

Resubmission for 2.20.2020 Village Meeting

Rush Oak Park Hospital Parking Garage Submission

Table of Contents

Item	Exhibit
Special Use Narrative / Application	N/A
Title Policy	NO CHANGES
Affidavit of Ownership	NO CHANGES
Plat of Survey	3
Traffic Study	4
Parking Study	NO CHANGES
Site Plan	6
Landscape Plan	7
Exterior Lighting Plan	NO CHANGES
Exterior Lighting Photometrics	NO CHANGES
Floor Plans	10
Elevations	11

Added new document "Summary of Design Changes" immediately following this Table of Contents

Rush Oak Park Hospital Parking Garage Summary of Design Changes

Following the November 7, 2019 Plan Commission meeting Rush Oak Park Hospital (ROPH) has made a concerted effort to engage residents regarding the proposed Parking Garage at Wenonah and Monroe. This engagement included three separate meetings to address specific concerns that the residents had with the project and the proposed design. ROPH, the design team, and residents included Village Staff for two of these meetings. Overall, ROPH's efforts to engage with the residents have led to multiple design changes which address several stated concerns while still meeting the requirements of the hospital.

The proposed garage is functionally the same size and location as was previously proposed. The two most important changes to the proposed garage are how it is accessed and the architecture of the garage. The approach to the garage will no longer be by a vacated Monroe Ave but will instead be via a new access road set between Monroe Avenue and the garage(s). This separates the hospital traffic from neighborhood traffic without limiting resident use of Monroe. Architecturally, the garage has been updated to create more of an appearance of a medical office building with using more solid panels and additional louvers.

Key Changes to each of the documents are as follows:

Ex 3 - Plat of Survey –

- Updated to reduce Vacation of Monroe to allow for access to the garage while maintaining public use of Monroe Ave.

Ex 4 – Traffic Study –

- Updated to include additional information as requested by Village Residents
- Updated to include Monroe Avenue to remain open to public
- Updated to show that Madison construction has been completed

Ex 6 – Site Plan

- Access into the proposed garage updated to align with new traffic circulation
- Site plan updated to include a new access road between garage structures and Monroe avenue on Rush Oak Park Hospital property (pending partial vacation of Monroe Ave)
- Pedestrian walkway with fence and bollards added between the garage access and Monroe Ave.
- Site plans updated to include recommended traffic measures on Wisconsin up to Madison
- Landscaped berm amended to wrap onto south side of existing garage

Ex 7 – Landscape Plan

- Landscape Plan updated to match the civil plans including additional plantings along Monroe
- Landscape Plan updated to match architectural layout.
- Additional trees are proposed to be removed for access road
- Landscape design updated per Resident requests including species changes.

Ex 10 – Floor Plans

- Garage functional plans updated based on new car and pedestrian access points

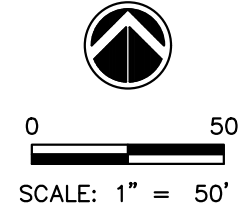
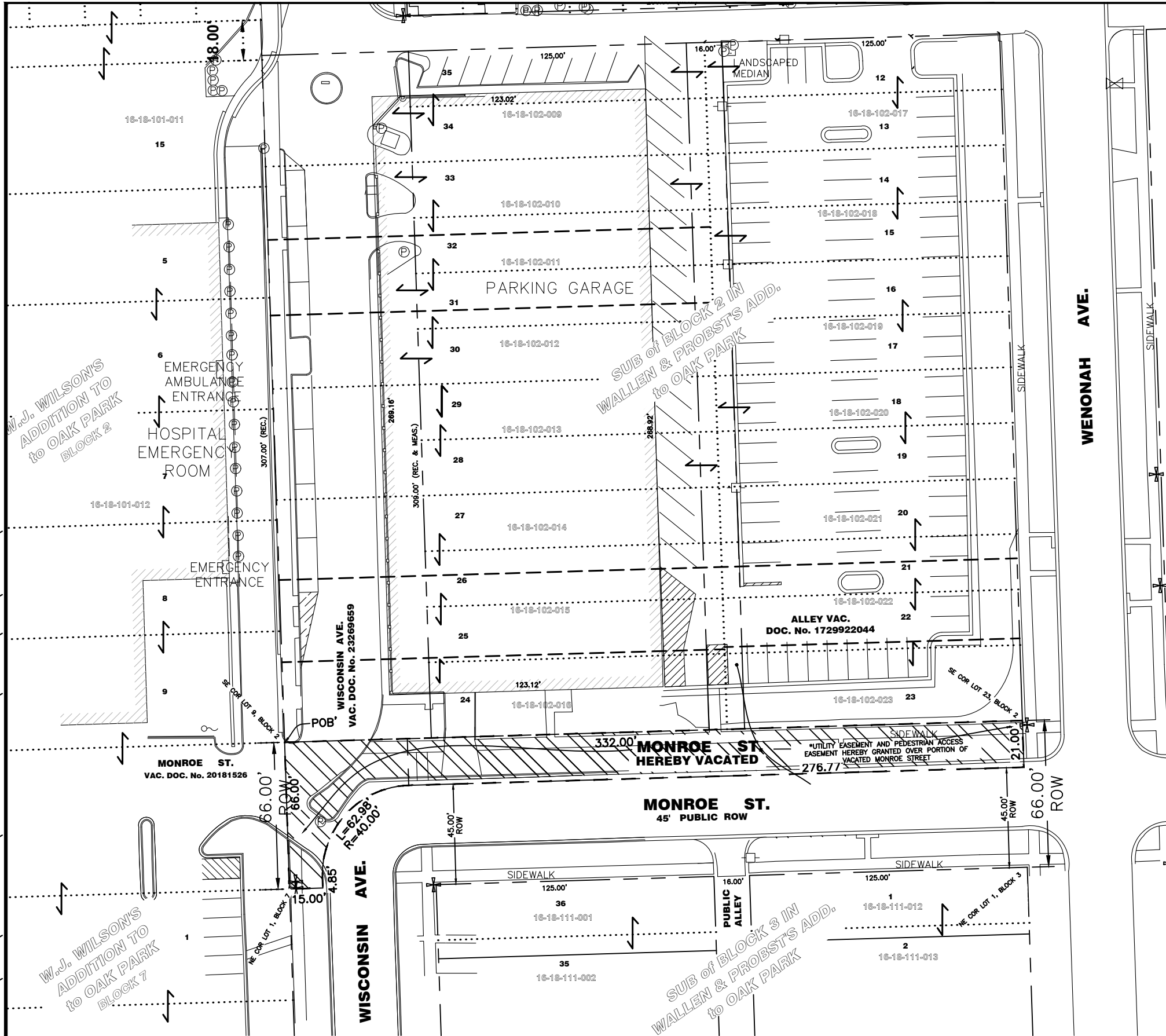
Rush Oak Park Hospital Parking Garage
Summary of Design Changes

- Garage footprint reduced to fit amended site and access to garage

Ex 11 – Elevations

- Garage elevations redesigned to match new functional plans
- Garage elevations redesigned to dramatically increase the solid area and reposition solid areas.
- A new exhibit for showing the proposed garage in context to adjacent structures has been added
- A new exhibit showing the difference in size of plantings from year 1 to year 5 has been added.

Tuesday, February 11, 2020 4:28:22 PM
 \\FILES\ACTIVE\PROJECTS\2019\19002338.00\CAD-BIM FOLDERS\CIVIL3D\DWG\SURVEY\19002338.00-RUSHPKING-PLAT.DWG



PLAT OF VACATION

OF
 THAT PART OF MONROE STREET LYING EASTERLY OF PART OF W.J WILSON'S ADDITION TO OAK PARK AND LYING SOUTH OF AND ADJACENT TO BLOCK 2 OF WALLEN AND PROBSTS' ADDITION TO OAK PARK, BEING SUBDIVISIONS OF PART OF LOT 1 IN B.F. JERVIS' SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 OF W.J WILSON'S ADDITION TO OAK PARK; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF MONROE STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF BLOCK 2 OF WALLEN AND PROBSTS' ADDITION TO OAK PARK, 332 FEET TO THE SOUTHEAST CORNER OF LOT 23, IN BLOCK 2 OF WALLEN AND PROBSTS' ADDITION TO OAK PARK, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF WENONAH AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE EXTENDED, 21.00 FEET; THENCE WEST ALONG A LINE 21.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE, 276.77 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE TO THE SOUTHEAST, AN ARC LENGTH OF 62.98 FEET AND HAVING A RADIUS OF 40.00 FEET, TO A POINT OF TANGENT; THENCE SOUTH ALONG A LINE 15 FEET EAST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY OF WISCONSIN AVENUE, 4.85 FEET; THENCE WEST 15.00 FEET, TO SAID WEST RIGHT-OF-WAY LINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7, OF SAID W.J. WILSON'S ADDITION; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE EXTENDED, 66.00 FEET TO THE POINT OF BEGINNING. IN THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS.

CONTAINING: 7993 Sq.Ft. ± (0.18 Ac.±)
 *UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT HEREBY GRANTED OVER PORTION OF VACATED MONROE STREET.

VILLAGE OF OAK PARK
 VILLAGE BOARD APPROVAL CERTIFICATE—GRANTEE
 STATE OF ILLINOIS) SS.
 COUNTY OF COOK)
 THE VILLAGE OF OAK PARK, ILLINOIS, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT OF VACATION WAS PRESENTED TO AND BY ORDINANCE No. _____ DULY APPROVED BY THE VILLAGE BOARD OF OAK PARK AT ITS REGULAR MEETING HELD ON _____ A.D. 20____ IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF OAK PARK, ILLINOIS.

 (VILLAGE PRESIDENT)

 (VILLAGE CLERK)

SURVEYOR'S CERTIFICATE:
 THIS IS TO CERTIFY THAT I, THEODORE E. MORRILL, A PROFESSIONAL LAND SURVEYOR WITH IMEG, HAVE PREPARED THIS PLAT OF VACATION FOR THE PROPERTY DESCRIBED HEREON. LOCATED WITHIN THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS.
 THIS MAP WAS PREPARED FROM EXISTING MAPS, RECORDS AND DOCUMENTS.

I AUTHORIZE A REPRESENTATIVE OF THE VILLAGE OF OAK PARK TO RECORD THIS PLAT.

DATE: _____
 SIGNED: _____
 Theodore E. Morrill, PLS
 Illinois Professional Land Surveyor No. 35-3395
 License Expires 11/30/20
 IMEG
 4860 GRAND AVE.
 GURNEE, IL 60031
 847-336-7100
 theodore.e.morrill@imegcorp.com

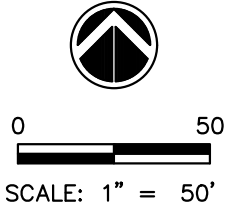
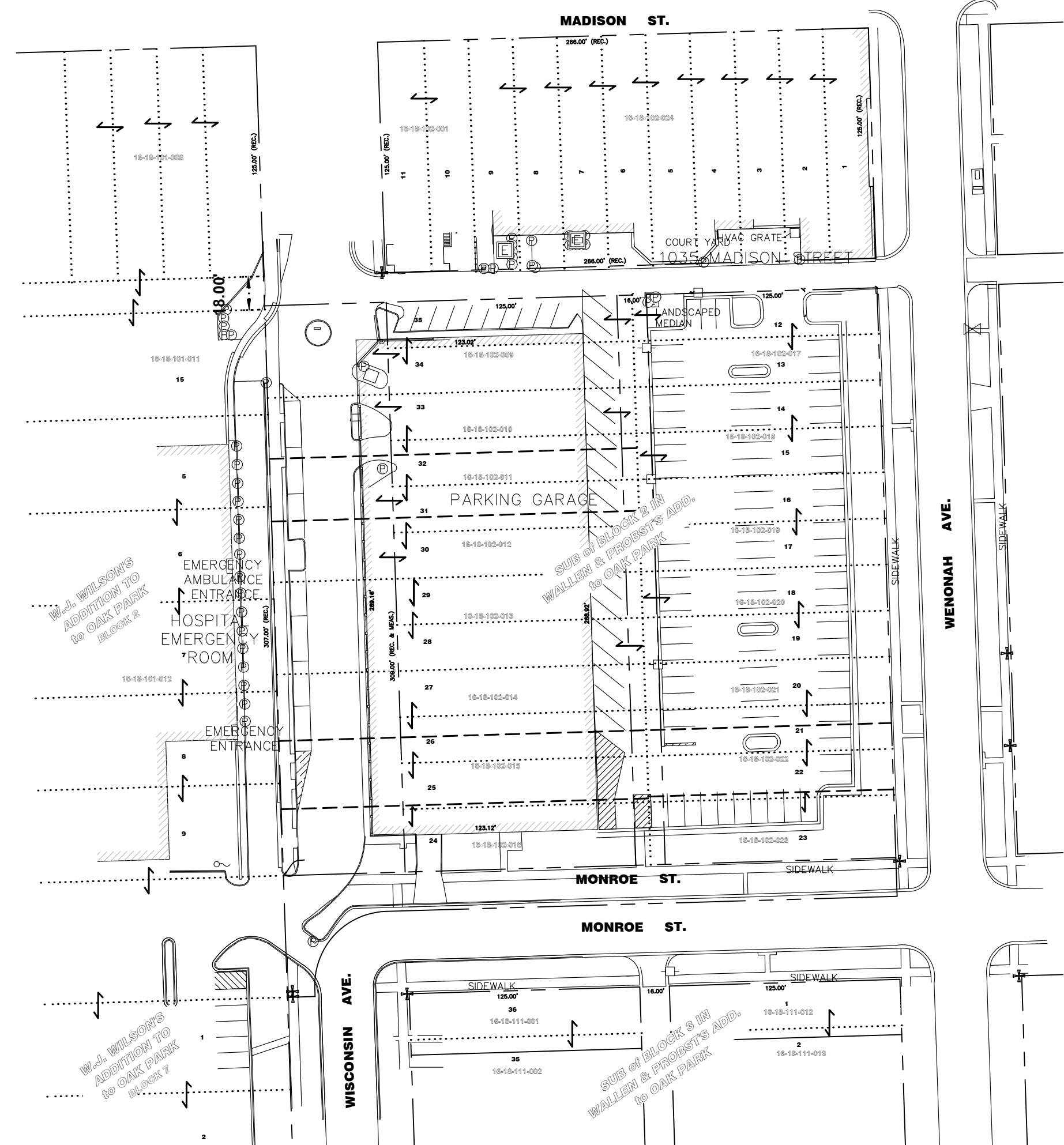
THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:
 VILLAGE OF OAK PARK
 (PRINT NAME)
 123 Madison St.
 (ADDRESS)
 OAK PARK IL 60302
 (CITY/TOWN) (STATE) (ZIP CODE)

REVISIONS	DESCRIPTION	DATE
No.		

IMEG
 PH: 847.336.7100
 www.imegcorp.com
 4860 GRAND AVENUE
 GURNEE, IL 60031
 Illinois Design Firm Registration #184.007657-2014

RUSH OAK PARK HOSPITAL PARKING GARAGE
 OAK PARK, ILLINOIS
 SITE PLAN EXHIBIT

IMEG Project No:
 19002340.00
 File Name:
 19002338.00-RUSHPKING
 © COPYRIGHT 2020
 ALL RIGHTS RESERVED
 Field Book No: #####
 Drawn By: KK
 Checked By: SFG
 Date: 02/03/2020



PLAT OF SURVEY

REPORT OF SURVEY

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 12 TO 35, BOTH INCLUSIVE IN THE SUBDIVISION OF BLOCK 2 IN WALLEN AND PROBST'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), TOGETHER WITH ALL OF THE VACATED WISCONSIN AVENUE LYING WEST OF AND ADJOINING LOTS 24 TO 35, BOTH INCLUSIVE, VACATED BY ORDINANCE RECORDED OCTOBER 24, 1975 AS DOCUMENT 23269659, ALL IN COOK COUNTY, ILLINOIS.

ALSO ALL OF THE THE VACATED ALLEY LYING WESTERLY OF AND ADJACENT TO LOTS 12 TO 23, BOTH INCLUSIVE, AS VACATED BY DOCUMENTS 1500729101 AND 1729922044 IN COOK COUNTY, ILLINOIS.

CONTAINING 102,589 ± Sq.Ft. (2.36 Ac. ±)

Tax ID Nos.:	16-18-102-009	16-18-102-017
	16-18-102-010	16-18-102-018
	16-18-102-011	16-18-102-019
	16-18-102-012	16-18-102-020
	16-18-102-013	16-18-102-021
	16-18-102-014	16-18-102-022
	16-18-102-015	16-18-102-023
	16-18-102-016	

STATE OF ILLINOIS)
S.S.
COUNTY OF LAKE)

I, THEODORE E. MORRILL, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR WITH IMEG, DO HEREBY CERTIFY THAT A SURVEY WAS MADE, UNDER MY DIRECT SUPERVISION, OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT APPLICABLE ILLINOIS PROFESSIONAL LAND SURVEYOR ASSOCIATION STANDARDS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GURNEE, ILLINOIS, THIS _____ DAY OF _____, A.D., 2019.

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3395
LICENSE EXPIRES: 11-30-2020

PROPERTY OWNER:
RUSH OAK PARK HOSPITAL
520 S. MAPLE AVE.
OAK PARK, IL 60304
(708)660-6660

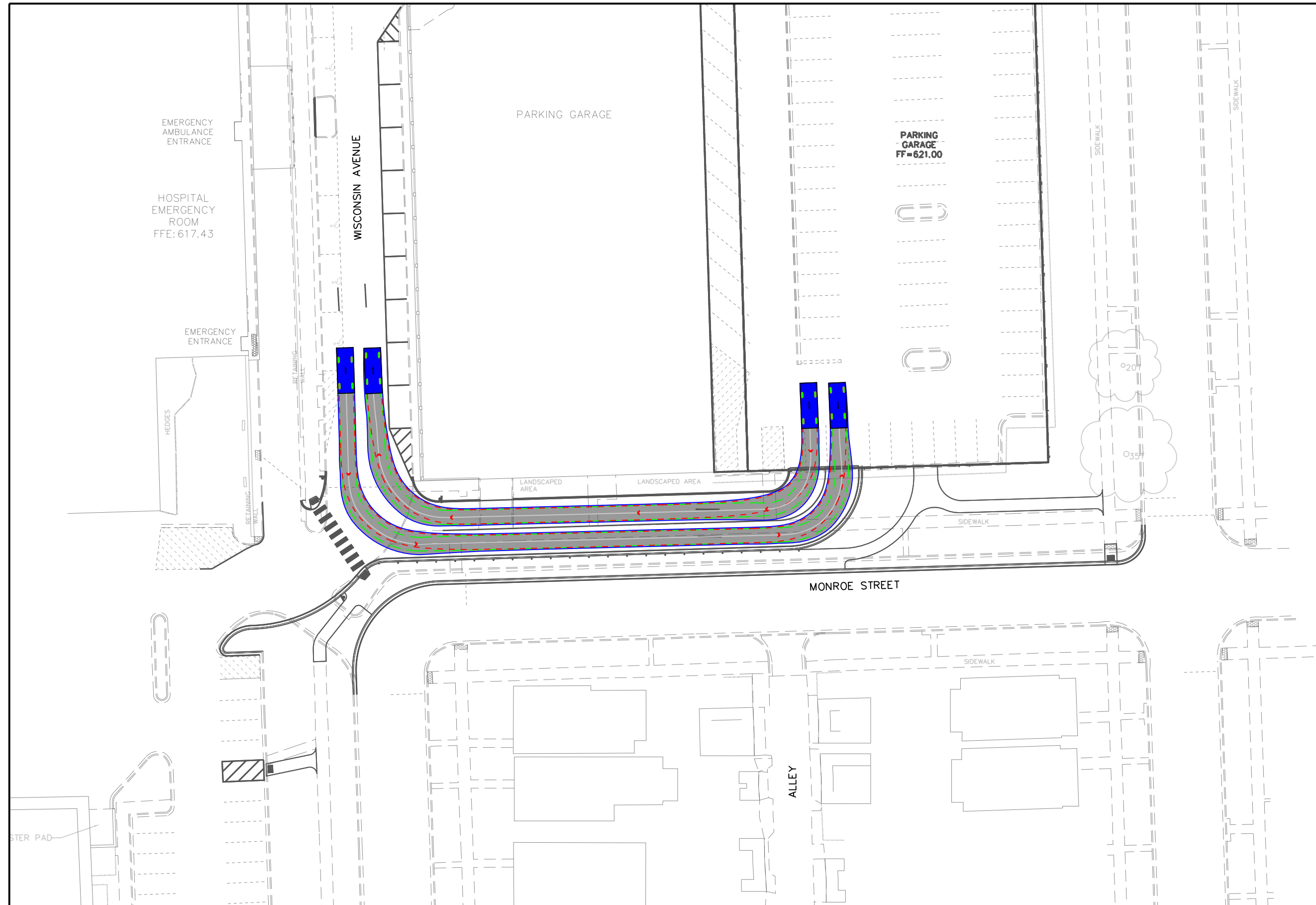
REVISIONS	DESCRIPTION	DATE
No.		

IMEG
4890 GRAND AVENUE
GURNEE, IL 60031
PH: 847.336.7100
www.imegcorp.com
Illinois Design Firm Registration #184,007657-0014

RUSH OAK PARK HOSPITAL PARKING GARAGE
OAK PARK, ILLINOIS
PLAT OF SURVEY

IMEG Project No: 19002340.00
File Name: 19002338.00-RUSHPKING-
© COPYRIGHT 2020 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: TEM
Checked By: HMD
Date: 10/18/19
EXHIBIT 3
Sheet 1 of 1

Auto Turn Runs



DESIGN VEHICLE

Passenger Vehicle

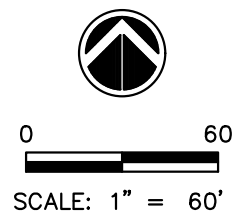
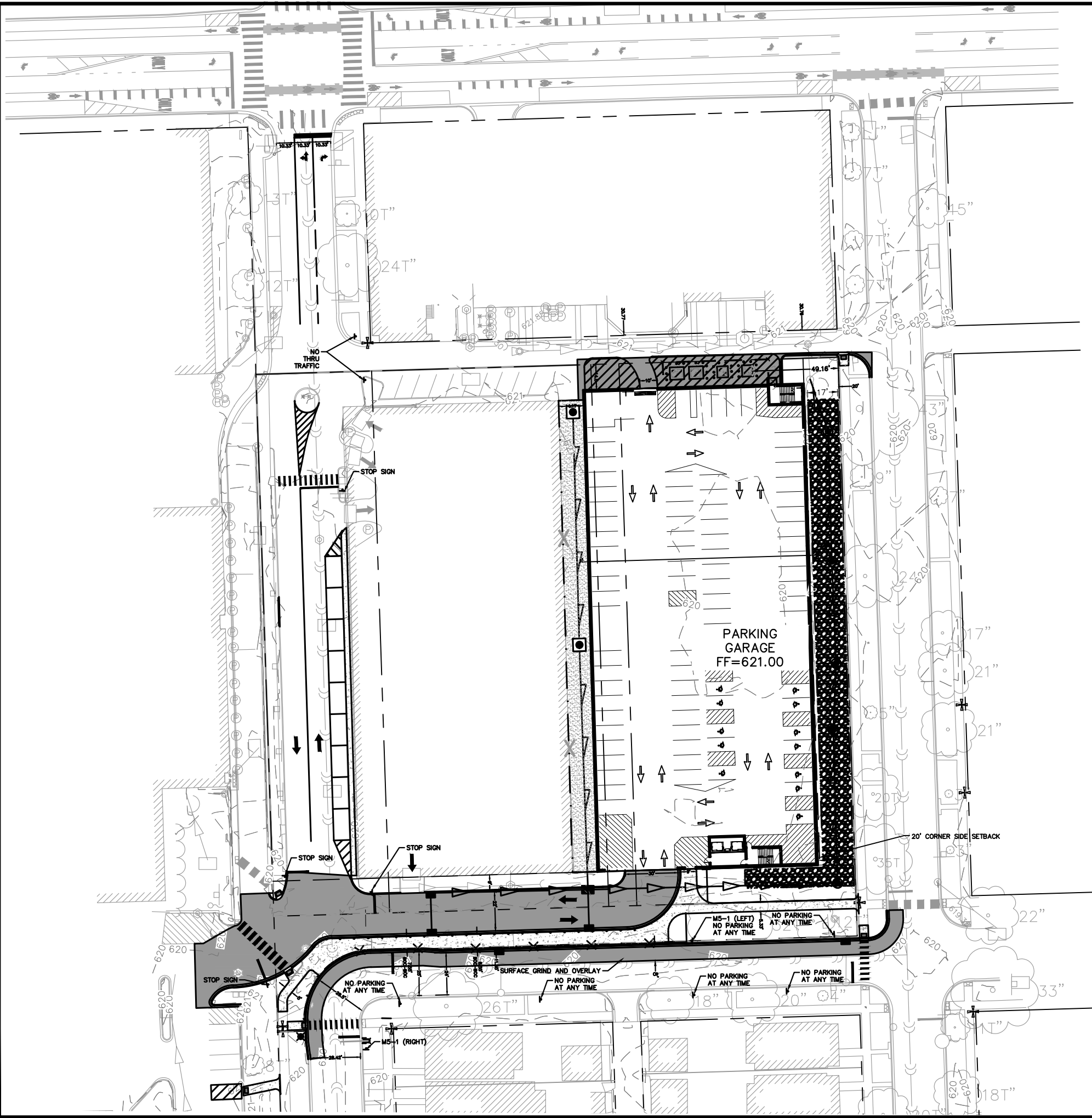
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

Body of Vehicle - —

Front Tires Path - - - -

Rear Tires Path - - - -

Tuesday, February 11, 2020 4:22:45 PM
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H DISTRICT DIMENSIONAL STANDARDS		
BULK STANDARDS	REQUIREMENTS	PROVIDED
MIN. LOT AREA:	10,000 S.F.	37191.74
MAX. BUILDING HEIGHT:	80'	77'-2"
MAX. LOT COVERAGE:	80%	75%
FRONT SETBACK	20'	20'
CORNER SETBACK	20'	20'

EXISTING PARKING TABLE	
RUSH PARKING LOT:	107 SPACES
MONROE ST. PARKING:	20 SPACES

PROPOSED PARKING TABLE	
RUSH PARKING GARAGE:	713 SPACES
TOTAL PROPOSED INCREASE IN SPACES:	586 SPACES

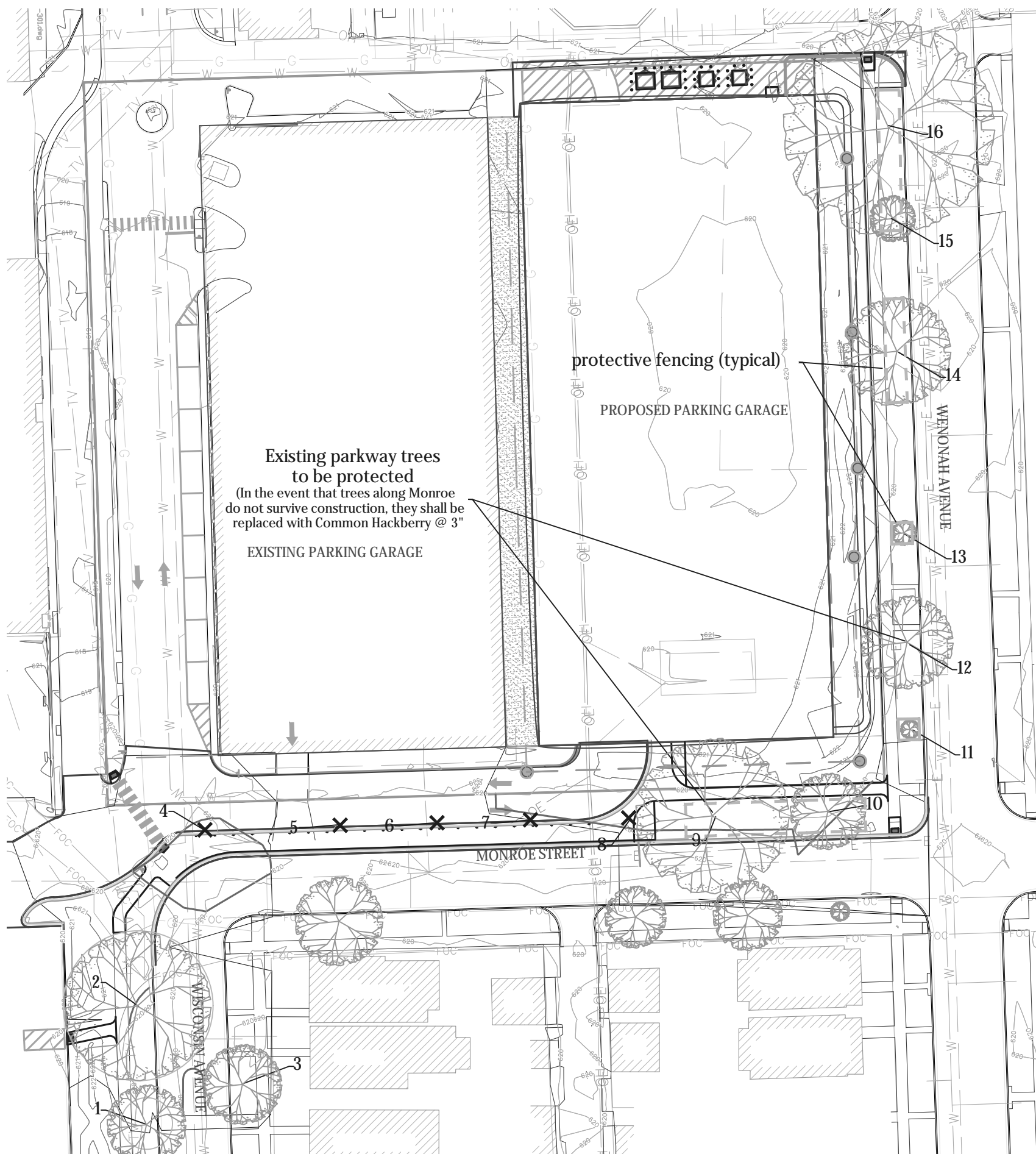
PROPERTY OWNER:
 RUSH OAK PARK HOSPITAL
 520 S. MAPLE AVE.
 OAK PARK, IL 60304
 (708)660-6660

REVISIONS	DATE
DESCRIPTION	
No.	



RUSH OAK PARK HOSPITAL PARKING GARAGE
 OAK PARK, ILLINOIS
 SITE PLAN EXHIBIT

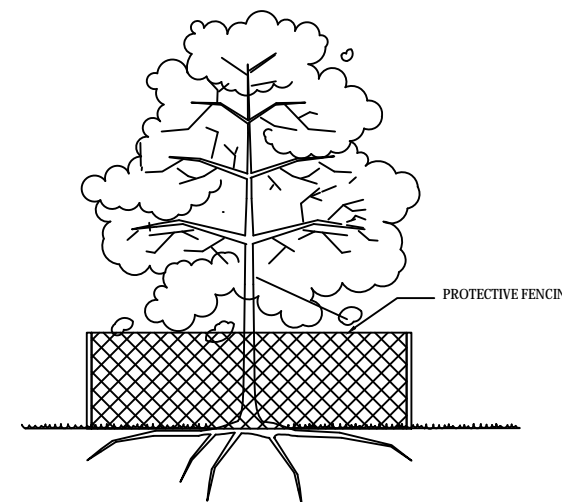
IMEG Project No:
 19002340.00
 File Name:
 19002340.00 Rush OP Site Plan.dwg
 © COPYRIGHT 2020
 ALL RIGHTS RESERVED
 Field Book No: ####
 Drawn By: KK
 Checked By: SFG
 Date: 02/11/2020
 EXHIBIT 6
 Sheet 1 of 1



TREE No.	DBH In.	TYPE (COMMON NAME)	SCIENTIFIC NAME	H **	F **	COMMENTS	ACTION*
1	17	Common Hackberry	Celtis occidentalis	4	4	split	Preserve
2	32	Common Hackberry	Celtis occidentalis	3	4		Preserve
3	16	Tulip Tree	Liriodendron tulipifera	3	3		Preserve
4	10	Thomless Honeylocust	Gleditsia triacanthos inermis	3	3		Remove
5	5	River Birch	Betula nigra	3	3		Remove
6	6	River Birch	Betula nigra	3	3		Remove
7	6	River Birch	Betula nigra	3	3		Remove
8	27	American Elm	Ulmus americana	4	4	codominant, decay	Remove
9	32	Silver Maple	Acer saccharinum	4	5	branch over street	Preserve
10	16	Ginkgo	Ginkgo biloba	3	3	female	Preserve
11	4	Sugar Maple	Acer saccharum	3	3		Preserve
12	21	American Elm	Ulmus americana	4	4	codominant	Preserve
13	5	Northern Catalpa	Catalpa speciosa	3	3		Preserve
14	23	Thomless Honeylocust	Gleditsia triacanthos inermis	3	3		Preserve
15	10	Red Maple	Acer rubrum	4	4		Preserve
16	44	American Elm	Ulmus americana	4	4		Preserve

Code: H=Health, F=Form
 Affiliations: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead

Tree Inventory conducted on 10/15/19
 by Krogstad Land Design Limited
 (Karl Krogstad, Certified Arborist IL-546A).



TREE PROTECTION DETAIL
 N.T.S.

TREE PRESERVATION/REMOVAL

SCALE: 1"=50'



KROGSTAD
 LAND DESIGN LIMITED
 1000 W. MONROE ST. SUITE 100
 OAK PARK, IL 60304
 (708) 660-6660

RUSH OAK PARK PARKING EXPANSION
 OAK PARK, IL

LANDSCAPE PLAN-Tree Preservation/Removal

Property Owner:
 Rush Oak Park Hospital
 520 S. Maple Ave.
 Oak Park, IL 60304
 (708)660-6660

REVISIONS	
Submittal:	10/23/19
New site plan:	1/21/20
Per comments:	2/7/20

DATE September 26, 2019

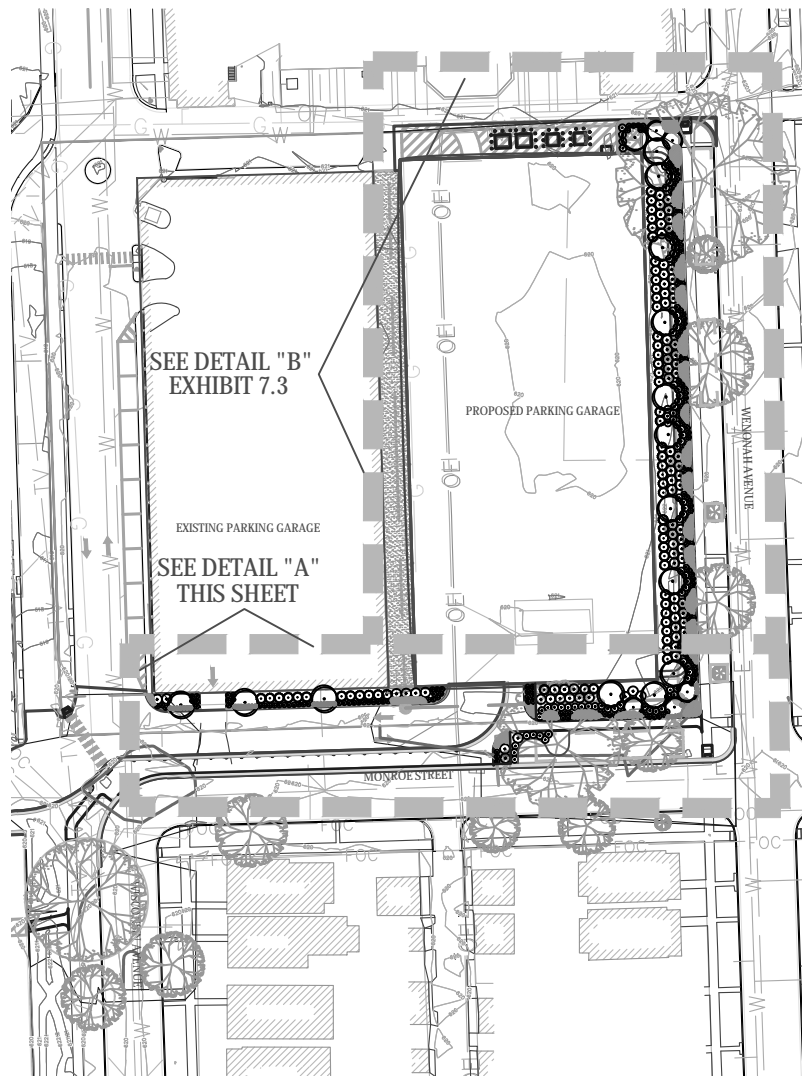
PROJECT IMC1901

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CHECKED KTK

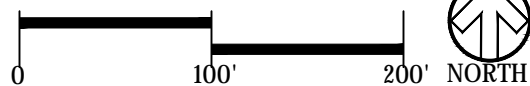
SHEET NO.

Exhibit 7.1



LOCATION MAP

SCALE: 1"=100'



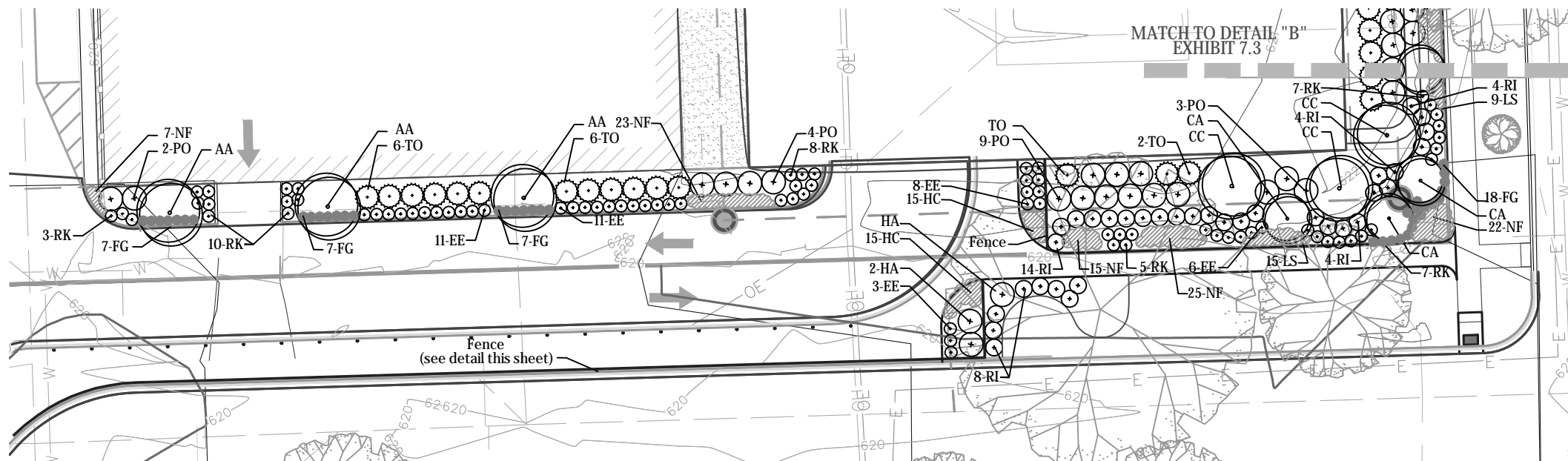
NTS

6' BUFFTECH FENCE DETAIL:

Color to be Sierra Blend or Honey Blend to be selected at time of installation.

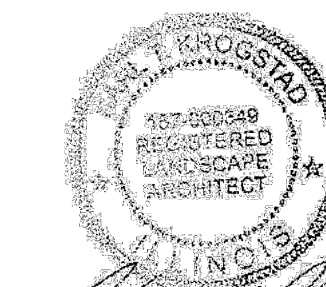
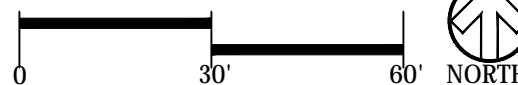
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
PLANT MATERIAL LIST (Quantities are for Exhibit 7.2 and Exhibit 7.3)					
SHADE TREES					
AA	7	*Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	2 1/2"	Central Leader
CC	8	*Carpinus caroliniana 'Uxbridge'	Rising Fire Hornbeam	2 1/2"	Central Leader
ORNAMENTAL TREES					
CA	6	*Cornus alternifolia	Pagoda Dogwood	5'	Natural Form
EVERGREEN TREES					
TO	55	*Thuja occidentalis 'Technii'	Mission Arborvitae	5'	Sheared
SHRUBS					
EE	99	Euonymus 'Emerald gaiety'	Emerald Gaiety Euonymus	3 Gal.	3' O.C.
HA	21	*Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gal.	5' O.C.
HQ	20	*Hydrangea quercifolia	Oakleaf Hydrangea	5 Gal.	5' O.C.
PO	18	*Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	5 Gal.	5' O.C.
RI	78	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3 Gal.	3' O.C.
RK	58	Rosa 'Double Red Knock-Out'	Double Red Knock-Out Rose	3 Gal.	3' O.C.
VC	18	Viburnum carlesii 'compactum'	Compact Koreanspice Viburnum	30"	4' O.C.
PERENNIALS, AND ORNAMENTAL GRASSES					
FG	39	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal.	18" O.C.
HC	190	*Heuchera 'citronelle'	Citronelle Coral Bells	1 Gal.	18" O.C.
LS	124	Leucanthemum x superbum 'Becky'	Becky Shasta Daisies	1 Gal.	18" O.C.
NF	122	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint	1 Gal.	18" O.C.
MISCELLANEOUS MATERIALS					
	90	Shredded Hardwood Mulch			C.Y.

*Native Species



DETAIL "A"

SCALE: 1"=30'



Handwritten signature of the landscape architect.

REVISIONS	
Submittal:	10/23/19
New site plan:	1/21/20
Per comments:	2/7/20

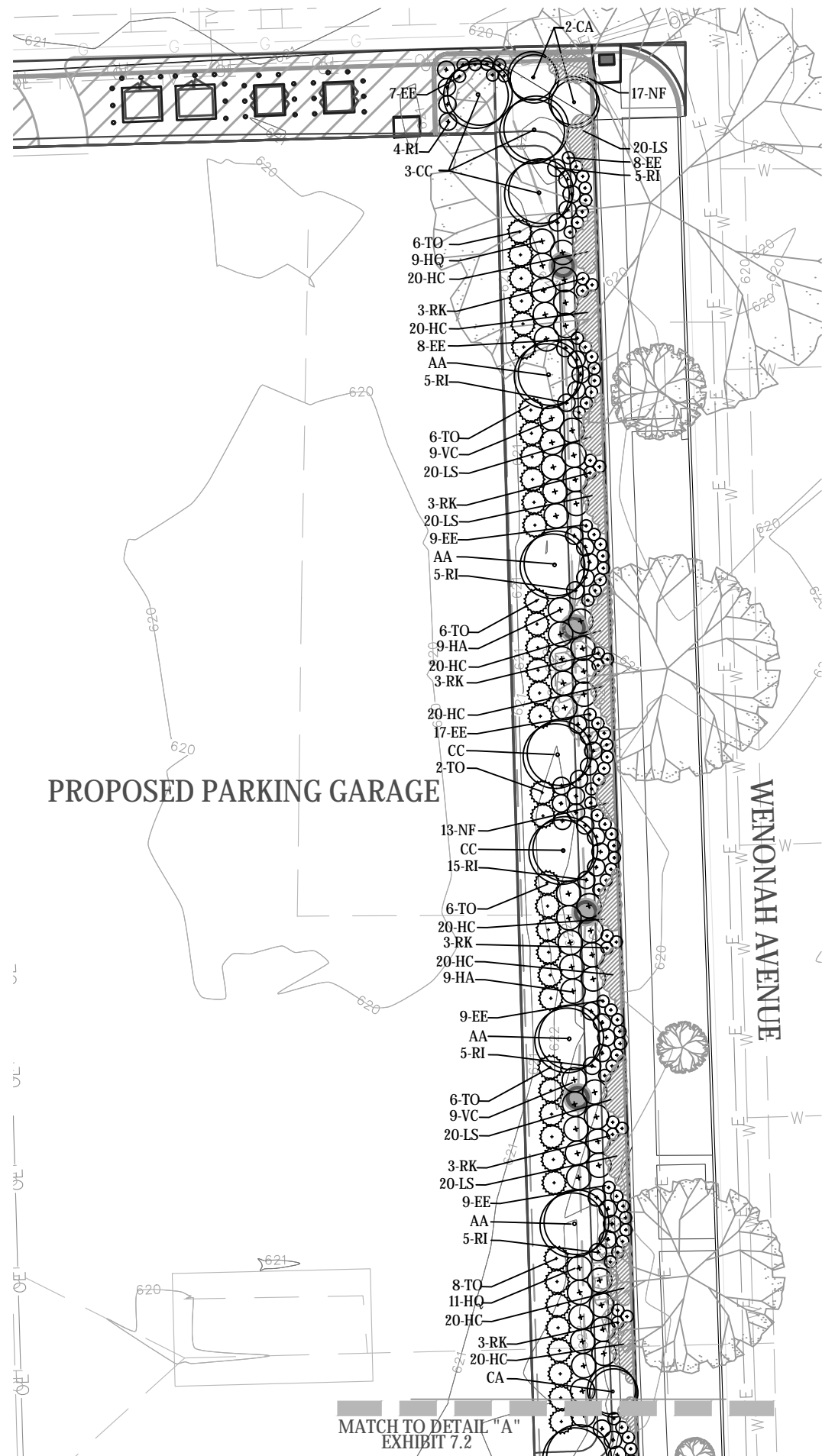
DATE	September 26, 2019
PROJECT	IMC1901
DRAWN	KTK
CHECKED	

SHEET NO.

Exhibit 7.2

KROGSTAD
 LAND DESIGN LIMITED
 3975 PARKWAY, CRYSTAL LAKE, ILLINOIS
 KROGSTADLANDDESIGNLIMITED.COM

RUSH OAK PARK PARKING EXPANSION
OAK PARK, IL
LANDSCAPE PLAN-DETAIL



PLANT MATERIAL LIST (for Quantities see Exhibit 7.2)

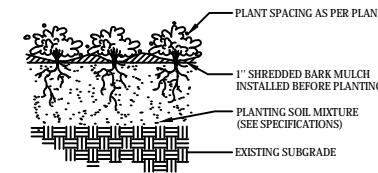
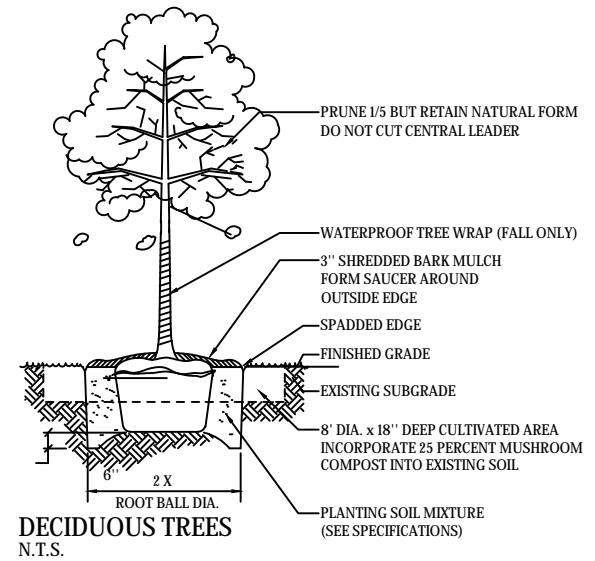
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHADE TREES				
AA	*Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	2 1/2"	Central Leader
CC	*Carpinus caroliniana 'Uxbridge'	Rising Fire Hornbeam	2 1/2"	Central Leader
ORNAMENTAL TREES				
CA	*Cornus alternifolia	Pagoda Dogwood	5'	Natural Form
EVERGREEN TREES				
TO	*Thuja occidentalis 'Technii'	Mission Arborvitae	5'	Sheared
SHRUBS				
EE	Euonymus 'Emerald gaiety'	Emerald Gaiety Euonymus	3 Gal.	3' O.C.
HA	*Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gal.	5' O.C.
HQ	*Hydrangea quercifolia	Oakleaf Hydrangea	5 Gal.	5' O.C.
PO	*Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	5 Gal.	5' O.C.
RI	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3 Gal.	3' O.C.
RK	Rosa 'Double Red Knock-Out'	Double Red Knock-Out Rose	3 Gal.	3' O.C.
VC	Viburnum carlesii 'compactum'	Compact Koreanspice Viburnum	30"	4' O.C.
PERENNIALS, AND ORNAMENTAL GRASSES				
FG	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal.	18" O.C.
HC	*Heuchera 'citronelle'	Citronelle Coral Bells	1 Gal.	18" O.C.
LS	Leucanthemum x superbum 'Becky'	Becky Shasta Daisies	1 Gal.	18" O.C.
NF	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint	1 Gal.	18" O.C.
MISCELLANEOUS MATERIALS				
	Shredded Hardwood Mulch		C.Y.	
	*Native Species			

GENERAL NOTES

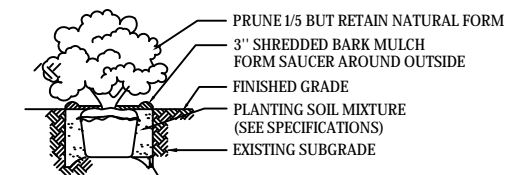
- ANY INCONSISTENCIES BETWEEN THIS PLAN, ARCHITECTURE AND CIVIL ENGINEERING SHALL BE RESOLVED AT TIME OF FINAL PLAN PREPARATION.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- FINE GRADE, FERTILIZE AND SOD ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
- FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN EXISTING AND PROPOSED TREES, OR DUE TO LOCATIONS OF UTILITIES OR OTHER FIELD CONDITIONS.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION TO BE PRESERVED.

Planting Soil Mixtures: Provide planting soil mixture consisting of three (3) parts friable topsoil (stockpiled at site) and one part mushroom compost (1) for all planting pits, perennial, annual, and groundcover areas.

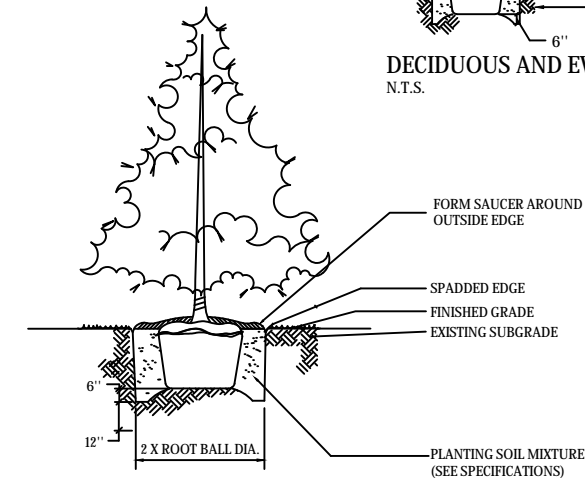
Organic mulch, free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of shredded hardwood mulch. Provide sample to Landscape Architect for approval.



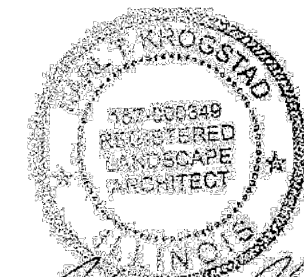
PERENNIALS AND GROUNDCOVERS
N.T.S.



DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.



EVERGREEN TREES
N.T.S.



Paul Krogstad

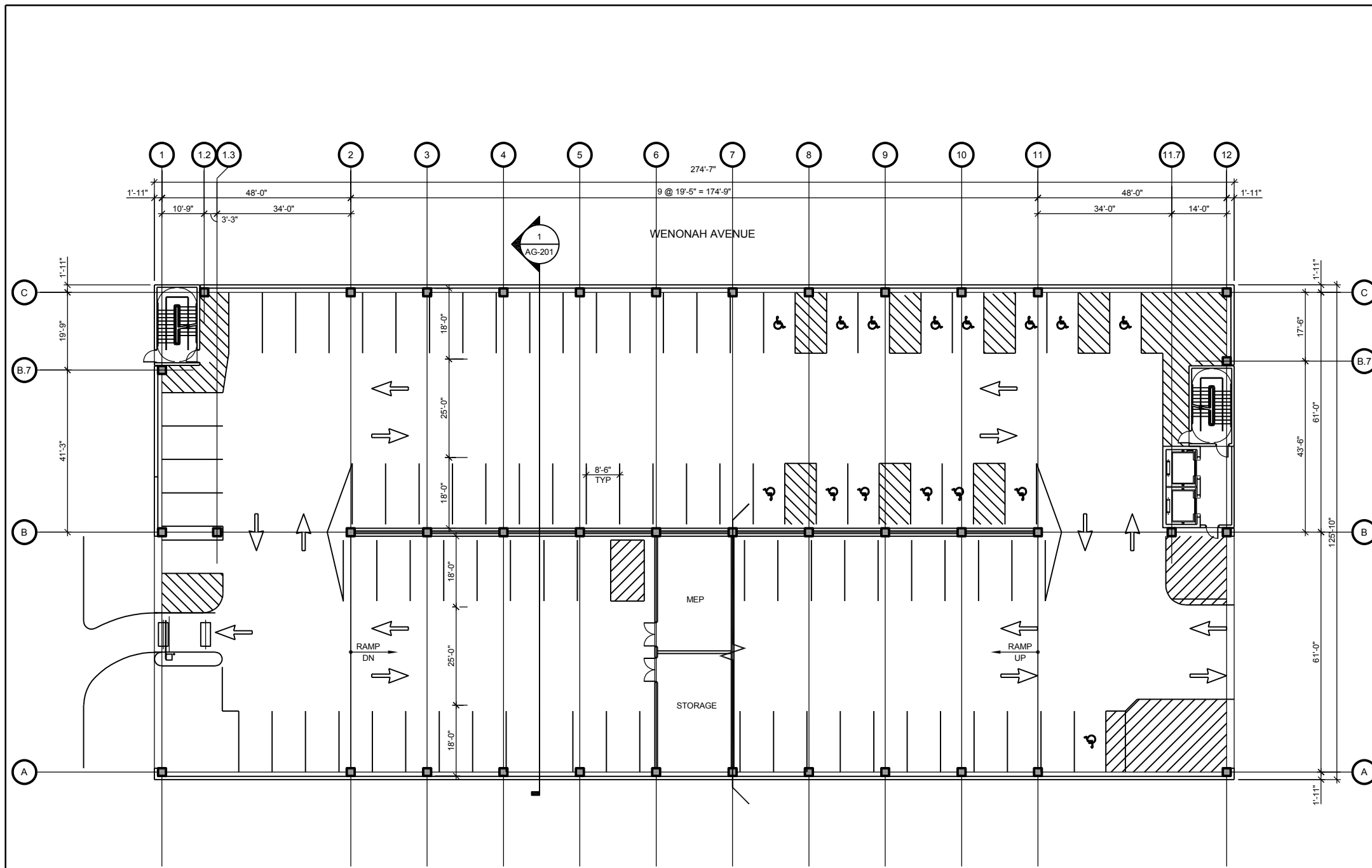
KROGSTAD
LAND DESIGN LIMITED
307 PINEBROOK CT., CENTRAL LAKE, IL 60004
TEL: 630-261-3333
WWW.KROGSTADLANDDESIGNLIMITED.COM

RUSH OAK PARK PARKING EXPANSION
OAK PARK, IL
LANDSCAPE PLAN-Detail

Property Owner:
Rush Oak Park Hospital
520 S. Maple Ave
Oak Park, IL 60304
(708)660-6660

REVISIONS	
Submittal:	10/23/19
New site plan:	1/21/20
Per comments:	2/7/20

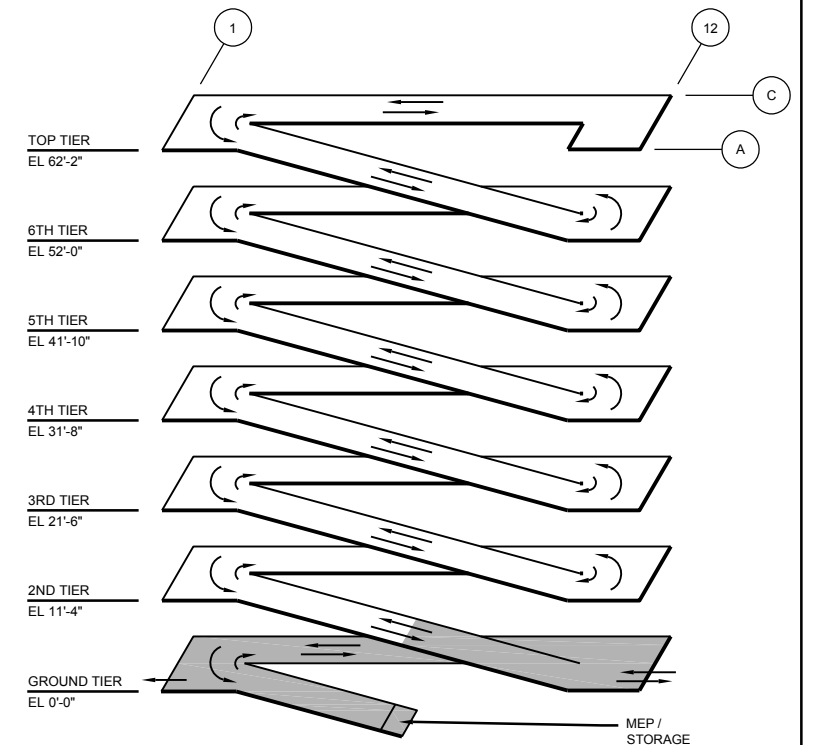
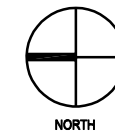
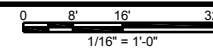
DATE	September 26, 2019
PROJECT	IMC1901
DRAWN	KTK
CHECKED	KTK
SHEET NO.	



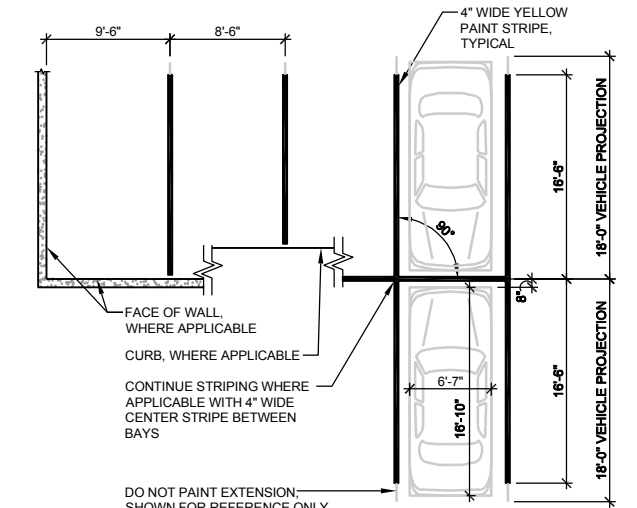
PROPOSED CAR COUNT
8'-6" 90° STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
GROUND	72	12	3	87
SECOND	108	0	0	108
THIRD	108	0	0	108
FOURTH	108	0	0	108
FIFTH	108	0	0	108
SIXTH	108	0	0	108
TOP	90	0	0	90
TOTAL	702	12	3	717

1 GROUND TIER PLAN

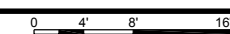


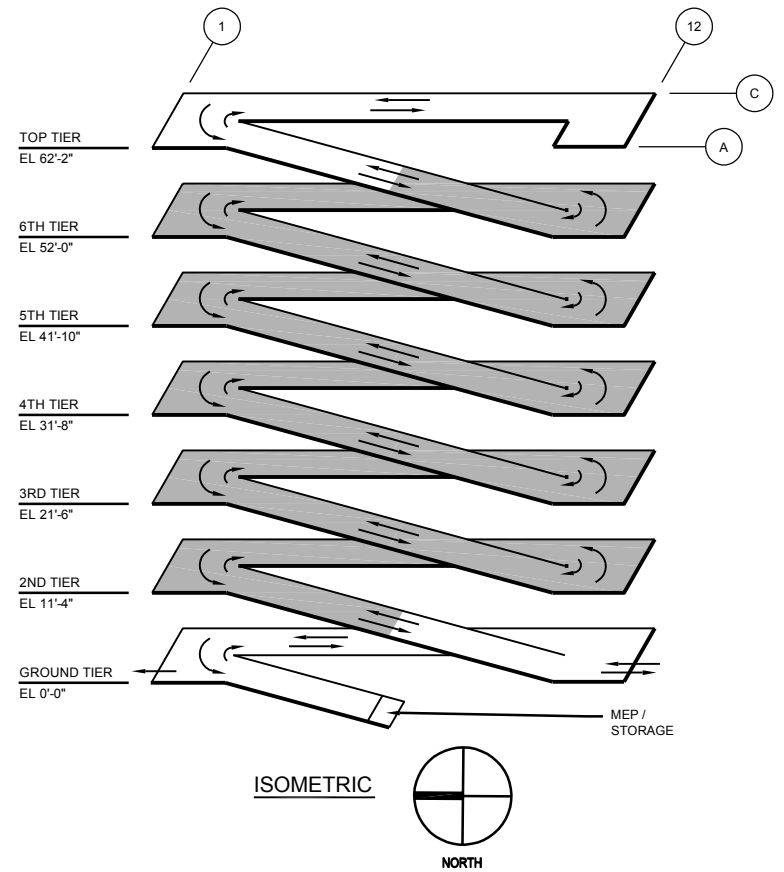
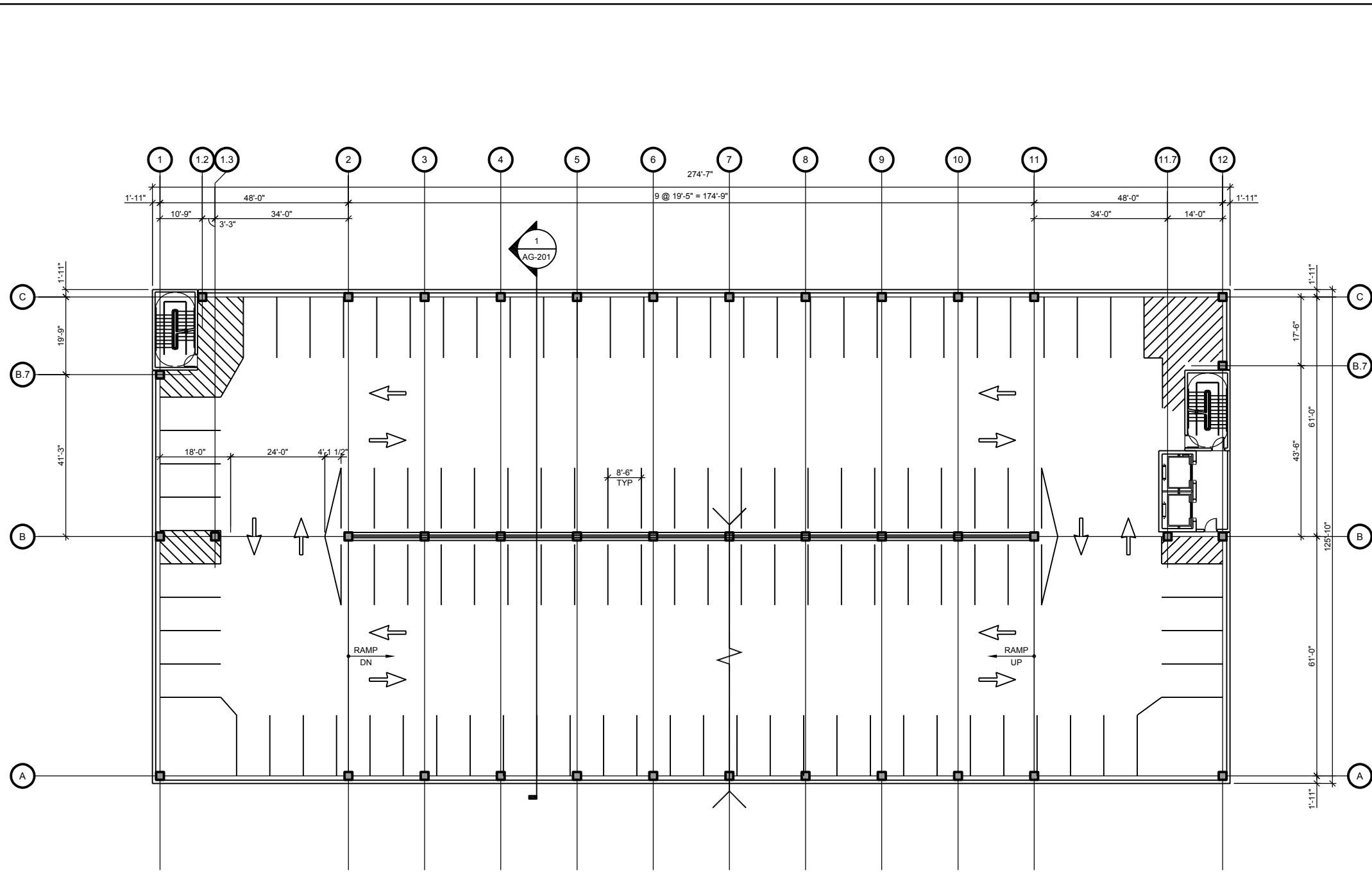
ISOMETRIC



2 90° STRIPING DETAIL

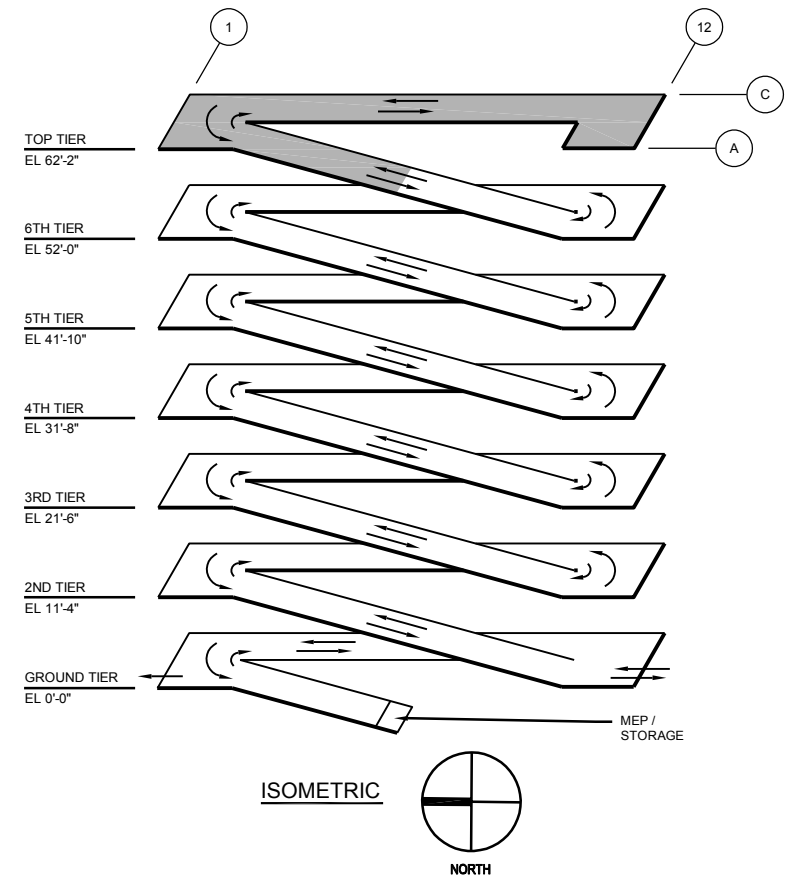
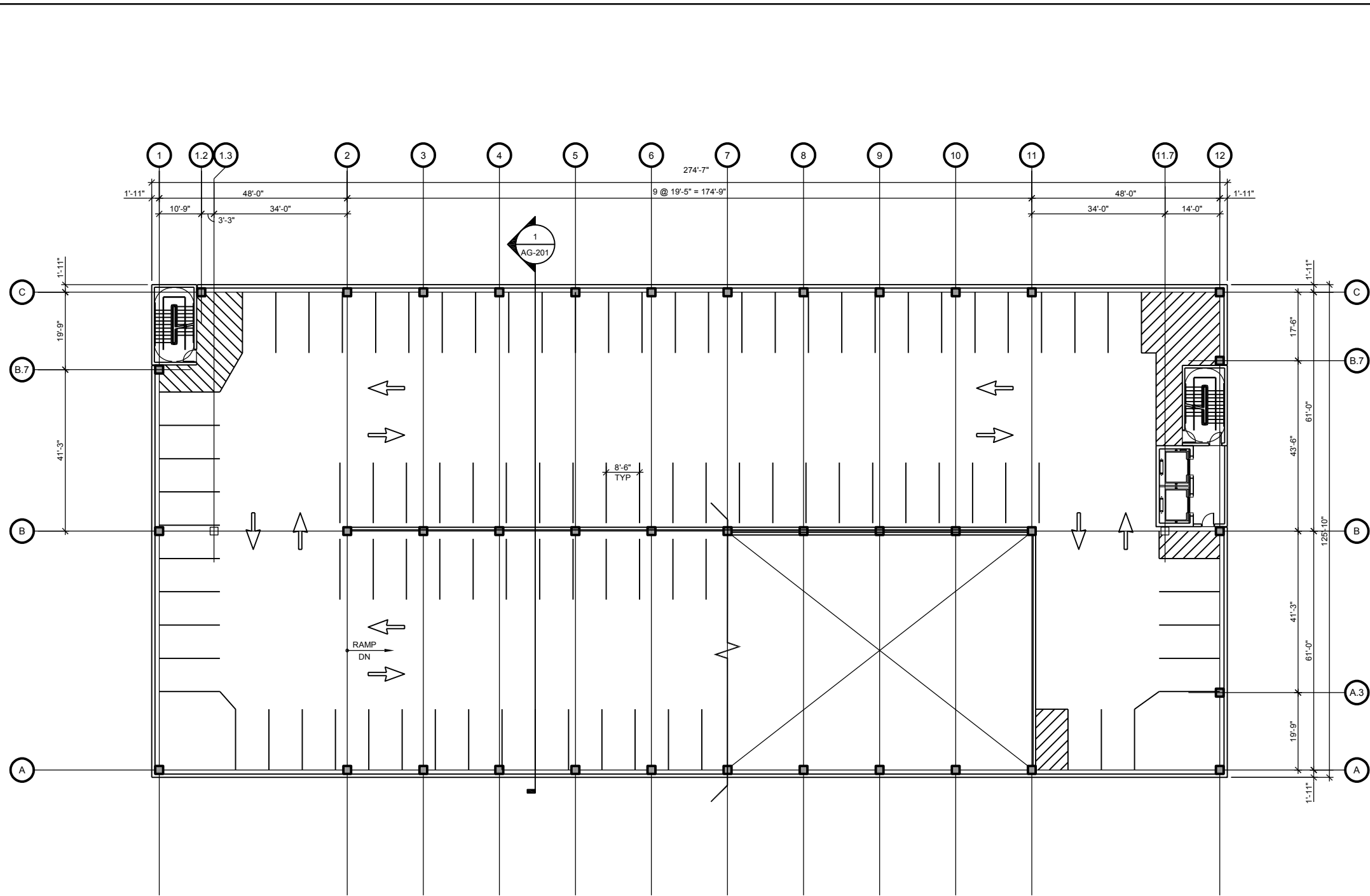
SCALE: 1/8" = 1'-0"





1 2ND TO 6TH TIER PLAN
 0 8' 16' 32'
 1/16" = 1'-0"



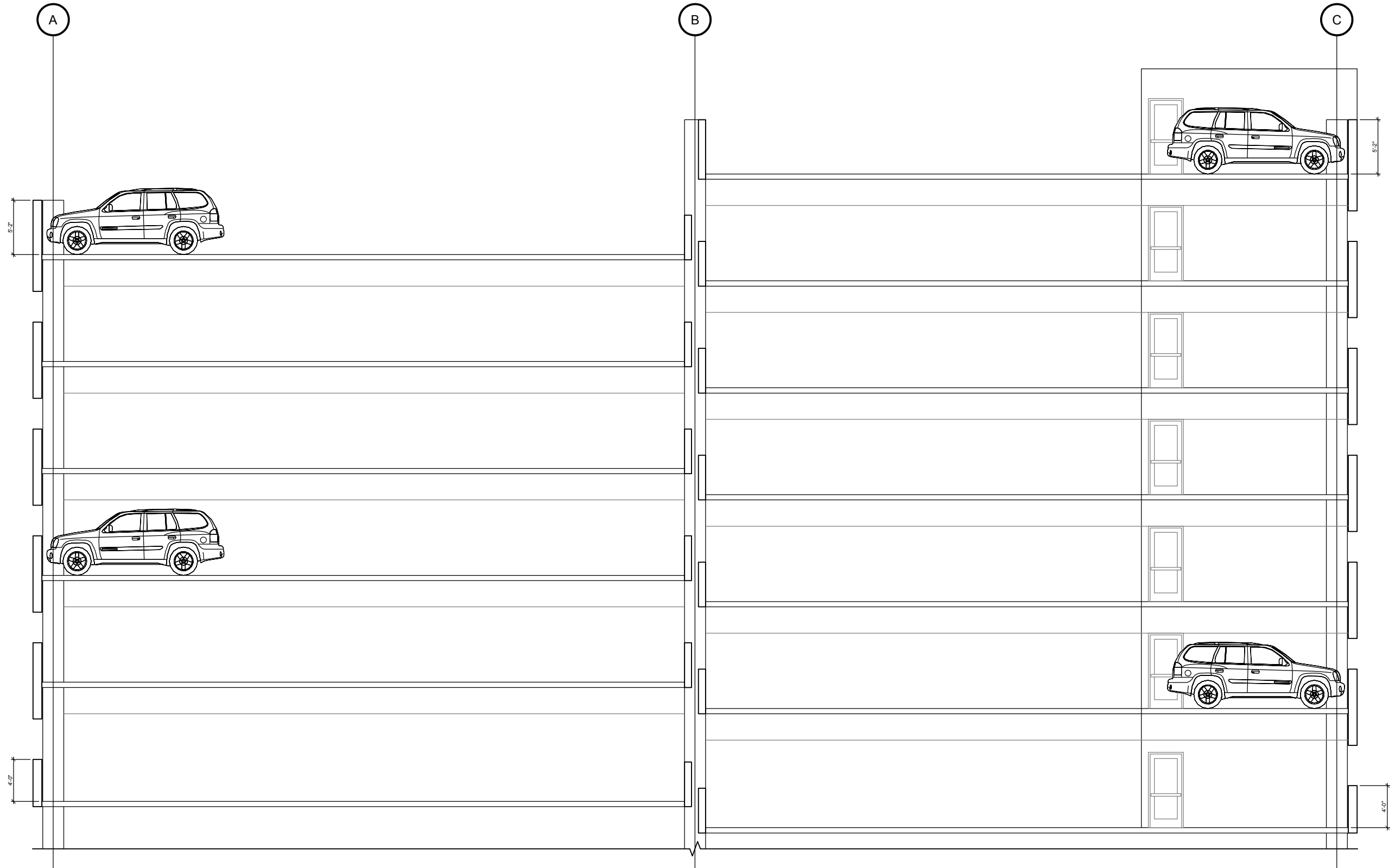


1 TOP TIER PLAN

 0 8' 16' 32'

 1/16" = 1'-0"

 NORTH



1 BUILDING SECTION 0 2 4 6
1/4" = 1'-0"

EXHIBIT 10
4 OF 4



2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169
847.697.2640 Ph
www.walkerconsultants.com

Job: RUSH OAK PARK
Job No: 31-8540.00
Date: JANUARY 21, 2020

No.
AG-201

PREFINISHED FIXED ALUMINUM WINDOW WALL SYSTEM

SPANDREL GLASS

PRECAST CONCRETE FASCIA PANELS

OPEN TO BEYOND (TYP.)

FACE BRICK COLOR "A"

PRECAST CONCRETE SILL

PRECAST CONCRETE TRIM

FACE BRICK COLOR "B"

PRECAST CONCRETE BANDING

PAINTED ARCHITECTURAL LOUVERS (TYP.)

ALUMINUM COMPOSITE METAL PANEL

BOLLARDS

PRECAST CONCRETE BASE

ZONING MAX HEIGHT

80'-0"

07 FLOOR 7

64'-8"

06 FLOOR 6

54'-0"

05 FLOOR 5

43'-4"

04 FLOOR 4

32'-8"

03 FLOOR 3

22'-0"

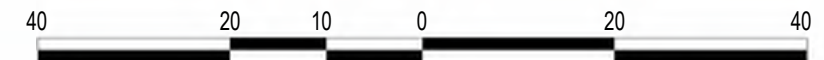
02 FLOOR 2

11'-4"

00 GROUND FLOOR

0"

SCALE: 1" = 20'



Rush Oak Park Hospital Parking Garage

SOUTH ELEVATION- Monroe St.

Rush Oak Park Hospital

520 S. Maple Ave.
Oak Park, IL 60304
(708) 660-6660

MATTHEI AND COLIN ASSOCIATES
ILLINOIS LICENSE NO. 184-000762
LICENSE EXPIRATION DATE 04/30/2021

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING ORDINANCE.

WILLIAM W. HEIN ARCHITECT
ILLINOIS LICENSE NO. 001.010242
LICENSE EXPIRATION DATE 11/30/2020

Matthei & Colin Associates, LLC

Architecture
Planning
Interior Design
332 S. Michigan Avenue, Suite 614
Chicago, Illinois 60604
(312) 939-4002

PROJECT NO. 19070

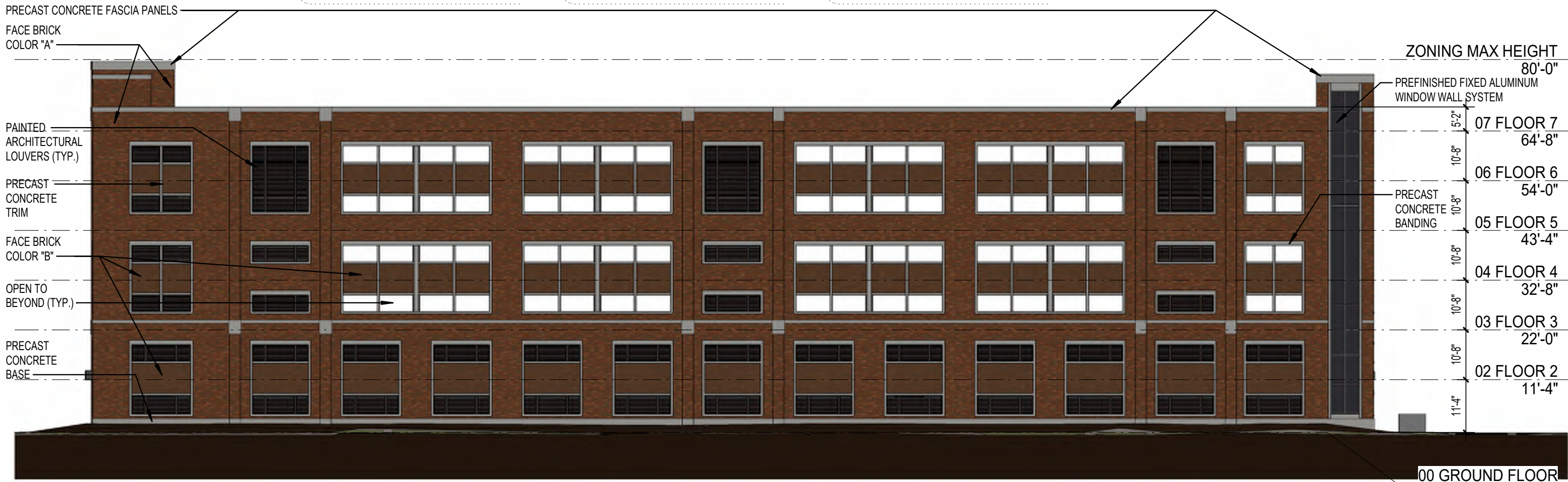
DATE 02/12/2020

DRAWN BY NCS

CHECKED BY M&CA QA

11.1





**Rush Oak Park Hospital Parking Garage
EAST ELEVATION- Wenonah Avenue**

Rush Oak Park Hospital
520 S. Maple Ave.
Oak Park, IL 60304
(708) 660-6660

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LICENSE EXPIRATION DATE 04/30/2021

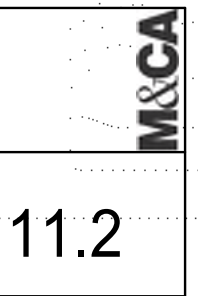
I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED
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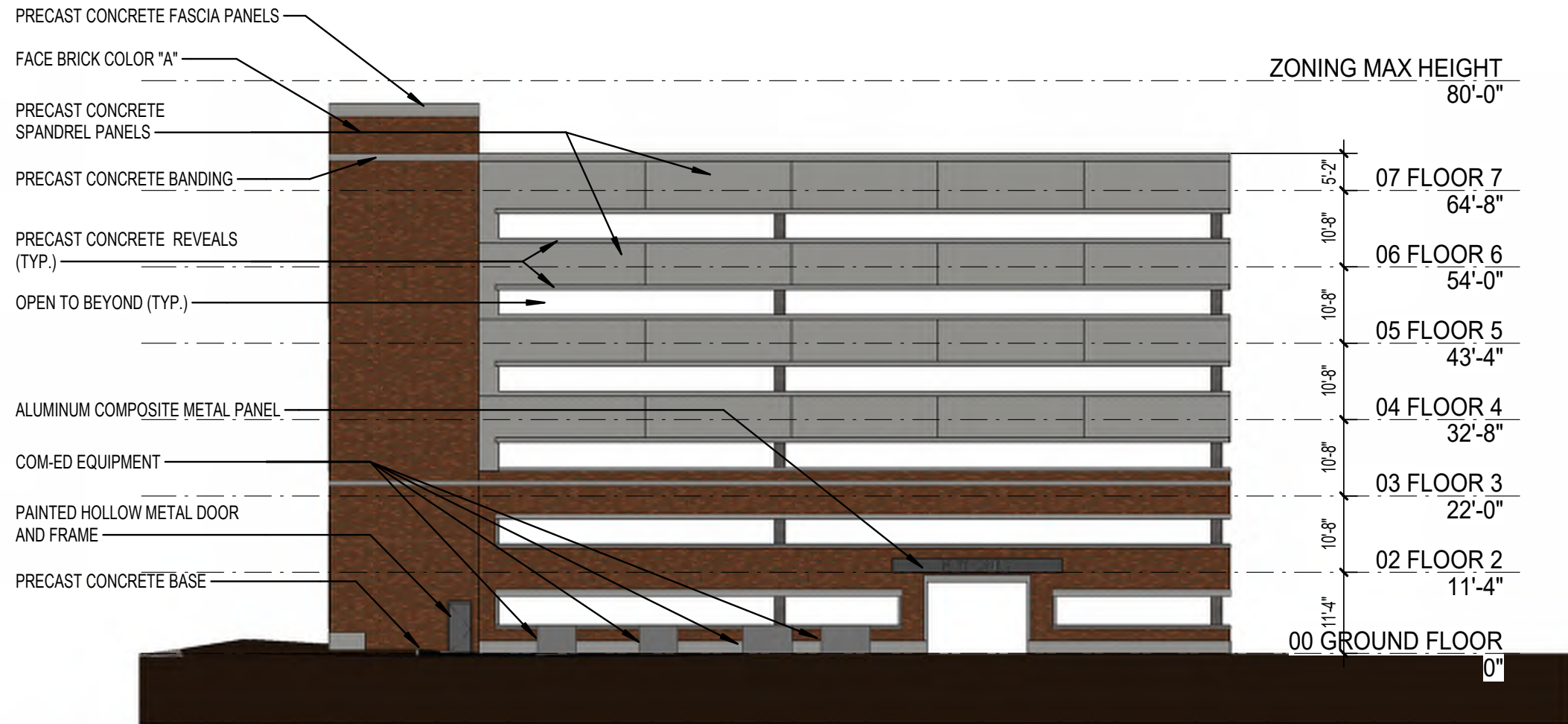
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Rush Oak Park Hospital Parking Garage
NORTH ELEVATION- Alley

Rush Oak Park Hospital
 520 S. Maple Ave.
 Oak Park, IL 60304
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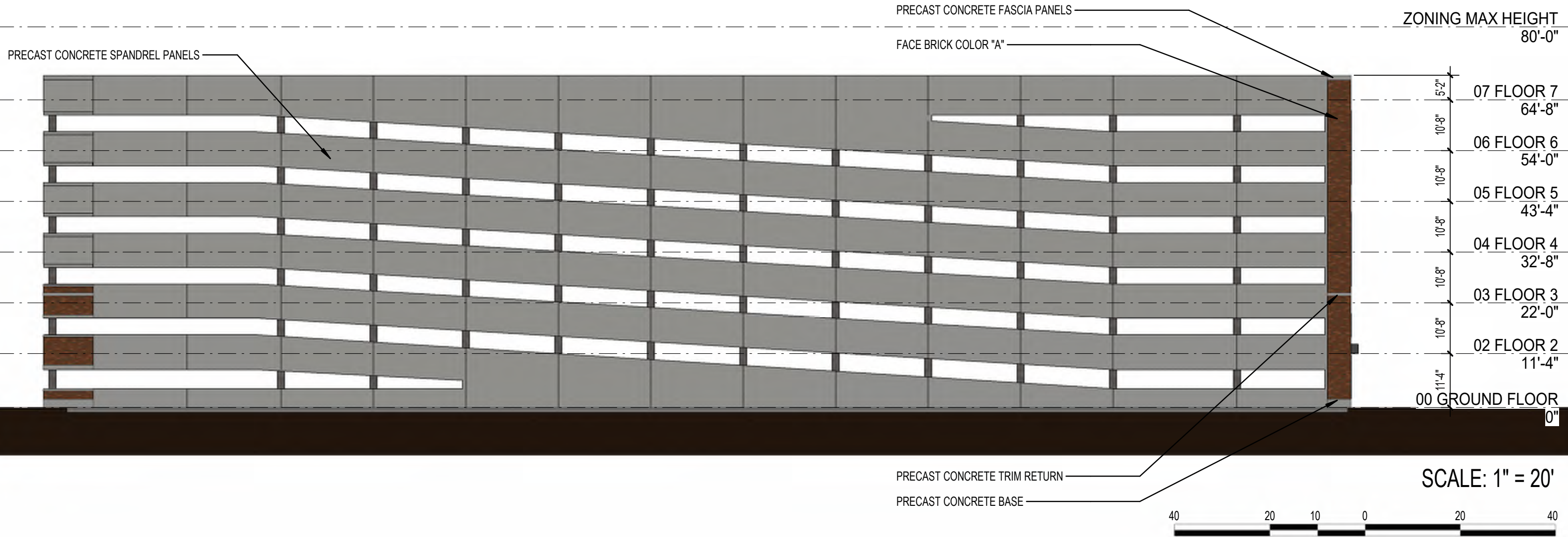
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11.3





Rush Oak Park Hospital Parking Garage
WEST ELEVATION- Adjacent Existing Garage

Rush Oak Park Hospital
 520 S. Maple Ave.
 Oak Park, IL 60304
 (708) 660-6660

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11.4





NOTE: NEW LANDSCAPING SHOWN INDICATING (5) YEARS GROWTH FROM INSTALLATION.

Rush Oak Park Hospital Parking Garage Northeast Corner- Wehnonah Ave. and Alley

Rush Oak Park Hospital

520 S. Maple Ave.
Oak Park, IL 60304
(708) 660-6660

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DATE	02/12/20
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11.5





NOTE: NEW LANDSCAPING SHOWN INDICATING (5) YEARS GROWTH FROM INSTALLATION.

Rush Oak Park Hospital Parking Garage Southeast Corner- Monroe St. and Wehnonah Ave.

Rush Oak Park Hospital
520 S. Maple Ave.
Oak Park, IL 60304
(708) 660-6660

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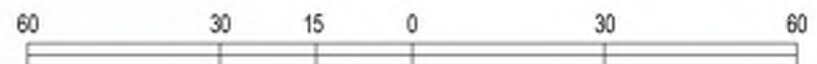
11.6



1 SOUTH STREETScape ELEVATION
1" = 30'-0"



2 EAST STREETScape ELEVATION
1" = 30'-0"



**Rush Oak Park Hospital Parking Garage
Streetscape Elevations- South and East Facades**

Rush Oak Park Hospital
520 S. Maple Ave.
Oak Park, IL 60304
(708) 660-6960

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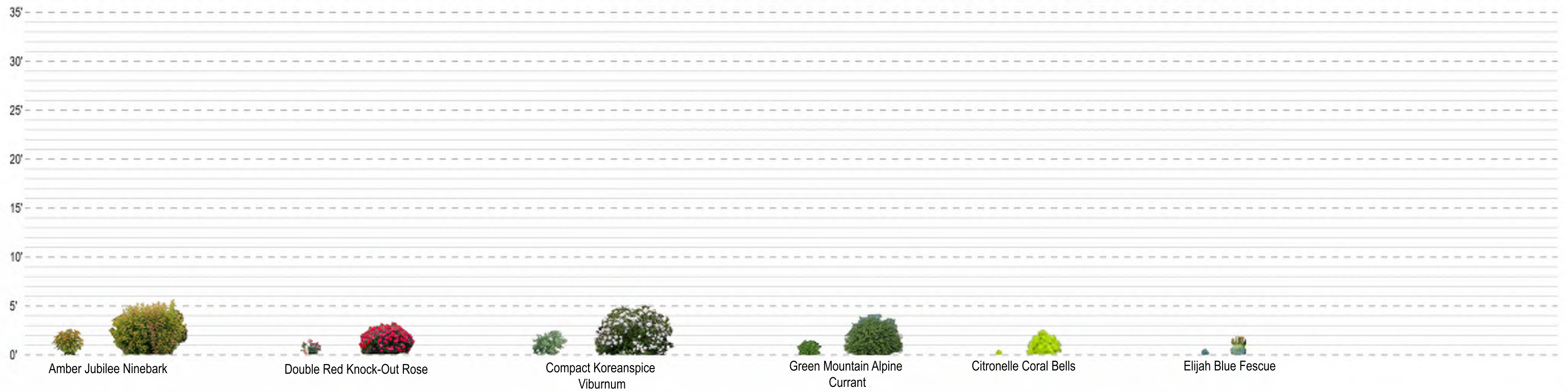
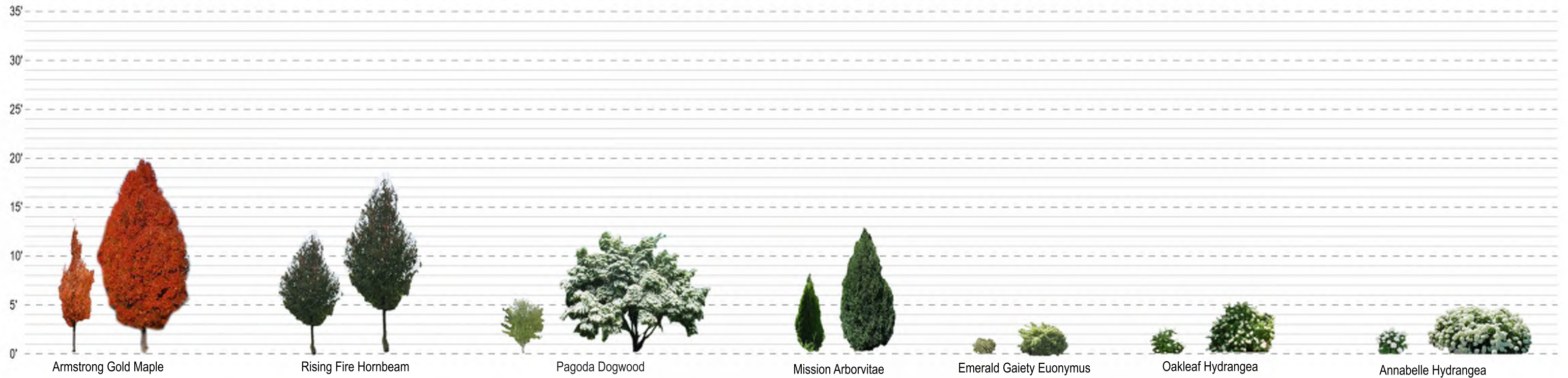
Matthei & Colin Associates, LLC

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Interior Design
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Chicago, Illinois 60604
(312) 939-4002

PROJECT NO.	19070
DATE	02/12/20
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11.7





Rush Oak Park Hospital Parking Garage

Plantings- Comparative heights at installation and after 5 years growth

Rush Oak Park Hospital
 520 S. Maple Ave.
 Oak Park, IL 60304
 (708) 660-6660

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11.8

