If utilities or other obstructions are discovered to conflict with grading or plant placement, notify the landscape architect so that adjustments can be made.

3. Backfill trees and shrubs with amended topsoil mixed thoroughly outside of the planting pit. Mulch trees and shrubs with 3" hardwood mulch and pull mulch away from the base.

4. Perennial and groundcover beds are to be amended with 2" planting mix and tilled in to a depth of 8". Perennials and groundcovers are to be top dressed with 1" mulch.

5. Provide positive drainage flow. Do not obstruct the natural or engineered drainage flow patterns. Notify the landscape architect or owner of any drainage concerns.

6. The landscape contractor shall take all precautions to protect existing plants, lawn, and paved areas to remain. Any damage to these areas shall be repaired or replaced by the landscape contractor. Damaged lawn areas are to be re-graded and restored with sod.

7. All bed edges are to be well shaped 'spade cut' edges, 3" deep, formed in lines or curves as shown on the drawings.

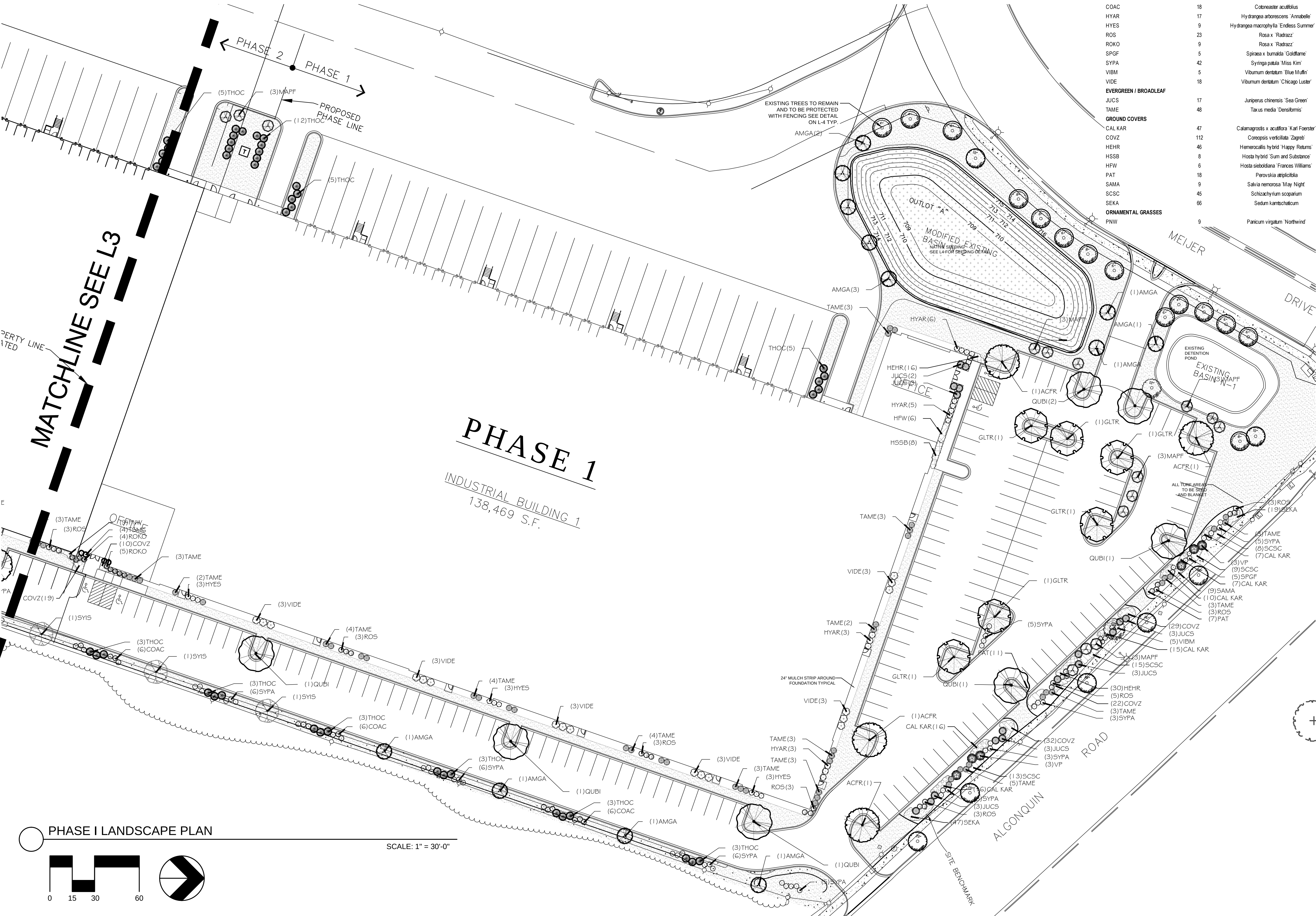
8. Apply a pre-emergent for grassy and broadleaf weeds to all shrub beds and tree rings. Do not apply pre-emergent to beds of groundcovers or annuals.

9. The contractor is to provide finished grade to a tenth of a foot with sufficient quality top soil. Topsoil to be 4" min. in all lawn areas. The landscape contractor is to provide fine grade only.

ADDITIONAL NOTES

- ALL TURF AREAS TO BE SEED AND BLANKET
- ALL TREES SHALL NOT BE PLANTED WITHIN 10' OF UTILITY STRUCTURES.

All base information & dimensions are approximate only. All layout to be verified in the field.



Phase I Plant List				
TREES	Quantity	Botanical	Common	Size
ACFR	4	Acer freemanii 'Jeffersred'™	Autumn Blaze Maple	2.5' BB
AMGA	12	Amelanchier grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	6' BB
GLTR	6	Gleditsia tria. v. inermis 'Skycole'™	Skyline Thornless Honey Locust	2.5' BB
MAPF	15	Malus hybrid 'Prairifire'	Prairifire Crabapple	6' BB
QUBI	7	Quercus bicolor	Swamp White Oak	2.5' BB
SYIS	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5' BB
VP	6	Viburnum prunifolium 'Blackhaw'	Blackhaw Viburnum	6' BB
EVERGREEN TREES				
TSM6	4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' BB
THOC	40	Thuja occidentalis 'Techry'	Techry Arborvitae	6' BB
SHRUBS				
COAC	18	Cotoneaster acutifolius	Peking Cotoneaster	5 gal
HYAR	17	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal
HYES	9	Hydrangea macrophylla 'Endless Summer'™	Balmer Hydrangea	5 gal
ROS	23	Rosa x 'Radrazz'	Knock Out Shrub Rose	3 gal
ROKO	9	Rosa x 'Radrazz'	Knock Out Shrub Rose	3 gal
SPGF	5	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	5 gal
SYPA	42	Syringa patula 'Miss Kim'	Miss Kim Lilac	36"BB
VIBM	5	Viburnum dentatum 'Blue Muffin'	Arrowwood Viburnum	5 gal
VIDE	18	Viburnum dentatum 'Chicago Luster'	Chicago Luster Arrowwood	36" Ht
EVERGREEN / BROADLEAF				
JUCS	17	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal
TAME	48	Taxus media 'densiformis'	Dense Yew	30"BB
GROUND COVERS				
CAL KAR	47	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal 24" o.c.
COVZ	112	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	1 gal 18" o.c.
HEHR	46	Hemerocallis hybrid 'Happy Returns'	Happy Returns Daylily	1 gal 18" o.c.
HSSB	8	Hosta hybrid 'Sum and Substance'	Sum and Substance Hosta	1 gal 36" o.c.
HFV	6	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	1 gal 36" o.c.
PAT	18	Parovskia atriplicifolia	Russian Sage	1 gal 30" o.c.
SAMA	9	Salvia nemorosa 'May Night'	May Night Salvia	1 gal 18" o.c.
SCSC	45	Schizachyrium scoparium	Little Bluestem Grass	1 gal 24" o.c.
SEKA	66	Sedum kamtschaticum	24 flat 18" o.c.	
ORNAMENTAL GRASSES				
PNW	9	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal 18" o.c.

DATE: 8.15.17
JOB: P-
SCALE: 1"=30'
BY: JZIEB
SHEET L2 OF 4

SHEET TITLE:
PHASE I
LANDSCAPE
PLAN

REVISIONS:
REVISED PER UPDATED PLAN 10/25/17

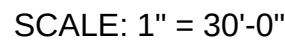
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5126 Walnut Ave.
Downers Grove, IL 60515
TEL 630.759.8100
www.wingrenlandscape.com

WINGREN LANDSCAPE
A L L E N F I N G S O U T D O O R

This plan is PRELIMINARY ONLY. It is subject to change pending final design and review with Owner.



TREES	Quantity	Botanical	Common	Size
ACFR	4	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2.5' BB
AMGA	14	Amelanchier grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	6' BB
CEOC	2	Celtis occidentalis	Common Hackberry	2.5' BB
GLTR	4	Gleditsia tria. v. inermis 'Skycole'	Skyline Thornless Honey Locust	2.5' BB
MAPF	4	Malus hybrid 'Prairiefire'	Prairiefire Crabapple	6' BB
QUIB	1	Quercus bicolor	Swamp White Oak	2.5' BB
SYIS	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5' BB
EVERGREEN TREES				
TSM6	6	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' BB
THOC	50	Thuja occidentalis 'Tectry'	Tectry Arborvitae	6' BB
SHRUBS				
COAC	40	Cotoneaster acutifolius	Peking Cotoneaster	5 gal
HYAR	5	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal
HYES	21	Hydrangea macrophylla 'Endless Summer'	Balmer Hydrangea	5 gal
ROS	20	Rosa x 'Radrazz'	Knock Out Shrub Rose	3 gal
ROKO	12	Rosa x 'Radrazz'	Knock Out Shrub Rose	3 gal
SYPA	56	Syringa patula 'Miss Kim'	Miss Kim Lilac	36"BB
VIDE	21	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood	36" HT
EVERGREEN / BROADLEAF				
BGV	10	Buxus microphylla koreana 'Green Velvet'	Green Velvet Boxwood	5 gal
JUCS	20	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal
TAME	42	Taxus media 'Densiformis'	Dense Yew	30"BB
GROUND COVERS				
COVZ	31	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	1 gal 18" oc
GERH	21	Geranium hybrid 'Rozanne'	Hybrid Cranesbill	1 gal 18" oc
HEHR	39	Hemerocallis hybrid 'Happy Returns'	Happy Returns Daylily	1 gal 18" oc
SAMA	26	Salvia nemorosa 'May Night'	May Night Salvia	1 gal 18" oc
ORNAMENTAL GRASSES				
PNW	28	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal 18" oc

DATE: 8.15.17
JOB: P-
SCALE: 1"=30'
BY: JZ/EB
SHEET L3 OF 3

SHEET TITLE:
PHASE II
LANDSCAPE
PLAN

REVISIONS:

 REVISED PER UPDATE

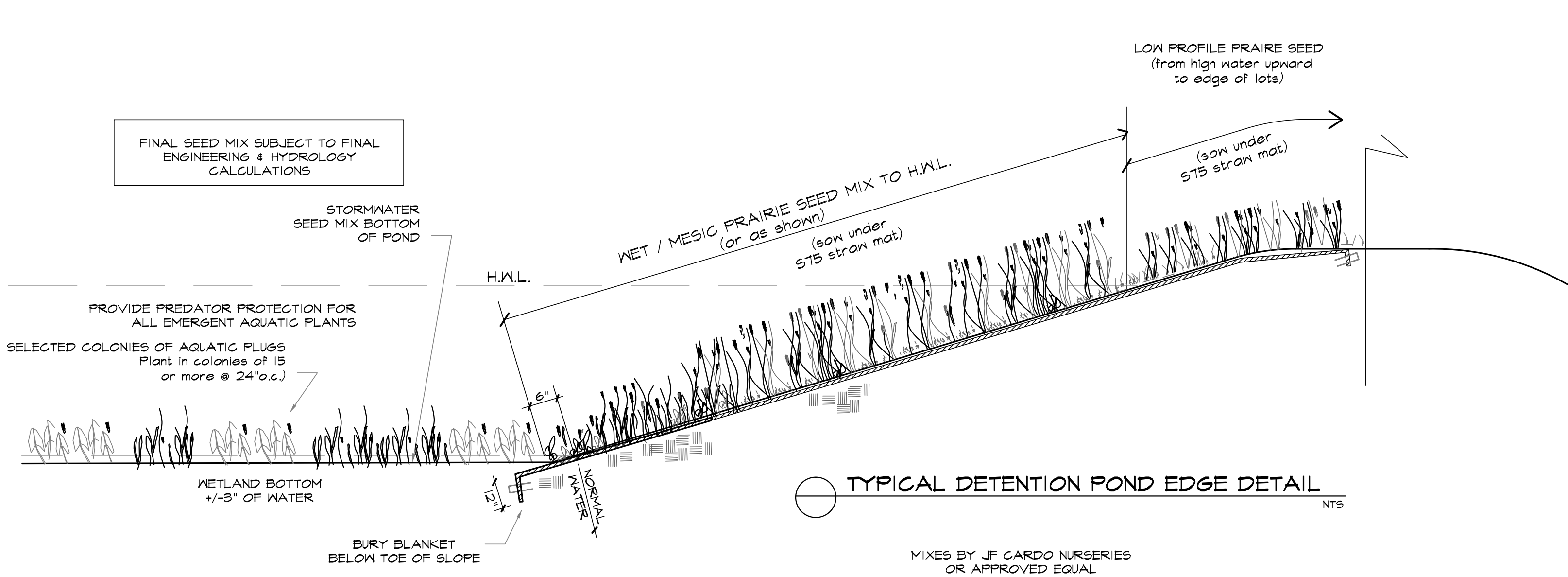
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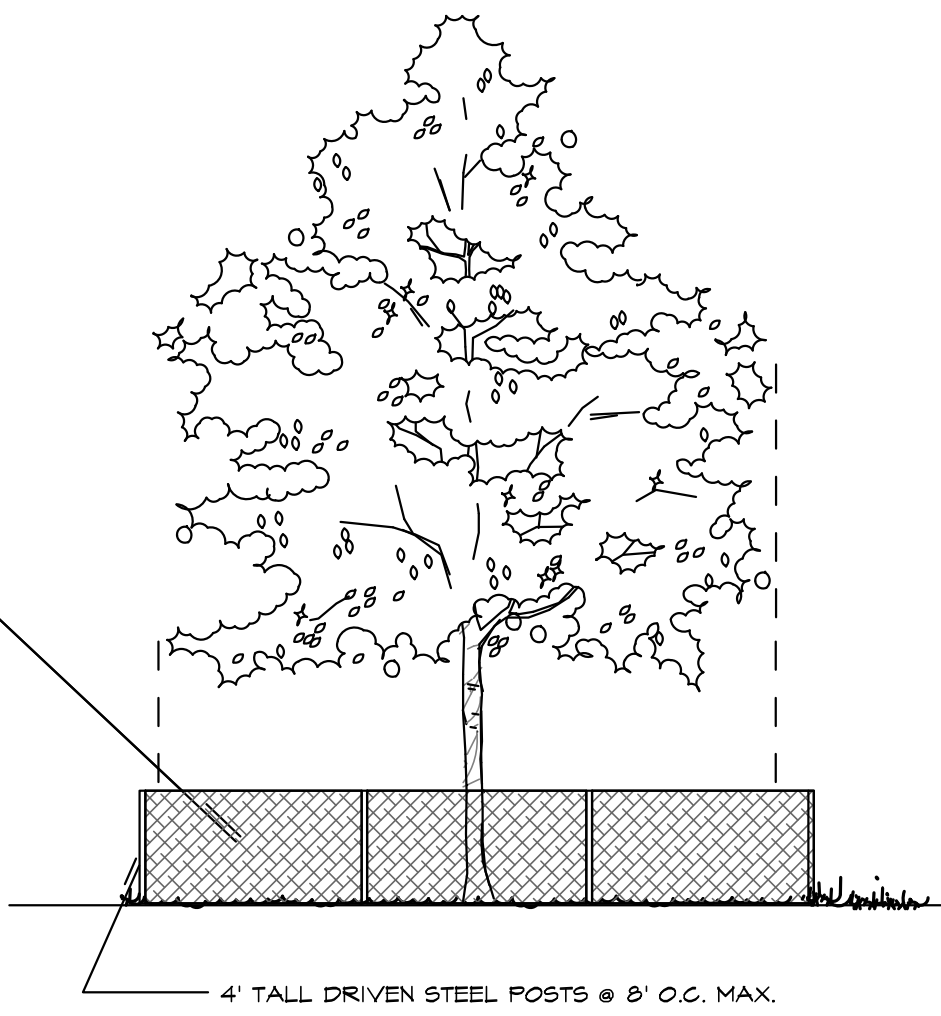
WINGREN LANDSCAPE



SEE DRAWINGS FOR LOCATION OF TREE PROTECTIVE FENCING PLASTIC SAFETY FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IF POSSIBLE IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIFLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTILL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING PLACED AT OR BEYOND DRIP-LINE



TREE PRESERVATION DETAIL

Wet-To-Mesic Prairie

This prairie seed mix offers a broad spectrum of prairie grasses, sedges, and wildflowers for sites with medium-to-wet soils. This dynamic grouping of plants features a variety of colors and textures while tolerating a wide range of conditions with several *Silphium* and *Solidago* species to provide late-season food sources for native pollinators. This seed mix includes at least 8 of 10 native permanent grass and sedge species and 28 of 33 forb species. Apply at 38.88 PLS pounds per acre.

Botanical Name	Common Name	PLS Qz/Acre
Permanent Grasses/Sedges		
<i>Andropogon gerardi</i>	Big Bluestem	20.00
<i>Chamaecrista canadensis</i>	Bluejoint Grass	1.00
<i>Carex</i> spp.	Prairie Sedge Mix	4.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.00
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Sorghastrum nutans</i>	Indian Grass	6.00
<i>Spartina pectinata</i>	Prairie Cord Grass	2.00
Total		64.50
Temporary Cover		
<i>Avena sativa</i>	Common Oat	380.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		480.00
Forbs		
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Baptisia alba</i>	White Wild Indigo	0.75
<i>Chamaecrista fasciculata</i>	Partridge Pea	12.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	3.50
<i>Coreopsis tripteris</i>	Tall Coreopsis	3.00
<i>Desmodium illinoense</i>	Illinois Tick Trefoil	0.50
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	3.50
<i>Eryngium yuccifolium</i>	Hatterfesteake Master	2.00
<i>Helenium autumnale</i>	Sneezeweed	2.50
<i>Helianthus grosseserratus</i>	Sawtooth Sunflower	0.50
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	1.50
<i>Liatris spicata</i>	Marsh Blazing Star	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.00
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Physostegia virginiana</i>	Obedient Plant	0.25
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00
<i>Ratibida pinnata</i>	Yellow Cowflower	1.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	4.00
<i>Rudbeckia laciniata</i>	Wild Golden Glow	1.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.50
<i>Senna hebecarpa</i>	Wild Senna	2.25
<i>Silphium integrifolium</i>	Roan Weed	1.00
<i>Silphium laciniatum</i>	Compass Plant	2.00
<i>Silphium perfoliatum</i>	Cup Plant	1.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	6.00
<i>Solidago juncea</i>	Early Goldenrod	0.25
<i>Solidago rigosa</i>	Rough Goldenrod	0.25
<i>Symphoricarum novae-angliae</i>	New England Aster	0.25
<i>Tradescantia ohniensis</i>	Common Spiderwort	1.25
<i>Veronica</i> spp.	Ironweed Mix	3.00
<i>Veronicastrum virginicum</i>	Culver's Root	0.25
<i>Zizia aurea</i>	Golden Alexanders	0.50
Total		65.50

Prairie Seed Mixes



Established Wet-To-Mesic Prairie Mix



Spartina pectinata, Prairie Cord Grass



Echinacea purpurea, Broad-Leaved Purple Coneflower

For current pricing, availability, and information on our full installation and management services, visit cardnonativeplantnursery.com

Low-Profile Prairie

This prairie seed mix provides a wide range of shorter prairie grass, sedge, and wildflower species. Most species will grow to 4 feet or less, making this an ideal mix for areas where taller forbs and grasses are not appropriate. Once established, this wildflower community displays a variety of colors, blooming from early spring to fall, creating a diverse habitat for birds, butterflies, moths, and other pollinators. This seed mix is suitable for medium-to-dry sites. This seed mix includes at least 5 of 6 native permanent grass and sedge species and 29 of 34 native forb species. Apply at 38.87 PLS pounds per acre.

Botanical Name	Common Name	PLS Qz/Acre
Permanent Grasses/Sedges		
<i>Bouteloua curtipendula</i>	Side Oats Grama	16.00
<i>Carex</i> spp.	Prairie Sedge Mix	4.00
<i>Elymus canadensis</i>	Canada Wild Rye	32.00
<i>Koeleria pyramidata</i>	June Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	1.00
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00
Total		90.00
Temporary Cover		
<i>Avena sativa</i>	Common Oat	380.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		480.00
Forbs		
<i>Amorpha canescens</i>	Lead Plant	0.50
<i>Anemone cylindrica</i>	Thimbleweed	0.50
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Asclepias tuberosa</i>	Butterfly Weed	2.00
<i>Baptisia alba</i>	White Wild Indigo	2.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	12.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	1.00
<i>Dalea candida</i>	White Prairie Clover	1.50
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	3.00
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	7.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	3.00
<i>Lespedeza capitata</i>	Round-Head Bush Clover	2.00
<i>Liatris aspera</i>	Rough Blazing Star	0.50
<i>Lupinus perennis</i>	Wild Lupine	4.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.75
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Penstemon hirtus</i>	Hairy Beard Tongue	0.50
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00
<i>Ratibida pinnata</i>	Yellow Cowflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	0.50
<i>Solidago speciosa</i>	Shiny Goldenrod	0.50
<i>Symphoricarum encinoides</i>	Heath Aster	0.25
<i>Symphoricarum laeve</i>	Smooth Blue Aster	1.00
<i>Symphoricarum novae-angliae</i>	New England Aster	0.50
<i>Tradescantia ohniensis</i>	Common Spiderwort	0.75
<i>Verbena stricta</i>	Hairy Vervain	1.00
<i>Vernonia</i> spp.	Ironweed Mix	1.75
<i>Veronicastrum virginicum</i>	Culver's Root	0.25
Total		68.75

Prairie Seed Mixes



Dalea purpurea, Purple Prairie Clover



Oligoneuron rigidum, Stiff Goldenrod



Tradescantia ohniensis, Common Spiderwort

For current pricing, availability, and information on our full installation and management services, visit cardnonativeplantnursery.com

Stormwater

A wetland seed mix for saturated soils in a detention pond or for seeding a saturated basin, this mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater wetlands and ponds. For detention basins that experience long, dry periods, use the Economy Prairie seed mix in the upper third to half of the basin area in combination with this mix. This seed mix includes at least 10 of 12 native permanent grass and sedge species and 12 of 16 native forb species. Apply at 32.81 PLS pounds per acre.

Botanical Name	Common Name	PLS Qz/Acre
Permanent Grasses/Sedges		
<i>Bouteloua curtipendula</i>	River Bulrush	0.25
<i>Carex cristatella</i>	Crested Oval Sedge	2.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Elymus virginicus</i>	Virginia Wild Rye	13.50
<i>Glyceria striata</i>	Fowl Mann Grass	1.25
<i>Juncus effusus</i>	Common Rush	2.00
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Sclerostictus holmianus</i>	Scholar's Bulrush	3.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Scirpus cyperinus</i>	Wool Grass	1.00
Total		37.00
Temporary Cover		
<i>Avena sativa</i>	Common Oat	380.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		480.00
Forbs		
<i>Alisma</i> spp.	Water Plantain Mix	4.25
<i>Asclepias incarnata</i>	Sweet Milkweed	1.50
<i>Bidens</i> spp.	Bidens Mix	2.00
<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Iris virginica</i>	Blue Flag	4.00
<i>Lyssopus americanus</i>	Common Water Horehound	0.25
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Oligoneuron rigidum</i>	Riddell's Goldenrod	0.50
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum</i> spp.	Pinkweed Mix	4.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Symphoricarum novae-angliae</i>	New England Aster	1.50
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		28.50

Specialty Seed Mixes



Carex cristatella, Crested Oval Sedge



Mimulus ringens, Monkey Flower



Rudbeckia subtomentosa, Sweet Black-Eyed Susan

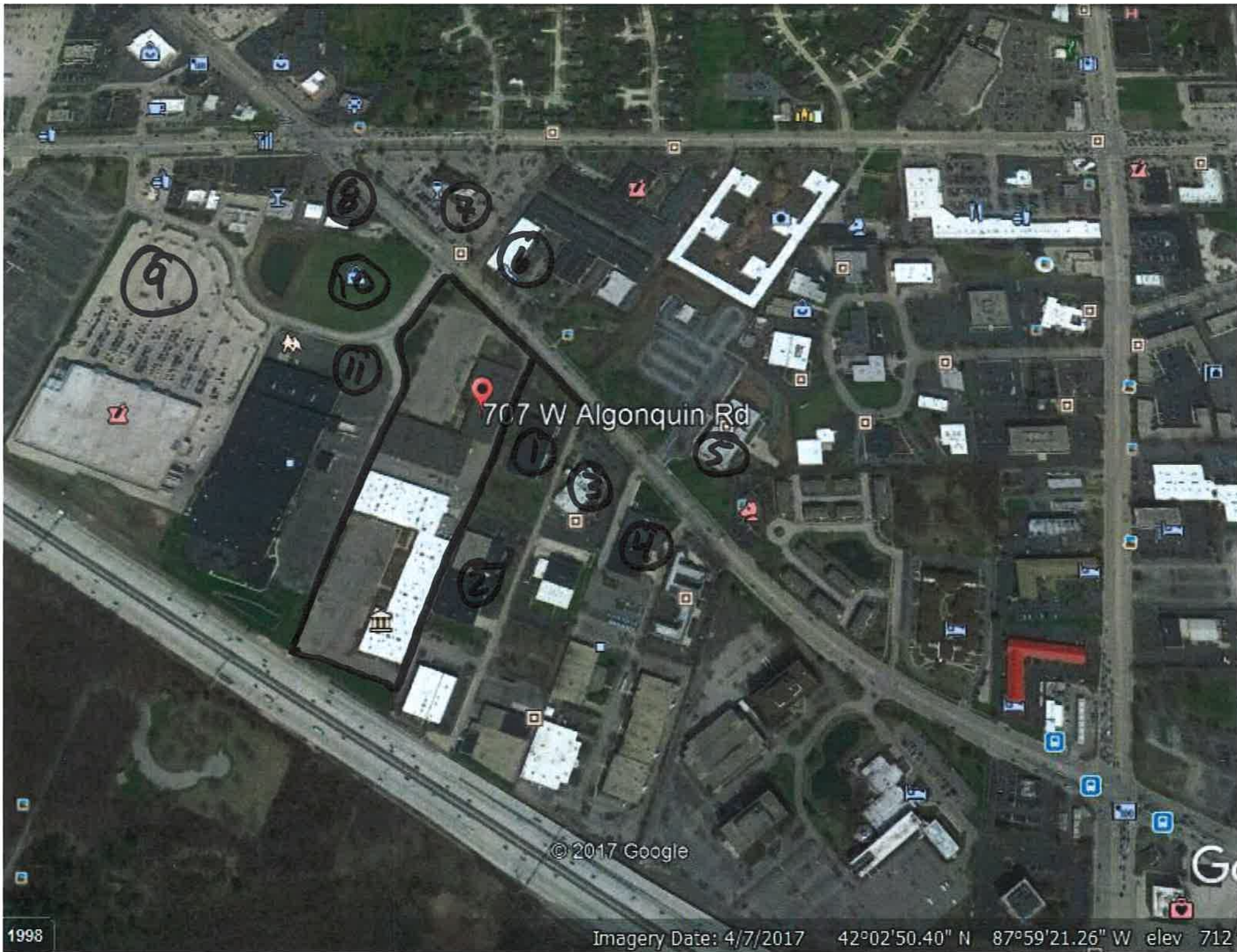
For current pricing, availability, and information on our full installation and management services, visit cardnonativeplantnursery.com



EXISTING BUILDING - NORTH

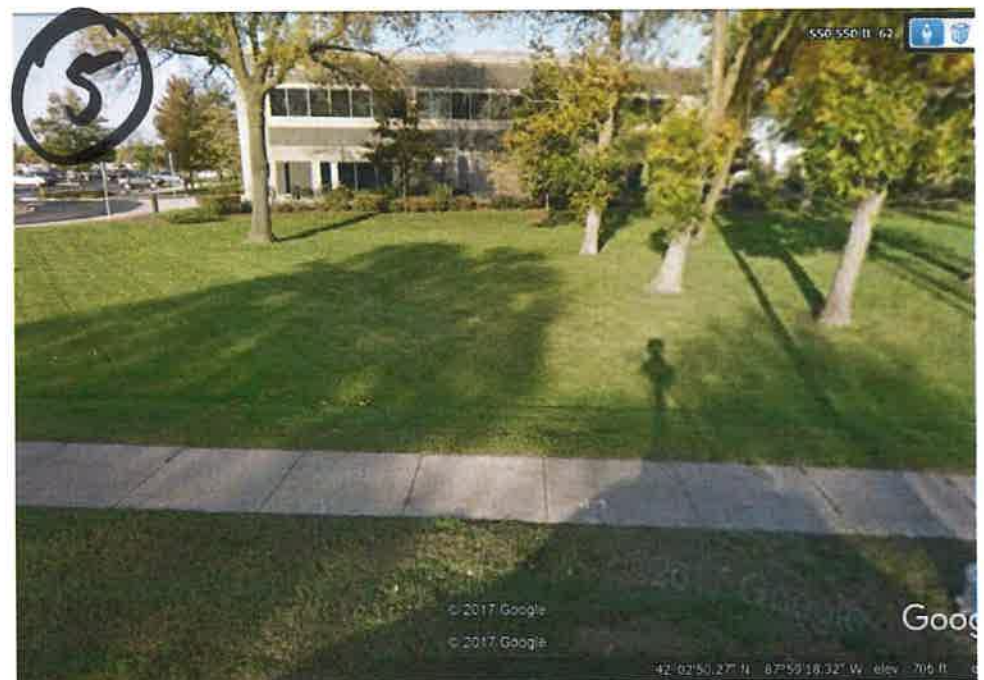


EXISTING BUILDING - SOUTH



1998

Imagery Date: 4/7/2017 42°02'50.40" N 87°59'21.26" W elev 712









Item: DC#17-143 - Favia Dental - 300 E. Northwest Hwy. - Sign Variation

Department: Planning & Community Development

Requested Action:

1. A variation from Chapter 30, Section 30-301.b, Location, to allow a zero foot setback for a ground sign in the B-2 Zoning District, where three feet minimum is required.
2. A variation from Chapter 30, Section 30-303.b, Dimensions, to allow a ground sign with 10 feet of clearance from the ground to the bottom of the sign, where 12 feet minimum clearance is required to allow vehicles to pass beneath the sign.
3. A variation from Chapter 30, Section 30-119.c, Signs not to Constitute Hazard to Use of Pedestrian or Vehicular Thoroughfare, to allow a ground sign with 10 feet of clearance from the ground to the bottom of the sign, where 12 feet minimum clearance is required to allow vehicles to pass beneath the sign.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate the various sign options for this property and encourage the petitioner to pursue Options 1, 2, or 3** in lieu of the following sign variations for *Favia Dental* at 300 E. Northwest Highway.

1. A variation from Chapter 30, Section 30-301.b, Location, to allow a zero foot setback for a ground sign in the B-2 Zoning District, where three feet minimum is required.
2. A variation from Chapter 30, Section 30-303.b, Dimensions, to allow a ground sign with 10 feet of clearance from the ground to the bottom of the sign, where 12 feet minimum clearance is required to allow vehicles to pass beneath the sign.
3. A variation from Chapter 30, Section 30-119.c, Signs not to Constitute Hazard to Use of Pedestrian or Vehicular Thoroughfare, to allow a ground sign with 10 feet of clearance from the ground to the bottom of the sign, where 12 feet minimum clearance is required to allow vehicles to pass beneath the sign

This recommendation is based on the plans dated and received 11/16/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other

zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Repot
Hardship Letter
Exhibits

Type

Board or Commission Report
Correspondence
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Favia Dental
Project Address: 300 E. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: November 16, 2017

PETITIONER INFORMATION:

DC Number: 17-143
Petitioner Name: Dr. Joe Favia, Favia Dental
Petitioner Address: 300 E. Northwest Highway
 Arlington Heights, IL 60004
Meeting Date: November 28, 2017

Requested Action:

1. A variation from Chapter 30, Section 30-301.b, Location, to allow a zero foot setback for a ground sign in the B-2 Zoning District, where three feet minimum is required.
2. A variation from Chapter 30, Section 30-303.b, Dimensions, to allow a ground sign with 10 feet of clearance from the ground to the bottom of the sign, where 12 feet minimum clearance is required to allow vehicles to pass beneath the sign.
3. A variation from Chapter 30, Section 30-119.c, Signs not to Constitute Hazard to Use of Pedestrian or Vehicular Thoroughfare, to allow a ground sign with 10 feet of clearance from the ground to the bottom of the sign, where 12 feet minimum clearance is required to allow vehicles to pass beneath the sign.

Summary:

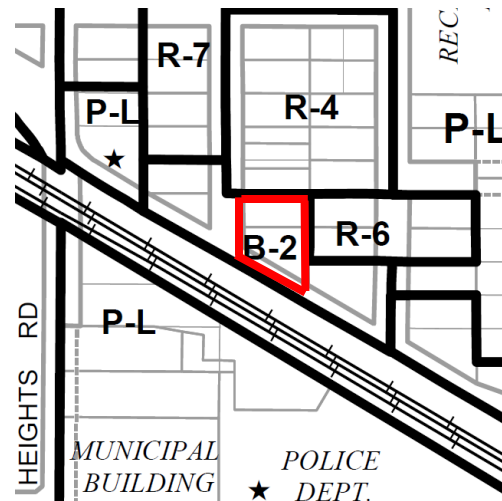
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

Favia Dental has an existing pole-mounted ground sign facing Northwest Highway. The existing sign is located in a narrow landscape island, and it overhangs above the parking lot driveway in front of the building. Code requires a minimum twelve feet of clearance to the underside of the sign to allow vehicles to safely pass beneath the sign. The existing sign is non-compliant with only ten feet of clearance. The sign is also non-compliant with a zero foot setback, where three feet minimum is required. The petitioner is proposing to replace the existing sign cabinet assembly in its entirety to match the existing sign. Per Chapter 30, Section 30-121 regarding non-conforming signs, the sign is not allowed to be replaced unless it is made to conform with the sign code regulation. Therefore, sign variations are required. The existing pole and lexan sign panels are proposed to be reused.

Site:



Aerial of Property



Zoning Map

Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-2 General Business District	Favia Dental / Multi-Tenant
North	R-4 Two Family Dwelling District	Single Family Residence
South	P-L Public Land	Municipal Campus
East	R-6 Multiple Family Dwelling District B-2 General Business District	Single Family Residence Office Building
West	B-2 General Business District	Multi-Tenant Retail Building

Table 2: Ground Sign Summary:

Code Requirement	Required	Proposed	Remarks
Setback	3 feet minimum	zero feet	Variation Required.
Height	16'-6" maximum	16'-0"	Complies with Code.
Vehicle Clearance	12'-0" minimum	10'-0"	Variation Required.
Size	66 sf maximum	60 sf	Complies with Code.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

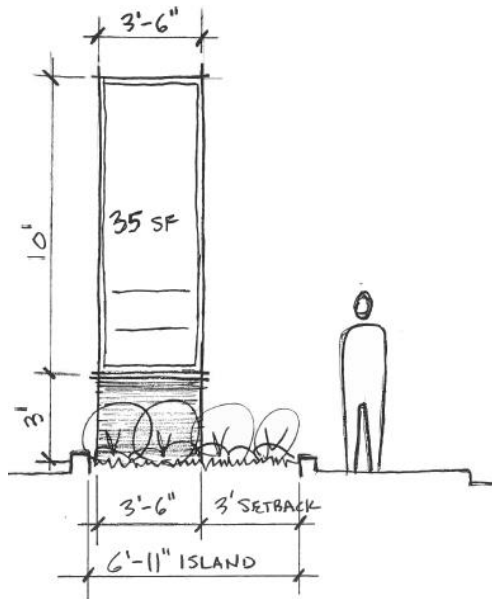
- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating that the existing sign has been damaged by wind, so it is not self-created, and the replacement sign will match the existing sign.

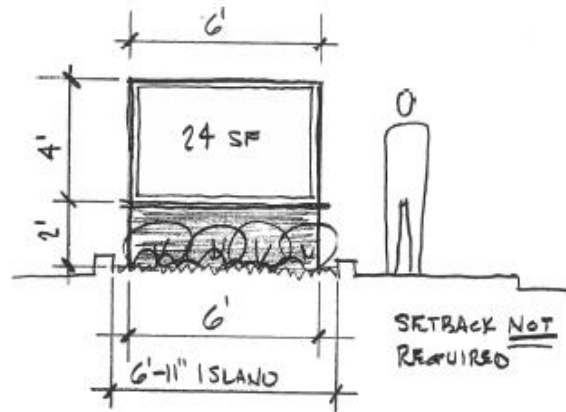
ANALYSIS:

The existing sign has been at this location for many years. The need to replace the sign represents an opportunity to upgrade the dated sign to eliminate the vehicle clearance issue and to improve the corridor aesthetics at key locations along Northwest Highway. Some of the goals of the current Northwest Highway corridor beautification plan include, *to beautify the corridor as an asset to the community, and to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification.*

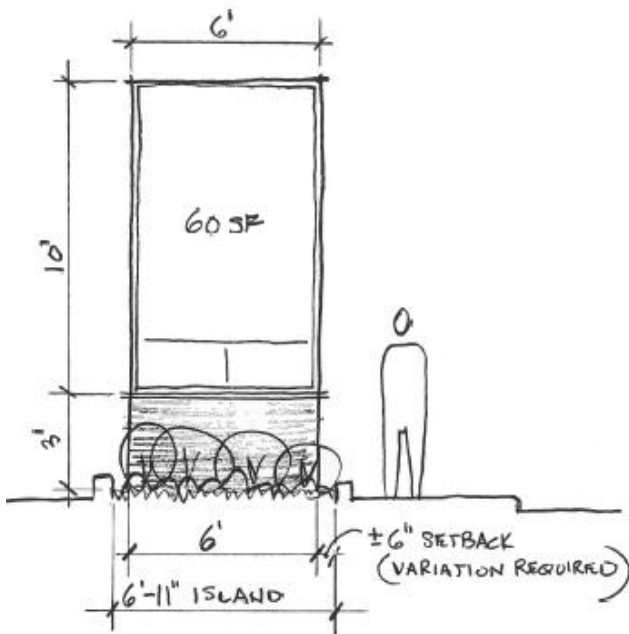
Options: In written correspondence with the petitioner, Staff has identified four options for consideration:



Option 1. A vertically designed code-compliant sign with a three foot setback to fit within the existing landscape island in the same location as the existing sign.



Option 2. A code-compliant monument style sign to fit within the existing landscape island. Monument style signs (six feet tall maximum) have no setback requirement.



Option 3. If a larger sign is desired, a 60 sf sign does fit in the existing landscape bed to avoid overhanging the driveway, but a variation would be required for setback. This is the same size as the existing sign, but in a vertical orientation instead of a horizontal orientation.

Option 4. Pursue sign variations to rebuild the existing sign as is. This option is not recommended due to the hazard of the sign overhanging the vehicular drive. Enhancements to the existing sign design could include a beige sign background to match the building color, and to provide a decorative cover over the metal support post.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate the various sign options for this property and encourage the petitioner to pursue Options 1, 2, or 3** in lieu of the following sign variations for *Favia Dental* at 300 E. Northwest Highway.

1. A variation from Chapter 30, Section 30-301.b, Location, to allow a zero foot setback for a ground sign in the B-2 Zoning District, where three feet minimum is required.
2. A variation from Chapter 30, Section 30-303.b, Dimensions, to allow a ground sign with 10 feet of clearance from the ground to the bottom of the sign, where 12 feet minimum clearance is required to allow vehicles to pass beneath the sign.
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This recommendation is based on the plans dated and received 11/16/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

_____, November 16, 2017

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-143



November 07, 2017

To whom it may concern,

JAF Management is requesting a variance to allow our sign to be replaced by Signs by Tomorrow.

In accordance to Article VII Variations Section 30-802. Our sign was damaged due to an act of God (Microburst) and was not self-created. Nothing will be changed on the new sign when comparing it to the old sign. Size, shape, position, etc. will remain the same.

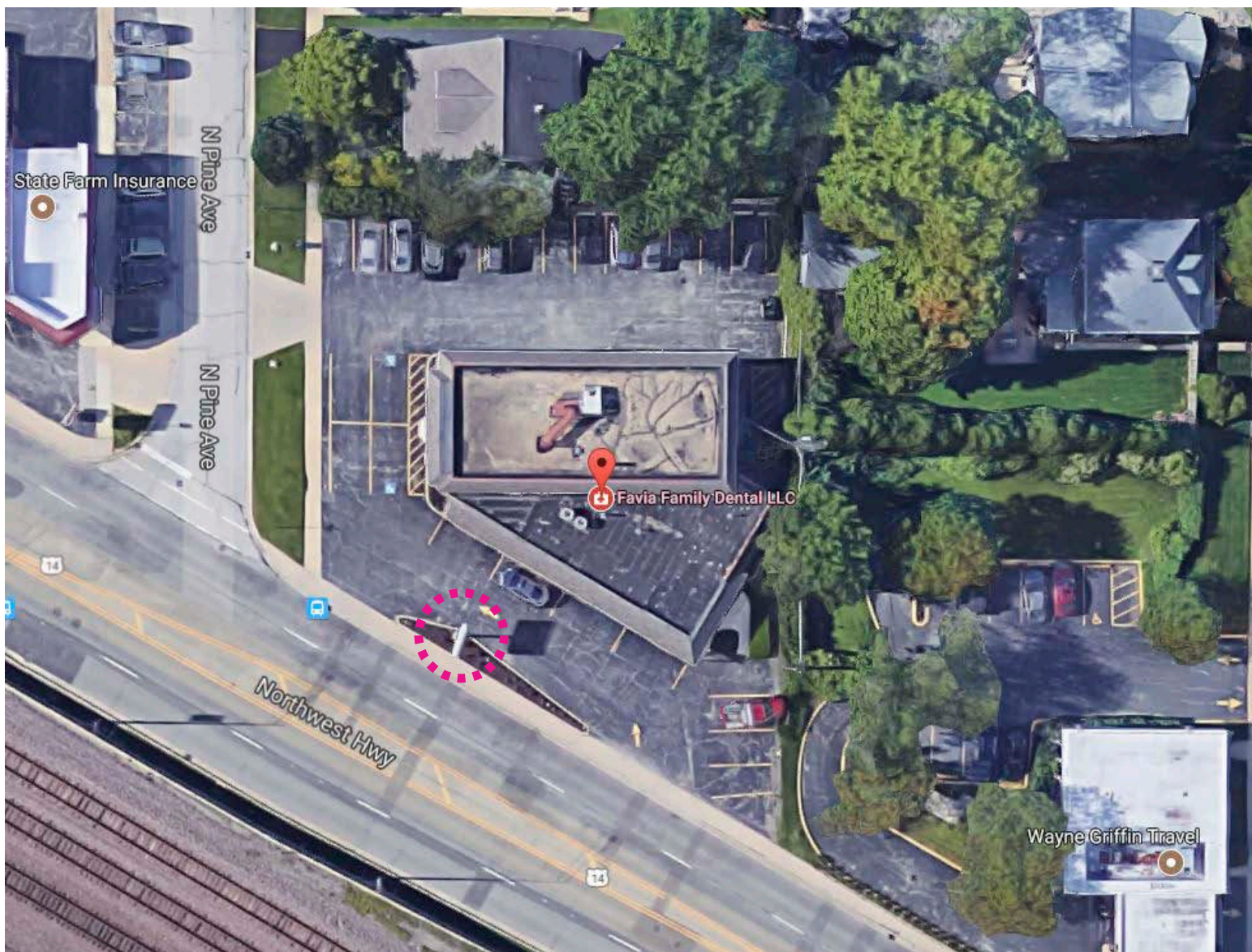
It is my understanding that recently other similar signs have also been granted a variance for the same reason.

Please approve our request.

Thank you!

A handwritten signature in black ink, appearing to read "JAF", is written over the printed name and title.

Joseph A. Favia
JAF Management



SIGNAGE PROOF

Client / Project Name:

Joseph A. Favia DDS LLC

Estimate / Order Number:

EST 31084

Specifications:

Date Sent To Client:

Revision:

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

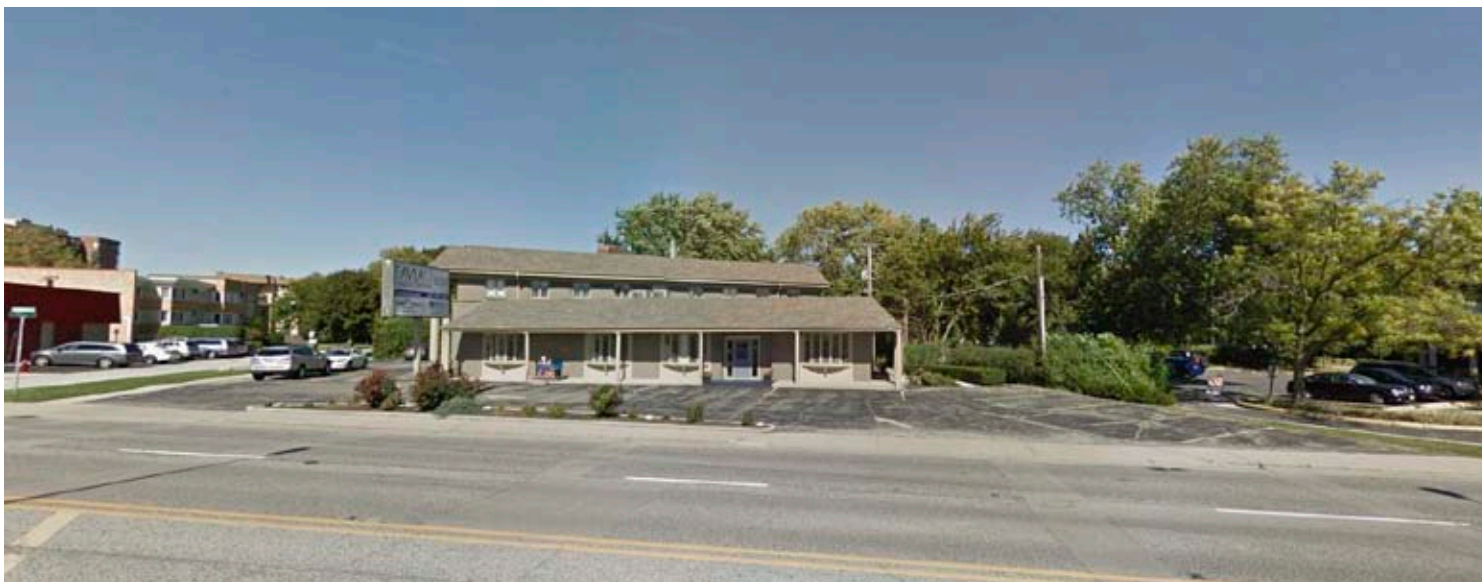
☐ Revision Requested

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbтарlingtonheights.com

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Street View Of Property



SIGNAGE PROOF

Client / Project Name:

Joseph A. Favia DDS LLC

Estimate / Order Number:

EST 31084

Specifications:

Date Sent To Client:

Revision:

☐ CLIENT TO FILL OUT ☐
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Properties to the west



Properties to the east



Properties to the east



Properties to the east



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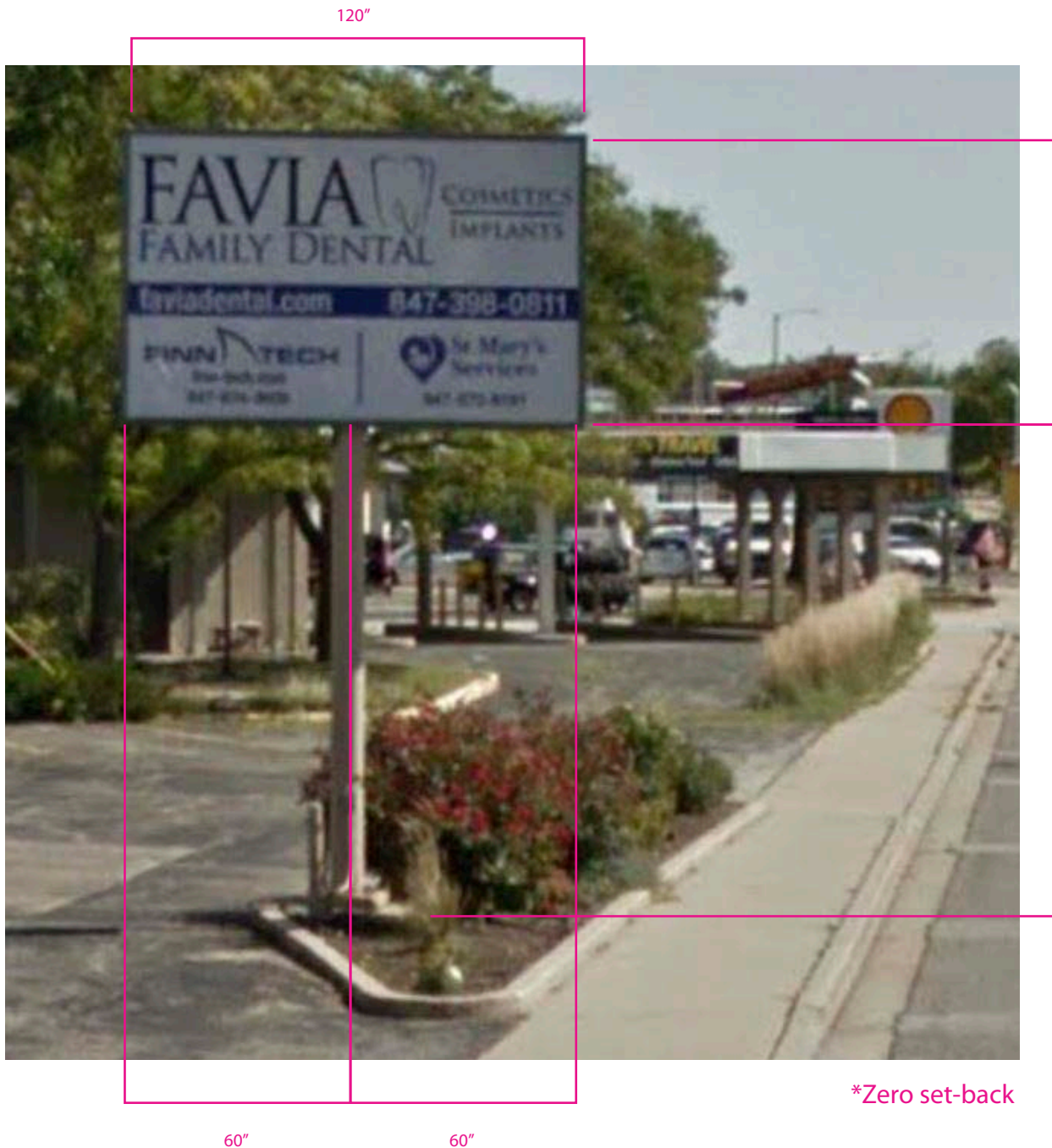
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SIGNAGE PROOF

Client / Project Name:

Joseph A. Favia DDS LLC

Estimate / Order Number:

EST 31084

Specifications:

Illuminated Light Box
Double Sided - UL Listed LED
Removal of old box / install of new
using current pole, additional plates
and pole support, welded onto pole
on site and extended into sign for
structural support as shown on
drawing.

Date Sent To Client:

9/25/17 dp

Revision:

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

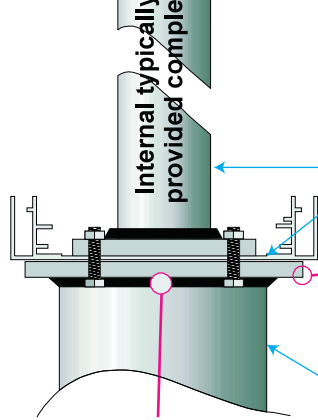
☐ Revision Requested

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Construction View
Not To Scale



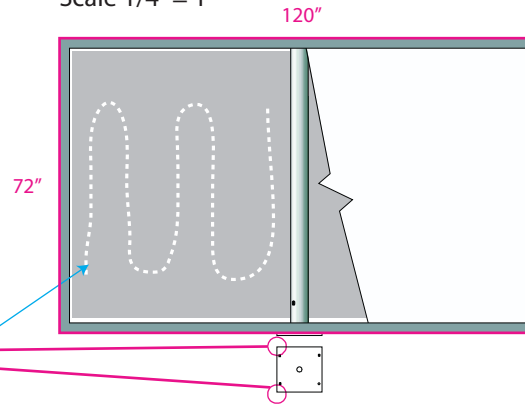
Exterior plate welded on site

Existing Pole

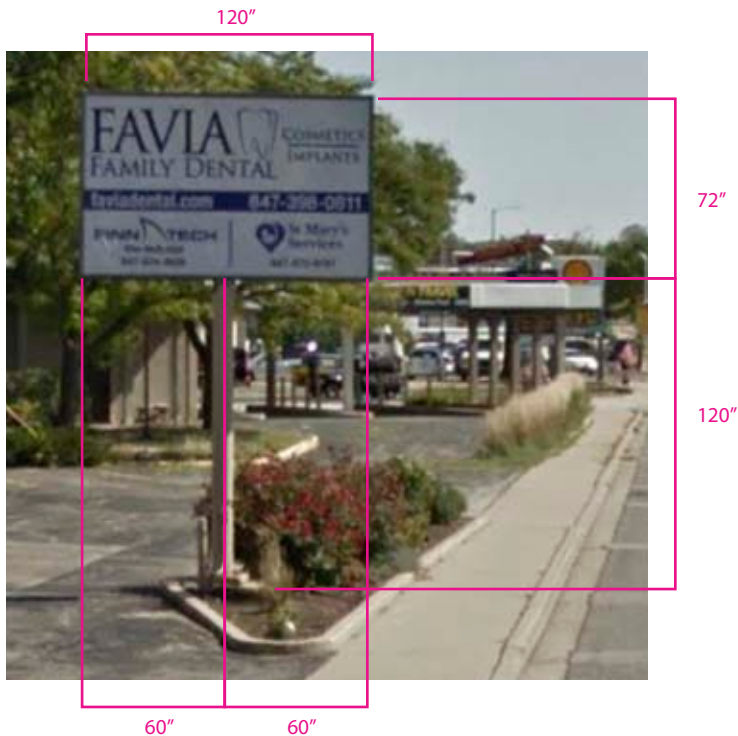
UL Listed
LED Internal Illumination

New Pole construction

New Box
Scale 1/4" = 1'



Construction of New Box / Pole Refurbishment



Existing Sign Structure

SIGNAGE PROOF

Client / Project Name:

Joseph A. Favia DDS LLC

Estimate / Order Number:

EST 31084

Specifications:

Illuminated Light Box
Double Sided - UL Listed LED
Removal of old box / install of new
using current pole, additional plates
and pole support, welded onto pole
on site and extended into sign for
structural support as shown on
drawing.

Date Sent To Client:

9/25/17 dp

Revision:

Rev3 11/16/17 dp
box size corrected

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Revision Requested

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1315 E. Davis Street
Arlington Heights, IL 60005
T847-255-0123, F 847-255-0183

Material List

1. Petitioner Name: Signs By Tomorrow/ Alex Looff
2. Date: 11/3/17
3. Project: Favia Dental
4. Location: 300 E Northwest Highway

Retail Building:

Signage: Aluminum Cabinet, to be welded onto pole with additional plates for better support. No changes made to the pole or current lexan faces.