

Staff Responses to Council Questions

February 20, 2018

8. First Reading

A-C. Ordinances and a Resolution for a Planned Unit Development, Special Use and Final Plat of Subdivision for 2001 63rd Street

What does the International Maint Code say about EIFS?

The International Building Code regulates EIFS as a newly installed material that must meet associated testing requirements and be installed per the manufacturer's instructions. Once the EIFS is installed, the International Property Maintenance Code requires the EIFS to be maintained, similar to any other building material.

Why is Staff recommending reinstatement of Condition 6? What is the alternative and advantage/disadvantage? Why extend the EIFS overhang?

Staff condition #6 requires the applicant to extend the overhang the entire width of the east elevation. As shown in the attached revised elevation plan, staff recommends extending the overhang on the east elevation to provide enriched architectural variety to a street facing wall at a major corner intersection. As currently proposed, staff finds this facade more closely resembles a rear elevation along a street. The overhang extension will assist the east facade in appearing more like a front facade.

The alternative would be to allow the fiber cement board to extend from the base of the building to the top of the building. From a construction standpoint, there is no advantage or disadvantage to either material. As noted above, it is an aesthetic request to have the east elevation appear more like a front facade.

What is the Village Plan procedure to keep the pedestrian connection options for future discussion and changes?

Any development of the out lot would be required to provide a sidewalk which connects to the proposed Walgreens sidewalk that is located on the north side of their parking lot. Additionally, this development would be required to connect to the existing sidewalk along 63rd Street.

Did the Plan Commission indicate why they did not support the staff recommendation to carry the white building design element around the building?

The Plan Commission was satisfied with the aesthetic appearance of the east facade and felt the overhang extension was unnecessary.

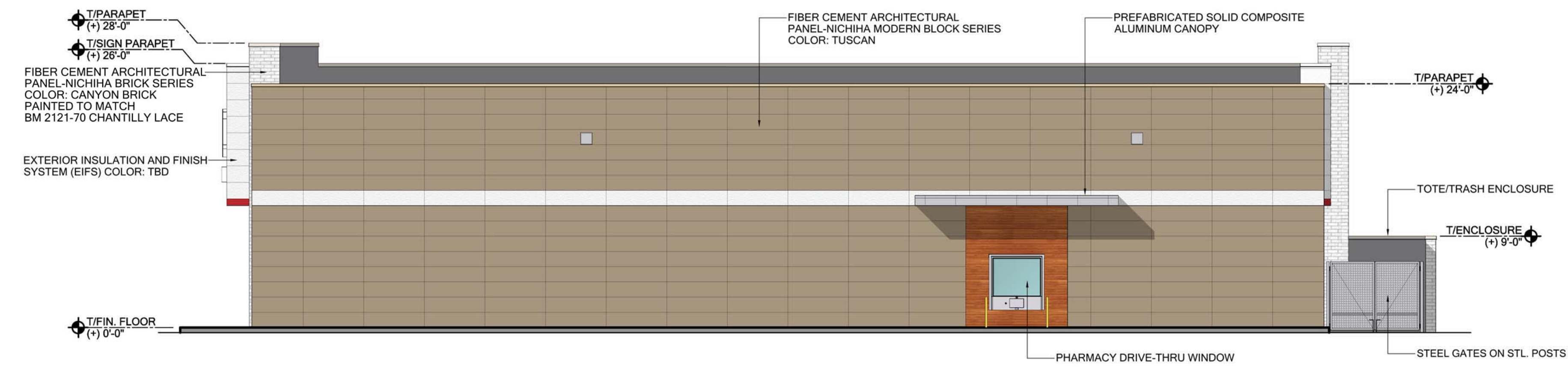
ATTACHMENTS

Revised east elevation rendering

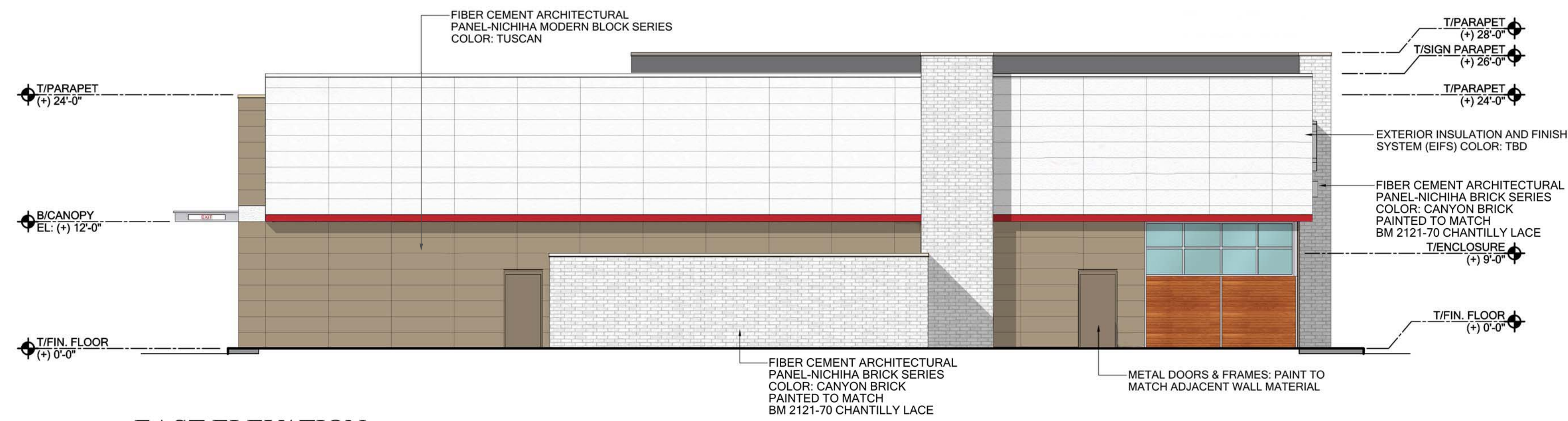
There are no rEmarks this week.



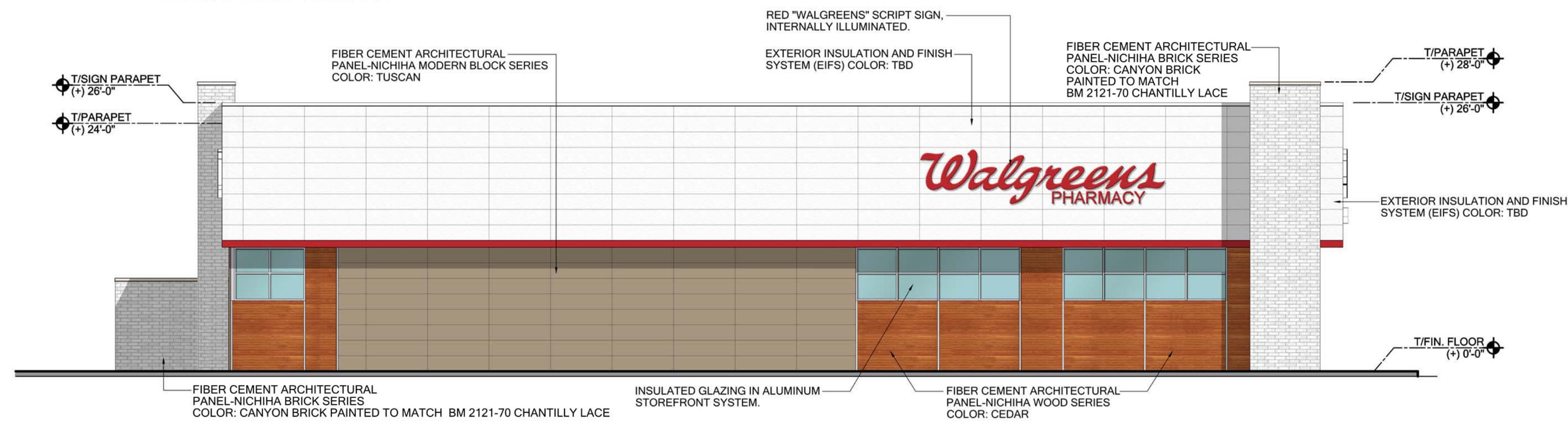
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SIGN SUMMARY

WEST ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" PHARMACY LED LETTER SET	124.89 S.F.
3'-6" x 2'-11 1/8" LED SUSPENDED INTERIOR TOWER SIGN	10.39 S.F.
"DRIVE-THRU" SIGN (6" x 3'-6")	1.75 S.F.
NON-ILLUM. "CLEARANCE" SIGN (5' x 4'-0")	1.64 S.F.
TOTAL	138.67 S.F.

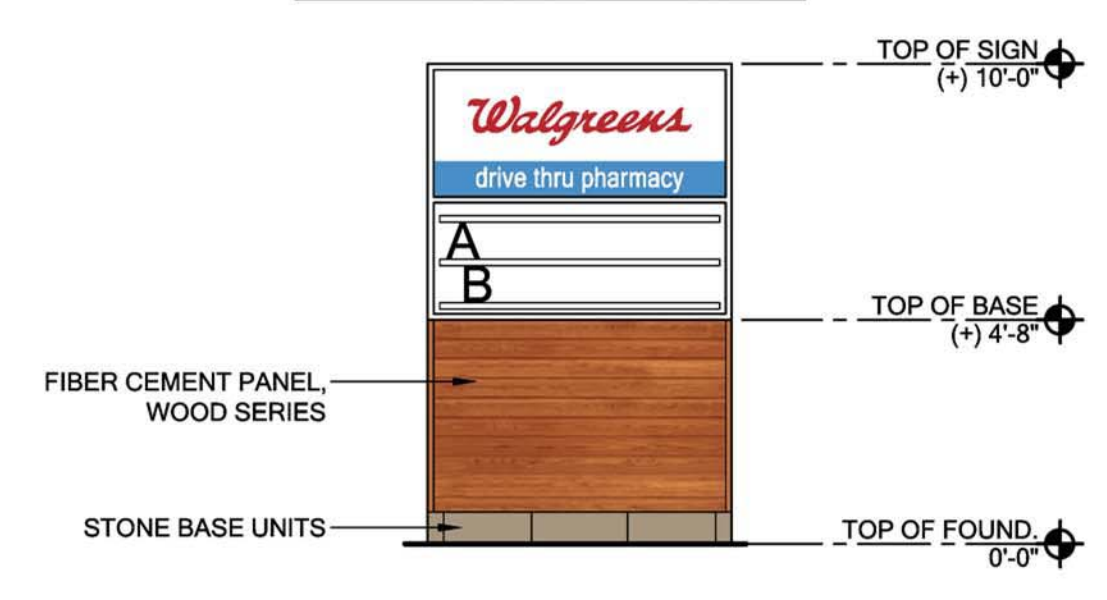
NORTH ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" PHARMACY LED LETTER SET	124.89 S.F.
TOTAL	124.89 S.F.

EAST ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" PHARMACY LED LETTER SET	124.89 S.F.
"EXIT" SIGN (6" x 3'-6")	1.75 S.F.
TOTAL	126.64 S.F.

MONUMENT SIGN	
TOTAL SIGN AREA (6'-4" x 5'-4")	33.7 S.F.
TOTAL	67.4 S.F.

WALL SIGNS:
 THE TOTAL AREA OF WALL SIGNS AFFIXED TO A BUILDING WALL SHALL NOT EXCEED THE ALLOWABLE AREA. THE ALLOWABLE AREA IS BASED UPON THE FOLLOWING:
 (1.5 SQUARE FEET PER LINEAR FOOT OF TENANT FRONTAGE) = MAX WALL SIGNAGE ALLOWED

SIGN AREA SUMMARY	
PRIMARY "WALGREENS" PANEL:	17.9 S.F.
READERBOARD:	15.8 S.F.
TOTAL SIGN AREA: (6'-4" x 5'-4")	33.7 S.F.



MONUMENT SIGN

REVISIONS	DATE	BY	CHKD
PLAN COMMISSION SUBMITTAL	12-20-17	AB	

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63RD STREET AND WOODWARD AVENUE
 VILLAGE OF DOWNERS GROVE, ILLINOIS
 EXTERIOR ELEVATIONS

PROJ. MGR.:
 PROJ. ASSOC.:
 DRAWN BY: AB
 DATE: 12-20-17
 SCALE: AS NOTED
 SHEET
A-210