



## Village of Hanover Park Administration

Municipal Building  
2121 Lake Street  
Hanover Park, IL 60133-4398

630-823-5600  
FAX 630-823-5786  
www.hpil.org

**PRESIDENT**  
RODNEY S. CRAIG

**VILLAGE CLERK**  
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JAMES KEMPER  
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RICK ROBERTS  
LISA TROUSDALE

**VILLAGE MANAGER**  
JULIANA A. MALLER

**VILLAGE OF HANOVER PARK  
DEVELOPMENT COMMISSION  
REGULAR MEETING**  
**Hanover Park Police Station Community Room**  
**2011 Lake Street Hanover Park, IL**  
**Thursday, August 11, 2016**  
**7:00 p.m.**  
**AGENDA**  
**AS AMENDED**

1. **CALL TO ORDER: ROLL CALL**
2. **PLEDGE OF ALLEGIANCE:**
3. **ACCEPTANCE OF AGENDA:**
4. **PRESENTATIONS/REPORTS:** None.
5. **APPROVAL OF MINUTES:**
  - 5-a. Regular meeting Minutes of May 12, 2016.
6. **ACTION ITEMS:**
  - 6-a. **Public Hearing:** to consider a request by Andrew Uttan (applicant) on behalf of McDonald's USA, LLC (property owner) for approval of a Special Use Amendment for a Drive-Through Restaurant in order to conduct site improvements and construct a small building addition located at 1050 Lake Street, Hanover Park, Illinois.
7. **TOWNHALL SESSION:**

Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes per speaker.
8. **OLD BUSINESS (NON-ACTION ITEMS):** None
9. **NEW BUSINESS (NON-ACTION ITEMS):**
  - 9-a. Feedback on revised Site Plan (including separate entrance for commercial pad) for Mixed Use Development including (Senior Housing and commercial) for property located at 900 Irving Park Rd.



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### 9-b. Community Development Update

## 10. ADJOURNMENT



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## VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, May 12, 2016 7:00 p.m.

### 1. CALL TO ORDER: ROLL CALL

Co-Chair Aird called meeting to order at 7:00 p.m.

**PRESENT:** Commissioners: Co-Chair James Aird, Arthur Berthelot,  
Patrick Watkins, Parthiv Patel, Joe Serauskas

**ABSENT:** Commissioners: Scot Neil, Gary Rasmussen, Chairperson  
Virginia Wachsmuth

**ALSO PRESENT:** Director Shubhra Govind, Village Planner Patrick Ainsworth,  
Planning Intern Dan Osoba, Trustee Herb Porter, Secretary  
Kathleen Arnold,  
Kent Utsurogi (applicant) Centerline Design Services, 581  
Brookside Ave, Algonquin, IL 60102  
Dr. Anuja Gupta, Aman Living LLC, P.O. Box 853, Frankfort,  
IL 60423  
Mark Hopkins, HKM Architect & Planning, 43 S. Vail,  
Arlington Heights, IL 60004  
Bill Zalewski, EAC Engineering Inc., 80 W. Main St., Lemont,  
IL 60439.  
Javier Millar, KLOA Traffic Analyst, 9575 W. Higgins Rd, Suite  
400, Rosemont, IL. 60018  
Valerie Kretchmer – Kretchmer Associates, 807 Davis St. , Suite  
2004, Evanston, IL 60201  
Steve Spinell – Kinzie Builders LLC, 116 W. Illinois St.,  
Chicago, IL 60654  
Ken Carlson, Tracy, Johnson & Wilson, 2801 Black Road, #2,  
Joliet, IL. 60435  
Toni Carter – HOA President requested address withheld.  
Donna Schiavone, 7244 Northway Drive, Hanover Park, IL



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60133  
Gus Tselos, Owner, 7201-7239 Olde Salem Circle, Hanover  
Park, IL. 60133  
Balwinder Chhoker, Jackson Hewitt, 1784 Lake St., Hanover  
Park, IL. 60133

2. **PLEDGE OF ALLEGIANCE:**

3. **ACCEPTANCE OF AGENDA:**

Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

**Voice Vote:**

**ALL AYES.**

**Motion Carried:** Agenda Accepted.

4. **PRESENTATIONS/REPORTS:** None.

5. **APPROVAL OF MINUTES:**

**5-a.** Regular meeting Minutes of March 10, 2016.

Motion by Commissioner Berthelot to approve the Minutes of March 10, 2016, seconded by Commissioner Patel.

**Voice Vote:**

**ALL AYES.**

**Motion Carried:** Approved the Minutes of March 10, 2016.

6. **ACTION ITEMS:**

**6-a. Public Hearing** to consider a request by Kent Utsurogi (applicant) on behalf of J & J Real Estate, LLC. (property owner) for approval of a Planned Unit Development Amendment with variations, to expand the building located at 1900 Army Trial Road, Lot 3 of the Sandpiper Court Center Subdivision, Hanover Park, Illinois. (Continued from March 10, 2016 Development Commission Meeting).

**Co-Chair Aird:** Entertained a motion to Open the Public Hearing.

Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Serauskas.

**Voice Vote:**

**ALL AYES.**



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Motion Carried: Public Hearing Opened.

**Planning Intern Dan Osoba** presented a PowerPoint presentation and summary of the request before the Commission. Presented location of subject property, zoning history, land use and current zoning, and Staff Analysis to the Commission. The petitioner is proposing an addition to the north of the existing building which requires the applicant to apply for a PUD Amendment.

The Public Notice was published in the *Daily Herald* on February 22, 2016.

**Co-Chair Aird** invited any attendees up to the podium to speak on this subject:

**Sworn in:** Kent Utsurogi (applicant) Centerline Design Services, 581 Brookside Ave, Algonquin, IL 60102

**Kent Utsurogi** presented his client's, J & J Real Estate request for a Planned Unit Development amendment, with variations, to expand the building located at 1900 Army Trail Road. He explained that Suburban Medical Group will be consolidating their two other locations to this one location in Hanover Park. They decided to convert this restaurant building into a medical facility as its size is a good fit for them. They plan on making a few changes to the building elevation such as removal of the arch and will use materials and design concept that will incorporate natural stone materials. Detailed placement of services and the reason for the layout.

**Commissioner Patel** questioned who is responsible for the maintenance of the parking lot?

**Village Planner Ainsworth** responded that there is an agreement in place to maintain the parking area. The Village's Code Enforcement Department keeps an eye on the area and will address any violations and notify the responsible party.

**Commissioners:** No other questions or comments.

**Co-Chair Aird** entertained a motion to close the Public Hearing.  
Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.  
Voice Vote:



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All AYES.  
Motion Carried: Public Hearing Closed.

**Planning Intern Osoba** presented the Draft Findings of Fact and recommendations to the Commission.

**Co-Chair Aird** entertained a Motion to approve the Draft Findings of Fact, Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

**Roll Call Vote:**

AYES:	Commissioners:	Watkins, Berthelot, Patel Co-Chair Aird
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Rasmussen, Neil, Chairperson Wachsmuth

**Motion Carried.** Recommend approval to the Village Board.

**Motion Carried:** Approved the Draft Findings of Fact.

**Co-Chair Aird** entertained a Motion to recommend approval of the request for a Planned Unit Development Amendment for the construction of an 850 square foot addition to the existing vacant building at 1900 Army Trail Road, (Lot 3 of Sandpiper Court Center Subdivision) from Section 110.6.2.3 and Section 110.6.3.8.a as approved in the Draft Findings of Fact and conditions as per staff report, and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot to recommend approval of amendment to the Planned Unit Development with variations and forward to the Village Board for their consideration, seconded by Commissioner Serauskas.

**Roll Call Vote:**

AYES:	Commissioners:	Watkins, Berthelot, Patel Co-Chair Aird
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Rasmussen, Neil, Chairperson Wachsmuth

**Motion Carried.** Recommend approval.



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**6-b. Public Hearing** to consider a request by Dr. Anuja Gupta, Aman Living, LLC, (applicant) on behalf of Chicago Title Land Trust Company, Trust #128487 (property owner) for approval of the following items: a Special Use for a Planned Unit Development with variations, a Special use for a Multifamily building over 40 feet in height, a Special Use for Single-family attached row dwellings (party wall) with more than four dwellings in a row or building, a Special Use for a Nursing Home, Re-Zoning from B-2, Local Business, to R-4 PUD and B-2 PUD and a Preliminary Plat of Subdivision in order to construct a new senior housing development and a commercial building located at 900 Irving Park Road, Hanover Park, Illinois.

**Co-Chair Aird:** Entertained a motion to Open the Public Hearing.  
Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Serauskas.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

The Public Notice was published in the *Daily Herald* on April 25, 2016.

**Village Planner Ainsworth** deferred to the applicant and their team to make their presentation first.

**Co-Chair Aird** invited any attendees up to the podium to speak on this subject:

**Sworn in:** Ken Carlson, Tracy, Johnson & Wilson, 2801 Black Road, #2, Joliet, IL. 60435

**Ken Carlson** presented his client's request for approval of the following items: a Special Use for a Planned Unit Development with variations, a Special Use for a Multifamily building over 40 feet in height, a Special Use for Single-family attached row dwellings (party wall) with more than four dwellings in a row or building, a Special Use for Nursing Home, Re-Zoning from B-2, Local Business to R-4 PUD and B-2 PUD and a Preliminary Plat of Subdivision in order to construct a new senior housing development with a commercial retail building located at 900 Irving Park Road, Hanover Park, Illinois. He is the Attorney for the



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project and proceeded to introduce the other principals who make up the Development Team for this project. As the property has been in an unproductive state since 2008, the space is right for redevelopment. Their goal is to keep long term Hanover Park residents in the Village and provide a place they can find senior care and an easy transition to Assisted Living care resources. They feel this project will have little impact on the School District or the tax base. In addition this project will achieve several goals in the Village's Comprehensive Plan.

**Sworn in:** Dr. Anuja Gupta, Aman Living LLC, P.O. Box 853, Frankfort, IL 60423

**Dr. Anuja Gupta** introduced herself and provided the commission with a brief presentation of her credentials and background. She is the General Partner on this project and has real estate experience with developing another townhome development and has taken great pains to make sure the team picked for this project is the best.

**Commissioner Aird** questioned if all amenities would be available in all the units. Applicant responded yes, amenities such washer and dryer, will be available to in all units.

**Sworn in:** Mark Hopkins, HKM Architect & Planning, 43 S. Vail, Arlington Heights, IL 60004

**Mark Hopkins** presented the site plans and elevations and described each aspect of the project.

**Commissioner Serauskas** questioned what other projects have they completed in the suburbs. He also commends Mark Hopkins for a very nice job with the architectural plans.

**Dr. Anuja Gupta** responded they had completed projects in Bourbonnais and Kankakee Illinois area.

**Sworn in:** Bill Zalewski, EAC Engineering Inc., 80 W. Main St., Lemont, IL 60439.



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**Bill Zalewski** presented the plans for utilities including water main, sanitary, storm sewer, detention and proposed maintenance. Explained why the site currently has flooding issues - it is due to lack of maintenance.

**Commissioner Watkins** questioned if the plan is using MWRD's for raindrops the 100 Year Standard for release and for the old Menards what system is in place still? If dry spells do you foresee any issues with dry spots.

**Bill Zalewski** responded the plan calls for a 'Wet Bottom Pond' with features and part of the storm-water is captured in the bio-swales.

**Sworn in:** Javier Millar, KLOA Traffic Analyst, 9575 W. Higgins Rd, Suite 400, Rosemont, IL. 60018

**Javier Millar** presented the traffic impact report findings to the commission. He feels the effect on traffic would be benign and their plan calls for 200 more off-street parking spaces then code requires. The revisions to access points improve the safety for this project as access points will be lined up.

**Commissioner Aird** questioned if the total number of parking spaces includes the driveways in front for each individual unit and not just the parking for the restaurant and the retail.

**Javier Millar** responded yes, but they looked at the overall development requirements per code. Even if they do not count the driveway spaces, they are over what is required.

**Sworn in:** Valerie Kretchmer – Kretchmer Associates, 807 Davis St. , Suite 2004, Evanston, IL 60201

**Valerie Kretchmer** presented the findings on the Market Analysis for senior housing and retail for the area including the surrounding area. Stated the income/asset levels and aging percentages of residents 65-75 will support the project. The demand for Independent Living in this area currently is 350-500, Assisted Living 250-350 and Memory Care 80-116. Stated the pricing and monthly fees are competitive with similar products in the market area.

**Sworn in:** Steve Spinell – Kinzie Builders LLC, 116 W. Illinois St., Chicago, IL



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60654

**Steve Spinell** provided the commission with his references and experience as a general contractor and builder for over thirty years. Presented the phases of construction which, if approved, will start in the fall with the first phase being demolition and cleanup of the site and will begin marketing the development. They intend to commence the building construction west to east and feel there will be little imposition to residents living in the area during the construction.

**Commissioner Serauskas** questioned how come they are not building west to north.

**Steve Spinell** responded they will have the marketing center and the model homes on the west side and use the retail pad as the construction staging area. They will complete all the paving and one-story and two-story townhomes as contracted.

**Village Planner Ainsworth** presented a PowerPoint presentation and summary of the request before the Commission, including the location of subject property, zoning history, land use and current zoning, and staff analysis.

**Sworn in:** Toni Carter, HOA President (requested address be withheld)

**Toni Carter** represents the Hartford Square Homeowners Association which is located behind the proposed project. They have a history of water running off the site onto their properties and would like to know if this situation will be resolved. They have been fixing the fence at the back of the site for years (786 Roosevelt Road) and would like to know if the developers plan on keeping the fence or installing a new fence. They have many children and pets in their neighborhood and feel a fence would be necessary. Concerned about parking as it is at a premium in this area due to the overflow from the surrounding communities and suggest they increase the amount of parking. Questioned how the project would be funded. The project across the street from the Village the Contractor ran out of funds and another had to be found to complete the project. What assurances are there that this will not happen again? In the future please provide proper notices and ensure the signs are properly visible. If the Village does not want to mail to all the residents they can send to the HOA to distribute. She is supportive of the



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project as presented. Would like us to consider Cracker Barrel or another Soul Food for the Restaurant. Great job team. She does support this project.

**Village Planner Ainsworth** responded that staff took pictures of the Public Hearing Signs and ensured that signs were posted within the required time frame. However, we will see how we can improve communications going forward.

**Sworn in:** Donna Schiavone, 7244 Northway Drive, Hanover Park, IL. 60133

**Donna Schiavone** lives directly across from the site and is excited about the project it is sorely needed. Regarding the proposed retail and restaurant please consider is it really necessary as we have other restaurants and retail businesses that have failed in the area, is it really necessary? But she does have a few concerns about parking issue and limited visibility situation that can be generated by cars parking on Olde Salem Drive. Questioned were the workers will park during construction? Her neighbors are concerned about not having enough parking.

**Village Planner Ainsworth** read a letter received from a nearby Hanover Park Resident for the record. (See exhibit 1)

**Sworn in** Gus Tselos, Owner/Landlord, 7201-7239 Olde Salem Circle Shopping Center.

**Gus Tselos** is concerned about retail competition for his long time business tenants. He welcomes the redevelopment of the site it will be nice to no longer have an empty space.

**Co-Chair Aird** entertained a motion to close the Public Hearing. Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

**Village Planner Ainsworth** presented the Draft Findings of Fact and recommendations to the Commission.



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**Co-Chair Aird** entertained a Motion to approve the Draft Findings of Fact, Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

### Roll Call Vote:

**AYES:** Commissioners: Watkins, Berthelot, Patel, Serauskas,  
Co-Chair Aird

**NAYS:** Commissioners: None

**ABSENT:** Commissioners: Rasmussen, Neil, Chairperson  
Wachsmuth

**Motion Carried.** Recommend approval to the Village Board.

**Motion Carried:** Approved the Draft Findings of Fact.

**Commissioner Watkins** questioned who owns the fence to the north. It is such a beautiful project the fence should match the proposed design.

**Village Planner Ainsworth** responded that staff is checking old permit files to identify the owner. Recommends the fence remain during construction and a new fence added as a condition.

**Commissioner Aird** noted that the code does not require a fence and he would have to see the site to see if a fence would block the residents view.

**Commissioner Berthelot** suggested we wait and see if even needed and let the HOA's vote to have a fence or not.

**Bill Zalewski and Ken Carlson** responded if it makes sense to have a buffer, they are agreeable to adding a fence to the project.

**Toni Carter** responded that Hartford Square does not own the fence and feels a fence is needed as their community consists of many children and pets. If the project decides to not install a fence they will have their homeowners build one.

**Co-Chair Aird** entertained a Motion to recommend approval of the request for a Special Use for a Planned Unit Development with variations, a Special use for a Multifamily building over 40 feet in height, a Special Use for Single-family attached row dwellings (party wall) with more than four dwellings in a row or building, a Special Use for a Nursing Home, Re-Zoning from B-2, Local



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Business, to R-4 PUD and B-2 PUD and a Preliminary Plat of Subdivision in order to construct a new senior housing development with a commercial retail building located at 900 Irving Park Road, from Section 110.4.6. and Section 110.5.6.3.i, which will include variances from Section 110.5.6.4.c, 110.5.6.4.e, 110.5.6.4.b(1), 110.5.6.4.b(2)(b), 110.5.6.4.b(2)(c) and 110.5.6.4.b(4) as approved in the Draft Findings of Fact and conditions as per staff report, and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot to recommend approval of amendment to the Planned Unit Development with variations and forward to the Village Board for their consideration, seconded by Commissioner Serauskas.

### **Roll Call Vote:**

**AYES:** Commissioners: Watkins, Berthelot, Patel, Serauskas,  
Co-Chair Aird

**NAYS:** Commissioners: None

**ABSENT:** Commissioners: Rasmussen, Neil, Chairperson  
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**Motion Carried.** Recommend approval.

### 7. **TOWNHALL SESSION:**

**Sworn in:** Balwinder Chhokar, Jackson Hewett, 1784 Lake Street, Hanover Park, IL 60133

**Balwinder Chhokar** as a member of the CONECT Committee of the Village wanted to say "Thank you". The CONECT committee was introduced to the project at a recent meeting. Although she does not live in the Village she does own a business here. She grew up near a place called Verandah and is very happy about the project and wanted to say "Good Job".

### 8. **OLD BUSINESS (NON-ACTION ITEMS): None**

### 9. **NEW BUSINESS (NON-ACTION ITEMS):**



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**9-a. Director of Community & Economic Development Shubhra Govind and Village Planner Patrick Ainsworth provided the following updates:**

1. **ICSC RECon** – Staff recently attended and a report will be presented in the near future at a Village Board Meeting.
2. **Hanover Square Shopping Center** - is near completion just pending some minor landscaping and remainder of the signs.

**10. ADJOURNMENT:**

Motion by Commissioner Berthelot, seconded by Commissioner Watkins.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Meeting adjourned at 9:19 p.m.



**Village of Hanover Park  
Community & Economic Development Department**

**STAFF MEMORANDUM**

**TO:** Chairman Wachsmuth and Members of the Development Commission

**FROM:** Shubhra Govind, Director of Community & Eco. Development  
Patrick Ainsworth, Village Planner

**SUBJECT:** **Public Hearing to amend the Special Use for a Drive-Through Restaurant for the property located at 1050 East Lake Street (McDonald's)**

**ACTION REQUESTED:**     Approval     Denial     Information

**DATE:**                    **August 11, 2016**

**REQUEST SUMMARY**

The following is scheduled for Development Commission review at 7:00 p.m. on August 11, 2016 in the Community Room of the Police Station, 2011 Lake Street:

Request by Andrew Uttan, V3 Companies (applicant) on behalf McDonald's USA, LLC, (property owner) for the property located at 1050 East Lake Street to amend the existing Special Use for a Drive-Through Facility (Drive-Through Restaurant).

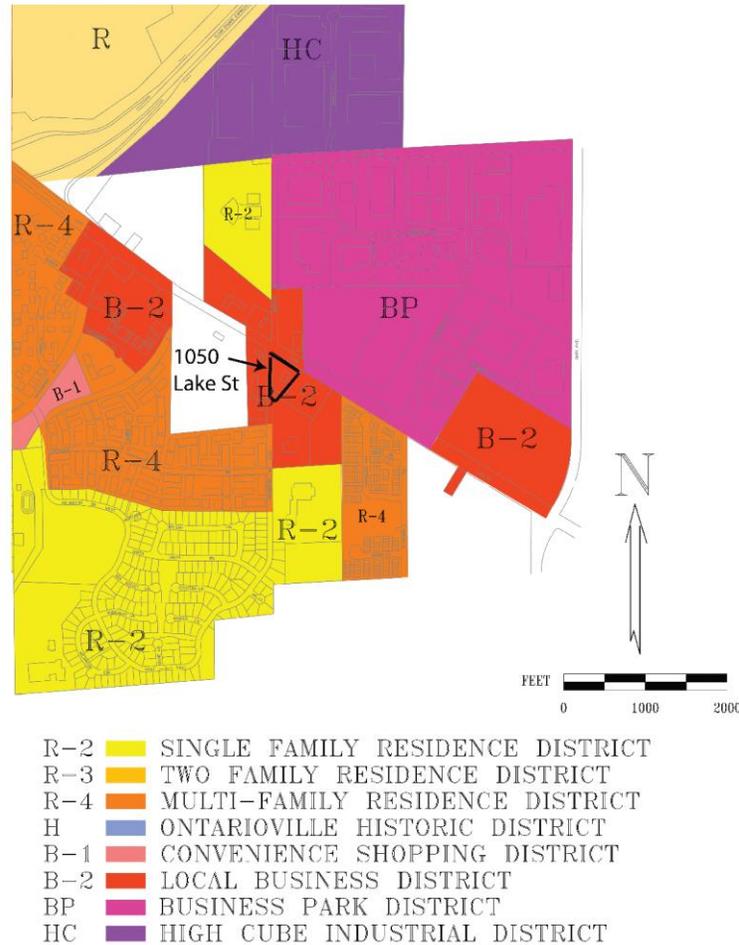
**SITE INFORMATION**

Existing Zoning:                    B-2, Local Business  
 Existing Land Use:                Quick-Serve Restaurant with a Drive-Through Facility  
 Property Size:                    58,472 sq. ft. (1.34 acres)  
 PINs:                                02-05-301-010

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	B-2, Local Business	Neighborhood Commercial (Quick-Serve Restaurant)
<b>SOUTH:</b>	B-2, Local Business	Neighborhood Commercial (Detention)
<b>EAST:</b>	B-2, Local Business	Neighborhood Commercial (Bank)
<b>WEST:</b>	B-2, Local Business	Neighborhood Commercial (Shopping Center)

# VILLAGE OF HANOVER PARK ZONING MAP



## **BACKGROUND**

The subject property is located at the south east corner of Arlington Drive East and Lake Street. This property is zoned B-2, Local Business, and is currently improved with a 6,248 square foot McDonald's restaurant with a single drive-through lane and a surface parking lot with 70 off-street spaces. The existing building was initially constructed in 1988, but went through an expansion in 1995 with the addition of the indoor "Play Place" room along the northern elevation.

The applicant is proposing to improve the site of the property with the following features and elements:

- Add a dual drive-through lane ordering system,
- Reconfigure the parking lot layout,
- Install new parking lot lighting,
- Add a small building addition to the drive-thru pick-up window, and
- Add new landscaping

Per Code Section 110-5.9.3, a drive-through facility in the B-2 zoning district is a Special Use and any amendment to an existing drive-through facility requires a Special Use amendment.

## **STAFF ANALYSIS & DISCUSSION**

### **Compliance with Village Plans and Studies**

#### **Comprehensive Plan**

The Village of Hanover Park's Comprehensive Plan, adopted in 2010, lays out the vision for future development within the community. This vision is guided by analyzing current conditions and assessing future development trends which in turn helps the Village make educated decisions on development and redevelopment proposals. On numerous occasions, the Comprehensive Plan cites the need to update aging commercial properties. Those general citations/recommendations are as follows:

- Page 44 – Goal 1.1 – Foster a diverse property and sales tax base that expands the Village's supply of goods and services and increases employment opportunities within Hanover Park
  - Maintain a cooperative relationship with ...existing business...to encourage the sharing of information and build public/private partnerships to facilitate sustainable economic development in Hanover Park.
- Page 44 – Goal 1.2 – Provide business locations offering high marker visibility and convenient access to encourage residents to seek employment in Hanover Park and to shop locally for goods and services.
  - Encourage commercial site design that promotes cross access between adjacent uses to facilitate safe and efficient movement for customers and alleviate excess traffic on the road network.
  - Promote store and business opportunities that match the desired character of Hanover Park's commercial districts.
- Page 47 – Goal 3.4 – Enhance the appearance of properties and structures in Hanover Park in order to foster a positive civic pride...promote economic development opportunities, and increase property values.
  - Enhance the appearance of all properties along prime community corridors including Lake Street....

#### **Lake Street Corridor Study – (CMAP & DuPage County)**

The Village of Hanover Park's portion of the Lake Street corridor was included in a 2014 study conducted by DuPage County and Chicago Metropolitan Agency for Planning and the study produced a number of goals, objectives, strategies and recommendations on how to improve this corridor for all municipalities. The proposed improvements generally advances the Lake Street Corridor Study as the property owner is desirous to improve the efficiency and appearance of the site which in turns helps increase revenues. Moreover, the proposed site layout will connect the subject property with the sidewalk system on Arlington Drive East which will increase connectivity to the surrounding neighborhood.

The proposed improvements associated with this application are consistent with the Village's adopted plans.

**Compliance with Village Zoning Ordinance**

The property is currently zoned B-2, Local Business and the existing building will only have a small, 27 square foot building addition added to the east elevation. Additionally, the applicant is proposing to amend the site layout by moving the trash corral, reconfigure the off-street parking area and add landscaping to comply with the current Zoning Ordinance. As such, the bulk regulations related to the proposed improvements are summarized in the table below:

<b>1050 E Lake Street</b>	<b>Required</b>	<b>Proposed</b>
East Elevation Setback	10 feet	60 feet
Floor Area Ratio	.35 Max	.107
Off-Street Parking	68 Spaces	70 Spaces
Primary Drive-Through Lane Vehicle Stacking	8 Vehicles	9 Vehicles
Secondary Drive-Through Lane Vehicle Stacking	3 Vehicles	3 Vehicles

The proposed improvements are consistent with the Hanover Park Zoning Ordinance.

**Discussion on Special Use Request**

In order for the applicant to apply for a Special Use Amendment, the applicant’s proposal should meet all of the Standards for Review as cited in Code Section 110-4.5.7. This property successfully went through the Special Use process for the same restaurant in 1987 and 1995. The applicant is proposing to improve the site with several new elements which will both help update the property and increase efficiency for the customers. Staff finds that there will be no adverse impact to the surrounding properties or to the public health safety and welfare as explained in the attached Findings of Fact (Exhibit 1). Additionally, the applicant discusses the full details of the proposed improvements as outlined in the attached Project Narrative (Exhibit 2) and as shown in the attached drawings (Exhibits 3 through 6).

**STAFF REVIEW**

As part of the Development Commission Application review process, the following departments reviewed the proposed drawings: Fire Department, Inspectional Services, Public Works, Police Department and Community and Economic Development. All staff review comments have been incorporated into the drawings and/or conditions associated with this application.

**PUBLIC COMMENT**

To date, staff has received a couple of inquiries about the project, but no written public comments related to the application have been submitted.

**RECOMMENDATION**

Move to recommend approval of the request and adopt the draft Findings of Fact recommending approval for an amendment to a Special Use for a drive-through facility, with the following conditions:

1. The Special Use shall substantially conform to the staff report dated August 11, 2016, the engineering and landscaping drawings prepared by V3 Companies dated August 1, 2016, except as such plans and drawings may be amended to conform to all applicable codes and ordinances.
2. That no signage shall be approved with this application.

**ATTACHMENTS**

- Exhibit 1 – Draft Findings of Fact
- Exhibit 2 – Applicant’s Project Narrative
- Exhibit 3 – Plat of Survey
- Exhibit 4 – Engineering Drawings
- Exhibit 5 – Elevation Drawing
- Exhibit 6 – Landscape Plan



July 12, 2016

**Revised August 1, 2016**

Community & Economic Development Department  
 Village of Hanover Park  
 2121 West Lake Street  
 Hanover Park, Illinois 60526

Re: McDonald's Drive-Thru and Site Improvements at 1050 East Lake Street in  
 Hanover Park, Illinois

Dear Staff,

As identified in the previous entitlement process for the McDonald's PlayPlace expansion in 1995, any proposed site modifications requires a change in the Special Use. This restaurant has a high drive-thru percentage of customers and improving that experience is the purpose of this project. At this time, McDonald's would like to modify the existing tandem drive-thru configuration (one lane with two order points) into a side-by-side configuration (two lanes with two order points).

In addition, McDonald's will upgrade the site to meet current ADA requirements and relocate the trash corral and recycling bin. By impacting the site, a landscape study has been conducted and the revised plans will meet current Ordinances. At the request of the owner, existing metal halide light poles will be demolished and replaced with LED fixtures.

In addition, the Owner intends to remodel the existing restaurant in the near future. To prepare for that transition, the building will be painted as part of this initial project in the Khaki color scheme, as represented in the enclosed Color Building Elevations.

As identified in Section 110-4.5.7 *Standards of Review*, the special-use request must meet the following requirements:

1. *Describe the anticipated effect of the requested special use on the public health, safety, morals, comfort, and general welfare. An explanation should also be provided if no effect is anticipated.*

The parking lot reconfiguration and side-by-side drive-thru lane are intended to allow safer movements for customers.

2. *Describe the anticipated effect of the requested special use on neighboring property values and the use and enjoyment of surrounding property. An explanation should also be provided if no effect is anticipated.*

There is no anticipated impact on neighboring property values as the existing restaurant operates as a McDonald's with drive-thru facility.

3. *The establishment of the special use will support the policies, goals, objectives, and plans of the comprehensive plan of the village.*

A McDonald's restaurant has existing at this location since 1988 with the most recent Special Use approval in 1995 regarding the PlayPlace expansion. As this project consists of modifying the existing Special Use, there are no requested modifications to the Village's Comprehensive Plan.

4. *Describe whether the requested special use will prevent the development or improvement of neighboring properties. An explanation should also be provided if no effect is anticipated.*

This project will not impede development of neighboring properties, as they are already developed.

5. *Describe how adequate utilities, access roads, drainage, and any other necessary facilities infrastructure will be provided with the requested special use.*

This McDonald's partial redevelopment will not require additional infrastructure as all utilities, driveways, and stormwater detention is already provided.

6. *Describe how access to the site will be provided and how it will affect traffic volumes and patterns on adjoining streets. An explanation should also be provided if no effect on traffic is anticipated.*

Access to the site will remain via shared driveways at Lake Street and Arlington Drive. There will be no impacts to public roadways.

7. *The special use shall in all other respects conform to the applicable regulations of the district in which it is located.*

This request conforms to the district's regulations as the project simply modifies the existing Special Use without altering the intent of the business or surrounding area.

8. *Describe those actions and improvements to be taken to reduce adverse effects on neighboring property.*

Improvements are designed to follow local, county, state, and federal guidelines. With new landscaping and LED lighting, the result is a positive impact within the neighborhood.

In summary, the combination of new drive-thru facilities with fresh, vibrant landscaping and lighting will draw more customers to this site benefiting both the restaurant and the Village. We look forward to presenting this project in more detail at the next available hearing.

Sincerely,  
V3 Companies

A handwritten signature in blue ink that reads "Andrew Uttan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Uttan, P.E., LEED AP  
Project Manager





# FINAL ENGINEERING PLANS

FOR

# McDONALD'S RESTAURANT

1050 EAST LAKE STREET  
HANOVER PARK, IL  
DuPAGE COUNTY  
SITE CODE: 012-1070

### BENCHMARK / CONTROL

**SOURCE:**  
STATION DESIGNATION: 1034 (PID DK3266)  
ESTABLISHED BY: NGS  
DATE: MAY 2008

ELEVATION: 795.92 (MEASURED AND HELD)  
DATUM: NAVD88  
DESCRIPTION: STATION IS 2" ALUMINUM CAP ON TOP OF A CONCRETE BASE 6 FT WIDE, 4 FT LONG AND 8 FT HIGH, LOCATED ON WEST SIDE OF RODENBURG ROAD AT RAILROAD CROSSING, 90.55 FT NORTHEAST OF A POWER POLE, 85.45 FT SOUTHWEST OF RAILROAD SIGNAL LIGHT, 68.7 FT WEST OF THE CENTERLINE OF RODENBURG ROAD, 17.17 FT SOUTH OF THE SOUTH RAIL, AND NORTHEAST OF THE SPEED SIGN LIMIT SIGN.

**SITE:**  
STATION DESIGNATION: SBM#1  
ESTABLISHED BY: V3 COMPANIES  
DATE: 06-16-2016

ELEVATION: 794.68 (MEASURED)  
DATUM: NAVD88  
DESCRIPTION: SQUARE CUT AT NORTHWEST CORNER OF CONCRETE SIGN BASE (McDONALD'S) AT SOUTHEAST CORNER OF LAKE STREET AND ARLINGTON DRIVE.

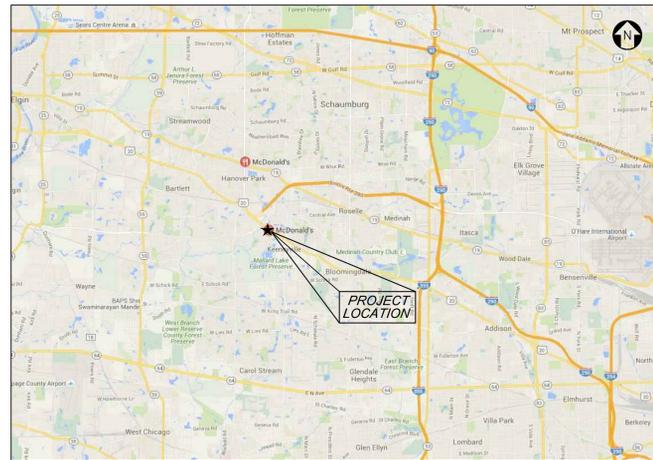
STATION DESIGNATION: SBM#2  
ESTABLISHED BY: V3 COMPANIES  
DATE: 06-16-2016

ELEVATION: 797.27 (MEASURED)  
DATUM: NAVD88  
DESCRIPTION: SOUTHEAST ARROW BOLT ON FIRE HYDRANT LOCATED ON NORTH SIDE OF LAKE STREET, 127± FEET NORTHEASTERLY FROM NORTHEASTERLY CORNER OF SURVEYED SITE.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



LOCATION MAP  
NO SCALE

### DEVELOPER

McDonald's USA, LLC  
711 Jorie Boulevard, 3rd Floor  
Oak Brook, Illinois 60523  
630 750 4371  
Contact: Al Daniels

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

### INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION	REVISIONS					
		1	2	3	4	5	6
C-0.0	TITLE SHEET						
C-1.0	GENERAL NOTES, LEGEND AND ABBREVIATIONS						
C-1.1	SPECIFICATIONS						
C-2.0	DEMOLITION PLAN						
C-3.0	SITE PLAN						
C-3.1	LAYOUT PLAN						
C-3.2	SIGNAGE PLAN						
C-4.0	GRADING AND EROSION CONTROL PLAN						
C-4.1	ACCESSIBILITY PLAN						
C-5.0	UTILITY PLAN						
C-6.0	CONSTRUCTION DETAILS						
C-6.1	CONSTRUCTION DETAILS						
C-7.0	DRIVE-THRU PAVEMENT AND EQUIPMENT PLAN						
C-7.1	DRIVE-THRU DETAILS						
C-7.2	DRIVE-THRU DETAILS						
C-8.0	PHOTOMETRIC PLAN						
L-1.0	LANDSCAPE PLANS						
VP-03.1-1of2	BOUNDARY & TOPOGRAPHIC SURVEY						
VP-03.1-2of2	BOUNDARY & TOPOGRAPHIC SURVEY						
SS-1.0	SITE STRUCTURAL DETAILS						
SS-1.1	SITE STRUCTURAL DETAILS						

PROJECT TEAM

UTILITIES

APPROVAL / REVIEW

ARCHITECT	LINGLE DESIGN GROUP, LLC 158 WEST MAIN STREET LENA, ILLINOIS 61048 815 369 9155 CONTACT: JOE KERCHNER
LANDSCAPE ARCHITECT	DANIEL WEINBACH + PARTNERS, LTD. 53 WEST JACKSON BOULEVARD, STE. 250 CHICAGO, ILLINOIS 60604 312 427 2888 CONTACT: WENDY SCHULENBERG
ENGINEER	V3 COMPANIES 7325 JANES AVENUE WOODRIDGE, ILLINOIS 60517 630 724 9200 CONTACT: ANDREW UTTAN, P.E.; JOHN GROSS
SURVEYOR	V3 COMPANIES 7325 JANES AVENUE WOODRIDGE, ILLINOIS 60517 630 724 9200 CONTACT: CHUCK BARTOSZ, PLS
PHOTOMETRIC DESIGN	SECURITY LIGHTING 1085 JOHNSON DRIVE BUFFALO GROVE, IL 60089 800 544 4848 ext 333 CONTACT: MARK WERTH
ELECTRIC	N/A
WATER & SEWER	N/A
SANITARY	N/A
VILLAGE OF HANOVER PARK 2121 W. LAKE STREET HANOVER PARK, IL 60133 630 823 5600	

Call Before You Dig  
**JULIE**  
800.892.0123  
Call 48 hours before you dig

Joint Utility Locating Information for Excavators

REV	DATE	DESCRIPTION
1	08-01-16	REVISED PER VILLAGE COMMENTS

PREPARED BY:  
V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

PREPARED FOR:  
McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced in any form without the prior written consent of McDonald's USA, LLC. Use of these drawings and specifications for any other project is strictly prohibited. Reproduction of these drawings and specifications for use on a different site or at a later time, without the express written consent of V3 Companies, is prohibited. V3 Companies and its employees, agents, and subcontractors shall not be held liable for any errors or omissions in these drawings and specifications. The contract documents for reuse on another project is not authorized.

DRAWN BY BUD	STD ISSUE DATE 07-15-16	REVIEWED BY AMU	DATE ISSUED 07-15-16
TITLE TITLE SHEET	DESCRIPTION MCDONALD'S - HANOVER PARK	SITE ADDRESS 012-1070 1050 E. LAKE STREET, HANOVER PARK, IL	SHEET NO. C-0.0 TITLE SHEET

**STRUCTURAL ENGINEER'S CERTIFICATION**

I, CHRISTOPHER J. BURKE, A LICENSED STRUCTURAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, OF SHEETS SS-1.0 THROUGH SS-1.1 WAS PREPARED ON BEHALF OF MCDONALD'S USA, LLC BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

ILLINOIS LICENSED STRUCTURAL ENGINEER 081-005134  
MY LICENSE EXPIRES ON NOVEMBER 30, 2016

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

**PROFESSIONAL ENGINEER'S CERTIFICATION**

I, ANDREW M. UTTAN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, OF SHEETS C-0.0 THROUGH C-6.1 WAS PREPARED ON BEHALF OF MCDONALD'S USA, LLC BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

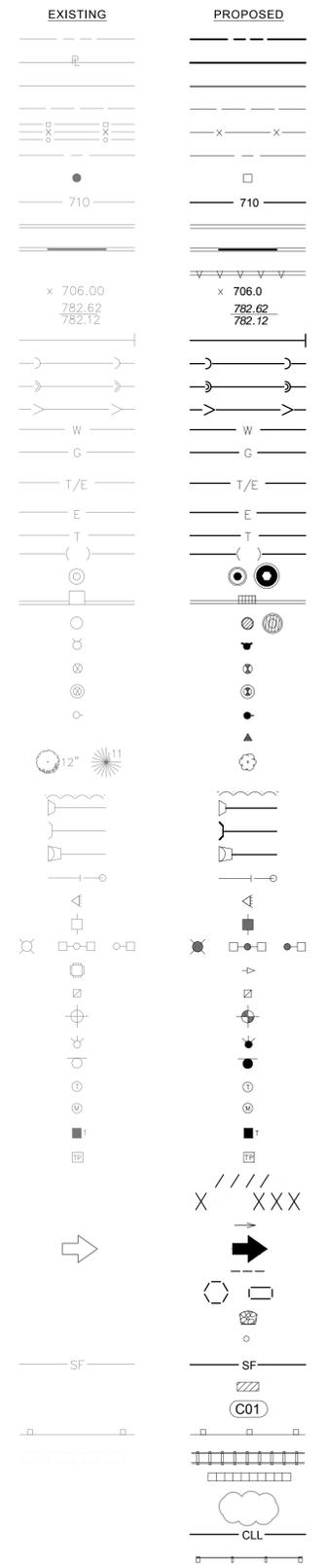
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-059543  
MY LICENSE EXPIRES ON NOVEMBER 30, 2017

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:  
V3 COMPANIES OF ILLINOIS LTD.  
7325 JANES AVENUE  
WOODRIDGE, IL 60517  
COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.
- CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
- ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES OF ILLINOIS LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- 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:
  - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.
  - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.
  - ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA, LATEST EDITION.
  - THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF HANOVER PARK.
  - THE NATIONAL ELECTRIC CODE.
  - THE ILLINOIS ACCESSIBILITY CODE.
  - CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITEMARKS ISSUED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.
- ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.
- CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT

- PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF HANOVER PARK MUNICIPAL CODE AND IDOT REQUIREMENTS.
- NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.
- ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
- REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.
- NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.
- FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123 OR "DIGGER" AT 312-744-7000. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.
- BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL.
- ALL CURB RADII REFER TO BACK OF CURB.
- ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.
- STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
- PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.
- CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.
- BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.
- BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.
- WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
- FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.
- ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.
- PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.
- ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES

- AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.
- CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.
- THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.
- COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE PERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.



DESCRIPTION	A	ARC LENGTH
RIGHT-OF-WAY LINE	B-B	BACK TO BACK OF CURB
PROPERTY LINE (EXTERIOR)	B/C	BACK OF CURB
LOT LINE (INTERIOR)	BLDG	BUILDING
EASEMENT LINE	BM	BENCHMARK
FENCE LINE	B/P	BOTTOM OF PIPE
CENTERLINE	BV/VV	BUTTERFLY VALVE IN VALVE VAULT
PROPERTY CORNER	C & G	CURB AND GUTTER
CONTOUR	CB	CATCH BASIN
CURB & GUTTER	CL	CENTERLINE
DEPRESSED CURB & GUTTER	CO	CLOSED LID
REVERSE PITCHED CURB	CO	CLEAN OUT
SPOT ELEVATION	DIP	DUCTILE IRON PIPE
TOP OF CURB ELEVATION	DIA	DIAMETER
EDGE OF PAVEMENT ELEVATION	DIWM	DUCTILE IRON WATER MAIN
UTILITY STUB	DWG	DRAWING
SANITARY SEWER	E	EAST OR ELECTRIC OR EDGE
SANITARY FORCE MAIN	EJ	EXPANSION JOINT
STORM SEWER	ELEV	ELEVATION
WATER MAIN	E/P	EDGE OF PAVEMENT
GAS MAIN	EX	EXISTING
UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK	F & CL	FRAME & CLOSED LID
BURIED CABLE-ELECTRIC	F & G	FRAME & GRATE
BURIED CABLE-TELEPHONE	F & OL	FRAME & OPEN LID
ATLAS LOCATED UTILITY	FES	FLARED END SECTION
UTILITY STRUCTURE WITH CLOSED LID	F-F	FACE TO FACE OF CURB
CURB INLET	FF	FINISHED FLOOR
DRAINAGE STRUCTURE WITH OPEN LID	F/G	FINISHED GRADE
FIRE HYDRANT	FH	FIRE HYDRANT
VALVE IN VALVE BOX	F/L	FLOW LINE
GATE VALVE IN VALVE VAULT	G	GAS LINE
POST INDICATOR VALVE	GV/VB	GATE VALVE IN VALVE BOX
THRUST BLOCK	GV/VV	GATE VALVE IN VALVE VAULT
TREE	HDCP	HANDICAP
TREE LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CONCRETE HEADWALL	HDW	HEADWALL
SUBMERGED HEADWALL	HOR	HORIZONTAL
FLARED END SECTION (F.E.S.)	HP	HIGH POINT
GUY WIRES	HWL	HIGH WATER LEVEL
FLOOD LIGHT	IE	INVERT ELEVATION
UTILITY POLE	IN	INLET
LIGHT STANDARD	LF	LINEAL FEET
TRAFFIC SIGNAL POLE	LP	LOW POINT OR LIGHT POLE
HAND HOLE	L	LEFT
SOIL BORING	ME	MATCH EXISTING
IRRIGATION HEADS	MH	MANHOLE
SIGN	MW	MONITORING WELL
TELEPHONE MANHOLE	N	NORTH
MONITORING WELL	NIC	NOT IN CONTRACT / NOT INCLUDED
TELEPHONE PEDESTAL	NWL	NORMAL WATER LEVEL
TRANSFORMER PAD	OC	ON CENTER
UTILITY TO BE ABANDONED	OL	OPEN LID
FEATURE TO BE REMOVED	PC	POINT OF CURVATURE
STORMWATER FLOW DIRECTION	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
STORMWATER OVERFLOW ROUTE	PGL	PROFILE GRADE LINE
DITCH CHECK	PI	POINT OF INTERSECTION
INLET FILTER BASKET	PL	PROPERTY LINE
RIP RAP	PP	POWER POLE
BOLLARD	PRC	POINT OF REVERSE CURVATURE
SILT FENCE	PT	POINT OF TANGENCY
WATER MAIN PROTECTION	PUE	PUBLIC UTILITY EASEMENT
UTILITY CROSSING LABEL	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
GUARDRAIL	PVI	POINT OF VERTICAL INTERSECTION
RAILROAD TRACKS	PVT	POINT OF VERTICAL TANGENCY
RETAINING WALL	R	RADIUS OR RIGHT
REVISION DELINEATION	RCP	REINFORCED CONCRETE PIPE
CONSTRUCTION LIMIT LINE	ROW	RIGHT OF WAY
TREE PROTECTION FENCE	S	SLOPE OR SOUTH
	SAN	SANITARY
	SF	SILTATION FENCE
	SFM	SANITARY FORCE MAIN
	SHT	SHEET
	SHW	SUBMERGED HEADWALL
	SMH	SANITARY MANHOLE
	STA	STATION
	ST	STORM STRUCTURE OR STORM SEWER
	STMH	STORM MANHOLE
	T	TANGENT LENGTH OR TELEPHONE
	T/C	TOP OF CURB
	T/P	TOP OF PIPE
	T/W	TOP OF WALL
	TY	TYPE
	TYP	TYPICAL
	UP	UTILITY POLE
	VC	VERTICAL CURVE
	VERT	VERTICAL
	VCP	VITRIFIED CLAY PIPE
	W	WEST
	WM	WATER MAIN

DRAWN BY BUD	SITE ADDRESS 1050 E. LAKE STREET, HANOVER PARK, IL	DATE 07-13-16	BY
STANDARD 07-13-16			
REVIEWED BY AMU			
DATE ISSUED 07-13-16			
TITLE GENERAL NOTES, LEGEND AND ABBREVIATIONS		DESCRIPTION MCDONALD'S - HANOVER PARK	
SHEET NO. 012-1070		SHEET NO. C-1.0	
GENERAL NOTES, LEGEND AND ABBREVIATIONS		GENERAL NOTES, LEGEND AND ABBREVIATIONS	

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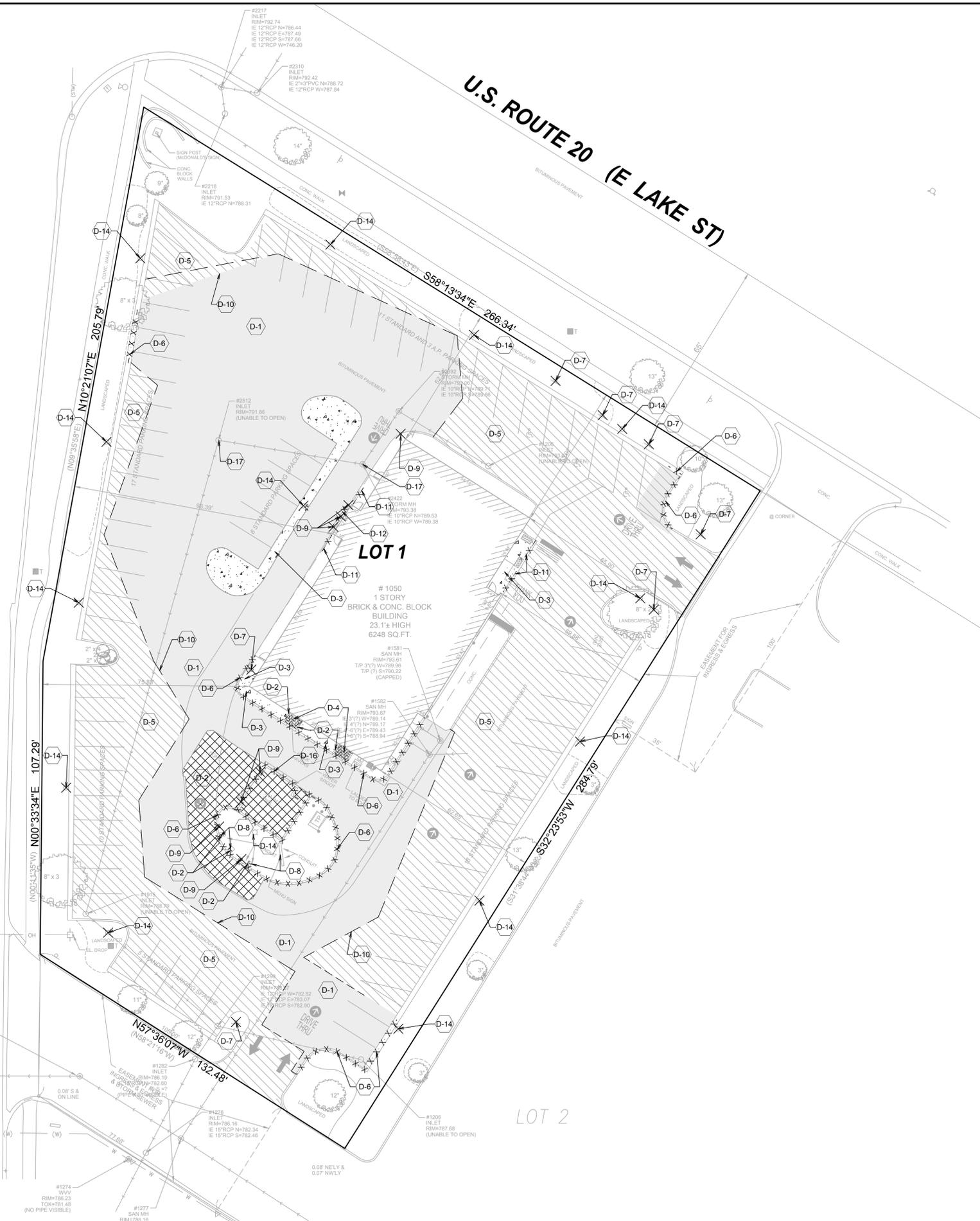
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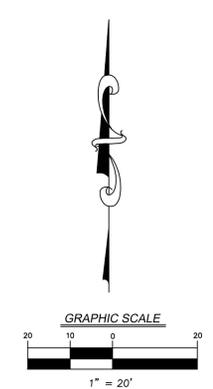


**DEMOLITION PLAN**

- THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
  - SIDEWALK AND ON-SITE PAVEMENT
  - UTILITIES
  - CONSTRUCTION DEBRIS
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
- CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
- EXISTING UTILITIES, WHICH DO NOT SOLELY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
- EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
- ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
- SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
- EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS.
- THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

**DEMOLITION LEGEND AND NOTES**

- D-1 ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- D-2 CONCRETE PAVEMENT REMOVAL (FULL-DEPTH)
- D-3 SIDEWALK TO BE REMOVED (FULL-DEPTH)
- D-4 BRICK PAVERS TO BE REMOVED
- D-5 MILL & OVERLAY ASPHALT PAVEMENT
- D-6 CONC. CURB/GUTTER TO BE REMOVED
- D-7 SIGN TO BE REMOVED
- D-8 DRIVE-THRU MENU AND EQUIPMENT TO BE REMOVED
- D-9 BOLLARD / POST TO BE REMOVED
- D-10 SAWCUT LINE
- D-11 HAND RAIL TO BE REMOVED / REPLACED
- D-12 GUARD RAIL TO BE REMOVED
- D-13 LANDSCAPING TO BE REMOVED
- D-14 LIGHT POLE TO BE REMOVED
- D-15 STRUCTURE TO BE REMOVED
- D-16 TRASH ENCLOSURE TO BE REMOVED
- D-17 RIM TO BE ADJUSTED



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STO ISSUE DATE 07-15-16		REVIEWED BY AMU	
DATE ISSUED 07-15-16		DATE ISSUED 07-15-16	
TITLE DEMOLITION PLAN		DESCRIPTION MCDONALD'S - HANOVER PARK	
SHEET NO. C-2.0		REVISED PER VILLAGE COMMENTS	
DEMOLITION PLAN		AMU	
		BY	

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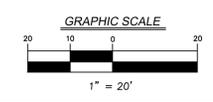


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**SIGN LEGEND**

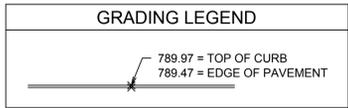
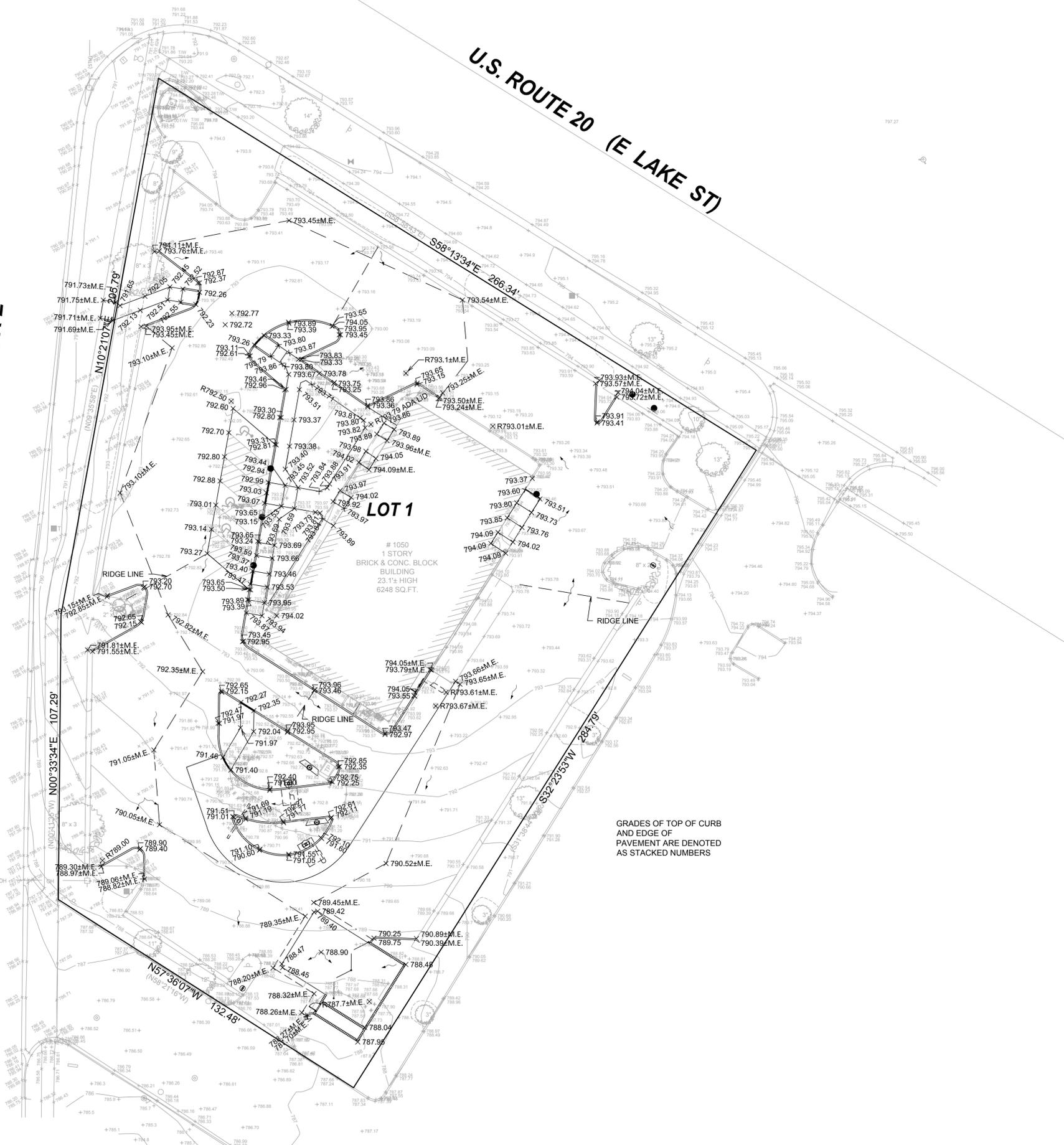
-  S-1 STOP SIGN MUTCD R1-1
-  S-2 ACCESSIBLE PARKING STALL
-  S-3 EXISTING McDONALD'S DIRECTIONAL SIGN TO REMAIN
-  S-4 EXISTING McDONALD'S DIRECTIONAL SIGN TO BE REMAIN
-  S-5 EXISTING McDONALD'S ROAD SIGN TO REMAIN
-  S-6 PROPOSED McDONALD'S DIRECTIONAL SIGN WITH LOGO
-  S-7 McDONALD'S MENU BOARD
-  S-8 CUSTOMER ORDERING DEVICE (C.O.D.)
-  S-9 McDONALD'S DOUBLE WELCOME POINT GATEWAY
-  S-10 #1 PULL FORWARD SIGN
-  S-11 EXISTING McDONALD'S ROOF SIGN TO REMAIN
-  S-12 DO NOT ENTER SIGN
-  S-13 DRIVE-THRU ONLY SIGN



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							REVISED PER VILLAGE COMMENTS	DESCRIPTION
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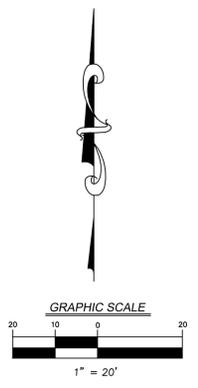
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U.S. ROUTE 20 (E LAKE ST)



GRADES OF TOP OF CURB AND EDGE OF PAVEMENT ARE DENOTED AS STACKED NUMBERS

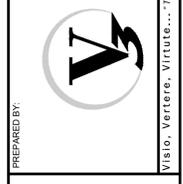
- NOTES:
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
  2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
  3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.



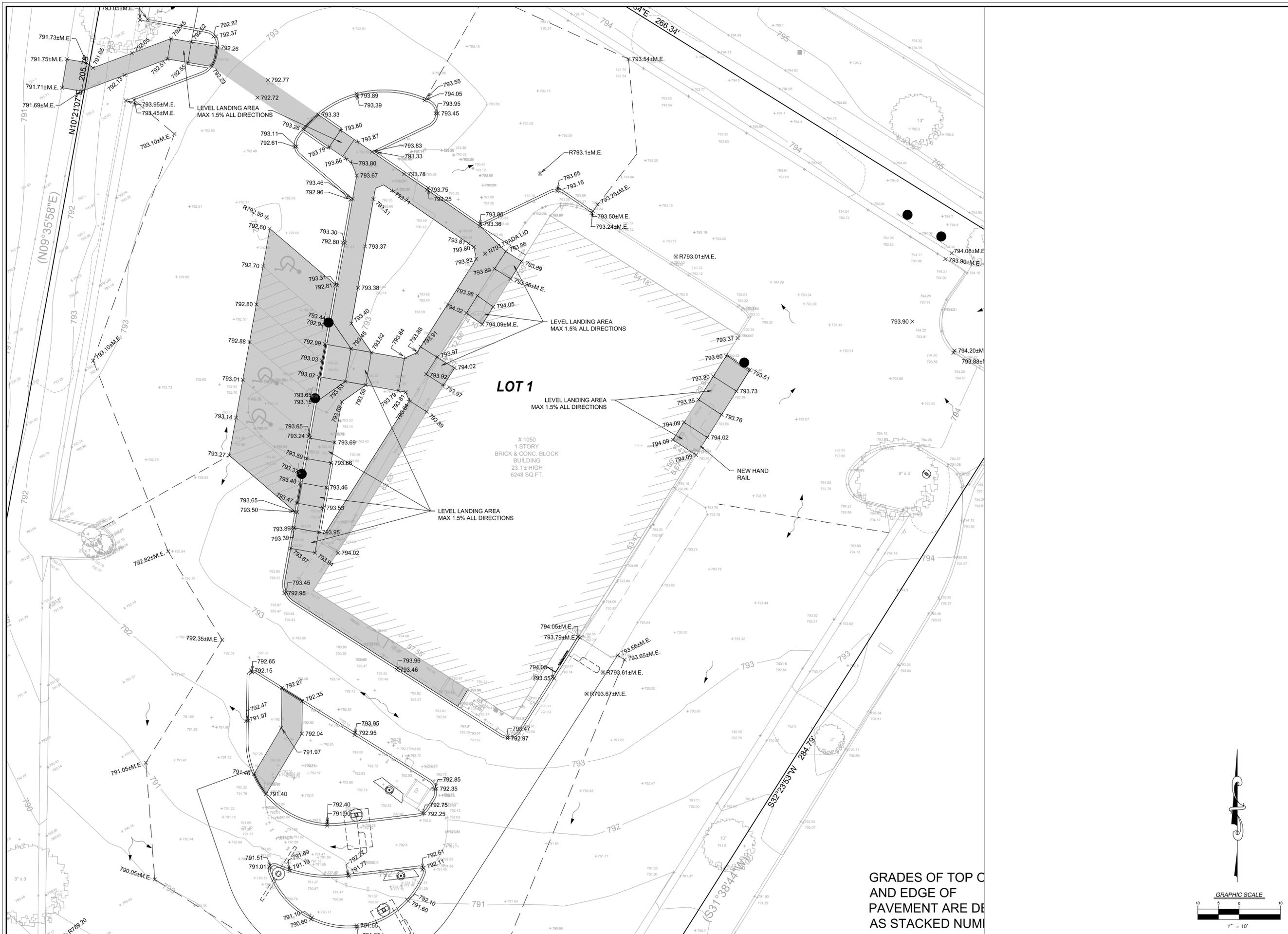
DRAWN BY BUD STD ISSUE DATE 07-15-16	TITLE GRADING AND EROSION CONTROL PLAN	REVIEWED BY AMU	DATE ISSUED 07-15-16	SHEET NO. 012-1070 C-4.0	SITE ADDRESS 012-1070 1050 E. LAKE STREET, HANOVER PARK, IL	REV	DATE	DESCRIPTION
						AMU	BY	REVISED PER VILLAGE COMMENTS

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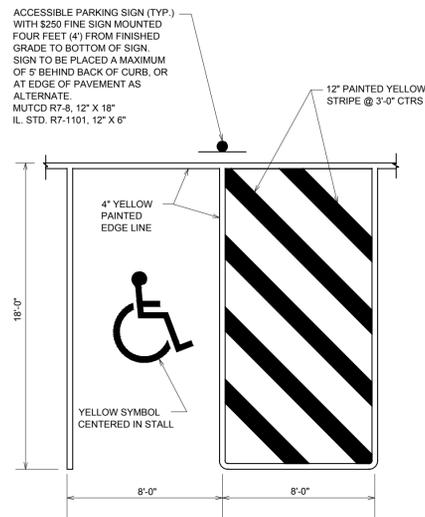




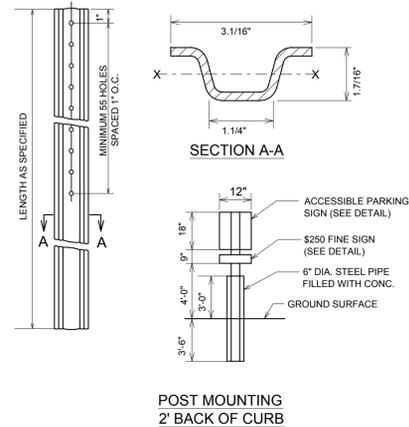


ACCESSIBLE PARKING SIGN  
WITH \$250 FINE SIGN  
MUTCD R7-8, 12" X 18"  
IL STD. R7-1101, 12" X 6"

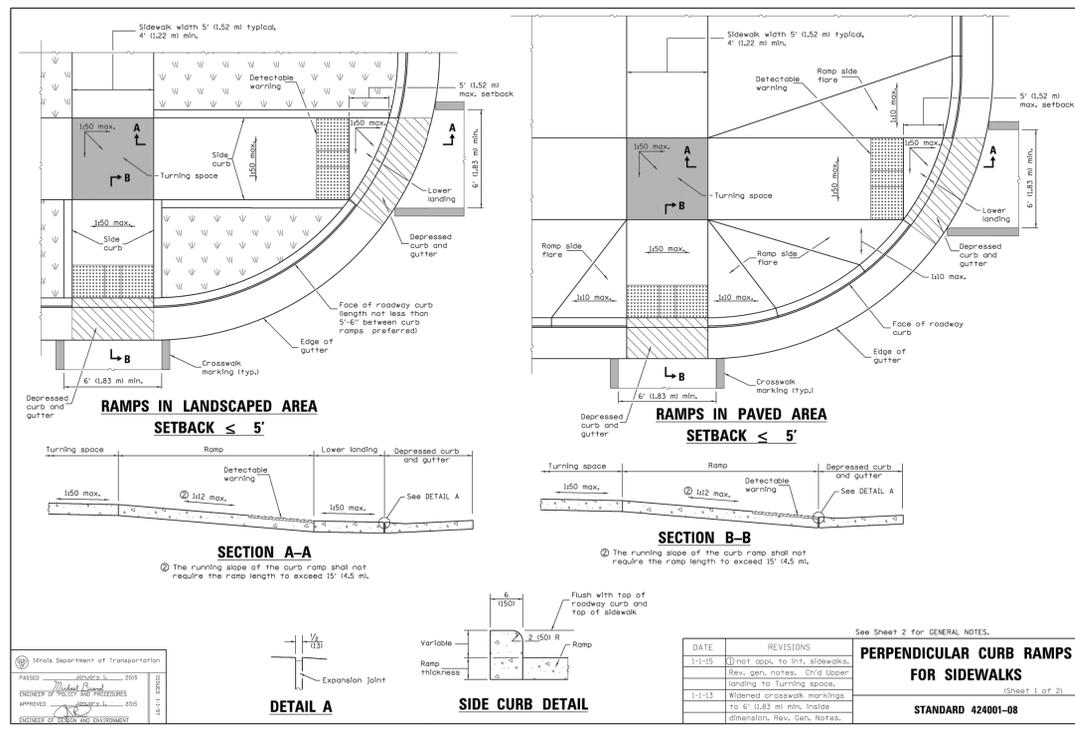
ACCESSIBLE PARKING SIGN



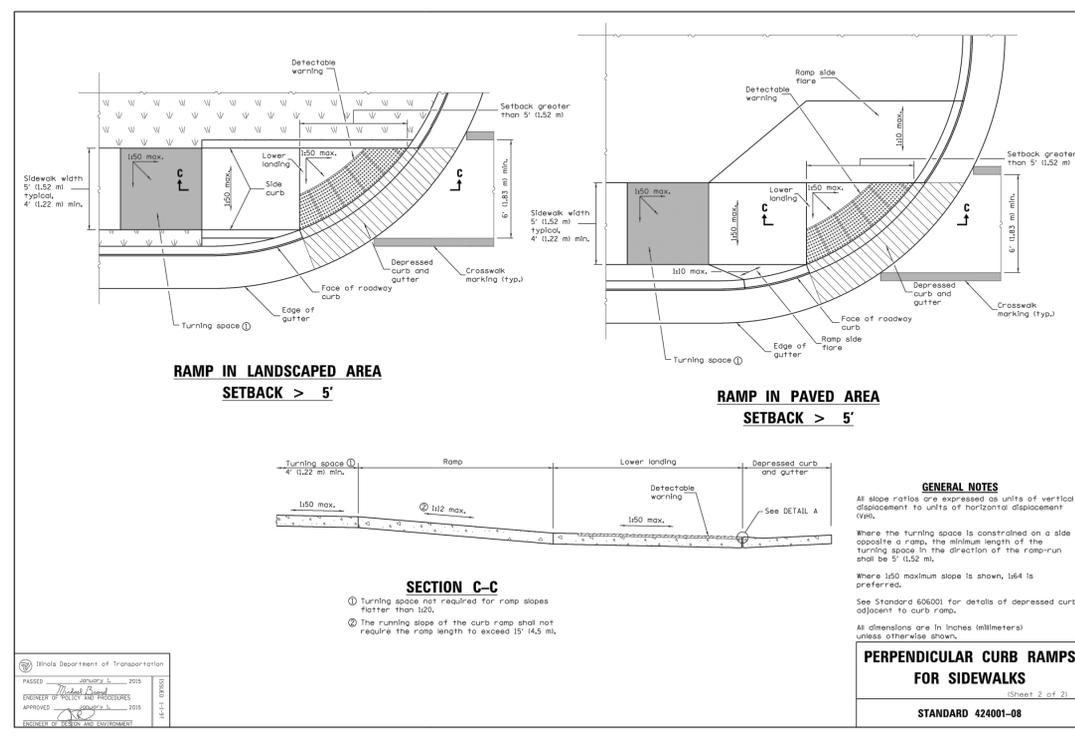
ACCESSIBLE PARKING STALL DETAIL



SIGN POST DETAIL



PERPENDICULAR CURB RAMPS  
FOR SIDEWALKS  
STANDARD 424001-08



PERPENDICULAR CURB RAMPS  
FOR SIDEWALKS  
STANDARD 424001-08

NO.	DATE	REV	DESCRIPTION	BY

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TITLE	CONSTRUCTION DETAILS
DESCRIPTION	MCDONALD'S - HANOVER PARK
SHEET NO.	012-1070 <b>C-6.1</b>
CONTRACT NO.	012-1070
SITE ADDRESS	1050 E. LAKE STREET, HANOVER PARK, IL
DRAWN BY	BUD
STD ISSUE DATE	07-13-16
REVIEWED BY	AMU
DATE ISSUED	07-13-16







- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
  2. THE CONTRIBUTION OF THE SDDFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SDDFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
  3. DISTANCE BETWEEN READINGS 10'
  4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

# U.S. ROUTE 20 (E LAKE ST)

## VP-L Viper (Large)

**FEATURES**

- The Beacon Viper luminaire is available in two sizes with a wide choice of different distribution. Designed to replace HID lighting up to 1000W @ 120V and with 5 different mounting options for application in a wide variety of new and retrofit installations. Luminaires are suitable for wet locations.
- Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- A thermal circuit, DFL300E10™, shall protect the luminaire from excessive heat by dimming drivers to reduce drive current as necessary.
- Aluminum thermal clad board with 0.002" thick copper circuit layer (copper clad) designed with copper pours to minimize thermal impedance across dielectric.

**ORDERING INFORMATION**

| MODEL              | WATTAGE        | HEIGHT         |
|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| VP-L Viper (Large) | 4K 4000* (40A) | 3K 3000* (30A) |

**DETAILS**

## SQUARE STRAIGHT STEEL POLES

**Specifications**

**SSP SERIES**

- Square straight steel shaft
- One-piece construction
- 2 1/2" OD minimum, or factory-drilled side mount
- Ground lug standard (1/2" x 16 thread)
- Steel base plate
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with nuts and washers, metal compatible
- Finished in weatherproof powder-coat paint
- Galvanized hand hole standard

**ORDERING INFORMATION**

Model	Height	Wattage								
SSP-1118-XXX-XX	18	118	108	81	63	45	36	27	18	10

**CATALOG LOGIC**

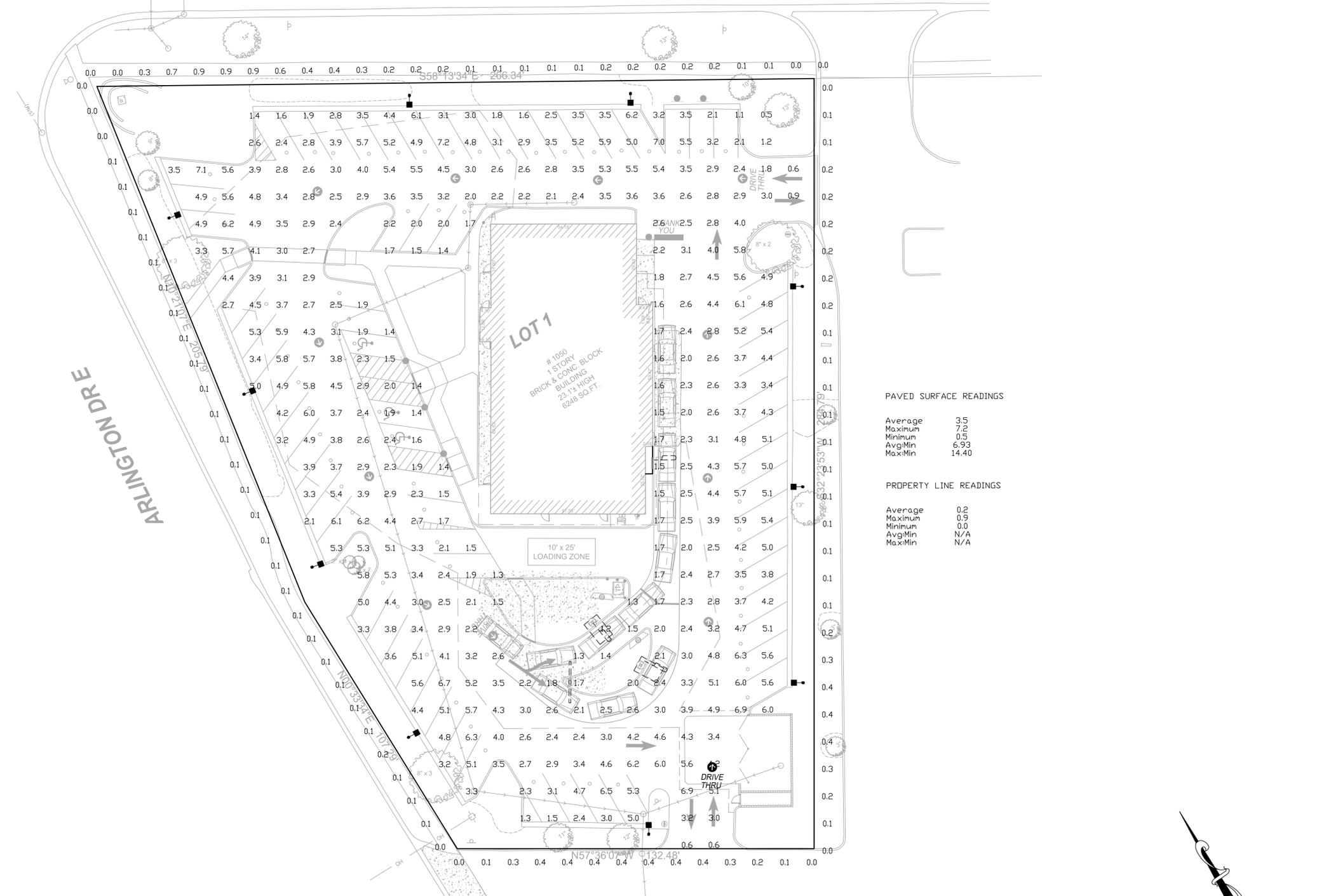
SSP XX XX X X X XX XX

**OPTIONAL POLE MOUNTING (BY PAID)**

**ACCESSORY: TENON TOP MOUNTING BRACKET**

**OPTION**

**GL** Galvanized



PAVED SURFACE READINGS

Average 3.5  
Maximum 7.2  
Minimum 0.5  
Avg/Min 6.93  
Max/Min 14.40

PROPERTY LINE READINGS

Average 0.2  
Maximum 0.9  
Minimum 0.0  
Avg/Min N/A  
Max/Min N/A

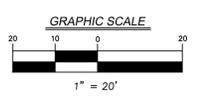
FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	TENON TOP FITTERS	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
VP-L-96NB-280-5K-T4-UNV-RA--BLC	+	10	SGL	10	TTFVIPER	10	1.00	21'	0.87	SSP-4118-GL--TT (4")	10	90mph	7.2

\* PROJECT WIND LOAD CRITERIA BASED ON:  
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)  
50 YEAR MEAN RECURRENCE INTERVAL

THIS DRAWING MEETS OR EXCEEDS MINIMUMS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



PREPARED BY: V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

REVISIONS PER VILLAGE COMMENTS

DATE

REV

DESCRIPTION

AMU

BY

McDonald's USA, LLC

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DRAWN BY: BUD

ST/ISSUE DATE: 07-10-16

REVIEWED BY: AMU

DATE ISSUED: 07-13-16

TITLE: PHOTOMETRIC PLAN

DESCRIPTION: MCDONALD'S - HANOVER PARK

SHEET NO: 012-1070

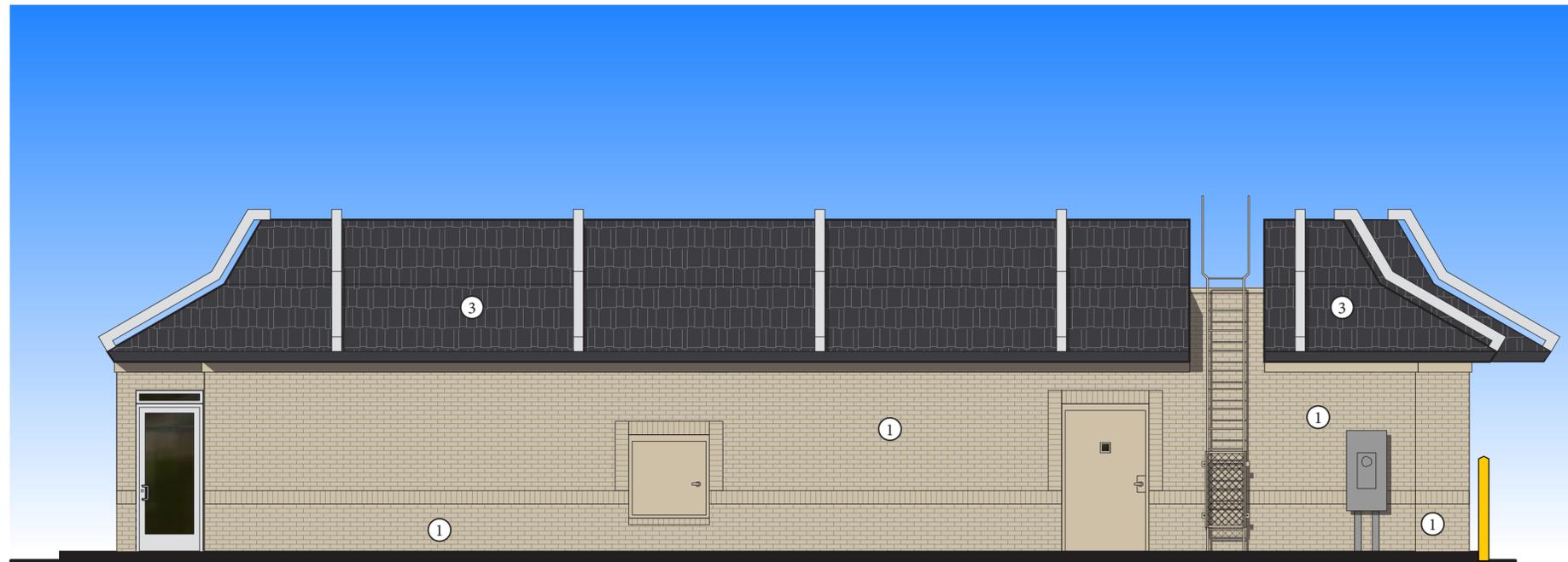
012-1070 1050 E. LAKE STREET, HANOVER PARK, IL

C-8.0

PHOTOMETRIC PLAN

14092.35 - PHOTOMETRIC PLAN

C8.0 PHOT14092.35.DWG - 8/1/2016 12:17 PM



SOUTH ELEVATION

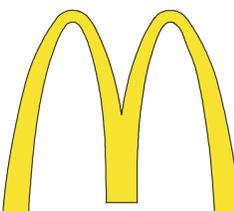
MATERIALS LEGEND	
Khaki Color Scheme	
①	Paint (Main Building) Benjamin Moore - Alexandria Beige BM-HC-77
②	Paint (Accent) Benjamin Moore - Alexandria Beige BM-HC-77
■	Glazing (Windows & Storefront) 1" Insulated Clear Glass
■	Asphalt Singles (Paint) Benjamin Moore - Toucan Black BM-2118-20



EAST ELEVATION



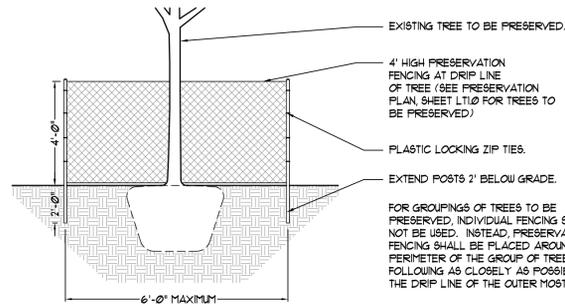
McDonald's  
1050 E. Lake St. Hanover Park, IL 60133



**PLANT PROTECTION NOTES**

1. ALL EXISTING TREE LOCATIONS AND SIZES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, PRIOR TO THE START OF CONSTRUCTION.
2. ANY EXISTING TREE STUMPS WITHIN THE PROPERTY ARE TO BE GROUND OUT PRIOR TO ANY NEW PLANTING.
3. ALL TREES AND PLANTINGS TO REMAIN AS NOTED ON THE DRAWINGS ARE TO BE ENCLOSED WITH A TREE PROTECTION FENCE, PRIOR TO THE START OF CONSTRUCTION. THE FENCE SHALL CONSIST OF 4' TALL ORANGE PLASTIC FENCE WITH METAL POSTS SPACED NO FURTHER THAN 6' APART. THE FENCE IS TO BE LOCATED UNDER THE OUTER EDGES OF THE TREE'S CANOPY, BUT NO CLOSER THAN 5' AWAY FROM THE TREE'S TRUNK FOR SHRUBS AND PERENNIALS, FENCE IS TO BE AT OUTER EDGE OF EXISTING BED LINE. LANDSCAPE ARCHITECT TO APPROVE FENCE LOCATION.
4. NO MATERIALS OR VEHICLES SHALL BE STORED, DRIVEN OR PARKED WITHIN TREE PROTECTION FENCING.
5. ALL GRADING, CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE FORBIDDEN FROM ENCRUCHING WITHIN THE TREE PROTECTION FENCING.
6. CRUSHED LIMESTONE OR ANY MATERIALS THAT MAY BE DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE TREE PROTECTION FENCING NOR SHALL THEY BE LOCATED AT ANY HIGHER ELEVATION WHERE DRAINAGE TOWARD THE TREE(S) COULD CONCEIVABLY AFFECT THE HEALTH OF SAID TREE(S).
7. IF IT IS THE CONTRACTOR'S OPINION THAT ANY OF THE TREES TO BE PRESERVED WILL BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
8. THE CONTRACTOR IS TO MAINTAIN THE PROTECTION FENCING THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS UNTIL NEW LANDSCAPING BEGINS AND THE LANDSCAPE ARCHITECT APPROVES REMOVAL OF THE FENCING.
9. IF ROOTS OF A TREE TO REMAIN ARE EXPOSED, THE LANDSCAPE ARCHITECT IS TO BE CONTACTED AT ONCE.
10. ALL TREES TO BE PRESERVED SHALL BE PRUNED TO REMOVE EXISTING DEAD WOOD TO COMPENSATE FOR ROOT LOSS DURING CONSTRUCTION BY A QUALIFIED ARBORIST WITH A MINIMUM 5 YEARS EXPERIENCE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
11. IF IT IS THE CONTRACTOR'S, OR ARBORIST'S OPINION THAT ANY TREE TO BE PRESERVED SHALL REQUIRE ROOT PRUNING, FERTILIZATION OR ANY OTHER HORTICULTURAL ACTIVITIES NOT SPECIFIED IN THE CONTRACT DRAWINGS, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED PRIOR TO THE WORK. SAID HORTICULTURAL ACTIVITIES SHALL BE PERFORMED ONLY BY A QUALIFIED ARBORIST UNLESS APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE AT THE CONTRACTOR'S EXPENSE IF DUE TO HIS NEGLIGENCE.
12. IF THE CONTRACTOR DAMAGES ANY SHRUB OR PERENNIALS TO BE PROTECTED SO THAT IT DOES NOT SURVIVE HE SHALL BE RESPONSIBLE FOR REPLACING THE PLANT IN KIND. THE LANDSCAPE ARCHITECT IS TO APPROVE THE REPLACEMENT PLANTS.
13. IF THE CONTRACTOR DAMAGES A TREE TO BE PROTECTED SO THAT IT DOES NOT SURVIVE HE SHALL BE RESPONSIBLE FOR REPLACING THE TREE IN KIND OR REPLACING IT WITH TREES ABOUT THE SAME NUMBER OF CALIFER INCHES (MEASURED 6" ABOVE THE GROUND). THE LANDSCAPE ARCHITECT IS TO APPROVE THE REPLACEMENT TREES.

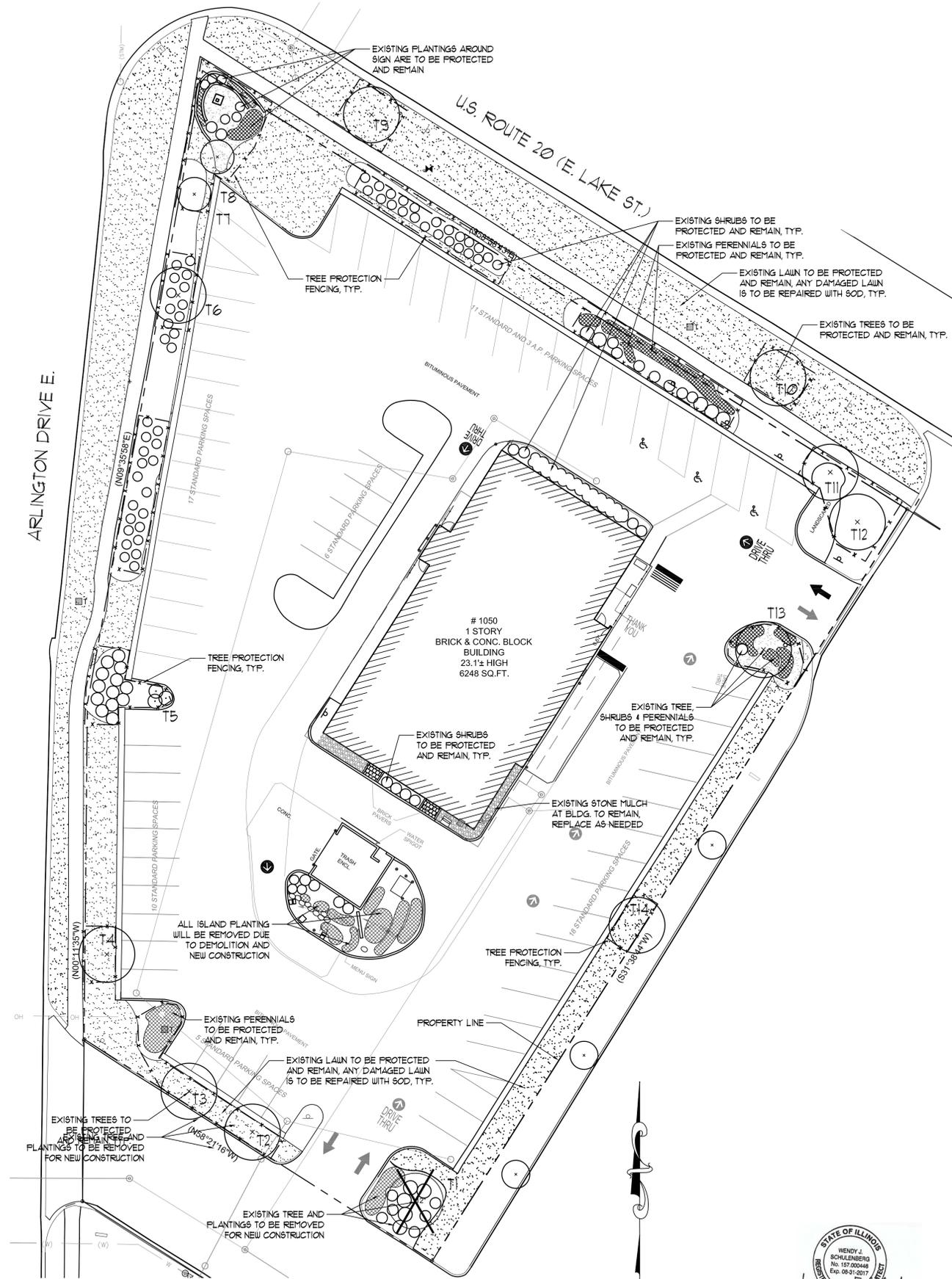
FENCING SHALL BE LOCATED AS SHOWN ON THE TREE PRESERVATION PLAN (LT10). FENCE SHALL BE PLACED SO THAT THE POSTS FACE THE TREE. AFTER INSTALLING ALL POSTS, TIGHTLY WRAP THE FABRIC ACROSS THE POSTS TO PREVENT SAGGING. POSTS SHALL BE PLACED A MAXIMUM OF 6' ON CENTER. SAFETY FENCE FABRIC SHALL BE ORANGE CONTRACTOR'S GRADE SMOOTH TOP DIAMOND PLASTIC FENCE. POSTS SHALL BE 6' LONG HEAVY DUTY GALVANIZED STEEL T-POSTS, SET TO A DEPTH OF 2' BELOW GRADE. POST SHALL NOT BE DRIVEN INTO EXISTING ROOTS. LOCKING TIES SHALL BE 8" PLASTIC LOCKING ZIP TIES, 4 PER POST. ANY ALTERATIONS TO THE FENCING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT.



**1 TREE PRESERVATION DETAIL - SNOW MESH FENCING**  
NOT TO SCALE

**TREE SCHEDULE**

CODE	SPECIES	SIZE	CONDITION
T1	LINDEN	12" CAL.	POOR
T2	HONEYLOCUST	12" CAL.	GOOD
T3	HONEYLOCUST	11" CAL.	GOOD
T4	CRABAPPLE	(3) 8" CAL.	GOOD
T5	(3) CRABAPPLE	2" CAL.	FAIR
T6	CRABAPPLE	(3) 8" CAL.	FAIR
T7	CRABAPPLE	8" CAL.	GOOD
T8	CRABAPPLE	9" CAL.	GOOD
T9	HONEYLOCUST	14" CAL.	GOOD
T10	HONEYLOCUST	13" CAL.	GOOD
T11	HONEYLOCUST	10" CAL.	GOOD
T12	HONEYLOCUST	13" CAL.	GOOD
T13	PEAR	(2) 8" CAL.	GOOD
T14	LINDEN	13" CAL.	GOOD



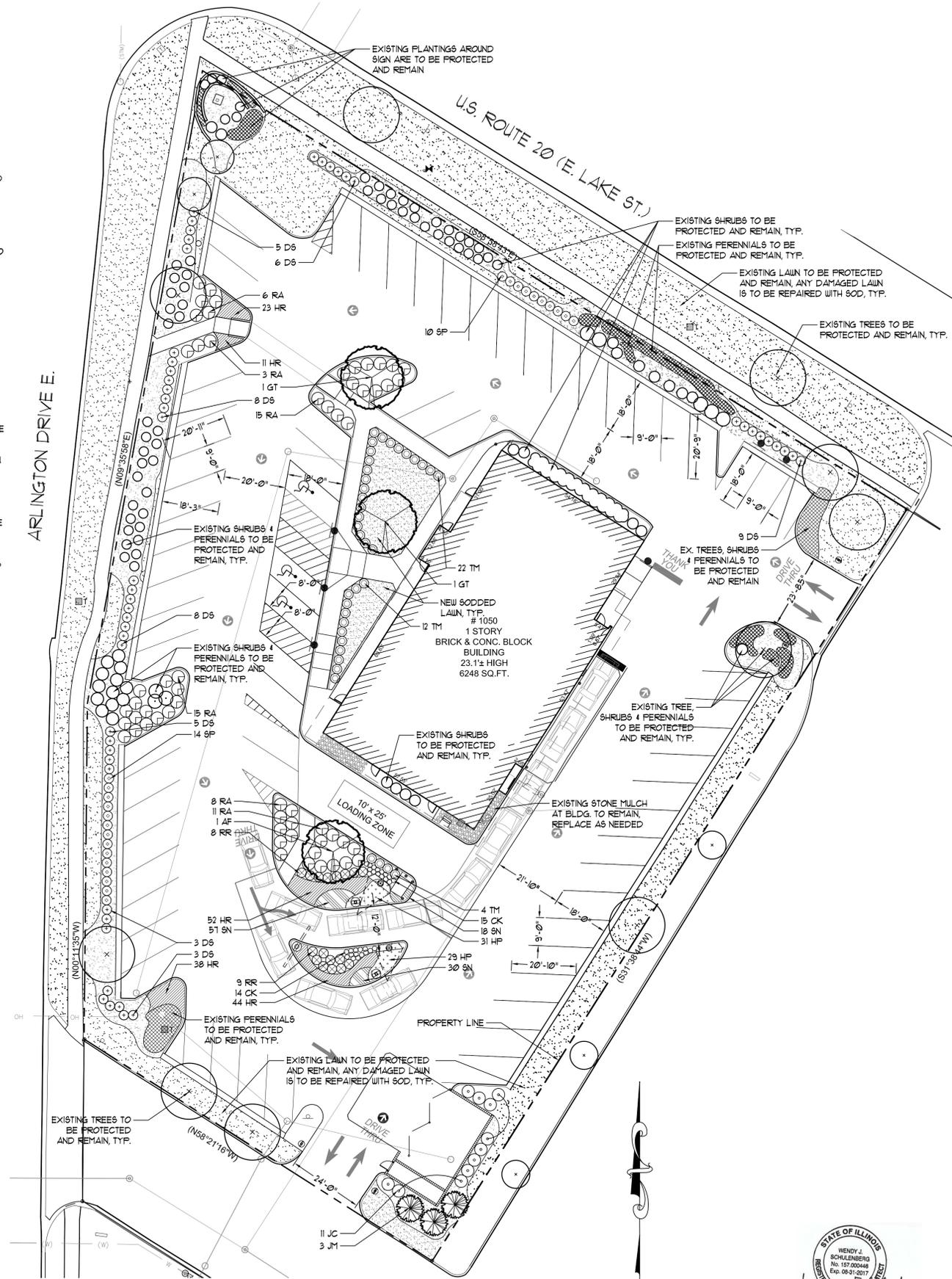
DATE	08/01/16	REV	1	DESCRIPTION	VILLAGE COMMENTS	BY	MBM
<p>PREPARED BY: <b>V3 Companies</b> 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p> <p>PREPARED BY: <b>McDonald's USA, LLC</b> These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.</p> <p>DRAWN BY: MBM STD ISSUE DATE: 06-30-16 REVIEWED BY: WS DATE ISSUED: 07-07-16</p> <p>TITLE: EXISTING LANDSCAPE SURVEY DESCRIPTION: MCDONALD'S - HANOVER PARK SITE ADDRESS: 012-1070 1050 E. LAKE STREET, HANOVER PARK, IL SHEET NO.: 012-1070 <b>LS1</b> LANDSCAPE SURVEY</p> <p>STATE OF ILLINOIS WENDY J. SCHLAENBERG No. 157.000468 Exp. 04-01-2017 Wendy J. Schlaenberg</p> <p>14092.35 - EXISTING LANDSCAPE SURVEY</p>							

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- QUANTITIES SHOWN ON THE DRAWING AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE NUMBER OF PLANT SYMBOLS SHOWN ON THE DRAWINGS SUPERCEDE ALL QUANTITIES PROVIDED. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SYMBOLS SHOWN ON THE DRAWINGS.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING SHRUBS, LAWN AREAS, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD. REPLACED FEATURES, PLANTS AND SOD SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- IF THERE ARE EXISTING ASH TREES ON THE PROJECT SITE, THE CONTRACTOR SHALL HAVE ALL ASH TREES INSPECTED FOR EMERALD ASH BORER INFESTATION BY A LICENSED ARBORIST OR FORESTER. ASH TREES TO BE DEMOLISHED SHALL ADHERE TO THE "ILLINOIS EMERALD ASH BORER COMPLIANCE AGREEMENT" BY THE ILLINOIS DEPARTMENT OF AGRICULTURE, AT WWW.ILLINOISSEAB.COM. IT IS RECOMMENDED THAT ASH TREES TO BE DEMOLISHED, BE REMOVED BETWEEN SEPTEMBER 1ST AND APRIL 30TH, WHEN THERE ARE NO RESTRICTIONS. ASH TREES TO BE DEMOLISHED BETWEEN MAY 1ST AND AUGUST 31ST, MUST FOLLOW THE PROCEDURES OUTLINED IN THE "ILLINOIS EMERALD ASH BORER COMPLIANCE AGREEMENT".
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- EXISTING TOPSOIL FROM ON SITE THAT HAS BEEN STOCKPILED MAY BE USED IF IT MEETS THE REQUIREMENTS FOR IMPORTED TOPSOIL. THIS INCLUDES CONDUCTING SOIL TEST ANALYSIS AND ADDING AMENDMENTS AS NEEDED SO THAT THE SOIL COMPLIES WITH THE REQUIREMENTS.
- ALL EXISTING PLANT BEDS TO REMAIN AND THAT WILL BE EXPANDED UPON ARE TO HAVE A 3" DEPTH LAYER OF SHREDDED HARDWOOD BARK MULCH ADDED TO THEM.
- SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS RHIZOMATOUS TALL FESCUE (RTF), BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
- ALL DECIDUOUS AND EVERGREEN TREES AND SHRUBS THAT ARE 36" HEIGHT OR TALLER ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS THAT ARE 30" HEIGHT OR LESS MAY EITHER HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
- ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- ALL SHRUBS 36" HEIGHT OR TALLER ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. AN EXAMPLE SHRUB MAY BE TAGGED OR PICTURES MAY BE SUBMITTED FOR APPROVAL. ALL SHRUBS THAT DO NOT MATCH THE APPROVED EXAMPLE SHRUB IN SIZE AND FORM WILL BE REJECTED. ALL OTHER SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIMEN QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:  
 DECIDUOUS TREES AND SHRUBS: APR 1 THROUGH NOV 15  
 SPRING DIG DECIDUOUS TREES: APR 1 THROUGH OCT 15  
 EVERGREEN TREES AND SHRUBS: APR 1 THROUGH NOV 1  
 PERENNIALS AND GROUNDCOVERS: MAY 1 THROUGH OCT 15
- TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.  
 TREES AND SHRUBS: 80% TOPSOIL, 10% SAND, 10% FINE FINES  
 PERENNIALS AND ANNUALS: 10% TOPSOIL, 15% SAND, 15% FINE FINES
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND FINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE".
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

**PLANT LIST**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
<b>DECIDUOUS TREES</b>						
AF	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	25" CALIFER	B x B	1	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	25" CALIFER	B x B	2	BRANCHED UP 6'
<b>EVERGREEN TREES</b>						
JM	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	6' HEIGHT	B x B	3	
<b>DECIDUOUS SHRUBS</b>						
D6	DIERVILLA SPLENDENS	SOUTHERN BUSH HONEYSUCKLE	24" HT x 9PD	CONTAINER	50	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24" 9PD.	CONTAINER	58	
RR	ROSA 'RADRAZZ'	KNOCKOUT ROSE	5 GALLON	CONTAINER	11	
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" HT x 9PD	B x B	24	
<b>EVERGREEN SHRUBS</b>						
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GALLON	CONTAINER	11	
TM	TAXUS x MEDIA 'RUNYAN'	RUNYAN DENSE YEW	24" HT x 9PD	B x B	38	
<b>PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS</b>						
CK	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	CONTAINER	29	SPACED 18" O.C.
HP	HEUCHERA 'PURPLE PETTICOATS'	PURPLE PETTICOATS CORAL BELLS	1 GALLON	CONTAINER	60	SPACED 18" O.C.
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	CONTAINER	168	SPACED 18" O.C.
	HEMEROCALLIS 'ROBY RETURNS'	ROBY RETURNS DAYLILY	1 GALLON	CONTAINER		EVENLY MIXED
SN	SALVIA NEMEROSA 'ROSENUEIN'	ROSE WINE SALVIA	1 GALLON	CONTAINER	105	SPACED 12" O.C.



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V3  
 Visio, Virtute, Virtufo... The Vision to Transform with Excellence

PREPARED FOR: McDonald's USA, LLC  
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DRAWN BY: MMB  
 STD ISSUE DATE: 06-30-16  
 REVIEWED BY: WS  
 DATE ISSUED: 07-07-16

TITLE: LANDSCAPE PLAN  
 DESCRIPTION: MCDONALD'S - HANOVER PARK  
 SITE ADDRESS: 012-1070 1050 E. LAKE STREET, HANOVER PARK, IL  
 SHEET NO.: L-1.0  
 LANDSCAPE PLAN

VILLAGE COMMENTS: VILLAGE COMMENTS  
 DESCRIPTION: DESCRIPTION  
 DATE: 08/01/16  
 REV: 1  
 BY: MMB







**Village of Hanover Park  
Community & Economic Development Department**

**STAFF MEMORANDUM**

**TO:** Chairman Wachsmuth and members of the Development Commission

**FROM:** Shubhra Govind, Director of Community & Eco. Development

**SUBJECT:** **Feedback for Revised site plan for Proposed Senior Housing Development with a Commercial Retail Pad at 900 Irving Park Rd (former Menard's site)**

**ACTION REQUESTED:**      Approval      Denial      Information

**MEETING DATE:** **August 11, 2016**

**SUMMARY:**

Staff is requesting feedback, without formal voting, on a revision that the developer has proposed on the site plan that was recommended for approval on May 12, for the mixed-use senior housing development at the property located at 900 Irving Park Rd.

**BACKGROUND:**

The Development Commission held a Public Hearing on May 12 for a proposed mixed-use project including Senior Housing, with Townhomes, Assisted Living and Memory Care units along with a commercial lot at the subject property. The Development Commission reviewed the proposal and following due process, held and closed the public hearing and made Findings of Fact and a recommendation to the Village Board for approval. (Since the applicant is requesting TIF funding in conjunction with the proposed development, the developer requested and staff agreed to forward the Development Commission's recommendations to the Village Board as a comprehensive package for their review and final action. At this time, the funding request is under staff review.)

Since then, the developer has hired a new consultant, and upon their recommendation, the developer is proposing to add a separate entrance into the commercial lot in the future. This would separate the commercial traffic from the residential, which the developer feels would be safer for all users.

**PROPOSED CHANGES:**

The revised site plan will have the following changes:

- A separate entrance for the commercial lot, which would line up with the existing Princeton Circle Dr. to the west.
- The proposed location for the residential portion will shift to the north to allow for 180-ft separation from the proposed commercial curb-cut.

- Because the end user for the commercial lot is unknown at this time, the site plan had previously showed an illustration of how the site could be developed for the most intense use as a restaurant. The commercial lot is now illustrated with the setbacks as recommended for approval by the Development Commission, and the location of the curb cut shown.
- The site plan shows potential auto and pedestrian connections between the residential and commercial portions to allow a second ingress-egress, primarily for emergency vehicles and to also allow for local on-site traffic to not have to go out on to Olde Salem Rd. to access the commercial site.
- The revised plan allows for an additional townhouse unit.
- There are no changes to the requested variances.

The developer’s traffic consultant KLOA has reviewed the proposed changes and indicates that “the proposed access system is acceptable. The retail access drive will be aligned opposite of Princeton Circle Drive which is preferred and the proposed residential access drive will be moved further north reducing any potential conflicts with the proposed retail access drive/Princeton Circle Drive.”

**STAFF REVIEW**

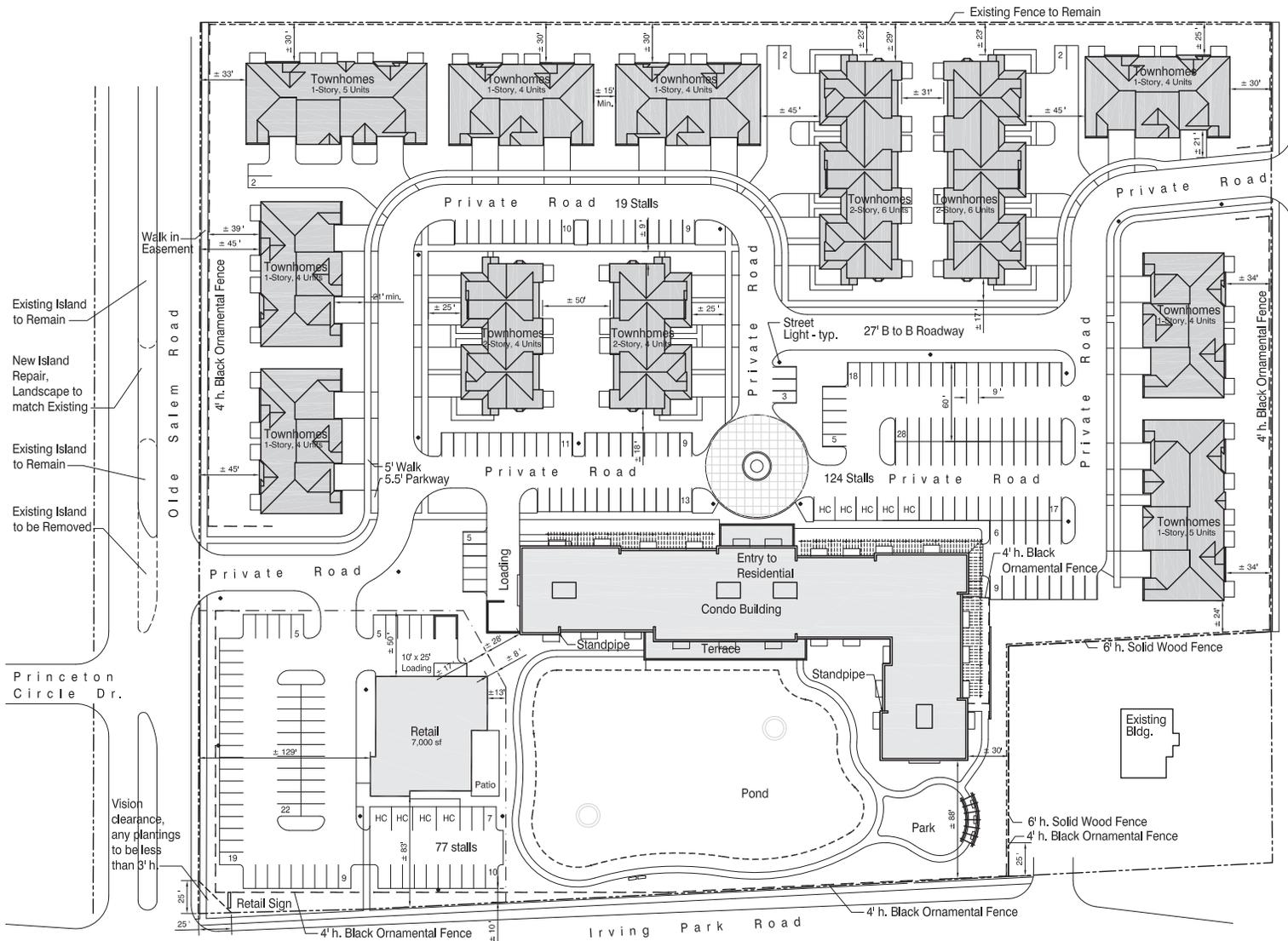
Staff from the Village’s Public Works, Engineering, Police, Fire, Inspectional Services and Community Development departments have reviewed the proposed changes and are supportive of the revised site plan. The overall intent of the development proposal has not changed, the site plan is significantly consistent with the original plan, except for the separation of the ingress-egress for residential and commercial portions and the orientation of one building.

**RECOMMENDATION**

Since the public hearing was closed and a formal recommendation made by the Development Commission, this revised site plan is being forwarded for your information and feedback, but no votes to be taken. The development proposal will be forwarded to the Board at a special meeting on August 22<sup>nd</sup>, along with the developer’s request for TIF assistance.

**ATTACHMENTS**

- Exhibit 1 – Original Site Plan (as reviewed for Public Hearing)
- Exhibit 2 – Revised Site Plan



Wilson St.

Olde Salem Circle

**Project Data**

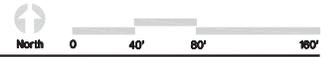
<b>Residential Units</b>	214
Townhomes (in 12 buildings)	54
Condos	75
Memory Care Units	26
Assisted Living Units	59
<b>Site Area</b>	± 502,254 sf
Lot Coverage (Impermeable)	305,130 sf
% Lot Coverage	61%
Gross Bldg. Floor Area	247,591 sf
Incl. Townhomes, Condos w/ Clubhouse, Retail	
Floor Area Ratio (FAR)	0.49
Density, gross units/11.53 acres	18.6
<b>Residential Site Area</b>	± 450,254 sf
Lot Coverage (Impermeable)	264,730 sf
% Lot Coverage	59%
Gross Bldg. Floor Area	240,591 sf
Incl. Townhomes & Condos w/ Clubhouse	
Floor Area Ratio (FAR)	0.53
Density, net units/10.34 acres	20.7
<b>Retail Site Area</b>	± 52,000 sf
Lot Coverage (Impermeable)	40,400 sf
% Lot Coverage	78%
Gross Bldg. Floor Area	7,000 sf
Floor Area Ratio (FAR)	0.13
<b>Residential Parking Provided</b>	297
Townhomes	154
1 & 2 car garages	74
1 & 2 car aprons on-grade	6
Condo (on-grade)	143
<b>Residential Parking Required by 110-6.2</b>	127
Elderly Housing @ 1 per 2 d.u.	107
Projected Staff	20
<b>Retail SF</b>	7,000
<b>Retail Parking Provided</b>	77
Ratio Provided (per 1,000 sf)	11.0
Ratio Req'd by 110-6.2 (Retail)	5.0
Ratio Req'd by 110-6.2 (Eating)	12.0

**VERANDAH**

Aman Living, LLC Hanover Park, Illinois

Site Plan

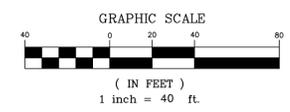
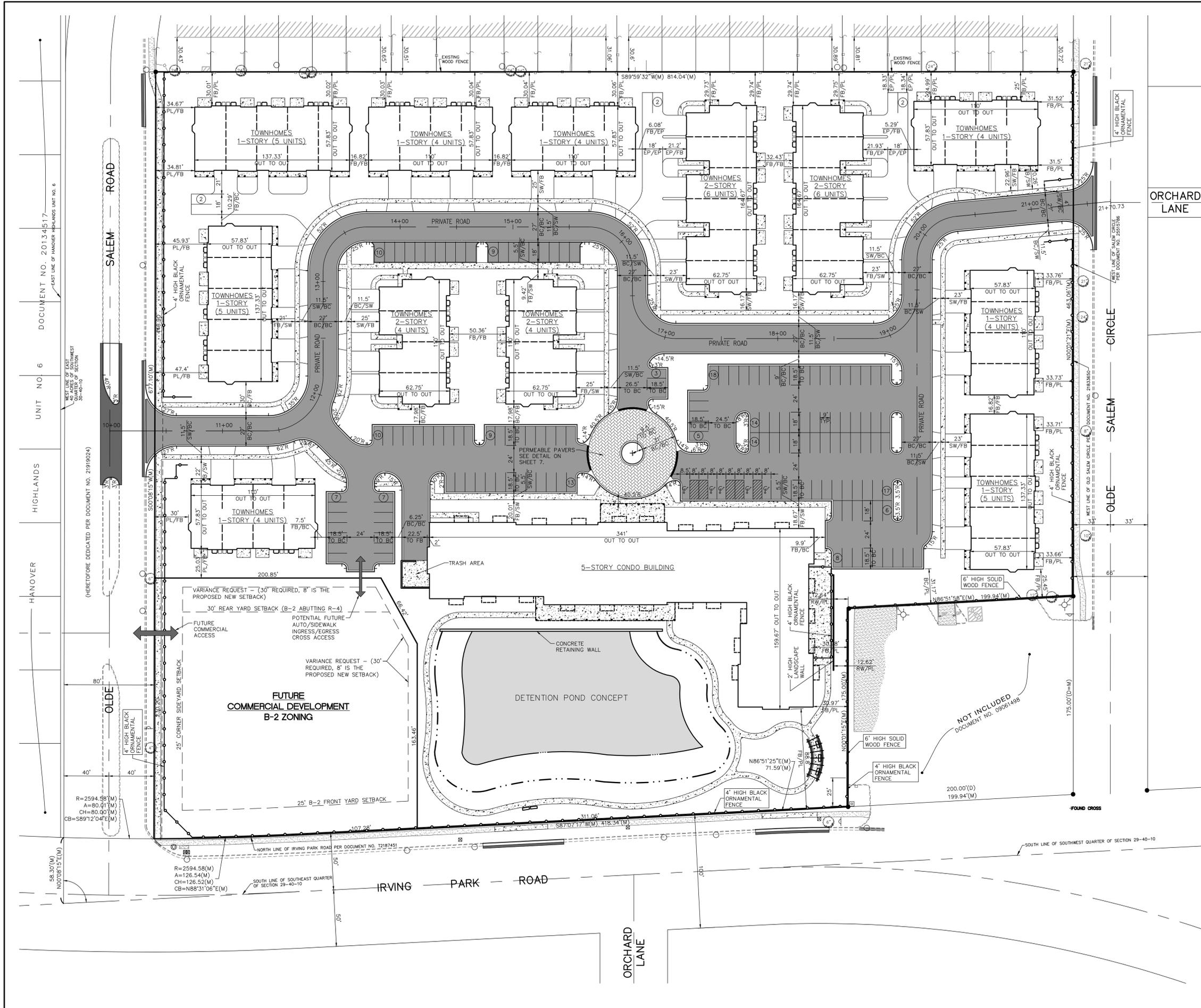
Exhibit 2



43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 15025 © 2016



May 4, 2016 ARCHITECTS + PLANNERS, INC.



**ABBREVIATIONS LEGEND  
(IN ADDITION TO TITLE SHEET LEGEND)**

BC	=	BACK OF CURB
FC	=	FACE OF CURB
PL	=	PROPERTY LINE
EC	=	EDGE OF CONCRETE
B/B	=	BACK TO BACK OF CURB
FB	=	FACE OF BUILDING
ROW	=	RIGHT OF WAY
R	=	RADIUS
SW	=	EDGE OF SIDEWALK
EP	=	EDGE OF PAVEMENT

- SITE GEOMETRIC AND PAVING NOTES:**
- SIDEWALK RAMP WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
  - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
  - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE M3.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
  - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
  - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY COMPASS SURVEYING LTD. AND DATED 09/21/2015.
  - 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.
  - BUILDINGS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBS, 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.
  - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
  - ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
  - 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 ON-SITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH DOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
  - PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE SET 1" INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

**SITE DATA:**

GROSS SITE AREA	= 502,254 SF	= 11.53 AC (100%)
IMP-2 COMMERCIAL SITE	= 51,999 SF	= 1.194 AC (10.35%)
NET R-4 RESIDENTIAL TRACT	= 450,255 SF	= 10.34 AC (89.65%)

**DEVELOPMENT DATA (INCL. ANTICIPATED COMMERCIAL DEVELOPMENT):**

BUILDING FOOTPRINT	= 120,033 SF	= 2.756 AC (23.90%)
PAVEMENT/CURB/SIDEWALK	= 202,570 SF	= 4.650 AC (40.33%)
GREEN SPACE	= 179,651 SF	= 4.124 AC (35.77%)

**PARKING SUMMARY (RESIDENTIAL R-4 DISTRICT):**

REGULAR PARKING STALLS (9'x18' TYP.)	= 145
ADA ACCESSIBLE PARKING STALLS (16'x18' TYP.)	= 5
TOTAL PARKING PROVIDED	= 150

EXISTING ZONING: = B-2

- SURFACE IMPROVEMENT LEGEND:**
- ASPHALT PAVEMENT (ONSITE STANDARD)**
    - 1 1/2" HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50
    - BITUMINOUS TACK COAT (50 gal/sy)
    - 1 1/2" HOT MIX ASPHALT BINDER COURSE, MIX "C", N50
    - BITUMINOUS PRIME COAT MC-30 (gal/sy)
    - 12" ONSITE ASPHALT SCREENINGS CA-6, TYPE B
  - ASPHALT PAVEMENT (HEAVY DUTY)**
    - 1 1/2" HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50
    - BITUMINOUS TACK COAT (50 gal/sy)
    - 3" HOT MIX ASPHALT BINDER COURSE, IL-19, N50
    - BITUMINOUS PRIME COAT MC-30 (gal/sy)
    - 10" AGGREGATE BASE COURSE CA-6, TYPE B
  - CONCRETE SIDEWALKS/SLABS**
    - 5" CLASS SI CONCRETE SIDEWALK (6" AT DRIVEWAYS)
    - 2" COMPACTED GRANULAR SUB-BASE, CONSTRUCTION JOINTS TO BE 4' ON CENTER, EXPANSION JOINTS 50'
  - PERMEABLE BRICK PAVERS (SEE DETAIL)**
    - "ECO-OPTILOC" (3 1/8") HEAVY DUTY BRICK PAVERS
    - L-SHAPE, COLOR VARIES
    - 2" CHIP GRAVEL BEDDING MATERIAL (DOT CA-16)
    - 4" (AFTER ROLLER COMPACTION) PERMEABLE BASE COURSE (DOT CA-7)
    - 4"x12" (AFTER ROLLER COMPACTION) PERMEABLE SUB-BASE COURSE (DOT CA-7)
    - GEOTEXTILE FILTER FABRIC (WOVEN)

=====	EX. CURB AND GUTTER
=====	CURB AND GUTTER (86.12 ) SEE DETAIL SHEET
=====	REVERSED PITCH CURB AND GUTTER
=====	DEPRESSED CURB AND GUTTER
=====	ADA CURB RAMP WITH DETECTABLE WARNING (REPLACABLE RED POLYMER COMPOSITE PLATES)

22 NUMBER OF PARKING STALLS PER AISLE

VERANDAH  
HANOVER PARK, ILLINOIS  
SITE PLAN

DATE \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
DRAWN BY \_\_\_\_\_

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. 22511316  
DATE 08/05/16  
SCALE 1"=40'  
PROJ. MGR. RWG  
ROLL ASSOC. MEM  
DRAWN BY TLM

SHEET 1 OF 1

August 05, 2016 11:15:43 am. AcadVer:19.0a (LMS Tech)  
Drawing: S:\22511316 - VERANDAH - 900 IRVING PARK ROAD\300\_ENGINEERING\310\_CADD\DWG\225\_BASE.DWG