

# ***East Grand Revitalization Study***

## ***Village of Gurnee, Illinois***



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***Village Board Presentation Copy***  
***April 19, 2004***  
***Village Board Meeting***

**In conjunction with Gewalt Hamilton Associates, Inc. and GPA Architects, Inc.**

# Village of Gurnee

## East Grand Avenue Revitalization Study 2004

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### Village Administrator

James T. Hayner

### Consulting Team

Rolf C. Campbell & Associates  
Planning and Landscape Architecture

Gewalt Hamilton Associates, Inc.  
Traffic and Civil Engineering

GPA Architects, Inc.  
Architecture

Funded in part by an Illinois Tomorrow Grant provided by the Illinois Department of Transportation  
with matching funds provided by the Village of Gurnee, Illinois

## Executive Summary

The East Grand Revitalization Plan is intended to provide guidance for overall corridor improvements and to provide guidance for potential improvements on a site-by-site basis. Background studies for the overall corridor included counts of existing traffic volumes, existing utilities both above and below ground, comprehensive photographic inventories including ground-level photographs as well as aerial photographs at both the oblique and overhead perspectives, and other inventories of existing factors that contribute to the existing character of the corridor.

From this corridor-wide perspective, the existing conditions of individual sites were reviewed considering an array of factors including land use, existing building character (facades, size, scale and dimensions), other site features such as signage, landscaping, lighting and impervious surface areas for parking, drives and both vehicular and pedestrian circulation. Using this wide-ranging documentation concerning the existing conditions, both for the overall corridor and for individual sites, the goals and objectives from previous studies including the Village Comprehensive Plan and East Grand Avenue Gateway Overlay District and General Design Guidelines were reviewed for application to individual sites as well as potential corridor-wide improvements.

Recommendations for improving traffic safety by consolidating curb cuts while attempting to increase green areas for landscape enhancements were recognized as overlapping objectives in many areas. Recommendations for building facades and signage often related to multiple objectives from basic maintenance to improve the general appearance of a building and the area, to more comprehensive and coordinated improvements for both ground and wall signs with new building facades.

"Opinions of Probable Costs" were provided on a site-by-site basis to contribute to the potential for individual property owners or tenants and the Village to review the range of possible improvements and consider implementation in phases. Some of these potential improvements may only require the investment of a few hundred dollars for relatively simple maintenance-type improvements, while others may represent major investments by both property owners and the Village. This expected phasing of improvements reflects the extensive nature of the range of potential improvements that may vary in total from less than one million dollars to over two million dollars. The Village is anticipating sharing in the implementation of these improvements over time; details of a Property Improvement Incentive Program (PIIP) are continuing into the upcoming fiscal year for the Village.

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## Project Description

This study is the third in a series of planning studies concerning the potential redevelopment of the East Grand Avenue Gateway Area. The Comprehensive Plan for the Village of Gurnee that was completed in 1997 identified this area as a Special Overlay District. The Village continued to build on the planning opportunity for this area and conducted a planning study specifically targeted to this East Grand Avenue Gateway Area.

In September 2001, the “Village of Gurnee East Grand Overlay District and Design Guidelines” was released. This document laid out specific design standards for the East Grand Avenue Gateway Overlay District regarding building massing and aesthetics, as well as lighting, signage, and landscaping guidelines to influence the overall streetscape.

This “East Grand Avenue Revitalization Study” is the culmination of this long process which included businesses who commented on elements of the plan, several briefings with Planning Commission and City Council members, and a team of consultants, including professional urban planners, landscape architects, engineers and architects: Rolf C. Campbell and Associates; Gewalt-Hamilton and Associates; and GPA Architects.

This consultant team was charged with conducting specific studies of the area on a site-by-site basis of existing conditions, including building facades, streetscape conditions and traffic studies. And formulating suggestions for property and streetscape improvements.

The purpose of this study is to give guidance for overall corridor improvements and improvements on a site-specific basis for the redevelopment of what is known as the East Grand Avenue Gateway Overlay District.

# Project Description

The Village's East Grand Gateway is an older commercial corridor located east of the Grand Avenue/U.S. Hwy. 41 intersection and just west of Green Bay Road. This corridor is approximately one-half mile in length and is of strategic importance because acts as an eastern gateway to the Village of Gurnee. It is important that the corridor return to its full potential displaying both a healthy level of economic activity and appealing physical conditions. The Village is looking to support the revitalization of the corridor by improving both the appearance and level of commercial activity.



## Project Description

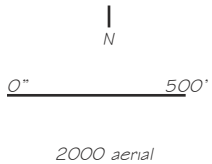
Through the use of an Overlay District, special attention can be paid toward the redevelopment of the East Grand Avenue Gateway Area. General features of this redevelopment plan include:

1. Streetscape enhancements for both traffic and pedestrian safety and to maximize green space opportunities
2. Complementary mix of uses
3. Street-oriented, pedestrian-focused development
4. Establishment of primary focal points and nodes
5. Facilitation of site improvements and rehabilitation

East Grand Avenue is characterized by four (4) traffic lanes with a continuous left turn lane dividing them. The large number of existing curb cuts creates dangerous entry and exit conditions for drivers, and makes the sidewalk unwelcoming, as well as presenting safety concerns for pedestrians. Visual clutter and competition exists, with numerous signs of varying heights and sizes, overhead wires, visible parked vehicles with inadequate screening, and lack of unified architecture. *See page 4*

Safety can be enhanced by consolidating access points across existing streets and eliminating access points where appropriate. Improving sight lines along the length of the avenue, expanding green space for landscaping and public amenities, adding decorative elements, and promoting unified façade improvements will enhance the pedestrian and vehicular experience, create visual continuity, and serve to revitalize the corridor as it attracts investment.

# Project Description





## Existing Conditions Analysis

The corridor was studied from several perspectives. A comprehensive photographic inventory was assembled to both document the current conditions of the street-sidewalk-building interface and architectural facades, and to illustrate the chaotic character created by fragmented development. *See pages 6-8*


Traffic counts including turning movements in and out of parking lots onto Grand Avenue were documented as well. *See pages 9-11*

Existing utilities were also located to determine how they may influence design decisions. *See page 12*


The current uses and land use patterns were also reviewed. *See page 13*

Existing Conditions Analysis  
*Examples of Photo Inventory*


A-1,2




A 1




B 1 B-1




C 2



3775  
AVE




C 1




D 2

D - 1,2




D 1




C 3

C - 1,2,3



**EAST GRAND OVERLAY DISTRICT**  
**EXISTING CONDITIONS**  
June 2003



ROLF C. CAMPBELL & ASSOCIATES, INC.  
101 WALKEGAN RD. - SUITE 101  
LAKE BLUFF, ILLINOIS 60044  
(847) 735 - 1900 FAX (847) 735 - 1010

Existing Conditions Analysis  
*Examples of Photo Inventory*

**E-1**

**G-2**

**G-1** **G-1,2**

**F-1**

**H-2**

**K-1**

**H-1,2**

**H-1**

**K-2** **K-1,2**

**J-2**

**I-2**

**J-1**

**I-1** **I-1,2**

**The Village of Gurnee**

**EAST GRAND OVERLAY DISTRICT  
 EXISTING CONDITIONS  
 June 2003**

**ROD F. CAMPBELL & ASSOCIATES, INC.**  
 101 WAHNEGAN RD. - SUITE 101  
 LAKE BLUFF, ILLINOIS 60044  
 (847) 735 - 1000 FAX (847) 735 - 1010

Existing Conditions Analysis  
*Examples of Photo Inventory*

**L-1**

**M-1**

**N-1**

**N-2**

**N-3**

**N - 1,2,3**

**O-1**

**P-1**

**P-2**

**EAST GRAND OVERLAY DISTRICT**  
**LANDSCAPE STUDY: EXISTING CONDITIONS**  
 June 2003

ROLF C. CAMPBELL & ASSOCIATES, INC.  
 101 WALKER RD. - SUITE 101  
 LAKE BLUFF, ILLINOIS 60044  
 (847) 735 - 1900 FAX (847) 735 - 1010

# Existing Conditions Analysis



Daily Traffic Counts

Gewalt Hamilton Associates

# Existing Conditions Analysis



Peak Daily Traffic Counts

Gewalt Hamilton Associates

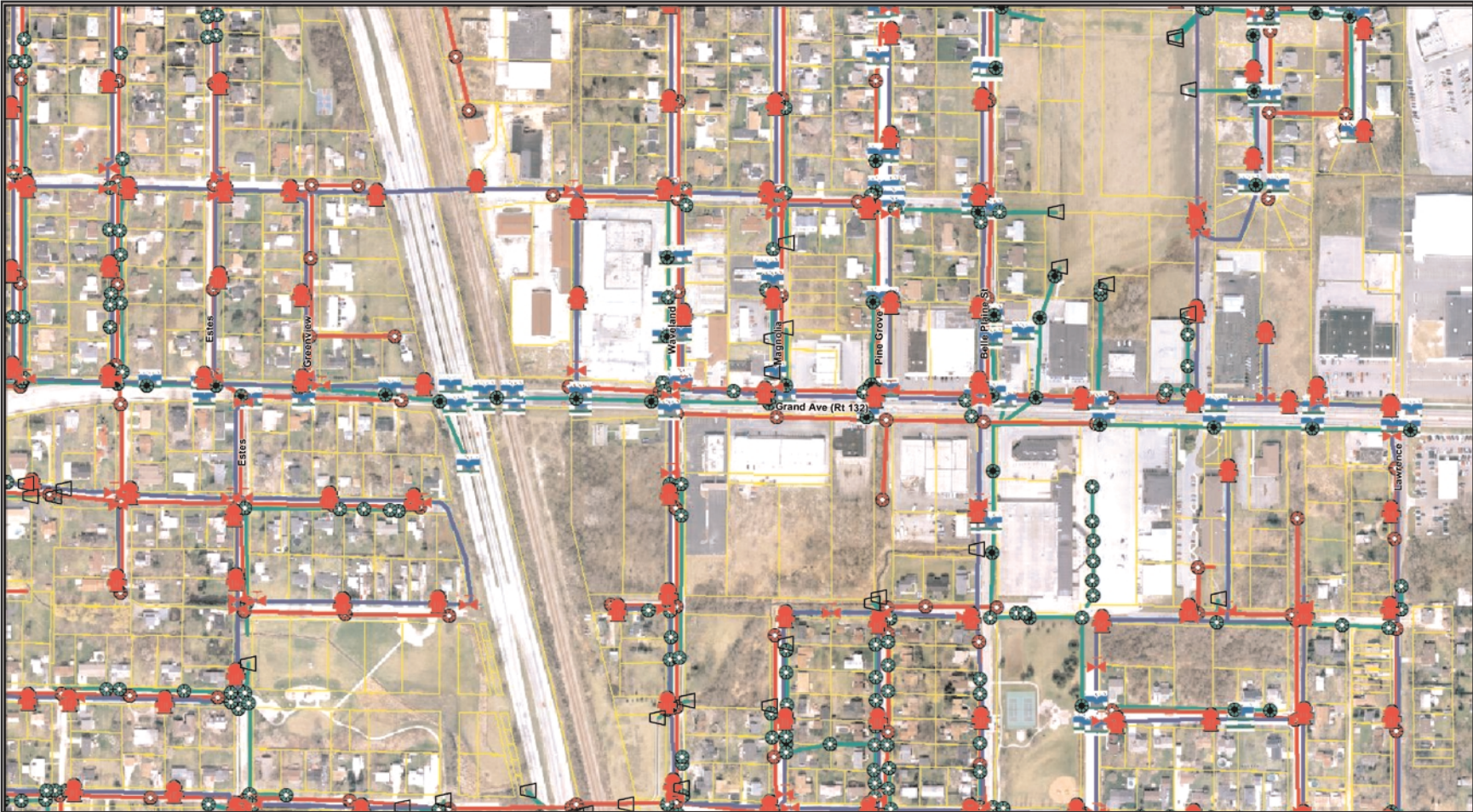
# Existing Conditions Analysis



Existing Peak Parking Entrances

Gewalt Hamilton Associates

# Existing Conditions Analysis



Existing Utilities Map




Gewalt Hamilton Associates



# Existing Conditions Analysis



Land Use (2003)

-  Traffic Light
-  Retail
-  Service
-  Senior Housing

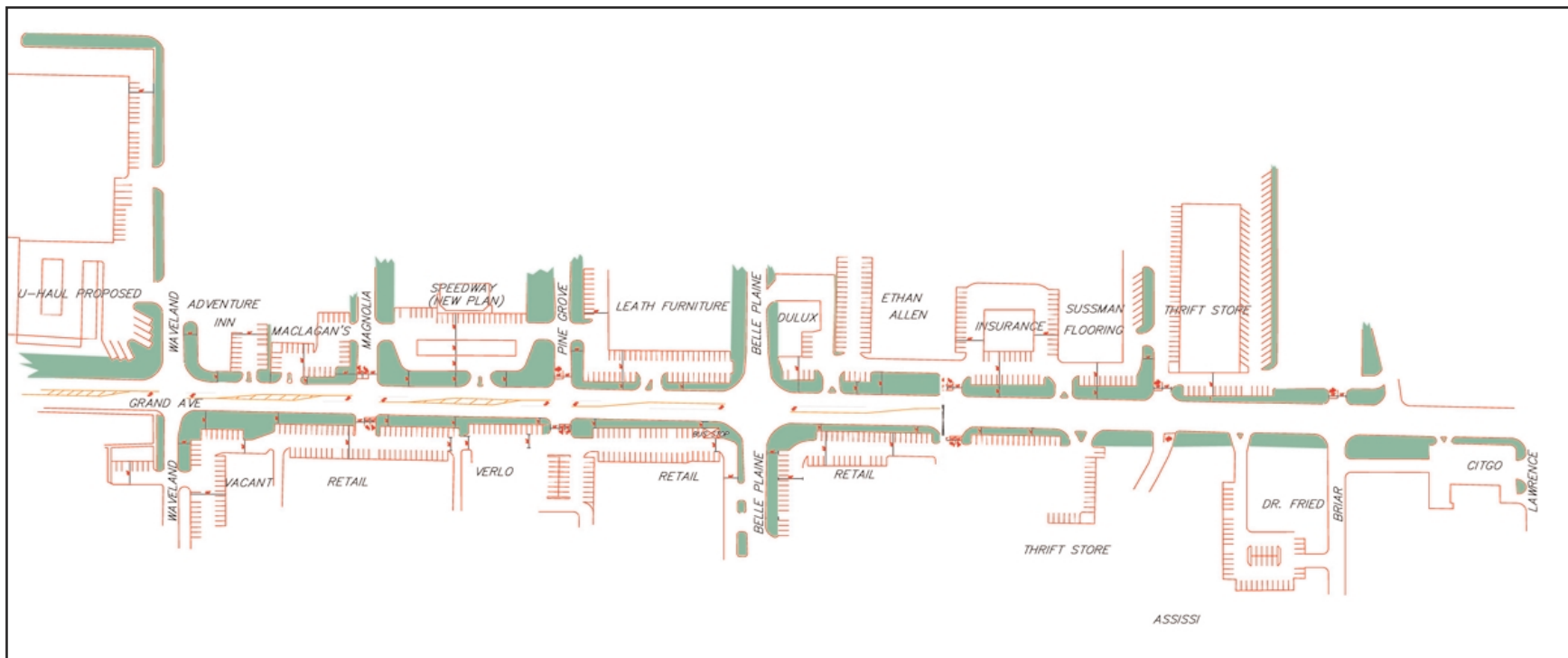
## Corridor Enhancement Goals

East Grand Avenue is an area with many opportunities to become a destination point for retail activity as well as present itself as a unified, attractive gateway corridor for those passing through this area into the Village of Gurnee.

### **Goal One: Increase safety for both pedestrians and vehicles**

*Consolidate access points across from existing streets and eliminate access points where appropriate.*

*Improve the pedestrian and vehicular experience*



*Consolidated Curb Cuts and Increased Green Space*

## Corridor Enhancement Goals

### **Goal Two: Increase green space for sidewalks, landscaping and public amenities**

*Create a greater sense of unified space by employing aesthetically-pleasing architecture and landscape design both in the public right of way and on private properties*

*Encourage property owners to rehabilitate, restore and maintain existing properties in the East Grand Avenue study area. Provide incentives for merchants and property owners to make appropriate site improvements to enhance pedestrian amenities such as benches, awnings or canopies, walkways and lighting.*



*Before*



*After*

## Corridor Enhancement Goals

### **Goal Three: Revitalize the East Grand Avenue corridor through appropriate economic development**

*Improve and support the existing commercial uses*

*Encourage potential for new uses and reinvestment in the area*



*Before*



*After*

## Corridor Enhancement Goals

### **Goal Four: Encourage more pedestrian-oriented development and an appropriate mix of uses to improve neighborhood identity**

*Add pedestrian amenities including decorative pavers, decorative light fixtures, landscape buffer to parked vehicles and pedestrian shelters to support mass transit opportunities.*



*Before*



*After*

## Corridor Enhancement Goals

### **Goal Five: Enhance East Grand Avenue as a gateway to the Village**

*Add Gateway improvements to create a distinct identity for this gateway to the Village of Gurnee, contrasting it from the area to the east.*

*Link the activity on East Grand Avenue back to the supporting adjacent neighborhoods*

*Improve sight lines along length of avenue and create visual continuity*



*Before*



*After*

## Enhancement Recommendations and Analysis

### Corridor and Sub-Area Introduction

The Study Area was evaluated on two levels; both overall corridor and individual property analyses and recommendations were conducted. Some redevelopment efforts, such as reducing curbcuts and bringing signage into compliance with current Overlay District standards, are both applicable and best orchestrated at the corridor level. Corridor level recommendations were grouped into Streetscape Enhancement Recommendations, Sign Recommendations and Building Recommendations. These recommendations should be considered as guidelines and not specific recommendations.

Specific recommendations were also offered on a site-by-site basis. To conduct this analysis, the study area was grouped into three districts: the **Central Sub-Area** containing properties adjacent and in proximity to the intersection of Belle Plaine Street and East Grand Avenue; the **Eastern Sub-Area** containing properties adjacent and in proximity to the Gurnee/Waukegan border along East Grand Avenue; and the **Western Sub-Area** containing properties adjacent and in proximity to the intersection of Waveland Avenue and East Grand Avenue.

Given the traffic light located at Belle Plaine Street and East Grand Avenue (the only traffic light within the study area), this intersection can be utilized as a focal point of the district. The overall objective is to create a corridor distinct from the feel of strip commercial bookended by traffic lights at IL Route 131 (Green Bay Road) and at US Route 41. By first concentrating enhancements at this central focal point, individuals will begin to notice continuing improvements along the full length of this corridor and at the gateway entrances.

However, the format of this report includes “Opinions of Probable Cost” on a site-by-site basis, recognizing the potential for incremental improvements on a menu-type approach. It is not required to implement all improvements at any one location or corridorwide at one time.

## Corridor: Streetscape Enhancement Recommendations

It is estimated that currently there are approximately 30 existing curb cuts directly onto Grand Avenue. This study suggests the potential to eliminate approximately 50% of these curb cuts, resulting in approximately 15 access points existing on East Grand Avenue, but with increased internal circulation opportunities. In select instances, some curb cuts will be eliminated while others may be added on existing side streets off of East Grand Avenue where appropriate to facilitate these increased interconnections. This consolidation and reorientation of existing curb cuts will result in enhanced traffic flow and improved safety for both pedestrians and vehicles. Similarly, where appropriate, parking lots should be consolidated to facilitate traffic flow between adjacent buildings.

Further additions include ways to screen parked vehicles. Low stone walls are a solution that contribute to a unified and decorative appearance and function as screens, seat walls and/or backdrops for landscaping. These walls do not need to be present on all of the properties to contribute significantly to the look of the streetscape. Shrubs, annuals and perennials can punctuate the length of the roadway, soften the edges of the urban strip and add variety through color and texture while masking automobiles from view. Trees add a vertical element that relieves the hardness of the buildings and asphalt and distracts from the overhead wires. Trees also contribute to the beauty of the street by providing seasonal interest and texture. Shade is offered to pedestrians and parked vehicles and positively impacts the urban heat island effect.

Structural modifications that can enhance the streetscape should be considered. For example, sidewalks can be moved farther from the edge of the road and the concrete walkway can be replaced with interlocking pavers. Alternatively, pavers can be used more sparingly, but to great effect, if placed between the sidewalk and the curb. This allows the sidewalk to remain concrete, while still providing visually-interesting details. Similarly, placing brick pavers in the sidewalk ramps and/or in the crosswalks is another option.

Where appropriate, overhead utility wires should be buried to reduce visual clutter.



Corridor: Streetscape Enhancement Recommendations



*Streetscape Before*



*Streetscape After*

## Corridor: Sign Recommendations

### **Gateway Signs**

Decorative gateway signs can announce entry to this distinctive area and the Village of Gurnee at the western and eastern ends of this study area. This technique will begin the process of creating a defined physical boundary for the area.

### **Business Signs**

A primary goal should be to develop visual coherence by bringing the signs within the Overlay District guidelines set forth in the Gurnee East Grand Avenue Design Guidelines (RCCAI, 2001). These recommendations establish parameters regarding the number, location, size, content, projection, materials, colors, illumination, affixture to building, and general appearance of signs. Further recommendations set forth in the Gurnee East Grand Avenue Design Guidelines guide the issue of Display Vehicle Areas.

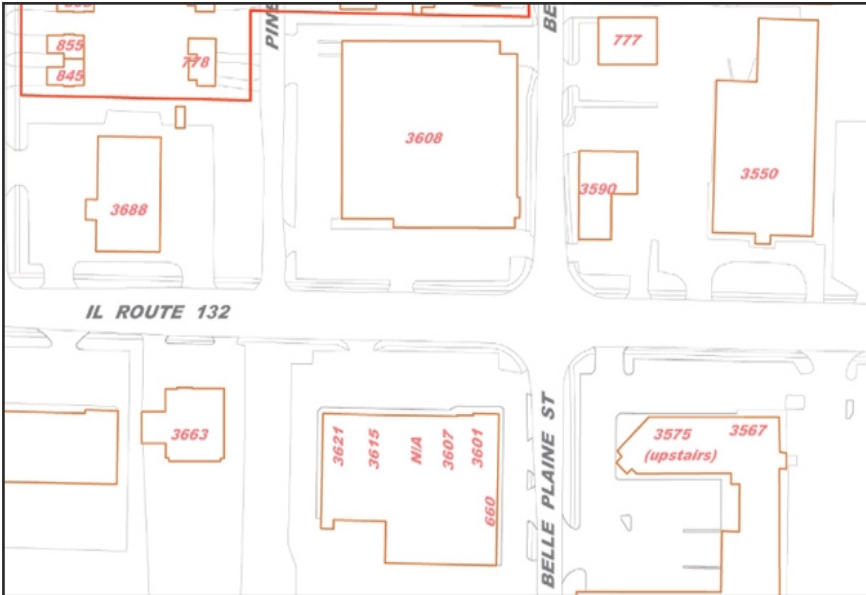
## Corridor: Building Recommendations

Some commercial buildings in the East Grand Avenue area have had a succession of signs, awnings, and façade coverings added over a number of years that have produced a non-unified appearance of the buildings. Remnants of these items are detracting from the appearance of the buildings. Materials added in a piecemeal fashion since the original construction should be removed. Mansard roofs, aggregate stone panels, and wood ornamentation covering original brick, stone, or glass should be considered as to the relation to the integrity of the original design and if appropriate, replaced with a uniform design theme.

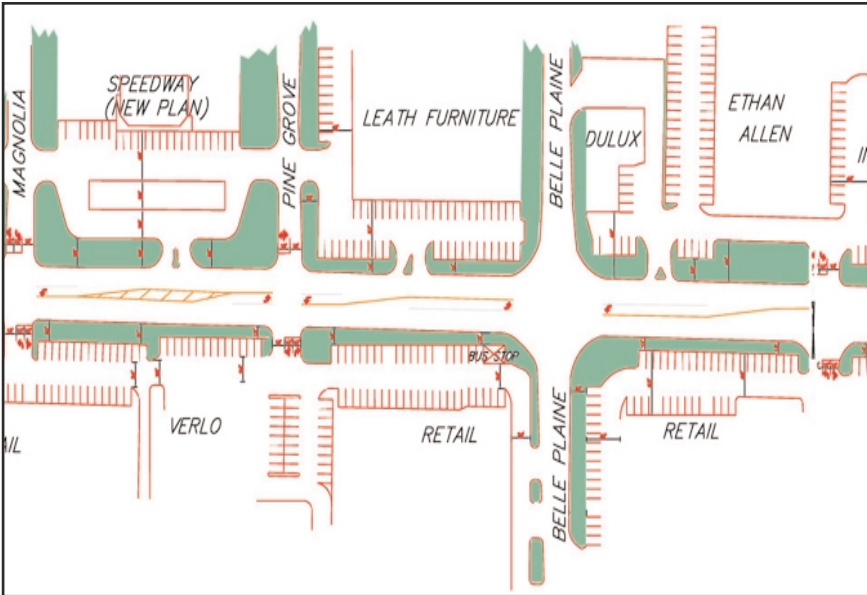
Further detailed building recommendations can be found in the subsequent district/property analyses as well as detailed architectural recommendations found in the appendix .

Directives for new development are set forth in the Gurnee East Grand Avenue Design Guidelines document.

# Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

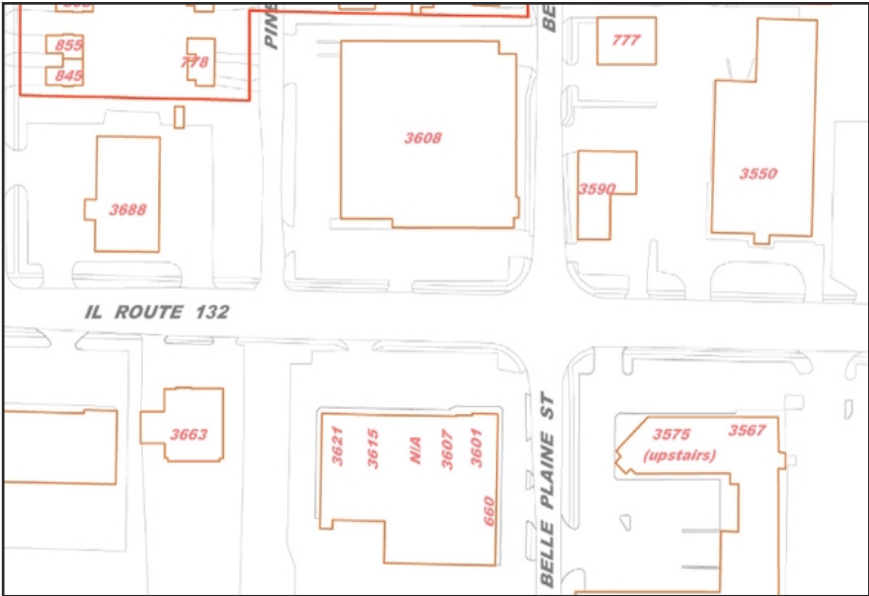


Curb Cuts Current

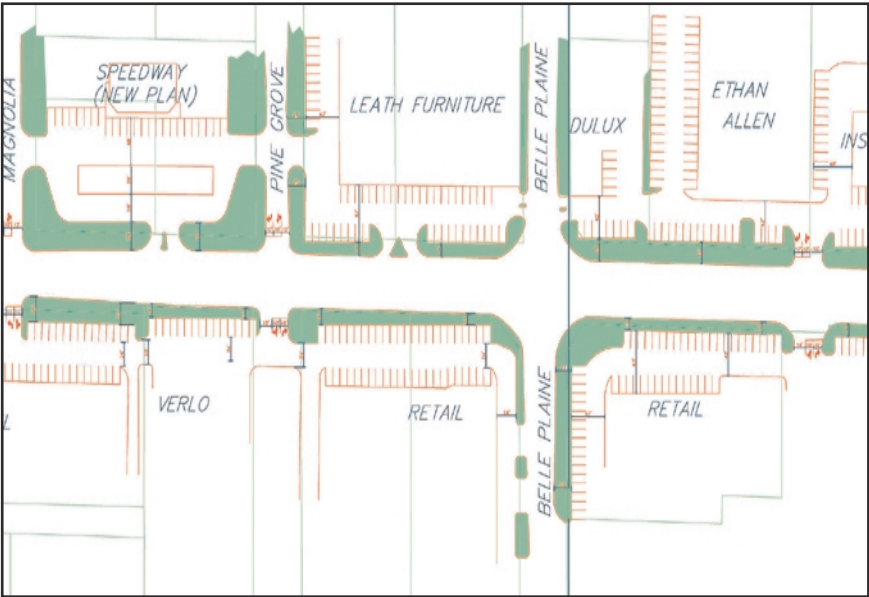


Curb Cuts Alt. 1

# Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area



Curb Cuts Current



Curb Cuts Alt.2

Sub-Area Site Specific Recommendations and Analysis:  
**Central Sub-Area**

**Belle Plaine Street and East Grand Avenue**

The intersection of Belle Plaine Street and East Grand Avenue has the potential to be the pivot point of the corridor. With the implementation of proposed changes in curb cuts, enough area will be gained to create a small plaza at the southeast corner. This plaza can serve as a seating area for bus patrons and a decorative landmark. The three remaining corners at this intersection will have plenty of greenspace to add amenities such as benches, trash receptacles, trees and planting beds. Removal of a select number of overhead wires at this corner and placing of decorative lighting completes the effect.



## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

*Property: 3590 West Grand*



*Before*



*After*

### Architecture:

#### *Negative Points*

- No roof screens, rooftop mechanicals in full view
- Oversize signage
- Façade doesn't carry around corners

#### *Positive Points*

- Masonry building
- Clean, well maintained
- Adequate windows for front façade

### Engineering:

- Combine entry point off Grand Ave. with entry from adjacent property (to the east). Modify or close access to Belle Plaine due to proximity to large stoplight intersection of Belle Plaine St. & Grand Ave
- Open access to adjacent property from parking area to encourage through flow
- Bury overhead utility wires

### Planning/Landscape Architecture:

- Bring sign within design guidelines
- Add landscaping along west side of building to screen long brick wall
- Add shade trees to corner of lot and along grassed area dividing property to east
- Add shrubs in lawn between parking lot and street (to hide autos' tires and grilles)
- Add bench under trees at corner
- Bury utility lines at this intersection to decrease visual clutter
- Add 1-2 decorative pole standards

3590 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COSTS

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	470	\$30.00	\$14,100.00
3.	Topsoil Furnish and Place, 4"	SY	260	\$3.00	\$780.00
4.	Sodding, Salt Tolerant	SY	260	\$4.00	\$1,040.00
5.	Aggregate Base Course, Type B, 6"	SY	1,410	\$10.00	\$14,100.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	170	\$60.00	\$10,200.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	170	\$60.00	\$10,200.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	680	\$18.00	\$12,240.00
10.	Pavement Removal	SY	1,400	\$5.00	\$7,000.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	680	\$5.00	\$3,400.00
13.	Street Lighting, Complete	EA	7	\$5,000.00	\$35,000.00
14.	Burial of Overhead Wires	LS	2	\$10,000.00	\$20,000.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	180	\$1.00	\$180.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$128,240.00
20% Contingency:					\$25,648.00
<b>Grand Total:</b>					<b>\$153,888.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	120	\$30.00	\$3,600.00
3.	Topsoil Furnish and Place, 4"	SY	260	\$3.00	\$780.00
4.	Sodding, Salt Tolerant	SY	260	\$4.00	\$1,040.00
5.	Aggregate Base Course, Type B, 6"	SY	170	\$10.00	\$1,700.00
6.	Sealcoating	SY	1,400	\$2.00	\$2,800.00
7.	Incidental Bituminous Surfacing	SY	170	\$25.00	\$4,250.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	680	\$18.00	\$12,240.00
10.	Pavement Removal	SY	90	\$5.00	\$450.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	680	\$5.00	\$3,400.00
13.	Street Lighting, Complete	EA	3	\$5,000.00	\$15,000.00
14.	Burial of Overhead Wires	LS	2	\$10,000.00	\$20,000.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	180	\$1.00	\$180.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$65,440.00
20% Contingency:					\$13,088.00
<b>Grand Total:</b>					<b>\$78,528.00</b>

\* Since Gewalt-Hamilton Associates Inc. Has No Control Over the Cost of Labor, Materials, or Equipment, or Over the Contractor's Methods of Determining Prices, or Over Competitive Bidding of Market Conditions, Opinions of Probable Costs, as Provided for Herein, Are to be Made on the Basis of Experience and Qualifications and Represent the Best Judgement as a Design Professional Familiar with the Construction Industry. Gewalt-Hamilton Associates, Inc., Cannot and Does Not Guarantee That Proposals, Bids, or The Construction Costs Will Not Vary From Opinions of Probable Cost Prepared for the Owner.

**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	<b>\$18,000</b>
<b>II. Select Reconstruction</b>	<b>\$12,000</b>

**ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	<b>\$65,000</b>
<b>II. Select Reconstruction</b>	<b>\$10,000</b>





**Negative points:**

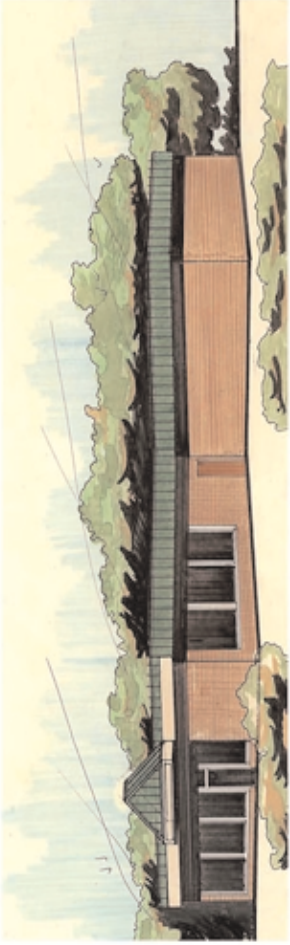
1. No roof screens, roofing materials in full view
2. Overuse signage
3. Signage doesn't carry around corners

**Positive points:**

1. Masonry building
2. Clean, well maintained
3. Adequate windows for front facade

**Scheme C:**

- Wood roof screens
- Dried sign base
- Metal roof canopy over entry



Scheme "C"

3590 W. Grand

**Scheme C:**

1. Add roof screens with fascia to mask
2. Add windows facing parking
3. Reduce concrete sign, with smaller more controlled signage on sign board
4. Add entry feature with signage area and peaked roof.

Cost estimate: \$65,000

## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

*Property: 3550 West Grand*



### Architecture:

No changes suggested

### Engineering:

Open access to adjacent properties/parking lots (east and west)  
Combine west entry with adjacent property (Dulux) into a single right-in-right-out.  
Shift east entry eastward and create wider single lane inbound-double lane outbound

### Planning/Landscape Architecture:

Add shrubs to hide parked auto grilles and tires (parking configuration change due to increased area created by curb cut alteration)  
Add small ornamental trees to front greenspace  
Straighten utility pole if lines cannot be buried  
Add 1-2 decorative pole standards  
Bring sign within design guidelines

3550 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	580	\$30.00	\$17,400.00
3.	Topsoil Furnish and Place, 4"	SY	675	\$3.00	\$2,025.00
4.	Sodding, Salt Tolerant	SY	675	\$4.00	\$2,700.00
5.	Aggregate Base Course, Type B, 6"	SY	1,750	\$10.00	\$17,500.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	210	\$60.00	\$12,600.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	210	\$60.00	\$12,600.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	760	\$18.00	\$13,680.00
10.	Pavement Removal	SY	2,050	\$5.00	\$10,250.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	600	\$5.00	\$3,000.00
13.	Street Lighting, Complete	EA	6	\$5,000.00	\$30,000.00
14.	Burial of Overhead Wires	LS	2	\$10,000.00	\$20,000.00
15.	Paint Pavement Markings - L & S	SF	75	\$3.50	\$262.50
16.	Paint Pavement Markings - Line 4"	FT	650	\$1.00	\$650.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$142,667.50
20% Contingency:					\$28,533.50
<b>Grand Total:</b>					<b>\$171,201.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	110	\$30.00	\$3,300.00
3.	Topsoil Furnish and Place, 4"	SY	675	\$3.00	\$2,025.00
4.	Sodding, Salt Tolerant	SY	675	\$4.00	\$2,700.00
5.	Aggregate Base Course, Type B, 6"	SY	120	\$10.00	\$1,200.00
6.	Sealcoating	SY	1,750	\$2.00	\$3,500.00
7.	Incidental Bituminous Surfacing	SY	120	\$25.00	\$3,000.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	760	\$18.00	\$13,680.00
10.	Pavement Removal	SY	140	\$5.00	\$700.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	600	\$5.00	\$3,000.00
13.	Street Lighting, Complete	EA	3	\$5,000.00	\$0.00
14.	Burial of Overhead Wires	LS	2	\$10,000.00	\$20,000.00
15.	Paint Pavement Markings - L & S	SF	75	\$3.50	\$262.50
16.	Paint Pavement Markings - Line 4"	FT	650	\$1.00	\$650.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$54,017.50
20% Contingency:					\$10,803.50
<b>Grand Total:</b>					<b>\$64,821.00</b>

\* Since Gewalt-Hamilton Associates Inc. Has No Control Over the Cost of Labor, Materials, or Equipment, or Over the Contractor's Methods of Determining Prices, or Over Competitive Bidding of Market Conditions, Opinions of Probable Costs, as Provided for Herein, Are to be Made on the Basis of Experience and Qualifications and Represent the Best Judgement as a Design Professional Familiar with the Construction Industry. Gewalt-Hamilton Associates, Inc., Cannot and Does Not Guarantee That Proposals, Bids, or The Construction Costs Will Not Vary From Opinions of Probable Cost Prepared for the Owner.

<b>LANDSCAPE ARCHITECT'S OPINION</b>	
<b>I. Full Reconstruction</b>	<b>\$14,000.00</b>
<b>II. Select Reconstruction</b>	<b>\$7,000.00</b>

<b>ARCHITECT'S OPINION</b>	
<b>I. Full Reconstruction</b>	<b>No Change Suggested</b>
<b>II. Select Reconstruction</b>	<b>for this site</b>

## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

*Property: 3567 and 3575 West Grand  
(3555 see following pages)*



### Architecture:

#### *Negative Points*

Dated, 70's façade  
Inadequate windows for retail  
Dormers look residential and too repetitive  
Painted CMU façade material. Unattractive, utilitarian appearance  
No sign band. Existing signage is inconsistent and poorly placed

#### *Positive Points*

Large, lots of possibilities  
Two story building  
Occupied portion of building looks clean and well maintained

### Engineering:

Maintain access point on Belle Plaine  
Close west access of Grand Avenue to improve safety (too close to intersection of Belle Plaine St. and Grand Ave.). Maintain east access with 1 lane in and 2 lanes out.  
Bury overhead utility wires

### Planning/Landscape Architecture:

#### *3567 West Grand*

Add tree islands in parking lot across front of building or along sidewalk  
Expand planting island at northeast corner of building  
*Constraints*  
Limited space  
Sidewalk against curb in some places  
Add 2-6 decorative light standards

#### *3775 West Grand*

Great potential for this corner of Belle Plaine St. and Grand Ave. to be a focal point of the corridor due to increased greenspace from engineer's suggested amendments  
Possibilities exist for a small pedestrian plaza or green area with shade or ornamental trees and shrubs, which should complement the suggested additions across the street at 3590 W. Grand Ave. (Dulux)  
If possible, burial of overhead wires is highly recommended for this corner  
Add shrubs in parkway between sidewalk and parked cars if there is room

3567/3575 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	950	\$30.00	\$28,500.00
3.	Topsoil Furnish and Place, 4"	SY	575	\$3.00	\$1,725.00
4.	Sodding, Salt Tolerant	SY	575	\$4.00	\$2,300.00
5.	Aggregate Base Course, Type B, 6"	SY	2,850	\$10.00	\$28,500.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	300	\$60.00	\$18,000.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	300	\$60.00	\$18,000.00
8.	P.C.C. Sidewalk, 5"	SF	225	\$5.00	\$1,125.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,000	\$18.00	\$18,000.00
10.	Pavement Removal	SY	2,750	\$5.00	\$13,750.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT		\$5.00	\$0.00
13.	Street Lighting, Complete	EA	10	\$5,000.00	\$50,000.00
14.	Burial of Overhead Wires	LS	4	\$10,000.00	\$40,000.00
15.	Paint Pavement Markings - L & S	SF	75	\$3.50	\$262.50
16.	Paint Pavement Markings - Line 4"	FT	1,000	\$1.00	\$1,000.00
17.	Paint Pavement Markings - Line 6"	FT	15	\$1.50	\$22.50
18.	Paint Pavement Markings - Line 24"	FT	25	\$3.00	\$75.00
Subtotal:					\$221,260.00
20% Contingency:					\$44,252.00
<b>Grand Total:</b>					<b>\$265,512.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	130	\$30.00	\$3,900.00
3.	Topsoil Furnish and Place, 4"	SY	575	\$3.00	\$1,725.00
4.	Sodding, Salt Tolerant	SY	575	\$4.00	\$2,300.00
5.	Aggregate Base Course, Type B, 6"	SY	115	\$10.00	\$1,150.00
6.	Sealcoating	SY	2,600	\$2.00	\$5,200.00
7.	Incidental Bituminous Surfacing	SY	115	\$25.00	\$2,875.00
8.	P.C.C. Sidewalk, 5"	SF	225	\$5.00	\$1,125.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,000	\$18.00	\$18,000.00
10.	Pavement Removal	SY	300	\$5.00	\$1,500.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	40	\$5.00	\$200.00
13.	Street Lighting, Complete	EA	5	\$5,000.00	\$25,000.00
14.	Burial of Overhead Wires	LS	4	\$10,000.00	\$40,000.00
15.	Paint Pavement Markings - L & S	SF	75	\$3.50	\$262.50
16.	Paint Pavement Markings - Line 4"	FT	1,000	\$1.00	\$1,000.00
17.	Paint Pavement Markings - Line 6"	FT	15	\$1.50	\$22.50
18.	Paint Pavement Markings - Line 24"	FT	25	\$3.00	\$75.00
Subtotal:					\$104,335.00
20% Contingency:					\$20,867.00
<b>Grand Total:</b>					<b>\$125,202.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$12,000
<b>II. Select Reconstruction</b>	\$4,000

**ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$450,000
<b>II. Select Reconstruction</b>	\$50,000

## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

*Property: 3555-3575 West Grand*



### Architecture:

#### *Negative Points*

Dated, 70's façade  
Inadequate windows for retail  
Dormers look residential and too repetitive  
Painted CMU façade material. Unattractive, utilitarian appearance  
No sign band. Inconsistent and poorly placed signage

#### *Positive Points*

Large, lots of possibilities  
Two story building  
Occupied portion of building looks clean and well maintained

### Engineering:

Maintain access from Grand Ave.

### Planning/Landscape Architecture:

Many possibilities with this site: perhaps a new concept with a village green in the center. *See page 36*  
Decorative elements such as a fountain or statue and public amenities like park benches could be added.  
Add tree islands along east and west sides of structure

Positive points: 1. Large, lots of possibilities 1. Large, lots of possibilities 2. Two story building 3. Occupied portion of building looks clean and well maintained. Negative points: 1. Dated 70's facade 2. Inadequate windows for retail 3. Downers look residential, not too repetitive 4. Painted CMU is facade material. Unattractive, cheap, utilitarian 5. No sign band. Existing signage is inconsistent and poorly placed



**Scheme A**

- Hipped metal roof
- Concrete
- Double glass doors
- Masonry
- Dryvit horizontal banding
- Stone sill
- Stone parapet
- Classic
- Bump out two-story entry



**Scheme A**

- 1. Cover CMU in masonry with Dryvit horizontal banding for interest
  - 2. Install new large storefront windows throughout building
  - 3. Install sign band for controlled placement of signs above window band
  - 4. Remove old roof and replace with green metal, hipped roof. Prairie style
- Cost estimate: \$450,000



**Scheme B**

- Medium
- Double glass doors
- Masonry
- Dryvit horizontal banding
- Stone sill
- Stone parapet
- Bump out two-story entry
- Stone roof cap



**Scheme B**

- 1. Cover CMU in masonry with Dryvit horizontal banding for interest
  - 2. Install new large storefront windows throughout building
  - 3. Install sign band for controlled placement of signs above window band
  - 4. Remove old roof and replace with parapet and cap
- Cost estimate: \$350,000



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3555 thru 3575 W. Grand

Sub-Area Site Specific Recommendations and Analysis:  
**Central Sub-Area**

**Parking area between 3521 and 3555 West Grand**

The combined area of the Salvation Army, Gurnee Furniture store and the parking lot between them has tremendous potential for development into a noteworthy retail area. Renovating the facades of the buildings (or complete rehabilitation) and redesigning the current parking lot into a central square or series of squares will completely transform this site into something inviting and sophisticated. The central green can serve as a public park, creating an identity of its own as a landmark with trees, benches, and perhaps, a fountain or sculpture. Developing this pocket of contrast to the long stretch of busy commercial roadway that defines Grand Avenue could have a great positive impact on the area, giving shoppers a destination where they might be tempted to linger and explore other businesses nearby.





## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

### *Property: 3601-3621 West Grand*



*Before*



*After*

#### Architecture:

##### *Negative Points*

- No roof screen, rooftop mechanicals visible from street
- Oversized, inconsistent signage
- No sign band
- No distinction of one business to another in structure

##### *Positive Points*

- Clean, well maintained
- Masonry building
- Adequate windows
- Newer building

#### Engineering:

- Move curb cut to west end of parking lot where Pine Grove right-of-way exists.
- For two properties, (Verlo/Allstate and Berkson's, directly to the east) access from Grand Ave. has been merged.
- Gain parking with change in curb cut location
- Access from Belle Plaine changed from 3 to 2 entries. The one proposed closure is currently very close to the intersection of Belle Plaine and Grand Ave., causing safety concerns as cars turn in/out.
- Bus Stop proposed for easternmost corner of property
- Bury overhead utility lines at this corner to help this intersection become a focal point

#### Planning/Landscape Architecture:

- Bring sign within design guidelines
- Add bus shelter to northeast corner of property with decorative plantings around
- If there is room, move sidewalk away from road edge
- Add shrubs and/or small ornamental trees along length of property to screen cars
- Add shade tree(s) at west entry to parking lot
- Add 1-3 decorative light standards

3621/3607 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 21, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	1,140	\$30.00	\$34,200.00
3.	Topsoil Furnish and Place, 4"	SY	540	\$3.00	\$1,620.00
4.	Sodding, Salt Tolerant	SY	540	\$4.00	\$2,160.00
5.	Aggregate Base Course, Type B, 6"	SY	2,800	\$10.00	\$28,000.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	340	\$60.00	\$20,400.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	340	\$60.00	\$20,400.00
8.	P.C.C. Sidewalk, 5"	SF	160	\$5.00	\$800.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,620	\$18.00	\$29,160.00
10.	Pavement Removal	SY	3,130	\$5.00	\$15,650.00
11.	Sidewalk Removal	SF	1,900	\$5.00	\$9,500.00
12.	Comb. Curb & Gutter Removal	FT	150	\$5.00	\$750.00
13.	Street Lighting, Complete	EA	15	\$5,000.00	\$75,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	1,060	\$1.00	\$1,060.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$238,700.00
20% Contingency:					\$47,740.00
<b>Grand Total:</b>					<b>\$286,440.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	215	\$30.00	\$6,450.00
3.	Topsoil Furnish and Place, 4"	SY	540	\$3.00	\$1,620.00
4.	Sodding, Salt Tolerant	SY	540	\$4.00	\$2,160.00
5.	Aggregate Base Course, Type B, 6"	SY	185	\$10.00	\$1,850.00
6.	Sealcoating	SY	2,800	\$2.00	\$5,600.00
7.	Incidental Bituminous Surfacing	SY	185	\$25.00	\$4,625.00
8.	P.C.C. Sidewalk, 5"	SF	160	\$5.00	\$800.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	150	\$18.00	\$2,700.00
10.	Pavement Removal	SY	265	\$5.00	\$1,325.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	150	\$5.00	\$750.00
13.	Street Lighting, Complete	EA	5	\$5,000.00	\$25,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	1,060	\$1.00	\$1,060.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$53,940.00
20% Contingency:					\$10,788.00
<b>Grand Total:</b>					<b>\$64,728.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$37,000
<b>II. Select Reconstruction</b>	\$12,000

**ARCHITECT'S OPINION**

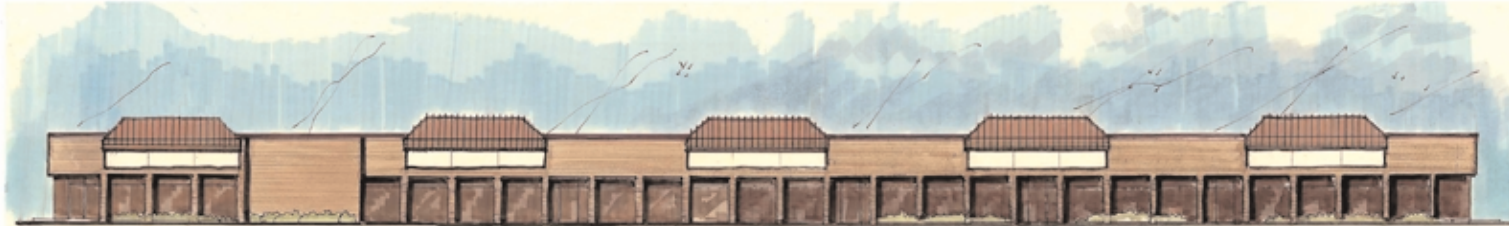
<b>I. Full Reconstruction</b>	\$25,000
<b>II. Select Reconstruction</b>	\$45,000

**Negative Points:**

- 1. No roof screens, rooftop mechanicals visible from street.
- 2. Overload, inconsistent signage.
- 3. No sign bands.
- 4. No distinction of one business to another in structure.

**Positive Points:**

- 1. Clean, well-maintained.
- 2. Masonry building.
- 3. Adequate windows.
- 4. Newer building.



**Scheme A:**  
Metal roof screens;  
Dryvit sign bands.

- A: 1. Add roof screens (metal) with fascias to cover rooftop mechanicals and accentuate area of each individual business.
- 2. Add sign bands underneath new roof screens to create controlled signage areas and add interest to building materials.

Cost estimate: \$45,000



**Scheme B:**  
Metal roof screen.

- B: 1. Add continuous roof screen (metal) to screen rooftop mechanicals with raised rooflines for each individual business.
- 2. Control signage placement and size.

Cost estimate: \$30,000



**Scheme C:**  
Metal roof screens;  
Dryvit signage bands.

- C: 1. Add roof screens (metal) to cover rooftop mechanicals and accentuate area of each individual business.
- 2. Create individual dryvit signage areas.

Cost estimate: \$25,000

3601 thru 3621 W. Grand

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## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

*Property: 3663 West Grand*



### Architecture:

#### *Negative Points*

- Oversized and poorly placed signage
- No focal point for entry
- No sign band, unclear which business is where
- Small windows

#### *Positive Points*

- Newer masonry building
- Metal roof
- Clean, well maintained

### Engineering:

- Close both curb cuts and move entry east to Village property (Pine Grove right-of-way). Access to Grand Ave. combined with property to East (Berkson). Build as wide lane in and 2 lanes out (left turn/right turn)
- Open connection to parking lots on east and west sides of property
- Gain parking, increase safety from/to Grand Ave., improve internal circulation (parking lot circulation)

### Planning/Landscape Architecture:

- Very limited space for beautification
- With proposed reconfiguration of parking lot, see if there is enough room to move sidewalk off edge of road
- Add 1-2 decorative light standards

# 3663 West Grand Ave. Site Improvements

Village of Gurnee

## OPINION OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	1	\$5,000.00	\$5,000.00
2.	Earth Excavation	CY	910	\$30.00	\$27,300.00
3.	Topsoil Furnish and Place, 4"	SY	200	\$3.00	\$600.00
4.	Sodding, Salt Tolerant	SY	200	\$4.00	\$800.00
5.	Aggregate Base Course, Type B, 6"	SY	2,700	\$10.00	\$27,000.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	320	\$60.00	\$19,200.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	320	\$60.00	\$19,200.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	760	\$18.00	\$13,680.00
10.	Pavement Removal	SY	1,320	\$5.00	\$6,600.00
11.	Sidewalk Removal	SF	1,125	\$5.00	\$5,625.00
12.	Comb. Curb & Gutter Removal	FT	240	\$5.00	\$1,200.00
13.	Street Lighting, Complete	EA	6	\$5,000.00	\$30,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	560	\$1.00	\$560.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$156,765.00
20% Contingency:					\$31,353.00
<b>Grand Total:</b>					<b>\$188,118.00</b>
<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	1	\$5,000.00	\$5,000.00
2.	Earth Excavation	CY	390	\$30.00	\$11,700.00
3.	Topsoil Furnish and Place, 4"	SY	200	\$3.00	\$600.00
4.	Sodding, Salt Tolerant	SY	200	\$4.00	\$800.00
5.	Aggregate Base Course, Type B, 6"	SY	955	\$10.00	\$9,550.00
6.	Sealcoating	SY	1,315	\$2.00	\$2,630.00
7.	Incidental Bituminous Surfacing	SY	955	\$25.00	\$23,875.00
8.	P.C.C. Sidewalk, 5"	SF	240	\$5.00	\$1,200.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	760	\$18.00	\$13,680.00
10.	Pavement Removal	SY	85	\$5.00	\$425.00
11.	Sidewalk Removal	SF	1,125	\$5.00	\$5,625.00
12.	Comb. Curb & Gutter Removal	FT	240	\$5.00	\$1,200.00
13.	Street Lighting, Complete	EA	3	\$5,000.00	\$15,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	560	\$1.00	\$560.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
Subtotal:					\$91,845.00
20% Contingency:					\$18,369.00
<b>Grand Total:</b>					<b>\$110,214.00</b>

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### LANDSCAPE ARCHITECT'S OPINION

<b>I. Full Reconstruction</b>	\$6,000
<b>II. Select Reconstruction</b>	\$2,000

### ARCHITECT'S OPINION

<b>I. Full Reconstruction</b>	\$85,000
<b>II. Select Reconstruction</b>	\$50,000



- Positive points:**
1. Oversized and poorly placed signage
  2. No focal point for entry
  3. No sign band, unclear which business is where
  4. Small windows
- Evolution points:**
1. Newer masonry building
  2. Metal roof
  3. Clean, well maintained

**Scheme A**  
Copper roof  
Sign band



Scheme "A"

- Scheme A:**
1. Add stylized sign band directly above door with metal roof to match existing roof. This will also give prominence to entry.
  2. Make entry pop out more by painting columns on either side of door to contrast with existing masonry.
  3. Possibly paint metal roof to freshen look of building.
- Cost estimate: \$50,000

**Scheme B**  
Hipped metal roof for entry  
Sign band



Scheme "B"

- Scheme B:**
1. Add stylized sign band directly above door with metal roof to match existing roof. This will also give prominence to entry.
  2. Make entry pop out more by painting columns on either side of door to contrast with existing masonry.
- Cost estimate: \$65,000

**Scheme C**  
Bumped out masonry entry  
Demi-lune window above door  
Sign bands



Scheme "C"

- Scheme C:**
1. Make entry more prominent by creating a masonry entry feature with peaked roof, demi-lune window, and columns.
  2. Bump out entry to create stepped facade. This will make entry a focal point.
- Cost estimate: \$85,000

3663 W. Grand

**GPA Architects, Inc.**  
Architectural Design & Land Planning Specialists  
Office/Industrial/Retail/Municipal  
3312 Lake Clark Rd., Suite 100, North Little Rock, AR 72117-1119 Fax: 501-545-0994  
Email: gpa@arizona.com Website: www.gpa.com

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## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

*Property: 3688 West Grand*



### Architecture:

#### *Negative Points*

Oversize monument sign  
Too much merchandise stacked by curbside  
Not enough light under canopy; dark

#### *Positive Points*

Masonry building and columns  
Metal canopy has ribbed fascia  
Convenience shop has adequate windows

### Engineering:

Consolidate access points off Grand Ave. to one and make it a right-in-right-out.  
Add access point off Belle Plaine Street  
Refine access from Magnolia Ave.

### Planning/Landscape Architecture:

Opportunities for improving landscaping are greatly increased with new gas station design.

*\*\*Redevelopment plans approved and already in progress*

## Sub-Area Site Specific Recommendations and Analysis: Central Sub-Area

*Property: 3608 West Grand*



### Architecture:

#### *Negative Points*

Façade does not carry around building

Shingle roof is overly complicated, dated, overwhelms, and shadows building below. Terrible, overly bright color

Multicolored masonry is dated, dark

Oversize and excessive signage in windows, on building, on monument sign

#### *Positive Points*

Adequate windows

Masonry finish

### Engineering:

Move access from Pine Grove Ave. northward to align with Speedway (across the street)

Create right-out with right or left-in access from Grand Ave.

Close access from Belle Plaine St.; is too close to intersection to be safe

Bury overhead utility lines to complete intersection as a unified focal point

### Planning/Landscape Architecture:

Bring sign within design guideline specifications

Add shade trees to parkway along Belle Plaine Street and Pine Grove in response to engineer's suggestions

Plant small ornamentals and shrubs between parking lot and sidewalk to soften view of parking lot and screen view of cars

Allow for parking lot redesign with continued non-conforming parking lot dimensions

Add 2-6 decorative light standards



# 3608 West Grand Ave. Site Improvements

Village of Gurnee

## OPINION OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	800	\$30.00	\$24,000.00
3.	Topsoil Furnish and Place, 4"	SY	1,125	\$3.00	\$3,375.00
4.	Sodding, Salt Tolerant	SY	1,125	\$4.00	\$4,500.00
5.	Aggregate Base Course, Type B, 6"	SY	2,450	\$10.00	\$24,500.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	300	\$60.00	\$18,000.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	300	\$60.00	\$18,000.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,000	\$18.00	\$18,000.00
10.	Pavement Removal	SY	2,520	\$5.00	\$12,600.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	1,000	\$5.00	\$5,000.00
13.	Street Lighting, Complete	EA	8	\$5,000.00	\$40,000.00
14.	Burial of Overhead Wires	LS	3	\$10,000.00	\$30,000.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	1,000	\$1.00	\$1,000.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$198,975.00
20% Contingency:					\$39,795.00
<b>Grand Total:</b>					<b>\$238,770.00</b>
<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	130	\$30.00	\$3,900.00
3.	Topsoil Furnish and Place, 4"	SY	1,125	\$3.00	\$3,375.00
4.	Sodding, Salt Tolerant	SY	1,125	\$4.00	\$4,500.00
5.	Aggregate Base Course, Type B, 6"	SY	115	\$10.00	\$1,150.00
6.	Sealcoating	SY	2,415	\$2.00	\$4,830.00
7.	Incidental Bituminous Surfacing	SY	115	\$25.00	\$2,875.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,000	\$18.00	\$18,000.00
10.	Pavement Removal	SY	220	\$5.00	\$1,100.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	1,000	\$5.00	\$5,000.00
13.	Street Lighting, Complete	EA	4	\$5,000.00	\$20,000.00
14.	Burial of Overhead Wires	LS	3	\$10,000.00	\$30,000.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	1,000	\$1.00	\$1,000.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$95,730.00
20% Contingency:					\$19,146.00
<b>Grand Total:</b>					<b>\$114,876.00</b>

\* Since Gewalt-Hamilton Associates Inc. Has No Control Over the Cost of Labor, Materials, or Equipment, or Over the Contractor's Methods of Determining Prices, or Over Competitive Bidding of Market Conditions, Opinions of Probable Costs, as Provided for Herein, Are to be Made on the Basis of Experience and Qualifications and Represent the Best Judgement as a Design Professional Familiar with the Construction Industry. Gewalt-Hamilton Associates, Inc., Cannot and Does Not Guarantee That Proposals, Bids, or The Construction Costs Will Not Vary From Opinions of Probable Cost Prepared for the Owner.

### LANDSCAPE ARCHITECT'S OPINION

<b>I. Full Reconstruction</b>	\$30,000
<b>II. Select Reconstruction</b>	\$20,000

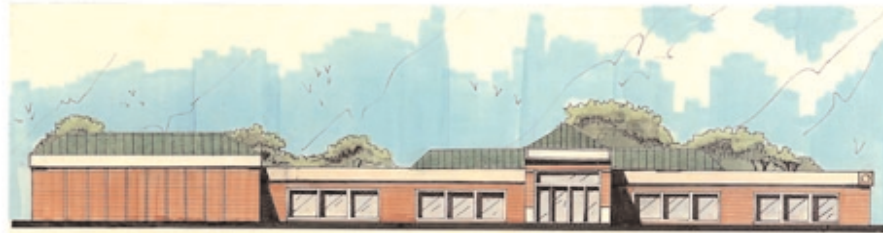
### ARCHITECT'S OPINION

<b>I. Full Reconstruction</b>	\$95,000
<b>II. Select Reconstruction</b>	\$125,000



- Negative points:**
1. Facade does not carry around building.
  2. Shingle roof is overly complicated, dated, overhanging, and shadows building below. Terrible, overly bright color.
  3. Multicolored masonry is dated, dull.
  4. Overuse and excessive signage in windows, on building, on monument sign.
- Positive points:**
1. Adequate windows.
  2. Masonry finish.

**Scheme A**  
 Metal roof  
 Dryvit sign band  
 Bump out masonry entry  
 Two sets of glass double doors with sidelight  
 Masonry wrap around



Scheme "A"

- Scheme A:**
1. Keep masonry. Paint to brighten up finish. Turn corners with masonry finish.
  2. Metal roof and fascia replace existing shingle roof.
  3. Entry bumped out with hipped roof and sign band to create focal point.
  4. Remove overused signage and signage from windows.
- Cost estimate: \$110,000

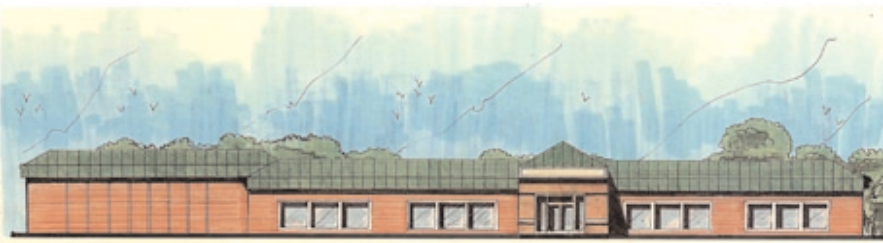
**Scheme B**  
 Green shingle roof  
 Bump out masonry entry  
 Glass double doors with decorative window  
 Stone arch  
 Masonry wrap around



Scheme "B"

- Scheme B:**
1. Keep masonry. Paint to brighten up finish. Turn corners with masonry finish.
  2. Metal roof and fascia replace existing shingle roof.
  3. Entry bumped out with peaked roof and arched window to create focal point.
  4. Remove overused signage and signage from windows.
- Cost estimate: \$95,000

**Scheme C**  
 Metal roof  
 Bump out masonry entry with horizontal banding  
 Dryvit sign band  
 Hipped metal roof for entry  
 Masonry wrap around



Scheme "C"

- Scheme C:**
1. Keep masonry. Paint to brighten up finish. Turn corners with masonry finish.
  2. Continuous metal roof and fascia replace existing shingle roof and turn corners.
  3. Entry bumped out with hipped roof and sign band to create focal point.
  4. Remove overused signage and signage from windows.
- Cost estimate: \$125,000

3608 W. Grand

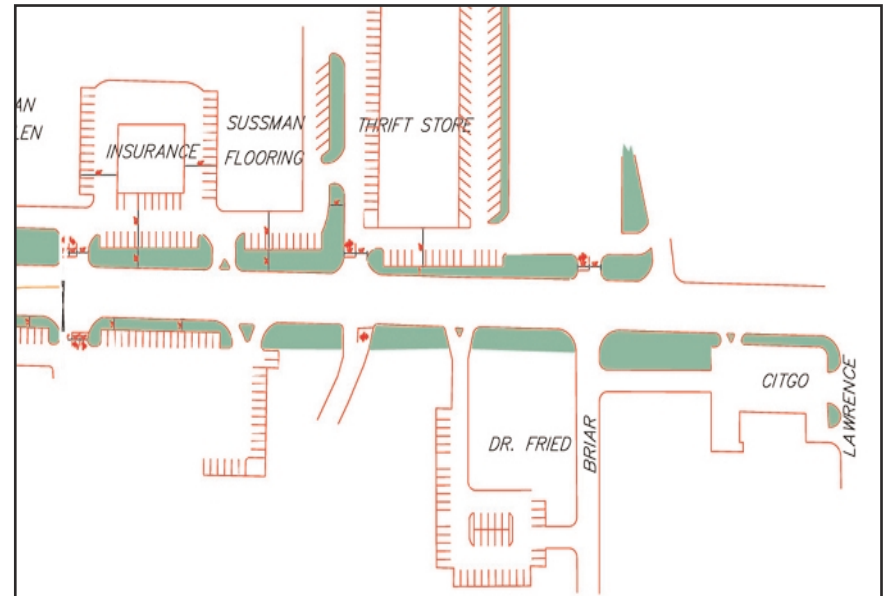
**GPA Architects, Inc.**  
 Architectural Design & Land Planning Specialists  
 Office: Industrial Retail/Multi-Use  
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# Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area



*Curb Cuts Current*

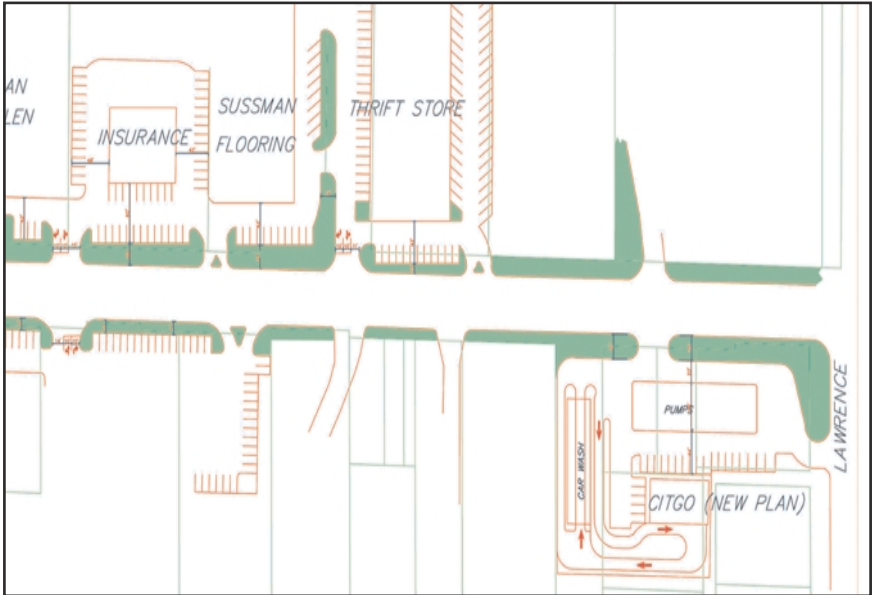


*Curb Cuts, Alt. 1*

Sub-Area Site Specific Recommendations and Analysis:  
Eastern Sub-Area



Curb Cuts Current



Curb Cuts Alt. 2

## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3440 West Grand*



### Architecture:

#### *Negative points*

- Façade does not wrap around corner
- Rooftop mechanicals visible from street
- No landscaping
- Building in poor condition
- Roof has no depth or weight
- Oversized monument sign and no signage on building
- Off center entry, hard to find
- Painted CMU building, blank wall in center of façade

#### *Positive points*

- Lots of windows

### Engineering:

- Create single access point from Grand Ave. which is full wide-lane-in- double-lane-out entry
- Close easternmost entry and increase parking
- Possibly add new interconnecting drive for vacant parcel to the east, creating a connection to the current Sears site

### Planning/Landscape Architecture:

- Reduce sign height; bring sign to within design guidelines
- Update façade
- Add ornamental trees between cars and sidewalk; short enough to not interfere with overhead wires, but to offer shade to cars and seasonal interest
- Add tree islands in parking bays for shade trees
- Add formal pedestal-style sign along front with plantings beneath
- Add shade tree to entry off Grand Ave. (see curb cut plan)
- Add 1-2 decorative light standards

#### *Constraints*

- Limited greenspace width

3440 West Grand Ave. Site Improvements

Village of Gurnee

OPINION OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	740	\$30.00	\$22,200.00
3.	Topsoil Furnish and Place, 4"	SY	450	\$3.00	\$1,350.00
4.	Sodding, Salt Tolerant	SY	450	\$4.00	\$1,800.00
5.	Aggregate Base Course, Type B, 6"	SY	2,230	\$10.00	\$22,300.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	270	\$60.00	\$16,200.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	270	\$60.00	\$16,200.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	400	\$18.00	\$7,200.00
10.	Pavement Removal	SY	2,230	\$5.00	\$11,150.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	400	\$5.00	\$2,000.00
13.	Street Lighting, Complete	EA	6	\$5,000.00	\$30,000.00
14.	Burial of Overhead Wires	LS	3	\$10,000.00	\$30,000.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	620	\$1.00	\$620.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
				Subtotal:	\$161,020.00
				20% Contingency:	\$32,204.00
				<b>Grand Total:</b>	<b>\$193,224.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	52	\$30.00	\$1,560.00
3.	Topsoil Furnish and Place, 4"	SY	450	\$3.00	\$1,350.00
4.	Sodding, Salt Tolerant	SY	450	\$4.00	\$1,800.00
5.	Aggregate Base Course, Type B, 6"	SY	44	\$10.00	\$440.00
6.	Sealcoating	SY	2,222	\$2.00	\$4,444.00
7.	Incidental Bituminous Surfacing	SY	44	\$25.00	\$1,100.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	400	\$18.00	\$7,200.00
10.	Pavement Removal	SY	47	\$5.00	\$235.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	400	\$5.00	\$2,000.00
13.	Street Lighting, Complete	EA	3	\$5,000.00	\$15,000.00
14.	Burial of Overhead Wires	LS	3	\$10,000.00	\$30,000.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	620	\$1.00	\$620.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
				Subtotal:	\$65,749.00
				20% Contingency:	\$13,149.80
				<b>Grand Total:</b>	<b>\$78,898.80</b>

\* Since Gewalt-Hamilton Associates Inc. Has No Control Over the Cost of Labor, Materials, or Equipment, or Over the Contractor's Methods of Determining Prices, or Over Competitive Bidding of Market Conditions, Opinions of Probable Costs, as Provided for Herein, Are to be Made on the Basis of Experience and Qualifications and Represent the Best Judgement as a Design Professional Familiar with the Construction Industry. Gewalt-Hamilton Associates, Inc., Cannot and Does Not Guarantee That Proposals, Bids, or The Construction Costs Will Not Vary From Opinions of Probable Cost Prepared for the Owner.

**LANDSCAPE ARCHITECT'S OPINION**

- I. Full Reconstruction** \$34,000
- II. Select Reconstruction** \$4,000

**ARCHITECT'S OPINION**

- I. Full Reconstruction** \$270,000
- II. Select Reconstruction** \$200,000



- Negative points:**
1. Facade does not wrap around corner
  2. Rooftop mechanicals visible from street
  3. No landscaping
  4. Building in poor condition
  5. Roof has no depth or weight
  6. Oversize monument sign and no signage on building
  7. Off center entry, hard to find
  8. Painted orange building, blank wall in center of facade
- Value points:**
1. Lots of windows

- Scheme A:**
- Metal roof screen
  - Masonry corner towers
  - Masonry bump out entry with peak
  - Glass double doors with demi-lune window
  - Dryvit sign band
  - Accent windows
  - Hipped metal roofs for corner towers
  - Stone work



Scheme "A"

- Scheme A:**
1. Add metal roof screen to hide rooftop mechanicals
  2. Add dryvit sign band
  3. Relocate door to center of building for center, symmetry and eliminate blank center wall
  4. Bump out entry and create masonry entry statement with peaked roof
  5. Add masonry corner towers for balance, symmetry
  6. Carry windows and roof screen around corners
- Cost estimate: \$275,000

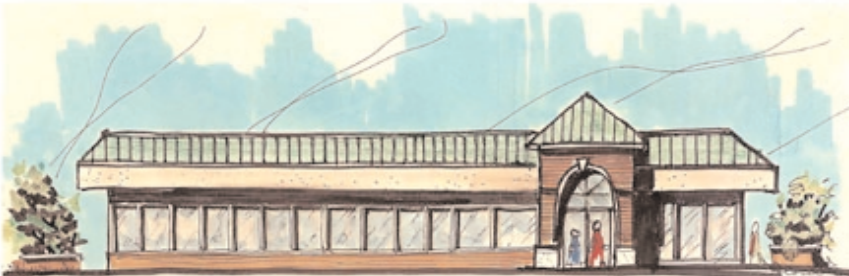
- Scheme B:**
- Metal roof screen
  - Masonry
  - Masonry bump out with peak
  - Glass double doors with demi-lune window
  - Dryvit sign band



Scheme "B"

- Scheme B:**
1. Add metal roof screen to hide rooftop mechanicals
  2. Add dryvit sign band
  3. Create masonry center statement with peaked roof and arched window for center, balance, and symmetry
  4. Carry windows and roof screen around corners
- Cost estimate: \$200,000

- Scheme C:**
- Metal roof screen
  - Masonry
  - Masonry bump out with hipped metal roof
  - Stone arch with keystone
  - Dryvit sign band
  - Glass double doors with demi-lune window



Scheme "C"

- Scheme C:**
1. Add metal roof screen to hide rooftop mechanicals
  2. Add dryvit sign band
  3. Create masonry entry statement with peaked roof and arched window for hierarchy and balance
  4. Carry windows and roof screen around corners
- Cost estimate: \$200,000

3440 W. Grand

GPA Architects, Inc.  
 Architectural Design & Land Planning Specialists  
 Office Industrial/Retail/Municipal

## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3419 West Grand*



### Architecture:

Not assessed

### Engineering:

Close two of three access points off Grand; make the remaining one a right-in-right-out  
No change to the two curb cuts off Lawrence  
Create new full access connection to Grand via Briar

### Planning/Landscape Architecture:

Bring sign dimensions within design guidelines  
Make suggested changes in curb cuts and add shade trees to the increased greenspace  
Add landscaping to corner of Lawrence and Grand Ave (shrubs or shade tree)  
Add 1-3 decorative light standards

\*\*Expansion plans currently in progress





- Negative points:**
1. Red shingle roof over convenience store. Dated.
  2. Dark underneath canopy
  3. Entry to convenience store not prominent enough.
  4. Building finish is painted cmi.
- Positive points:**
1. Clean, well maintained
  2. Excellent access and exit
  3. Clear simple signage

- Scheme A**
- Divided skylight
  - Metal roof
  - Dryvit sign band
  - Double glass door with sidelights
  - Dryvit to cover CMU
  - Window



Scheme "A"

- Schematic A:**
1. Add skylight to canopy
  2. Add horizontal banding to store
  3. New metal roof
  4. Sign band above door
  5. Bump out entry w/ double doors and sidelights
  6. Make window larger
- Cost estimate: \$50,000

- Scheme B**
- Skylight
  - Metal roof
  - Dryvit sign band
  - Double glass door with sidelights
  - Siding to cover CMU
  - Window
  - Masonry
  - Bump out entry with hipped metal roof



Scheme "B"

- Schematic B:**
1. Add skylight to canopy
  2. Add masonry horizontal banding to store
  3. New metal roof
  4. Sign band above door
  5. Bump out entry w/ double doors and sidelights
  6. Make window larger
- Cost estimate: \$60,000

- Scheme C**
- Barrel vault skylight
  - Metal roof
  - Dryvit arched signage area
  - Double glass door with sidelight
  - Dryvit to cover CMU
  - Window
  - Bump out entry with peak



Scheme "C"

- Schematic C:**
1. Add skylight to canopy
  2. Add dryvit horizontal banding to store
  3. New metal roof
  4. Arched sign area above door
  5. Bump out entry w/ double doors, sidelights, and peak
  6. Make window larger
- Cost estimate: \$75,000

3419 W. Grand

**GPA Architects, Inc.**  
 Architectural Design & Land Planning Specialists  
 Office/Industrial/Retail/Municipal  
2100 E. Lake Creek Rd., Suite 110, Buffalo Grove, Illinois 60089 Tel: (815) 434-1118 Fax: (815) 434-4948  
 Email: gpa@gsa.com Website: www.gpa.com

## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3477 West Grand*



### Architecture:

#### *Negative points*

Bland facade; too residential  
Inadequate windows  
No signage on building  
Oversized monument sign

#### *Positive points*

Clean, well-maintained  
Masonry building  
Adequate landscaping

### Engineering:

Change entry to right-in-right-out for safety

### Planning/Landscape Architecture:

Reduce sign height to design guideline standards to unify street and add landscaping beneath it for accent and variety  
Add 2 decorative light standards

3477 West Grand Ave. Site Improvements

Village of Gurnee

OPINION OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	1	\$5,000.00	\$5,000.00
2.	Earth Excavation	CY	720	\$30.00	\$21,600.00
3.	Topsoil Furnish and Place, 4"	SY	1,075	\$3.00	\$3,225.00
4.	Sodding, Salt Tolerant	SY	1,075	\$4.00	\$4,300.00
5.	Aggregate Base Course, Type B, 6"	SY	2,150	\$10.00	\$21,500.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	260	\$60.00	\$15,600.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	260	\$60.00	\$15,600.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	960	\$18.00	\$17,280.00
10.	Pavement Removal	SY	2,220	\$5.00	\$11,100.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	680	\$5.00	\$3,400.00
13.	Street Lighting, Complete	EA	5	\$5,000.00	\$25,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	785	\$1.00	\$785.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
				Subtotal:	\$144,390.00
				20% Contingency:	\$28,878.00
				<b>Grand Total:</b>	<b>\$173,268.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	1	\$5,000.00	\$5,000.00
2.	Earth Excavation	CY	125	\$30.00	\$3,750.00
3.	Topsoil Furnish and Place, 4"	SY	1,075	\$3.00	\$3,225.00
4.	Sodding, Salt Tolerant	SY	1,075	\$4.00	\$4,300.00
5.	Aggregate Base Course, Type B, 6"	SY	215	\$10.00	\$2,150.00
6.	Sealcoating	SY	2,150	\$2.00	\$4,300.00
7.	Incidental Bituminous Surfacing	SY	215	\$25.00	\$5,375.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	960	\$18.00	\$17,280.00
10.	Pavement Removal	SY	100	\$5.00	\$500.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	680	\$5.00	\$3,400.00
13.	Street Lighting, Complete	EA	2	\$5,000.00	\$10,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	785	\$1.00	\$785.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
				Subtotal:	\$60,065.00
				20% Contingency:	\$12,013.00
				<b>Grand Total:</b>	<b>\$72,078.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$14,000
<b>II. Select Reconstruction</b>	\$4,000

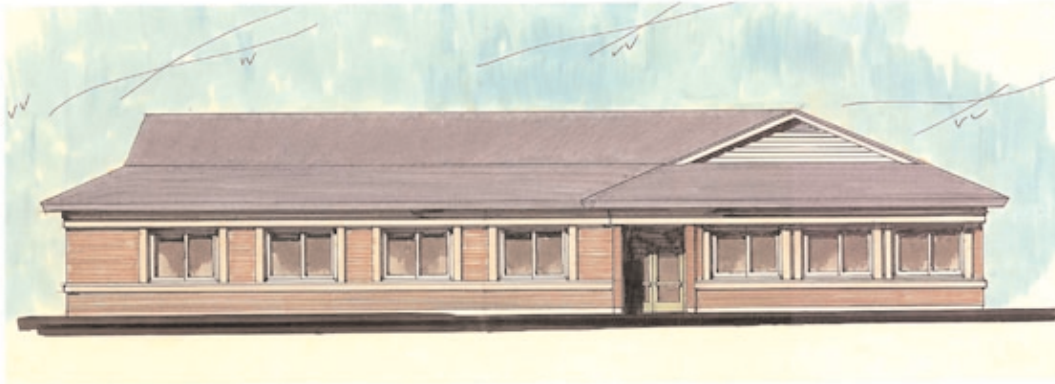
**ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$65,000
<b>II. Select Reconstruction</b>	\$40,000



- Negative points:**
1. Bland facade, too residential
  2. Inadequate windows
  3. No signage on building
  4. Overused monument sign
- Positive points:**
1. Clean, well maintained
  2. Masonry building
  3. Adequate landscaping

**Scheme A**  
 Windows:  
 Siding:  
 Stone in doorway:  
 Stone sill:



**Scheme A:**

1. Change color of roof if fresh look is desired
2. Add windows to open up facade
3. Insert door to create entry element
4. Add horizontal stone sills

Cost estimate: \$10,000

Scheme "A"

**Scheme B**  
 Windows:  
 Siding:  
 Stone sill:  
 Louvered accent window:



**Scheme B:**

1. Add windows to open up facade
2. Add horizontal stone sills
3. Add louvered round accent

Cost estimate: \$40,000

Scheme "B"

**Scheme C**  
 Windows:  
 Siding:  
 Stone sill:  
 Louvered accent window:



**Scheme C:**

1. Add windows to open up facade
2. Add horizontal stone sills
3. Add louvered round accent

Cost estimate: \$65,000

Scheme "C"

3477 W. Grand

**GPA Architects, Inc.**  
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 2199 E. Lake Creek Rd., Suite 126, Boulder, CO 80501 Tel: (303) 440-4716 Fax: (303) 440-4848  
 Email: gpa@gpa.com Website: www.gpac.com

## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3495 West Grand*



### Architecture:

#### *Negative Points*

Façade bland, institutional, not friendly  
Small front door, not inviting

#### *Positive Points*

Masonry building, clean well maintained  
Structure balanced, symmetrical  
Adequate windows

#### *Estimated Costs*

\$275,000 - \$300,000

### Engineering:

No change

### Planning/Landscape Architecture:

Appropriate sign and associated landscaping

Add plantings near building to add interest

Lawn with stormwater control has great potential for plantings with seasonal interest that would benefit the building's residents and streetscape

#### *Estimated Costs*

\$2000 - \$3200



- Weakness points:**
1. Facade bland, institutional, not friendly
  2. Small front door, not inviting
- Positive points:**
1. Masonry building, clean well maintained.
  2. Structure balanced, symmetrical.
  3. Adequate windows.



**Scheme A**  
 Hipped metal roof for canopy  
 Hipped metal roofs for main building  
 Stone sills

**Scheme A:**  
 1. Green metal roof to add color and interest to building. 2. Hipped metal roof added to existing canopy for prairie school look. 3. Front doors replaced with glass double doors with sidelights.  
 4. Hipped roof eaved on building roof. 5. Horizontal stone sills added to break up vertical spans. Create more horizontality. Cost estimate: \$275,000



**Scheme B**  
 Hipped metal roof for canopy  
 Hipped metal roofs for main building  
 Stone sills  
 Dryed horizontal banding

**Scheme B:**  
 1. Green metal roof to add color and interest to building. 2. Hipped metal roof added to existing canopy for prairie school look. 3. Front doors replaced with glass double doors with sidelights.  
 4. Hipped roof eaved on building roof over center and bumped out end sections. 5. Horizontal stone banding added to break up vertical spans. Cost estimate: \$300,000

3495 W. Grand

**GPA Architects, Inc.**  
 Architectural Design & Land Planning Specialists  
 Office: 3495 W. Grand, Suite 100, Grand Prairie, Texas 75050  
 Phone: (972) 261-1111 Fax: (972) 261-1112  
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## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3521 West Grand*



### Architecture:

#### *Negative Points*

- Poorly maintained building
- Oversized signage
- Signage does not conform to village standards
- Mismatched shingle and metal roofs
- Misaligned roofs
- Painted CMU and wood finish
- Dated 60s, 70s
- Entries not prominent

#### *Positive Points*

- Adequate windows

### Engineering:

- Move access somewhat east and change to right-in-right-out to improve safety (does not compete with nearby entries and exits which allow turns as cars exit.)

### Planning/Landscape Architecture:

- Reduce number of signs to one
- Bring sign within design guideline dimensions and landscape around it
- Add shade trees to larger grassed areas (no overhead wires to interfere with growth)
- Add shrubs between sidewalk and parking lot to screen car bumpers and break up view of very large parking lot

3521 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	850	\$30.00	\$25,500.00
3.	Topsoil Furnish and Place, 4"	SY	350	\$3.00	\$1,050.00
4.	Sodding, Salt Tolerant	SY	350	\$4.00	\$1,400.00
5.	Aggregate Base Course, Type B, 6"	SY	2,500	\$10.00	\$25,000.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	275	\$60.00	\$16,500.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	275	\$60.00	\$16,500.00
8.	P.C.C. Sidewalk, 5"	SF	250	\$5.00	\$1,250.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	650	\$18.00	\$11,700.00
10.	Pavement Removal	SY	2,450	\$5.00	\$12,250.00
11.	Sidewalk Removal	SF	200	\$5.00	\$1,000.00
12.	Comb. Curb & Gutter Removal	FT	100	\$5.00	\$500.00
13.	Street Lighting, Complete	EA	7	\$5,000.00	\$35,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF	35	\$3.50	\$122.50
16.	Paint Pavement Markings - Line 4"	FT	65	\$1.00	\$65.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	15	\$3.00	\$45.00
Subtotal:					\$147,882.50
20% Contingency:					\$29,576.50
<b>Grand Total:</b>					<b>\$177,459.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	165	\$30.00	\$4,950.00
3.	Topsoil Furnish and Place, 4"	SY	350	\$3.00	\$1,050.00
4.	Sodding, Salt Tolerant	SY	350	\$4.00	\$1,400.00
5.	Aggregate Base Course, Type B, 6"	SY	305	\$10.00	\$3,050.00
6.	Sealcoating	SY	2,325	\$2.00	\$4,650.00
7.	Incidental Bituminous Surfacing	SY	305	\$25.00	\$7,625.00
8.	P.C.C. Sidewalk, 5"	SF	250	\$5.00	\$1,250.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	650	\$18.00	\$11,700.00
10.	Pavement Removal	SY	360	\$5.00	\$1,800.00
11.	Sidewalk Removal	SF	200	\$5.00	\$1,000.00
12.	Comb. Curb & Gutter Removal	FT	100	\$5.00	\$500.00
13.	Street Lighting, Complete	EA	3	\$5,000.00	\$15,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF	35	\$3.50	\$122.50
16.	Paint Pavement Markings - Line 4"	FT	65	\$1.00	\$65.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	15	\$3.00	\$45.00
Subtotal:					\$54,207.50
20% Contingency:					\$10,841.50
<b>Grand Total:</b>					<b>\$65,049.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

- I. Full Reconstruction** \$2,800
- II. Select Reconstruction** \$1,680

**ARCHITECT'S OPINION**

- I. Full Reconstruction** \$350,000
- II. Select Reconstruction** same





- Negative points:**
1. Poorly maintained building
  2. Overused signage
  3. Signage does not conform to village standards
  4. Mismatched shingle and metal roofs
  5. Mismatched walls
  6. Painted curb and wheel track
  7. Dated 60's, 70's
  8. Entrance not prominent
- Positive points:**
1. Adequate windows



**Scheme A**  
 Masonry  
 Double doors with sidelights  
 Metal roof  
 Building up roof line for consistency  
 Bump out doorway  
 Demi-lune windows above doors



**Scheme A:**

1. Align both "wings" of building to match the other
2. Replace current mismatched roofs with copper roof with fascia
3. New double doors with sidelights
4. Add masonry, arched entry with demi lune windows and pediment
5. Cover painted curb with masonry

Cost estimate: \$350,000

Scheme "A"

**Scheme B**  
 Masonry w/ horizontal banding  
 Windows  
 Metal roof  
 Double doors w/ sidelights  
 Building up roof line w/ parapet for consistency  
 Bump out doorway with hipped metal roof  
 Dryvit sign band



**Scheme B:**

1. Align both "wings" of building to match the other
2. Replace current mismatched roofs with metal roof with fascia
3. New double doors with sidelights
4. Add bumped out masonry entry with hipped roof and sign band
5. Cover painted curb with masonry and horizontal banding

Cost estimate: \$300,000

Scheme "B"

**Scheme C**  
 Dryvit sign band  
 Double doors with sidelights  
 Building up roof line for consistency  
 Metal roof  
 Bump out doorway with metal roof  
 Masonry with horizontal banding



**Scheme C:**

1. Align both "wings" of building to match the other
2. Replace current mismatched roofs with metal roof with fascia
3. New double doors with sidelights
4. Add bumped out masonry entry with metal roof and sign band
5. Cover painted curb with masonry and horizontal banding

Cost estimate: \$350,000

Scheme "C"

3521 W. Grand

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## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3535 West Grand*



### Architecture:

#### *Negative Points*

Three different buildings hobbled together  
Retail entry is actually enclosed porch  
Diagonal striping on wall is huge distraction  
Poorly maintained, decrepit  
Desolate building; large concrete lot  
No signage

#### *Positive Points*

None

### Engineering:

Move access somewhat east and change to right-in-right-out to improve safety (does not compete with nearby entries and exits which allow turns as cars exit.)

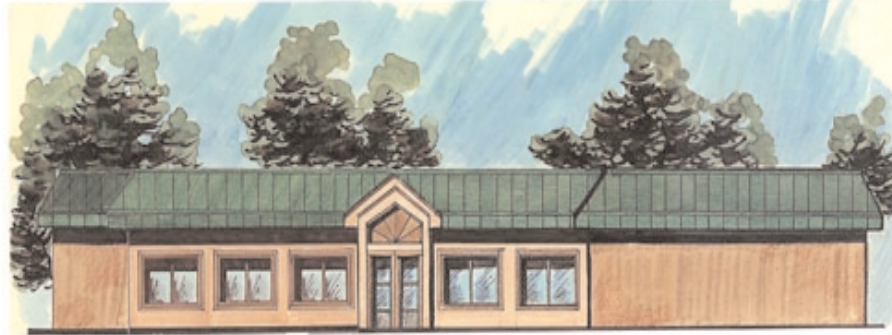
### Planning/Landscape Architecture:

Severe limitations; building surrounded by asphalt



- Negative points:**
1. Three different buildings jumbled together
  2. Retail entry is actually enclosed porch
  3. Diagonal siding on east is huge distraction and unattractive
  4. Poorly maintained, decrepit
  5. Decadent building in empty concrete lot
  6. No signage
- Positive points:**
1. NONE

- Scheme A**
- Masonry
  - Windows
  - Double doors
  - Metal roof
  - Tearing down enclosed porch
  - Building up roof line for consistency
  - Bump out doorway



Scheme "A"

- Scheme A:**
1. Demolish existing front entry (enclosed porch) and install new doors and windows on main building
  2. Build all new facade over existing with masonry
  3. Keep ridges of existing "parts" of the building to be consistent with one another. Simplify
  4. Add metal roof and fascia.
- Cost estimate: \$95,000

- Scheme B**
- Dryvit with reveals
  - Windows
  - Double doors
  - Tearing down enclosed porch
  - Building up roof line w/ parapet for consistency
  - Bump out doorway



Scheme "B"

- Scheme B:**
1. Demolish existing front entry (enclosed porch) and install new doors and windows on main building
  2. Build all new facade over existing with dryvit
  3. Replace existing sloped single roof with parapet and flat roof in order to simplify and unify building profile and facade.
- Cost estimate: \$85,000

- Scheme C**
- Dryvit
  - Windows
  - Double doors with sidelights
  - Tearing down enclosed porch
  - Building up roof line w/ parapet for consistency
  - Stone sill
  - Demolish window above doors
  - Moving doors to new location



Scheme "C"

- Scheme C:**
1. Demolish existing front entry (enclosed porch) and install new windows on main building
  2. Build all new facade over existing with dryvit
  3. Replace existing sloped single roof with parapet and flat roof in order to simplify and unify building profile and facade.
  4. Move entry area to "diagonal siding" portion of building with new doors, new windows in order to give the entry more prominence, in which case, the interior of the building would need to be reconstructed and reorganized to align with new facade.
- Cost estimate: \$100,000

3535 W. Grand

GPA Architects, Inc.  
Architectural Design & Land Planning Specialists  
Office: Industrial Retail-Minneapolis

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## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3540 West Grand*



### Architecture:

#### *Negative Points*

- Multicolored masonry looks dated
- Windows too small for retail, not appropriate, makes building feel closed
- Inconsistent and oversized signage
- Roof overwhelms building, makes building feel squat and disproportionate

#### *Positive Points*

None

### Engineering:

- Open access to east and west properties/parking lots to improve traffic flow safety
- To west, combine entrance with Ethan Allen's
- Create right-in-right-out entry from Grand Ave which combines with entry for adjacent Susman property
- Modify parking circulation from angle to perpendicular

### Planning/Landscape Architecture:

- Bring sign in compliance with design guidelines
- Plant grass between sidewalk and curb or place decorative brickwork in space
- Add grass, small ornamental trees and shrubs to screen parking lot in expanded greenspace in front of building
- Add 2-3 decorative light standards

3540 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 21, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	1,000	\$30.00	\$30,000.00
3.	Topsoil Furnish and Place, 4"	SY	410	\$3.00	\$1,230.00
4.	Sodding, Salt Tolerant	SY	410	\$4.00	\$1,640.00
5.	Aggregate Base Course, Type B, 6"	SY	2,860	\$10.00	\$28,600.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	350	\$60.00	\$21,000.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	350	\$60.00	\$21,000.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	800	\$18.00	\$14,400.00
10.	Pavement Removal	SY	3,500	\$5.00	\$17,500.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	720	\$5.00	\$3,600.00
13.	Street Lighting, Complete	EA	6	\$5,000.00	\$30,000.00
14.	Burial of Overhead Wires	LS	1	\$10,000.00	\$10,000.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	865	\$1.00	\$865.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
				Subtotal:	\$179,835.00
				20% Contingency:	\$35,967.00
				<b>Grand Total:</b>	<b>\$215,802.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	235	\$30.00	\$7,050.00
3.	Topsoil Furnish and Place, 4"	SY	410	\$3.00	\$1,230.00
4.	Sodding, Salt Tolerant	SY	410	\$4.00	\$1,640.00
5.	Aggregate Base Course, Type B, 6"	SY	260	\$10.00	\$2,600.00
6.	Sealcoating	SY	2,860	\$2.00	\$5,720.00
7.	Incidental Bituminous Surfacing	SY	260	\$25.00	\$6,500.00
8.	P.C.C. Sidewalk, 5"	SF		\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	800	\$18.00	\$14,400.00
10.	Pavement Removal	SY	150	\$5.00	\$750.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	720	\$5.00	\$3,600.00
13.	Street Lighting, Complete	EA	2	\$5,000.00	\$10,000.00
14.	Burial of Overhead Wires	LS	1	\$10,000.00	\$10,000.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	865	\$1.00	\$865.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT		\$3.00	\$0.00
				Subtotal:	\$64,355.00
				20% Contingency:	\$12,871.00
				<b>Grand Total:</b>	<b>\$77,226.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

- I. Full Reconstruction** \$14,000
- II. Select Reconstruction** \$6,000

**ARCHITECT'S OPINION**

- I. Full Reconstruction** \$225,000
- II. Select Reconstruction** \$135,000



- Negative points:**
1. Multicolored masonry dated
  2. Windows too small for retail, not appropriate, makes building feel closed
  3. Inconsistent and oversized signage
  4. Roof overhangs building, makes building feel squat and disproportionate
- Positive points:**
1. None
- Goals:**
1. Change visual, dated, closed underpinning building into current, bright, inviting, retail center.
  2. Emphasize symmetry
  3. Control size and placement of signage
  4. Emphasize each unit architecturally, not through the use of excessive signage

- Scheme A**
- Metal roof screen
  - Dryfit sign band
  - Masonry
  - Windows
  - (2) Glass doors with sidelights
  - (2) Hipped roof structures



Scheme "A"

- Scheme A:**
1. New raised metal roof and continuous sign band. Raised roof allows more of the building below to be seen, feels more open.
  2. Hipped roof over bumped out center third gives building hierarchy, clarity and symmetry
  3. Larger, more retail appropriate windows band runs entire length of building
  4. Larger, glass doors w/ sidelights
  5. Masonry painted one color with horizontal banding
- Cost estimate: \$135,000

- Scheme B**
- Metal roof
  - Dryfit sign band
  - Masonry
  - Dryfit banding on columns
  - Windows
  - (2) Glass doors with sidelights
  - (2) Hipped roof structures



Scheme "B"

- Scheme B:**
1. New raised metal roof and sign bands for each individual business. Flared roof allows more of the building below to be seen, feels more open.
  2. Three hipped roofs (one over each unit) gives building rhythm, clarity, and symmetry
  3. Center roof structure raised above other two to create hierarchy, center
  4. Larger, more retail appropriate window band runs entire length of building
  5. Larger, glass doors w/ sidelights
  6. Masonry painted one color with horizontal banding
- Cost estimate: \$205,000

- Scheme C**
- Metal roof
  - Dryfit arched signage area
  - Masonry
  - Reveals on columns
  - Windows
  - (2) Glass doors with sidelights
  - Stone arch w/ keystone
  - Masonry bump out entry w/ peak



Scheme "C"

- Scheme C:**
1. New raised metal roof. Raised roof allows more of the building below to be seen, feels more open.
  2. Bumped out masonry entry with peaked roof over center unit gives building hierarchy, clarity, and symmetry
  3. Larger, more retail appropriate windows run entire length of building
  4. Larger, glass doors w/ sidelights inset into arched entry
  5. Masonry painted one color with horizontal banding
  6. Signage area inset above door inside arch and one sign band on either side of entry on facade
- Cost estimate: \$155,000

- Scheme D**
- Metal roof
  - (2) Dryfit arched signage areas
  - Masonry
  - Reveals on columns
  - Windows
  - (2) Glass doors with sidelights
  - Arch w/ keystone
  - Masonry bump out entry w/ peak



Scheme "D"

- Scheme D:**
1. New raised metal roof. Raised roof allows more of the building below to be seen, feels more open.
  2. Bumped out masonry entry with peaked roof over center unit gives building hierarchy, clarity, and symmetry
  3. Larger, more retail appropriate windows run entire length of building
  4. Larger, glass doors w/ sidelights inset into arched entry
  5. Masonry painted one color with horizontal banding
  6. Signage area inset above door inside arch and one arched signage area on either side of entry on facade
- Cost estimate: \$200,000

- Scheme E**
- Metal roof
  - (2) Dryfit signage bands
  - Masonry
  - Windows
  - (2) Glass doors with sidelights
  - Arch w/ keystone
  - (2) Masonry bump out entries w/ peaks
  - Dryfit banding on columns
  - (2) Dark-Lite windows



Scheme "E"

- Scheme E:**
1. New raised metal roof. Raised roof allows more of the building below to be seen, feels more open.
  2. Bumped out masonry entry with peaked roof over each unit gives building rhythm, clarity, and symmetry
  3. Larger, more retail appropriate windows run entire length of building
  4. Larger, glass doors w/ sidelights and dark-lite window above set into each peaked entry
  5. Masonry painted one color with horizontal banding
  6. Sign bands inset above doors below dark-lite windows within peaked entry
- Cost estimate: \$225,000

3540-A thru C W. Grand

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 OF GREG PRADIN & ASSOCIATES, INC.

## Sub-Area Site Specific Recommendations and Analysis: Eastern Sub-Area

*Property: 3500 West Grand*



### Architecture:

#### *Negative Points*

Excessive signage above windows, in windows and on monument sign  
Façade does not wrap around  
No roof element, design feels incomplete

#### *Positive Points*

Symmetrical, balanced form  
Entry accented with arch and bump out  
Large windows  
Newer masonry building with horizontal banding  
Clean, well maintained

### Engineering:

Combine access from Grand Ave with property to west in a right-in-right-out entry  
Maintain entry from east side of lot

### Planning/Landscape Architecture:

Bring sign to within design guidelines and landscape around sign  
Rearrange parking to increase greenspace along Grand Avenue, add shrubbery and ornamental and/or shade trees to screen parking and shade to parked cars  
Screen utility box  
Add landscaping to lot corner  
Plant shade trees along access road  
Introduce ornamental trees to grassy area on south side or other decorative plantings  
Add brick edging to sidewalk  
Add 1-3 decorative light standards

3500 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	425	\$30.00	\$12,750.00
3.	Topsoil Furnish and Place, 4"	SY	380	\$3.00	\$1,140.00
4.	Sodding, Salt Tolerant	SY	380	\$4.00	\$1,520.00
5.	Aggregate Base Course, Type B, 6"	SY	1,480	\$10.00	\$14,800.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	180	\$60.00	\$10,800.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	180	\$60.00	\$10,800.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	350	\$18.00	\$6,300.00
10.	Pavement Removal	SY	1,240	\$5.00	\$6,200.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	0	\$5.00	\$0.00
13.	Street Lighting, Complete	EA	2	\$5,000.00	\$10,000.00
14.	Burial of Overhead Wires	LS	0	\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	360	\$1.00	\$360.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$74,670.00
20% Contingency:					\$14,934.00
<b>Grand Total:</b>					<b>\$89,604.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	18	\$30.00	\$540.00
3.	Topsoil Furnish and Place, 4"	SY	380	\$3.00	\$1,140.00
4.	Sodding, Salt Tolerant	SY	380	\$4.00	\$1,520.00
5.	Aggregate Base Course, Type B, 6"	SY	111	\$10.00	\$1,110.00
6.	Sealcoating	SY	2,222	\$2.00	\$4,444.00
7.	Incidental Bituminous Surfacing	SY	111	\$25.00	\$2,775.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	350	\$18.00	\$6,300.00
10.	Pavement Removal	SY	187	\$5.00	\$935.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	0	\$5.00	\$0.00
13.	Street Lighting, Complete	EA	2	\$5,000.00	\$10,000.00
14.	Burial of Overhead Wires	LS	2	\$10,000.00	\$20,000.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	360	\$1.00	\$360.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$49,124.00
20% Contingency:					\$9,824.80
<b>Grand Total:</b>					<b>\$58,948.80</b>

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**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$17,000
<b>II. Select Reconstruction</b>	\$7,000

**ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$150,000
<b>II. Select Reconstruction</b>	\$125,000





- Negative points:**
1. Excessive signage above windows, in windows and on monument sign
  2. Facade does not wrap around
  3. No roof element, design feels incomplete
- Positive points:**
1. Symmetrical, balanced form
  2. Entry accented with arch and bump out
  3. Large windows
  4. Neater masonry building with horizontal banding
  5. Clean, well maintained

**Schema A**  
Eliminating excess signage  
Metal roof  
Masonry wrap around corners



Schema "A"

- Schema A:**
1. Eliminate excess signage. Limit signage down to one sign above door in sign band
  2. Add copper metal roof to make building feel more complete
  3. Carry masonry banding and roof screen around corners
  4. Add landscaping
- Cost estimate: \$150,000

**Schema B**  
Eliminating excess signage  
Roof cap  
Masonry wrap around corners



Schema "B"

- Schema B:**
1. Eliminate excess signage. Limit signage down to one sign above door in sign band
  2. Add cap to roof to make building feel more complete
  3. Carry masonry banding and roof screen around corners
  4. Add landscaping
- Cost estimate: \$125,000

3500 W. Grand

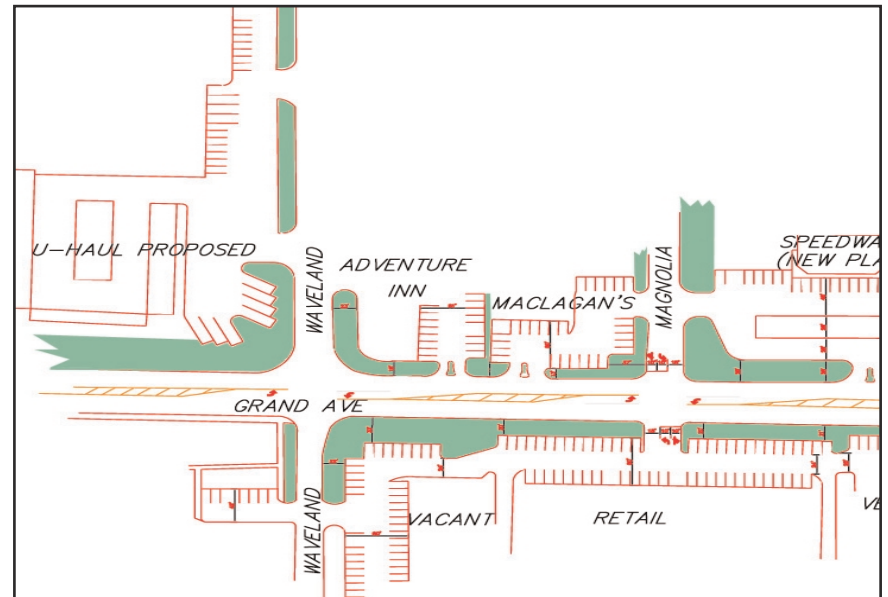
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# Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

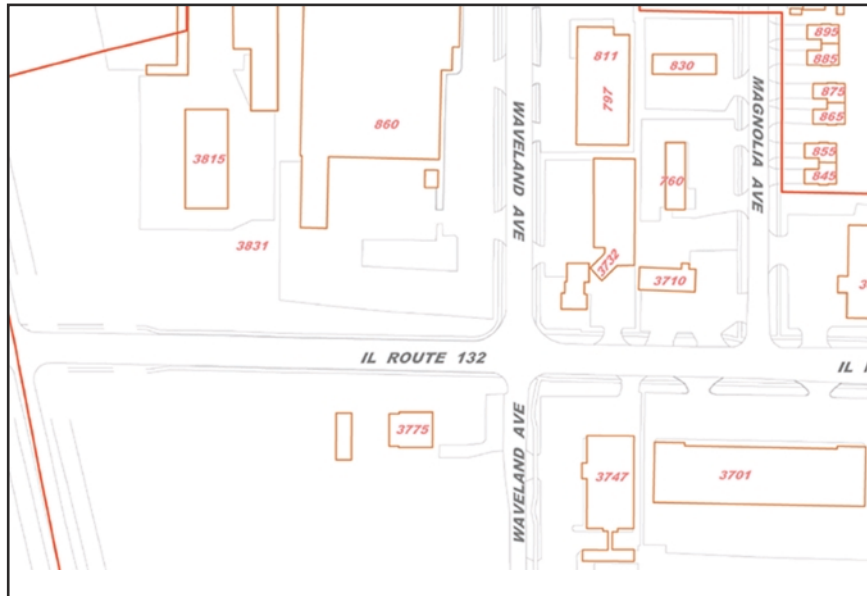


*Curb Cuts Current*

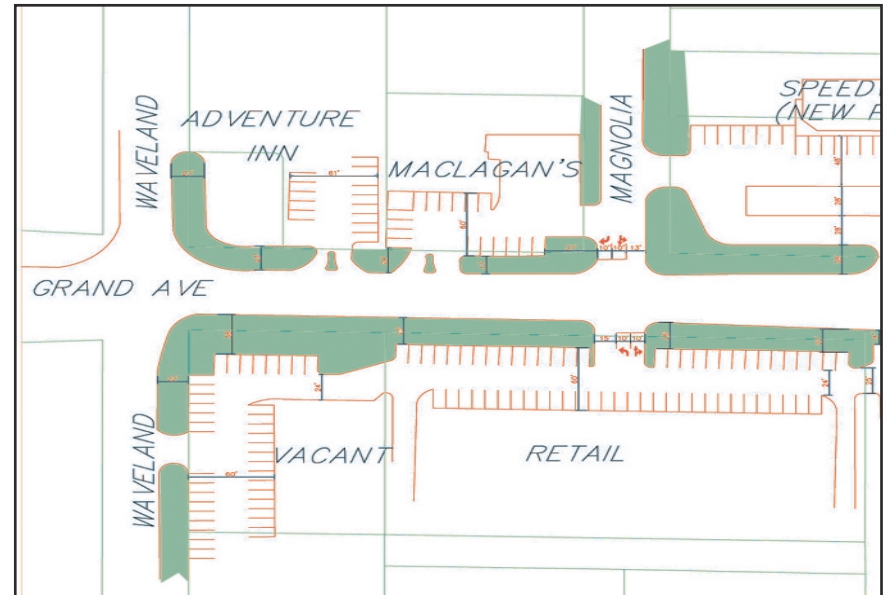


*Curb Cuts Alt. 1*

# Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area



*Curb Cuts Current*



*Curb Cuts Alt. 2*

## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 3732 West Grand*



### Architecture:

#### *Negative Points*

Giant statue in front of building  
Too much grid pattern on building; bust  
Dated '70's look to building  
Fake palm trees look out of place  
Not enough landscaping, and property wall too enclosing  
Roof has no dimensionality, razor edge

#### *Positive Points*

Interesting collection of buildings on corner lot  
Large canopy over front entry  
Clean, fairly well maintained on exterior

### Engineering:

Convert entry to a right-in-right-out turn for safety due to proximity to busy intersection of Waveland and Grand plus safety concerns with adjacent property

### Planning/Landscape Architecture:

This corner has potential for beautification and to become part of a distinctive and unified entry into the corridor.  
Add landscaping in front of building to replace gravel bed with the intention of creating a theme with the other three corners of this intersection  
Add shade trees where possible with increased greenspace created by engineer's suggestions  
Bring sign within design guideline dimensions to add to unification of corridor and to minimize competition with overhead power lines  
Add 2-4 decorative light standards

3732 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	180	\$30.00	\$5,400.00
3.	Topsoil Furnish and Place, 4"	SY	360	\$3.00	\$1,080.00
4.	Sodding, Salt Tolerant	SY	360	\$4.00	\$1,440.00
5.	Aggregate Base Course, Type B, 6"	SY	540	\$10.00	\$5,400.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	70	\$60.00	\$4,200.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	70	\$60.00	\$4,200.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	520	\$18.00	\$9,360.00
10.	Pavement Removal	SY	950	\$5.00	\$4,750.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	300	\$5.00	\$1,500.00
13.	Street Lighting, Complete	EA	5	\$5,000.00	\$25,000.00
14.	Burial of Overhead Wires	LS	0	\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	300	\$1.00	\$300.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$62,630.00
20% Contingency:					\$12,526.00
<b>Grand Total:</b>					<b>\$75,156.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	8	\$30.00	\$240.00
3.	Topsoil Furnish and Place, 4"	SY	360	\$3.00	\$1,080.00
4.	Sodding, Salt Tolerant	SY	360	\$4.00	\$1,440.00
5.	Aggregate Base Course, Type B, 6"	SY	0	\$10.00	\$0.00
6.	Sealcoating	SY	950	\$2.00	\$1,900.00
7.	Incidental Bituminous Surfacing	SY	7	\$25.00	\$175.00
8.	P.C.C. Sidewalk, 5"	SF	0	\$5.00	\$0.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	60	\$18.00	\$1,080.00
10.	Pavement Removal	SY	11	\$5.00	\$55.00
11.	Sidewalk Removal	SF	0	\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	300	\$5.00	\$1,500.00
13.	Street Lighting, Complete	EA	2	\$5,000.00	\$10,000.00
14.	Burial of Overhead Wires	LS	0	\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	300	\$1.00	\$300.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$17,770.00
20% Contingency:					\$3,554.00
<b>Grand Total:</b>					<b>\$21,324.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$23,000
<b>II. Select Reconstruction</b>	\$8,000

**ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$200,000
<b>II. Select Reconstruction</b>	\$125,000



**Negative points:**

1. Giant Paul Bunyan in front of building
2. Too much grid pattern on building, busy
3. Dated 70's look to building
4. Fake palm trees look tacky and sleazy
5. Not enough landscaping, and property wall too enclosing
6. Roof has no dimensionality, razor edge

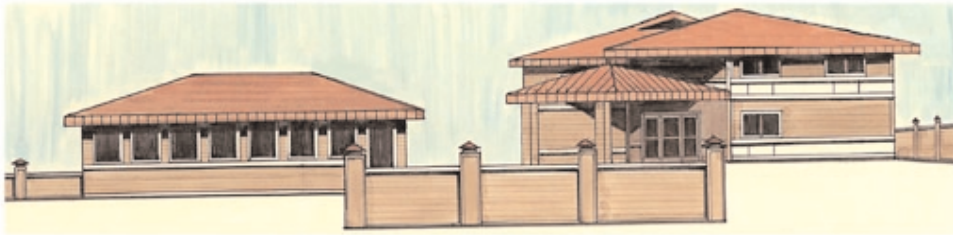
**Positive points:**

1. Interesting collection of buildings on corner lot
2. Large canopy over front entry
3. Clean, fairly well maintained on exterior



**Schema A:**

1. Add fascia to roof to add dimensionality and thickness.
2. Paul Bunyan is eliminated.
3. Eliminate panels with masonry finish slipped over existing.
4. Drop height of canopy to make entry more inviting, relates better to human scale.
5. Cover columns of canopy with masonry.
6. Replace canopy roof with hipped metal roof.
7. Add drilled horizontal banding w/ stone sills to emphasize horizontality of building.
8. Replace globe lights on property wall with mission style lights echoing hipped roofs.



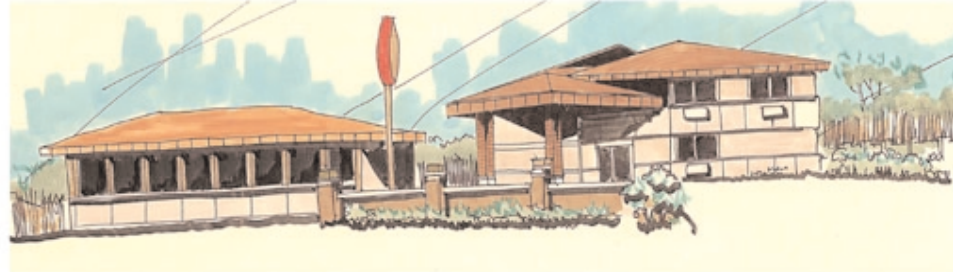
Schema "A"

**Schema A**

- Fascia to match existing roof color.
  - Stone sill.
  - Masonry.
  - Dropping height of canopy.
  - Metal roof for canopy.
  - Lights for property wall.
- Cost estimate: \$200,000

**Schema B:**

1. Add fascia to roof to add dimensionality and thickness.
2. Cover panels with paint to make building look simpler.
3. Paul Bunyan is eliminated.
4. Add stone sill to emphasize horizontality of building.
5. Cover canopy columns and property wall with masonry. Lower height of masonry wall.
6. Replace globe lights with cube mission style lights.
7. More landscaping.



Schema "B"

**Schema B**

- Fascia to match existing roof color.
  - Lights for property wall.
  - Lowering height of property wall.
  - Stone sill.
  - Paint.
  - Masonry for entry columns.
- Cost estimate: \$150,000

**Schema C:**

1. Add fascia to roof to add dimensionality and thickness.
2. Cover panels with paint to make building look simpler.
3. Paul Bunyan is eliminated.
4. Add stone sill to emphasize horizontality of building.
5. Cover canopy columns and property wall with masonry. Lower height of masonry wall.
6. Replace globe lights with cube mission style lights.
7. More landscaping.
8. Garage windows smaller to relate better with size of windows on main building.



Schema "C"

**Schema C**

- Fascia to match existing roof color.
  - Lights for property wall.
  - Lowering height of property wall.
  - Stone sill.
  - Masonry.
  - Smaller windows for secondary building.
- Cost estimate: \$125,000

3732 W. Grand

GPA Architects, Inc.  
Architectural Design & Land Planning Specialists  
Office: Industrial/Retail/Municipal

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## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 3710 West Grand*



### Architecture:

#### *Negative Points*

Oversized monument sign  
Signage on building itself is oversized and poorly placed  
Wood siding on reception area is dark, uninviting, squat  
Door and window on reception area inadequate, residential, hard to find  
Building finish is painted CMU; utilitarian look  
Roof is not proportionate: overwhelming reception area of building

#### *Positive Points*

None

### Engineering:

Move entry from Magnolia farther from intersection with Grand Ave. for safety  
Consolidate two entries off Grand Ave. to one, and rebuild it to a right-in-right-out

### Planning/Landscape Architecture:

Primary opportunities exist at corner of Magnolia and Grand Aves. and north in the parkway along Magnolia Ave.  
Shade trees can be added in parkway along Magnolia Ave.  
Small ornamental trees and shrubs can be placed in corner without interference from overhead wires  
Sign should be brought within design guidelines  
Add 2-5 decorative light standards

3710 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	500	\$30.00	\$15,000.00
3.	Topsoil Furnish and Place, 4"	SY	350	\$3.00	\$1,050.00
4.	Sodding, Salt Tolerant	SY	350	\$4.00	\$1,400.00
5.	Aggregate Base Course, Type B, 6"	SY	1,500	\$10.00	\$15,000.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	160	\$60.00	\$9,600.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	160	\$60.00	\$9,600.00
8.	P.C.C. Sidewalk, 5"	SF	400	\$5.00	\$2,000.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	600	\$18.00	\$10,800.00
10.	Pavement Removal	SY	1,500	\$5.00	\$7,500.00
11.	Sidewalk Removal	SF	200	\$5.00	\$1,000.00
12.	Comb. Curb & Gutter Removal	FT	200	\$5.00	\$1,000.00
13.	Street Lighting, Complete	EA	5	\$5,000.00	\$25,000.00
14.	Burial of Overhead Wires	LS	1	\$10,000.00	\$10,000.00
15.	Paint Pavement Markings - L & S	SF	35	\$3.50	\$122.50
16.	Paint Pavement Markings - Line 4"	FT	470	\$1.00	\$470.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	15	\$3.00	\$45.00
Subtotal:					\$109,587.50
20% Contingency:					\$21,917.50
<b>Grand Total:</b>					<b>\$131,505.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	0	\$5,000.00	\$0.00
2.	Earth Excavation	CY	100	\$30.00	\$3,000.00
3.	Topsoil Furnish and Place, 4"	SY	350	\$3.00	\$1,050.00
4.	Sodding, Salt Tolerant	SY	350	\$4.00	\$1,400.00
5.	Aggregate Base Course, Type B, 6"	SY	120	\$10.00	\$1,200.00
6.	Sealcoating	SY	1,350	\$2.00	\$2,700.00
7.	Incidental Bituminous Surfacing	SY	120	\$25.00	\$3,000.00
8.	P.C.C. Sidewalk, 5"	SF	400	\$5.00	\$2,000.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	600	\$18.00	\$10,800.00
10.	Pavement Removal	SY	0	\$5.00	\$0.00
11.	Sidewalk Removal	SF	200	\$5.00	\$1,000.00
12.	Comb. Curb & Gutter Removal	FT	200	\$5.00	\$1,000.00
13.	Street Lighting, Complete	EA	2	\$5,000.00	\$10,000.00
14.	Burial of Overhead Wires	LS	1	\$10,000.00	\$10,000.00
15.	Paint Pavement Markings - L & S	SF	35	\$3.50	\$122.50
16.	Paint Pavement Markings - Line 4"	FT	470	\$1.00	\$470.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	15	\$3.00	\$45.00
Subtotal:					\$47,787.50
20% Contingency:					\$9,557.50
<b>Grand Total:</b>					<b>\$57,345.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$14,000
<b>II. Select Reconstruction</b>	\$6,000

**ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$75,000
<b>II. Select Reconstruction</b>	\$50,000





- Negative points:**
1. Oversized monument sign
  2. Signage on building itself is oversized, and poorly placed
  3. Wood siding on reception area is dark, decrepit, uninviting, unattractive
  4. Door and window on reception area inadequate, residential, hard to find
  5. Building finish is painted cinder, cheap and utilitarian
  6. Roof is not proportionate, overwhelming reception area of building
- Positive points:**
1. none

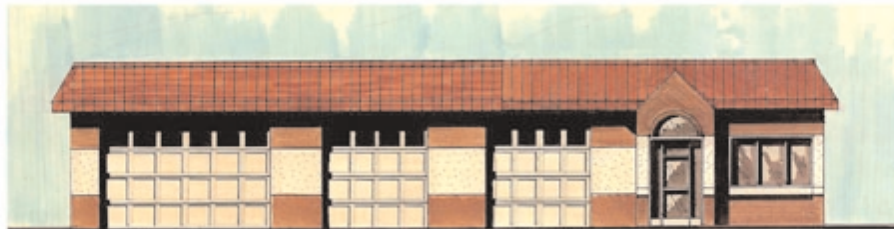
- Scheme A**
- Glass door with sidelight
  - Metal roof with fascia
  - Window
  - Masonry horizontal banding
  - Siding
  - Stone sill
  - Sign band



Scheme "A"

- Scheme A:**
1. New metal roof with fascia over entire building for unity and simplicity
  2. Sign band for controlled placement and size of signage
  3. New, more commercial sized glass door and sidelights. Larger window to make reception area brighter, more inviting.
  4. Masonry banding across bottom half of building to make building appear more finished, less industrial.
- Cost estimate: \$30,000

- Scheme B**
- Glass door with sidelight
  - Metal roof with fascia
  - Window
  - Dark horizontal banding
  - Siding
  - Stone sill
  - Sign band
  - Bump out entry with peak



Scheme "B"

- Scheme B:**
1. New metal roof with fascia over entire building for unity and simplicity
  2. Sign band for controlled placement and size of signage
  3. New, more commercial sized glass door and sidelights. Larger window to make reception area brighter, more inviting.
  4. Bump out door to make more inviting, give focal point to facade. Add semi-lane window above door. Masonry finish with horizontal banding
- Cost estimate: \$60,000

- Scheme C**
- Window
  - Metal roof with fascia
  - Glass door w/ sidelight
  - Bump out masonry downway with metal roof
  - Stone sill
  - Sign band
  - Masonry over overhead door



Scheme "C"  
3710 W. Grand

- Scheme C:**
1. New metal roof with fascia over entire building for unity and simplicity
  2. Sign band for controlled placement and size of signage
  3. New, more commercial sized glass door and sidelights. Larger window to make reception area brighter, more inviting.
  4. Bump out door to make more inviting, give focal point to facade. Hipped metal roof above door bump out for left overhead door to provide symmetry and balance.
  5. Cover only with masonry to make building appear less industrial, more finished.
  6. Stone sill provides horizontal accent
- Cost estimate: \$75,000

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## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 3701 West Grand*



### Architecture:

#### *Negative Points*

Inconsistent signage size and placement  
No awnings or special entry features

#### *Positive Points*

Masonry building  
Interesting profile to building  
Large, numerous windows  
Well-maintained, clean. Newer building

### Engineering:

Merge curb cuts to a single entrance (close 2 at far ends of parking lot and open a single central entry). Safety increased as access to Grand Ave consolidated  
Open connection to adjacent properties through parking lot to increase circulation and keep entry/exits from/to Grand Ave. to a minimum. Also increases parking

### Planning/Landscape Architecture:

Sidewalk might be moved away from edge of road with area gained by reconfigured parking lot  
Landscaping can be added between parking lot and sidewalk to enhance corridor and screen view of car grilles and bumpers  
Reduce number of signs along street and bring single sign within design guidelines  
Add 2-4 decorative light standards concentrated at driveways, not necessarily in ROW

3701 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	900	\$30.00	\$27,000.00
3.	Topsoil Furnish and Place, 4"	SY	375	\$3.00	\$1,125.00
4.	Sodding, Salt Tolerant	SY	375	\$4.00	\$1,500.00
5.	Aggregate Base Course, Type B, 6"	SY	2,700	\$10.00	\$27,000.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	280	\$60.00	\$16,800.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	280	\$60.00	\$16,800.00
8.	P.C.C. Sidewalk, 5"	SF	500	\$5.00	\$2,500.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,100	\$18.00	\$19,800.00
10.	Pavement Removal	SY	265	\$5.00	\$1,325.00
11.	Sidewalk Removal	SF	320	\$5.00	\$1,600.00
12.	Comb. Curb & Gutter Removal	FT	130	\$5.00	\$650.00
13.	Street Lighting, Complete	EA	9	\$5,000.00	\$45,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF	75	\$3.50	\$262.50
16.	Paint Pavement Markings - Line 4"	FT	1,075	\$1.00	\$1,075.00
17.	Paint Pavement Markings - Line 6"	FT	15	\$1.50	\$22.50
18.	Paint Pavement Markings - Line 24"	FT	20	\$3.00	\$60.00
Subtotal:					\$162,520.00
20% Contingency:					\$32,504.00
<b>Grand Total:</b>					<b>\$195,024.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	425	\$30.00	\$12,750.00
3.	Topsoil Furnish and Place, 4"	SY	375	\$3.00	\$1,125.00
4.	Sodding, Salt Tolerant	SY	375	\$4.00	\$1,500.00
5.	Aggregate Base Course, Type B, 6"	SY	125	\$10.00	\$1,250.00
6.	Sealcoating	SY	2,400	\$2.00	\$4,800.00
7.	Incidental Bituminous Surfacing	SY	125	\$25.00	\$3,125.00
8.	P.C.C. Sidewalk, 5"	SF	500	\$5.00	\$2,500.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,100	\$18.00	\$19,800.00
10.	Pavement Removal	SY	250	\$5.00	\$1,250.00
11.	Sidewalk Removal	SF	320	\$5.00	\$1,600.00
12.	Comb. Curb & Gutter Removal	FT	130	\$5.00	\$650.00
13.	Street Lighting, Complete	EA	4	\$5,000.00	\$20,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF	75	\$3.50	\$262.50
16.	Paint Pavement Markings - Line 4"	FT	1,075	\$1.00	\$1,075.00
17.	Paint Pavement Markings - Line 6"	FT	15	\$1.50	\$22.50
18.	Paint Pavement Markings - Line 24"	FT	20	\$3.00	\$60.00
Subtotal:					\$71,770.00
20% Contingency:					\$14,354.00
<b>Grand Total:</b>					<b>\$86,124.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

- I. Full Reconstruction** \$32,000
- II. Select Reconstruction** \$12,000

**ARCHITECT'S OPINION**

- I. Full Reconstruction** \$65,000
- II. Select Reconstruction** \$35,000



**Negative points:**

1. Inconsistent signage size and placement
2. No awnings or special entry features

**Positive points:**

1. Masonry building
2. Interesting profile to building
3. Large, numerous windows
4. Well-maintained, clean, newer building



**Scheme A:**

1. Add simple awnings over windows to create a color accent, and add interest to facade.
2. Make signage consistent in size and placement.

Cost estimate: \$30,000



**Scheme B:**

1. Add awnings with peaks over entries of individual businesses to create color accent, add interest to facade, and draw attention to entries.
2. Make signage consistent in size and placement.

Cost estimate: \$65,000

3701-A thru J W. Grand

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## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 3747 West Grand*



### Architecture:

#### *Negative Points*

- Grey, unattractive shingle roof
- Dryvit wall with fake stones and arches attached to it
- Boulders lining entry of building
- No signage area
- Dated building

#### *Positive Points*

- Adequate windows
- Bumped out front entry

### Engineering:

- Maintain access off Waveland Ave.
- Close access off Grand Ave.---increases safety because previous cut very close to Waveland/Grand intersection
- Open connection to adjacent property (3701 W. Grand Ave) through parking lot

### Planning/Landscape Architecture:

- Great potential for beautification and distinction as a gateway entry with increased greenspace afforded by engineer's suggested amendments to curb cuts and parking lot
- Add street trees, shrubs
- Potential to move sidewalk away from the edge of street
- Bring sign within design guideline standards and add decorative plantings.
- Add 2-4 decorative light standards

3747 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	565	\$30.00	\$16,950.00
3.	Topsoil Furnish and Place, 4"	SY	570	\$3.00	\$1,710.00
4.	Sodding, Salt Tolerant	SY	570	\$4.00	\$2,280.00
5.	Aggregate Base Course, Type B, 6"	SY	1,700	\$10.00	\$17,000.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	165	\$60.00	\$9,900.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	165	\$60.00	\$9,900.00
8.	P.C.C. Sidewalk, 5"	SF	240	\$5.00	\$1,200.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,000	\$18.00	\$18,000.00
10.	Pavement Removal	SY	260	\$5.00	\$1,300.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	40	\$5.00	\$200.00
13.	Street Lighting, Complete	EA	5	\$5,000.00	\$25,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT		\$1.00	\$0.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	670	\$3.00	\$2,010.00
Subtotal:					\$105,450.00
20% Contingency:					\$21,090.00
<b>Grand Total:</b>					<b>\$126,540.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS		\$5,000.00	\$0.00
2.	Earth Excavation	CY	130	\$30.00	\$3,900.00
3.	Topsoil Furnish and Place, 4"	SY	570	\$3.00	\$1,710.00
4.	Sodding, Salt Tolerant	SY	570	\$4.00	\$2,280.00
5.	Aggregate Base Course, Type B, 6"	SY	115	\$10.00	\$1,150.00
6.	Sealcoating	SY	1,450	\$2.00	\$2,900.00
7.	Incidental Bituminous Surfacing	SY	115	\$25.00	\$2,875.00
8.	P.C.C. Sidewalk, 5"	SF	240	\$5.00	\$1,200.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	1,000	\$18.00	\$18,000.00
10.	Pavement Removal	SY	385	\$5.00	\$1,925.00
11.	Sidewalk Removal	SF		\$5.00	\$0.00
12.	Comb. Curb & Gutter Removal	FT	40	\$5.00	\$200.00
13.	Street Lighting, Complete	EA	3	\$5,000.00	\$15,000.00
14.	Burial of Overhead Wires	LS		\$10,000.00	\$0.00
15.	Paint Pavement Markings - L & S	SF		\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT		\$1.00	\$0.00
17.	Paint Pavement Markings - Line 6"	FT		\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	670	\$3.00	\$2,010.00
Subtotal:					\$53,150.00
20% Contingency:					\$10,630.00
<b>Grand Total:</b>					<b>\$63,780.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$23,000
<b>II. Select Reconstruction</b>	\$13,000

**ARCHITECT'S OPINION**

<b>I. Full Reconstruction</b>	\$175,000
<b>II. Select Reconstruction</b>	\$100,000



- Positive points:**
1. Gray, unobtrusive shingle roof
  2. Dry-st wall with false stones and arches attached to it
  3. Bookends bring entry of building
  4. No storage area
  5. Provides medieval looking, 70's dated building
- Positive aspects:**
1. Adequate windows
  2. Stumped out front entry

**Scheme A**  
Copper roof  
Masonry



Scheme "A"

- Scheme A:**
1. Eliminate false wood and stone accents.
  2. Replace shingle roof with cleaner, simpler metal roof
  3. Add masonry banding.
- Cost estimate: \$100,000

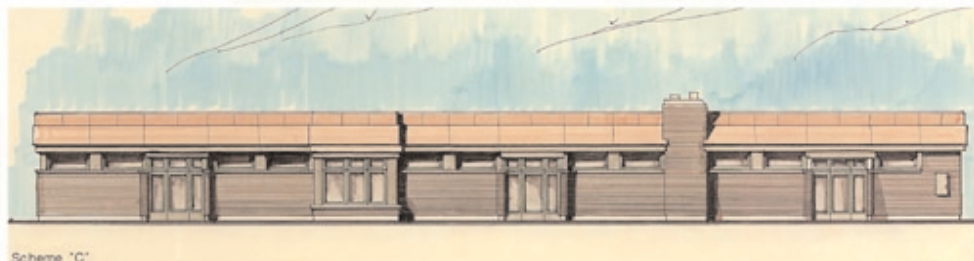
**Scheme B**  
Copper roof  
Masonry



Scheme "B"

- Scheme B:**
1. Eliminate false wood and stone accents.
  2. Replace shingle roof with cleaner, simpler metal roof
  3. Add masonry banding.
  4. Add strip of windows
- Cost estimate: \$125,000

**Scheme C**  
Stone gabletop  
Dry-st  
Windows  
Masonry



Scheme "C"

- Scheme C:**
1. Eliminate wood bracing accents and stone accents.
  2. Eliminate shingle roof and replace with metal roof.
  3. Masonry cladding
  4. Add small horizontal strip of windows.
- Cost estimate: \$175,000

3747 W. Grand

## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 3775 West Grand*



### Architecture

no comments made by architect

### Planning/landscape Architecture

Add 2-4 decorative light standards

Add shade trees and ornamental trees and shrubs

### Engineering

Add driveway and move parking lot off street



3775 West Grand Ave. Site Improvements

Village of Gurnee

OPINIONS OF PROBABLE COST

January 23, 2004

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>ENGINEER'S OPINION</b>					
<b>I. Full Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	1	\$5,000.00	\$5,000.00
2.	Earth Excavation	CY	170	\$30.00	\$5,100.00
3.	Topsoil Furnish and Place, 4"	SY	220	\$3.00	\$660.00
4.	Sodding, Salt Tolerant	SY	220	\$4.00	\$880.00
5.	Aggregate Base Course, Type B, 6"	SY	400	\$10.00	\$4,000.00
6.	Bit. Conc. Binder Course, Superpave, N50	TN	50	\$60.00	\$3,000.00
7.	Bit. Conc. Surface Course, Superpave, N50	TN	50	\$60.00	\$3,000.00
8.	P.C.C. Sidewalk, 5"	SF	1,400	\$5.00	\$7,000.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	250	\$18.00	\$4,500.00
10.	Pavement Removal	SY	290	\$5.00	\$1,450.00
11.	Sidewalk Removal	SF	1,900	\$5.00	\$9,500.00
12.	Comb. Curb & Gutter Removal	FT	150	\$5.00	\$750.00
13.	Street Lighting, Complete	EA	12	\$5,000.00	\$60,000.00
14.	Burial of Overhead Wires	LS	1	\$10,000.00	\$10,000.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	140	\$1.00	\$140.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$114,980.00
20% Contingency:					\$22,996.00
<b>Grand Total:</b>					<b>\$137,976.00</b>

<b>II. Select Reconstruction</b>					
1.	Tree Removal (6 to 15 units Diameter)	LS	1	\$5,000.00	\$5,000.00
2.	Earth Excavation	CY	176	\$30.00	\$5,280.00
3.	Topsoil Furnish and Place, 4"	SY	220	\$3.00	\$660.00
4.	Sodding, Salt Tolerant	SY	220	\$4.00	\$880.00
5.	Aggregate Base Course, Type B, 6"	SY	380	\$10.00	\$3,800.00
6.	Sealcoating	SY	0	\$2.00	\$0.00
7.	Incidental Bituminous Surfacing	SY	380	\$25.00	\$9,500.00
8.	P.C.C. Sidewalk, 5"	SF	1,400	\$5.00	\$7,000.00
9.	Combination Concrete Curb & Gutter, Type B-6.12	FT	250	\$18.00	\$4,500.00
10.	Pavement Removal	SY	290	\$5.00	\$1,450.00
11.	Sidewalk Removal	SF	1,900	\$5.00	\$9,500.00
12.	Comb. Curb & Gutter Removal	FT	150	\$5.00	\$750.00
13.	Street Lighting, Complete	EA	6	\$5,000.00	\$30,000.00
14.	Burial of Overhead Wires	LS	1	\$10,000.00	\$10,000.00
15.	Paint Pavement Markings - L & S	SF	0	\$3.50	\$0.00
16.	Paint Pavement Markings - Line 4"	FT	140	\$1.00	\$140.00
17.	Paint Pavement Markings - Line 6"	FT	0	\$1.50	\$0.00
18.	Paint Pavement Markings - Line 24"	FT	0	\$3.00	\$0.00
Subtotal:					\$88,460.00
20% Contingency:					\$17,692.00
<b>Grand Total:</b>					<b>\$106,152.00</b>

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**LANDSCAPE ARCHITECT'S OPINION**

- I. Full Reconstruction** \$10,000
- II. Select Reconstruction** \$4,000

**ARCHITECT'S OPINION**

- I. Full Reconstruction**
  - II. Select Reconstruction**
- No comment from architect for this property

## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 3815/3801 West Grand*

### Architecture:

#### *Negative Points*

Fake palm trees and fake theatre marquis

No center to building; no hierarchy. One long continuous stretch with no interest or focus.

#### *Positive Points*

Hipped roof that looks to be in good condition

Adequate windows

#### *Estimate Costs*

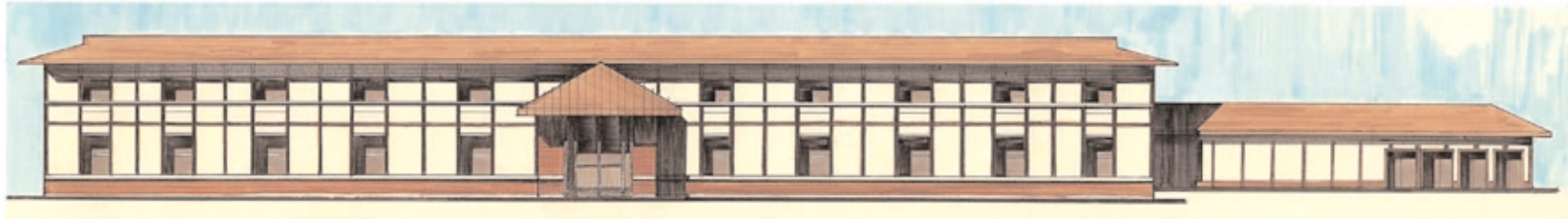
\$150,000 - \$250,000

- Negative points:**
1. False palm trees and fake concrete marquis
  2. No center to building, no hierarchy. One long continuous stretch of no interest or focus.
  3. The multi-grid pattern.

- Positive points:**
1. Hipped roof that looks to be in good condition
  2. Adequate windows



- Scheme A**
- Masonry  
Stone sill  
Bump out masonry entry  
Hipped metal roof for entry  
Cost estimate: \$150,000



- Scheme A: 1. Stone sill added to first and second level windows to create horizontal accent. 2. Masonry added to first level to emphasize horizontal banding and add interest to building materials. 3. Masonry entry bumped out from building with metal hipped roof to create hierarchy and focus on entry. 4. Entry changed to glass double doors.

- Scheme B**
- Masonry  
Stone sill  
Bump out masonry entry  
Single roof for entry  
Raised angle roof on main building  
Cost estimate: \$200,000



- Scheme B: 1. Stone sill added to first and second level windows to create horizontal accent. 2. Masonry added to first level to emphasize horizontal banding and add interest to building materials. 3. Masonry entry bumped out from building with single hipped roof to create symmetry and focus on entry. 4. Entry changed to glass double doors. 5. Mansard roof echoed on existing roof to create a center element and hierarchy.

- Scheme C**
- Masonry  
Masonry colonnade  
Stone sill  
Hipped metal roof  
Cost estimate: \$250,000



- Scheme C: 1. Stone sill added to first and second level windows to create horizontal accent. 2. Masonry added to first level to emphasize horizontal banding and add interest to building materials. 3. Masonry entry bumped out from building with metal hipped roof to create hierarchy and focus on entry. 4. Entry changed to glass double doors. 5. Masonry colonnade added to entry of building to create focus and hierarchy.

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3801 W. Grandview

## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 860 Waveland*



\*\*This redevelopment plan has already been approved and is in progress awaiting construction

## Sub-Area Site Specific Recommendations and Analysis: Western Sub-Area

*Property: 811 Waveland*

### Architecture:

#### *Negative Points*

No signage  
Windows are more residential than commercial  
No entry focus  
Overhead doors too opaque, doesn't look retail  
Bland façade, repetitive, hobbled together

#### *Positive Points*

Exposed structure in greenhouses existing  
Clean, well-maintained

#### *Estimated Costs*

\$50,000 - \$150,000





**Exterior points:**

1. No signage
2. Windows are more residential than commercial
3. No entry boxes
4. Overhead doors to replace, don't look retail
5. Stand facade, repetitive, tubular together

**Interior points:**

1. Exposed structure in greenhouse interesting
2. Clean, well-maintained

**Scheme A**

- Masonry
- Glass overhead doors
- Windows
- Glass double doors
- Bump out masonry entry
- Stone sill
- Lowered accent window



Scheme "A"

**Scheme A**

1. Replace double residential windows with steel picture windows
2. Add masonry landing to all buildings, including green houses
3. Bump out entry and floor with masonry and painted out
4. New glass double doors with stone/slate window above doors
5. Add lowered accent to main retail building
6. Replace overhead doors with glass overhead doors

Cost estimate: \$75,000

**Scheme B**

- Masonry
- Accent window
- Awaying with peak
- Glass double doors
- Windows
- Glass overhead doors



Scheme "B"

**Scheme B**

1. Replace double residential windows with steel picture windows
2. Add awaying over window with peak over doors
3. New glass double doors
4. Add accent window to main retail building
5. Replace overhead doors with glass overhead doors

Cost estimate: \$90,000

**Scheme C**

- Masonry
- Glass overhead doors
- Windows
- Glass double doors
- Bump out masonry entry
- Siding to match existing
- Stone sill



Scheme "C"

**Scheme C**

1. Replace double residential windows with steel picture windows
2. Add masonry landing to all buildings, including green houses
3. Bump out entry and floor with masonry and painted out
4. New glass double doors above doors
5. Add lowered accent to main retail building
6. Replace overhead doors with glass overhead doors

Cost estimate: \$150,000

811 Waveland

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## Prototypical Property Improvement Incentive Program (PIIP)

The Village of Gurnee is considering creating a Property Improvement Incentive Program (PIIP) to promote the revitalization of the East Grand Gateway Area and to improve the exterior appearance of individual properties and the entire area. The program is intended to recognize the impact of the appearance of commercial property on the success of this business area and property values in the surrounding community and the importance of an attractive environment to encourage investment throughout the Village by offering incentives to property owners who improve the appearance of their property within the East Grand Gateway Area. The program would be intended to assist building owners committed to the stabilization and repair of existing structures and site improvements for the long-term benefit of the East Grand Gateway Area. It is believed that completing these necessary improvements may in turn spur continued private investment, thereby creating a cycle of regeneration in the corridor area.

Many of the buildings in the East Grand Gateway Area were constructed in the middle 1900s. The buildings generally are structurally sound but some properties suffer from deterioration of their exterior appearance and aging. A mix of newer structures is interspersed throughout the area, providing a visually diverse array of architectural styles.

In the study area, buildings are typically setback fifty to sixty feet or more with private parking areas or vehicular driveways between the buildings and the street or sidewalk. These areas in front of the buildings are often dominated by relatively large ground signs with limited landscaping. Based on the reviews by the Consulting Team including the engineers, landscape architects, architects and planners, it was determined that a conventional Façade Rebate Program typically applied to main street/village center type areas would not be as appropriate of a method to address the conditions and issues facing the East Grand Avenue Revitalization Study Area. A more comprehensive renovation program including a focus on the streetscape and immediate adjacencies would be necessary.

### **Objectives**

The principal objectives of the PIIP are to:

- \* Provide "action-for-action" incentives by increasing priority for public improvements at or near properties where private interests will also commit to specific building or site improvements.
- \* Consider financial incentives for East Grand Gateway Area property owners to upgrade the exterior of their building and grounds.
- \* To strengthen the business potential of the East Grand Gateway Area by retaining existing businesses and attracting new businesses through this coordinated incentive program.
- \* Promote increased utilization of East Grand Gateway Area.
- \* The incentive program should enhance property value and economic benefits of property ownership in the East Grand Gateway Area.
- \* The incentive program should enhance property value and economic benefits for the Village and community-wide tax base.

## Prototypical Property Improvement Incentive Program (PIIP), cont.

### Application Process

#### *Eligibility*

All property owners willing to improve the exterior of buildings and properties located within the East Grand Avenue Overlay District would be eligible to receive assistance. If available, a recipient may utilize the PIIP in conjunction with other public financial resources.

#### *Guidelines*

##### 1. Assistance

The PIIP would require that an agreement be struck between a property owner and the Village as to steps each is willing to take for renovation of property. Property owners could be given priority to participate in the program according to the rating their property received by GPA Architects in their study of the area. The greater amount of renovation work the property owner is willing to commit to, the greater the amount the Village would offer in return. In contrast to a traditional Façade Renovation Program, there would be greater range of the types of renovation covered by the program, and the Village could have more flexibility in their budgeting commitments, taking advantage of economies of scale, timing of other related projects, etc.

The PIIP would be set up in a tiered system, with varying weights assigned to both property owner improvements and Village improvements. Minor property improvements could be banked together in exchange for a more significant improvement on the part of the Village.

Improvements completed by *property owners* may be grouped as follows (*select list*):

#### Level I Improvements

Awning Improvements  
Exterior Painting  
Building Maintenance  
Grounds Maintenance  
Window repair/upgrade

#### Level II Improvements

Sign Improvements  
Storefront Rehabilitation  
Minor Façade Restoration  
Landscaping upgrades

#### Level III Improvements

Consolidating curb cuts  
Increasing green space  
Major Façade Restoration

As the extent and needs for improvement vary across properties, it is reasonable to expect that one type of improvement may not carry with it the same significance across all properties. For instance, bringing a sign that is substantially not in compliance with design guidelines into (or closer to) compliance would carry with it a greater priority than restoring a sign that is currently in compliance (or only slightly out of compliance). Similarly, extents of need-severity of maintenance or restoration work needed-could vary across properties. Therefore, it appears reasonable to anticipate flexibility between the three levels of improvement, and that some degree of flexibility on a case-by-case approach method would be necessary.

Improvements completed by the *Village of Gurnee* may include the following (*select list*):

- \* Assistance in closing/consolidating curb cuts (engineering costs, approvals, funding options)
- \* Decorative street lighting
- \* Street furniture
- \* Decorative brick pavers
- \* Burying overhead utility wires



## Prototypical Property Improvement Incentive Program (PIIP), cont.

As before stated, the weights allotted to improvements by property owners may be decided on a case-by-case basis for improvements that may be offered by the Village. The timeline for renovation could be negotiated between the two parties.

### 2. Application

Claimants must submit a complete application including supporting materials as part of the application process. A draft PIIP application can be found at the end of this section.

### *Design Principles*

Building Facade  
Site Improvements  
Signage

The Property Improvement Incentive Program (PIIP) Design Principles provide a structure for property owners and commercial tenants to aid them in considering renovation of their properties that may be eligible for incentive support from the Village.

Attractive, clean buildings and properties create an inviting atmosphere that encourages shoppers and adds value to the area with benefits for property owners, business tenants and the overall community. The Property Improvement Incentive Program offers an opportunity to create a pleasing, visually interesting, and more profitable business district. Frequently, through years of wear, peeling paint, rust, poorly landscaped or maintained green areas, fragmented pedestrian and vehicular access opportunities, or outdated signs present an undesirable image for the shopping area.

The renovation of buildings and properties often can be accomplished through simple, inexpensive methods that enhance their original architecture and site improvements. Cleaning, painting, removing old hardware, and replacing obsolete signs can improve building appearance dramatically. Removing old aluminum, plastic or wood façade coverings can reveal architectural features that may add quality and character to a structure. Increasing green area by closing fragmented curb cuts and providing interconnected access between properties is a strongly supported design principle for the area.

### Building Facade

#### 1. Repair Damage

\* Some commercial buildings in the East Grand Gateway Area have had a succession of signs, awnings, and façade coverings that have damaged the buildings. Remnants of these items are also detracting from the appearance of the buildings. Old, unused and obsolete hardware (i.e. sign supports and metal hooks) and signs or non-conforming attention-attracting patterns painted directly on building walls should be removed from the façade. Any damage from the installation or removal of the hardware should be repaired. Holes should be patched with materials and color consistent with the surrounding building area.

## Prototypical Property Improvement Incentive Program (PIIP), cont.

- \* Materials added in a piecemeal fashion since the original construction should be removed.
- \* Building deterioration must be repaired. Broken bricks, rusted window frames, and cracked glass should be replaced with materials that match the original materials.

### 2. Improve the Façade

- \* The quickest and easiest way to improve the appearance of a building is to clean it.
- \* Brick, terra cotta, dry-vit and stucco can be steam cleaned or washed with a mild chemical solution when necessary. Sandblasting these materials can scar the building surface and allow moisture to enter.
- \* Brick is a durable material that is inexpensive to maintain. It should be painted only if the surface has been seriously damaged. If so, it must be properly sealed and painted with high quality paint or it will crack and peel.
- \* Major remodeling is highly recommended for especially plain, undistinguishable buildings with little character. In some cases, exceedingly plain buildings can detract from the appearance of the area and surrounding community. Concrete block buildings or buildings covered in wood or vinyl siding with no distinctive architectural features often are inconsistent visually with nearby buildings. In these cases, major redesign of the facade is often required. Plans should be designed to harmonize with the style, proportion, and materials of neighboring buildings. Using brick rather than plastic or metal offers an appearance more consistent with the surrounding properties.

### 3. Windows

- \* Aluminum, steel or vinyl cased windows may be used. They should have an appropriate finish and color that is a part of the overall color scheme of the structure.
- \* Clear glass is the only type of glass permitted for windows.
- \* Window shutters may be used but should appear to be capable of properly covering the windows.
- \* Original door and window openings should be restored to recapture the scale and lines of the original structure.
- \* Cracked and broken door and windowpanes should be re-glazed.
- \* Use of awnings, canopies or other design features is encouraged.

## Prototypical Property Improvement Incentive Program (PIIP), cont.

### 4. Color

- \* Use a limited number of colors on a single structure. Muted or natural tones (earth tones) are attractive during all seasons of the year. Painting elements such as window frames, shutters, trim, and cornices in colors that complement the main building color can enhance overall appeal.
- \* Color should be compatible with that of neighboring buildings or storefronts.

### Site Improvements

#### 1. Access

- \* The number and location of curb cuts off of Grand Avenue, as well as off of the local Village side streets, have been reviewed for traffic volumes and turning movements with recommendations for closings, relocations, and consolidation (see report).

#### 2. Miscellaneous

- \* Surface and rooftop mounted mechanical equipment should be screened from view.
- \* Dumpsters should be screened on all sides and contain a gate to provide access to the bin.
- \* The color of the elements buffering around ventilation features, building utility services, trash dumpsters, etc., should be subdued and harmonize with the building color and design.
- \* Exterior architectural details of accessing structures or elements should be compatible with the architecture of the building.

#### 3. Lighting

- \* If exterior building lighting is to be reworked, then it should be brought into conformance with the Village's current illumination ordinance (98-111).
- \* The use of decorative light fixtures is encouraged.

#### 4. Landscaping

- \* Trees, bushes, and street furniture create a more comfortable, attractive and inviting shopping environment. They can be used to screen parking lots, drives and other less desirable views. Where landscaping is an integral part of the design of a building façade, it may be included as an eligible cost under the PIIP.

## Prototypical Property Improvement Incentive Program (PIIP), cont.

- \* Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms and rock groupings.
- \* The use of stone to cover green areas is strongly discouraged.
- \* Landscape plans shall consider the landscaping treatment on adjacent properties. Unity of design within the district can be achieved by repeating the use of plant material from property to property.
- \* The addition of planting islands interior to and around the perimeter of parking lots is strongly encouraged.
- \* Increasing the width of the green area adjacent to Grand Avenue and the planting of this area is strongly encouraged.
- \* Plants that are indigenous to the area should be used. Introduction of exotic species is discouraged.
- \* The use of a combination of evergreen and deciduous shrubs is encouraged for a year-round effect. Line-of-sight issues should be considered when placing material in parking lot islands.
- \* In locations where plants will be susceptible to injury by pedestrian or motor traffic, plants should be protected by curbs, tree guards or other devices.
- \* The screening of parking lots is encouraged. This can be accomplished by the use of trees and/or shrubs.
- \* The use of pedestrian benches and other pedestrian amenities is encouraged.

### Signage (Building and Ground)

- \* Replacement of existing signage is strongly encouraged.
- \* Ground signs should be monument style, 15 or less feet in height, incorporating materials from the building in the base and support structures of the sign and consisting of no more than 75 square feet per face.
- \* Building signs should be individual channel letters, mounted on the building's sign band and be restricted to a maximum of 70% of the storefront width, a maximum letter height of 4 feet and a maximum size of 60 square feet.
- \* Building signs should be limited to the store's name and logo.
- \* Window signs are generally prohibited.
- \* All non-conforming signs and hardware should be removed.

# Prototypical Property Improvement Incentive Program (PIIP), Timeline

## **Sample Format for Annual PIIP Application Review and Award of Action-for-Action Agreement Process**

*2 Cycles per Fiscal Year (May 1 - April 30)*

### **1st Cycle**

- By February 1st:** Acceptance of Applications (1st Cycle)
- February - March:** Review by Staff and Village Officials, to include detailed discussion and exploration of alternatives with applicant, refinement of cost estimates, draft Action-for-Action Agreement
- February - April:** On-going fiscal year budget formulation process annual program funding to be determined (may also include project carry-over amounts from previous year)
- May - June:** Finalization of Action-for-Action Agreements Including: verification of cost estimates, review by legal counsel, approval by Village Board

### **2nd Cycle**

*Needed only if annual program funding is available following 1st cycle.  
Or, this cycle may be useful in helping to determine the expected level  
interest in the program for the following fiscal year.*

- By August 1st:** Acceptance of Application (2nd Cycle)
- August - September:** Review by Staff and Village Officials, to include detailed discussion and exploration of alternatives with applicant, refinement of cost estimates, draft Action-for-Action Agreement
- September - October:** Finalization of Action-for-Action Agreements including: verification of cost estimates, review by legal counsel, approval by Village Board

**VILLAGE OF GURNEE PROPERTY IMPROVEMENT INCENTIVE PROGRAM**

**APPLICANT INFORMATION**

Applicant Name:

Business Address:

Home Address:

Phone:

Fax:

Email:

Applicant is: Owner \_\_\_\_ Purchaser \_\_\_\_ Tenant \_\_\_\_ Future Tenant\_\_\_\_

Property owner:

PIN  
(Property Index Number-Lake Co. Real Estate Tax Reference Number)

Property owner's telephone number:

If owner:      Year purchased:

If tenant:      Length of time at this location:

If tenant:      Length of lease:                      Expiration date:

Architect/Designer if applicable:

Name:  
Address:

Phone:  
Fax:

**PROJECT INFORMATION**

Project Address:

Store(s)/Office(s) Name:

Property rating (as assigned by GPA Architects):

Type(s) of improvements you would be interested in **implementing**:

- Consolidating/reducing curb cuts \_\_\_\_
- Increasing green space \_\_\_\_
- Awning improvements \_\_\_\_
- Exterior painting \_\_\_\_
- Sign improvements \_\_\_\_
- Storefront rehabilitation \_\_\_\_
- Façade restoration \_\_\_\_
- Landscaping upgrades \_\_\_\_
- Window repair/upgrade \_\_\_\_
- Building maintenance \_\_\_\_
- Other (please specify)

Type(s) of improvements that you would be interested in **receiving**:

- Decorative lighting \_\_\_\_
- Decorative paving \_\_\_\_
- Burying overhead utility wires \_\_\_\_
- Other (please specify)

Your desired completion date for improvement work

Date submitted:

Initial submissions:  
(Please list; examples:  
cover letter describing  
improvements being  
considered, sketches  
plans, etc.)

Date set for initial applicant and Village Staff meeting:

## Implementation Strategy

The purpose of this April 19, 2004 final draft is as a culminating report to the Village Board for the Illinois Department of Transportation, Illinois Tomorrow Grant phase of this continuing Revitalization Plan and Implementation Strategy.

The previous January 16, 2004 draft of this document was used to further facilitate review with Village staff, members of the consulting team, and area property owners, tenants and businesses at the workshop of January 28, 2004.

Based on the input from property owners, tenants, business interests and other interested parties, the January 16, 2004 draft was refined into this final draft. The final draft includes recommendations for phasing of improvements considering the input of area property owners, tenants, and others.

The overall cost of public improvements could range from less than one million to approaching two million dollars if major improvements such as removing all overhead wires and utility poles were re-considered as well as other major potential amenities for the area. Considering this significant commitment of public and private funds, the overall improvements will need to be considered for a multi-year budget program initially anticipated to be from three to five years.

The Village has already determined to include funding in the upcoming fiscal year's budget as part of the PIIP for this area. The Village has also already received its first application from a property owner in the area for improvements reflecting the recommendations in the Revitalization Plan including consolidating several access drives, eliminating a number of non-conforming ground signs, and making significant facade improvements. This implementation strategy anticipates that this is only the beginning and continuing implementation of the recommendations in this Revitalization Plan will be accelerating in the next several years.