



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

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION SPECIAL MEETING

**Municipal Building, Room 214
Hanover Park, IL**

**Wednesday, September 10, 2014
7:00 p.m.**

AGENDA

1. **CALL TO ORDER: ROLL CALL**
2. **PLEDGE OF ALLEGIANCE:**
3. **ACCEPTANCE OF AGENDA:**
4. **PRESENTATIONS/REPORTS:** None.
5. **APPROVAL OF MINUTES:** None
6. **ACTION ITEMS:**
 - 6-a. **Public Hearing:** to consider a request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for a Special Use to permit a drive-through facility, and a Variance from the requirements for maximum lot coverage and minimum parking lot landscaping, for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road, 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. Community Development Update.
10. **ADJOURNMENT:**



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

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: **Public Hearing for a Special Use and Variances for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road**

ACTION REQUESTED: Approval Disapproval Information

MEETING DATE: **September 10, 2014**

REQUEST SUMMARY

The following is scheduled for Development Commission review at 7:00 p.m. on September 10, 2014 in Room 214 of the Municipal Building, 2121 Lake Street:

Request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for the construction of a commercial outlot building at the Westview Shopping Center at 7600 Barrington Road, to include the following:

- Special Use under Section 110-5.9.3.i to allow a drive-through facility in the B-2 District
- Variance under Section 110-5.9.6.c to allow lot coverage over 75% in the B-2 District
- Variance under Section 110-6.3.9.b to allow interior parking lot landscaping less than required in the B-2 District.

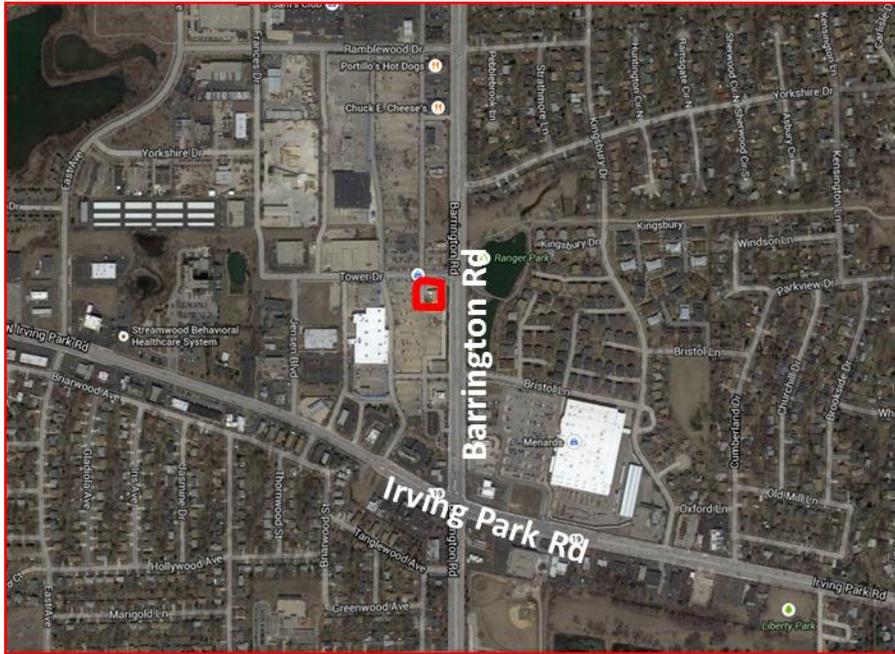
BACKGROUND

At this time, Brixmor, the owner of the Westview Shopping Center, proposes to demolish the vacant restaurant building (former Baker's Square) located in an outlot of the center and construct a new 5,614 square foot commercial building, 1 drive through lane, and associated site amenities. The building will have an EIFS (exterior insulation finishing system) exterior with cast stone along the base, red metal awnings, large windows along the frontages, and various decorative and architectural elements, including varied roof heights with metal coping. The building is proposed to include three tenant spaces, ranging in size from 1,366 to 2,254 square feet in size, which are proposed for retail, restaurant, or service users. The site plan includes 31 parking stalls (including 2 handicap accessible), 1 drive-through lane, and access points from Tower Drive to the north and the remainder of the Westview Shopping Center parking lot to the south and west.

The subject property is located at the southwest corner of the intersection of Barrington Road and Tower Drive, north of Irving Park Road. The parcel is 0.76 acres and is zoned B-2 Local Business District. Surrounding property zoning includes: B-2 Local Business District to the

north, south, and west; and R-4 Multifamily Residential to the east. The property is an outlet within the Westview Shopping Center, located along Barrington Road in front of the larger shopping center building. Surrounding tenants include Tony's Finer Foods to the west, Taco Bell to the north, American Mattress to the south, and the Hanover Park Park District's Ranger Park to the east.

Aerial photo of subject property with boundary outlined



Zoning map with subject property outlined



DISCUSSION

The proposed development meets the zoning requirements for development in the B-2 district, unless otherwise specified below:

Regulation	Required	Provided
Lot Area	1 acre	0.76 acres*
Lot Coverage	75%	80.5%**
Floor Area Ratio	0.35 max	0.17
Building Height	45 feet max	26 feet
Yard: Front	25 feet min	71.03 feet
Corner Side	25 feet min	76 feet
Interior Side	10 feet min	52.2 feet
Rear	25 feet min	29 feet
Parking:		
Building	28 spaces (5/1,000sf)	31 spaces
Drive Through (stacking)	8 spaces	8 spaces

* No variance required, as no existing lot will be utilized

** Variance required, see below

Special Use Request

The applicant proposes to construct drive through facilities to service the southern tenant of the new commercial outlot building, which is allowed in the B-2 District by special use approval. The drive through facility will consist of 1 lane with 8 stacking spaces available for cars to wait in line for service, which meets parking requirements.

Staff finds that the proposed special use will have limited physical impact on surrounding properties due to the design of the site layout and access. Access is provided from Barrington Road via Tower drive to the north, and cars will exit into the existing parking lot to the east. The lane will be separated from the remainder of the parking lot to the south by a barrier curb, to control traffic flow and create one centralized exit area.

Variation Request

The applicant requests variations from the maximum lot coverage and minimum interior parking lot landscaping requirements for the B-2 District. The following variations are requested:

Regulation	Required	Provided	Variation
Lot Coverage	75% maximum	80.5%	5.5%
Interior Parking Lot:			
Landscape area	900 sq.ft.	473.5 sq.ft.	426.5 sq.ft.
Trees	3 canopy trees	2 canopy trees	1 canopy tree
Shrubs	22 shrubs	17 shrubs	5 shrubs

The required parking lot buffer landscaping between the parking lot and street or drive aisle generally meets requirements, however a few additional plantings are needed. Staff recommends that the additional planting be required as a condition of approval. For the landscape buffer area along Tower Drive, 3 canopy trees, 2 understory trees, and 18 shrubs are required. At this time, 2 canopy trees and more than 25 shrubs are provided. As such, an additional 3 trees are required within this area as space permits. The landscape buffer area along Barrington Road is located within a public easement for the Barrington Road streetscape plantings and not controlled by the applicant or subject to the code requirements.

The variations are requested due to the unique structural engineering of the site. Due to the wet condition of underlying soils, the building and a large portion of the parking lot are not constructed on-grade, but built upon structural supports (piles). There are reinforcement bars and other structural supports underneath the parking lot and building foundation that will be impacted if the footprint of the parking lot or building foundation are changed. As such, the existing parking lot concrete and building foundation are proposed to be maintained. These existing configurations do not meet code and do not allow much flexibility to add additional impervious surface area and parking lot landscape areas. The proposed interior parking lot landscape areas will be fully planted, however, such planting will not meet the specific requirements of the code.

STAFF ANALYSIS

Overall, Staff finds the proposed construction of a commercial outlot building at 7600 Barrington Road to be compatible with other commercial uses in the area and consistent with Village goals for the area. The proposed site design and building are expected to have a positive impact on the value and aesthetic appearance of this property. The site, building, engineering, and landscaping have been designed so as to reduce negative impacts of the proposed development on surrounding properties. The development has been designed so as to serve needs of the use onsite, provide adequate access and parking, screen uses from surrounding properties and rights-of-way, and locate the building in a manner that is accessible to multiple types of users and aesthetically pleasing.

The Special Use for a drive through is found to be consistent with the permitted retail, restaurant, and service uses, as well as the as the purpose of the B-2 district and the long-term land use plans for the properties, which is to “provide for a wide range of retail stores and related commercial establishments providing for both day-to-day and occasional shopping needs.”

The Variations are found to be based upon unique physical constraints of the site, which are not generally applicable to properties in the area. They are not expected to have a detrimental impact upon the current or future development of the property or surrounding properties. The development will bring a quality commercial building, with a design that corresponds with ongoing improvements to the other buildings within the Westview Center. The design of the building will also correlate with the goals of the Irving Park Corridor Study and Comprehensive Plan, to “avoid blank front and side wall elevations on street frontages, and instead provide articulated facades and other design elements such as windows, awnings, variation in building materials, interesting roof lines, etc.” The transition of the building from a single restaurant use to a multi-tenant building with smaller spaces will also work to meet tenant market demand and be more likely to attract and retain tenants.

Staff from the Public Works & Engineering, Police, and Fire Departments, including its Inspectional Services Division, have reviewed the proposed development through the Development Review Committee and Site Plan Review processes. They find the proposed development to be acceptable and their comments have been incorporated into the plans. One concern in particular has been addressed through the addition of a barrier median between the drive-through lane and adjacent parking lot.

PUBLIC COMMENT

To date, staff has received no public comments related to the application.

RECOMMENDATION

Move to adopt the draft Findings of Fact recommending approval of the request for a Special Use for a drive through facility, and Variations for a lot coverage above 75% and a reduction in the required interior parking lot landscaping, for the construction of a commercial outlet building in the B-2 Local Commercial District at 7600 Barrington Road with the following conditions:

1. Uses generally depicted on the architectural plans and elevations, dated August 1, 2014, by Shive Hattery Architecture and Engineering.
2. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated August 1, 2014, by Shive Hattery Architecture and Engineering, with the following addition:
 - a. Additional landscaping is to be installed in the landscape buffer area along Tower Drive or in the surrounding areas to meet code requirements, as approved by the Village Planner.
3. No outdoor display, sales, or storage of materials is permitted on the site.
4. No signs are approved as a part of this request.

ATTACHMENTS

- Exhibit 1 – Draft Findings of Fact
Exhibit 2 – Plans, including Plat of Survey, Site Plans, Landscape Plans, and Elevations

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
SPECIAL USE - DRIVE THROUGH FACILITY
7600 BARRINGTON ROAD

I. Subject

Consideration of a request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for the construction of a commercial outlot building at the Westview Shopping Center at 7600 Barrington Road, to include the following:

- Special Use under Section 110-5.9.3.i - drive-through facility in the B-2 Local Commercial District

II. Findings

On September 10, 2014 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Special Use. ___ objectors appeared and ___ written objections were filed.

The Development Commission has made the following findings regarding the Special Use request:

A. Public Health, Safety, and Welfare

The proposed use will not be detrimental to or endanger the public health, safety or welfare of the community.

B. Surrounding Property Use and Value

The proposed development will not have a negative impact the use or value of other property in the immediate vicinity. The proposed development is expected to raise the value of the subject property and surrounding properties are developed with compatible uses.

C. Conformance with Comprehensive Plan

The proposed development is in conformance with the goals and objectives set forth in the Comprehensive Plan. The development and use will work towards a Vision and Goal of the Comprehensive Plan to “enhance the appearance of properties . . . in order to foster a positive civic pride, reduce crime, promote economic development opportunities, and increase property values” (Goal 3.4).

D. Development and Improvement of Surrounding Property

The proposed development will not impede the normal and orderly development and improvement of surrounding properties. All adjacent parcels are developed with commercial or residential uses.

E. Utilities, Access Roads, and Drainage

All utilities will be installed according to engineering regulations. Existing onsite drainage and detention facilities will be utilized.

F. Ingress and Egress to Public Streets

The proposed development will utilize existing ingress and egress aisles from public streets as a part of the overall Westview Shopping Center development. Access is provided via a signalized intersection at Barrington Road.

G. Conformance with Zoning Restrictions

The property is zoned B-2 Local Business District. The proposed use, site plan, landscaping, and parking are in conformance with the restrictions of the Zoning Ordinance, unless as otherwise approved by Variance.

H. Minimization of Adverse Effects

The site plan has been designed to minimize potential adverse impacts to surrounding properties. Surrounding uses are compatible with the proposed special use.

III. Recommendations

Accordingly, by a vote of ___ to ___, the Development Commission recommends approval of the request for a Special Use for a drive through facility in the B-2 Local Commercial District for the construction of a commercial outlot building at 7600 Barrington Road, subject to the following conditions:

1. Uses generally depicted on the architectural plans and elevations, dated August 1, 2014, by Shive Hattery Architecture and Engineering.
2. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated August 1, 2014, by Shive Hattery Architecture and Engineering, with the following addition:
 - a. Additional landscaping is to be installed in the landscape buffer area along Tower Drive or in the surrounding areas to meet code requirements, as approved by the Village Planner.
3. No outdoor display, sales, or storage of materials is permitted on the site.
4. No signs are approved as a part of this request.

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
VARIATIONS – LOT COVERAGE &
INTERIOR PARKING LOT LANDSCAPING
7600 BARRINGTON ROAD

I. Subject

Consideration of a request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for the construction of a commercial outlot building at the Westview Shopping Center at 7600 Barrington Road. Specifically, the following items must be approved:

- Variation from Section 110-5.9.6.c to allow for a 5.5% increase above the maximum lot coverage of 75% in the B-2 District, for lot coverage of 80.5%
- Variation from Section 110-6.3.9.b to allow for the following reduction in the standard interior parking lot landscaping requirements:
 - 426.5 square foot reduction from the 900 square foot required interior parking lot landscape area, for a total landscape area of 473.5 square feet
 - 1 tree reduction from the 3 canopy trees required, for a total of 2 canopy trees
 - 5 shrub reduction from the 22 shrubs required, for a total of 17 shrubs

II. Findings

On September 10, 2014 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Variations. ___ objectors appeared and ___ written objections were filed.

The Development Commission has made the following findings regarding the Variation requests:

A. Unique Circumstances

The unique circumstances related to the Applicants proposed request are related to pre-existing conditions of the parcel and its unique structural configuration and engineering requirements.

B. Essential Character

Approval of the Variation request will not alter the essential character of the locality and is consistent with the Comprehensive Plan, which designates this property for commercial use. The surrounding properties are developed with compatible uses. The adjacent land uses to the north, south, and west are zoned B-2 Local Business District, to the east are zoned R-4 Multifamily Residential.

C. Additional Considerations

1. Surrounding Topographical Conditions

There are no unique topographic conditions.

2. General Applicability

The conditions upon which this variation request is based will not be generally applicable to other properties within the zoning district.

3. Economic Return

The purpose of the variation is not based exclusively upon a desire to receive a greater economic return.

4. Cause of Hardship

The cause of hardship to the applicant is due to the unique engineering requirements of the parcel.

5. Public Welfare

Granting the requested variation will not likely be detrimental to the public welfare or injurious to neighboring properties.

6. Public Safety, Property Values

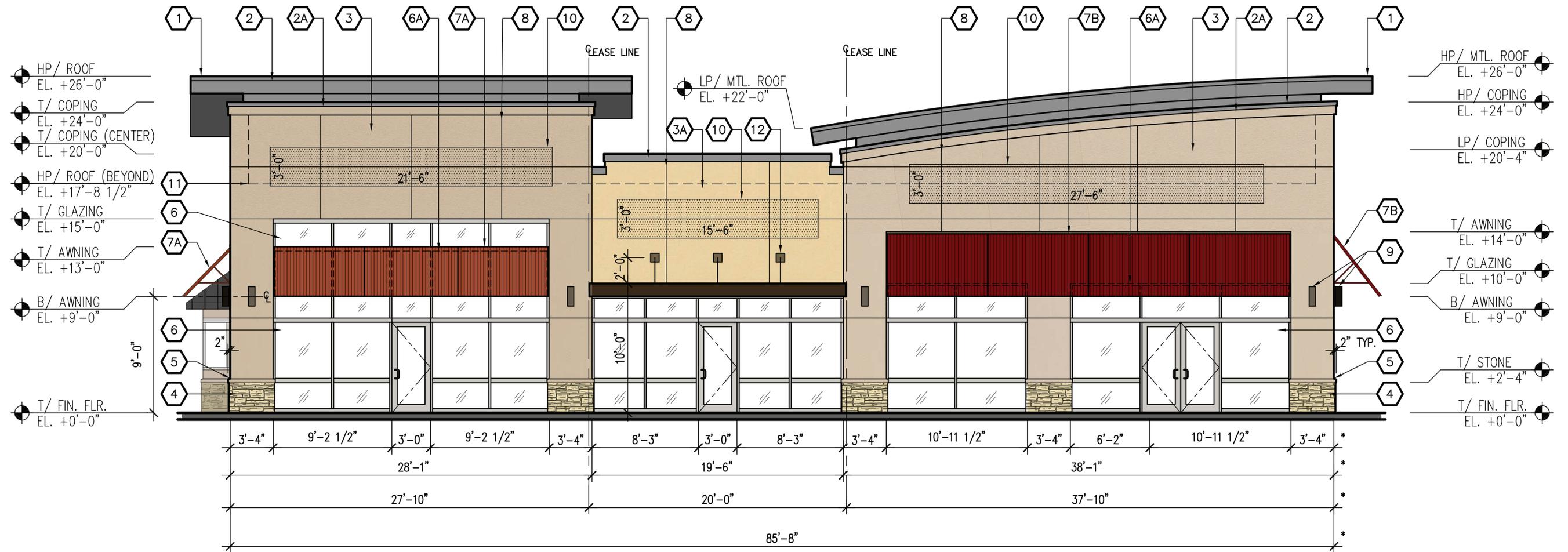
Approval of the requested variation will not likely endanger the public safety, or impact property values.

III. Recommendations

Accordingly, by a vote of ___ to ___, the Development Commission recommends approval of the request with the following conditions:

1. Uses generally depicted on the architectural plans and elevations, dated August 1, 2014, by Shive Hattery Architecture and Engineering.
2. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated August 1, 2014, by Shive Hattery Architecture and Engineering, with the following addition:
 - a. Additional landscaping is to be installed in the landscape buffer area along Tower Drive or in the surrounding areas to meet code requirements, as approved by the Village Planner.
3. No outdoor display, sales, or storage of materials is permitted on the site.
4. No signs are approved as a part of this request.

Exhibit 2



OUTLOT 3 - EAST ELEVATION

MATERIAL LIST						
1	STND. SM. MTL. ROOF, PAINTED "CHARCOAL GRAY"		2"	FRAME CLEAR ANODIZED STOREFRONT W/ TEMPERED GLASS	10	TENANT SIGNAGE (BY OTHERS)
2	METAL COPING, PAINTED "CHARCOAL GRAY"	6			11	LINE OF MEMBRANE ROOF (BEYOND)
2A	FASCIA, PAINTED TO MATCH EIFS "BUCKSKIN"	6A		STOREFRONT (BEYOND)	12	STEEL TENSION RODS TO SUPPORT AWNING, PAINTED "DARK BRONZE"
2B	METAL COPING, PAINTED "DARK BRONZE"	7A		METAL AWNING, PAINTED "TERRA COTTA"	13	STANDING SEAM METAL AWNING, PTD. "DK. BRONZE"
3	EIFS, COLOR: "PRAIRIE CLAY"	7B		METAL AWNING, PAINTED "COLONIAL RED"	14	DRIVE-THROUGH WINDOW
3A	EIFS, COLOR: "BUCKSKIN"	8		SCORE LINES IN EIFS	15	SECURITY LIGHT AT REAR DOOR, TYP. PTD. "DK BNZ."
4	SIMULATED CAST STONE	9		EXTERIOR UP/DOWN LIGHTING AT 9'-0" A.F.F., TYP. PAINTED "DARK BRONZE"	16	WALL-MOUNTED LED YARD LIGHTING
5	EIFS, COLOR: "PRAIRIE CLAY"					
					17	TRANSFORMER
					18	GAS METERS
					19	ELECTRICAL METERS
					20	H.M. DOOR AND FRAME, PAINTED TO MATCH "PRAIRIE CLAY" EIFS, TYP.
					21	PREFINISHED METAL SIDING ("CHARCOAL GRAY")
					*	NOTE: ALL DIMENSIONS TAKEN TO FACE OF EIFS ABOVE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

Iowa | Illinois | Missouri

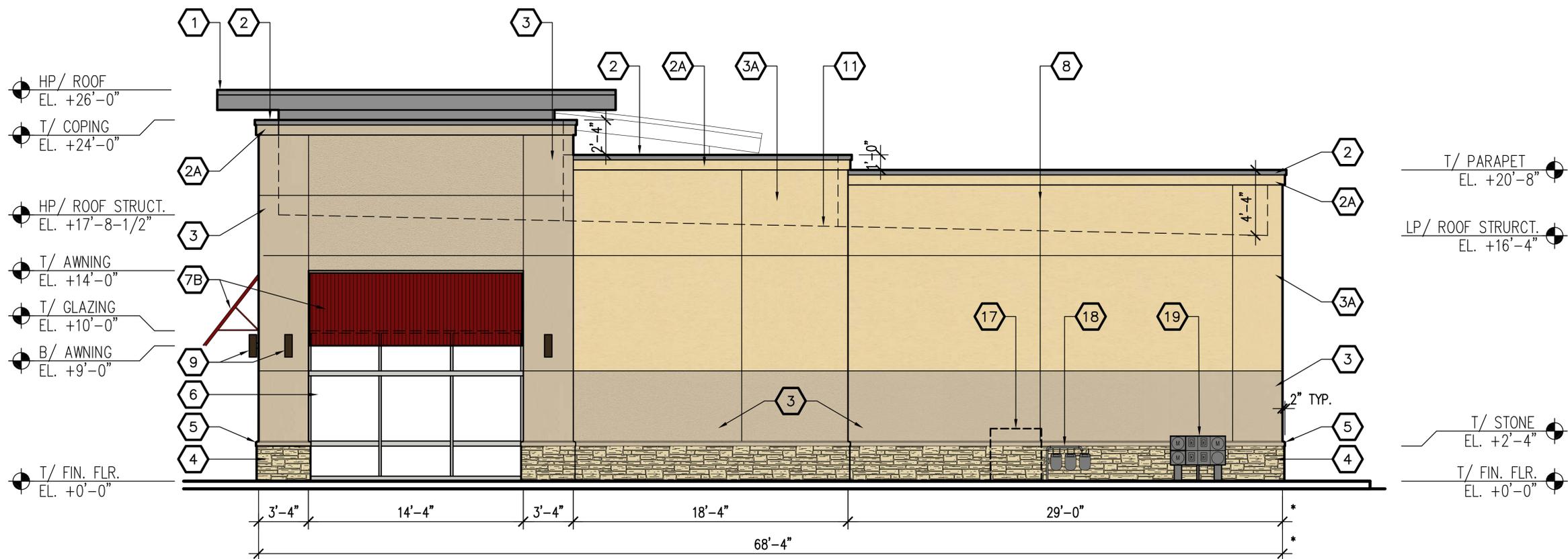
<http://www.shive-hattery.com>

ILLINOIS FIRM NUMBER: 184-000214

Westview Shopping Center
Hanover Park, IL

BRIXMOR™

August 7, 2014



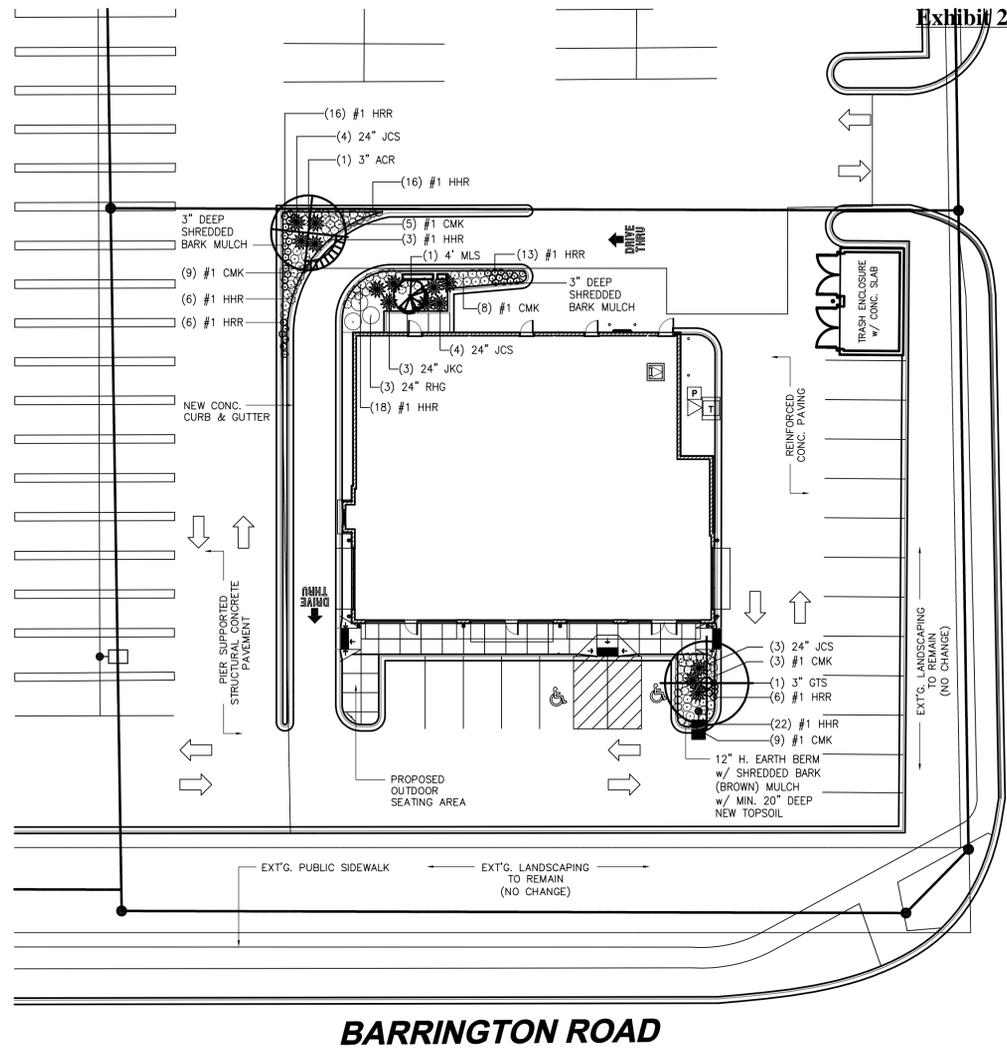
OUTLOT 3 - NORTH ELEVATION

MATERIAL LIST	
1	STND. SM. MTL. ROOF, PAINTED "CHARCOAL GRAY"
2	METAL COPING, PAINTED "CHARCOAL GRAY"
2A	FASCIA, PAINTED TO MATCH EIFS "BUCKSKIN"
2B	METAL COPING, PAINTED "DARK BRONZE"
3	EIFS, COLOR: "PRAIRIE CLAY"
3A	EIFS, COLOR: "BUCKSKIN"
4	SIMULATED CAST STONE
5	EIFS, COLOR: "PRAIRIE CLAY"
6	2" FRAME CLEAR ANODIZED STOREFRONT W/ TEMPERED GLASS
6A	STOREFRONT (BEYOND)
7A	METAL AWNING, PAINTED "TERRA COTTA"
7B	METAL AWNING, PAINTED "COLONIAL RED"
8	SCORE LINES IN EIFS
9	EXTERIOR UP/DOWN LIGHTING AT 9'-0" A.F.F., TYP. PAINTED "DARK BRONZE"
10	TENANT SIGNAGE (BY OTHERS)
11	LINE OF MEMBRANE ROOF (BEYOND)
12	STEEL TENSION RODS TO SUPPORT AWNING, PAINTED "DARK BRONZE"
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16	WALL-MOUNTED LED YARD LIGHTING
17	TRANSFORMER
18	GAS METERS
19	ELECTRICAL METERS
20	H.M. DOOR AND FRAME, PAINTED TO MATCH "PRAIRIE CLAY" EIFS, TYP.
21	PREFINISHED METAL SIDING ("CHARCOAL GRAY")
* NOTE: ALL DIMENSIONS TAKEN TO FACE OF EIFS ABOVE	

Westview Plaza
Outlot Building Lot #3

Brixmor Property Group

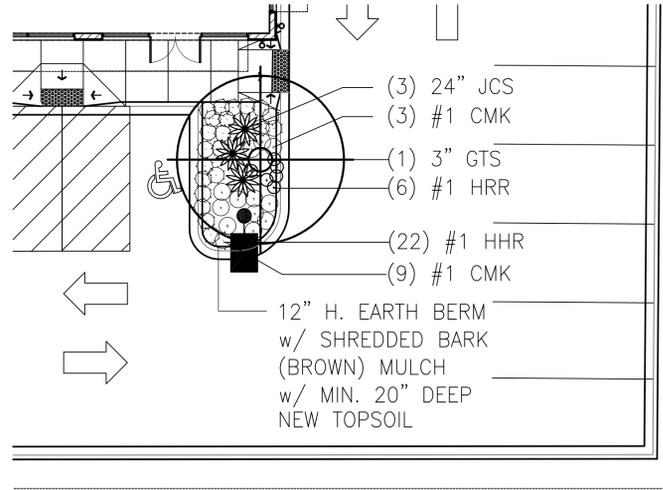
S-W Corner of Barrington Rd. & Tower Dr.
Hanover Park, IL



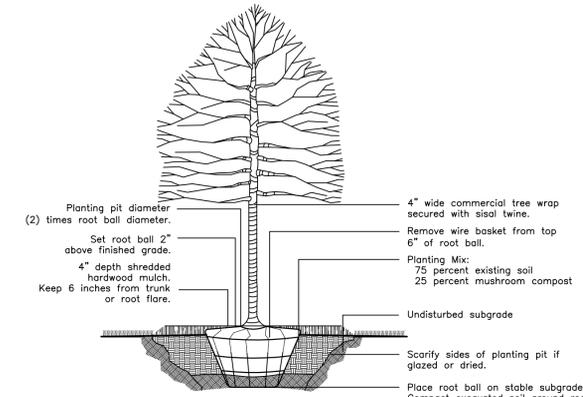
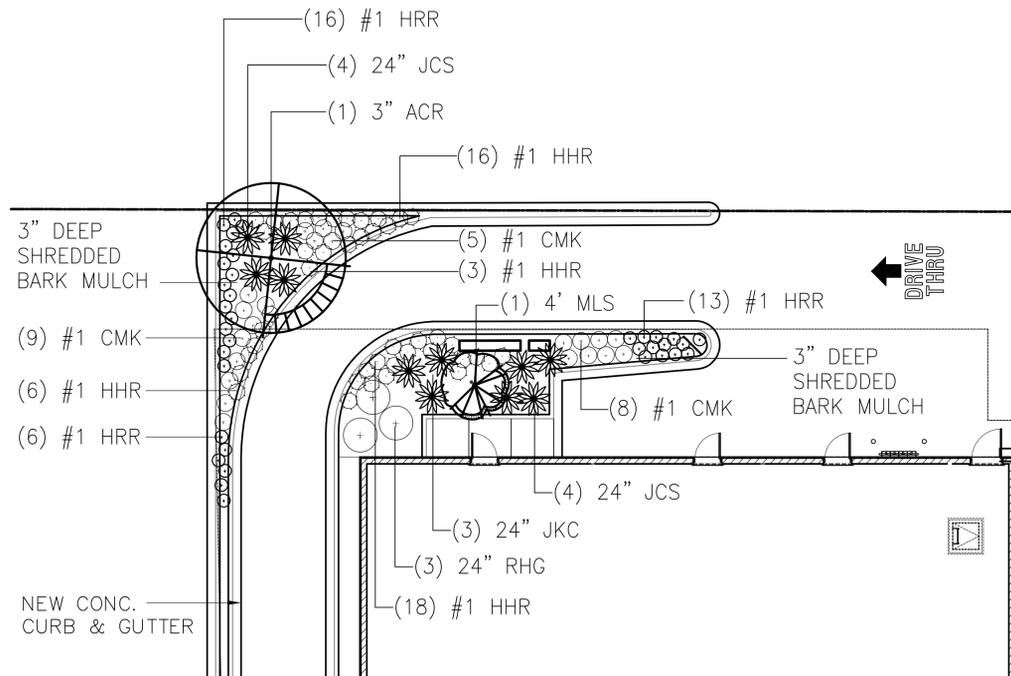
TOWER DRIVE

BARRINGTON ROAD

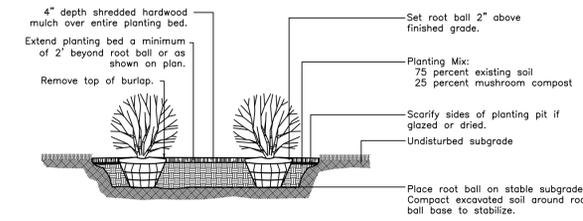
1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



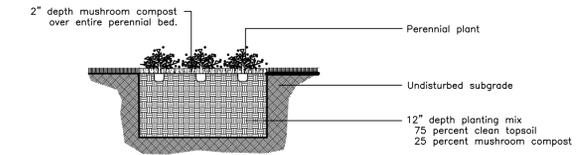
2 ENLARGED LANDSCAPE PLANS
SCALE: 1" = 10'-0"



Detail Deciduous Tree Planting



Detail Shrub Planting



Detail Perennial Planting

Plant List

Shade Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACR	1	3"		Acer rubrum 'Armstrong'	Armstrong Red Maple	BB
GTS	1	3"		Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
Ornamental Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
MLS	1	4'		Malus sargentii	Sargent Crabapple	BB/Clump
Shrubs	Key	Qty.	Size	Botanical Name	Common Name	Remarks
JCS	11	24"		Juniperus chinensis var. sargentii	Sargent Juniper	BB
JKC	3	24"		Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	BB
RHG	3	24"		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB
Perennials and Ornamental Grasses	Key	Qty.	Size	Botanical Name	Common Name	Remarks
CMK	34	#1		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
HRR	75	#1		Hemerocallis 'Happy Returns'	Happy Returns Daylily	Container
HRR	31	#1		Hemerocallis 'Rosey Returns'	Rosey Returns Daylily	Container

Note: Trees noted as 'parkway tree' shall be planted within the right-of-way only if approved by DuPage County. If approval is not granted, trees shall be relocated to inside the property.

KEY PLAN

DRAWN: MM / CCS
APPROVED: WCM
ISSUED FOR:
DATE: 08.01.14
FIELD BOOK:

PROJECT NO.: 8141300

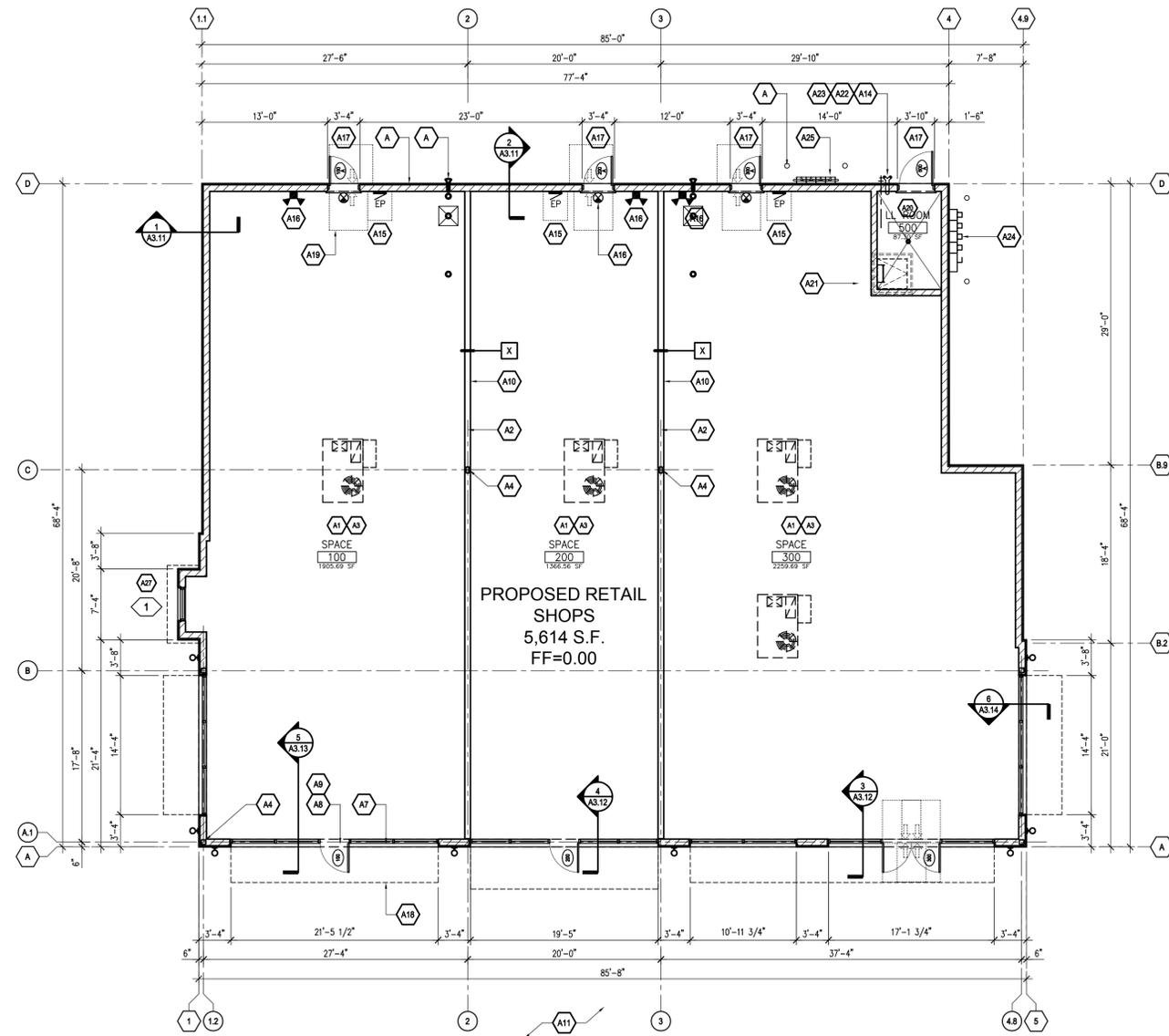
LANDSCAPE PLAN

L1.0

Westview Plaza
Outlot Building Lot #3

Brixmor Property Group

S-W Corner of Barrington Rd. & Tower Dr.
Hanover Park, IL



1 ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY NOTE	ARCHITECTURAL NOTES
A1	RETAIL SPACE
A2	PROPOSED FUTURE LEASE LINE.
A3	TYPICAL CONC. FLOOR - SLAB ON GRADE CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS. CONCRETE FLOOR SLAB TO BE LEVEL, FREE OF SURFACE IMPERFECTIONS, CRACKS, HOLES AND GOUGES AND READY FOR APPLICATION OF FLOORING MATERIAL PER OWNER'S/ TENANT'S REQUIREMENTS.
A4	STEEL COLUMN. REFER TO STRUCTURAL PLANS
A5	EXTERIOR WALL CONSTRUCTION: • 4" BRICK VENEER • 2" AIR CAVITY • 1.5" RIGID INSULATION • 8" CMU WALL • 2" FURRING • 5/8" GYP. BD. TAPED, SANDED & READY FOR FINISH.
A6	NOT USED
A7	TYP. STOREFRONT CONSTRUCTION: 1" INSUL. CLEAR GLASS (LOW-E) IN THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM w/ SAFETY GLAZING MATERIAL (1=TEMPERED GLASS AS REQUIRED) COLOR: CLEAR ANODIZED. GLAZING WITHIN MAIN ENTRY DOOR/ ENTRY VESTIBULE AND WITHIN 24" OF BOTH VERTICAL EDGES TO BE TEMPERED SAFETY GLASS IN ORDER TO MEET SAFETY REQUIREMENTS.
A8	MAIN ENTRY DOOR (STOREFRONT SYSTEM DOOR). REFER TO DOOR SCHEDULE.
A9	ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF FOUR (4) IN. HIGH WITH A MIN. STROKE OF 1/2 IN. (TYP.).
A10	DEMISING WALL - FULL HT., 1 HOUR U.L. DESIGN U419 OR U465. REFER TO SHEET A4.01 FOR WALL TYPE
A11	CONCRETE SIDEWALK. REFER TO CIVIL PLAN FOR COORDINATION.
A12	DO NOT POUR CONCRETE SLAB AS INDICATED (HATCHED AREA), TO ALLOW FOR INSTALLATION OF UTILITY LINES PER TI DRAWINGS.
A13	NOT USED.
A14	FREEZE-PROOF HOSE BIBB
A15	ELECTRIC SERVICE/ PANEL w/ DISCONNECT.
A16	EMERGENCY LIGHT/ EXIT FIXTURE INSTALLED IN COMPLIANCE WITH CODE.
A17	H.M. DOOR & FRAME. PAINT DOOR AND FRAME TO MATCH BUILDINGS MASONRY BASE REFER TO DOOR SCHEDULE.
A18	METAL AWNING ABOVE. REFER TO ELEVATION AND BUILDING SECTIONS.
A19	ADA CLEARANCES AS SHOWN
A20	ELECTRIC SERVICE, WATER MAIN & SPRINKLER RISER IN LL ROOM.
A21	ROOF HATCH & LADDER.
A22	FIRE DEPARTMENT CONNECTION.
A23	FIRE DEPARTMENT KNOX BOX AS PER CITY/VILLAGE REQUIREMENTS. LOCATION SHALL BE APPROVED BY FIRE DEPARTMENT PRIOR TO FINAL OCCUPANCY. APPLICATION FORMS FOR THE REQUIRED "KNOX-BOX" CAN BE OBTAINED DIRECTLY FROM HANOVER PARK FIRE DISTRICT.
A24	ELECTRIC SERVICE/ METERS. COORDINATE LOCATION w/ CIVIL DRAWINGS.
A25	GAS SERVICE/ METERS. GAS METER ARRANGEMENT PER GAS COMPANY. COORDINATE LOCATION w/ CIVIL DRAWINGS.
A26	MASONRY TRASH ENCLOSURE WITH WOOD GATES.
A27	DRIVE-THRU WINDOW.
A28	WALL MOUNTED W.P. EXTERIOR UP/ DOWN LIGHT FIXTURE AT 9'-0" A.F.F., COLOR: DARK BRONZE
A29	SITE LIGHT - WALL MOUNTED W.P. LIGHT FIXTURE (TYP.)
A30	ROOF DRAIN & INTERIOR DOWNSPOUT - SEE PLUMBING DRAWINGS.
A31	6"Ø OVERFLOW INSPECTION OUTLET AT 2'-0" A.F.F. USE ONE PIECE OF SMOOTH FACE CMU FOR MOUNTING SURFACE OF OVERFLOW INSPECTION OUTLET (TYP. OF 2). REFER TO BUILDING ELEVATIONS FOR PROPER LOCATIONS.
A32	6"Ø OVERFLOW INSPECTION OUTLET AT 2'-0" A.F.F. (SEE DETL. 7/R1.02). USE ONLY PIECE OF SMOOTH FACE CAST STONE/ FACE BRICK (MASONRY BASE MATERIAL) FOR MOUNTING SURFACE OF OVERFLOW INSPECTION OUTLET(S). (TYP. OF 2)
A33	6"Ø STORM SEWER LINE VERTICAL LEADER/ DOWNSPOUT DOWN TO STORM WATER SYSTEM BOOT w/ CLEANOUT @ GRADE (TYP. OF 2). REFER TO FOUNDATION AND PLUMBING PLAN FOR LOCATION OF SLEEVES THROUGH FOUNDATION.
A34	MTL. STUD WALL ABOVE ROOF STRUCTURE. REFER TO SECTION 2A/ A3.11.
A35	MTL. STUD WALL CONSTRUCTION: 1 HOUR U.L. DESIGN U419 OR U465 REFER TO SHEET A4.01 FOR WALL TYPE

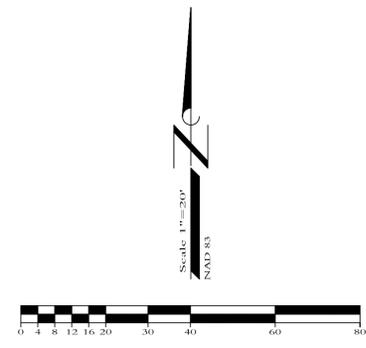
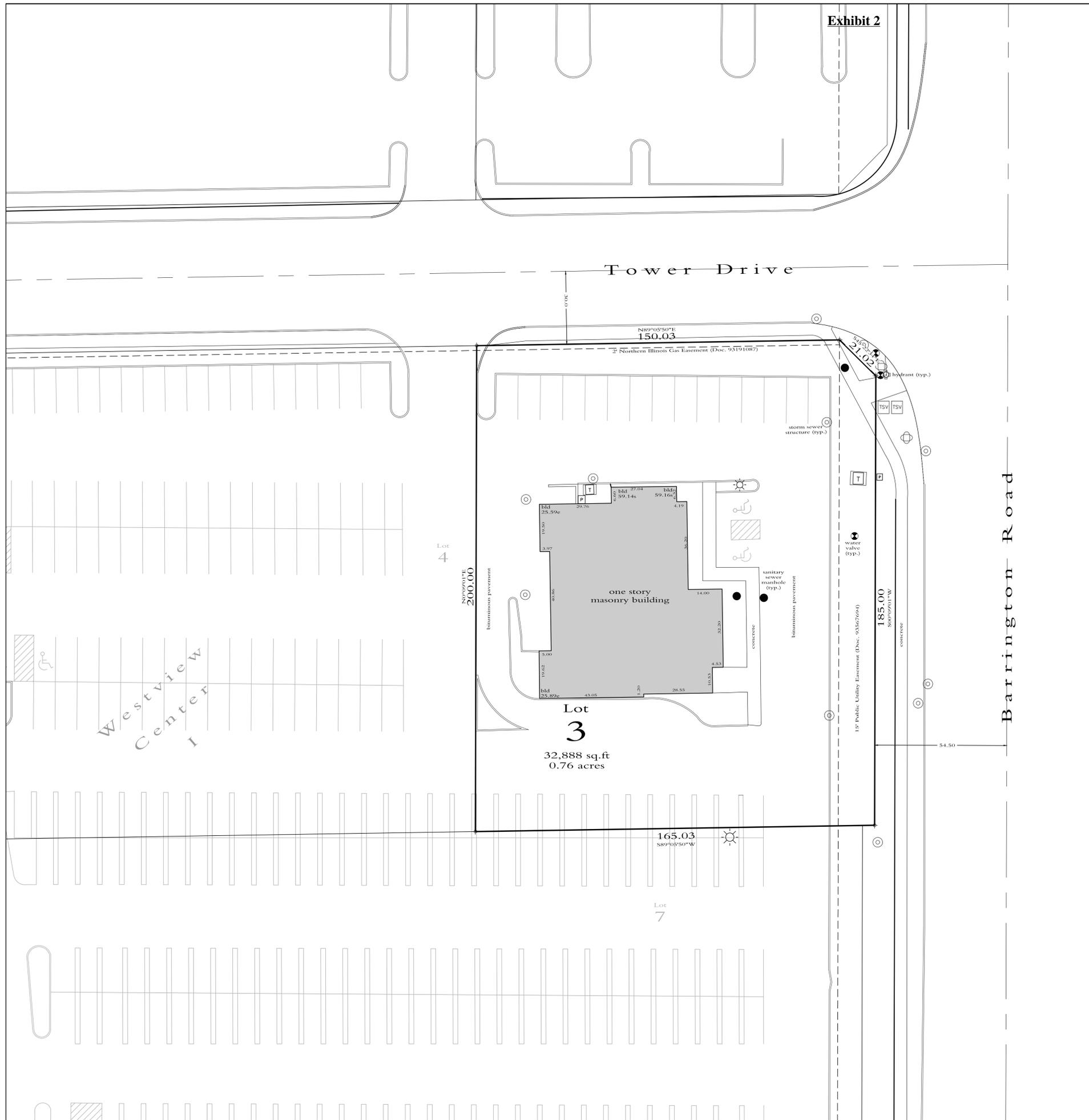
KEY PLAN

DOOR NO	ROOM NAME	DOOR AND FRAME SCHEDULE											REMARKS
		DOOR			FRAME		RATING	HDWR					
		SIZE	MTRL	TYPE	GLAZ	MTRL				TYPE			
100	SPACE	3'-0"	7'-0"	1 3/4"	AL	FG	Y	AL	AL	-	2		
100A	SPACE	3'-0"	7'-0"	1 3/4"	HM	-	-	-	HM	-	4	INSULATED	
200	SPACE	3'-0"	7'-0"	1 3/4"	AL	FG	Y	AL	AL	-	2		
200A	SPACE	3'-0"	7'-0"	1 3/4"	HM	-	-	-	HM	-	4	INSULATED	
300	SPACE	PR 3'-0"	7'-0"	1 3/4"	AL	FG	Y	AL	AL	-	1		
300A	SPACE	3'-0"	7'-0"	1 3/4"	HM	-	-	-	HM	-	4	INSULATED	
500A	LL ROOM	3'-6"	7'-0"	1 3/4"	HM	-	-	-	HM	-	3	INSULATED	

WINDOW NO	WINDOW SCHEDULE					REMARKS
	SIZE		FRAME			
	WD	HT	TYPE	MTRL		
1	3'-5"	4'-0"	FF	HM	-	AUTOMATIC HANDS FREE DT WINDOW, MODEL NO. BP-4841E MNFR. BY QUICKSERV CORP., INSTALL ELECTRIC HEATED AIR CURTAIN, MODEL NO. CHF-25 MNFR. BY QUICKSERV CORP

FLOOR PLAN

A1.01



Plat of Survey

of:
 LOT 3 OF WESTVIEW CENTER I, BEING A RESUBDIVISION IN
 THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH,
 RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS.

State of Illinois } s.s.
 County of DuPage }
 This is to certify that I have surveyed the lands shown and
 described herein and that this professional work product
 meets the current Illinois Standards for a Boundary Survey.
 Given under my Hand and Seal at Wheaton, Illinois
 this 29th day of JULY, 2014.

Illinois Professional Land Surveyor 2967
 exp. 11-30-14



Sheet	1
of	1
Date:	7-29-14
File:	14-03RFS
Job:	14-028

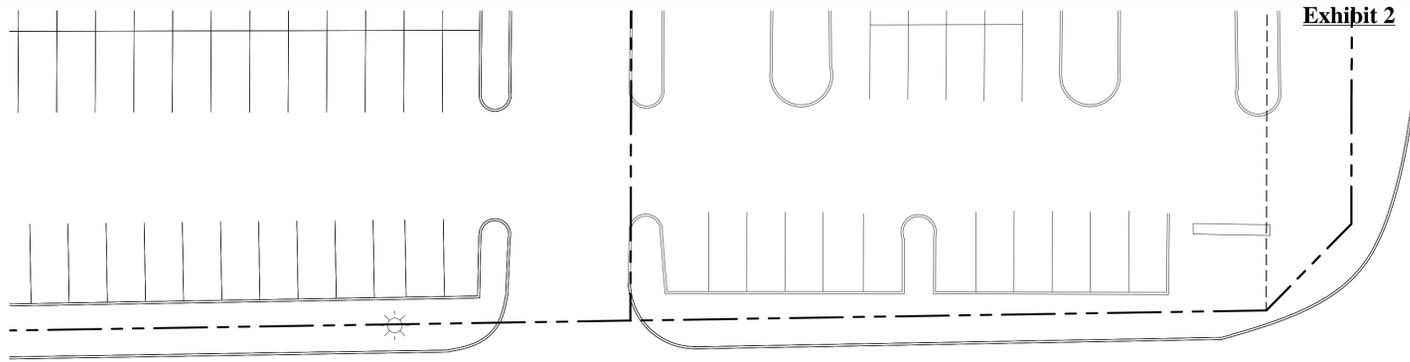
Craig R. Knoche & Associates
 Civil Engineers, P.C.
 Illinois Registered Design Firm #788
 24 North Bennett Street • Geneva, Illinois 60134 • phone: (630) 845-1270 • fax: (630) 845-1275



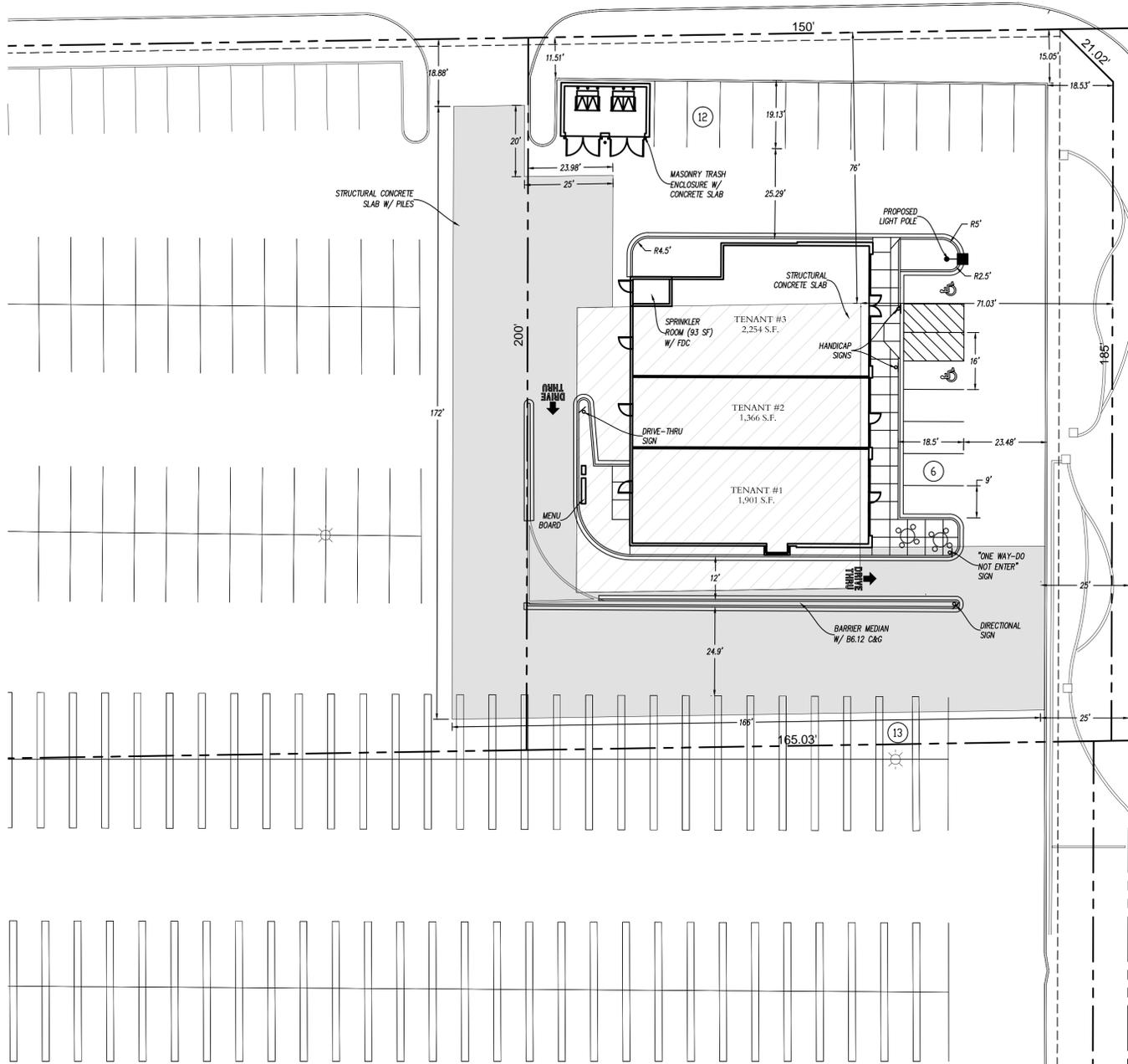
Prepared for:
 Shive-Hattery

Plat of Survey

Exhibit 2



TOWER ROAD



BARRINGTON ROAD



SITE ANALYSIS

SITE	
LOT 3	32,888 SF ±0.76 ACRES
BUILDING	
RESTAURANT	1,901 S.F.
RETAIL	3,620 S.F.
PARKING	
TOTAL PROVIDED	31 CARS 5.61 CARS/1000 SF (GLA)

NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
5. SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE STATED ON PLANS.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
7. SEE DETAIL FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
8. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
9. ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS. ALL ADA RAMPS SHALL BE EQUIPPED WITH TRUNCATED DOMES PER THE VILLAGE SPECIFICATIONS.
10. CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
11. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED ON PLANS.
12. ALL PAVEMENT SHALL BE REGULAR DUTY UNLESS OTHERWISE NOTED.
13. ALL HANDICAP SPACES AND CROSS WALKS SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW PAINT.

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

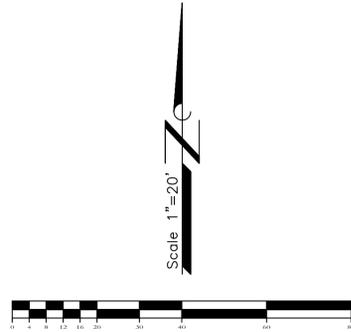
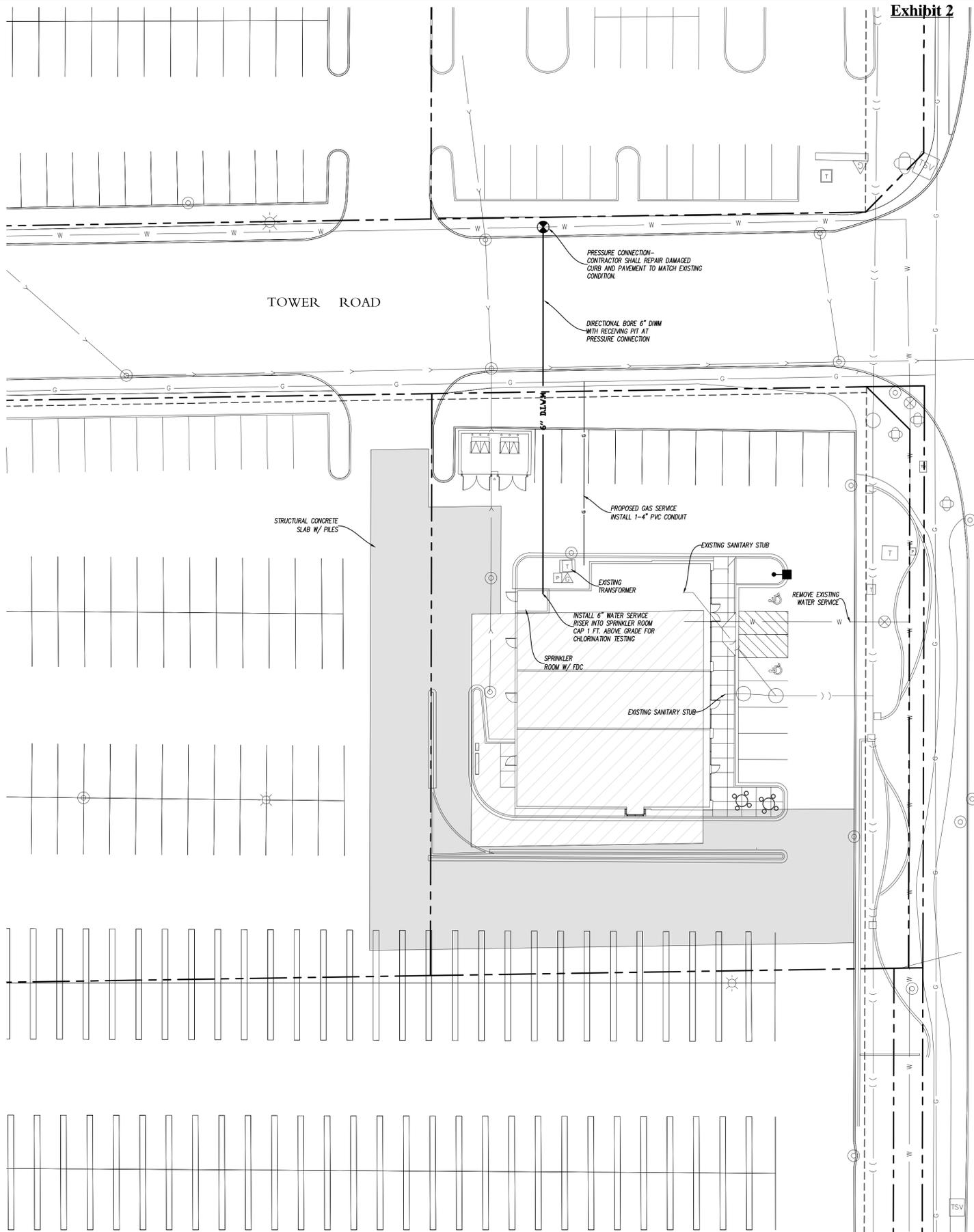
RETAIL STRIP CENTER
BARRINGTON ROAD
HANOVER PARK, ILLINOIS

Craig R. Knoche & Associates • Civil Engineers
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 7/01/14
FILE: 14-028 C10
JOB NO: 14-028

C1.1
SHEET NO.

RETAIL STRIP CENTER HANOVER PARK, ILLINOIS



LEGEND

	PROPOSED	EXISTING
STORM SEWER	—>—	—>—
SANITARY SEWER	—>—	—>—
WATERMAIN	— 8" D.I.W.M. —	— 12" D.I.W.M. —
ELECTRIC	— E —	— E —
TELEPHONE	— T —	— T —
GAS	— G —	— G —
STORM MANHOLE	⊙	⊙
FLARED END SECTION	⊙	⊙
SANITARY MANHOLE	⊙	⊙
VALVE VAULT / B-BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
LIGHT POLES	⊙	⊙

UTILITY NOTES

- ALL WATERMAIN SHALL BE CLASS 52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL MEET ANWA C110 OR C153. VALVE SHALL MEET ANWA C509-87.
- ALL SANITARY SEWER PIPE WITH A DEPTH LESS THAN 15 FEET SHALL BE SDR-26. ALL SANITARY SEWER PIPE WITH A DEPTH 15-20 FEET SHALL BE SDR-21. ALL SANITARY SEWER PIPE WITH A DEPTH 20-25 FEET SHALL BE SDR-18.
- ALL STORM SEWER PIPE SHALL MEET DOT SPECIFICATIONS (ART. 550.03) FOR SELECTING THE PIPE CLASS. STORM PIPE MUST MEET ASTM C76 STANDARDS.
- PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.
- EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES, ESPECIALLY PROPOSED TIE-INS TO EXISTING UTILITY STUBS, WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
- THE FOLLOWING CASTINGS OR APPROVED EQUALS SHALL BE UTILIZED AS INDICATED:
 - A. SANITARY MANHOLES: EAST JORDAN IRON WORKS #1050, TYPE A HEAVY DUTY WATERRIGHT LID WITH CONCEALED PICKHOLE, O-RING GASKETS, AND "NEW LENOX" AND "SANITARY" CAST IN LID.
 - B. WATER VALVE VAULTS: EAST JORDAN IRON WORKS #1050, TYPE A HEAVY DUTY WATERRIGHT LID WITH CONCEALED PICKHOLE, O-RING GASKETS, AND "NEW LENOX" AND "WATER" CAST IN LID.
 - C. STORM MANHOLES: EAST JORDAN IRON WORKS #1050, TYPE A HEAVY DUTY LID WITH CONCEALED PICKHOLE AND "NEW LENOX" AND "STORM" CAST IN LID. FOR LIDS INDICATED AS "SOLID" ON PLANS. FOR LIDS INDICATED AS "OPEN" ON PLANS, USE THE SAME CASTING, BUT WITH A TYPE M1 RADIAL FLAT GRATE. THE "DRAINS TO CREEK" LOGO SHALL BE CAST INTO THE LID.
 - D. DRAINAGE STRUCTURES IN OTHER AREAS WITH UNPAVED SURFACES: EAST JORDAN IRON WORKS #1050 WITH M1 RADIAL FLAT GRATE. THE "DRAINS TO CREEK" LOGO SHALL BE CAST INTO THE LID.
 - E. DRAINAGE STRUCTURES IN MOUNTABLE CURB AND GUTTER: EAST JORDAN IRON WORKS #1717 WITH TYPE M1 GRATE. THE "DRAINS TO CREEK" LOGO SHALL BE CAST INTO THE GRATE.
 - F. DRAINAGE STRUCTURES IN BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS #7205 WITH TYPE M1 GRATE. THE "DRAINS TO CREEK" LOGO SHALL BE CAST INTO THE GRATE OR HOOD.
- E.I.W. #1717 CASTINGS CAN OVERLAP STRUCTURE EDGES A MAXIMUM OF 2.5 INCHES.
- E.I.W. #7205 CASTINGS CAN OVERLAP STRUCTURE FRONT EDGES A MAXIMUM OF 2 INCHES.
- GENERAL CONTRACTOR SHALL VERIFY SPECIFIC SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.
- SANITARY PLUGS WILL BE REQUIRED DURING CONSTRUCTION AT ALL EXISTING MANHOLES WHERE PROPOSED CONNECTIONS ARE MADE AND AT THE FIRST MANHOLE OF EACH PROPOSED SANITARY LINE.
- ALL SANITARY CLEAN-OUTS IN PAVEMENT SHALL HAVE VALCO CLEAN-OUTCOVERS.

REVISIONS	
NO.	DESCRIPTION

UTILITY PLAN

RETAIL STRIP CENTER
BARRINGTON ROAD
HANOVER PARK, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.

DATE: 7/01/14	C3.1
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24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275
Civil Engineers • Surveyors • Land Planners
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