

**ITEM FOR OMINBUS VOTE CONSIDERATION**

**Item #2:  
Report Of September 15, 2014 AC Meeting:**



**AGENDA**  
**ARCHITECTURAL COMMISSION**  
**REGULAR MEETING**  
Monday, September 15, 2014 at 7:00 P.M.  
**3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS**

**CALL TO ORDER:**

**VISITORS BUSINESS:**

**ACTION ITEMS:**

- 1) **Approval of the August 18, 2014 Draft Regular Meeting Minutes.**
- 2) **Consideration of a request for signage for 4194 Route 83; Building "C" (Sherwin Williams) Unit A, within the Sunset Grove PUD, submitted by VanBruggen Signs.**
- 3) **Consideration of a request for façade improvements to "The Arlington" 1666 Checker Road with the LaSavanne PUD, submitted by FitzGerald Associates Architects .**

**OTHER BUSINESS: NONE**

**ADJOURNMENT:** Next Scheduled Meeting: October 20, 2014 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



MEMORANDUM

TO: Village President and Village Board  
FROM: James M. Hogue, Village Planner  
DATE: September 16, 2014  
RE: Board & Commissions Report for 9/22/14

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

**AC - Regular Meeting; 9.15.14 (2 Action Items)**

- 1) Consideration of a request for signage for 4194 Route 83; Building "C" (Sherwin Williams) Unit A, within the Sunset Grove PUD, submitted by VanBruggen Signs.**

Planner Hogue reported that at the August 18<sup>th</sup> regular AC meeting it was noted the proposed signage is on the east elevation is within the allowable square footage for such signage as allowed by the PUD approval ordinance, however the square footage of the signage on the north elevation appears to exceed the maximum allowable square footage by 4.2 square feet.

Staff has since received a revised "proof" for the north elevation. The square footage of the signage on the north elevation is revised as follows;

	<b><u>Proposed Sq. Footage</u></b>	<b><u>Sq. Footage Allowed per PUD Approval</u></b>
North Elevation:	10.7' x 3.1' (33.1 sq. ft.)	33.6 Sq. ft.
East Elevation:	10.75' x 3.6' (37.8 sq. ft.)	114.8 Sq. ft.

The proposed signage as revised is within the allowable square footage for such signage as allowed by the PUD approval ordinance. Per the Village Code the square footage of signage is calculated as follows;

The AC questioned the petitioner about the number and location of placards proposed. The petitioner responded that only one (1) placard sign was requested to be placed on "Pylon #2" at the northern most entrance on Rt. 83. The placard would be consistent with the building signage in terms of color and copy. The AC noted the proposed signage was of a higher quality than the standard "box" sign which is often used.

The AC had a concern with the sign placement in relation to the gable roof and indicated the sign should not be part of gable and be equidistant for the edges of the roof gable.

A motion was made by Commissioner Styer, seconded by Commissioner Tapas to recommend approval of the sign as submitted subject to the sign being mounted within the designated zone for placement of signage and graphics but equidistant for the edges of the roof gable. On a voice vote; all aye.

**2) Consideration of a request for façade improvements to “The Arlington” 1666 Checker Road with the LaSavanne PUD, submitted by FitzGerald Associates Architects .**

Planner Hogue explained the request by noting that previously the Architectural Commission has reviewed and approved façade treatments on proposed additions to “The Arlington”. While there is no mandate for such review staff has noted that historically façade improvements have been reviewed by the AC. As precedent has been set with regard to exterior modification to the structure, as such, the proposal is being brought to the AC for consideration. The proposal being considered is strictly for “cosmetic” changes to the building façade. No additions or major structural alterations (which would require modification to the PUD) are being considered. Improvements to the building façade were last considered by the AC in 2005/2006.

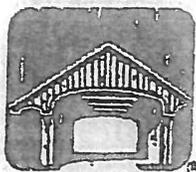
As proposed the petitioner is seeking to modify the elevation on the south, east and west sides of the structure. Replacement shingles, canopy & column cladding, vestibule and new (cosmetic) gable structures are proposed. EFIS siding and fiberglass column enclosures are proposed. Shingles will be asphalt. A cedar trellis is proposed on portions of the south and west elevations of the building.

Mr. Istvan Walker, project architect, noted interior modifications to the structure would follow. The request before the AC was strictly for exterior modifications. The Goal of the project is to unify the various architectural elements of the structure and eliminate the monotony of the façade.

After limited discussion the AC noted the proposed improvements would indeed help in unifying the façade of the structure. A motion was made by Commissioner Howard, seconded by Commissioner Styer to recommend approval of the modifications was submitted. On a voice vote, all aye.

**PCZBA; Next Regular Meeting 10.7.14 CSCC; - Next Regular Meeting; 10.1.14;**

FOR OFFICE USE ONLY:	
ARB Received:	
ARB Reviewed:	
ARB Approved:	
Village Bd. Approved:	



VILLAGE OF  
LONG GROVE

SIGN PERMIT  
ARCHITECTURAL BOARD APPLICATION

FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:	<b>RECEIVED</b>	

AUG 05 2014

BUSINESS NAME: <u>SHERWIN WILLIAMS</u>	VILLAGE OF LONG GROVE
BUSINESS ADDRESS: <u>4194 IL RT 83 UNIT A</u>	BUS. PHONE #: _____
BUSINESS OWNER'S NAME: <u>SEAN KOTENTAUER</u>	ALTERNATE PH. #: <u>(440) 846-4105</u>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>(2) ILLUMINATED WALL SIGNS / (1) TENANT PORTION OF EXISTING SIGN</u>
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The Architectural Board meets every third (3<sup>rd</sup>) Monday of the month at 7:00pm in the Village Hall. The applicant (or representative) must be present. Please prepare and submit six (6) sets of all of the following information two weeks prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
  - PROVIDE SITE PLAN
  - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
  - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:  
3,217 sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN. INCLUDING:
  - DIMENSIONS
  - SAMPLE OF COLORS ON SIGN
  - LETTER STYLE TO BE USED
  - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

Should the sign be completed prior to the architectural board's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Board meeting.

SIGN CONTRACTOR:

NAME: <u>VAN BRUGGEN SIGNS</u>	PHONE #: <u>708-448-0826</u>
ADDRESS: <u>13401 SOUTHWEST HWY. ORLAND PK, IL. 60462</u>	

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.

Jack Zeman, An Agent for  
PROPERTY OWNER(S) SIGNATURE(S)

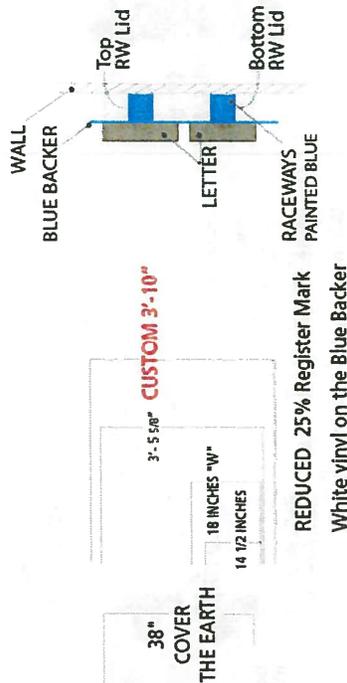
SUNSET GROVE, LLC  
PROPERTY OWNER(S) PRINTED NAME(S)

[Signature]  
BUSINESS OWNER(S) SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

3110 RFD • LONG GROVE, ILLINOIS 60047-9635  
(847) 634-9440 • FAX (847) 634-9408

**SQUARE FOOTAGE • Logo: 5.58 sq. ft. Letters: 24.07 sq. ft. TOTAL: 29.65 sq. ft.**



**CUSTOM SIZED BACKER for this LOCATION ONLY- 42.1 sq ft BLUE ALUMINUM BACKER 3'-10\"/>**

3'-10" x 11'-0" ALUMINUM BACKER PANELS BACKERS to MATCH PMS# 293 BLUE (SATIN FINISH) ROUNDED CORNERS on EACH END



TENANT PANEL SIZE to be DETERMINED

RETURNS and BACKS are FABRICATED of ALUMINUM, FULLY WELDED - PRIMED and PAINTED SHUTTER BROWN.

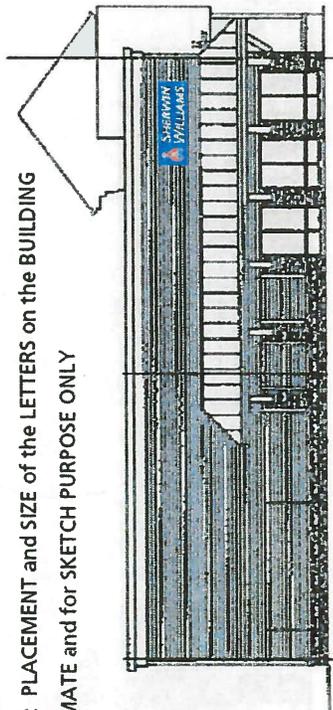
RACEWAY CENTERED (8" HIGH x 8" DEEP with CONCEALED MOUNTING BRACKETS) PAINTED to MATCH PMS# 293 BLUE

38" COVER THE EARTH CONTOUR LOGO SIGN: PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED LED POINT 3 WHITE - 6300K - 9 per foot

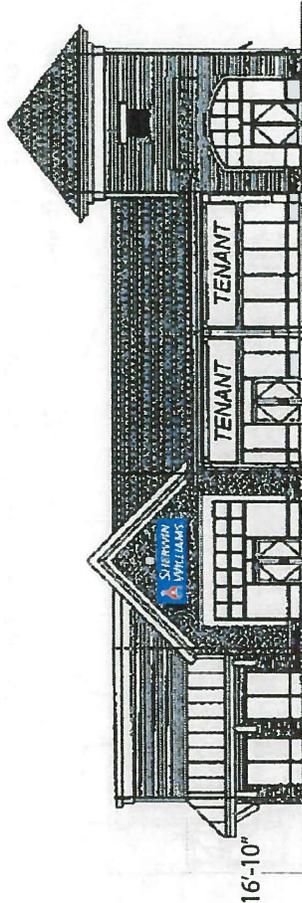
LETTERS: LED POINT 3 WHITE - 6300K - 9 per foot (1 ROW) ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES WHITE VINYL REGISTER MARK ON THE BLUE BACKER TRIM CAP - 1 INCH METALLIC BRONZE is GLUED to ACRYLIC FACES

**EAST ELEVATION:**

PLEASE NOTE: PLACEMENT and SIZE of the LETTERS on the BUILDING are APPROXIMATE and for SKETCH PURPOSE ONLY



EAST ELEVATION



NORTH ELEVATION

	Dualite Sales & Service, Inc. One Dualite Lane WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	FILE#14-8-255SHER01-GSP1	CB	Customer Approval or Comments: original FILE#13-10-5
	Scale: 1/4" = 1'-0"	Date: 8-27-2014 rev		

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STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: 9/3/2014

APPLICANT'S NAME: LEGACY HEALTHCARE

E-MAIL mlebovics@legacyhc.com

ADDRESS: 7040 N. RIDGENWAY AVE. LINCOLNWOOD IL

PHONE: 847/679-9797

NAME OF BUSINESS: AVANTARA of LONG GROVE

BUSINESS ADDRESS: 1666 CHECK ROAD

PHONE: 847/419-1111

TYPE OF STRUCTURE/FIXTURE: 1 STORY SKILLED NURSING/REHAB FACILITY

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. SEE DRAWINGS B. PROVIDE PHOTOGRAPH OF SITE. SEE DRAWINGS C. SQUARE FOOTAGE OF STRUCTURE 44,000 +/- SQUARE FEET.

- 2. DRAWING OF PLANNED STRUCTURE/FIXTURE: SEE DRAWINGS A. DIMENSIONS. B. ELEVATIONS (ALL DIRECTIONS). C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

ML GROUP DESIGN & DEVELOPMENT PHONE: 847/343-3912

7040 N. RIDGENWAY AVE LINCOLNWOOD, IL E-MAIL mlebovics@legacyhc.com

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

BUSINESS OWNER(S) as agent LEGACY HEALTHCARE
PROPERTY OWNER(S) as agent TOM NESHEK

APPLICATION APPROVAL: DATE:



1 PROPOSED FACADE IMPROVEMENTS  
 1/2" = 11'-0"



2 EXISTING CONDITIONS - PHOTO 01  
 1/2" = 11'-0"



3 EXISTING CONDITIONS - PHOTO 02  
 1/2" = 11'-0"



4 EXISTING CONDITIONS - PHOTO 03  
 1/2" = 11'-0"



5 EXISTING CONDITIONS - PHOTO 04  
 1/2" = 11'-0"

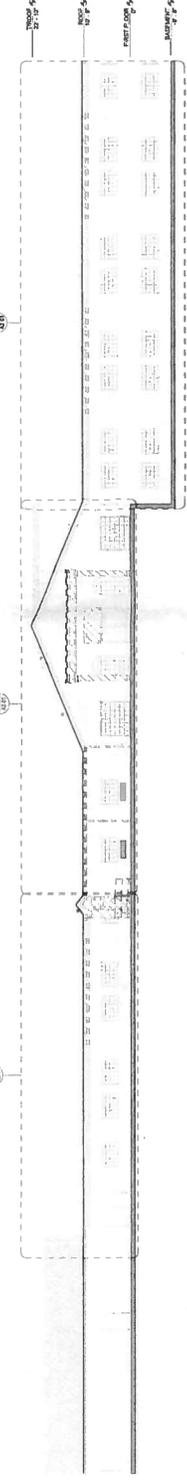
**DEMOLITION NOTES**

1. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES.
2. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES.
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11. REMOVE ALL MATERIALS AND DEBRIS FROM THE PROJECT SITE AND LOAD INTO TRUCKS FOR REMOVAL FROM THE PROJECT SITE.
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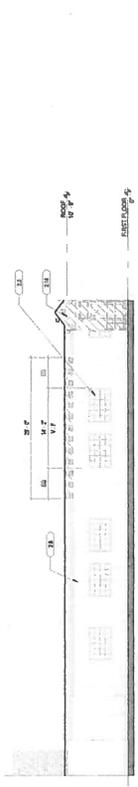
**KEYNOTES**

1. SEE THE DEMOLITION CONTRACT FOR THE DEMOLITION CONTRACT.
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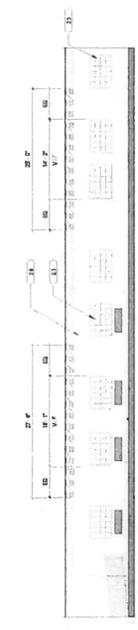
**LEGEND**



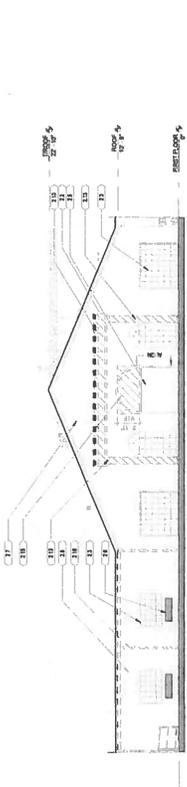
**D1 DEMO SOUTH ELEVATION**  
1/8" = 1'-0"



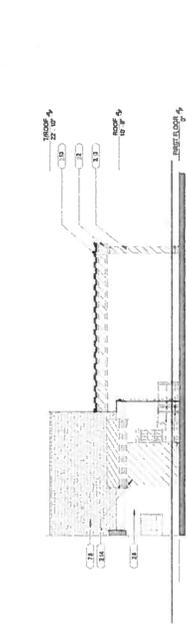
**D3 DEMO PARTIAL SOUTH ELEVATION - WEST**  
1/8" = 1'-0"



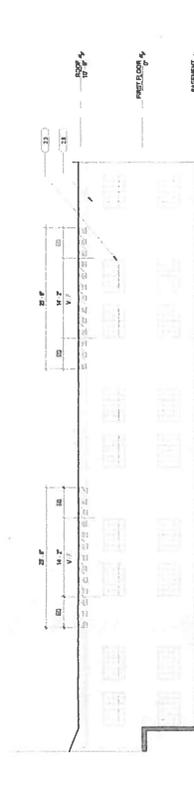
**C1 DEMO EAST ELEVATION**  
1/8" = 1'-0"



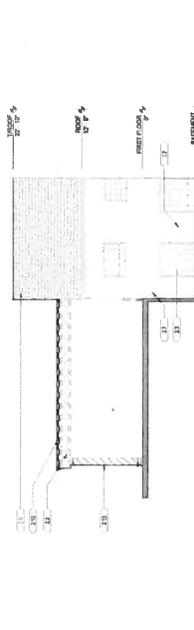
**B3 DEMO PARTIAL SOUTH ELEVATION - CENTER**  
1/8" = 1'-0"



**B1 DEMO WEST ELEVATION**  
1/8" = 1'-0"



**A3 DEMO PARTIAL SOUTH ELEVATION - EAST**  
1/8" = 1'-0"



**A1 DEMO EAST ELEVATION 2**  
1/8" = 1'-0"

**FitzGerald**  
ARCHITECTS  
1000 N. MAIN ST.  
SUITE 100  
LONG GROVE, IL 60130  
TEL: 618.233.1111  
WWW.FITZGERALDARCHITECTS.COM

14025  
**Avantara Long Grove**

1686 Checker Rd  
Long Grove, IL  
CLIENT: Legacy Healthcare  
1686 Checker Rd  
Long Grove, IL

1	ISSUED FOR PERMITS	08/24/20
2	ISSUED FOR DEMO	08/24/20
3	ISSUED FOR 2D	08/24/20
4	DESCRIPTION	DATE

**EXTERIOR DEMOLITION ELEVATIONS**

**A2-01**



ROOF NOTES

1. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

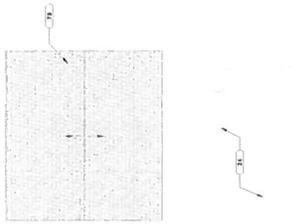
KEYNOTES

- 1. GENERAL: ALL ROOF TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 4. ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**Fitzgerald**  
 ARCHITECTS  
 16888 Checker Rd  
 Long Grove, IL 60077  
 (630) 409-1000  
 www.fitzgeraldarchitects.com

14025  
**Avantara Long Grove**

16888 Checker Rd  
 Long Grove, IL  
 c/o:  
 Legacy Healthcare  
 1700 W. Highway Ave  
 Lombard, IL



LEGEND

- CONCRETE WALL
- CONCRETE WALL
- ROOF SLOPE
- ROOF SLOPE

VICINITY MAP



SITE LOCATION MAP

1/2" = 1'-0"

A1 ROOF KEY PLAN

1/8" = 1'-0"

ROOF KEY PLAN

A1-01



**ITEM FOR OMINBUS VOTE CONSIDERATION**

**Item #2A:**

**Report Of September 15, 2014 AC Meeting:  
Signage For Sherwin Williams, Sunset Grove**



**ITEM #2:** For the **ARCHITECTURAL COMMISSION**; on **MONDAY, September 15th @ 7:00 P.M.**

**REQUEST:** Consideration of a request for signage for Sherwin Williams, "Building C"; 4194 Route 83; Unit C and within the Sunset Grove Development, submitted by VanBruggen Signs.

Update:

*At the August 18<sup>th</sup> regular staff noted the proposed signage on the east elevation is within the allowable square footage for such signage as allowed by the PUD approval ordinance, however the square footage of the signage on the north elevation appears to exceed the maximum allowable square footage by 4.2 square feet.*

*As no representative for the petitioner was present to explain the proposal or respond to the issues raised by staff the AC continued this request to the September Meeting.*

*Staff has since received a revised "proof" for the north elevation. The square footage of the signage on the north elevation as revised appears to be at the maximum allowable square footage (10.7' x 3.1' – 33.17) square feet. Per the Village Code the square footage of signage is calculated as follows;*

*Sign Measurement: Unless otherwise expressly provided to the contrary in these regulations, the term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.*

*No changes are proposed to the signage for the east elevation. As revised the proposed signage is now approvable from the Village Code/ PUD approval perspective. The previously prepared report, slightly modified to reflect the revisions is attached below for reference.*

**HISTORY/STAFF REVIEW:**

**HISTORY:**

The property is located on the southeast corner of Route 83 and Aptakisic Road. The property consists of 16 +/- acres of land area. The property is presently zoned HR-1 Commercial District & OS-P with a special use permit for a Planned Unit Development. The Village Board granted final PUD plan & plat approval in November 2008 (Ord. # 2008-O-27).

"Building C" is one the last two structures to be built in the Sunset Grove Development and received AC review and approval in September of 2013. At that time it was noted individual signage requests would be brought to the back to the Commission as received for further consideration.

Sherwin Williams is the first and "anchor" tenant for "Building C"

## STAFF REVIEW:

The property in question is located at 4194 Route 83 and is located in Building "C" north of the Sunset Food Building in the Sunset Grove Development and fronting on Aptakisic Road.

Per the final PUD approval ordinance (Ord. 2008-O-27) signage was approved as follows;

- A. Signage. All signage for the Proposed Development shall be located and installed in accordance with the Final PUD Plans. No more than 70% of the "Designated Zone for Placement of Signage and Graphics" depicted on the building elevations included within the Final Signage Plan may be occupied by tenant signage. "Alternate Sign 'A'", as depicted on the Final PUD Plans, may contain any of the following combinations of "Top Panels" (20 square feet of signage) and "Other Panels" (7.6 square feet of signage), as such panels are depicted on the Final Signage Plan: (i) four (4) Top Panels and zero (0) Other Panels; (ii) three (3) Top Panels and two (2) Other Panels; (iii) two (2) Top Panels and four (4) other Panels; (iv) one (1) Top Panel and six (6) Other Panels; or (v) zero (0) Top Panels and eight (8) Other Panels. The size, color, copy, and materials of all tenant signage including, but not limited to, the window treatments of the drug store (Building "D"), shall be subject to Architectural Commission review and approval. Any approved signage may be replaced by signage in the same location and of equivalent or smaller size, subject to Architectural Commission review and approval. Any other additional or replacement signage must undergo full review for a sign permit and receive Architectural Commission approval in accordance with the Village Code. **Electronic sign boards, neon signage, flashing signage, and internally illuminated signage shall be prohibited.**

A copy of the approved elevation for "Building C" is attached. As signage relates to this portion of building, the "Sherwin Williams" signage, as proposed, is in the "Designated Zone for Placement of Signage and Graphics" as indicated on the approved PUD plans.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" is as follows;

North Elevation – 1 sign;

Placement Zone Dimensions: 12' x 4.0' = 48 sq. ft. x .70 = 33.6 sq. foot of signage

East Elevation – 1 sign;

Placement Zone Dimensions: 41' x 4.0' = 164 sq. ft. x .70 = 114.8 sq. foot of signage

## PROPOSED SIGNAGE

Petitioner is proposing two wall signs on the north and east facades of "Building B" in the locations approved as the "Designated Zone for Placement of Signage and Graphics". This is consistent with the final PUD approvals. Both signs are identical in terms of square footage.

The size of the proposed signage is as follows;

**Proposed Sq. Footage**

**Sq. Footage Allowed per PUD Approval**

North Elevation:	10.7' x 3.1' (33.1 sq. ft.)	33.6 Sq. ft.
East Elevation:	10.75' x 3.6' (37.8 sq. ft.)	114.8 Sq. ft.

The proposed signage as revised is within the allowable square footage for such signage as allowed by the PUD approval ordinance. Per the Village Code the square footage of signage is calculated as follows;

*Sign Measurement: Unless otherwise expressly provided to the contrary in these regulations, the term "sign area" shall include the gross surface area of each sign with a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. Such a perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.*

A sign placard will also be placed on pylon sign number 2 on the Route 83 frontage. This sign will be consistent with the other placards on the pylon sign and is permissible at this location.

**MATERIALS & ILLUMINATION**

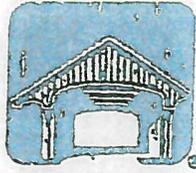
The signage is proposed to be channel letters in white acrylic with a blue backer and the "Cover the Earth" logo in red white & blue. Letters will be mounted to the building. Signs are proposed to be illuminated with backlit LED lighting consistent with other illumination within the development.

**ARCHITECTURAL COMMISSION DECISION:**

Signage as proposed is permissible under the approved PUD Ordinance.

It is suggested that consistency as well as the overall character of the development be considered with regard to individual signage requests.

FOR OFFICE USE ONLY:	
ARB Received:	
ARB Reviewed:	
ARB Approved:	
Village Bd. Approved:	



VILLAGE OF  
LONG GROVE

SIGN PERMIT  
ARCHITECTURAL BOARD APPLICATION

FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:	<b>RECEIVED</b>	

**AUG 05 2014**

BUSINESS NAME:	<u>SHERWIN WILLIAMS</u>	BUS. PHONE #:	<u>VILLAGE OF LONG GROVE</u>
BUSINESS ADDRESS:	<u>4194 IL RT 83 UNIT A</u>		
BUSINESS OWNER'S NAME:	<u>SEAN KOTENTAUER</u>	ALTERNATE PH. #:	<u>(440) 846-4105</u>
TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<u>(2) ILLUMINATED WALL SIGNS / (1) TENANT PORTION OF EXISTING SIGN</u>		

The Architectural Board meets every third (3<sup>rd</sup>) Monday of the month at 7:00pm in the Village Hall. The applicant (or representative) must be present. Please prepare and submit six (6) sets of all of the following information two weeks prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
  - PROVIDE SITE PLAN
  - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
  - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:  

3,217 sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
  - DIMENSIONS
  - SAMPLE OF COLORS ON SIGN
  - LETTER STYLE TO BE USED
  - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

Should the sign be completed prior to the architectural board's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Board meeting.

SIGN CONTRACTOR:

NAME:	<u>VAN BRUGGEN SIGNS</u>	PHONE #:	<u>708-448-0826</u>
ADDRESS:	<u>13401 SOUTHWEST HWY. ORLANDO PK, IL. 60462</u>		

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.

Jack Williams, An Agent for  
 \_\_\_\_\_  
 PROPERTY OWNER(S) SIGNATURE(S)  
SUNSET GROVE, LLC  
 \_\_\_\_\_  
 PROPERTY OWNER(S) PRINTED NAME(S)  
[Signature]  
 \_\_\_\_\_  
 BUSINESS OWNER(S) SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

**CUSTOM SIZED BACKER for this LOCATION ONLY- 42.1 sq ft BLUE ALUMINUM BACKER 3'-10" x 11'-0"** (was 46.33 sq ft)

3'-10" x 11'-0" ALUMINUM BACKER PANELS BACKERS to MATCH PMS# 293 BLUE (SATIN FINISH) ROUNDED CORNERS on EACH END



TENANT PANEL SIZE to be DETERMINED

**TOTAL: 29.65 sq. ft.**

**SQUARE FOOTAGE • Logo: 5.58 sq. ft. Letters: 24.07 sq. ft.**



RETURNS and BACKS are FABRICATED of ALUMINUM, FULLY WELDED - PRIMED and PAINTED SHUTTER BROWN.

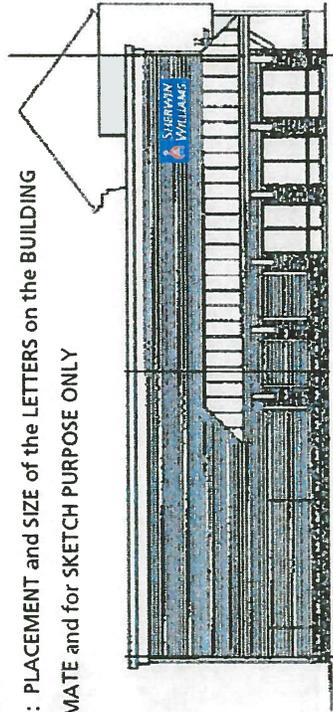
RACEWAY CENTERED (8" HIGH x 8" DEEP with CONCEALED MOUNTING BRACKETS) PAINTED TO MATCH PMS# 293 BLUE

38" COVER THE EARTH CONTOUR LOGO SIGN: PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED LED POINT 3 WHITE - 6300K - 9 per foot

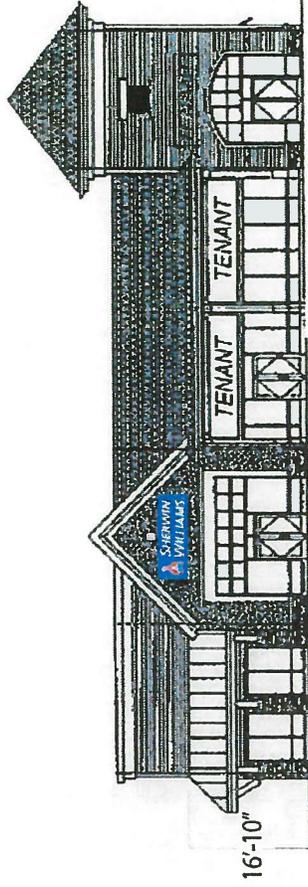
LETTERS: LED POINT 3 WHITE - 6300K - 9 per foot (1 ROW) ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES WHITE VINYL REGISTER MARK ON THE BLUE BACKER TRIM CAP - 1 INCH METALLIC BRONZE is GLUED to ACRYLIC FACES

**EAST ELEVATION:**

PLEASE NOTE: PLACEMENT and SIZE of the LETTERS on the BUILDING are APPROXIMATE and for SKETCH PURPOSE ONLY



EAST ELEVATION

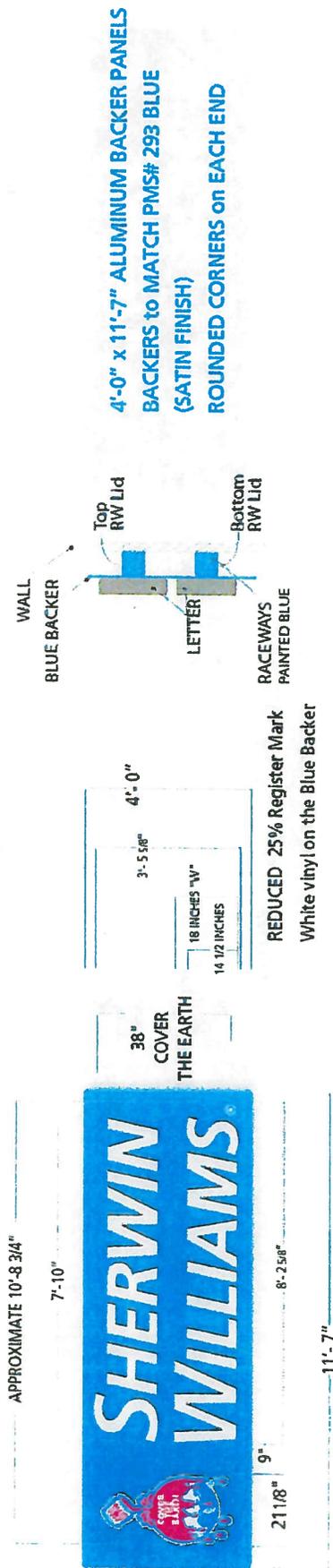


NORTH ELEVATION

Dualite Sales & Service, Inc. WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176	FILE#14-8-255SSHER01-GSP1 CB	Customer Approval or Comments: original FILE#14-8-255
	Scale: 1/4" = 1'-0"	Date: 8-27-2014 rev	

This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 • Copyright 2014 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.

**SQUARE FOOTAGE • Logo: 5.58 sq. ft. Letters: 24.07 sq. ft. TOTAL: 29.65 sq. ft. BLUE ALUMINUM BACKER 4'-0" x 11'-7"**



4'-0" x 11'-7" ALUMINUM BACKER PANELS  
BACKERS TO MATCH PMS# 293 BLUE  
(SATIN FINISH)  
ROUNDED CORNERS on EACH END



TENANT PANEL SIZE to be DETERMINED

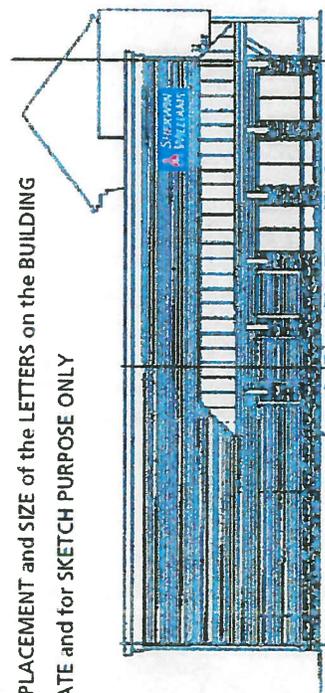
38" COVER THE EARTH CONTOUR LOGO SIGN:  
PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED  
LED POINT 3 WHITE - 6300K

RETURNS and BACKS are FABRICATED  
of ALUMINUM, FULLY  
WELDED - PRIMED and PAINTED SHUTTER BROWN.

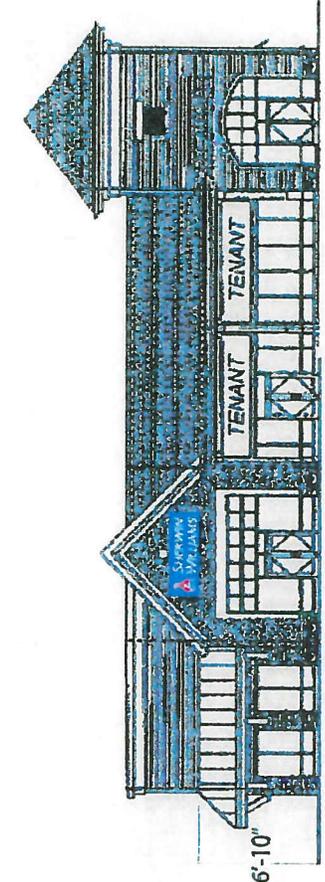
LETTERS: LED POINT 3 WHITE - 6300K - 9 per foot (1 ROW)  
ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES  
WHITE VINYL REGISTER MARK ON THE BLUE BACKER  
TRIM CAP - 1 INCH METALLIC BRONZE IS GLUED to ACRYLIC FACES

RACEWAY CENTERED  
(8" HIGH x 8" DEEP with CONCEALED  
MOUNTING BRACKETS)  
PAINTED to MATCH PMS# 293 BLUE

EAST ELEVATION:  
PLEASE NOTE: PLACEMENT and SIZE of the LETTERS on the BUILDING  
are APPROXIMATE and for SKETCH PURPOSE ONLY



EAST ELEVATION

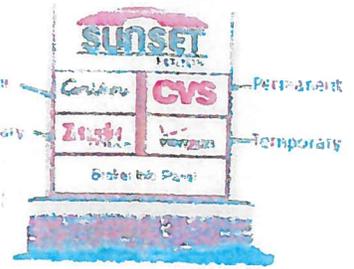


NORTH ELEVATION

	Dualite Sales & Service, Inc. One Dualite Lane WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Dualite Sales & Service, Inc. CB	Customer Approval or Comments:
FILE#13-10-55HERO1-GSP3 Scale: 1/4" = 1'-0"		Date: 7-29-2014 rev	
This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 • Copyright 2014 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.			



Common Monument  
Size: 48' x 5'  
Area: 240 sf

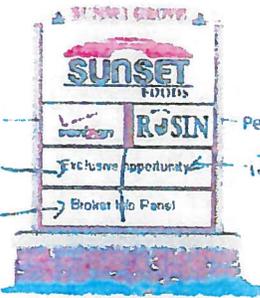


Area: 300 sf

Permanent  
Temporary  
Permanent  
Temporary  
Enter to Panel



Private Monument 2  
Size: 6'-8" x 8'  
Area: 108 sf



Permanent  
Permanent

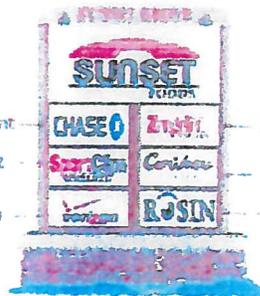
Real Property

Showing  
improvements

Pylon 2  
Size: 15' x 10'  
Area: 300 sf



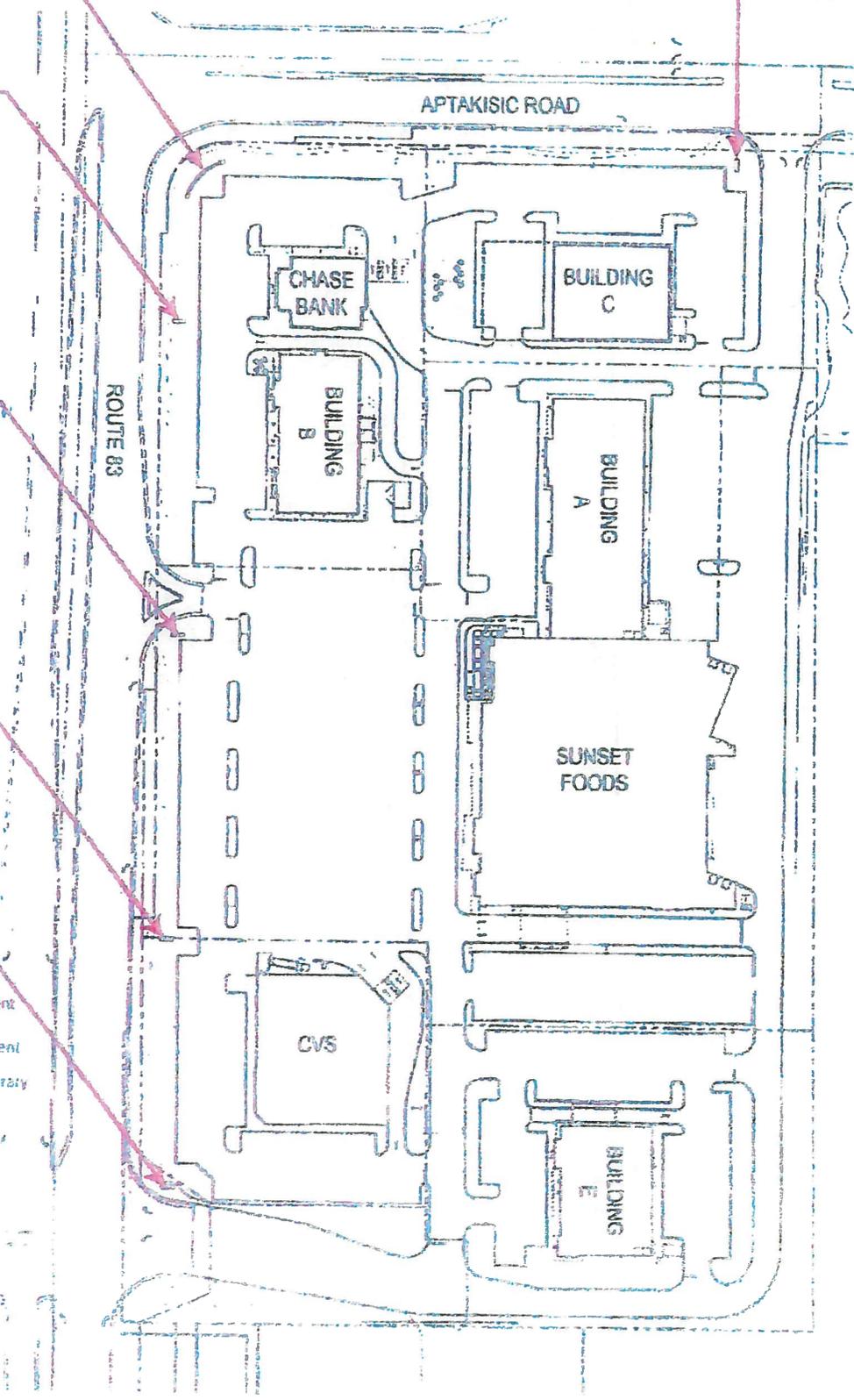
Private Monument 1  
Size: 6'-8" x 8'  
Area: 108 sf



Permanent  
Permanent  
Permanent  
Temporary  
Permanent  
Permanent  
Temporary

Pylon 1  
Size: 15' x 10'  
Area: 300 sf

MONUMENT SIGN AREA SUMMARY	
PUD AREA:	1,440sf
PROPOSED AREA:	1,350sf

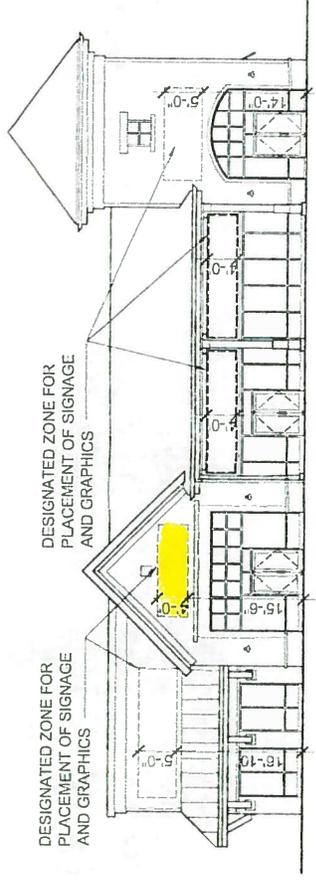


T/ TOWER  
EL. 39'-11"

T/ CORNICE  
EL. 26'-0"

B/ OVERHANG  
EL. 10'-0"

T/ FINISH FLOOR  
EL. 0'-0"

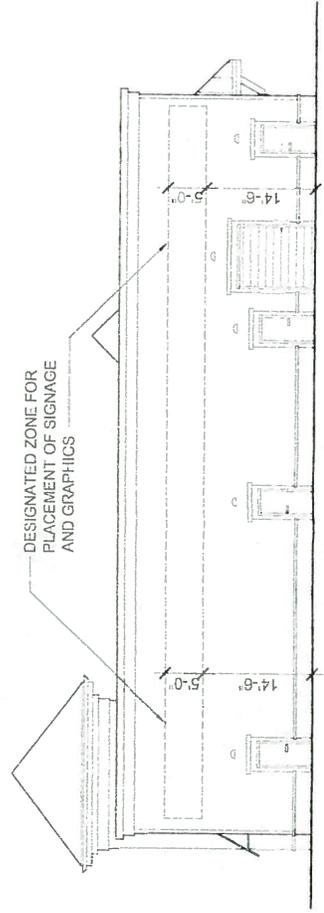


RETAIL 'C' NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

T/ TOWER  
EL. 39'-11"

T/ CORNICE  
EL. 28'-0"

T/ FINISH FLOOR  
EL. 0'-0"



RETAIL 'C' SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXHIBIT 15  
SUNSET GROVE  
LONG GROVE, ILLINOIS

SUNSET GROVE LLC



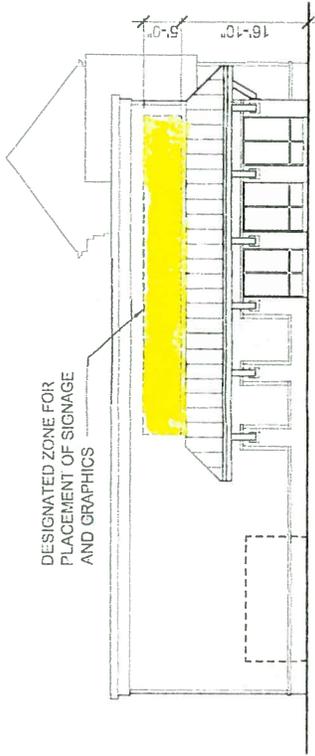
OKW Architects  
PLANNING ARCHITECTURE INTERIORS

T/ TOWER  
EL: 39'-11"

T/ CORNICE  
EL: 26'-0"

B/ OVERHANG  
EL: 10'-0"

T/ FINISH FLOOR  
EL: 0'-0"

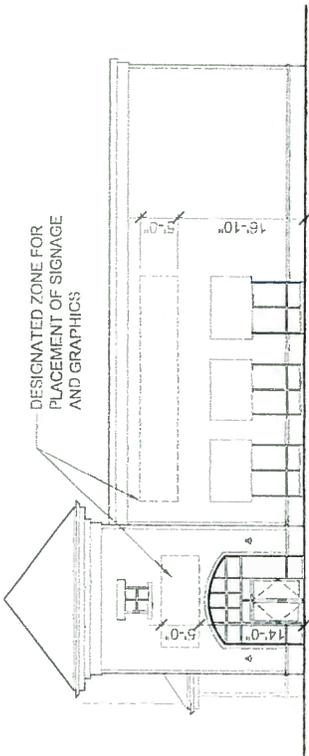


RETAIL 'C' EAST ELEVATION  
SCALE: 1/16"=1'-0"

T/ TOWER  
EL: 39'-11"

T/ CORNICE  
EL: 26'-0"

T/ FINISH FLOOR  
EL: 0'-0"



RETAIL 'C' WEST ELEVATION  
SCALE: 1/16"=1'-0"

EXHIBIT 16  
SUNSET GROVE  
LONG GROVE, ILLINOIS

SUNSET GROVE LLC



OKW Architects  
PROJECT NUMBER: 3393

DATE: 17 APRIL 2013

**ITEM FOR OMINBUS VOTE CONSIDERATION**

**Item #2B:**

**Report Of September 15, 2014 AC Meeting:  
Facade Improvements For The Arlington**



**ITEM #3:** For the **ARCHITECTURAL COMMISSION**; on **MONDAY, September 15th @ 7:00 P.M.**

**REQUEST;** Consideration of a request for façade improvements to “The Arlington” 1666 Checker Road with the LaSavanne PUD, submitted by FitzGerald Associates Architects.

**Proposal:**

Previously the Architectural Board has reviewed and approved façade treatments on proposed additions to “The Arlington”. While there is no mandate for such review staff has noted that historically façade improvements have been reviewed by the AC. As precedent has been set with regard to exterior modification to the structure, as such, the proposal is being brought to the AC for consideration. The proposal being considered is strictly for “cosmetic” changes to the building façade. No additions or major structural alterations (which would require modification to the PUD) are being considered.

**History:**

The Arlington is located on lot 44 of Savanne of Long Grove PUD (formerly 76 acres known as the Kloman Property) at the northwest corner of Checker and Arlington Heights Road. This PUD was approved under Ordinance 78-O-6 (Lot 44 excerpt attached). The underlying zoning is R-2 Single Family Dwelling District.

Improvements to the building façade were last considered by the AC in 2005/2006.

**Staff Review & Conclusions:**

As proposed the petitioner is seeking to modify the elevation on the south, east and west sides of the structure. Replacement shingles, canopy & column cladding, vestibule and new gable structures are proposed. EFIS siding and fiberglass column enclosures are proposed. Shingles will be asphalt. A cedar trellis is proposed on portions of the south and west elevations of the building.

There are no hard and fast standards for this type of structure. The AC should use “good judgment and an underlying spirit of goodwill” in considering this request.



STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: 9/3/2014

APPLICANT'S NAME: LEGACY HEALTHCARE

E-MAIL mlebovics@legacyhc.com

ADDRESS: 7040 N. RIDGEMAN AVE. LINCOLNWOOD IL

PHONE: 847/679-9797

NAME OF BUSINESS: AVANTARA of LONG GROVE

BUSINESS ADDRESS: 1666 CHECK ROAD

PHONE: 847/419-1111

TYPE OF STRUCTURE/FIXTURE: 1 STORY SKILLED NURSING/REHAB FACILITY

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. SEE DRAWINGS B. PROVIDE PHOTOGRAPH OF SITE. SEE DRAWINGS C. SQUARE FOOTAGE OF STRUCTURE 44,000 +/- SQUARE FEET. 2. DRAWING OF PLANNED STRUCTURE/FIXTURE: SEE DRAWINGS A. DIMENSIONS. B. ELEVATIONS (ALL DIRECTIONS). C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

ML GROUP DESIGN & DEVELOPMENT PHONE: 847/343-3912

7040 N. RIDGEMAN AVE LINCOLNWOOD IL E-MAIL mlebovics@legacyhc.com

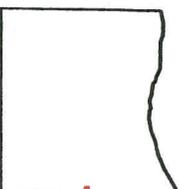
The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

BUSINESS OWNER(S) as agent LEGACY HEALTHCARE
PROPERTY OWNER(S) as agent TOM NESHEK

APPLICATION APPROVAL: DATE:

# Lake County, Illinois



 **LakeCounty**  
Geographic Information System

Lake County Department  
of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 09/11/2014

 N

-  Forest Preserves
-  Lake County Border
-  Streams
-  Tax Parcels
-  Trails

## Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Section 6. Lot 44 Special Restriction. Lot 44 shall be used only for office purposes in conformity with the regulations in the Office Zoning District, Ordinance 77-0-3, of the Village of Long Grove, except that the minimum building setbacks from Lots 5, 6, 43, 45 and 46 shall be 100 feet, the minimum parking lot setbacks shall be 100 feet from Lots 5, 6 and 43 and no setbacks shall be required for parking lots as to Lots 45 and 46, with connecting and/or common drives permitted between Lot 44 and Lots 45 and 46; in addition, specific plans for any office building, including the location, renderings showing the architecture thereof, parking areas and driveway access, shall be submitted to and approved by the Village Board prior to the issuance of a building permit, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 7. Lot 45 Special Restriction. Lot 45 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances are submitted to the Village Board for review and approval, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 8. Lot 46 Special Restriction. Lot 46 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any

**ROOF NOTES**

1. SEE DRAWINGS OF OTHER ROOFS FOR MATERIALS AND FINISHES.

**KEYNOTES**

- 1. 1/2" MINIMUM GUTTER WIDTH
- 2. 1/2" MINIMUM GUTTER HANG
- 3. 1/2" MINIMUM GUTTER SLOPE
- 4. 1/2" MINIMUM GUTTER SLOPE
- 5. 1/2" MINIMUM GUTTER SLOPE
- 6. 1/2" MINIMUM GUTTER SLOPE

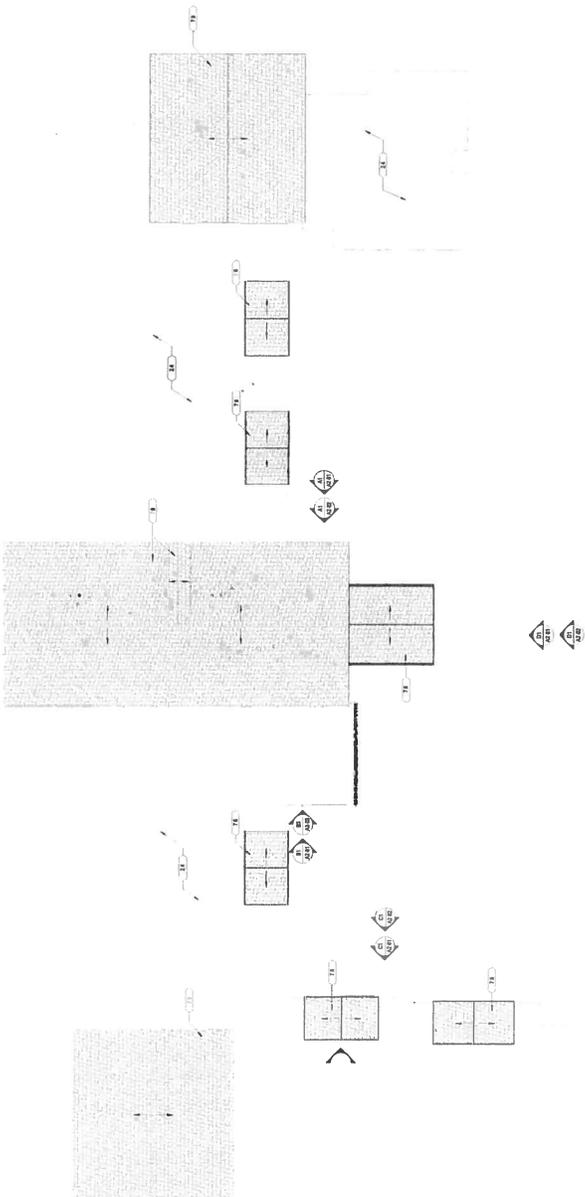
**FitzGerald**  
 ARCHITECTS & ENGINEERS  
 1000 N. RAILROAD AVE.  
 CHICAGO, ILLINOIS 60642  
 TEL: 312.329.3200  
 WWW.FITZGERALDARCHITECTS.COM  
 CONSULTANT

14025  
**Avantara Long Grove**

1656 Chester Rd  
 Long Grove, IL  
 client: Legacy Healthcare  
 7040 N. Ridgeway Ave  
 Uramont, IL

**LEGEND**

- OVERLAP BOUNDARY WALL
- ▤ CONCRETE WALL
- ▨ ROOF FLOOR
- ▧ ROOF BALM



**VICINITY MAP**



**SITE LOCATION MAP**  
 1/4" = 1'-0"

**ROOF KEY PLAN**  
 1/4" = 1'-0"

ROOF KEY PLAN

A1-01



1 PROPOSED FACADE IMPROVEMENTS  
 1/4" = 1'-0"



2 EXISTING CONDITIONS - PHOTO 01  
 1/4" = 1'-0"



3 EXISTING CONDITIONS - PHOTO 02  
 1/4" = 1'-0"



4 EXISTING CONDITIONS - PHOTO 03  
 1/4" = 1'-0"



5 EXISTING CONDITIONS - PHOTO 04  
 1/4" = 1'-0"

**Fitzgerald**  
 ARCHITECTS  
 1155 N. WILSON AVE  
 CHICAGO, ILLINOIS 60642  
 TEL: 773.339.2222  
 FAX: 773.339.2223  
 WWW.FITZGERALDARCHITECTS.COM

14025  
 Avantara Long Grove

1686 Checker Rd  
 Long Grove, IL  
 Legacy Healthcare  
 2140 N Ridgeway Ave  
 Lombard, IL

NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	08/14/2019
2	DESCRIPTION	08/14/2019

EXTERIOR  
 DEMOLITION  
 ELEVATIONS

A2-01

**DEMOLITION NOTES**

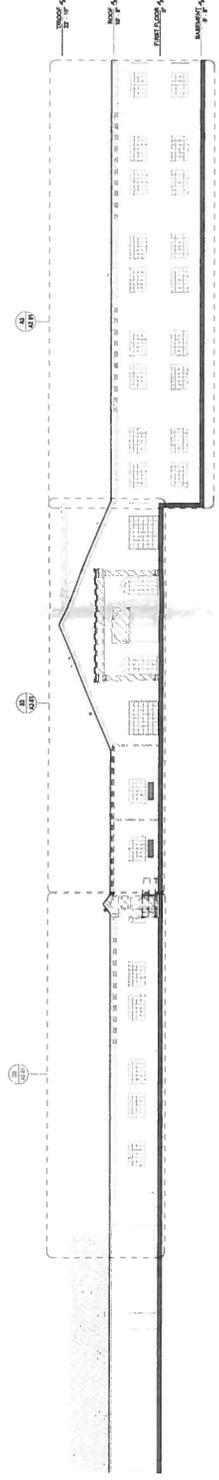
1. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
2. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES AND THE ILLINOIS DEMOLITION ACT.
3. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES AND THE ILLINOIS DEMOLITION ACT.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES AND THE ILLINOIS DEMOLITION ACT.
5. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES AND THE ILLINOIS DEMOLITION ACT.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES AND THE ILLINOIS DEMOLITION ACT.
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9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES AND THE ILLINOIS DEMOLITION ACT.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES AND THE ILLINOIS DEMOLITION ACT.
11. REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO: ROOFING, MECHANICAL, ELECTRICAL, AND PLUMBING.
12. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
13. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
14. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
15. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
16. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
17. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
18. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
19. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.
20. REMOVE ALL EXTERIOR WALLS AND ROOFING INCLUDING BUT NOT LIMITED TO: BRICK, CONCRETE, AND METAL.

**KEYNOTES**

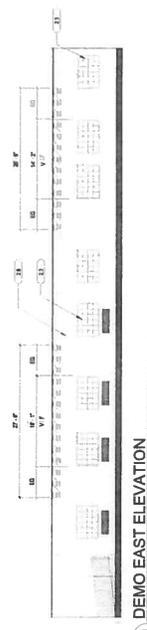
1. EXTERIOR WALLS TO BE DEMOLISHED
2. EXTERIOR WALLS TO BE DEMOLISHED
3. EXTERIOR WALLS TO BE DEMOLISHED
4. EXTERIOR WALLS TO BE DEMOLISHED
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16. EXTERIOR WALLS TO BE DEMOLISHED
17. EXTERIOR WALLS TO BE DEMOLISHED
18. EXTERIOR WALLS TO BE DEMOLISHED
19. EXTERIOR WALLS TO BE DEMOLISHED
20. EXTERIOR WALLS TO BE DEMOLISHED

**LEGEND**

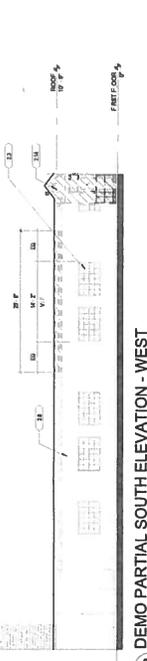
- EXTERIOR WALLS TO BE DEMOLISHED
- EXTERIOR WALLS TO BE DEMOLISHED



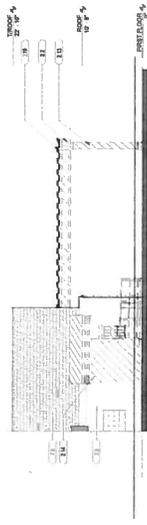
D1 DEMO SOUTH ELEVATION  
 3/32" = 1'-0"



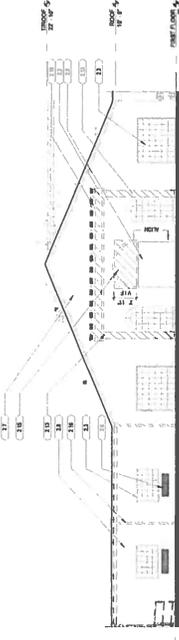
C1 DEMO EAST ELEVATION  
 1/8" = 1'-0"



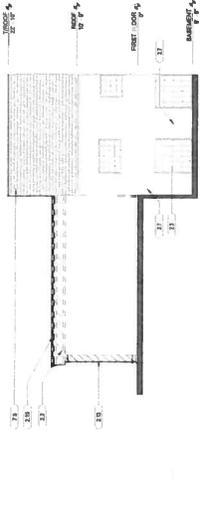
D3 DEMO PARTIAL SOUTH ELEVATION - WEST  
 1/8" = 1'-0"



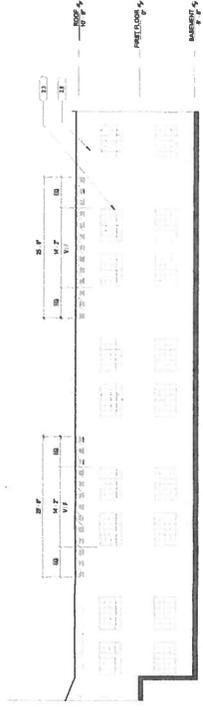
B1 DEMO WEST ELEVATION  
 1/8" = 1'-0"



B3 DEMO PARTIAL SOUTH ELEVATION - CENTER  
 1/8" = 1'-0"



A1 DEMO EAST ELEVATION 2  
 1/8" = 1'-0"



A3 DEMO PARTIAL SOUTH ELEVATION - EAST  
 1/8" = 1'-0"



