

# American College of Chest Physicians New Headquarters Building

Final Site Plan Review Application  
The Village of Glenview  
July 9, 2012



Final Site Plan Review Packet

PERKINS  
+ WILL



The new American College of Chest Physicians Building will be approximately 48,000 SF and will house two primary functions; ACCP office space of about 33,000 SF and training facilities of about 15,000 SF. A 10,000 SF building expansion has been accommodated for on the site plan. The future expansion will be either horizontal, from the end of the office or training wing, or vertical above the single-story training wing.

The two-story office wing is organized along Patriot Boulevard and parallels the curve of the street. The single-story training wing is organized on the northern portion of the site and is connected to the office wing by a two-story lobby.

Vehicular access will be from the new cul-de-sac access road on the south. A 160 vehicle parking lot is situated on the east side of the building, in order to minimize visibility of the parking lot from Patriot Boulevard. The project meets required parking for an office use.

*Current Parking Count: Office Use (1 parking space per 300 SF): 48,000 SF / 300 SF = 160 spaces*

Most visitors to the training center will use limousine or taxi service and drop-off at the main building entry on the parking lot side. Hotel shuttles may also be used to transport attendees to and from their hotel each day. On rare occasions, coach buses may be contracted for special events. To allow ample space for limos, taxis and shuttles to load and unload, the parking lot road adjacent to the main drop-off has been widened to 28'. Area for 33 additional parking spaces has been reserved on the site to accommodate parking for future expansion.

*Future Parking Count: Office Use (1 parking space per 300 SF): 10,000 SF / 300 SF = 33 spaces*

Loading is located discretely on the northern edge of the site with a landscape buffer to conceal it from the adjacent office building. An enclosure housing the generator and dumpster is situated next to the loading dock and will be constructed of brick and metal louvers, materials that are compatible with the building architecture.

The landscape design concept extends the natural prairie aesthetic into the site from the prairie reserve, including at parking lot medians. A few special areas around the building will have a more cultured landscape. An outdoor terrace will be located on the east side of the office wing and will provide an opportunity for staff to enjoy the outdoors. A sidewalk from the new building will extend into the prairie reserve, where a future public pathway is planned.

The parking lot will have pole-mounted light fixtures. We are proposing to deviate from the Village of Glenview fixture guidelines in order to meet LEED requirements and to coordinate the overall design aesthetic. Pedestrian-scale bollard lighting will illuminate outdoor pathways and gathering spaces. An illuminated site monument sign will be located along Patriot Boulevard. In addition, there may be building-mounted signage on both the office and training wings.

The building will be clad in a combination of natural stone, buff-colored brick, metal and glass. Vertical sunscreens have been incorporated on the east and west façades of the office wing in order to minimize direct sun penetration into the office. A horizontal sun-shade has been incorporated on the south façade of the training wing.

The majority of the building will be clad in natural stone, brick and glass, which is in keeping with the surrounding development. Metal is being used as a decorative band element, as well as to define the roof edge, which is similar to the Kohl Children’s Museum and Tyner Center. The new ACCP headquarters building will have a contemporary design aesthetic that is unique, yet integrates well into the surrounding neighborhood.

The primary entrance to the building is through a two-story lobby that can be accessed from Patriot Boulevard on the west, as well as the main drop-off and parking lot on the east. The lobby will have ample glass, which will help to provide consistent daylight throughout the day. A grand stairway will connect Level One and Level Two of the office wing.

The projected head count for the office wing is about 125 people and the typical hours of operation will be from 8:00 AM – 4:00 PM. The training wing is sized to accommodate 150 people in seminars that will be held periodically throughout the year. The training seminars are typically held from 8:00 AM – 5:00 PM.

The new American College of Chest Physicians headquarters building is targeting LEED Silver. The project will incorporate several energy and resource efficient strategies including: native plantings, parking lot bio-swales, bike racks, energy-efficient light fixtures, vertical and horizontal sun-shade elements, energy-efficient HVAC systems, low-flow plumbing fixtures and “white” roofing that will help to reduce the heat island affect from the new building.

### **General Building Information (Per IBC 2006)**

- Construction Type: 2B
- Use Group: Business (B) & Assembly (A-3) for auditorium
- Height: 34’ (to top of lobby skylight)
- Building Area: 48,000 SF
- Occupant Load: 655
- Sprinkler System: Yes
- Fire Alarm System: Yes

Land Use & Zoning of Parcel

Lot 2A Unit 2 / 2595 Patriot Boulevard	I-2 Light Industrial
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Land Use & Zoning of Adjacent Parcels

Lot 1 Unit 7 / 2601 Patriot Blvd.	(Parcel to North)	I-2 Light Industrial
Lot 1 Unit 2	(Parcel to East)	P-1 Public Land Use
Lot 2B Unit 2 / 2503 Patriot Blvd.	(Parcel to South)	I-2 Light Industrial
Lot 2C Unit 2 / 2504 Patriot Blvd.	(Parcel to South)	I-2 Light Industrial

Pin #s	04-22-301-022-0000
Number of Proposed Lots	1 Lot

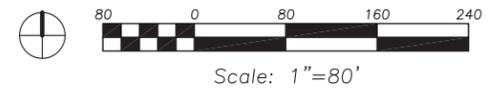
Lot Area	5.25 Acres
Building Area	48,000 SF Square Feet
Density - Units Per Acre	N/A
Impervious Surface Coverage	76,960 Square Feet
Floor Area Ratio (FAR)	0.21
Lot Coverage	16.75%
Building Height	2 Levels (29')
Number of Loading Areas	1 Loading Bay
Number of Parking Stalls	160 Parking Stalls



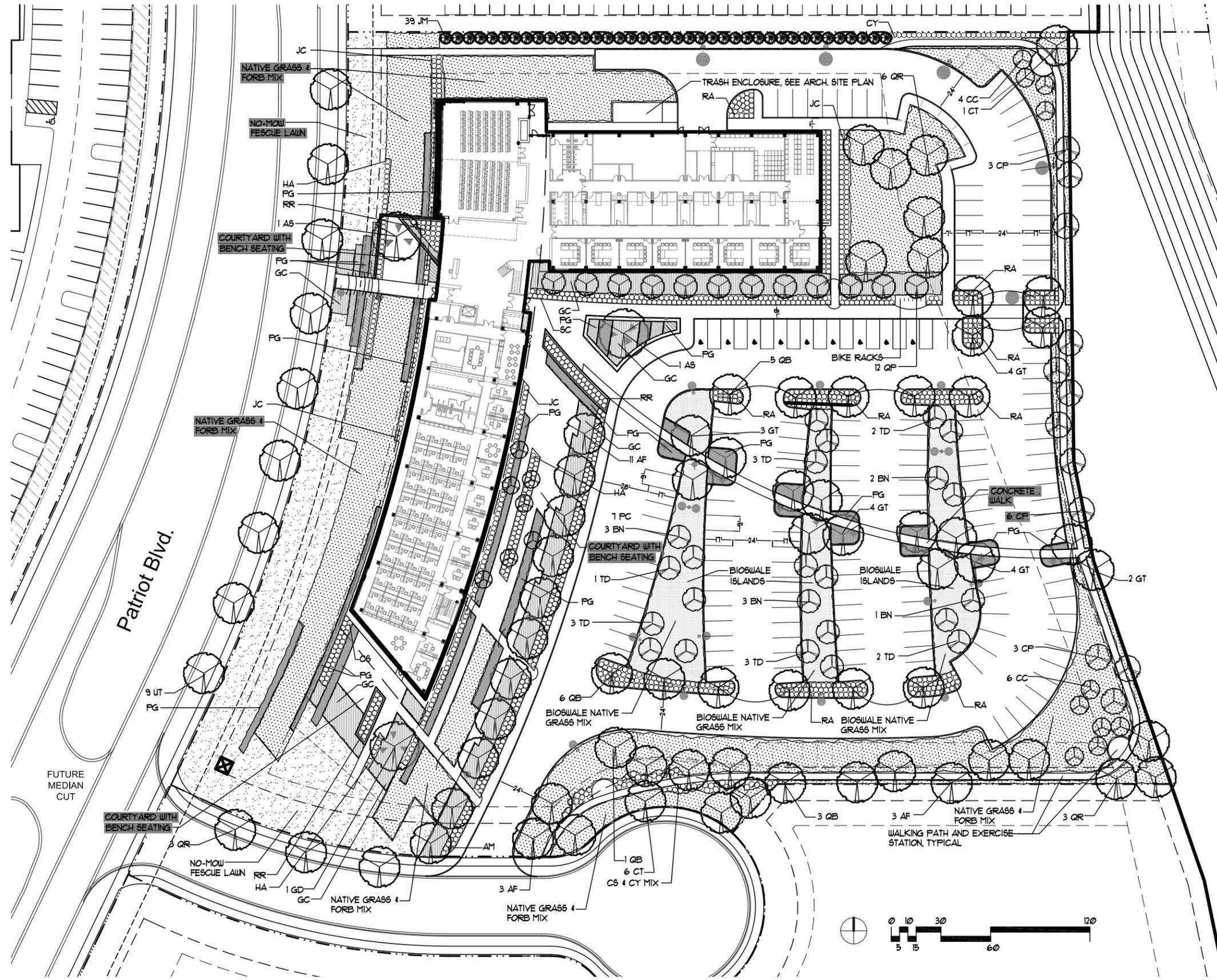


PRAIRIE PRESERVE

- TO FUTURE PRAIRIE PATH
- SINGLE STORY SETBACK LINE
- PROPERTY LINE
- TWO STORY SETBACK LINE







TOTAL PARKING SPACES = 162  
 FUTURE PARKING SPACES = 30

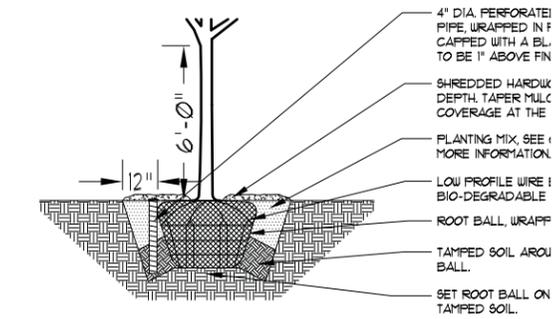
PARKING LOT TREES:

PARKING LOT TREES REQUIRED (MIN. 1 TREE/ 5 PARKING SPACES):	33
PARKING LOT TREES PROVIDED:	72 (49 INTERIOR LOT TREES, 23 PERIMETER LOT TREES)

PLANT LIST

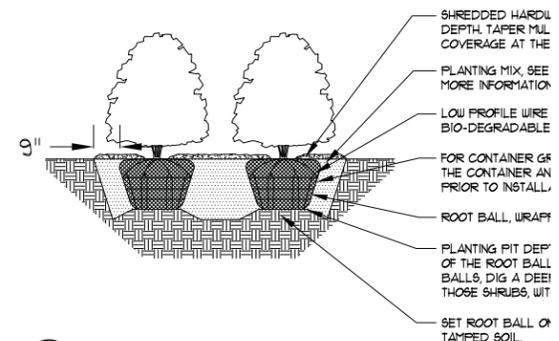
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
<b>DECIDUOUS TREES - SHADE</b>					
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CALIPER	17	BRANCHED UP 6'
AS	ACER SACCHARUM	SUGAR MAPLE	5" CALIPER	2	BRANCHED UP 6'
CT	CATALPA SPECIOSA	NORTHERN CATALPA	3" CALIPER	7	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER	17	BRANCHED UP 6'
GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	5" CALIPER	1	BRANCHED UP 6'
QP	QUERCUS ROBUR 'REGAL PRINCE'	REGAL PRINCE OAK	3" CALIPER	12	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	3" CALIPER	12	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CALIPER	15	BRANCHED UP 6'
TD	TAXODIUM DISTICHUM	COMMON BALD Cypress	3" CALIPER	14	BRANCHED UP 6'
UT	ULMUS x 'MORTON GLOSSY'	TRUMPET ELM	3" CALIPER	9	BRANCHED UP 6'
<b>DECIDUOUS TREES - ORNAMENTAL</b>					
BN	BETULA NIGRA	RIVER BIRCH	12' HT x 8' W	9	CLUMP FORM, 3 TRUNKS MIN
CC	CERCIS CANADENSIS	EASTERN REDBUD	8' HT x 6' W	10	CLUMP FORM
CP	CRATEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8' HT x 6' W	12	CLUMP FORM
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CALIPER	7	BRANCHED UP 6'
<b>EVERGREEN TREES</b>					
JM	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	8' HT x 5' W		
<b>DECIDUOUS SHRUBS</b>					
AM	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	30" HT x 30" W		
CS	CORNUS SERICEA 'ALLEMAN'S DWARF'	ALLEMAN'S DWARF DOGWOOD	30" HT x 30" W		
CY	CORYLUS AMERICANA	AMERICAN HAZELNUT	36" HT x 30" W		
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT x 24" W		
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W		
RR	ROSA 'RADRAZZ'	KNOCKOUT ROSE	18" HT x 24" W		
SC	SPIRAEA CINEREA 'GREFSHIEM'	GREFSHIEM SPIRAEA	30" HT x 24" W		
<b>EVERGREEN SHRUBS</b>					
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT x 24" W		
<b>PERENNIALS &amp; ORNAMENTAL GRASSES (BEDS LABELED AS 'PG' WILL BE A MIX OR SINGLE SPECIES BED OF THE FOLLOWING)</b>					
ASTILBE x SPP.	ASTILBE SPECIES	1 GALLON			SPACED 18" O.C.
CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON			SPACED 24" O.C.
COREOPSIS SPP.	COREOPSIS SPECIES	1 GALLON			SPACED 15" O.C.
ECHINACEA PALLIDA	PURPLE CONEFLOWER	1 GALLON			SPACED 18" O.C.
HEMEROCALLIS SPP.	DAYLILY SPP.	1 GALLON			SPACED 18" O.C.
HOSTA SPP.	HOSTA SPP.	1 GALLON			SPACED 18" O.C.
LIATRIS SPP.	BLAZING STAR SPP.	1 GALLON			SPACED 18" O.C.
MISCANTHUS SINENSIS VAR. PURPURASCENS	PURPLE MAIDEN GRASS	1 GALLON			SPACED 24" O.C.
NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GALLON			SPACED 18" O.C.
PENNISETUM SPP.	FOUNTAIN GRASS SPP.	1 GALLON			SPACED 18" O.C.
PEROVSKIA SPP.	RUSSIAN SAGE SPP.	1 GALLON			SPACED 18" O.C.
PANICUM SPP.	SWITCHGRASS SPP.	1 GALLON			SPACED 24" O.C.
RUDBECKIA SPP.	BLACK-EYED SUSAN SPP.	1 GALLON			SPACED 18" O.C.
SALVIA SPP.	MAY KNIGHT SALVIA	1 GALLON			SPACED 15" O.C.
SEDUM x 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GALLON			SPACED 18" O.C.
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GALLON			SPACED 18" O.C.
<b>PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS</b>					
GC	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	1 QUART	0	SPACED 12" O.C.
	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	1 QUART	0	SPACED 12" O.C.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTEND ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO FINISH GRADE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 25% BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. SETTLE SOIL. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT BALL AT THE END OF THE WARRANTY PERIOD.



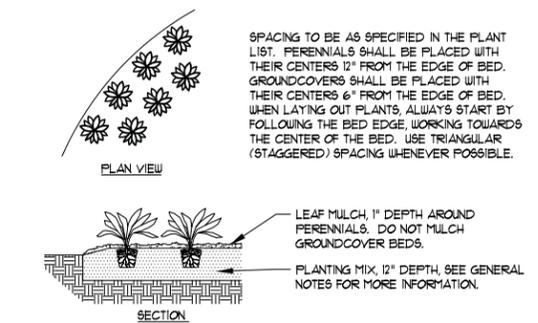
1 DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTEND ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO FINISH GRADE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. SETTLE SOIL. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT BALL AT THE TIME OF PLANTING.



2 SHRUB PLANTING DETAIL  
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



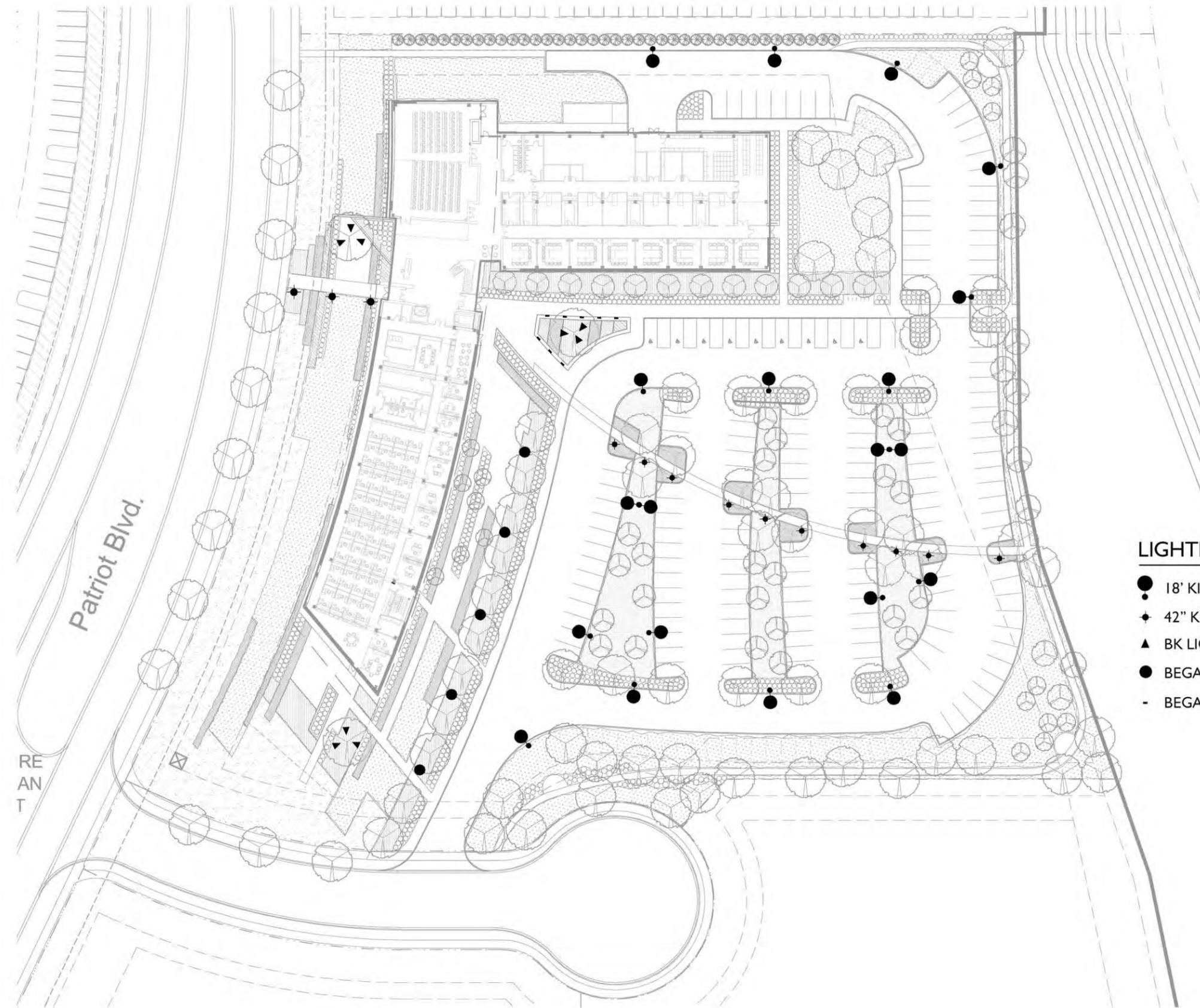
3 PERENNIAL AND GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE

NATIVE FORBS & GRASS MIX

BOTANICAL NAME	COMMON NAME
ANDROPOGON SCOPARIUS	LITTLE BLUESTEM GRASS
BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA
ASCLEPIAS TUBEROSA	BUTTERFLYWEED
ASTER ERICOIDES	HEATH ASTER
COREOPSIS PALMATA	PRAIRIE COREOPSIS
ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER
LIATRIS ASPERA	ROUGH BLAZING STAR
MONARDA FISTULOSA	WILD BERGAMOT
PENSTEMON DIGITALIS	FOXGLOVE BEARD TONGUE
PETALOSTEMUM PURPUREUM	PURPLE PRAIRIE COVER
RUDBECKIA HIRTA	BLACK-EYED SUSAN
SOLIDAGO JUNCEA	EARLY GOLDENROD

BIOSWALE NATIVE GRASS MIX

BOTANICAL NAME	COMMON NAME
ANDROPOGON SCOPARIUS	LITTLE BLUESTEM GRASS
BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA

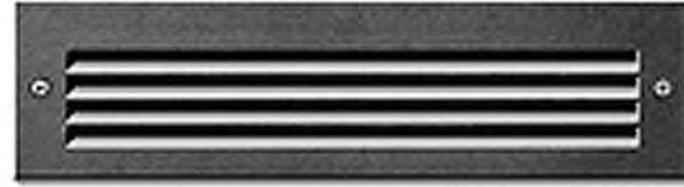


### LIGHTING LEGEND

- 18' KIM WARP9 - LED FIXTURE
- ◆ 42" KIM-GEM CONCRETE LED BOLLARD
- ▲ BK LIGHTING UPLIGHT - AMISTAR LED
- BEGA 8983 COLUMN LIGHT
- BEGA LED RECESSED WALL LIGHT



BEGA COLUMN LIGHT



BEGA RECESSED LED WALL LIGHT



BK ARTISTAR LED UPLIGHT



KIM LED BOLLARD



KIM 18' LED POLE LIGHT





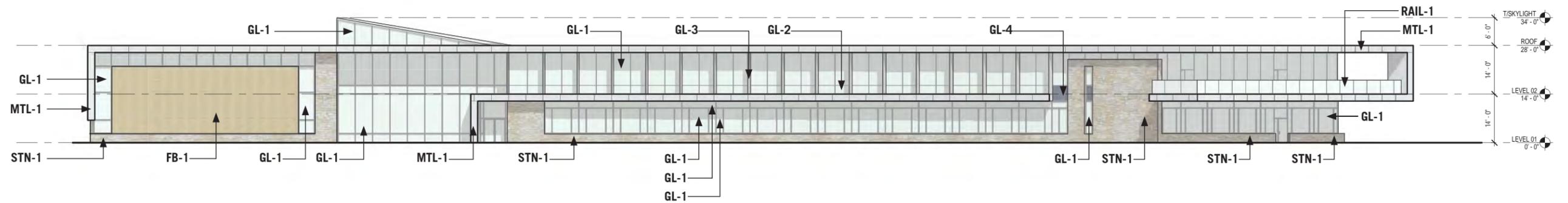








**EAST ELEVATION**

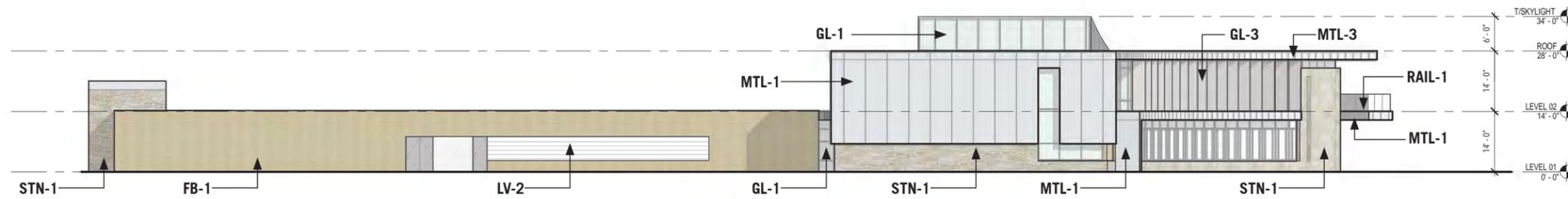


**WEST ELEVATION**

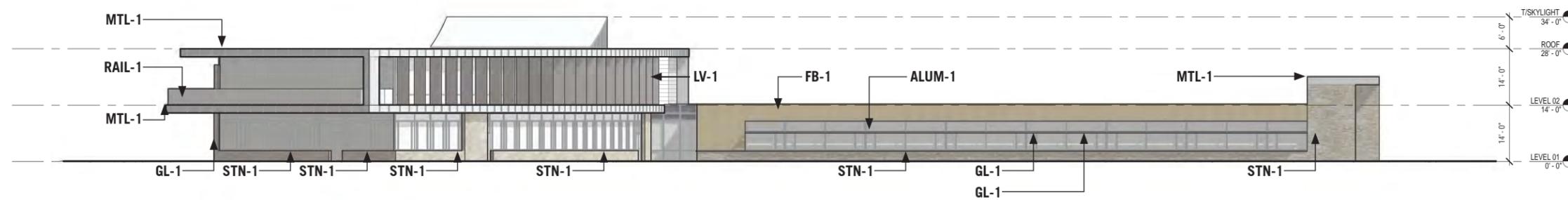
- ALUM-1      Horizontal Aluminum Shade
- CW-1      Aluminum Curtainwall System
- GL-1      Clear Insulated Low-E Glass
- GL-2      Clear Insulated Low-E Glass with Shadow Box
- GL-3      Vertical Fixed Glass Solar Shade
- GL-4      Spandrel Glass
- LV-1      Standard Aluminum Louver
- LV-2      High-Performance Aluminum Louver
- MTL-1      Metal Panel Wall System
- RAIL-1      Glass Guardrail
- STN-1      Sandstone Random Ashlar Pattern
- FB-1      Brick Masonry Veneer With Cast Stone Sills

0    10    25    50    100 FEET





**NORTH ELEVATION**

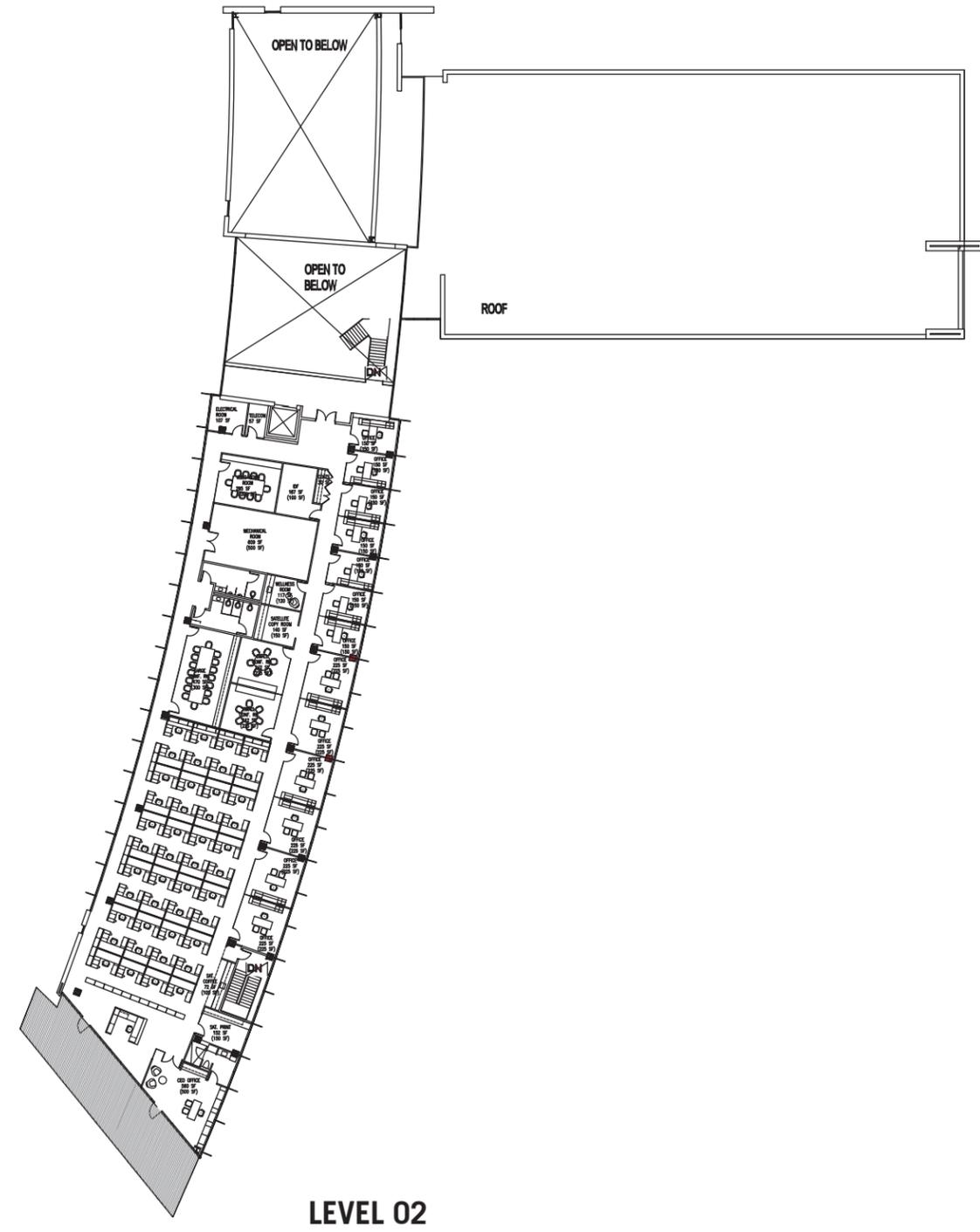
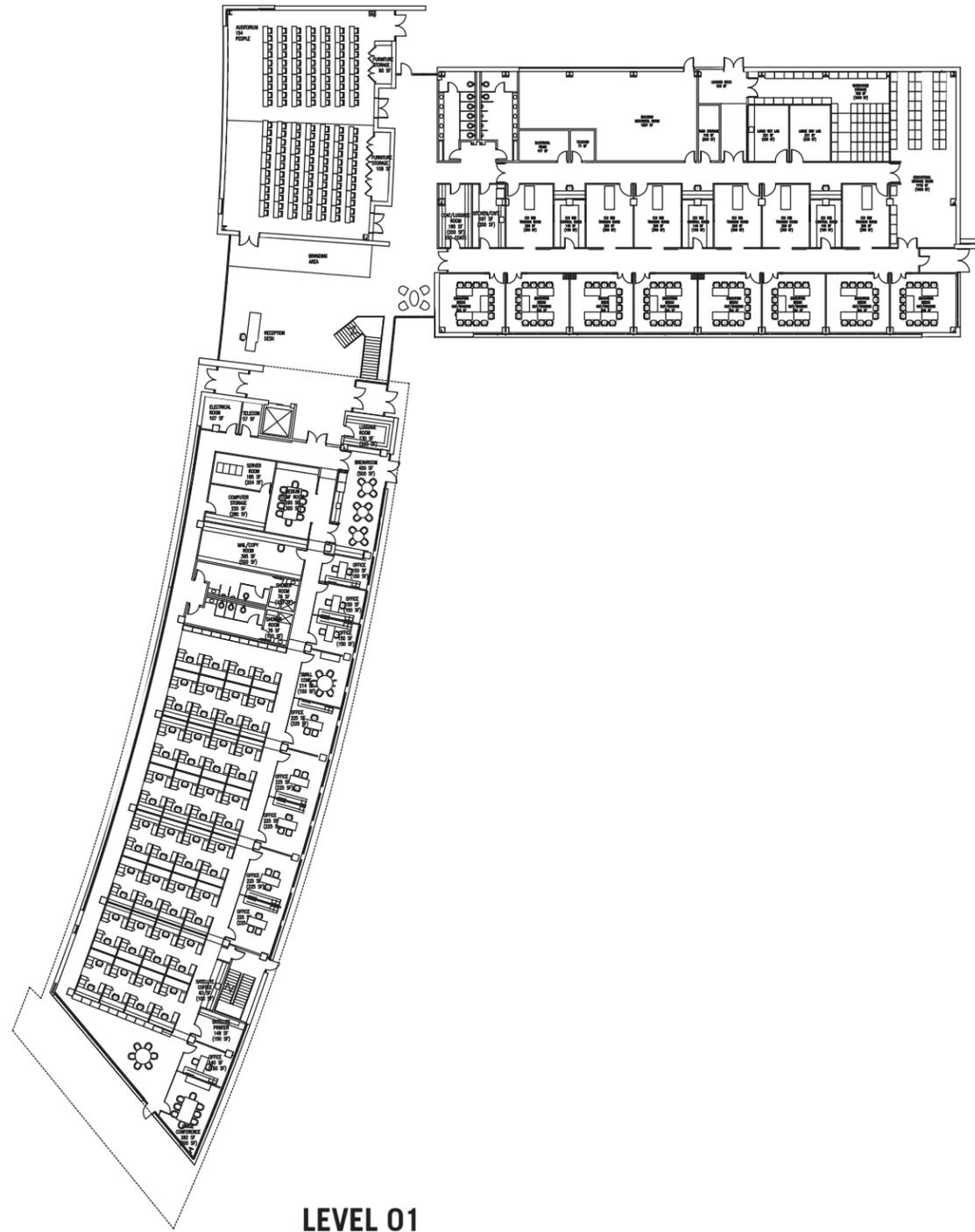


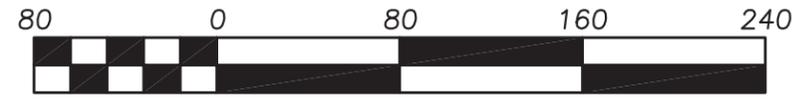
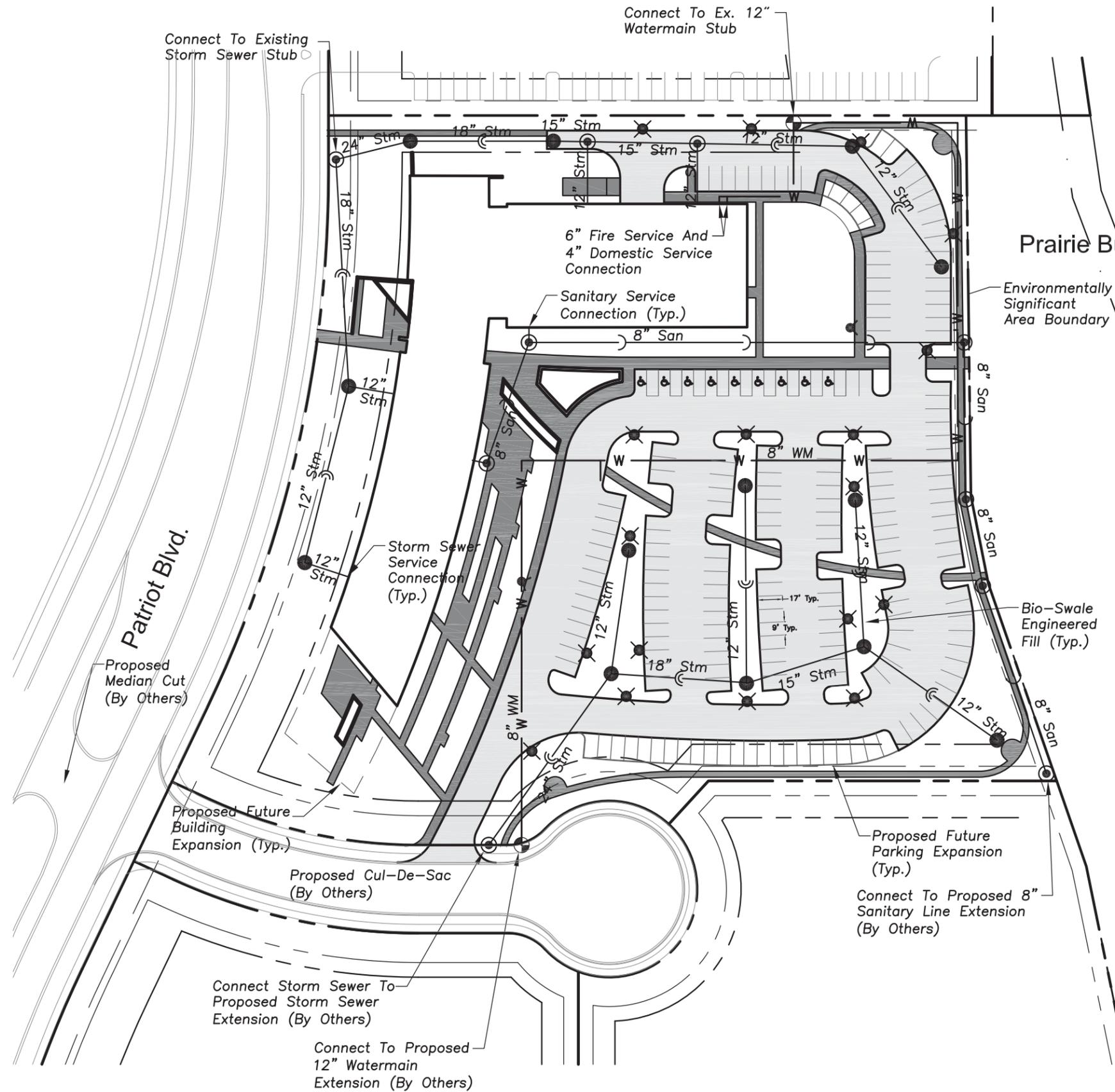
**SOUTH ELEVATION**

- ALUM-1      Horizontal Aluminum Shade
- CW-1      Aluminum Curtainwall System
- GL-1      Clear Insulated Low-E Glass
- GL-2      Clear Insulated Low-E Glass with Shadow Box
- GL-3      Vertical Fixed Glass Solar Shade
- GL-4      Spandrel Glass
- LV-1      Standard Aluminum Louver
- LV-2      High-Performance Aluminum Louver
- MTL-1      Metal Panel Wall System
- RAIL-1      Glass Guardrail
- STN-1      Sandstone Random Ashlar Pattern
- FB-1      Brick Masonry Veneer With Cast Stone Sills

0    10    25    50    100 FEET







Scale: 1"=80'

### PAVING & SURFACE LEGEND

- Asphalt Pavement Section**  
 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50  
 2 1/2" Hot Mix Asphalt, IL-19.0, N50  
 Prime Coat (0.25 gal/sq yd)  
 10" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section**  
 5" Portland Cement Concrete  
 6"x6" W1.4xW1.4 Welded Wire Fabric  
 3" Aggregate Base Course, Type B, Crushed

### LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Fire Hydrant	
	Valve Vault	
	Light Pole	

### LOT COVERAGE

Total Lot Size	5.25Ac.
Cul-De-Sac Responsibility	0.25 Ac.
Lot Impervious Area	3.17 Ac.
Lot Pervious Area	2.08 Ac.

