



# 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**  
EIRA CORRAL

**TRUSTEES**  
WILLIAM CANNON  
JAMES KEMPER  
JON KUNKEL  
HERB PORTER  
RICK ROBERTS  
EDWARD J. ZIMEL, JR.

**VILLAGE MANAGER**  
JULIANA A. MALLER

## **VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, June 30, 2015 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:**
  - 5-a. Regular meeting Minutes of April 9, 2015.
6. **ACTION ITEMS:**
  - 6-a. **Public Hearing:** to consider a request by Mark Bush agent for CGP Hanover MF, LLC (applicant) on behalf of the Menards, Inc. (property owner) for approval of a major change to the Menard's Planned Unit Development Plan to construct a Mattress Firm retail store, which will include a variation from the requirement for a maximum of 75% lot coverage, located at the southeast corner of Barrington Road and Bristol Lane.
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):**None
10. **ADJOURNMENT:**



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**VILLAGE MANAGER**  
JULIANA A. MALLER

## **VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, April 9, 2015 7:00 p.m.**

### **1. CALL TO ORDER: ROLL CALL**

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

**PRESENT:** Commissioners: Arthur Berthelot, Scot Neil, Patrick Watkins,  
Co-Chair Mark Mercier, Parthiv Patel

**ABSENT:** Commissioners: James Aird, Gary Rasmussen, Chairperson  
Virginia Wachsmuth, Inspector Tom Hatzold

**ALSO PRESENT:** Director Shubhra Govind, Village Planner  
Katie Bowman, Secretary Kathleen  
Arnold, Padraic O'Neil (Applicant) 1111 S.  
Alpine Rd, Suite 504, Rockford, IL 61101,  
815.979.5021 poneil@visitphysicians.com

### **2. PLEDGE OF ALLEGIANCE:**

### **3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Agenda Accepted.

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

### **5. APPROVAL OF MINUTES:**

**5-a.** Regular meeting Minutes of February 12, 2015.

Motion by Commissioner Berthelot to approve the Minutes of February 12, 2015,  
seconded by Commissioner Watkins.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Approved the Minutes of February 12, 2015.

6. **ACTION ITEMS:**

**6-a. Public Hearing:** to consider a request by Padraic O’Neil, of Physician’s Immediate Care (applicant) on behalf of the Menards, Inc. (property owner), for approval for a minor change to the Planned Unit Development Plat to add a Physician’s Immediate Care tenant panel to Menard’s southern monument sign on Irving Park Road.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

**Village Planner Bowman** presented a summary of the request before the Commission. Presented location of subject property, zoning history, land use and current zoning, Ordinance 0-13-08 and Draft Findings of Fact were presented to the Commission.

The Public Notice was published in the *Daily Herald* on March 24, 2015.

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

**Sworn in:** Padraic O’Neil, Physicians Immediate Care, 1111 S. Alpine Rd, Suite 504 , Rockford, IL 61101

**Commissioner Berthelot** No questions or comments.

**Commissioner Neil** No questions or comments.

**Co- Chair Mercier** Questioned what it would look like if there would be additional panels added in addition to applicants request.

**Commissioner Watkins** Notes that as staff is out recruiting for the center it would be a positive option to have the flexibility to add panels to the monument sign on Irving Park Road, but be aware that a larger sign may block drivers line of sight.

**Commissioner Patel** Expressed concern that the sign may appear congested or

not color coordinated if a color scheme was not determined.

Staff also asked Commissioners for any feedback on whether they would be open to additional tenant panels on the sign and if the panels should use a consistent theme or color guide.

The majority of Commissioners felt that additional tenant panels on the sign may be considered in the future and that such panels should be in the same style and color as existing panels to the extent feasible.

**Co-Chair Mercier** entertained a motion to close the Public Hearing.  
Motion by Commissioner Berthelot, seconded by Commissioner Watkins.  
Voice Vote:  
All AYES.  
Motion Carried: Public Hearing Closed.

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

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

**Roll Call Vote:**  
AYES: Commissioners: Berthelot, Neil , Patel  
Watkins, Co-Chair Mercier  
NAYS: Commissioner: None  
ABSENT: Commissioners: Aird, Rasmussen, Chairperson  
Wachsmuth

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

**Co-Chair Mercier** entertained a Motion to recommend approval of request for a Minor Change to the Planned Unit Development Plan pursuant to the Village of Hanover Park Zoning Ordinance, specifically to add a tenant sign panel to the Menard’s sign on Irving Park Road, from Section 110.4.6.7.b 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 a Minor Change to the Planned Unit Development Plan and forward to the Village Board for their consideration, seconded by Commissioner Neil.

**Roll Call Vote:**

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

**Motion Carried.** Recommend approval.

7. **TOWNHALL SESSION:** None.

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

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

**9-a. Village Planner Katie Bowman**

1. **Sign Codes** – Staff would like to host a joint workshop with CONECT Committee Members and Development Commission Members. Looking for feedback for a date and time for the workshop. Commissioners would prefer a different day during the week, except Fridays and start time of 7:00 p.m. Feedback from businesses from the business retention survey is that they would like to promote themselves more.  
Suggested date: June 11, 2015.
2. **Text Amendments** – Staff will be submitting the Text Amendments to the Zoning Ordinance relating to pawn brokers, payday loans, title loans, cash for gold and other similar uses throughout the Village for Board Review.
3. **Hanover Square Shopping Center** – On April 23, 2015 there will be a Special Board Meeting to review the Tobin Development Proposal for the redevelopment of the Hanover Square Shopping Center. The Board will open any submitted alternative proposals and reject or accept during this meeting.
4. **Homes for a Changing Region** – Consultants held interviews to solicit feedback from residential developers, apartment owners and managers and residential realtors on local housing conditions today, past and future trends, housing issues that concern them and what should be done to position the community for the future.
5. **Old Wendy’s Location on Army Trail** – Proposed Mexican restaurant ran into an issue with the bank, as the property is a shared lot with Jiffy Lube. Bank will not issue a loan unless the lot is sub-divided. Issue is the lot is an odd shape with a requirement of one acre minimum lot size, if sub-divided one lot would be less than one acre and cross access will need to be addressed. A subdivision and amendment to the sites PUD will be required.

6. **Hanover Park Animal Care Center** – Pet Festival will be held on June 14, 2015 from 12:00 – 3:30 p.m.
7. **Hanover Park Community Bank** – will be hosting a Ground Breaking Ceremony soon and have a construction schedule in place.
8. **Education and WorkNet Center** – Doing well and will be given an award by the Governor in Springfield on April 9<sup>th</sup>.

10. **ADJOURNMENT:**

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Meeting adjourned at 7:44 p.m.

**Recorded and Transcribed by:**

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**Kathleen Arnold, Secretary**  
**this 9<sup>th</sup> day of April, 2015**

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**Mark Mercier, Co-Chair**



**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 PUD Amendment for the construction of a commercial outlet building in front of Menard’s, southeast corner of Barrington Rd. & Bristol Ct. (Lot 2 of Menard’s Subdivision)**

**ACTION REQUESTED:**     Approval     Disapproval     Information

**MEETING DATE:** **June 30, 2015**

**REQUEST SUMMARY**

The following is scheduled for Development Commission review at 7:00 p.m. on June 30, 2015 in Room 214 of the Municipal Building, 2121 Lake Street:

Request by Mark Bush, agent for CGP Hanover MF, LLC (applicant) on behalf of Menard, Inc. (property owner) for approval of a major change to the Menard’s Planned Unit Development Plan to construct a Mattress Firm retail store, which will include a variation from the requirement for a maximum of 75% lot coverage, pursuant to Section 110-4.6.7, located at the southeast corner of Barrington Road and Bristol Lane, Lot 2 of the Menard’s Subdivision).

**BACKGROUND**

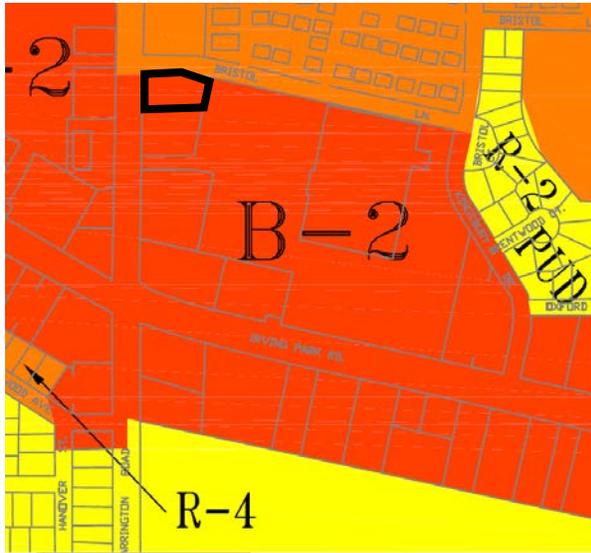
Location: The subject property is located at the southeast corner of Barrington Road and Bristol Lane, north of Irving Park Road. The property is an outlet of the Menard’s hardware store, just to the north of the existing McDonald’s restaurant.

Land Use and Zoning: The 0.68 acre parcel is zoned B-2 Local Business District. The adjacent land use to the north is R-4 Multi-Family Residence District, to the south, east, and west is B-2 Local Business District.

Zoning History: The property is located within the Menard’s Planned Unit Development (PUD), which was approved as a Planned Unit Development Plan on June 30, 2005 by Ordinance O-05-30. The PUD has had several minor changes to include various site plan and exterior changes through Ordinances O-08-06 and O-09-35. In 2013, Ordinance O-13-08 amended the PUD special use to add a special use for an automobile service station (propane filling station) and a minor change to the PUD Plat. Most recently, a minor change to the Plat to add a tenant panel to the Menard’s sign along Barrington Road, was approved through Ordinance O-15-10. The Plat was subdivided on April 1, 2010 by Resolution R-10-08 to create various lots, of which the subject property is Lot 2.

**Current Request:** At this time, the applicant proposes to make a major change to the Menard’s PUD, for the construction of a 4,000 square foot new building for the Mattress Firm retail store on the final vacant lot in front of the Menard’s hardware store. The building will have an EIFS (exterior insulation finishing system) exterior, with brick finish in the center, and split face masonry block along the base. The building will feature red awnings, large windows along the front and sides, and various decorative architectural elements. The site plan includes 20 parking spaces (including 1 handicap accessible) with access from Barrington Road and Bristol Lane via the existing common service drive onsite.

Zoning map with subject property



Aerial photo of subject property



**DISCUSSION**

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

<b>Zoning Regulations</b>		
<b>Regulation</b>	<b>Required</b>	<b>Provided</b>
Lot Area	1 acre	0.68 acres*
Lot Coverage	75%	76.54%**
Floor Area Ratio	0.35 max	0.13
Building Height	45 feet max	23 feet 4 inches
Yard: Front	25 feet min	77 feet
Corner Side	25 feet min	78 feet
Interior Side	10 feet min	42 feet
Rear	25 feet min	90 feet
Parking: Retail	20 spaces (5/1,000sf)	20 spaces

\* No variance required, as a variance for lot size was approved as a part of the Menard’s subdivision

\*\* Variance required, as a part of the PUD amendment

<b>Landscape Regulations</b>		
<b>Regulation</b>	<b>Required</b>	<b>Provided</b>
<b>Parking Lot Buffer</b>		
Width	8' setback area	8' – 11'
Plantings	Continuous shrubs, masonry wall, or decorative fence, with ground cover provided	Continuous shrubs with ground cover
<b>Parking Lot Interior</b>		
Location	End of row of parking and between parking and drive aisle	Provided
Number	1 every 20 spaces	4 every 20 spaces
Area	7' wide, 16' long (or as otherwise approved)	5'-8' wide, 12'-16' long***
Trees	1 per island, or 1 per 15 spaces, whichever is greater	1 per island, 3 per 15 spaces
Planting	50% of area planted, remaining mulched	Planted with sod (grass)
<b>Foundation</b>		
Area	5' width along front and sides	5' width provided
Planting	50% planted, designed to accent building	Continuously planted with a variety of plantings

\*\*\* Increasing the size of these islands to meet code is recommended as a condition of approval.

The applicant requests a major change to the Menard's PUD for the construction of a new retail building and 1.5% variance from the 75% maximum lot coverage. The Menard's Plat of Subdivision approved a 0.32 acre variance for the 0.68 acre lot size from the one acre minimum in the B-2 District.

The applicant requests the major change to the Menard's PUD so that they may construct a new building on the vacant outlot. They state that the variation from the maximum lot coverage is requested based upon the unique pre-existing condition of the large common service drive onsite. This drive is utilized by customers of the adjacent McDonald's and Menard's, however it is located wholly on the subject property. They note that if the area of this common service drive were not included in calculations, the lot coverage of the new development would be 65.4%.

### **STAFF ANALYSIS**

Overall, Staff finds the proposed construction of a commercial outlot building at the southeast corner of Barrington Road and Bristol Lane to be compatible with other commercial uses in the area and consistent with Village goals for the area. The Comprehensive Plan supports projects that expand the Village's tax base and the Irving Park Corridor Study recommends that the Village focus on projects in the area that reduce vacancies, bring in complimentary retail uses, and project a positive image for the community.

The proposed development will require a major change to the Planned Unit Development (PUD) Plan on the property to provide plans for the addition of a new commercial building. The proposed building is in keeping with the intent of the PUD as a shopping and service area and the design and scale of the building correlates with other buildings in the PUD. The construction of the new building will have a positive impact upon the value and aesthetic appearance of the property. The proposed open space, building location, main ingress/egress meets the standards for the B-2 district which were assumed for future development in the PUD. The proposed change will not impact existing traffic flow, site development, or use of existing structures onsite. The proposed variance from the lot coverage requirements is minor and does not impact the intent of the bulk and landscape regulations to provide adequate setback and screening for the property.

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.

### **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 Major Change to the Menard's Planned Unit Development Plan, for the construction of a commercial outlot building in the B-2 Local Business District at the southeast corner of Barrington Road and Bristol Lane, subject to the following conditions:

1. Uses and site development are to be generally as depicted on the Site Layout Plan, dated June 23, 2015, by Hurley & Stewart, LLC.
2. Building elevations are to be generally as depicted on the Design Development Scheme 'E', dated May 12, 2015, by Oliveri Architects.
3. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated June 23, 2015, by Hurley & Stewart, LLC, with the following amendments:
  - a. The size of landscape islands shall be increased to meet zoning code requirements, as approved by the Village Planner.
4. No outdoor display, sales, or storage of materials is permitted on the site.
5. 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**  
**SOUTHEAST CORNER OF BARRINGTON RD. AND BRISTOL LN.**  
**LOT 2 OF MENARD’S SUBDIVISION – MATTRESS FIRM**  
**MAJOR CHANGE TO PLANNED UNIT DEVELOPMENT PLAN**

**I. Subject**

Consideration of a request by Mark Bush, agent for CGP Hanover MF, LLC (applicant) on behalf of Menard, Inc. (property owner) for a major change to the Menard’s Planned Unit Development Plan to construct a Mattress Firm retail store, to include a variation from the requirement for a maximum of 75% lot coverage, pursuant to Section 110-4.6.7, located at the southeast corner of Barrington Road and Bristol Lane, Lot 2 of the Menard’s Subdivision).

**II. Findings**

On June 30, 2015, after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Major Change to the Planned Unit Development Plan. \_\_\_ objectors appeared and \_\_\_ written objections were filed.

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

**A. Ownership and Site**

The site of the planned unit development is under single ownership and unified control by Menard’s, Inc.

**B. Consistency with Comprehensive Plan**

The proposed development is consistent with the policies, goals, objectives and recommendations of the Comprehensive Plan to “foster a diverse property and sales tax base that expands the Village’s supply of goods and services and increases employment opportunities.” It is also generally in conformance with the recommendations of the Irving Park Corridor Study to reduce vacancies, encourage complimentary retail uses, and create quality new development that projects a positive image for the community.

**C. Compatibility**

The uses proposed in the planned unit development are of a type so located as to exercise no undue detrimental influence upon surrounding properties, and are compatible with each other. The proposed retail use is in keeping with other uses in the area and utilizes design and landscaping to minimize impact on surrounding properties.

**D. Parking Requirements**

The development meets the parking requirements for a retail use.

**E. Traffic**

Adequate provisions have been designed to provide ingress and egress to minimize traffic congestions on the public streets. Multiple points of ingress and egress are provided to the site utilizing an existing common access drive.

## **F. General Design**

The planned unit development is designed so as to support, enhance, and protect the public health, safety, comfort, or general welfare. The proposal will be in the public interest with regards to the following:

- (1) The proposed plan is consistent with the stated purpose of the planned unit development regulations, allowing a flexibility of regulations for an quality development, providing overall benefit to the Village.
- (2) The proposed plan meets the standards and requirements of the planned unit development regulations.
- (3) The proposed plan meets the zoning and subdivision regulations applicable to the subject property, including density, dimension, area, bulk, and use; except with regard to lot coverage. A small variance from the lot coverage requirement is proposed due to the existence of a common access drive onsite.
- (4) The proposed plan makes adequate provisions for public services, provides adequate control over vehicular traffic, does not impact adjacent open space, and does not negatively impact the amenities of light and air, recreation and visual enjoyment. The site is designed so as to mitigate potential off-site impacts and allow for the use to be fully served onsite.
- (5) The proposed plan will relate to and be compatible with the abutting properties and neighborhood. It is a retail building with a design, bulk, and function that correlate with the other commercial outlots in the planned unit development.
- (6) The proposed plan will be desirable to the physical development, tax base, and economic well-being of the entire community. The proposal will bring a quality new building to a currently vacant site, which will increase the tax base and strengthen the economic well-being of the surrounding shopping area and community overall.

## **III. Recommendations**

Accordingly, by a vote of \_\_\_ to \_\_\_, the Development Commission recommends approval of the request, subject to the following conditions:

1. Uses and site development are to be generally as depicted on the Site Layout Plan, dated June 23, 2015, by Hurley & Stewart, LLC.
2. Building elevations are to be generally as depicted on the Design Development Scheme 'E', dated May 12, 2015, by Oliveri Architects.
3. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated June 23, 2015, by Hurley & Stewart, LLC, with the following amendments:
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4. No outdoor display, sales, or storage of materials is permitted on the site.
5. No signs are approved as a part of this request.

BRICK - SIMILAR TO SURROUNDING BUILDINGS  
(TYP. WEST, SOUTH & NORTH ELEVATIONS)

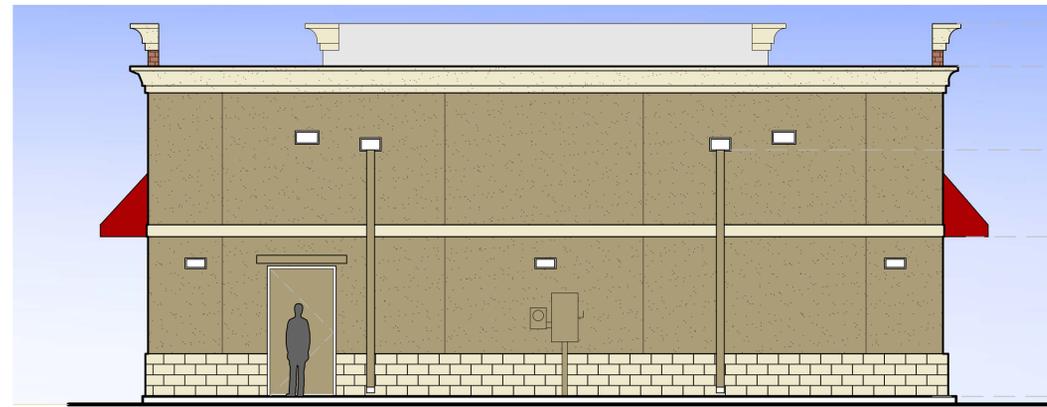
SPLIT FACE BLOCK  
MANUFACTURED BY OLD CASTLE  
COLOR - JARED TAN  
(TYP. ALL ELEVATIONS)



1 PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



3 PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

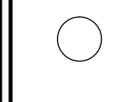


4 PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

REVISIONS	BY

**OLIVERI ARCHITECTS**  
Member of the American Institute of Architects  
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DESIGN  
DEVELOPMENT  
SCHEME 'E'

New Free Standing  
RETAIL BUILDING  
Hanover Park, Illinois

Date: 05. 12. 15

Scale: AS NOTED

Project Mgr: RA

Drawn: DC

Job: 14-208

Sheet

A4

# MATTRESS FIRM - HANOVER PARK, IL

## ZONING REQUIREMENTS

**ZONING**  
B-2 - GENERAL COMMERCIAL DISTRICT

### SETBACKS

#### BUILDING SETBACKS:

FRONT = 25' (77' PROVIDED)  
SIDE = 10' (28'/42'/90' PROVIDED)  
REAR = 25' (N/A)

#### PARKING SETBACKS:

FRONT = 0'\* (8' PROVIDED)  
SIDE = 0'\* (3' MIN. PROVIDED)  
REAR = 0'\*  
\*10' BUFFER REQUIRED WHEN ABUTTING RESIDENTIAL (PROVIDED)

### LOT COVERAGE

#### INCLUDING SERVICE DRIVE:

BUILDING COVERAGE = 4,000 SFT (13.46%)  
PAVEMENT/SIDEWALK COVERAGE = 18,738 SFT (63.08%)  
LAWN/LANDSCAPE COVERAGE = 6,969 SFT (23.46%)

#### EXCLUDING SERVICE DRIVE:

BUILDING COVERAGE = 4,000 SFT (19.85%)  
PAVEMENT/SIDEWALK COVERAGE = 9,178 SFT (45.56%)  
LAWN/LANDSCAPE COVERAGE = 6,969 SFT (34.59%)

### PARKING

REQUIRED: 20 SPACES  
PROVIDED: 20 SPACES  
BARRIER FREE SPACES: 1

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'x18'  
DRIVE AISLE WIDTHS = 24'/27'

### BUILDING AREA

THE BUILDING IS SINGLE-STORY (23'4") WITH A TOTAL AREA OF 4,000 SFT. SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

### OWNER

HANOVER PARK MF, LLC  
361 SUMMIT BLVD, SUITE 110  
BIRMINGHAM, AL 35243  
205.968.9220

### LEGAL DESCRIPTION

PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 01-15022989-01T

SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS:

PARENT PARCEL:  
LOT 2 OF THE FINAL PLAT OF SUBDIVISION OF MENARD'S OF HANOVER PARK, RECORDED ARPL 16, 2010 AS DOCUMENT NUMBER 1010634072, COOK COUNTY RECORDS.

TAX I.D. NUMBER: 07-30-303-009-0000  
BEING THE SAME PROPERTY CONVEYED TO MENARD, INC., GRANTEE, FROM NORCOR TRADEWINDS ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 07/22/2005, AS INSTRUMENT NO. 0520302157 OF THE COUNTY RECORDS.

### NOTES

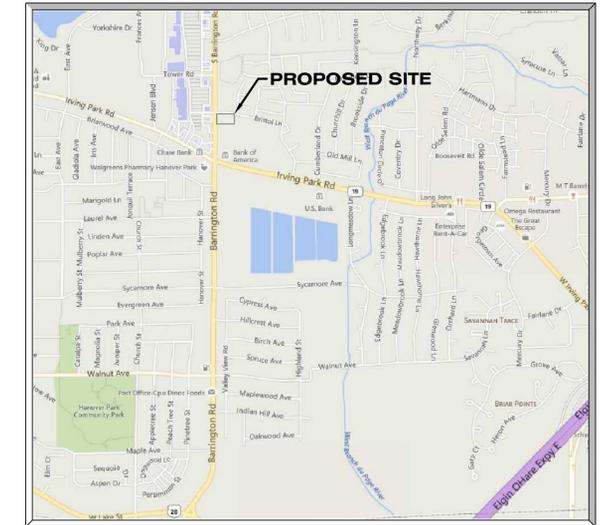
1. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
2. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
3. SIGN DETAILS AND LOCATIONS SHOWN IN CONCEPT ONLY. CONTRACTOR TO PULL SIGN PERMIT AND ENSURE LOCAL SIGN ORDINANCE IS OBSERVED.
4. DRIVEWAY LAYOUT AND CONNECTION TO THE SERVICE DRIVE SHALL COMPLY WITH THE CITY OF HANOVER PARK STANDARDS AND ALL ASPECTS OF THE DRIVE PERMIT.
5. ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN THE CITY OF HANOVER PARK R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL APPLICABLE MAINTAINING TRAFFIC REQUIREMENTS FOUND IN THE STATE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GC IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.
7. THE DEVELOPER (PERMITEE) IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.

## LEGEND:

	STANDARD-DUTY BITUMINOUS PAVEMENT
	HEAVY-DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT AND SIDEWALK
	HMA PAVEMENT
	DUMPSTER ENCLOSURE (SEE DETAIL)
	INTEGRAL SIDEWALK/CURB (SEE DETAIL)
	DELIVERY ACCESS RAMP (SEE DETAIL)
	ADA RAMP (SEE DETAIL)
	E2 CURB (SEE DETAIL)
	PROPOSED BUILDING SIGN
	PROPOSED MONUMENT SIGN
	PROPOSED HVAC CONDENSERS

## DRAWING INDEX

- SHT # DESCRIPTION**
- C-1 - SITE LAYOUT PLAN
  - C-2 - EX. CONDITIONS & DEMOLITION PLAN
  - C-3 - SITE UTILITY PLAN
  - C-4 - DETAILS
  - L-1 - LANDSCAPE PLAN

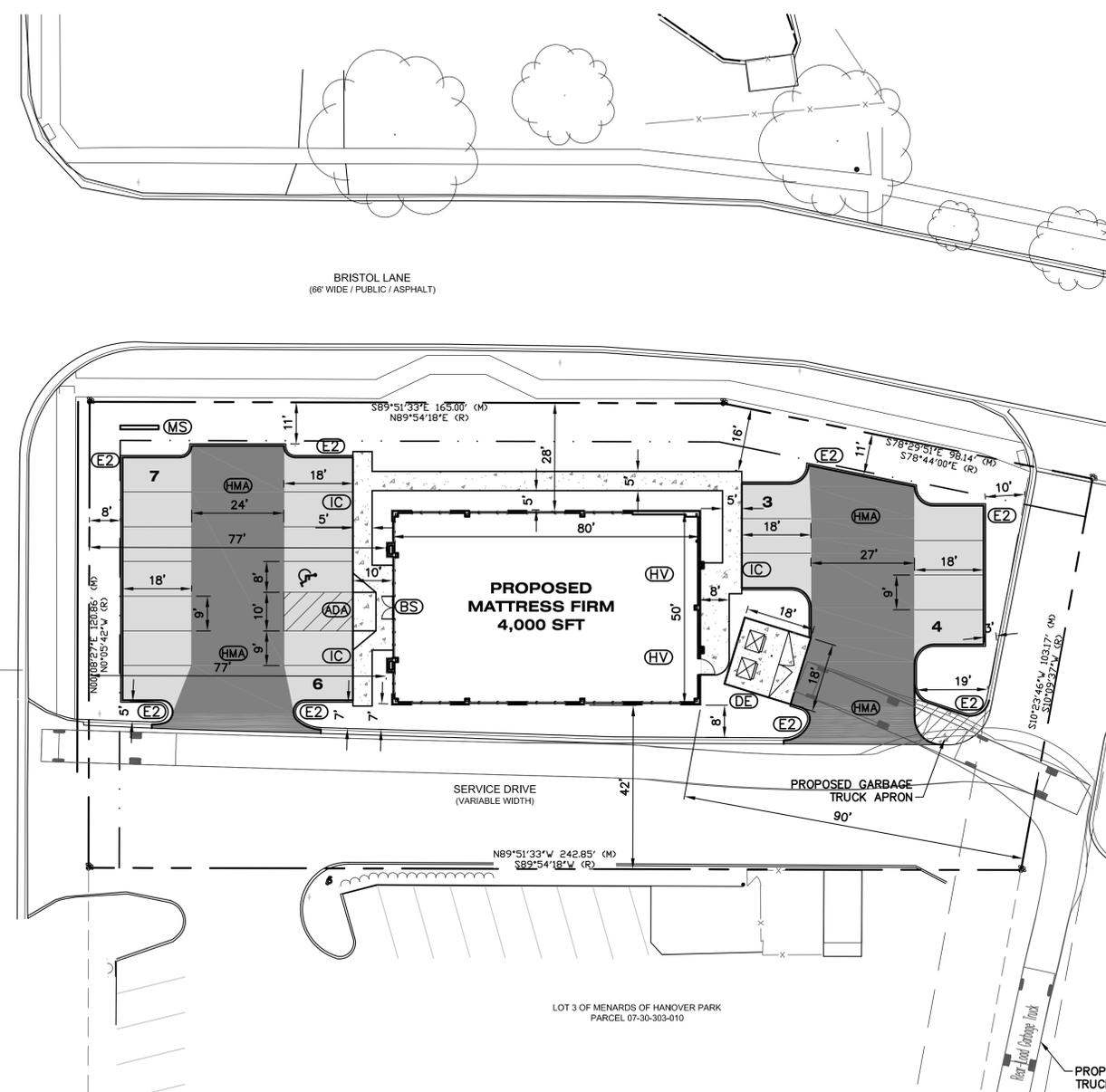


**SITE LOCATION MAP**

NOT TO SCALE

### STRIPING LEGEND

YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:  
LANDTECH PROFESSIONAL SURVEYING

hurley & stewart, llc  
2800 south 11th street  
kalamazoo, michigan 49009  
269.552.4960 fax 269.552.4961  
www.hurleystewart.com



Job No. 15-003D P.M.-JH	Drht. - QA/QC 06/23/15
ISSUED FOR/REVISIONS:	04/29/15
1. PRELIMINARY SITE PLAN REVIEW	05/13/15
2. PUD APPLICATION	06/23/15
3. PUD APPLICATION	

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**SITE LAYOUT PLAN**  
**MATTRESS FIRM - HANOVER PARK, IL**  
**CAPITAL GROWTH-BUCHALTER**

Sheet Title:  
Project:  
Client:

06/23/15  
Sheet

**C-1**

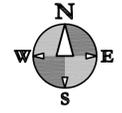
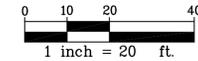
hurley & stewart, llc  
 2800 south 11th street  
 Kalamazoo, michigan 49009  
 269.552.4960 fax 269.552.4961  
 www.hurleyandstewart.com



Job No. 15-003D P.M.-J.H. Dr.H. A.J.P. G.A. Q.C. 06/23/15  
 ISSUED FOR PREVISIONS: 04/29/15  
 1. PRELIMINARY SITE PLAN REVIEW 05/13/15  
 2. PUD APPLICATION 06/23/15  
 3. PUD APPLICATION 06/23/15  
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LANDSCAPE PLAN  
 MATTRESS FIRM - HANOVER PARK, IL  
 CAPITAL GROWTH-BUCHALTER

Sheet Title:  
 Project:  
 Client:  
 06/23/15  
 Sheet



**LANDSCAPE NOTES:**

- TILL ALL LANDSCAPE AREAS TO A DEPTH OF 4" MINIMUM.
- ALL LAWN AREAS LABELED 'SEED' SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 15% IMPROVED PERENNIAL RYEGRASS, 30% FINE FESCUE, 30% KENTUCKY BLUEGRASS, AND 25% ANNUAL RYE AT A RATE OF 8-10 LBS/1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- AREAS LABELED 'SOD' TO BE PLANTED WITH UPLAND MINERAL SOIL GROWN BLUEGRASS SOD. SOD TO HAVE BEEN HARVESTED WITHIN 24 HOURS OF PLANTING. ENSURE A SOURCE OF WATER BEFORE SCHEDULING SOD PLANTING. PREPARE SOIL TO RECEIVE SOD WITH A 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/4" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTINGS.
- WARRANT TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
- REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER FROM SITE.
- MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SOFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
- ALL LANDSCAPED AREAS SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 3 FEET AND MOUNDED TO A CENTER HEIGHT OF 6-12" ABOVE TOP OF CURB HEIGHT TO PROVIDE POSITIVE DRAINAGE.

**LEGEND**

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- STEEL LANDSCAPE EDGING.

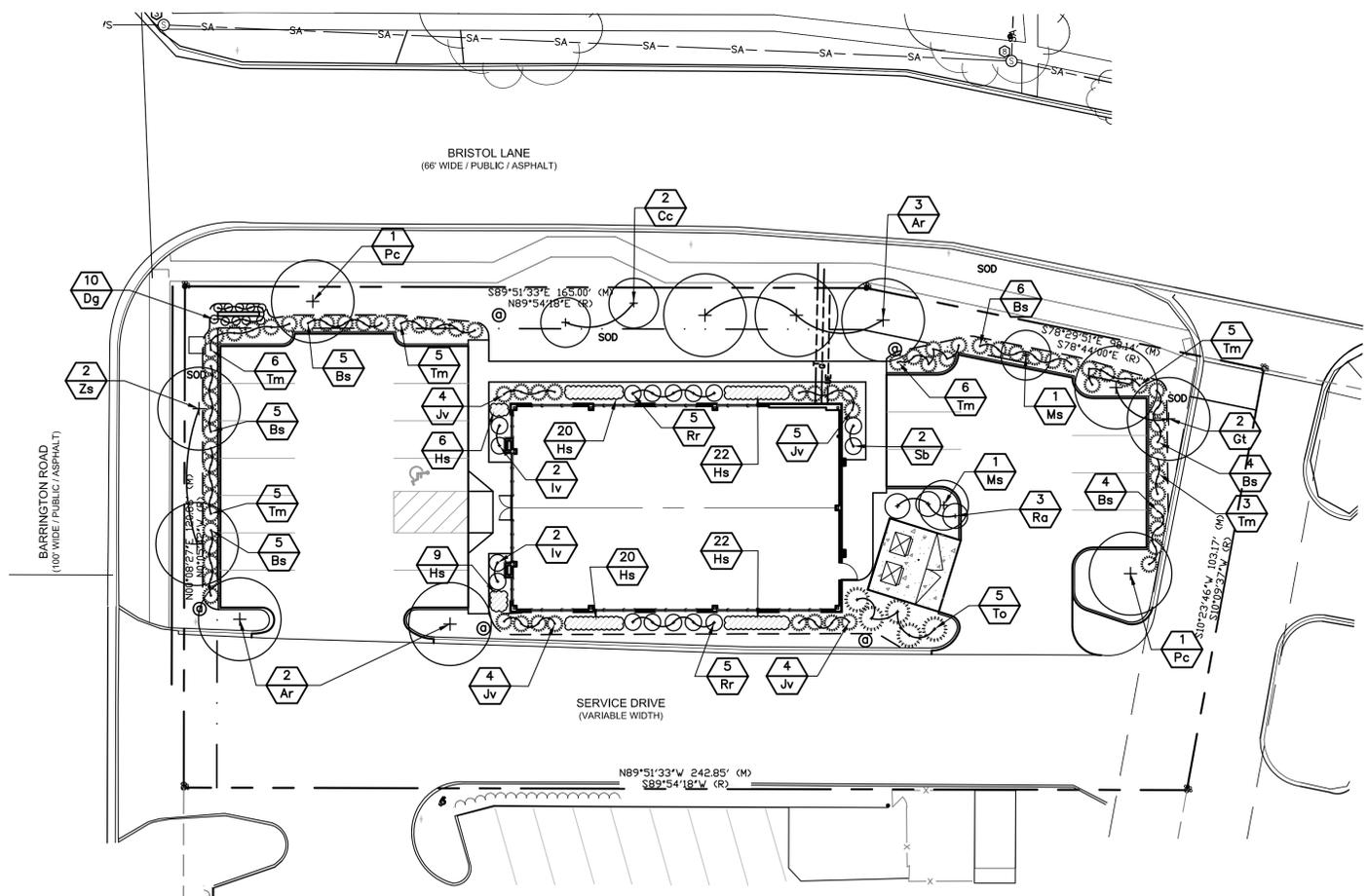
Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ar	Acer rubrum 'Franksred'	Red Sunset Maple	2 1/2" Cal.	B&B	
Cc	Cercis canadensis	Redbud	2" Cal.	B&B	
Gt	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2 1/2" Cal.	B&B	
Ms	Malus sargentii	Sargent Crab	2" Cal.	B&B	
Pc	Pyrus calleryana 'Redspire'	Redspire Pear	2 1/2" Cal	B&B	
Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" Cal.	B&B	

Planting Schedule Shrubs					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Bs	Buxus sempervirens 'Green Mountain'	Green Mountain Boxwood	36" Ht.	B&B or Cont.	
Dg	Deutzia gracilis 'Chardonnay Pearls'	Chardonnay Pearls Deutzia	18" Ht.	#3 Cont.	
Iv	Itea virginiana 'Sprich'	Little Henry Sweetspire	18" Ht.	Cont.	Well branched shrubs
Jv	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	36" spread	Cont.	
Ra	Rhus aromatica 'Grow-Low'	Grow Low Fragrant Sumac	24" Spread	Cont.	
Rr	Rosa 'Rad Razz' P.P. 11836	Knockout Rose	24" spread	#2 Cont.	
Sb	Spirea x bumalda 'Froebelii'	Froebel Spirea	36" Ht.	Cont.	Shrubs shown in hedges to be 36" o.c.
Tm	Taxus x media 'Densiformis'	Dense Spreading Yew	36" Ht.	B&B or Cont.	
To	Thuja occidentalis	Dark Green Arborvitae	5' Ht.	B&B	

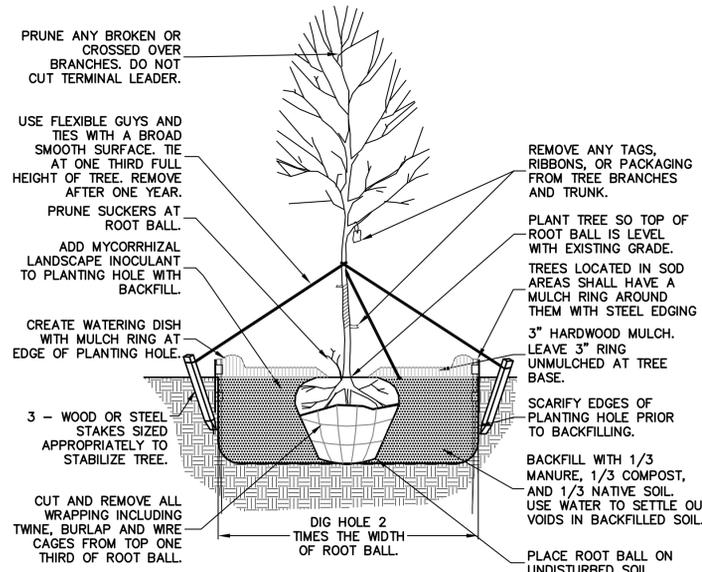
Planting Schedule Perennials					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Hs	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1	Cont.	18" o.c.

**IRRIGATION NOTES:**

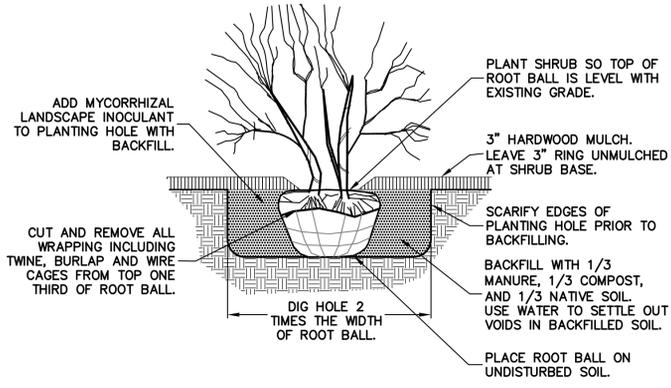
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
- LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.



NOTE: STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.



**DECIDUOUS TREE**  
NOT TO SCALE



**TYPICAL SHRUB**  
NOT TO SCALE

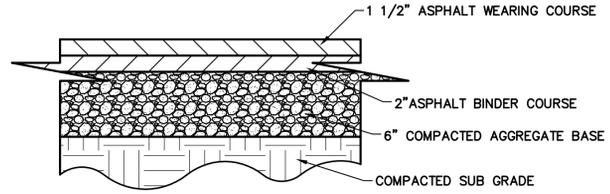
LANDSCAPE PLAN PREPARED BY LICENSED LANDSCAPE ARCHITECT, LAURIE DAVIS. STATE OF MICHIGAN LICENSE #3901001493 FOR HURLEY & STEWART, LLC 2800 S. 11TH STREET, KALAMAZOO, MI



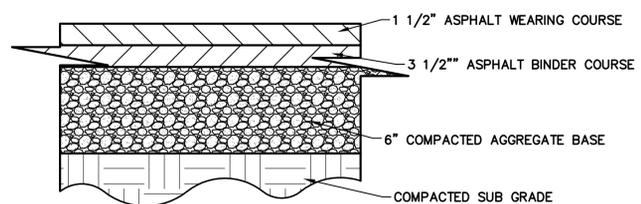
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
 FIELD WORK PERFORMED BY:  
 BAUGHMAN COMPANY, P.A.

**PAVEMENT NOTES:**

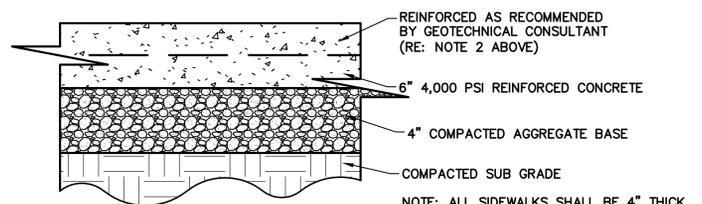
1. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
2. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY MATTRESS FIRM.
3. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO MATTRESS FIRM FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.
4. ALL PAVEMENT AND AGGREGATE MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.



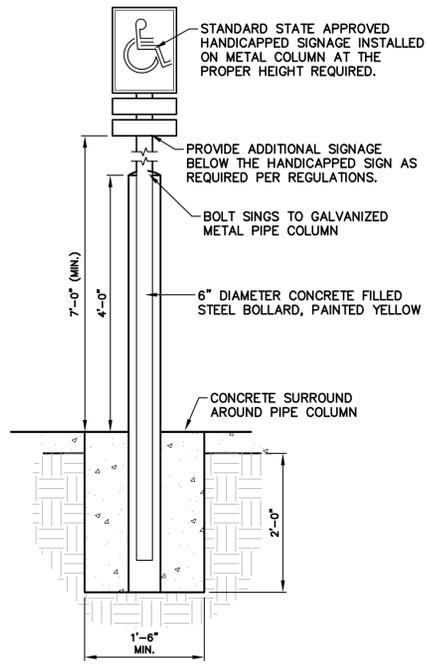
**STANDARD DUTY ASPHALT DETAIL**  
NOT TO SCALE



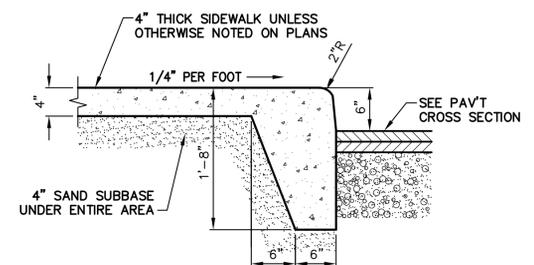
**HEAVY DUTY ASPHALT DETAIL**  
NOT TO SCALE



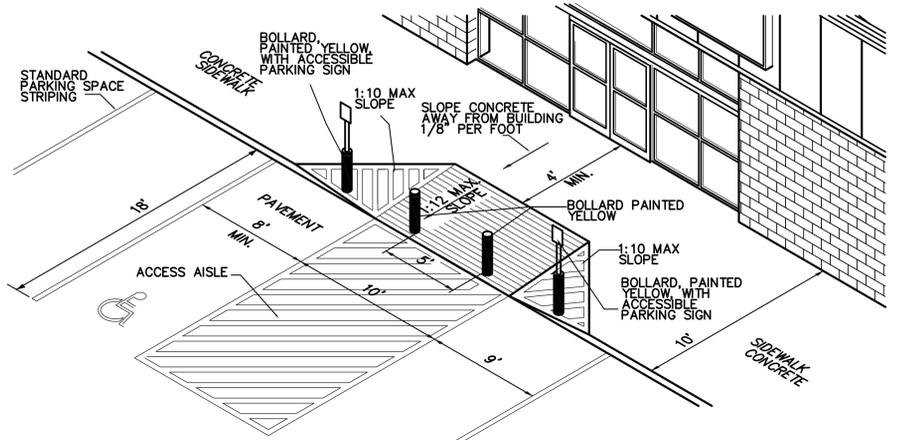
**HEAVY DUTY CONCRETE DETAIL**  
NOT TO SCALE



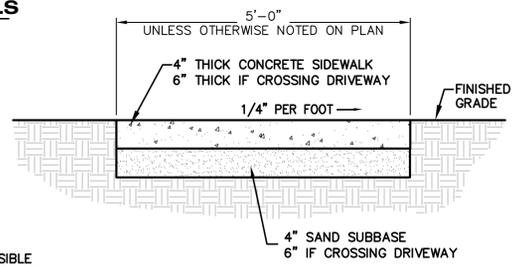
**HANDICAP PARKING SIGN DETAIL**  
NOT TO SCALE



**INTEGRAL SIDEWALK/CURB**  
NOT TO SCALE



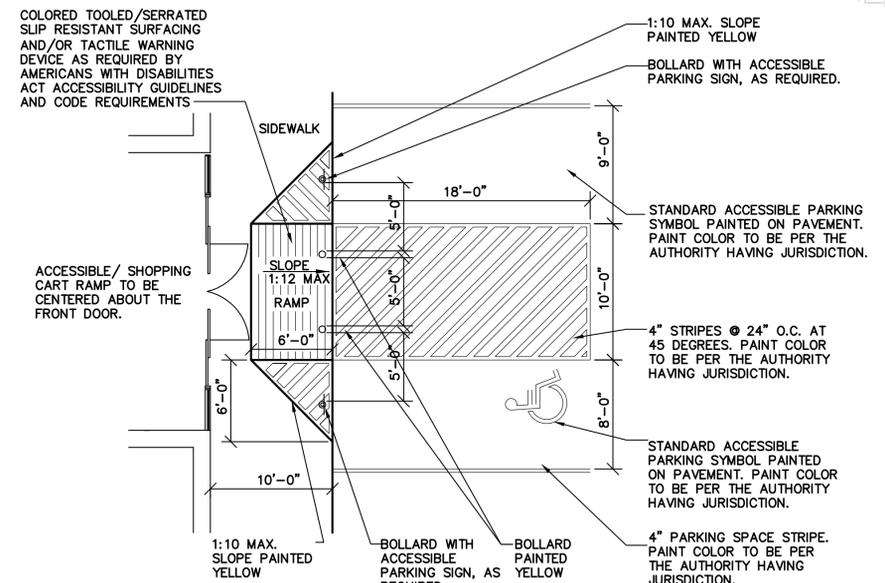
**HANDICAP PARKING, ACCESS RAMP AND ACCESS AISLE DETAILS**  
N.T.S. (CANOPY OMITTED FOR CLARITY)



**"E2" CURB DETAIL**  
NOT TO SCALE



**SIDEWALK DETAIL**  
NOT TO SCALE

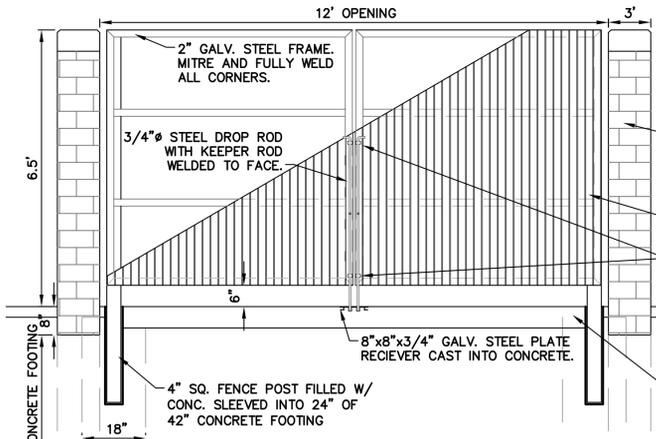


**HANDICAP PARKING DETAIL**

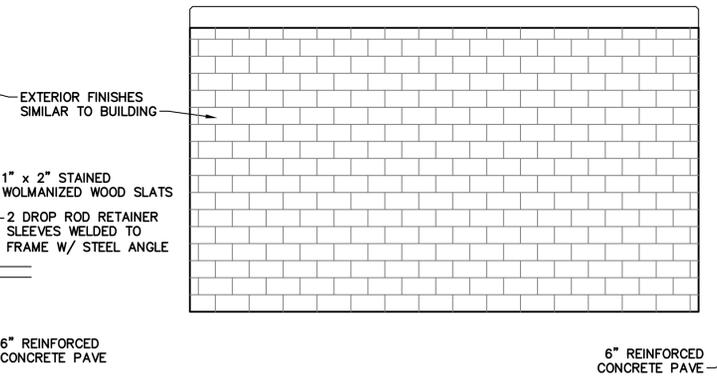
NOTE:  
ALL ACCESSIBLE RAMPS AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.

LEGEND			
	PROPOSED CONTOUR HIGHLIGHTED		EXISTING CONTOUR HIGHLIGHTED
	PROPOSED CONTOUR NORMAL		EXISTING CONTOUR NORMAL
	PROPOSED SANITARY SEWER		EXISTING SANITARY SEWER
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED CATV		EXISTING CATV
	PROP ELEC (OVERHEAD)		EXIST ELEC (OVERHEAD)
	PROP ELEC (UNDERGROUND)		EXIST ELEC (UNDERGROUND)
	PROPOSED FIBEROPTICS		EXISTING FIBEROPTICS
	PROPOSED GAS LINE		EXISTING GAS LINE
	PROPOSED TELEPHONE LINE		EXISTING TELEPHONE LINE
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED TREELINE		EXISTING TREELINE
	PROPOSED FENCE		EXISTING FENCE
	CURB CATCH BASIN		GAS METER
	SQUARE CATCH BASIN		TELEPHONE MANHOLE
	ROUND CATCH BASIN		TELEPHONE PEDESTAL
	MANHOLE STORM		TELEPHONE POLE
	MANHOLE SANITARY		PROPOSED SPOT GRADE
	SANITARY CLEANOUT		EXISTING SPOT GRADE
	FIRE HYDRANT		BENCH MARK
	WATER VALVE		POST/BOLLARD
	WATER VALVE IN VAULT		SIGN
	WATER METER		MAILBOX
	WATER REDUCER		SOIL BORING
	LIGHT POLE		MONITOR WELL
	POWER POLE		
	GUY WIRE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		

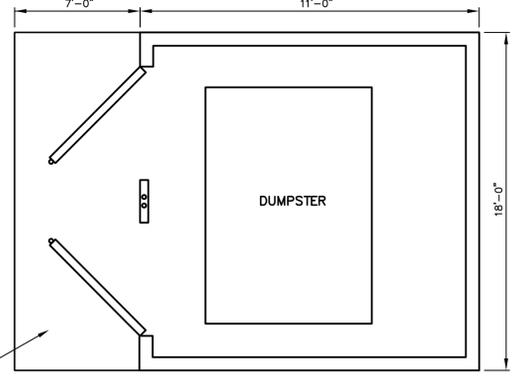
NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.



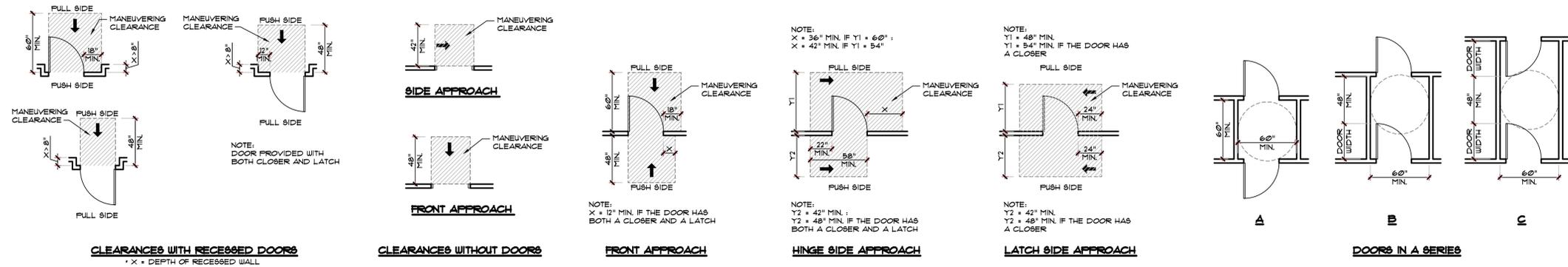
**DUMPSTER ENCLOSURE SECTION**  
NOT TO SCALE



**DUMPSTER ENCLOSURE ELEVATION**  
NOT TO SCALE



**DUMPSTER ENCLOSURE PLAN**  
NOT TO SCALE



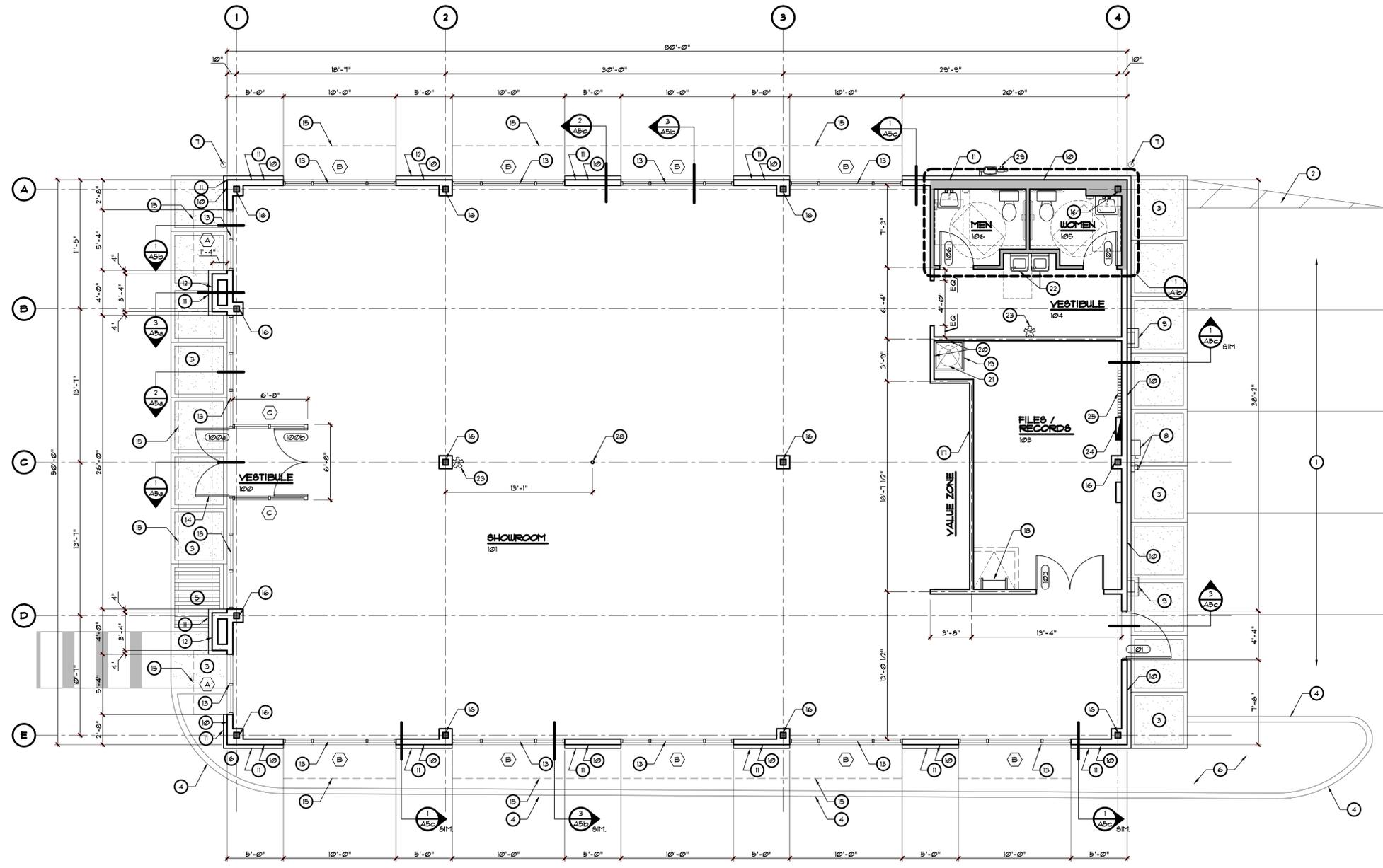
**WALL LEGEND**

- DOOR SYSTEM - REFER TO DOOR SCHEDULE
- WINDOW SYSTEM - REFER TO WINDOW SCHEDULE
- METAL STUD PARTITION - REFER TO TYPICAL NON-RATED WALL PARTITION DETAIL D/A/B
- METAL STUD SOUND INSULATED PARTITION - REFER TO TYPICAL WALL PARTITION DETAIL D/A/B
- EXTERIOR WALL SYSTEM - SEE WALL SECTIONS AND STRUCTURAL DRAWINGS

REVISIONS	BY

**2 DOOR MANEUVERING CLEARANCES**  
SCALE: 3/16" = 1'-0"

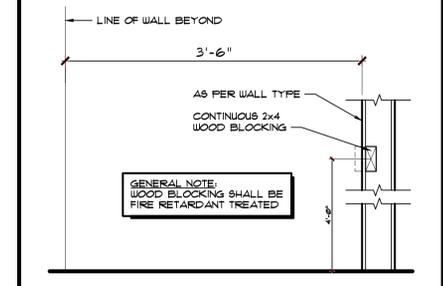
**KEYED NOTES**



- STANDARD PARKING SPACE
- STRIPED AREA
- CONCRETE SIDEWALK / PAD
- CONCRETE CURB
- CONCRETE CURB RAMP AT 1/2 SLOPE MAX
- LANDSCAPE AREA
- PIPE BOLLARD
- ELECTRICAL SERVICE / METER - SEE ELECTRICAL DRAWINGS
- ALUMINUM DOWNSPOUT SYSTEM - SEE ROOF PLAN AND EXTERIOR ELEVATIONS - PROVIDE SPLASH BLOCK AS REQUIRED
- EXTERIOR FRAMED WALL SYSTEM - SEE WALL SECTIONS AND STRUCTURAL DRAWINGS
- LINE OF STONE VENEER
- EXTERIOR FRAMED MONOLITH WITH SPLIT FACE BLOCK - SEE WALL SECTIONS AND STRUCTURAL DRAWINGS
- STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
- STOREFRONT DOOR SYSTEM - SEE DOOR SCHEDULE
- AWNING SYSTEM ABOVE - SEE DETAILS ON SHEET AX
- STRUCTURAL STEEL COLUMN - BOX OUT WITH 1/2" G.W.B. ON METAL STUD FRAMING AS REQUIRED - KEEP SIZE TO MINIMUM
- PROVIDE WOOD BLOCKING - SEE DETAIL A/A1a
- LADDER TO ROOF ACCESS HATCH ABOVE - SEE DETAIL C/A3
- FLOOR SINK - SEE PLUMBING DRAWINGS
- PROVIDE FRP-1 OVER G.W.B. FROM TOP OF FLOOR SINK TO 4'-6" AFF. ENTIRE LIMITS OF FLOOR SINK MARLEITE FEBBLED WHITE
- WATER HEATER ON SHELF MOUNT AT 1'-0" AFF. - SEE PLUMBING DRAWINGS
- HI-LO DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS
- WALL MOUNTED FIRE EXTINGUISHER
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- PHONE BOARD - SEE ELECTRICAL DRAWINGS
- LIGHTING CONTROL PANEL. SEE ELECTRICAL DRAWINGS
- HYAC CONTROL PANEL - SEE ELECTRICAL DRAWINGS
- LOCATION OF ELECTRICAL, POWER AND DATA CONDUIT STUB-UP FOR FUTURE TENANT USE - SEE ELECTRICAL DRAWINGS
- GAS SERVICE - SEE PLUMBING DRAWINGS

**GENERAL NOTES**

- REFER TO CIVIL DRAWINGS, UNDER SEPARATE COVER, FOR ALL SITE INFORMATION.
- SEE DETAIL 2/A1a FOR TYPICAL DOOR MANEUVERING CLEARANCE REQUIREMENTS.
- PREPARE CONCRETE SLAB AND ALL G.W.B. TO RECEIVE NEW FUTURE FINISHES.
- ALL INTERIOR WALLS ARE 4" NOMINAL AND EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
- ALL 4" WALLS ARE DIMENSIONED TO CENTERLINE OF TRACK AND 6" WALLS ARE DIMENSIONED TO FACE OF TRACK.



**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**A WOOD BLOCKING DETAIL**  
SCALE: 1" = 1'-0"

**OLIVERI ARCHITECTS**  
184.009.04  
Member of the American Institute of Architects  
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www.oliveriarchitects.com

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Joseph L. Oliveri, AIA  
State of Illinois  
License #010 021883

**New Free Standing  
RETAIL BUILDING**  
Barrington Road and Bristol Lane  
Hanover Park, Illinois 60133

Date: 04. 30. 15  
Scale: AS NOTED  
Project Mgr: RA  
Drawn: NJM  
Job: 14-208  
Sheet

**A1a**

# ALTA / ACSM SURVEY

## Notes Corresponding to Schedule B

- (7) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE HANOVER HIGHLANDS UNIT 10, AS RECORDED IN PLAT BOOK 776, PAGE 45 OF COOK COUNTY RECORDS. [NO PLOTTABLE ITEMS]
- (8) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE FINAL PLAT OF SUBDIVISION OF MENARD'S OF HANOVER PARK, AS RECORDED IN PLAT INSTRUMENT NO. 1010634072 OF COOK COUNTY RECORDS. [AFFECTS SUBJECT PROPERTY SHOWN HEREON]
- (9) GAS MAIN EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY INSTRUMENT RECORDED JULY 29, 1969 AS DOCUMENT NO. 20913829 OF THE COOK COUNTY RECORDS. [SUPPORTING DOCUMENTS NOT PROVIDED]
- (10) DECLARATION AND GRANT OF EASEMENT IN FAVOR OF LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED 06/25/1969, KNOWN AS TRUST NO. 10-16107-08, RECORDED 05/30/1986, AS DOCUMENT NO. 86217023 OF THE COOK COUNTY RECORDS. [DOES NOT AFFECT SUBJECT PARCEL]
- (11) RESOLUTION AUTHORIZING ACCEPTANCE TO A GRANT OF EASEMENT FROM THE KRUPP CASH PLUS LIMITED PARTNERSHIP FOR PUBLIC MAINS WITHIN THE EASEMENT IN FAVOR OF VILLAGE OF HANOVER PARK, RECORDED 08/31/1994, AS DOCUMENT NO. 94768357 OF THE COOK COUNTY RECORDS. [EXHIBIT "B" NOT PROVIDED]
- (12) ENVIRONMENTAL NO FURTHER REMEDIATION RECORDED 11/01/2002, AS DOCUMENT NO. 0021200892 OF THE COOK COUNTY RECORDS. [DOES NOT AFFECT SUBJECT PARCEL]
- (13) JUDGMENT ORDER RE: CASE NUMBER 2006-L-50274 IN FAVOR OF VILLAGE OF HANOVER PARK, RECORDED 02/27/2008, AS DOCUMENT NO. 0805631049 OF THE COOK COUNTY RECORDS. NOTE: CONDEMNATION OF LEASEHOLD INTEREST IN FAVOR OF VILLAGE OF HANOVER PARK, RECORDED 02/27/2008, AS DOCUMENT NO. 0805831050 OF THE COOK COUNTY RECORDS. NOTE: CONDEMNATION OF LEASEHOLD INTEREST, FULL TAKING, IN FAVOR OF VILLAGE OF HANOVER PARK, RECORDED 05/01/2008, AS DOCUMENT NO. 0812222074 OF THE COOK COUNTY RECORDS. [NOT PLOTTABLE IN NATURE]
- (14) ORDINANCE NO. O-05-30: AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT PLAN FOR MENARD'S, RECORDED 05/01/2008, AS DOCUMENT NO. 0812222076 OF THE COOK COUNTY RECORDS. [NOT PLOTTABLE IN NATURE]
- (15) ORDINANCE NO. O-09-08: AN ORDINANCE APPROVING MINOR CHANGES TO THE MENARD'S FINAL PLANNED UNIT OF DEVELOPMENT PLAN, RECORDED 05/01/2008, AS DOCUMENT NO. 0812222077 OF THE COOK COUNTY RECORDS. [NOT PLOTTABLE]
- (16) LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE, RECORDED 12/02/2008, AS DOCUMENT NO. 0833731011 OF THE COOK COUNTY RECORDS. [NOT PLOTTABLE]
- (17) DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS, RECORDED 01/25/2013, AS DOCUMENT NO. 1302519006 OF THE COOK COUNTY RECORDS. [AFFECTS SUBJECT PARCEL BLANKET IN NATURE]
- (18) REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF HANOVER PARK, ILLINOIS, LESSOR(S) AND RICHARD L. BRESLICH TRUST NO. 1 AND JEAN G. BRESLICH TRUST NO. 1, LESSEE(S), RECORDED 11/15/2013 AS INSTRUMENT NO. 1331910041 OF THE COOK COUNTY RECORDS. [AFFECTS SUBJECT PARCEL BLANKET IN NATURE]

## Statement of Encroachments

- A. ADJOINER'S CURBING ENCLOSES NORTHERLY INTO SUBJECT PROPERTY 1.6 FEET OVER A DISTANCE OF 156.2 FEET.

## ALTA/ACSM Land Title Survey

Based Upon Title Commitment No. 01-15022989-01T OLD REPUBLIC NATIONAL TITLE INSURANCE CORPORATION bearing an effective date of March 23, 2015.

### Surveyor's Certification

To CGP HANOVER MF, LLC, a Delaware limited liability company, its participants, successors and assigns, and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 2, 3, 4, 5, 6, 7(b)(1), 7(c), 8, 9, 10, 11(a), 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 13, 2015.

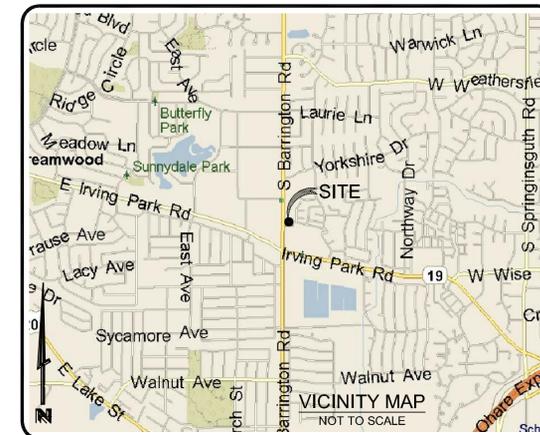
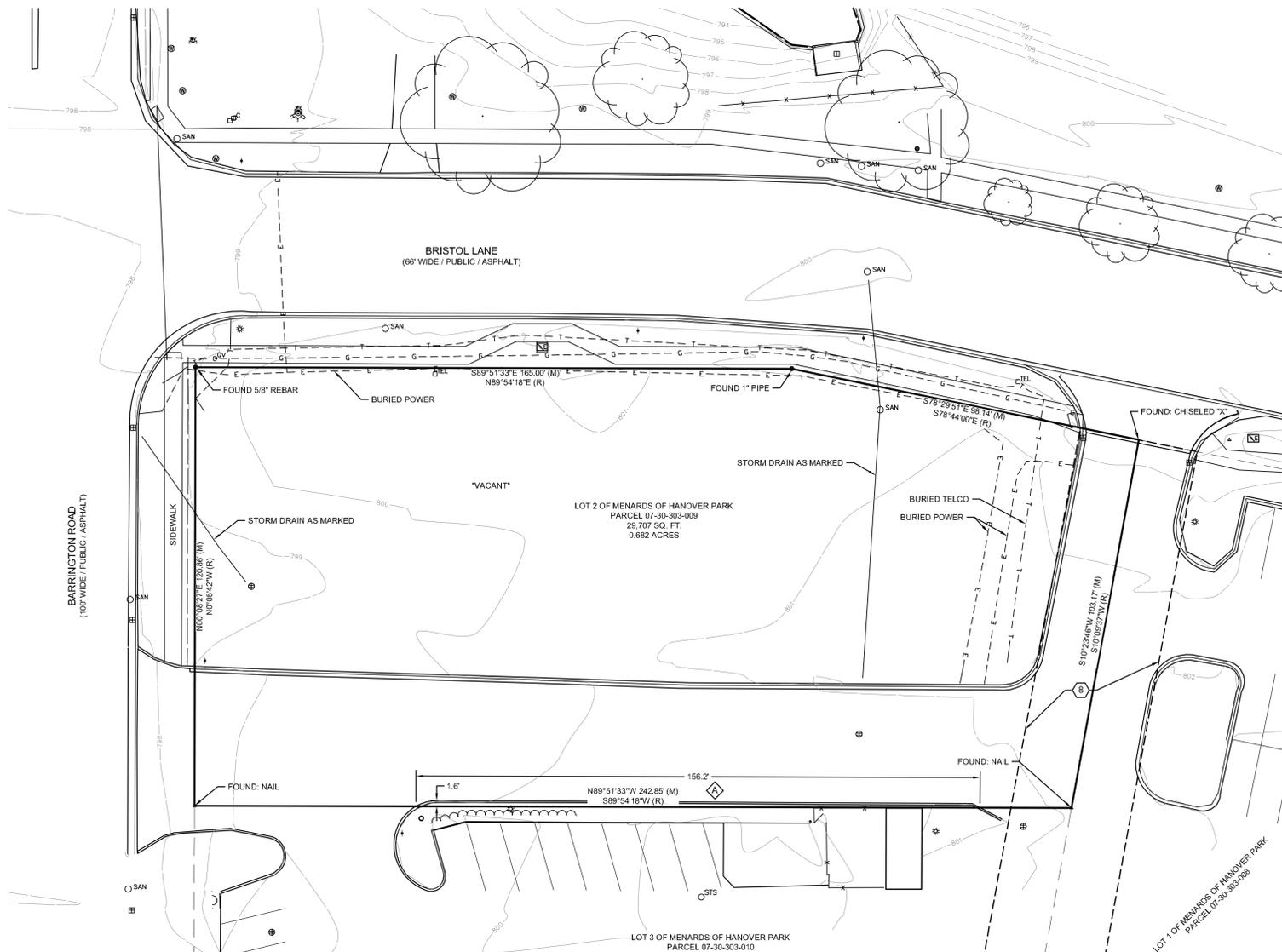
04/16/2015  
Date of Plat or Map  
Matthew T. Mokanyk, P.S., P.E.  
Illinois P.S. No. 35003826

## Legal Description of Record

PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 01-15022989-01T

SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS:  
PARENT PARCEL:  
LOT 2 OF THE FINAL PLAT OF SUBDIVISION OF MENARD'S OF HANOVER PARK, RECORDED ARPL 16, 2010 AS DOCUMENT NUMBER 1010634072, COOK COUNTY RECORDS.  
TAX I.D. NUMBER: 07-30-303-009-0000  
BEING THE SAME PROPERTY CONVEYED TO MENARD, INC., GRANTEE, FROM NORCOR TRADEWINDS ASSOCIATES, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 07/22/2005, AS INSTRUMENT NO. 0520302157 OF THE COUNTY RECORDS.

**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 17031C0169J, which bears an effective date of 08/19/08 and is NOT in a Special Flood Hazard Area.



## Legend of Symbols & Abbreviations

- |                  |                      |                  |                    |
|------------------|----------------------|------------------|--------------------|
| ---PP---         | POWER POLE           | ●                | IRON FOUND         |
| ---              | GUY                  | ○                | IRON SET           |
| *                | LIGHT POLE           | ●                | P.K. NAIL FOUND    |
| □                | ELECTRIC TRANSFORMER | ●                | P.K. NAIL SET      |
| EM               | ELECTRIC METER       | ○                | GPS MONUMENT       |
| EHH              | ELECTRIC HANDHOLE    | ○                | MONUMENT BOX FOUND |
| ---              | WATER VALVE          | ○                | MONUMENT FOUND     |
| ---              | HYDRANT              | ⊕                | MONUMENT SET       |
| ---              | GAS METER            | (R)              | RECORD             |
| ---              | GAS MARKER           | (M)              | MEASURED           |
| ---              | GAS VALVE            | ○ <sup>STS</sup> | STORM MANHOLE      |
| ○ <sup>TEL</sup> | TELEPHONE PEDESTAL   | ⊕                | CATCH BASIN        |
| ---              | FENCE LINE           | ⊕                | SQUARE CATCH BASIN |
| ◆                | BENCHMARK            | ○ <sup>SNS</sup> | SANITARY MANHOLE   |
|                  |                      | ⊕                | SANITARY CLEAN-OUT |
|                  |                      | ⊕                | MONITOR WELL       |
|                  |                      | ⊕                | TELCO. MANHOLE     |

## Surveyor's Notes

SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO BARRINGTON ROAD AND BRISTOL LANE A DULY DEDICATED AND ACCEPTED PUBLIC HIGHWAY AS SHOWN HEREON.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

BEARING BASIS: ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.

ELEVATION OF THIS SURVEY ARE BASED ON NAVD 88.

SURVEYOR IS NOT AWARE OF ANY CURRENT OR FUTURE RIGHT OF WAY CHANGES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT TIME OF SURVEY.

NO ADDRESS OBSERVED AT TIME OF SURVEY.

NO PUBLIC ACCESS POINT OBSERVED AT TIME OF SURVEY.

## Site Information

TAX ID NO.: 07-30-303-009

SUBJECT SITE ZONING: B2 GENERAL COMMERCIAL DISTRICT

SUBJECT SITE AREA: 0.682 ACRES OR 29,707 SQ. FT.

PARKING REQUIREMENTS: 20 SPACES

SETBACKS:  
FRONT: 25'  
CORNER SIDE YARD: 25'  
SIDE: 10/30' WHEN ABUTTING RESIDENTIAL  
REAR: 25/30' WHEN ABUTTING RESIDENTIAL

HEIGHT RESTRICTIONS: 45' MAXIMUM HEIGHT  
DENSITY RESTRICTIONS: 75% MAXIMUM LOT COVERAGE



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

## PLANS PREPARED BY:



DRAWN BY: RJH  
CHECKED BY: M.T.M.

## SUBMITTALS

REV	DATE	BY	DESCRIPTION
0	04/16/15	RJH	PRELIMINARY DRAWING

**CLIENT**  
CGP HANOVER MF, LLC.  
361 Summit Blvd.,  
Suite 110  
Birmingham, AL 35243

THIS DRAWING HAS BEEN PREPARED BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, LLC. ALL PATENTED AND PATENTABLE FEATURES AND/OR CONFIDENTIAL INFORMATION AND ITS USE IS CONDITIONED UPON THE USER'S AGREEMENT NOT TO REPRODUCE THE DRAWING, IN WHOLE OR IN PART, NOR THE MATERIAL DESCRIBED THERE ON, NOR TO USE THE DRAWING FOR ANY PURPOSE OTHER THAN AS SPECIFICALLY PERMITTED IN WRITING BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, LLC.



SHEET TITLE  
ALTA SURVEY

SHEET NUMBER: S-1  
JOB NO.: 1544408