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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 24, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/10/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#16-053 - Westgate Dental - 2900-2990 W. Euclid Ave. - Commercial

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 - 5/10/16

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Minutes 5/10/16	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 10, 2016

Chair Eckhardt called the meeting to order at 6:40 p.m.

Members Present:	Ted Eckhardt, Chair John Fitzgerald Anthony Fasolo
Members Absent:	Alan Bombick Jonathan Kubow
Also Present:	Tony VanDijk, Emerald Homes for *421 N. Gibbons Ave.* & *509 N. Gibbons Ave.* Bill Weidner, Weidner Design for *1113 N. Princeton Ave.* Joel Basil, representing *Greenbrier Condominium Association* Matt Sopchyk, Parvin-Clauss Sign Co. for *Greenbrier Condominiums* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 26, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF APRIL 26, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#16-038 – 421 N. Gibbons Ave. & DC#16-040 - 509 N. Gibbons Ave.

Tony VanDijk, representing *Emerald Homes*, was present on behalf of the projects.

Mr. Hautzinger said the petitioner has the first two petitions on the agenda tonight, and he suggested reviewing both projects together. He presented background on the two projects. The petitioner is proposing to build 3 new homes at the 1st United Methodist church subdivision, which has a total of 8 single-family lots. Six of the lots face Gibbons Avenue and the two remaining lots face Euclid Avenue. At this time, one new home has been completed at the southernmost lot, and another new home is currently under construction at 407 N. Gibbons. There is one remaining lot in the center of the block at 415 N. Gibbons for which a new home has not yet been proposed. A requirement of this subdivision is that all of the new homes come before the Design Commission for formal review.

Staff reviewed the 3 new homes being proposed by the petitioner for compliance with the monotony code requirement, and it was concluded that the proposed design for 421 N. Gibbons and 509 N. Gibbons are acceptably different from each other; however, the proposed design for 503 N. Gibbons has the exact same floor plan as 421 N. Gibbons, which does not comply with code. Staff is currently waiting for a new design for 503 N. Gibbons that will have a substantially different floor plan, elevations, and exterior appearance from the other two homes, but the petitioner is moving forward with the review of 421 & 509 N. Gibbons at this time.

Mr. Hautzinger presented Staff comments for 421 N. Gibbons. The petitioner is proposing to build a new 2-story home with a 3-car attached garage, which does comply with the R-3 zoning requirements. The existing neighborhood on the west side of Gibbons Avenue is primarily split-level homes with detached garages built in the 1950's; however, 6 new single-family lots along Gibbons Avenue are expected to be developed with larger 2-story homes that will create a cohesive appearance on the east side of the street.

The overall style and character of the proposed new home will fit in well with the 2 previously approved homes on the south end of the subdivision. The front elevation is nicely designed and the third car garage is slightly recessed for an overall nice elevation facing Gibbons; however, the side elevations are large and flat, and lacking detail. Staff would suggest the following revisions:

1. The stone base should be continued around all sides of the home, or at least down the side wall of the garage on the right and partially down the left side wall.
2. The bracketed board and batten gable detail on the front elevation should be added to both side elevations.

Staff recommends approval of the proposed new home, with the revisions stated above.

Chair Eckhardt asked if there was any public comment on these two projects and there was no response from the audience.

Mr. Hautzinger presented comments Staff comments for 509 N. Gibbons. The petitioner is proposing to build a new 2-story home with a 3-car attached garage, which does comply with the R-3 zoning requirements. The overall style and character of the proposed new home will fit in well with the two previously approved homes on the south end of the subdivision. The front elevation is nicely designed and the third car garage is recessed for an overall nice elevation facing Gibbons; however, the side elevations are large and flat, and lacking detail. Staff recommends the following revisions:

1. Additional windows should be added to the side elevations.
2. Additional detailing should be added to the side elevations to match the character of the front elevation, such as:
    a. Arched window trim.

b. Window shutters.
c. Gable brackets.

3. The stone base should be continued around all sides of the home, or at least down the side wall of the garage on the left and partially down the right side wall.
4. The garage roof should be clipped or hipped to match the main roof.

Staff recommends approval of the proposed new home, with the revisions stated above.

Mr. VanDijk responded to Staff comments. He felt that adding windows to the side elevations would take away wall space for furniture in the bedrooms. He also felt that continuing the stone base around all sides of the homes was unnecessary since the homes back up to the church, and they intend on installing a fence behind all of the homes they build here. He was not opposed to clipping the garage roof to make it match the main roof.

Commissioner Fasolo commented on the proposed new home at 421 N. Gibbons. He agreed with Staff's suggestion to continue the stone base at least around the sides of the home; continue it across the garage on the right side elevation and to the second window on the left side elevation. He also agreed with the suggestion to continue the brackets and the board and batten at the gables on the sides as well. Regarding the proposed new home at 509 N. Gibbons, he agreed with Staff's suggestion to continue the stone base around the sides of the home; continue it to where the garage turns on the left side elevation, and to a breaking point that lines up with the windows on the right side elevation. He also agreed with the suggestion to clip the garage roof to match the main roof, and to add more details on the sides of the home such as gable brackets and shutters.

Commissioner Fitzgerald liked the colors being proposed for both homes, and he agreed with Staff's suggestion to carry the stone base around to at least the sides of the homes. He referenced the first home already built in this subdivision as a great example of how these two new homes will look when driving by. He wanted to see more details on the sides of the homes, especially the home at 509 N. Gibbons where the side elevations do not look like they belong with the front elevation. He also agreed with the suggestion to clip the garage roof to match the main roof on the home at 509 N. Gibbons.

Chair Eckhardt also agreed with Staff comments. Although the stone base did not need to go all the way around the home, he felt it should be carried partially down the sides of the homes as appropriately balanced. **Mr. VanDijk** clarified that a fence was only being added along the rear of the new homes. **Chair Eckhardt** also agreed with the suggestion to clip the garage roof on the home at 509 N. Gibbons and add more details on the side elevations. He suggested allowing Staff to review the revisions to be made for appropriateness and compliance with the comments made tonight.

Chair Eckhardt again asked if there was any public comment on these two projects and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *421 N. GIBBONS AVENUE.* THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 4/4/16, 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 CONTINUE THE STONE BASE AROUND THE SIDES OF THE HOME; DOWN THE LENGTH OF THE GARAGE ON THE RIGHT SIDE ELEVATION, AND TO A POINT THAT ALIGNS WITH THE WINDOW OR AN APPROPRIATE DISTANCE TO BE DETERMINED BY STAFF ON THE LEFT SIDE ELEVATION.**

2. **A REQUIREMENT TO ADD THE BRACKETED BOARD AND BATTEN GABLE DETAIL ON THE FRONT ELEVATION TO BOTH SIDE ELEVATIONS.**
3. **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 PETITIONER'S RESPONSIBILTY 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.**
4. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *509 N. GIBBONS AVENUE.* THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 4/4/16, 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 CONTINUE THE STONE BASE AROUND THE SIDES OF THE HOME; DOWN THE LENGTH OF THE GARAGE ON THE LEFT SIDE ELEVATION, AND TO A POINT THAT ALIGNS WITH THE FIRST WINDOW ON THE LEFT SIDE ELEVATION, TO BE REVIEWED WITH STAFF.**
2. **A REQUIREMENT TO ADD DETAILS ON THE SIDE ELEVATIONS THAT MATCH THE FRONT ELEVATION, TO INCLUDE WINDOW SHUTTERS, ARCHED WINDOW TRIM, AND GABLE BRACKETS AT THE ROOF, TO BE REVIEWED BY STAFF.**
3. **A REQUIREMENT TO CLIP THE ROOF OF THE THIRD CAR GARAGE TO MATCH THE MAIN ROOF.**
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, 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 RESPONSIBILTY 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 APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-048 – 1113 N. Princeton Ave.

Bill Weidner, representing *Weidner Design*, was present on behalf of the project.

Chair Eckhardt 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 demolish an existing single story home with an attached two car garage to allow construction of a new two story home with an attached three car garage. This project received zoning variation approvals on April 11, 2016 for a variation to allow a 13,178 sf lot to be buildable, where a minimum 15,000 sf lot is required; and a variation to allow a Floor Area Ratio (FAR) of 4,585 sf, where the maximum floor area allowed is 4,213 sf.

The existing neighborhood consists of a mix of single story and two story homes, with predominantly attached front loading garages. The overall aesthetic of the proposed design is a very classy, traditional design, and the single story roof line gives the home a very nice scale that helps the design to relate to adjacent single story homes. However, the concern with this design is that the proposed 3-car, side load garage pushes the main body of the house deep into the lot, behind the existing adjacent homes. The rear wall of the house is only 6" from the 30 foot rear setback line, and the front wall of the proposed house is near the back wall of the adjacent houses.

The surrounding homes are all aligned along the +/-40 foot front yard setback with the garages attached to the side and garage doors facing front. The main front wall of the proposed house is roughly 70 feet setback which is not in context with the neighborhood. The wide lot helps to reduce the impact of this issue, but a better arrangement would have the garage in a different configuration so that the front wall of the house can be aligned with the other homes on the block. Staff recommends the Design Commission evaluate the design of the proposed new home.

Mr. Weidner said that he understood the concern about the context of the neighborhood; however, the homeowners have been very specific about the proposed configuration of the side load 3-car garage, and he was unsure if they would be receptive to changing it.

Commissioner Fitzgerald really liked the home, which was elegant and beautiful, and he liked the colors as well. He referenced a similar new home located west of Forrest and north of Oakton with a 3-car sideload garage that is beautiful, and felt that this new home would be beautiful as well. He questioned whether all 3 garage doors would match and **Mr. Weidner** replied that they would.

Commissioner Fasolo liked the design of the new home and felt it would fit in well. He was not too concerned about how far it set back because all of the homes on the block set back that far. He also liked the side load garage versus a front load garage.

Chair Eckhardt was in favor of the proposed design. He referenced the home at 1221 W. Clarendon that has a large setback, as well as other homes on the block, and said that he was okay with the setback being proposed for the new home. He encouraged the petitioner to capitalize on the design of the courtyard driveway with either masonry borders or featured pieces. **Mr. Weidner** replied that although the landscape plan is still being developed, the intent is to add details to the courtyard space such as a paver circle in the center or edging details of some type. He added that they are still evaluating the condition of the existing tree in the front yard, which could result in the driveway being more centered.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED TEARDOWN AT *1113 N. PRINCETON AVENUE.* THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 4/22/16, 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 ADD SOME TYPE OF DETAILING ON THE DRIVEWAY TO MAKE IT A MOTOR-COURT FEEL, TO BE REVIEWED BY STAFF.**
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 PETITIONER'S RESPONSIBILTY 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.**
3. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEW

DC#16-045 – Greenbrier Condominiums – 2423 N. Kennicott Dr.

Joel Basil, representing the *Greenbrier Condominium Association*, and **Matt. Sopchyk** representing *Parvin-Clauss Sign Company*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

Mr. Hautzinger presented Staff comments. Greenbrier Condominiums is an existing 154 unit condominium community consisting of nine buildings on approximately 9.4 acres of land which was approved as a Planned Unit Development in 1968. At this time, the petitioner is proposing to replace three existing ground signs with three new ground signs in the same locations and of similar size as the existing signs. The three ground signs all face Kennicott Road which runs through the middle of the development. One sign per street frontage is allowed by code. Since the property exists on both sides of the street, one sign on each side of the street is permitted, but the third sign is not allowed. There is no permit history on file for the three existing signs which, per the petitioner, have existed for over 40 years.

The proposed signs will be constructed of painted acrylic lettering on a black aluminum panel mounted on a low decorative wall of faux stone. The signs will be externally illuminated. Overall, the proposed ground signs are nicely designed to fit on a residential street, and the signs will be a nice improvement to the existing, dated signage. The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as a need for a minimum of three signs to clearly identify the extent of the condominium community along Kennicott Road.

Staff has evaluated signage for similar multi-family developments throughout the Village, and there has been previous variations granted for increases in sign quantity, height, and square footage. Based on the comparison to similar developments, and previously approved variations, the overall ground sign area requested for Greenbrier Condominiums is modest. Two ground signs for a total of 50 sf would be permitted, where three ground signs totaling 40 sf is proposed. Table 3 in the Staff report shows a summary of ground signs at other multi-family developments in the Village.

Staff has no objection to the sign variation request and recommends approval by the Design Commission.

Mr. Basil said that currently there are 3 over 40 year old tired signs, which they are trying to upgrade the community with the new signs being proposed.

Commissioner Fasolo felt the new signs were a huge improvement to what currently exists, and he was in support of 3 signs. He questioned the faux stone material being proposed and its durability. The sign contractor replied that the faux stone is actually high density foam that will hold up under weather conditions. **Mr. Hautzinger** presented photos of similar examples and added that this material is an economical way of creating a nice stone look. **Commissioner Fasolo** was in support of the request.

Commissioner Fitzgerald felt the 3 proposed signs were a very nice replacement to the 3 existing signs on this long stretch of road.

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

PUBLIC COMMENT

A resident of Greenbrier Condominiums said that the 3 existing signs are in good condition and could be refreshed with new paint and new posts, instead of replacing. Their condominium Association Board previously talked about refreshing the existing signs; however, now the signs are being replaced and nobody on the Board has seen this

project and knows how much it will cost. **Chair Eckhardt** replied that Village approval of the sign variation request does not guarantee the 3 new signs will be built unless the condominium association approves them. The Village does not get involved in the Condominium Association. **Mr. Basil** said that the condominium association has already approved the 3 new signs and is now seeking approval from the Village.

Mr. Sopchyk stated that the existing signs are high density foam that have been there for 40 years.

Commissioner Fasolo asked if there would be ground lighting for the new signs and **Mr. Basil** said that each new sign would have an LED ground light.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATON REQUEST FOR *GREENBRIAR CONDOMINIUMS* LOCATED AT 2423 N. KENNICOTT DRIVE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS DATED 11/23/15 AND RECEIVED 4/15/16, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A VARIATION FROM CHAPTER 30, SECTION 30-203g, TO ALLOW A TOTAL OF 3 DEVELOPMENT IDENTIFICATION GROUND SIGNS, WHERE ONLY 2 SIGNS ARE ALLOWED.**
2. **A VARIATION FROM CHAPTER 30, SECTION 30-203g, TO ALLOW A 13.2 SF GROUND SIGN, WHERE 0 SF IS ALLOWED.**
3. **A VARIATION FROM CHAPTER 30, SECTION 30-302a, TO ALLOW GROUND SIGNS WITH SEPARATION DISTANCES OF APPROXIMATELY 312 FEET AND 420 FEET, WHERE 800 FEET OF SEPARATION IS REQUIRED BETWEEN GROUND SIGNS.**
4. **THIS REVIEW DEALS WITH 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 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.**

FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:30 P.M.

FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.

Item: Westgate Dental - 2900-2990 W. Euclid Ave. - DC#16-053

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new dental office building.

Recommendation

It is recommended that the Design Commission evaluate the proposed design for Westgate Dental Care to be located at 2900-2990 W. Euclid Avenue. This recommendation is based on the plans received 5/6/16, 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 relocating the main entry doors to the southwest corner of the curtainwall.

2. Consider adjusting the south facing wall areas to allow for an adequate wall sign to be located above the main entrance.

3. Consider changing the exterior material colors to a palette that will better coordinate with the existing Esplanade retail building.

4. Reduce the projection of the awnings and canopy so that they do not extend beyond two feet behind the curb line.

5. Omit the wood post under the entrance canopy.

6. All signage must meet code, Chapter 30.

7. 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	Type
Staff Report	Board or Commission Report
Elevations & Drawings	Exhibits
Photos of Surrounding Propeties	Exhibits
Site Plans	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Westgate Dental Care
Project Address:	2900-2990 W. Euclid Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	May 17, 2016

PETITIONER INFORMATION:

DC Number:	16-053
Petitioner Name:	Mike Latoria
Petitioner Address:	Latoria Bros. Construction Corp. 355 E. Potter Street Wood Dale, IL 60191
Meeting Date:	May 24, 2016

Requested Action(s):

1. Approval of the proposed architectural design for a new dental office building.

ANALYSIS

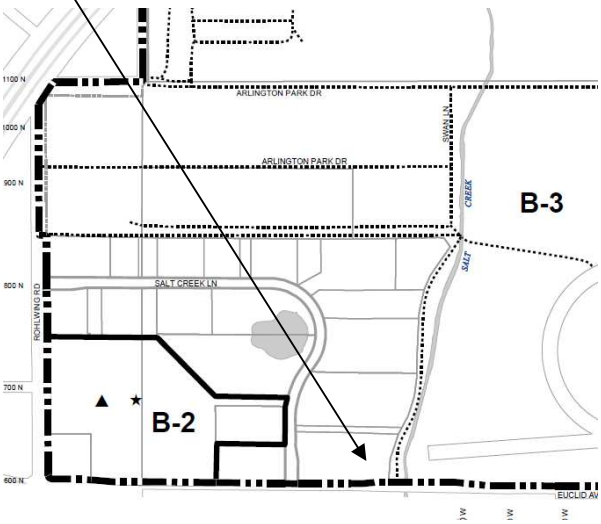
Summary:

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 build a new two-story dental office building, approximately 7,000 sf, at the east end of the existing Esplanade Retail Center site. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District. This proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development.

Site:

Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
North	B-3, General Service, Wholesale and Motor Vehicle District	Office Building
East	B-3, General Service, Wholesale and Motor Vehicle District	Arlington International Racecourse
South	Outside of Village Boundary (Rolling Meadows)	Single Family Residences
West	B-3, General Service, Wholesale and Motor Vehicle District	Office Building

Architectural Design:

The overall massing and scale of the proposed design fits very well with the existing Esplanade Retail Center sharing details such as flat roofs, varying wall heights, varying materials, varying wall planes, and horizontal awnings. Overall, the proposed exterior materials (EIFS, wood plank, stone, and glass) are a nice combination and work well together.

Concerns with the proposed design are as follows:

1. The main entrance is understated and is difficult to identify.
2. The signable wall area facing Euclid is restrictive to accommodate an adequate wall sign.
3. The earth tone of the exterior material package does not complement the bright colors used on the existing Esplanade building.
4. The horizontal awning above the curtainwall projects beyond the curb and into the drive aisle.
5. The wood post under the entry canopy is on the curb of the drive aisle, and it crowds the sidewalk.

Recommended revisions:

1. For a more prominent main entrance, consider relocating the main entry doors to the southwest corner of the curtainwall.
2. Consider adjusting the south facing wall areas to allow for an adequate wall sign to be located above the main entrance, which is limited to 25% of the wall area.
3. For a more cohesive development, consider changing the exterior material colors to a palette that will better coordinate with the existing Esplanade retail building.
4. Reduce the projection of the awnings and canopy so that they do not extend beyond two feet behind the curb line.
5. Omit the wood post under the entrance canopy.

Landscaping:

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping which will include requirements for landscaped parking islands and landscape screening of the parking area. The petitioner has already responded to preliminary Staff comments, and there are no major concerns with the proposed landscaping.

Trash Dumpster Enclosure:

A trash dumpster enclosure is proposed at the rear of the site and will be screened from view by a board-on-board wood fence.

Mechanical Screening:

The mechanical equipment is located on the roof, and it will be screened from view by continuous parapet walls. The petitioner will need to provide a site line diagram to confirm that the equipment will not be visible from the road. Parapet walls should be raised if necessary.

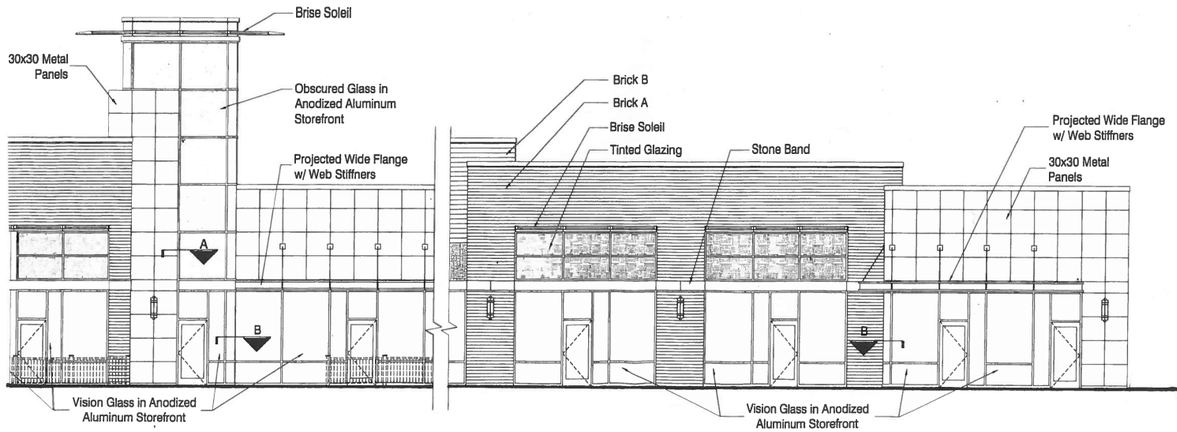
RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed design for *Westgate Dental Care* to be located at 2900-2990 W. Euclid Avenue. This recommendation is based on the plans received 5/6/16, 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 relocating the main entry doors to the southwest corner of the curtainwall.
2. Consider adjusting the south facing wall areas to allow for an adequate wall sign to be located above the main entrance.
3. Consider changing the exterior material colors to a palette that will better coordinate with the existing Esplanade retail building.
4. Reduce the projection of the awnings and canopy so that they do not extend beyond two feet behind the curb line.
5. Omit the wood post under the entrance canopy
6. All signage must meet code, Chapter 30.
7. 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.

_____ May 17, 2016
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-053

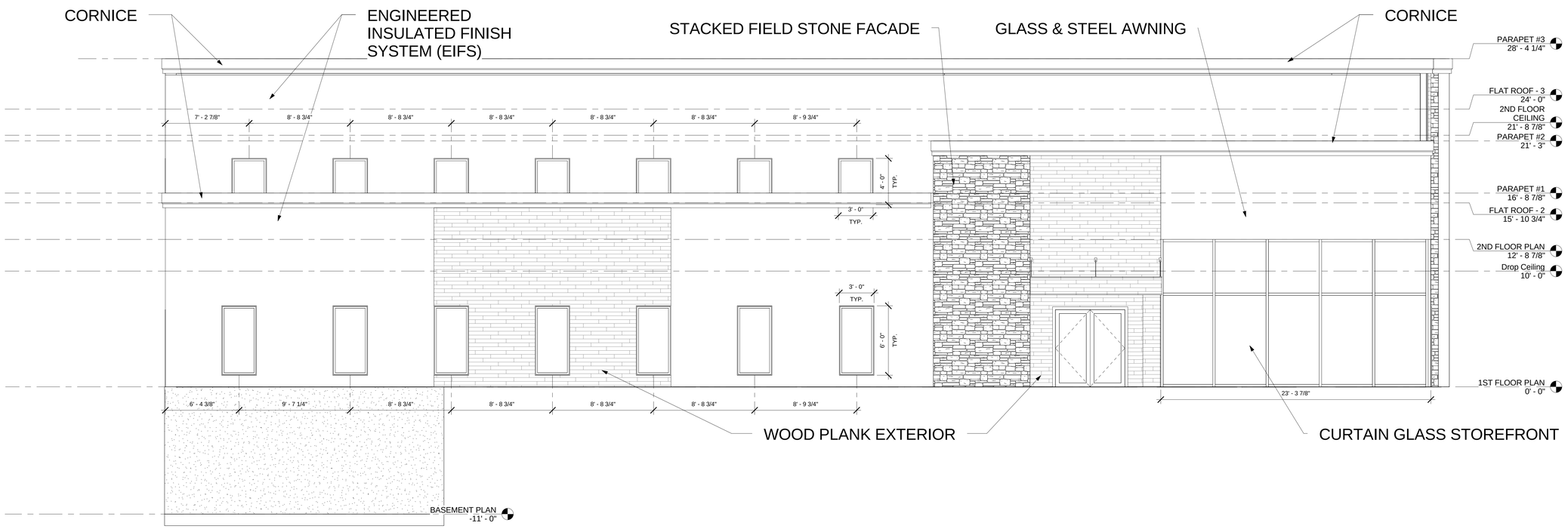


EXISTING ESPLANADE RETAIL BUILDING

PROPOSED WESTGATE DENTAL

CONTEXT ELEVATION

DO NOT SCALE



2 EAST
1/4" = 1'-0"

1 WEST
1/4" = 1'-0"

NOT FOR CONSTRUCTION

DESIGN ERGONOMICS INC.

PO Box 3630
767 Main Road
Westport MA 02790
508 636 3600

www.desergo.com

Consultant
Address
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No.	Description	Date

DR. PETER KICS
WESTGATE DENTAL

ARLINGTON HEIGHTS, IL

EXTERIOR ELEVATIONS

Project Number	KICS-2015
Date	4/28/16
Drawn By	GP
Checked By	PJL

A 2.0

Scale 1/4" = 1'-0"

4/28/2016 3:33:44 PM

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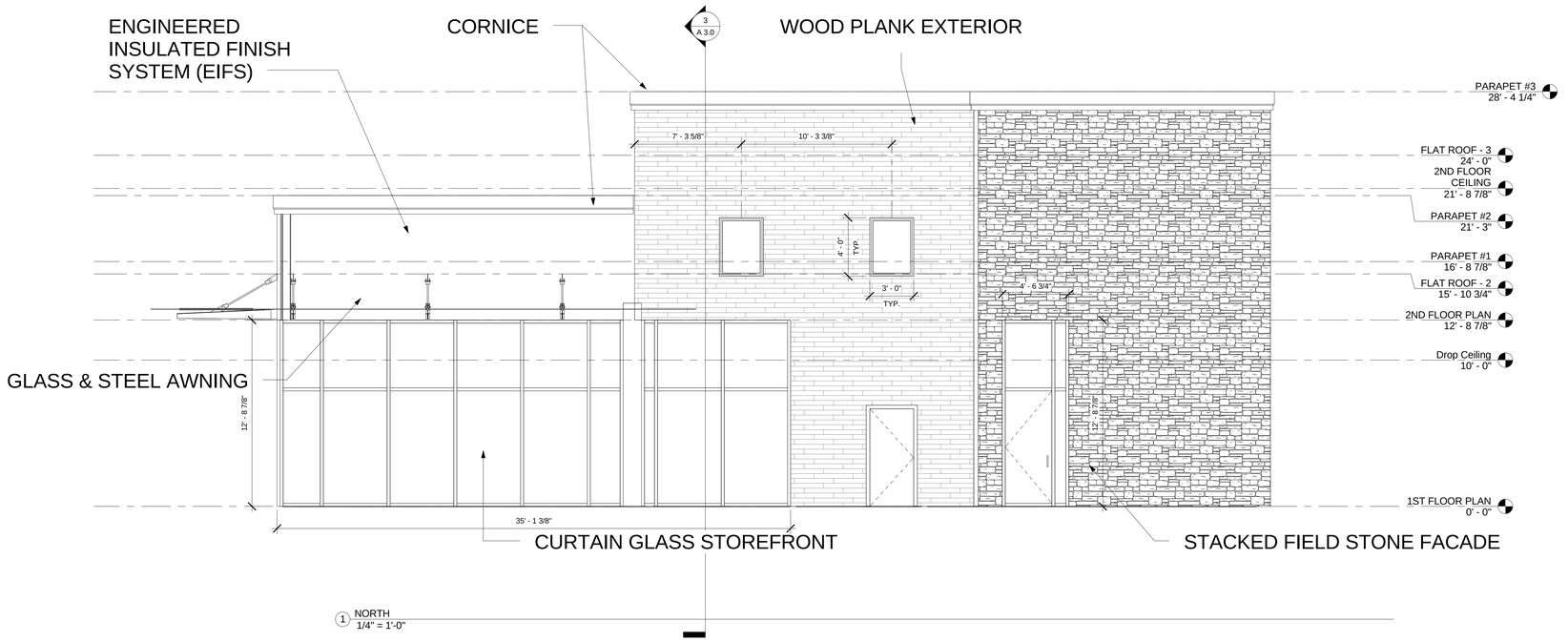
DO NOT SCALE



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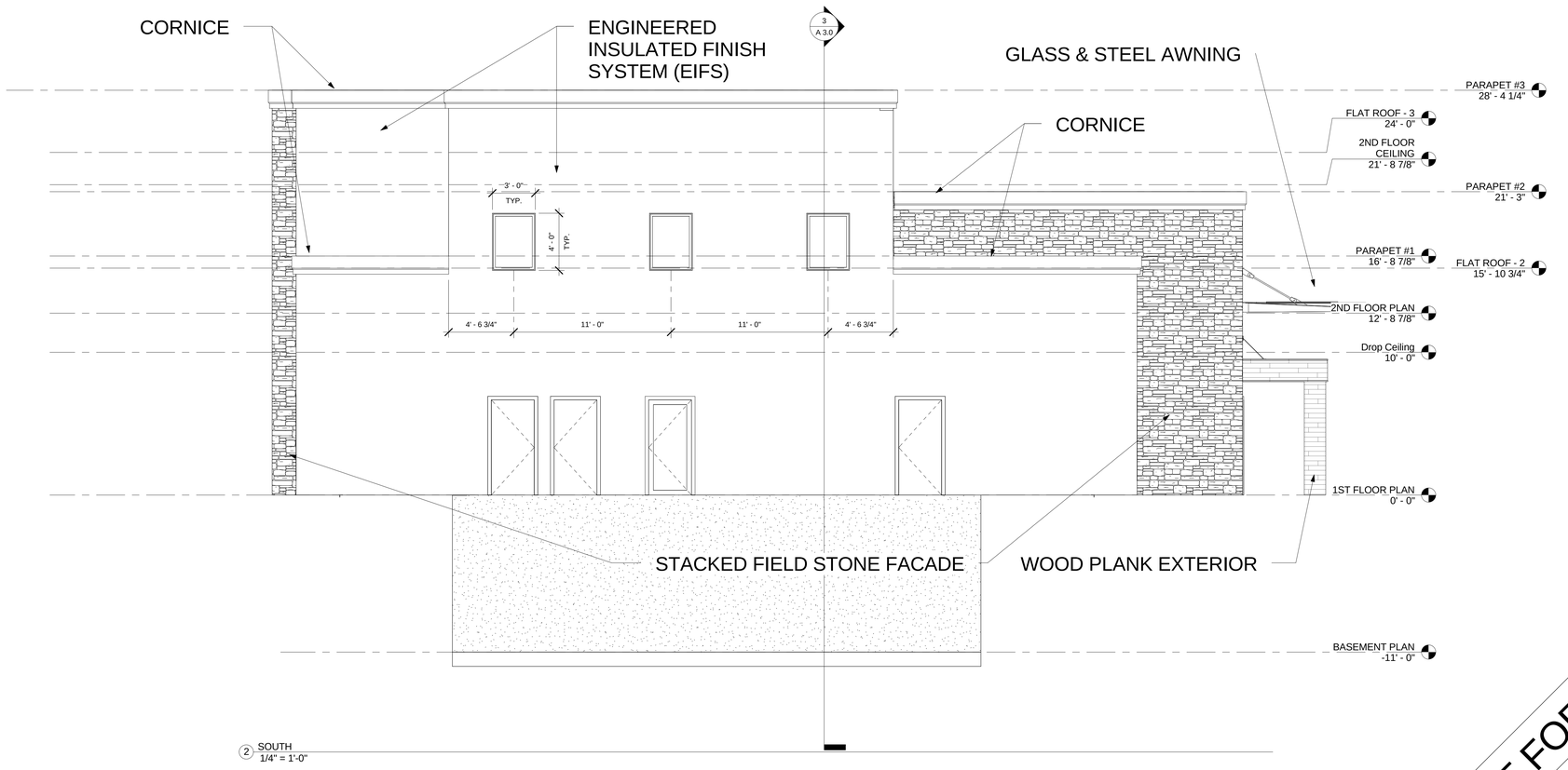

2 SOUTH
1/4" = 1'-0"

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No.	Description	Date

DR. PETER KICS
WESTGATE DENTAL

ARLINGTON HEIGHTS, IL

EXTERIOR ELEVATIONS

Project Number	KICS-2015
Date	4/28/16
Drawn By	GP
Checked By	PJL

A 2.1

Scale 1/4" = 1'-0"

4/28/2016 3:34:19 PM

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MATERIAL LIST

1. Petitioner Name:

2. Date: 5/2/16

3. Project: Westgate Dental Office

4. Location: 2920-2964 West Euclid Ave., Arlington Heights, IL 60005

Commercial/Retail/Condominium Building:

Brick:	Eldorado Stacked Stone in “Nantucket” finish
EIFS:	Sherman Willians Perfect Greige SW6073 in “Sandblast” finish
Siding:	NewTechWood Ultrashield in “Peruvian Teak” finish
Storefront:	“Clear Anodized” aluminum

**List of primary colors, textures and materials to be used.*

AREA EXHIBIT

Scale: 1"=60'

EXISTING RETENTION POND

N

ALEXIAN BROTHERS HEALTH SYSTEM

Ex. Parking Lot

Ex. Parking Lot

SALT CREEK LANE

ATRIUM II OFFICE BUILDING

(250' Boundary)

ARLINGTON DOWNS APARTMENTS

VACANT PARCEL
(FUTURE APARTMENT BUILDINGS SITE FOR ARLINGTON DOWNS)

Ex. Parking Lot

(250' Boundary)

SALT CREEK LANE

FULL ENTRANCE

Ex. Parking Lot

WESTGATE DENTAL PARCEL

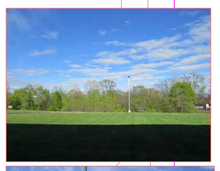
EXISTING DETENTION BASIN

(250' Boundary)

SALT CREEK

ARLINGTON PARK RACE TRACK PARKING

ESPLANADE CENTER



Consolidated Foods

OFFICE BUILDING

(250' Boundary)

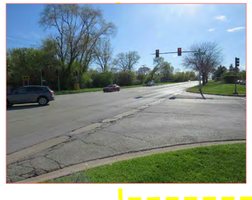
Ex. Parking Lot

RIGHT-IN RIGHT-OUT ENTRANCE

SALT CREEK

RACE TRACK ENTRANCE

EUCLID AVE.



(RESIDENTIAL NEIGHBORHOOD)

(250' Boundary)

FREEMONT STREET

FREEMONT STREET

SALT CREEK

THE CITY OF ROLLING MEADOWS - RESIDENTIAL

Esplanade Retail Center

Esplanade Retail Center

Esplanade Retail Center

Esplanade Retail Center

Esplanade Retail Center

Subject Site Looking North

Subject Site Looking South

Subject Site Looking East

Single Family Residences Across Euclid

Single Family Residences Across Euclid

Single Family Residences Across Euclid

Arlington Park Entrance - East of Subject Site

Office Building - West of Subject Site

Arlington Downs - west of Subject Site

Office Building to North

AREA EXHIBIT

Scale: 1"=60'

N

EXISTING RETENTION POND

ALEXIAN BROTHERS HEALTH SYSTEM

(250' Boundary)

ATRIUM II OFFICE BUILDING

ARLINGTON PARK RACE TRACK PARKING

ARLINGTON DOWNS APARTMENTS

VACANT PARCEL

(FUTURE APARTMENT BUILDINGS SITE FOR ARLINGTON DOWNS)

W Salt Creek Ln

SALT CREEK LANE

FULL ENTRANCE

WESTGATE DENTAL PARCEL

EXISTING DETENTION BASIN

(250' Boundary)

SALT CREEK

OFFICE BUILDING

(250' Boundary)

ESPLANADE CENTER

RIGHT-IN RIGHT-OUT ENTRANCE

RACE TRACK ENTRANCE

EUCLID AVE.

THE CITY OF ROLLING MEADOWS RESIDENTIAL NEIGHBORHOOD

(250' Boundary)

FREEMONT STREET

FREEMONT STREET

SALT CREEK

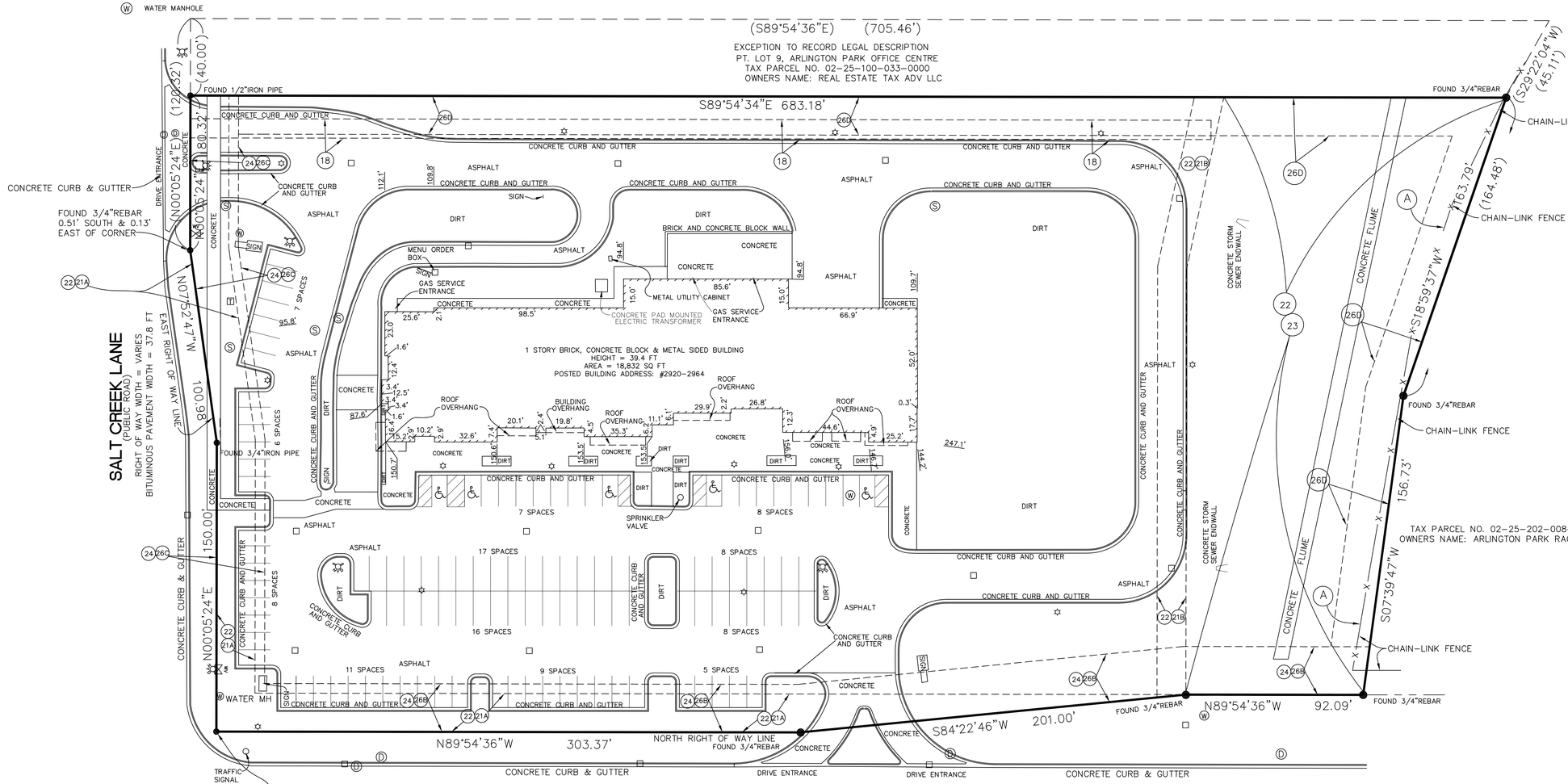
ALTA/ACSM LAND TITLE SURVEY

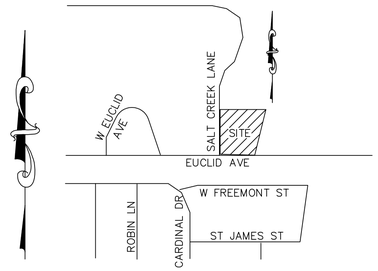
SURVEYOR INFORMATION

Sarko Engineering Inc.
ILLINOIS AND WISCONSIN
Professional Land Surveyors
847 Highway JG
Mt. Horeb, WI 53572
Phone: (608) 832-6297
Fax: (608) 832-6349
E-mail: rsarko@mhtc.net

LEGEND

- MONUMENT SET AS NOTED
- MONUMENT FOUND AS NOTED
- POWER POLE
- OHP — OVERHEAD POWER
- X.X' — DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
- (D) — STORM SEWER MANHOLE
- (S) — SANITARY SEWER MANHOLE
- WATER VALVE
- (W) — WATER MANHOLE
- (A) — DENOTES ENCROACHMENTS
- (#) — CORRESPONDES TO SCHEDULE B
- GR — GROUND LIGHT
- LIGHT POLE
- (XX.XX) DENOTES RECORDED AS DISTANCES
- FIRE HYDRANT
- STORM SEWER INLET
- (T) — TELEPHONE PEDESTAL





VICINITY MAP

NOT TO SCALE

RECORD LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 150.00 FEET TO A FOUND 3/4" IRON PIPE; THENCE NORTH 07 DEGREES 52 MINUTES 47 SECONDS WEST, 100.98 FEET TO A PROPERTY CORNER LYING 0.51 FEET NORTH AND 0.13 FEET WEST OF A FOUND 3/4" REBAR; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST, 80.32 FEET TO A FOUND 1/2" IRON PIPE; THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 683.18 FEET TO A SET 3/4" REBAR; THENCE SOUTH 18 DEGREES 59 MINUTES 37 SECONDS WEST, 163.79 FEET TO A SET 3/4" REBAR; THENCE SOUTH 07 DEGREES 39 MINUTES 47 SECONDS WEST, 156.73 FEET TO A SET 3/4" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, 92.09 FEET TO A SET 3/4" REBAR; THENCE SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST, 201.00 FEET TO A SET 3/4" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, 303.37 FEET TO A FOUND 1/2" IRON PIPE AT THE POINT OF BEGINNING.

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 1401 008893510 D2 bearing an effective date of April 9, 2012.

ZONING DATA

This office has not been provided with the applicable zoning information for the subject property by the insurer pursuant to Table A Item 6(b).

APPARENT ENCROACHMENTS:

(A) A chain link fence encroaches from 0.7 to 8.5 feet West of the East property line onto the subject property.

EUCLID AVENUE

(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES
BITUMINOUS PAVEMENT WIDTH = 67.7 FT

NOTES CORRESPONDING TO SCHEDULE B

(17) An Ordinance Granting Special Use Permits for a Restaurant with a Drive Through recorded Febryart 13, 2008 as Document Number 0804431045 and recorded October 26, 2009 as Document Number 0929918005. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(18) A 10.00 foot wide Gas Main Eaement recorded March 27, 2009 as Document Number 0908610015. This item is plotted hereon and does affect the subject property.

(19) Estoppel Agreement recorded June 7, 1979 as Document Number 24993673. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(20) Estoppel Agreement recorded May 23, 1980 as Document Number 25466763. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(21A) A 20.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(21B) A 15.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(22) Easements for Public Utilities over those portions of the land noted in Exception Item No. 12A and 12B, as shown on plat of Arlington Park Office Centre recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(23) A Detention and Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(24) A 25.00 foot Building Setback Line recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(25) Letter by the Illinois Department of Transportation, Division of Water Resources, appended to the plat recorded May 23, 1980 as Document Number 25466742 which states that portions of Lot 9 and other property are subject to flood risk. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property. We note the current FEMA Flood Plain Map for the subject property dated August 19, 2008 depicts no portion of the subject property lies within a special flood hazard area.

(26A) Terms, Covenants, Conditions, Restrictions and Provisions contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286, and Assignment and Assumption of Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded July 1, 1981 as Document Number 2590872, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded as Document Number 27310484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(26B) A 25.00 foot Building Setback line along Euclid Avenue contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

(26C) A 25.00 foot Building Setback line along the street side yard contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

(26D) A 20.00 foot Building Setback line along the side and rear yards contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map,Community Panel No. 17031C 0184 J 8-19-2008 and is not in a Special Flood Hazard Area. By telephone call dated 6-21-2012 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

MISCELLANEOUS NOTES

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. No monuments shown have identification numbers.
4. There was no observable evidence of earth moving work, building construction or building additions within recent months.
5. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
6. There was no observable evidence of recent street or sidewalk construction or repairs.
7. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
8. The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
9. Access to a dedicated public right of way is observed by the drive entrances to and from Euclid Avenue and Salt Creek Lane as shown hereon.

BASIS OF BEARINGS:

All bearings are referenced to the West portion of the South line of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois recorded May 23, 1980 as Document Number 25466742, having a recorded bearing of N89 degrees 54'36"W.

LOT AREA:

203,595 square feet
4.6739 acres

PARKING NOTE:

110 Regular stalls
5 Handicap stalls

SURVEYOR'S CERTIFICATION

TO: Chicago Title Insurance Company; Stonestreet Esplanade, LLC; and Bridgeview Bank Group

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on June 21, 2012.

Roland Sarko

Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2012
Date of Survey: 6-21-2012
Date of Last Revision: 6-28-2012

ILLINOIS ROLAND F. SARKO 035-2401 MT. HOREB, WI PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SHEET 1 OF 1

PREPARED FOR:
MUCH SHELIST, P.C.
191 NORTH WACKER DR. SUITE 1800
CHICAGO, IL 60606

PREPARED BY:
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN PROFESSIONAL LAND SURVEYORS
847 HIGHWAY JG, M.T. HOREB, WI PH: (608)832-6297 FAX: (608)832-6349
EMAIL: RSARKO@MHTC.NET

DRWN BY: VPS	REVISION 1: 6-28-2012 COMMENTS
APRVD BY: RFS	REVISION 2:
DATE: 6-21-2012	
SCALE 1"=30'	
PROJECT ADDRESS: 3020 SALT CREEK LANE	
PROJECT LOCATION: ARLINGTON HEIGHTS, IL	
PROJECT NAME: SALT CREEK PROJECT	
JOB NUMBER: 42008	

PDF created with pdfFactory trial version www.pdffactory.com

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR INFORMATION
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN
Professional Land Surveyors
847 County Road JG
Mt. Horeb, WI 53572
Phone: (608) 832-6428
Fax: (608) 848-3859
E-mail: rsarko@tds.net

LEGEND

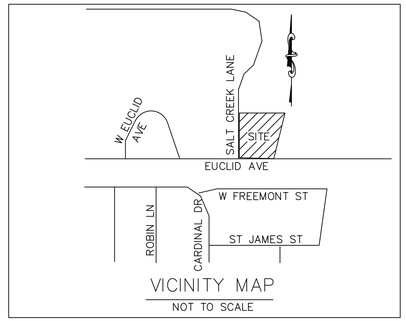
- MONUMENT SET AS NOTED
- MONUMENT FOUND AS NOTED
- POWER POLE
- OHP OVERHEAD POWER
- X.X' DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
- (D) STORM SEWER MANHOLE
- (S) SANITARY SEWER MANHOLE
- WATER VALVE
- (W) WATER MANHOLE
- (#) DENOTES ENCROACHMENTS
- (A) CORRESPONDES TO SCHEDULE B
- GR GROUND LIGHT
- LIGHT POLE
- (XX.XX) DENOTES RECORDED AS DISTANCES
- FIRE HYDRANT
- STORM SEWER INLET
- (T) TELEPHONE PEDESTAL

ZONING DATA

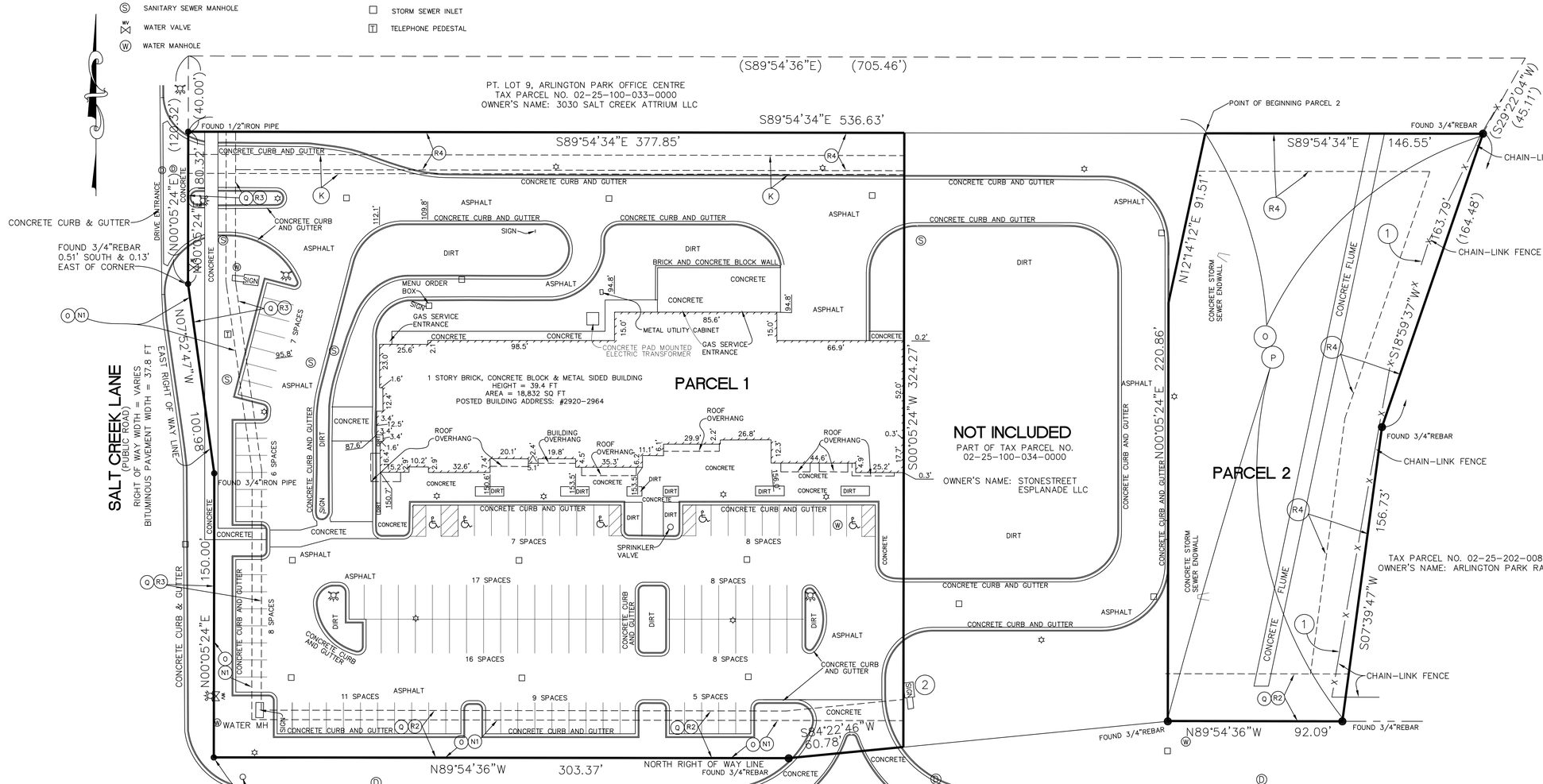
This office has not been provided with the applicable zoning information for the subject property, by the insurer, pursuant to Table A Item 6(b).

APPARENT ENCROACHMENTS:

1. A chain link fence encroaches from 0.7 to 8.5 feet West of the East line of Parcel 2 onto the subject property.
2. A sign encroaches from 0.0 to 5.9 feet East of the East line of Parcel 1 onto the adjacent property to the East.



VICINITY MAP
NOT TO SCALE



EUCLID AVENUE

(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES
BITUMINOUS PAVEMENT WIDTH = 67.7 FT

RECORD LEGAL DESCRIPTION

PARCEL 1:

PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 00 DEGREES, 05 MINUTES, 24 SECONDS EAST 150.00 FEET, THENCE NORTH 07 DEGREES, 52 MINUTES, 47 SECONDS WEST 100.98 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 80.32 FEET, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 377.85 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 24 SECONDS WEST 324.27 FEET, THENCE SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST 60.78 FEET, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST 303.37 FEET TO THE POINT OF BEGINNING

PARCEL 2:

PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 150.00 FEET, THENCE NORTH 07 DEGREES, 52 MINUTES, 47 SECONDS WEST 100.98 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 80.32 FEET, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 536.63 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 146.55 FEET, THENCE SOUTH 18 DEGREES 59 MINUTES, 37 SECONDS WEST 163.79 FEET, THENCE SOUTH 07 DEGREES 39 MINUTES 47 SECONDS WEST 156.73 FEET, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST 92.09 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 220.86 FEET, THENCE NORTH 12 DEGREES 14 MINUTES 12 SECONDS EAST 91.51 FEET TO THE POINT OF BEGINNING

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 16002966WF bearing an effective date of February 3, 2016.

NOTES CORRESPONDING TO SCHEDULE B

- (J) An Ordinance Granting Special Use Permits for a Restaurant with a Drive Through recorded Febryart 13, 2008 as Document Number 0804431045 and recorded October 26, 2009 as Document Number 0929918005. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- (K) A 10.00 foot wide Gas Main Eaement recorded March 27, 2009 as Document Number 0908610015. This item is plotted hereon and does affect the subject property.
- (L) Estoppel Agreement recorded June 7, 1979 as Document Number 24993673. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- (M) Estoppel Agreement recorded May 23, 1980 as Document Number 25466763. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- (N1) A 20.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- (N2) A 15.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is not plotted hereon as it does not affect the subject property.
- (O) Easements for Public Utilities as shown on plat of Arlington Park Office Centre recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- (P) A Detention and Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- (Q) A 25.00 foot Building Setback Line recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- (R1) Terms, Covenants, Conditions, Restrictions and Provisions contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286, and Assignment and Assumption of Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded July 1, 1981 as Document Number 2590872, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded as Document Number 27310484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- (R2) A 25.00 foot Building Setback line along Euclid Avenue contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- (R3) A 25.00 foot Building Setback line along the street side yard contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- (R4) A 20.00 foot Building Setback line along the side and rear yards contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map,Community Panel No. 17031C 0184 J, which bears an effective date of 8-19-2008 and is not in a Special Flood Hazard Area. By telephone call dated 2-19-2016 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

MISCELLANEOUS NOTES

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. There was no observable evidence of earth moving work, building construction or building additions within recent months.
4. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
5. There was no observable evidence of recent street or sidewalk construction or repairs.
6. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
8. Access to a dedicated public right of way is observed by the drive entrances to and from Euclid Avenue and Salt Creek Lane as shown hereon.
9. On the date of this survey, no loading docks or loading berths were observed on the subject property.

BASIS OF BEARINGS:

All bearings are referenced to the West portion of the South line of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois recorded May 23, 1980 as Document Number 25466742, having a recorded bearing of North 89 degrees 54'36" West.

LOT AREA:

Parcel 1:

121,829 square feet
2.7968 acres

Parcel 2:

36,633 square feet
0.8410 acres

PARKING NOTE:

Parcel 1:

110 Regular stalls
5 Handicap stalls

Parcel 2:

0 Regular stalls
0 Handicap stalls

SURVEYOR'S CERTIFICATION

TO: West Town Bank & Trust; Chicago Title Insurance Company; and Stonestreet Esplanade, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 14, 16, 17 and 18 of Table A thereof. The field work was completed on February 19, 2016.

Roland Sarko
Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2016
Date of Survey: 2-19-2016
Date of Last Revision: 2-23-2016

ILLINOIS ROLAND F. SARKO MT. HOREB, WI 35-2401 PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SHEET 1 OF 1

PREPARED FOR:
FIRSEL ROSS
2801 LAKESIDE DR. SUITE 207
BANNOCKBURN, IL 60015-1200

PREPARED BY:
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN PROFESSIONAL LAND SURVEYORS
847 COUNTY ROAD JG MT. HOREB, WI 53572 (608)832-6428 FAX (608)848-3859
EMAIL: RSARKO@TDS.NET

DRWN BY: VPS	REVISION 1:
APRVD BY: RFS	
DATE: 2-19-2016	REVISION 2:
SCALE 1"=30'	
PROJECT ADDRESS: 3020 SALT CREEK LANE	
PROJECT LOCATION: ARLINGTON HEIGHTS, IL	
PROJECT NAME: SALT CREEK PROJECT	
JOB NUMBER: 42753	

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DEMOLITION LEGEND

- (BR) Bituminous Conc. Pavement Removal–Full Depth & Offsite Disposal
  NOTE: DURING PHASE 1 CONSTRUCTION MAINTAIN EXISTING EAST DRIVE UNTIL NEW "WEST DRIVE/AISLE IS CONSTRUCTED.
- (Q) Tree & Stump – Removal & Off–site Disposal
- (R) Concrete Curb & Gutter – Removal & Off–site Disposal
- (S) Concrete Walk – Removal & Off–site Disposal
- (T) Light Pole w/ Base – Removal & Relocation

0 10' 20'
SCALE: 1"=20'
N

LEGEND

EXISTING / PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Inlet
- Down Spout
- Water Main & Services
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Power Pole
- Overhead Electric Wires
- Spot Grade (97.28 Pavement or Grade)
- Contour
- Drainage Arrow
- Neenah From & Lid No.
- Structure Size "d"
- Type
- Structure No.—"I-A" ("R-1772-B")
- Rim Elevation
- Invert Elevation

TOPOGRAPHIC SURVEY
DAVID BYRCROFT,PLS
NORMAN J. TOBERMAN & ASSOCIATES, LLC
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439–8225
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AS-BUILT SURVEY
SARKO ENGINEERING, INC.
847 HIGHWAY JG
MT. HOREB, WI
(JOB NUMBER–41249)
PHN: (608) 832–6297

PROJECT CONTRACTOR
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DESIGN FIRM NO: 184005910
EXPIRES: 04–30–19

No.	Date	Revision
1	12/01/15	VAH Concept Review
2	1/8/16	NEW ARCH. PLANS
3	1/13/16	ALTERNATE DESIGN WITH LARGER SOUTH PARKING LOT
7	3/17/16	FOR INTERNAL REVIEW ADHEAD OF PLAN COM. MTG.
8	4/27/16	FOR PLAN COMMISSION SUBMIT

050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/17

PROPOSED WESTGATE DENTAL FACILITY

2920–2964 WEST EUCLID AVE.
ARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

DEMOLITION & EXISTING TOPOGRAPHY PLAN

Sheet No.
C-2
Plot Date: 3–17–2016 CJT

EXISTING ESPLANADE SHOPPING CENTER PARKING

–FRONT PARKING LOT	
97 SPACES	
5 A.D.A. SPACES	
102 SUB–TOTAL	
–WEST PARKING LOT	
13 SPACES	
–REAR PARKING LOT	
32 SPACES	
TOTAL EXIST. SPACES	147
REQUIRED EXIST. SPACES	128

SALT CREEK LANE

EUCLID AVENUE (CCHD)

South Limits of Village of Arlington Heights
North Limits of City of Rolling Meadows

REVISED/DEDICATED ESPLANADE SHOPPING PARKING

EXISTING SHOP. CENTER PARKING =	147
ADD 2 NEW SOUTH LOT STALLS =	2
	149
LESS EAST REAR PARKING PROVIDED TO WESTGATE	−9
TOTAL =	140 (RESULTS IN NET LOSS OF 7 SPACES)
VAH REQUIRED PER CODE =	128 (PER VAH TABULATION W/O WESTGATE)
BASED ON VAH CODE ESPLANADE SURPLUS =	12 (SEE PARKING & TRAFFIC REPORT)

COMBINED ESPLANADE & WESTGATE DENTAL PARKING

PROPOSED PARKING =	64 (61 REGULAR + 3 ADA)
PROPOSED ESPLANADE =	140 (135 REGULAR + 5 ADA)
TOTAL AUTOMOBILE PARKING =	204
VS. REQUIRED AUTOMOBILE PARKING =	175
→SURPLUS AUTOMOBILE PARKING =	29 CARS←

PROPOSED PARKING LOT SUMMARY

WESTGATE DENTAL EMPLOYEE NORTH LOT: 18 STALLS
WESTGATE DENTAL EMPLOYEE WEST LOT: 12 STALLS
WESTGATE DENTAL CUSTOMER SOUTH PARKING LOT: 34 STALLS
TOTALS: 64 STALLS

PROPOSED AUTOMOBILE PARKING = 61 SPACES + 3 A.D.A.
TOTAL = 64 SPACES

VS.

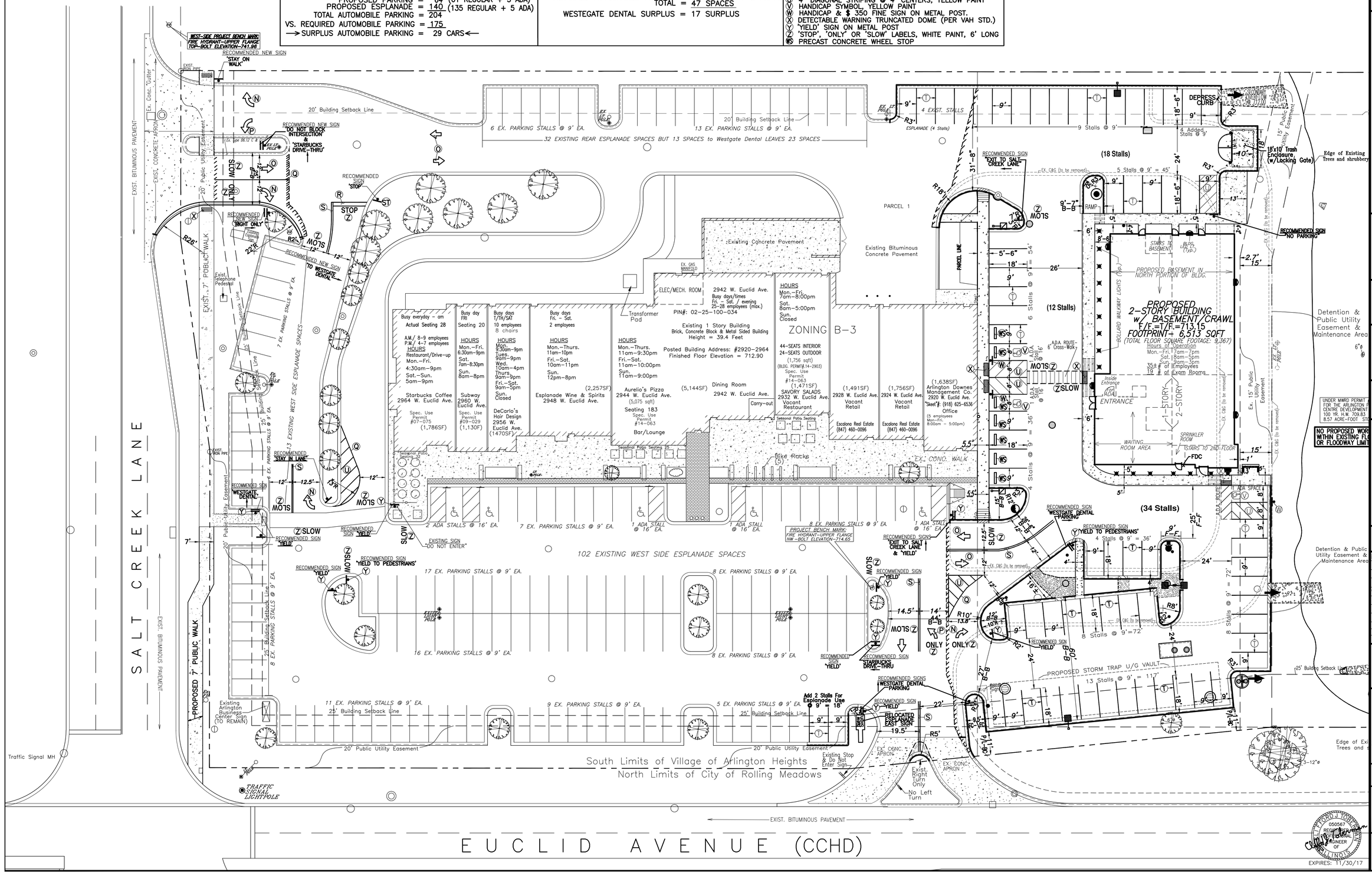
REQUIRED AUTOMOBILE PARKING = 45 SPACES + 2 A.D.A.
TOTAL = 47 SPACES

WESTEGATE DENTAL SURPLUS = 17 SURPLUS

SIGN & STRIPING LEGEND

(N) ARROW – RIGHT TURN, WHITE PAINT, 6 FOOT LONG
(O) ARROW – STRAIGHT, WHITE PAINT, 6 FOOT LONG
(P) ARROW – LEFT TURN, WHITE PAINT, 6 FOOT LONG
(Q) 6" LANE LINE, WHITE PAINT
(R) 24" STOP LINE, WHITE PAINT
(S) 6" DOUBLE–LANE DIVIDE LINE, YELLOW PAINT
(ST) 'STOP' SIGN ON METAL POST
(T) 4" PARKING LINE, YELLOW PAINT
(U) 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
(V) HANDICAP SYMBOL, YELLOW PAINT
(W) HANDICAP & $ 350 FINE SIGN ON METAL POST.
(X) DETECTABLE WARNING TRUNCATED DOME (PER VAH STD.)
(Y) 'YIELD' SIGN ON METAL POST
(Z) 'STOP', 'ONLY' OR 'SLOW' LABELS, WHITE PAINT, 6' LONG
(WS) PRECAST CONCRETE WHEEL STOP

NOTE:
ALL HANDICAP SIGNAGE MUST COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATIONS.



0 10' 20'
SCALE: 1"=20'
N

LEGEND

EXISTING / PROPOSED

Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Power Pole
Overhead Electric Wires
Spot Grade (667.28 Pavement or Ground)
Contour 676
Drainage Arrow
Neenah Frame & Lid No.
Structure Size "d"
Type
Structure No.: 1–A (48") R–1772–B
Rim Elevation (676.40 / 676.90)
Invert Elevation (674.19)

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DESIGN FIRM NO: 184005910
EXPIRES: 04–30–17

No.	Date	Revision
1	12/01/15	VAH Concept Review
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3	1/13/16	ALTERNATE DESIGN WITH LARGER SOUTH PARKING LOT
4	1/28/16	INTERNAL REVIEW
5	2/15/16	NEW BLDG. PRINT
6	2/17/16	for internal review
7	3/10/16	for VAH STAFF REV.
8	4/27/16	FOR PLAN COMMISSION SUBMIT

PROPOSED WESTGATE DENTAL FACILITY

2920–2964 WEST EUCLID AVE.
ARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

SIGN & STRIPING PLAN

Sheet No.
C-4
Plot Date: 4–27–2016

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/17

PLANT LIST

QUANTITY	COMMON NAME	SIZE
12	Skyline Honeylocust	4" caliper
~~6~~	~~Riverbirch Heritage~~	~~10-12'~~
9	Sargent Crab Clump	2.5" caliper
3	Serviceberry 'Autumn Brilliance	7/8'
18	Gro Low Sumac	5G
16	Cranberry Cotoneaster	5G
69 ~~34~~	Black Chokeberry 'Irquois Beauty'	5G
39	Hydrangea 'Little Lime'	5G
9	Sweetspire 'Little Henry'	5G
29	Juniper Andorra	3G
34	Spirea 'Goldflame'	3G
40 Flats	Purple Leaf Wintercreeper	
64	Switch Grass 'Carousel'	1G
60	Perennial Grass Prairie Dropseed	1G
6	Emerald Luster Maple	2.5" caliper
33	Miss Kim Korean Lilac	5G

WESTGATE DENTAL

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fx 630-766-9902
cell 630-207-9800
www.latoriaconstruction.com

DESIGNED BY:
MARLA SGARBOSSA
RUFF LANDSCAPING
~~FEBRUARY 19, 2016~~
~~REV. 2~~
APRIL 27, 2016
REV. 3

TREE SURVEY TABLE

TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
100	ELM	10"	AVERAGE	YES
101	ELM	6"	AVERAGE	
102	ELM	7"	AVERAGE	
103	CRABAPPLE	2"	GOOD	
104	ELM	8"	GOOD	YES
105	MAPLE	6"	AVERAGE	
106	MAPLE	6"	GOOD	YES
107	ELM	12"	AVERAGE	
108	ELM	12"	AVERAGE	
109	ELM	12"	AVERAGE	
110	MAPLE	6"	GOOD	YES
111	MAPLE	4"	GOOD	YES

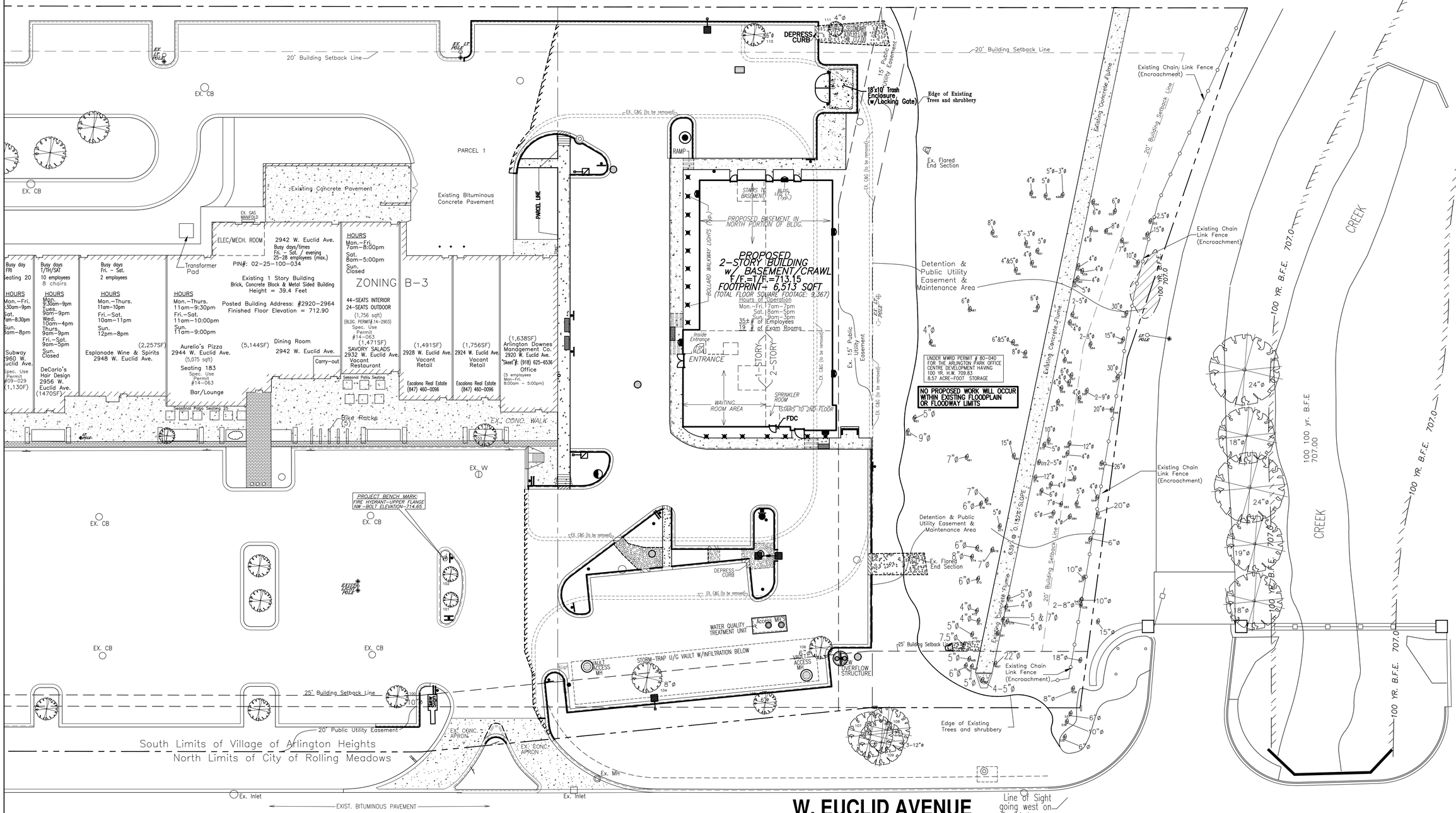
TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
465	MULBERRY	4"&5"	POOR	YES
466	BUCKTHORN	6"	POOR	YES
467	SIBERIAN ELM	5"	POOR	YES
468	ASH	5"	DEAD	YES
469	ASH	7.5"	DEAD	YES
470	ASH	5"	DEAD	YES
471	ASH	4"	DEAD	YES
472	ASH	4"	DEAD	YES
473	ASH	6"	DEAD	YES
474	ASH	8"	DEAD	YES
475	CRAB APPLE	6"	POOR	YES
476	ELM	7"	POOR	YES
477	ASH	5"	DEAD	
478	ASH	7"	DEAD	YES
479	ASH	6"	DEAD	YES
480	COTTON WOOD	15"	POOR	
481	CRAB APPLE	7"	POOR	YES
482	SIBERIAN ELM	4"	POOR	YES

TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
483	ASH	5"	DEAD	YES
484	SIBERIAN ELM	9"	POOR	YES
485	ASH	5"&6"	DEAD	
486	AMERICAN ELM	8"	POOR	
487	AMERICAN ELM	6"	POOR	
488	ASH	6"	DEAD	
489	BRADFORD PEAR	4"&5"	POOR	
490	ASH	4"	DEAD	
491	BRADFORD PEAR	5"	POOR	
492	BRADFORD PEAR	3"&6"	POOR	
493	BRADFORD PEAR	8"	POOR	
494	BRADFORD PEAR	4"	POOR	
495	ASH	5"	DEAD	
496	ASH	3"&5"	POOR	
497	SIBERIAN ELM	22"	POOR	YES
535	ARBOR VITAE	6"	POOR	
536	ARBOR VITAE	10"	POOR	
537	ARBOR VITAE	6"	POOR	

TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
538	ARBOR VITAE	8"	POOR	
539	SIBERIAN ELM	2"&8"	AVERAGE	
540	SIBERIAN ELM	10"	AVERAGE	
541	MULBERRY	10"	POOR	
542	HACKBERRY	6"	POOR	
543	SIBERIAN ELM	20"	POOR	
544	SIBERIAN ELM	6"	DEAD	
545	SIBERIAN ELM	26"	POOR	
546	MULTI-STEM MULBERRY	20"	POOR	
547	MULTI-STEM MULBERRY	30"	POOR	
548	MULTI-STEM MULBERRY	15"	POOR	
549	MULTI-STEM MULBERRY	30"	POOR	
550	MULTI-STEM MULBERRY	10"	POOR	
551	SIBERIAN ELM	15"	POOR	
552	SIBERIAN ELM	25"	POOR	
553	BRADFORD PEAR	6"	POOR	
554	BRADFORD PEAR	6"	POOR	
555	BRADFORD PEAR	8"	POOR	

TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
556	AMERICAN ELM	4"	POOR	
557	BRADFORD PEAR	7"	POOR	
558	ASH	4"	DEAD	
559	ASH	4"	DEAD	YES
560	ASH	4"	DEAD	YES
561	ASH	5"	DEAD	YES
562	ELM	2"&5"	DEAD	
563	SIBERIAN ELM	4"	DEAD	
564	SIBERIAN ELM	2"-8"	DEAD	
565	BUCKTHORN	5"	DEAD	
566	SIBERIAN ELM	5"	POOR	
567	SIBERIAN ELM	6"	DEAD	
568	SIBERIAN ELM	4"	DEAD	
569	SIBERIAN ELM	4"	DEAD	
570	SIBERIAN ELM	3"	POOR	
571	3-STEM ELM	10"	DEAD	
572	ASH	5"	DEAD	
573	ASH	2"&5"	DEAD	

TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
574	MULTI-STEM BUCKTHORN	12"	POOR	
575	SIBERIAN ELM	4"	POOR	
576	SIBERIAN ELM	6"	POOR	
577	MULBERRY	5"	POOR	YES
578	ASH	4"&10"	DEAD	YES
579	ASH	4"	DEAD	YES
580	SILVER POPLAR	7"&15"	AVERAGE	YES
581	ASH	6"	DEAD	YES
582	SIBERIAN ELM	6"	POOR	
583	SIBERIAN ELM	7"	POOR	
584	BUCKTHORN	4"	POOR	
585	BRADFORD PEAR	5"	POOR	
586	BUCKTHORN	5"	POOR	
587	BRADFORD PEAR	4"	POOR	
588	MULT-STEM SIB. ELM	12"	POOR	
589	ASH	4"	DEAD	
590	SIBERIAN ELM	2-9"	DEAD	



0 10' 20'

SCALE: 1"=20'

N

LEGEND

EXISTING / PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin
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- Down Spout
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DESIGN FIRM NO: 184005910
EXPIRES: 04-30-17

No.	Date	Revision
1	12/01/15	VAH Concept Review
2	2/2/16	ADDED TREE PRESERVATION PLAN

PROPOSED WESTGATE DENTAL FACILITY

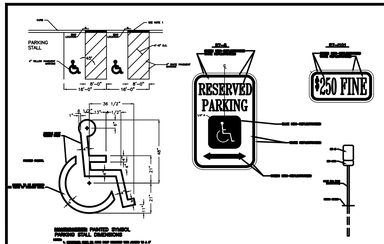
2920-2964 WEST EUCLID AVE.
ARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

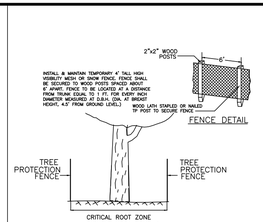
TREE PRESERVATION PLAN

Sheet No.
T-1

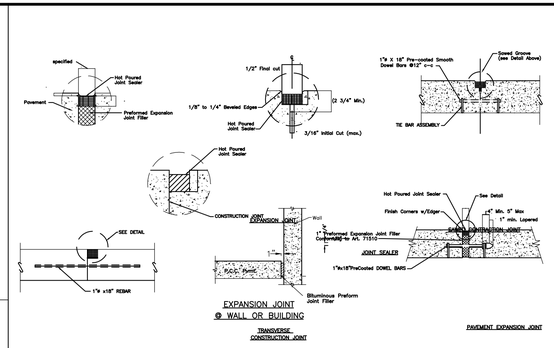
Plot Date: 4-27-16



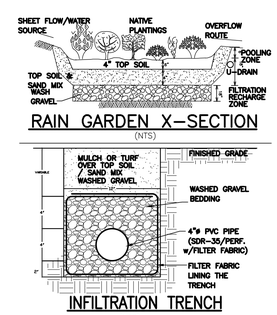
ADA PARKING STALL & $250 FINE SIGN
(Not to Scale)



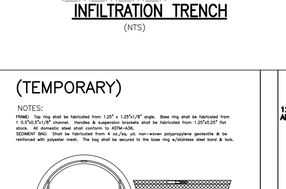
TREE PROTECTION FENCE
(Not to Scale)



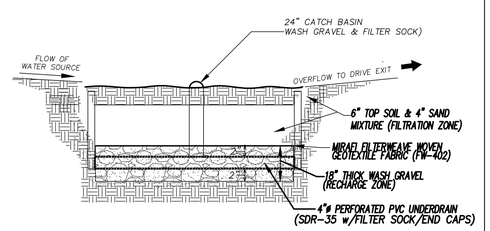
P.C. CONCRETE JOINT DETAILS
(Not to Scale)



RAIN GARDEN X-SECTION
(NTS)

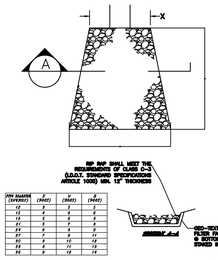


INFILTRATION TRENCH
(NTS)

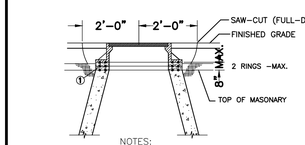


NOTE: PLANTING MIX: 50% PULVERIZED TOP SOIL & 50% SAND MIX

RAIN GARDEN X-SECTION
NOT TO SCALE

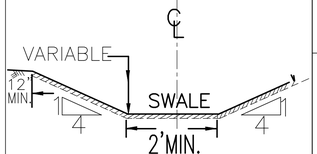


RIP-RAP (at Creek Bank)
(Not to Scale)



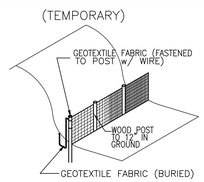
NOTES:
1. ALL ADJUSTMENTS SHALL INCLUDE REUSE OF EXIST. C.I. FRAME & REPLACEMENT OF EXISTING BROKEN PRECAST REINF. CONCRETE ADJUSTING RINGS & NEW H.D. GRATE.

STRUCTURE RIM ADJUSTMENT
(Not to Scale)

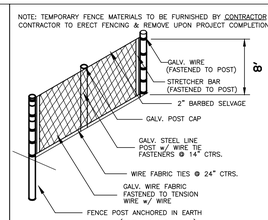


SLOPE: 1.00% MIN. @ BOTTOM

SWALE / DITCH DETAIL
(Not to Scale)

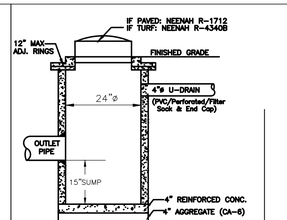


PERIMETER SILT FENCE
(Not to Scale)

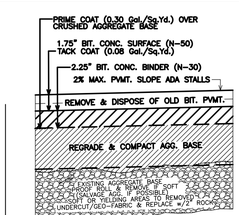


CONSTRUCTION FENCE
(Not to Scale)

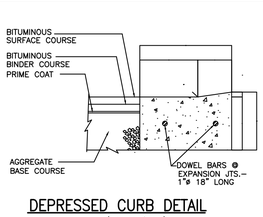
INLET FILTER BASKET
(Not to Scale)



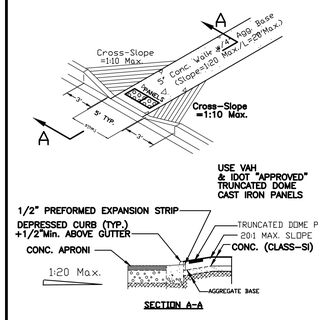
CATCH BASIN
(Not to Scale)



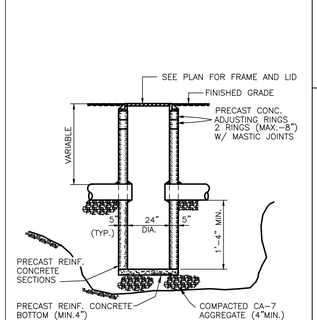
PAVEMENT X-SECTION
(Not to Scale)



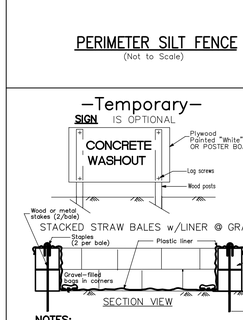
DEPRESSED CURB DETAIL
(Not to Scale)



A.D.A. TRUNCATED DOME PANELS
(Not to Scale)

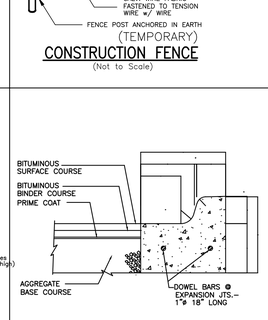


CATCH BASIN (TYPE C)
(Not to Scale)

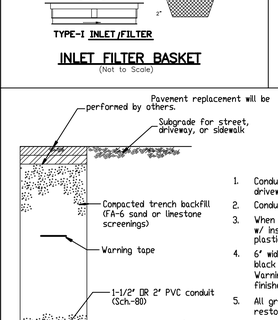


NOTES:
1.) ANCHOR PLASTIC LINER w/GRAVEL
2.) LOCATION

CONC. WASH-OUT
(Not to Scale)

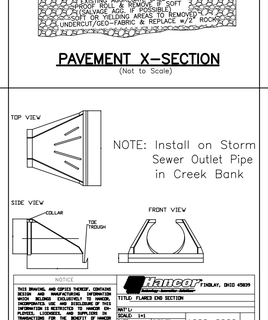


CURB & GUTTER DETAIL
(Not to Scale)



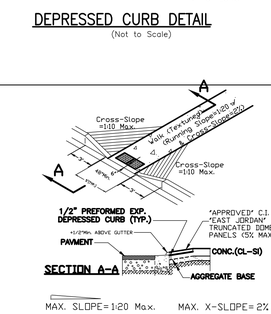
(PAVED AREAS)
CONDUIT TRENCH
N.T.S.

NOTES:
1. Conduit shall extend a minimum of 1' beyond the street, driveway, or sidewalk.
2. Conduit shall have both ends capped until used.
3. When placed into service, conduit shall be provided w/ insulated fiber bushing & sealed with a workable soft plastic sealing compound at each end.
4. 6" wide reinforced metallic warning tape, red with black black lettering to read 'Caution - Electrical line buried below'. Warning tape to be placed 1' minimum to 2' maximum below finished grade.
5. All grassy areas disturbed during construction shall be restored with 4" of topsoil and sod.



NOTE: Install on Storm Sewer Outlet Pipe in Creek Bank

FLARED END SECTION
(Not to Scale)

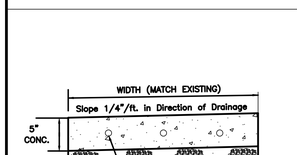


MAX. SLOPE=1:20 Max. MAX. X-SLOPE=2%

MAXIMUM RAMP SLOPE
ROUGHEN RAMP SURFACES BY METHODS AS APPROVED BY INSPECTOR

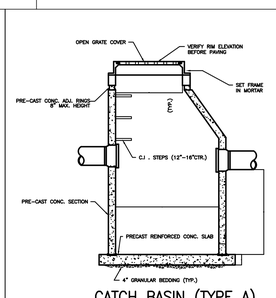
NOTE: CHECK FORM SLOPES BEFORE POURING

ADA CONCRETE WALK RAMP

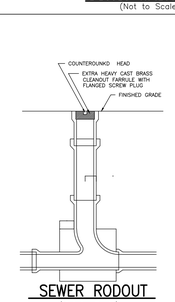


NOTES: INSTALL FIBER EXPAN. JOINT ABBUTING BACK OF CURB
USE 6.1 BAG CEMENT MIX CONCRETE (CL-SI)
USE CONC. WITH 4% - 6% AIR ENTRAINMENT
COVER CONCRETE UNTIL SET (PREVENT VANDALISM)

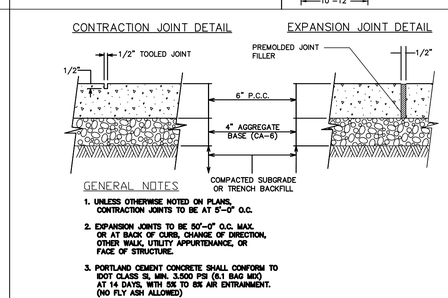
CONCRETE WALK
(Not to Scale)



CATCH BASIN (TYPE A)
(Not to Scale)

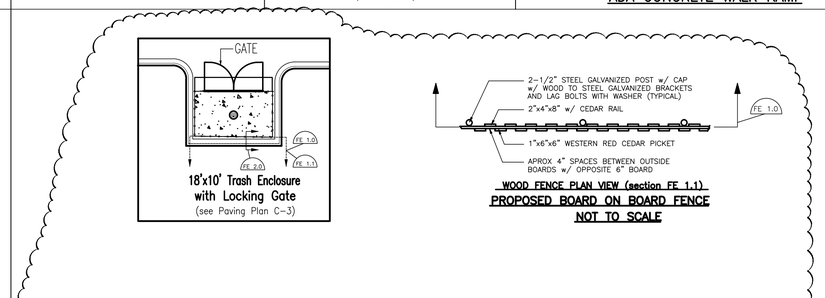


SEWER RODOUT
(Not to Scale)

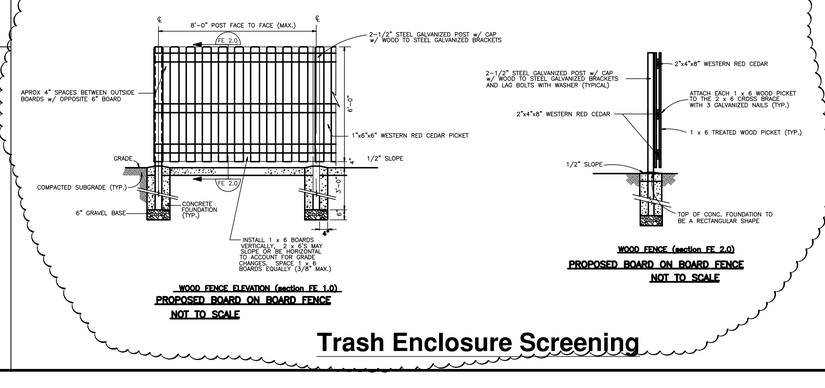


GENERAL NOTES:
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

CONCRETE WALK JOINTS



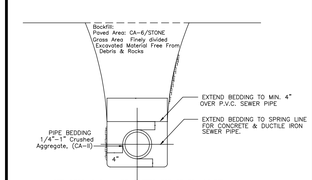
WOOD FENCE PLAN VIEW (section FE 1.1)
PROPOSED BOARD ON BOARD FENCE
NOT TO SCALE



WOOD FENCE ELEVATION (section FE 1.0)
PROPOSED BOARD ON BOARD FENCE
NOT TO SCALE

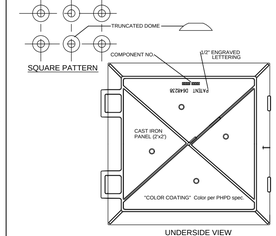
WOOD FENCE (section FE 2.0)
PROPOSED BOARD ON BOARD FENCE
NOT TO SCALE

Trash Enclosure Screening



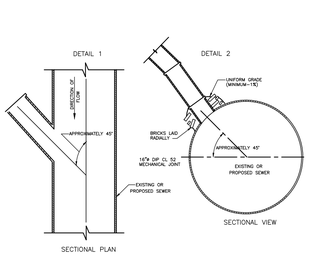
NOTE: BEDDING SHALL BE OMITTED FOR SEWER LOCATED ALONE SIDE YARDS. SEE PLANS FOR LIMITS.

SEWER PIPE
PIPE BEDDING
(Not to Scale)

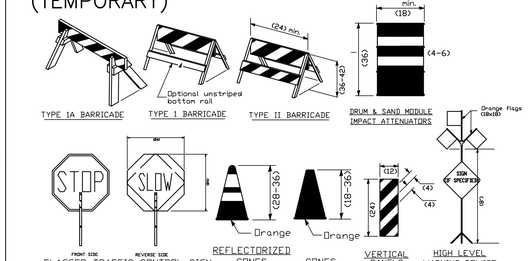


NEENAH FOUNDRY: (#49840107)

ADA PANEL
(Not to Scale)



STORM SEWER CONNECTION DETAIL
(Not to Scale)



FLAGGER TRAFFIC CONTROL SIGN

CONSTRUCTION BARRICADES & SIGNS
(Not to Scale)

LEGEND

EXISTING / PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Inlet
- Down Spout
- Water Main & Services
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Power Pole
- Overhead Electric Wires
- Spot Grade (Pavement or Ground)
- Contour
- Drainage Arrow
- Neenah Frm & Lid No.
- Structure Size "Id"
- Type
- Structure No.—1-A (467) R-1772-B
- Rim Elevation
- Invert Elevation

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(JOB NUMBER-41249)
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FUTURE OWNER
DR. PETER KICS
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DESIGN FIRM NO: 184005910
EXPIRES: 04-30-17

No.	Date	Revision
1	12/01/15	VAH Concept Review

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/17

PROPOSED DENTAL FACILITY
2924 WEST EUCLID AVE.
ARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

DETAILS SHEET

Sheet No.
C-9
Plot Date: 12-31-15-mpf