



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 14, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Lexington Heritage Townhomes - 11/9/16

IV. PUBLIC HEARINGS

- A. Medical Office -1519 S. Arlington Heights Rd. - PC#16-022
Rezoning, Subdivision, PUD, Amendment to PUD
- B. Arlington Heights Animal Hospital - 412 W. Algonquin Rd. -
PC#16-023
Land Use Variation for a Kennel

V. OTHER BUSINESS

- A. Annual Review of the Comprehensive Plan

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Lexington Heritage Townhomes - 11/9/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 11/9/16

Type

Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: LEXINGTON HERITAGE TOWNHOMES - PC# 16-021

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room,
Arlington Heights, Illinois on the 9th day of November, 2016 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
TERRY ENNES
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: I would like to call to order this meeting of the
Plan Commission. Would you all please stand and recite the Pledge of Allegiance with us?
(Pledge of Allegiance.)
CHAIRMAN LORENZINI: Sam, role call please.
MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here.

Okay, the next item on the agenda is approval of meeting minutes from Marathon Gas Station, October 26th, 2016. Are there any comments or concerns?

COMMISSIONER GREEN: I would like to make a motion for approval.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good. I have to abstain from that. Sam, I wasn't here.

The next item on the agenda is public hearing PC# 16-021, Lexington Heritage Townhomes. Have all the proper notices been given?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Okay. Is the Petitioner here?

MR. FREEDMAN: We are.

CHAIRMAN LORENZINI: And would, anybody that's going to testify, would you please come forward and we'll swear everybody at once? Would you please raise your right hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. And, so who is going to speak first?

MR. FREEDMAN: I'll do that.

CHAIRMAN LORENZINI: Okay, please state your name and spell it for the court reporter.

MR. FREEDMAN: My name is Lawrence Freedman, F-r-e-e-d-m-a-n. I'm an attorney with the firm of Ash, Anos, Freedman & Logan, and I'm here on behalf of Lexington, which is the Petitioner.

CHAIRMAN LORENZINI: Okay, have you read all the conditions in the Staff report? Do you agree to them?

MR. FREEDMAN: Yes.

CHAIRMAN LORENZINI: Great, thank you. Please give your presentation about your project.

MR. FREEDMAN: John, I'll briefly introduce them all once we're through. We're here tonight with respect to the property at 3216-3240 North Old Arlington Heights Road

and is indicated in the Staff report we're seeking multiple relief. We're seeking the re-zoning from the current M-1 zoning classification to R-6 multi-family dwelling. We're seeking from within your comprehensive plan to change it from research development manufacturing and warehouse to modern density multi-family. A preliminary plat of resubdivision and a preliminary plan and development all for the purpose of allowing nine row homes with 48 dwelling units on a single lot. Part of our request is also a repeal of the Arlington Heights overlay zone with respect to this property. Initially, I am going to have John Nelson, our planner, go through the particular piece of property and our proposal tonight.

CHAIRMAN LORENZINI: Sure, but before we do that maybe just for the audience who is here tonight, just so you know, the Petitioner, how this works, the Petitioner presents their program, the Staff report will give a report to the Commissioners. We'll all take turns asking questions and then we'll turn it over to the public to ask any questions you may have. So, that's how this works. So, please proceed.

MR. NELSON: Good evening, my name is John Nelson, N-e-l-s-o-n. I'm with Jen Land, LLC and we prepared the site plan for this evening. I've got three exhibits to review with you this evening. The first one is this aerial and zoning exhibit. Basically shows the subject property outlined in red. The property is comprised of five existing lots. Four of them have structures on them right now, one of them is vacant. The property has potential access. The property has frontage along, it's longest dimension, a north/south dimension on this easterly boundary on Old Arlington Heights Road and on it's shorter boundary along the north of the property line of the property is Country Lane. So, we have two potential access points for the subject property.

Immediately to the east of the property is the Village of Buffalo Grove and everything north, south, and west of the property is within the Village of Arlington Heights. Immediately south of us is a vacant lot and then further south at the intersection of the two Arlington Heights roads is a three-story office. West of us and northwest of us is more office, zoned the same as what we're currently zoned, the M-1 zoning. Essentially, one-story office type buildings. Immediately north is two vacant lots and north of that is a condominium, what started off as condominium building, essentially, it became a rental community that used to be zoned M-1. This, I think goes back to about 2004 and that kind of started the trend of re-zoning this overlay district area along Old Arlington Heights Road from the current comprehensive plan designation for R&D warehouse and stuff to basically residential. So, we're essentially requesting almost identical situation, but obviously a different product, different site plan, different density.

East of us are two residential zoning category, kind of kitty-corner to the northeast, if you will, is a single-family development in Buffalo Grove. A cul de sac immediately across from us is a two-story condominium development and southeast of there, which really doesn't influence the property, is a church site. So basically, this site essentially has great access, is consistent with prior commitments by the city to re-zone this area, eliminate the overlay, and start to get some more appropriate land uses for the property other than the current uses that it is.

This is the proposed site plan. There was an official preliminary plat document that was submitted with this and was also a subdivision plat that was submitted with this. As you can see as I mentioned, toward the north of the site is Country Lanes and the east is Old Arlington Heights Road. We got two access points established, one on Old Arlington Heights Road, a simple loop system onto Country Lane. So, we have a nice emergency access capability for the site. All the streets proposed in this would be privately maintained by the association. The proposal is for essentially a townhome use, but there's two separate products.

In the northeast corner there's a grouping of three buildings at the intersection of Country Lane and Old Arlington Heights Road that are, what referred to as use

product. That's a common name by my client, but it's essentially a rear-loaded townhome that has two-and-a-half-story front elevation and a three-story rear elevation. The private space for that particular product is really a balcony that is over the garages in the rear of the building. The other buildings on the south and west, the other six buildings are a traditional two-story townhome with a front-loading garage. Both of these products have two-car garages and two-car driveways. So, there is already four to one parking built in, which is an excess of your ordinance. But what we have also introduced into this plan is unassigned guest parking. In your PUD you only allow that to be a parallel parking space as opposed to perpendicular, so you'll notice that there are bump-outs along the road network to provide those unassigned off-street guests. I think when you have a townhome development, especially when you have front-loading townhome the driveways obviously absorb the available on-street parking. So, the key to any townhome development is to create orientations in the building so that you have some curve capability to generate guest parking. So, you can see that we have a cluster in the southend and a cluster in the north central and then immediately in the northend of the property.

You'll notice there's a big box off of Old Arlington Heights Road between the two uses; that's going to be the detention facility. It will be an underground vault-type system. Now, under your PUD what you usually do is you look at the property and you assign yards based on the configuration and orientation of the property. So, this is a corner lot, Country Lane is the front of the property or front yard. Old Arlington Heights Road is the exterior yard. The south property line is the rear yard and the west property line is the interior lot line. Now, you have a basic standard in the R-6 where the front yard is 25, the rear yard is 30, your exterior is 20, and your interior is based on a percent of the width of the lot. So, the width of this lot is essentially 400 feet. Now, when you look at this property it functions a little bit different than the way the math would want to be in your ordinance. In other words, the front yard is fine. We've got our minimum required of 25. We got two different buildings that we have two different heights. So, what your ordinance does is it adjusts the set-back based on the height of the building. For all intention purposes, that cluster of three unit buildings what's two-and-a-half three-story needs to add five feet. So, the required set-back is 30 feet and that's what we're proposing.

The townhome, which is only up in that northwest corner, is just over your 25 feet, so that means we have to add a foot. It's a 26 foot required set-back and that's what we're proposing. Along the south property line that's the rear lot line; that has to be modified from 30 required up to one foot because of the building height, and that's what we're proposing. Now, where we're asking for some relief and some discretion is when you look at the east property line being Old Arlington Heights Road, we're allowed to go to 20 feet and on the west property line because of the width of the property, it has to be 10 percent adjusted by height. So, that would require a 40 foot set-back plus one foot of 41 feet. But when I look at the property I say, well first of all, even though Old Arlington Heights Road is an exterior lot line it really wants to be bigger than 20 feet because it's a little bit more major road than an internal subdivision. So, we've tried to treat that as a front yard basically, and increase the required from 20 feet to 25 feet.

We looked at the west property line requiring a 41 foot as being excessive. Some of that really belongs elsewhere in the plan, in my opinion. So, it really wants to boost the set-back along Old Arlington Heights Road and it really functions as a rear yard because our buildings rear ordinate to that. So, what we're requesting is a reduction from 41 feet to 31 feet, so that we're still treating that property line as a rear yard like all the other rear yard situations. So, essentially what happens then under a plan like this is there's PUD standards, most of which we comply with and some of which we're asking for a modification on. We are well under the density. We are proposing both two bedroom and three bedroom units. Now, each of the product has both a type 2 unit types each. One of

each is only three bedroom and one can be two or three bedroom. So, we're showing a variety on the plan and we've only shown a minimal amount of potential two bedroom, but if this property was built for all three bedroom it would still be well under your standard. But it's not realistic that there wouldn't be some two bedrooms, so that's why we shown at least some. So that would be true for each product type.

The interior relationships of the building are also controlled under your R-6 and it all has to do with what type of windows occur in that wall. Whether it's a rear wall or front wall, side wall, it doesn't matter, you have standards that basically says that if they're living room windows, it's 50 foot separation. If it's bedroom, it's 30; if it's other than that, it can go to 24 and if there's no windows you can even go less. What we've essentially done is to make sure that we can have windows because we know that obviously that has a major impact to the quality of the architecture. So, we have two pure side-to-side conditions. That's the two southernly buildings being building six and seven and the westerly buildings eight and nine. Now, you'll notice that between six and seven we have a 41 foot separation and we have a 34 foot separation on the others. That would allow us to have bedroom windows and dining room windows, or anything but living room windows.

Now, each of these units are designed, for each of the product, is to be designed to be either an interior unit or an end unit. Now, the advantage when you have an end unit is that you get more light. And you only get more light if you add windows. That's why it was important that we felt and to make sure that we can at least get your bedroom windows by your definition and the dining room windows. Now, because they can be interior units all the light and function of an air and all the architectural requirements are taking care of for a living room as an interior. So, we go to that as an end unit, we're restricted because we're under 50 feet to not have windows. We're requesting a variation to have the windows because we think that it's an asset for the end units. It's not a primary window because obviously if it's an interior those windows don't exist, but the advantage of anybody who wants to buy an end unit is those enhancements that you get when you have an end condition. So, that would be a requested variation.

One other request would be if you recall the parallel parking that I showed off-street, if these were public streets any parking along that road would be considered part of the street system. If you look at the northerly entrance off of Country Lane next to building one, there are two parallel spaces. The northerly one, most one, falls within technically the front yard. Now, if this was a standard street there wouldn't be any issue. I mean, because it's a private street that technically requires a variation. Now, if we can eliminate it and avoid the variation, but it's my experience where ever you can provide unassigned off-street guest spaces in a townhome development it's an asset and this is kind of a benign location and it works very well because it's one location where you really need to have some parking.

So, if you look at the over all development then in terms of the PUD, we would be well under the density, well under the floor area, well under the maximum building cover standards. We would only be requesting some adjustments to those five conditions. The parking, in that one location, the side-to-side relationship to allow living room windows on those other two buildings, which is your spacing standard. Your side yard set-back to be treated more as rear yard set-back along that west property line and one other condition is that you do allow privacy fencing to be perpendicular to the townhome units, the side-by-side units, to separate patios at five feet. We're requesting six feet because obviously it provides a higher degree of privacy between the units and that only occurs on the townhome addition.

Now, because this is a townhome development which means the units are side-by-side, nobody's up on top of each other. We have one additional benefit that we can do with a townhome development and that is we can create fee simple ownership. In a

condominium, a pure condominium development, we have stacked units, you can't do that. But when you have nobody above and your unit is on the ground you can create a lot for that individual and there's a benefit to that, to have some form of fee simple. You still have association, you still have all the controls associated with that. However, when we do that it creates, and I'd think you'll notice in the Staff report, this large series of variations and the reason for that is is that each lot that you create is analyzed as if it was an individual unit on that and all of the bulk standards would apply. So, if we didn't have the lot, all of these go away.

The question is is it beneficial to have these units on if it's own individual lot because the variations that are required don't change the substantiate value of the plan, just is an asset for the overall community. So, the things that are effected, and I won't go through all of them, but there are basically the bulk standards that would effect your lot size would be smaller on that individual unit based. Overall, we don't have an issue. It's just on that individual unit basis. The set-back for the front, side, or rear; the purpose is to minimize the amount of building envelope, if you will, that contains the building. So, we're purposely creating very small front yards, rear yards, and side yards just for the fee simple transfer. All the other relationships are still in tact. So, the building envelope generates stand a lot size variation, requires set-backs for front, side, and rear. A lot coverage variation, even though overall we are way under. An FAR for only the three-story variation on those lots, but overall we are way under which we're allowed. And certain permitted obstructions now become an issue where if the lot lines weren't there, then we don't have a side yard relationship with what have you. So, what happens is this product is designed, both products, the MUES and the two-story to have a vague condition. Some of it optional, some if it required just for aesthetics in certain locations.

Your ordinance doesn't typically allow a bay in a side yard because of the envelope, if we put a bay all of a sudden you can't do it, so we're asking, that triggers that permitted obstruction. It doesn't violate the separation issues, it only creates that additional permitted obstruction variation. The decks which are on the rear of the three-story, two-and-a-half three-story, they're really balconies, but by fire code we have to have a second egress. That means we have to put a stair. Soon as you put the stair on that balcony, which would be permitted by the way in the yard, it now becomes a deck. So, as soon as it's a deck there's another variation. Functionally, if the lot line wasn't there, there's no issue once again. So, it kind of triggers that and same things true for A/C units. Normally you put them in the back of the unit, that's not usually a problem. Soon as you put a lot line around it now you don't have the required set-back even though you do to the perimeter and it's all the other controls. I don't mean to be too wordy and lengthy on it, but I just want you to understand that take lot lines away and all these variations go away, but doesn't make it a better plan and it doesn't change what it really is, which is a plan that substantially fills the requirements of your PUD as well as the R-6 zone with the added advantage that if we get these variations, we can do a fee simple ownership.

So, to finalize then for the record, the total size is approximately 4.6 acres. We are proposing 48 units, approximately 60 percent or 29 of a two-story townhome. The other 40 percent or 19 are that two-and-a-half three story up in the corner. That parking ratio that we're proposing is 4.21 to 1, which means we have .21 guests distributed over and above what your ordinance requires and I've already gone over those perimeter requesting variations that are effected by the PUDs. With that, I will end my presentation. Karl?

CHAIRMAN LORENZINI: Thank you. Would you please state your name and spell it?

MR. KROGSTAD: Yes, good evening. My name is Karl Krogstad. I'll spell it, K-a-r-l K-r-o-g-s-t-a-d and I'm the president with Krogstad Land Design, Limited in Crystal Lake. So this is sideways so will just kind of, I mean, you have this in your packets. I

did present back at the beginning of October this plan before the Design Commission and it was approved based on just a couple of comments, and I'll go over that, but I'll just briefly go through it this evening. What the plan shows is landscaping of a variety of plant material both shade trees, evergreen plantings, perennials and shrubs that are both used in common areas and also in the foundation plants around the building.

As far as the foundation plantings with the building they have taken account the architecture which will be presented next, but use the plantings to kind of enhance the building and the architecture to go along with it, framed different features with architecture and also try to bring some unique character to each of the entrances so that everybody has some variety of color, texture, and evergreen, et cetera at the entrances of each unit as well as in the rear of these single-family, I'm sorry, the traditional townhomes we have patios in the back with those separated fences for privacy and then using some landscaping in those areas to soften it. So each person will have a private area that is very attractive.

In addition to that with the MUES product, again, landscaping used at the front entrances to really enhance those from the street scape point of view and also provide some columnar trees in the auto court area and those islands that are not occupied by the stairways that were mentioned earlier. And that gives some softening, some shade within those areas. The ordinance of the Village does require that retaining walls be softened with landscaping and that has been done wherever they're located because of some grade differentials are several retaining walls especially in the MUES product because the way that is two-and-a-half stories on one side and three stories on the other retaining walls are utilized in order to make those grade transitions. But again, those are turned into with the landscaping into a positive feature and really will enhance to the street scape along both Old Arlington Heights Road and Country Roads.

In the rear of the property, both the south and the west, we're proposing a solid board-on-board fence that will give some privacy in those areas along with the additional landscaping and this particular site was, did have, and I'll kind of go through this. There are some existing trees on the site, for the most part these are trees that are not high quality. They are, we've gone through the entire list and I evaluated as an arborist for the project the quality of the trees. We are able to preserve some both along the west and along the south property line where grading is aloud.

I just want to go back to this briefly with the landscape plan. There were two items that were requested or actually made conditions at the Design Commission that are not actually reflected on this colored rendering. They are on the drawings that you received. The one was that we originally proposed the sign at the corner, but we would have, they would not accept the drawing. We were thinking about a variation for that, but instead, we did relocate the sign at the entrance of Old Arlington Heights Road which does meet the requirements of your ordinance. The other changes we have, there was a request for paving, a differential type of paving at the entrances which is something that's been requested of many subdivisions and we are now proposing that as well. So again, just briefly goes through the major highlights of the landscape plan. This was again presented before them in October with just those two conditions and we met those conditions and with that I will turn it over to the architect.

MR. COX: Good evening, I'm Jay Cox. I'm a registered architect from BSB Design in Palatine. The last name is spelled C-o-x. I'm here to discuss the architecture portion of the submittal tonight and is been mentioned for us to get to this point with the architecture. We've worked with Village staff, done a review of the minutes for ordinances and taken a look at the local amendments. That's where we come up with things like the rear stairs off the decks. We've also presented to you and been approved by the Village Design Commission. So, what you'll see on the slides or your board packets is an overview of the townhomes being presented for this site.

The first set of elevations we are presenting are for the three-story townhomes. As was mentioned, they're two-and-a-half stories in the front and a full three stories at the rear. These are the buildings presented in the northeast corner of the site from the three buildings. The plans range from 1,760 square feet to about 1,915 square feet for the larger unit. In order to create the sense of community for these homes we're implying some design elements across both three-story buildings and the two-story buildings that we'll take a look at in a minute. There's two color schemes which is why your seeing color scheme one and two. Those will be mixed between both building styles throughout the site.

Another commonality you'll see between these buildings, again the three-story and the two-story, is some of the detailing. We've taken use of, we've added brackets at the overhangs, shutters at the upper floor windows. We have four different types of siding exposures, two of the lap siding, some shake siding, and some board and batt siding. And again, you'll see that on the two-story townhomes as well. And then of course, we have our varying heights of brick across the front and sides. While these townhomes come together to create a pleasing building assembly as was mentioned by the landscape architect, they also have their individuality and we shown it individuality by changes in plane or changes in material. As well as, each one having a distinct entry marked by the roof features and the columns that frame the entry for each of the units.

As we move around to the rear, you can see the garage doors that were mentioned for these rear-loaded units. As well as the balconies and you can see those code required egress stairs coming down at the rear. And one of the things we notice is the detailing that we're talking about, the shutters, the various exposure of siding, were also brought around to the back of these units. Now, we're taking a look at the two-story townhomes. And these were the front-loaded units that were presented for use on the west and south portions of the site. The six remaining buildings. Again, you can see the various design elements that were brought from the three-story townhomes. They're carried over to these two-story townhomes and because these units are front-loaded, we've actually proposed and upgraded garage door with glass and additional detailing to try to present a nicer front feature with a garage. And again, we have two plans for these buildings. What you see is the 813 and the 830. They range from 1,630 square feet to 1,940 square feet, depending on which plan, which plan options would be selected. And like the three-story units, these buildings again, or these units again, come together to form a pleasing building, but again every individuality that the other units do.

And continuing on the sides and rears, again, you can see the masonry carrying around the various exposures of the siding and then the rear you can see we've continued to break out the elevation with protecting bays and again shutters and various other architectural features. So, those same design elements follow us around this architecture. So, with architecture there's always unlimited number of points to discuss, but as I mentioned this is an overview of the architecture that we're presenting tonight. So, I just want to note for you. Do you have any questions?

CHAIRMAN LORENZINI: We'll ask questions after your presentation is done.

MR. COX: Thank you very much.

MR. FREEDMAN: We also have here tonight our project engineer. I'm not going to call him, but he is available for questions and also Bill Rotolo representing Lexington is also here, and we're available to answer any questions you may have.

CHAIRMAN LORENZINI: Thank you. Sam, Staff report please?

MR. HUBBARD: Sure. I also have a real quick presentation, but I'll try to be brief because the Petitioners were quite thorough, so they have hit on a lot of the points that I was going to hit on. So, as you heard, the Applicant's proposing 48 unit townhome development disbursed over nine buildings on the northern part of the Village. The property is

currently zoned M-1, which is Industrial Research and Development and Light Manufacturing District. So, it would need to be re-zoned to accommodate for this development. Currently, the M-1 District permits beverage manufacturing and distribution, electronics manufacturing, post offices, just to name a few. So, the zoning will need to be changed and the Applicant's proposing an R-6 zoning classification. Additionally, the comprehensive plan which currently designates the property as research and development, warehousing and manufacturing, also has to be amended to moderate density, multi-family which would facilitate the zoning change and compliment the proposed townhome residential uses.

So again, as you did hear in 2004, the Timber Court Development, about 300 feet to the north, went through a similar process for re-zoning and an amendment to the comprehensive plan to the R-6 District which is moderate density multi-family, so Staff does see the trend development in this area meaning more towards residential. It doesn't necessarily seem a need to preserve the property as for, you know, light industrial research development and manufacturing. Additionally, the Applicant at the Village's request is proposing to repeal ordinance 92059 which relates to the Old Arlington Heights Road Overlay District. That was established in 1992, not to help facilitate development in this area, in a more cohesive and unified manner. Five of the overlay district properties are within the two record development. The subject property is five more of the overlay district which only leaves three overlay district properties left. Staff did not feel that it's necessary to keep that overlay district around as most of the properties have been developed so we do recommend that be repealed.

And then of course the Applicant has requested preliminary PUD and preliminary Plat of subdivision approval which means if they are approved this evening and move forward they will have to come back before the Plan Commission for final PUD and final plat of subdivision approval. So, I just wanted to outline some of the differences between the individual lot variations and the overall PUD variations. The Petitioner did a very good job of outlining that, but let me also kind of explain if you look on this graphic here you'll see the overall PUD as shown as indicated by the blue line. The red line indicates all the individual lot lines. So, based on those red lines we had to evaluate each individual lot for all bulk and set-back restrictions, and that's created the need for a lot of the variations.

I prefer focus on the overall PUD variations as they're more applicable. The individual lot variations are more arbitrary. They're just a function of the location of the lot lines and they don't actually relate to practical variations requested in this development. So, the first variation as you heard would be to reduce the side yard set-back which is on the west of the property. Code requires a 41 foot set-back, the Applicant has proposed a 31 foot set-back. And this is a function of the overall lot width which is 400 feet. That's why that's required a larger 41 foot set-back. Because this area functions as more like backyard for the townhomes along the west side, we kind of compared it to what maybe a standard R-3 zoning would require for a backyard which is 30 feet. The Applicant is proposing 31 feet which we do support. We don't feel that this will create a negative situation in the development.

The next variation would be for the separation between the buildings. Again, as you heard, this is a functional of whether or not the buildings have a window in the living room on the side. As you've heard, they will be providing a window. If there wasn't a window the buildings would be code complaint at 30 feet minimum set-back. They're proposed at 34 feet between buildings eight and nine, and I believe 40 feet between buildings six and seven. So, we felt that the addition of this extra window which would allow light into these end units makes up for the fact that there would be less light so to speak and air flow between the buildings as they don't meet that 50 foot separation. Because these buildings are not stacked with units on top of one another, you know, it really only affects the end units on the end and with that window will bring in that natural light, so we do support this variation as well.

Again, you heard the variation from the parking space on the north side of the property that, you know, again, theoretically by the code it doesn't meet the required 25 foot set-back off of Country Lane because it's technically an off-street parking space practically it's an on-street parking space, and in that sense that supports the variation. Finally, the last overall PUD variation relates to the fences proposed at six feet between the units, the backyards of the units, buildings four through nine. And again, in order to help increase privacy which is sometimes a little bit lacking in an attached situation, dwelling situation, Staff does support this variation as well. In you packet the Applicant did submit the required justification for variation relief and Staff has incurred the necessary standards have been met. I will admit to you as the Petitioner has mentioned as well, the site is compliant, well with regards to all the regulations, density, building coverage, height, on set-backs, and so forth.

I'll touch briefly on traffic and parking and I will mention that the Developer has proposed the addition of a second southbound lane of travel on Old Arlington Heights Road. They did submit a traffic study that analyzed trip generation, trip distributions, site circulation, and parking. It did conclude that the street network does have the necessary capacity to handle any increase in traffic that would be generated by the development without significant reductions to the level of service. I think it estimated that a total of 29 trips would be taken during the morning peak and then an additional 33 trips would be generated during the evening peaks. So, that's certainly when you think of like a post office or a beverage manufacture and distributor which we allow currently based on the zoning, you know, these numbers of trips would represent a much less disturbance to the surrounding neighborhood.

Code requires two spaces per unit and each unit does have a two-car garage. In addition, there will be 10 guest parking spaces and they're two spaces in the driveway of each unit, so that brings a total number of spaces up to 202. This is on par with similar townhome developments the Village as approved of the last decade. It equates to, as you've heard, 4.21 parking spaces per unit. The Arlington Reserves Townhomes have 4.25 spaces, so you know, this definitely in the realm of what has been approved in the past and we're comfortable on the Staff level. We don't believe that this is going to create a parking problem.

Finally, I just want to touch on the Housing Commission which met on September 6th to consider this development. The Village does have a affordable housing policy for multi-family developments based on the number of units in the development. This particular development triggers the requirement for eight affordable units. And the Village met with the Housing Commission to discuss that and the resolution at that meeting was that the Developer would instead of providing the eight affordable units would contribute upwards of \$15,000 for each of the eight affordable units that they weren't providing, which would total about \$122,500. This would be required at time of building permit and it would go towards the Village's affordable housing fund which would be used to create affordable housing elsewhere in the community. So, there will be no affordable housing on this property, but it will, the money will go into the Village's trust.

So, that pretty much concludes the Staff report. We are recommending approval subject to conditions one through eight as identified in the Staff report and I'm happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Do we have a motion to conclude the Staff report into the records?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good. Okay, now for questions from the Plan Commissioners. Who would like to start? Lynn?

COMMISSIONER JENSEN: Yes, I was in Plat & Sub and I think you've done a very nice job of developing all the ideas that you brought before Plat & Sub and met with the issues over there. I do have a couple of clarifying questions. I guess one is of Staff, the Staff report Sam, you leave out a reference to variation 20 and I don't know if that was just an oversight or there's a reason for doing that. Standard report on page four you have the individual townhouse lot variations 1 through 19 and the next section start with 21. The -- of air conditioning that I wasn't sure why that's left out of the report.

MR. HUBBARD: 20 got shifted back into the individual townhome variation section. So, I think it talks about variations 18 and 20.

COMMISSIONER JENSEN: I see.

MR. HUBBARD: And they dealt more with the set-backs of the deck and air conditioners.

COMMISSIONER JENSEN: The only other question is in some of the earlier documents responding to the departments' questions, there's a reference of 49 units, but in this final duration you're at 48 units. So, I wasn't sure what went on there.

MR. HUBBARD: I can touch on that. The Petitioner worked extensively with Staff over the Plan Commission process to address all of our concerns. Originally, in fact, during Plat & Sub was proposed at 52 units onward to accommodate for some of the items that Staff has asked for they have reduced the units. I think probably at one point it was 49, now it's down 48.

COMMISSIONER JENSEN: At this point, I don't have any further questions.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Yes, just two quick questions. First, for the landscape architect. Are there native plantings in your landscape plan?

MR. KROGSTAD: There are some of the plants are native. It's not, there is no, what we have done in other subdivisions, including in Arlington Heights, they have designed a native ponds when we do have that type of situation above ground detention, but on this one you can see the follow area that the land planner talked about between the two types of use that's, it's deck is going to be an open area. So, this is a little bit more of a ornamental design because of the formality of the units.

COMMISSIONER WARSKOW: I tend to like to see native plantings in developments, not just in detention basins, but throughout the community. They do -- in our area, so.

MR. KROGSTAD: Yeah, we do have plants such as the hackberry and they're out there that are native that we are using on this site, but it's not solely made of plantings.

COMMISSIONER WARSKOW: I didn't mean to insult you; I just wanted to see that there were native plants inter mixed in the landscaping.

MR. KROGSTAD: Yes, there are. Yes.

COMMISSIONER WARSKOW: Okay, thank you. And secondly, this is just for you Sam. I don't remember coming across the term fee simple before. Just for my understanding of what benefit they're trying to drive out of this individual plan. Could you explain to me what the fee simple with them?

MR. HUBBARD: The Developer could probably do a better job then I could with that.

COMMISSIONER WARSKOW: Okay.

MR. FREEDMAN: Fee simple is basically the lot, the ground that you only deed out completely. The house is always in fee simple. When you get into a condominium form of ownership, although you own the unit in fee simple, you share ownership of other aspects of it. The townhouse form of ownership as it was indicated in Jeff's testimony, when you don't have share ownership above you, like in a condo, you're able to create a deed-out to the buyer and you conclude a plot of land that is included in his fee simple deed-out, if he owns inclusively, not as shared. And we think that's a marketing plus. We think people like that better frankly. And we always liked it better. People prefer to, it's just human nature to own something themselves.

COMMISSIONER WARSKOW: Okay, thank you very much. That's all I have.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I have a couple of questions and I think Mr. Nelson since you did such a good job and I would kind of let the Petitioner for the thoroughness of your presentation. It's nice when it comes, but I have a couple of questions and I think since you were describing this area of the development you might be able to answer it. One of the things that I noticed or have noticed with this type of development over the last decade or so, is that with the parking requirement, what we're seeing is the garage parking, a couple of driveway spots and very little parking within the community. So that, during times when people invite family over to their house and they might have three or four, their brothers or sisters come with their kids, where will people be able to park once the driveway spots are full?

MR. NELSON: You can't read, if I do this pointer, you don't see that I assume. Do you?

COMMISSIONER ENNES: Yes.

MR. NELSON: Okay. So, these are parallel spaces that are not part of the road system. So moving down here, there's a grouping here and there's a grouping there. Any you're correct, your ordinance only requires two to one; that's covered by the garages, okay. Now, two-car driveways help, okay, but there's, your peak demand and there's your functional demand is the way I look at it.

COMMISSIONER ENNES: Sure.

MR. NELSON: Your peak demand is actually, at night, when everybody's in place, all the cars that belong in the subdivision have to park. That's the easy one because you go in your garage or you go in your driveway. It's that random time and that's why it's very difficult to work in guest spaces in a front-loaded, and that's why we introduced them.

COMMISSIONER ENNES: Okay. So, how many spaces are tagged?

MR. NELSON: So, it comes out to a ratio of .21.

COMMISSIONER ENNES: Okay. Not a whole lot, but at least there's spots there that can help the people.

MR. NELSON: Yes.

COMMISSIONER ENNES: Another issue becomes placement of snow, especially when you have a community like this where the streets are owned by the association. Where can snow be pushed?

MR. NELSON: Well, snow, the biggest issue with snow and I kind of run across with it front-loading townhomes a lot, is really in a cul de sac situation, more so than it is in a linear situation. You can see that one of the things that this townhome developments done that is different than most, usually in a two-car garage townhome development or even a one-car for that matter, you see the garages grouped together; so you wind up with a four car garage situation and the entrances apart. Now, what this ones done because the units are wide enough to be able to do that is to separate the units which separates the driveways which gives you more opportunity for curb with less grouped pavement. Plus, it's a linear plan, so

there's plenty of opportunity to push it even where the parallel spaces are. Obviously, you can see that there's green to the north of the ones on the south, to the east, you know, so that's the key is is that it functions in a normal rhythm without any major hang up for where that snow whines up because it functions really not to similar than single-family even though there's more driveways.

COMMISSIONER ENNES: So you think there's enough space in there?

MR. NELSON: Yes.

COMMISSIONER ENNES: Okay. I have one other question and I think possibly the architect, Mr. Cox. Thank you. Mr. Cox, the townhomes, the living space is over the garage, is that correct?

MR. COX: For the --

COMMISSIONER ENNES: For the townhome units? And maybe it's also the same situation for the, what do you call them, MUES?

MR. COX: Right, for the MUES, the living room is actually in the front.

COMMISSIONER ENNES: But is there living space above the garage space?

MR. COX: There is living space above the garage space for both of the plans. For the two-story, it's bedrooms.

COMMISSIONER ENNES: Okay.

MR. COX: We make sure we meet all the codes for MG, you know, separation of --

COMMISSIONER ENNES: What do you do to protect it so that there's heat in there, there is, that the living space doesn't get cold from the garage? For the drafts, the garage door is open and that kind of thing?

MR. COX: Sure, actually with the energy code becoming more strict as we progress there are things as far as air infiltration. The drafts a lot of times are what freeze pipes, but the space between the garage ceiling and the floor is very well insulated, especially with bedrooms. What we do in these cases, and we actually supplied the duct work from the attic coming down, so and it's all insulated, that's all trump lines.

COMMISSIONER ENNES: Wait, the duct work, there's what? I'm sorry.

MR. COX: The duct work actually projects up into the attic space and distributes down, so it's not trapped or creating cavities in that space. That's really actually the reason I mentioned it. So, the space between the garage ceiling and living space is insulated, it's draft stopped and it's insulated so you don't have the cold floor condition you get that you're worried about, or like you said, if someone goes away and leaves a garage door open and where you come home and you have an issue. With the way these are detailed and the way I've seen them built and we designed them, like I said, it meets the energy code and then on top of that it's a tight building with the air change per hour, I mean there's requirements that have to be met, suddenly pass scales I think the code requires that we have to make sure the buildings, they don't leak those kinds of things. Like I said, it winds up with a condition where with that insulation and the floor space you have a warm floor even over the garages.

COMMISSIONER ENNES: I hear from realtors sometimes that that becomes an issue when there's living space. Personally, I don't have living space over my garage, so I don't have that problem, but I hear it from realtors sometimes and I also suspect with the greater attention to energy efficiency that there's probably a lot of things that you're doing as a builder that treat that differently today.

MR. COX: And I can even say even in the walls there's ways to calculate things that two by four walls can be used and R-15 insulation. With this Developer, with the way these are details, we're going with two by six walls with R-19 or 21 insulation, so that's something that will work --

COMMISSIONER ENNES: And that's the exterior walls?

MR. COX: Yes. Even the garage separation wall between the garage and the living space adjacent to it, that's meeting the same requirement as the exterior envelope.

COMMISSIONER ENNES: Okay, thank you very much. That's all I have.

MR. COX: You're welcome.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: Mr. Nelson, I have a couple of questions for you, if you could come on up?

MR. NELSON: Yes, sir.

COMMISSIONER GREEN: Sir, when we were at the Plat & Sub meeting, were these three-story units always up in the northeast corner?

MR. NELSON: No, they were not. I was not at that one, but originally we had more of the two-and-a-half three-story than townhome, number one. They were all exclusively along the west property line and there were a pair of two-story townhomes up in that corner that one backed onto Country Lane and they were end-loaded to Old Arlington Heights Road.

COMMISSIONER GREEN: Okay, why did they get moved?

MR. NELSON: For a couple of reasons. The first was the townhomes have the highest value. They're the biggest units, most square footage, and there was a lot of concern. It's always difficult when you have frontage on two roads that you're kind of compelled to back on, okay, and that's always creates an issue in terms of privacy, ascetics, and all kind of other things. And we did have one building that backed on. So, there was a big concern by marketing and ownership to eliminate that condition. So that was probably the one thing that drove it.

The next was to change the proportion to go with more of the bigger, more expensive units and less of the two-and-a-half three-story units. By putting the townhome along the westend we achieved several things. That living space privacy is on the first level, that's easier to screen than it would be to have thee two-and-a-half story three-story along that west property line overlooking the office buildings to the west. So, even though there weren't any private spaces there, the buildings were higher and they were going look out onto that. But this one, there two-story, but the first level is an easy screen, so those units now are not only more of them, but they're better located and they function better. At the intersection, what we do have the ability, even though it's the taller building is, which is not to dissimilar then the five-stories that are further north, is the beauty of this product is is what you see is the fronts, not the rears. So, because this is a rear-loaded product we've been able to frame the intersection with architecture, and it's front-loaded where --

COMMISSIONER GREEN: I agree. The backs of these three-story things are very plain and very box like. I don't want those to face the street. My question is though, on the northeast corner there, what's the street elevation. What's the curb elevation and what's the top of foundation? What's the difference in height?

MR. NELSON: I don't know exactly. There's a double step retaining wall there.

COMMISSIONER GREEN: Well, the retaining wall and the stairs seem to go all the way out to the 25 foot line.

MR. NELSON: We can answer it, I just don't have that off the top of my head.

COMMISSIONER GREEN: Okay, I need to, I want to get that, I thought to my head. I guess --

MR. NELSON: I have a rough idea, but I don't want to give you the wrong number. I know that the original grade up in that northeast corner was about 698 originally, if I recall.

707. COMMISSIONER GREEN: 0.78, yes. It looks like the high foundation is

CHAIRMAN LORENZINI: I think we'll have the answer here. Can you state your name and spell it please?

MR. BURDA: Certainly. My name is Tim Burda, I'm with Haeger Engineering.

CHAIRMAN LORENZINI: Spell your name?

MR. BURDA: T-i-m and B-u-r-d-a. So, just to repeat the question?

COMMISSIONER GREEN: Yes, so at that corner --

MR. BURDA: You're talking about the --

COMMISSIONER GREEN: The curb elevation, the street elevation though of 698.78, and then you have a high foundation which means you have stairs running, you're breaking up a series of terrace stairs that cover 25 feet to get to the front door. How high is the foundation at the front door above the street?

MR. BURDA: Certainly. We're looking at building number two which is at Arlington Heights Road.

COMMISSIONER GREEN: That's the one.

MR. BURDA: Yes. We see the top of foundation here is at 707 at the front. Again, these types of units have roughly, there's about a four-foot of fall from the front to the rear of the unit. So, at that front is 707.

COMMISSIONER GREEN: Okay, so the street is 698?

MR. BURDA: Correct.

COMMISSIONER GREEN: So, you have nine feet of height in 25 feet.

MR. BURDA: Right. We are breaking that up with the wall along Arlington Heights Road. I don't know if you can --

COMMISSIONER GREEN: Okay, I'm looking at the wall. How high is the wall?

MR. BURDA: The wall we're proposing right now is around two feet.

COMMISSIONER GREEN: So, you're splitting it but you still have these stairs, you have to get from --

MR. BURDA: Correct, yes. We've got --

COMMISSIONER GREEN: Which is nine feet down up to the front door.

MR. BURDA: Correct.

COMMISSIONER GREEN: So, you're showing 25 feet of stairs broken up in looks like three steps in however many risers you have going up there.

MR. BURDA: Correct.

COMMISSIONER GREEN: So, how do you aesthetically, because you don't have any elevations that show nine feet which is another floor, in other words you have one more story here is where the stairs are, or excuse me, where the street here, and how you're going to get up nine feet to the front door.

MR. BURDA: Right.

COMMISSIONER GREEN: My question is how are you going to treat and what is the material? Do you have railings on the stair? What is it?

MR. BURDA: Okay. So, if we have steps in the pattern shown right now, groupings of three steps and then you have like a five-foot landing, we typically don't use railings. But when we need to group the steps closer together, that's when I think code requires railings and we would typically put that closer to the stoop.

COMMISSIONER GREEN: Now, only because I'm an architect and I've dealt with railings and things before, the old two risers no rail, three risers you need a rail, I've been hit with I need rail on everything. So, are you, did you check the code? Are you sure there's no rails required in two or less risers?

MR. BURDA: I can say that the way we've been designing and through past projects, we haven't used railings when we've had the three steps and then the five-foot landing. It's when we go beyond those three steps is when we start to require railings.

COMMISSIONER GREEN: When you do these outside stairs, what's the riser and what's the tread?

MR. BURDA: So, risers, I think we can't go any more than 7.75 feet.

COMMISSIONER GREEN: You wouldn't do that outside.

MR. BURDA: Then the tread is probably about one foot.

COMMISSIONER GREEN: But you would go 7.75 outside?

MR. BURDA: Well, we don't design it to the max, no. So, I would probably do seven --

COMMISSIONER GREEN: Right, so you'd be probably closer to 6.5 or something like that I would assume outside. Outside you go less and bigger tread, okay. So, my question is are these poured concrete stairs?

MR. BURDA: I think that they are poured concrete stairs.

COMMISSIONER GREEN: Here is my concern is that in other projects that we've seen, I'm thinking of the ones along like Mariano's, just for the panel to understand what I'm talking about, is as you go up these stairs and they pour these things and they bring the dirt up to them in an attempt to not have the separation so they don't need the railings, after six months to a year the dirt settles in and you have these stairs that become almost standing by themselves as the grade goes down. Quite frankly, they don't look as great as they could be. That's why when this original project came to us in the Plat and Sub, those three-story units which is two-and-a-half stories in the front plus another story to the street, that's a three-and-a-half-story height you're dealing with at the corner there. I was happy to see then that they were in the back, and now I see they're back in the front here.

So, my concern is the aesthetics of this because we don't have that on this pretty picture you show us. This is a four-unit building and you have seven-unit buildings, and you have another height down here. So, that's my concern is the look of this. I think before final I'd like to know exactly, if you would just check with the code before you come back to us with a final, give us that final design and maybe even a picture of what it's going to look like.

MR. BURDA: Certainly.

COMMISSIONER GREEN: That would be wonderful, thank you. That's all I have, Chairman.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: Sam, Timber Ridge to the north was approved for three buildings and they built two. Do you know what's going on with that third building? Do they have to come back to us if they want to have one? What's --

MR. HUBBARD: I don't know. I'd have to go through the actual approval ordinance. I mean typically if they've started a project and they have approval for three buildings and they've only built two, regardless of the fact that it may have been several years, as long as they've started the project and completed it as proposed, they wouldn't normally need to come back unless there was a specific condition added to the ordinance which I'm not aware of.

COMMISSIONER DAWSON: So, was there any, when traffic was discussed on this road, did anyone take in the fact that there could be another building placed, I mean I believe that's where the building would go, it would have been right up against this Country Lane. I can't seem to, I can't recall, it was years ago, was it? Was it north?

COMMISSIONER SIGALOS: No, I think --

COMMISSIONER DAWSON: Okay, the third building?

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Yes, the third building would go right here. I don't know if --

COMMISSIONER DAWSON: So, what's the, who owns the property between them?

MR. HUBBARD: So, those are two properties and they're separate ownership. I do not believe that they're owned by Timber Ridge but I'm not a hundred percent sure on that. I don't know who owns them.

COMMISSIONER DAWSON: Who owns the lot just to the south of this property?

MR. HUBBARD: That lot is owned by the property owner here who owns this office building.

COMMISSIONER DAWSON: Okay, could you go back to the screen with all the lot lines?

MR. HUBBARD: Which one?

COMMISSIONER DAWSON: The one that had the red showing the fee simple.

MR. HUBBARD: Yes, give me one second here.

COMMISSIONER DAWSON: Well, I mean I guess I can ask my question while you're looking for it. It only shows, it just doesn't include all the way down to the street, I was just curious, was this just for our convenience or was there a reason why the ownership doesn't go all the way down to the street?

MR. HUBBARD: You're talking about for the red properties?

COMMISSIONER DAWSON: Yes, I mean the lots.

MR. HUBBARD: Right.

COMMISSIONER DAWSON: Is this actually showing the lots that people will own?

MR. HUBBARD: Correct.

COMMISSIONER DAWSON: Or was this, I mean this is the actual lot size so it will not carry to the street?

MR. HUBBARD: Right, correct.

COMMISSIONER DAWSON: What's the reasoning for that?

MR. HUBBARD: That's just how it was designed. I don't know what their reasoning was.

MR. FREEDMAN: I think the reasoning was to maximize the common area, to create a private lot ownership for a lot to every single unit, but to maximize the area that's commonly maintained by the association. I mean you could run those lots to the street but I don't know what you would gain by that. Right now, obviously the area between the end of the lot and the street behind is going to be open space grass and then maintained by the association.

MR. HUBBARD: So, they would probably replace all the driveways in phases as the, you know, as the development, the owners association would as opposed to each individual townhome, you know, repairing their driveway as they needed.

MR. FREEDMAN: I haven't seen the declaration but I think that's correct, Sam. I think probably, that would be done as probably, firstly it's cost efficient, secondly the uniformity. I think that's probably what would be done.

COMMISSIONER DAWSON: Are the owners going to understand that? I mean I just am concerned that the general layman coming in to buy the property isn't going to understand the ramifications of not owning the driveway.

MR. FREEDMAN: Well, they may not own it but they'll have an easement over it. It's the same thing as when you go over a parcel.

COMMISSIONER DAWSON: Sure, but they can't just simply make

repairs or change driveway if it's owned by the homeowners association.

MR. FREEDMAN: I don't expect the average person to read any condominium or townhouse declaration, to read every page and understand it. But I believe, number one, most people who buy have attorneys who explain it to them; and secondly, we do explain the details of what they get and what they don't get. That kind of question would be understood because what people particularly want to know is what can I do on my lot and what is the association maintaining. That is explained to buyers.

MR. HUBBARD: I would add that this isn't just this development, this is how Arlington Crossings was done. This is how Ardmore Townhomes was done. This was how Reserves was done.

CHAIRMAN LORENZINI: It's not unusual.

COMMISSIONER DAWSON: Okay, it just was surprising to me to see it. I do more commercial real estate in my practice, I don't do residential. I don't deal with a lot of homeowners in this kind of capacity. But I know just when I bought my home, I'm not in a homeowners association so it's different, it would have shocked me to find out I didn't own my driveway. So, I was just, when I saw that I thought, well, that's interesting, why is it that it doesn't include the driveway?

But if you're saying, Sam, that that's how they are always done, then you know, I'm not asking you to change it but I was just --

MR. FREEDMAN: I don't think the expectation you're concerned about really happens. I think with everybody, yes, you'd think that's my driveway and it is. The fact that part of it is on fee simple and part of it is on an easement right. I've never run into that being a concern by a homeowner.

COMMISSIONER DAWSON: I would probably guess that many homeowners don't fully understand that. But that's not, I'm not trying to imply that you're misleading them in any way, shape or form.

MR. FREEDMAN: No, I didn't think you were.

COMMISSIONER DAWSON: I'm just saying that the average individual, and even, you know, if someone is going to buy one of these properties, generally residential, you get your survey at closing if not, you know, an hour before. It's not like a commercial deal where you're getting it a month before closing and you're studying it.

MR. FREEDMAN: I don't think they even think about it. But I think one of the reasons they don't is I don't think it ever rises to be an issue.

COMMISSIONER DAWSON: Okay, all right. That was just surprising to me when I saw that. I didn't know if that was just for our convenience or if it was intentional. I have no other questions.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Sam, can we pull up the aerial view of the property and the adjacent, that's not it. I was at the Plat & Sub and I know I asked a question back then, the two properties north of Country Lane and the one property south of the Lexington development, is there any hopes of purchasing those and expanding this? In other words, to the north of Country Lane off to the Timber Courts condos?

MR. ROTOLO: I wasn't sworn in.

(Witness sworn.)

CHAIRMAN LORENZINI: Would you state your name and spell it please?

MR. ROTOLO: Bill Rotolo, R-o-t-o-l-o.

CHAIRMAN LORENZINI: Thank you.

MR. ROTOLO: We've contacted the landowners to the south and they just are not interested in selling. The landowner to the north, we never got a response of any kind. So, we did get a response from the owner to the south.

COMMISSIONER SIGALOS: It's just a vacant property and he's not

interested in selling?

MR. ROTOLO: No.

COMMISSIONER SIGALOS: Okay.

MR. ROTOLO: We've tried. We actually made an offer on the one to the south. No, didn't want to sell.

COMMISSIONER SIGALOS: The other question I had, I'm assuming you've done some market studies and the conditions are better today than they were six years ago or so with townhomes? The condominiums to the north, Timber Courts was originally built as condos, three buildings. Because of the economy, those three buildings were never built, the condos became rental units, it's kind of a mess over there.

MR. ROTOLO: I will say this, the condo marketing in the suburbs, especially outside of downtown areas is very weak. You're not seeing any new construction of condominiums in the suburbs in the main except for maybe Oak Park and Evanston where the markets are very strong in the large downtowns. The reason being there were a lot of foreclosures, the prices have not recovered, and we couldn't build them for the price, nobody would buy them. We'd have to charge more than people are willing to pay.

We did the market research in this area, and the condominiums on the west side of Arlington Heights Road, I think it's called Verde something, you can buy a unit over there for less than \$100,000, a two-bedroom two-bath.

COMMISSIONER SIGALOS: But you're confident that the market research there would support townhomes?

MR. ROTOLO: It's very strong right now, very strong. You know, we have other developments in the area, Palatine, Rolling Meadows, and we're selling at a decent pace, about three months which it's not like it was in the heyday but it's a lot better than it was during the recession.

COMMISSIONER SIGALOS: You anticipate building, or breaking ground for each building as the units are all sold within that building?

MR. ROTOLO: Yes.

COMMISSIONER SIGALOS: Or will this whole thing be developed at one time?

MR. ROTOLO: Yes. I will say if there is, say a five-unit building and we sold four, we'll start the building and we'll sell the last one, you know, as it goes. But in the main, we do not start until we have sold, except for the models.

COMMISSIONER SIGALOS: I just want to clarify, these buildings are all fully sprinklered? Fire sprinklered?

MR. ROTOLO: Whatever your code requires.

COMMISSIONER SIGALOS: I thought I saw something in the Fire Department comments, they're required?

MR. HUBBARD: It will be, yes.

MR. ROTOLO: I believe so. Most communities are requiring sprinklers today. Are you aware of that? Do you know that?

MR. COX: Yes, they will be.

CHAIRMAN LORENZINI: Can you state your name again please? State your name again just in case the court reporter forgot.

MR. COX: Okay, Jay Cox.

CHAIRMAN LORENZINI: Jay Cox, thank you.

COMMISSIONER SIGALOS: Okay, thank you. That's all I have.

CHAIRMAN LORENZINI: Terry, did you want to say something?

COMMISSIONER ENNES: I just wanted to clarify that when Mr. Rotolo was talking about condominium, you were talking about an individual apartment condominium as opposed to a townhome. You were differentiating them.

MR. ROTOLO: Yes.

CHAIRMAN LORENZINI: Okay. Sam, the \$122,000 for affordable housing, so I assume that's some type of Village lockbox which guarantees it's going to for affordable housing programs?

MR. HUBBARD: I would also assume so, yes. I don't know the specifics of where it's kept, but it's kept until spent for the affordable housing programs.

CHAIRMAN LORENZINI: Just a general question. So, each village in the county is required to have so much affordable housing. How are we doing as a village?

MR. HUBBARD: I believe we are above the 10 percent state requirement.

CHAIRMAN LORENZINI: My question I guess would be for the landscape architect. What's going to be on top of the detention pond? Just sod?

MR. KROGSTAD: Yes, that's going to be an open area and sod. Then along the perimeter of it, there will be trees, but we'll try and limit any planting because of root conflicts on top of the vault.

CHAIRMAN LORENZINI: Okay, and maybe Mr. Freedman, prices of these homes? \$300,000, \$400,000, \$500,000 range?

MR. FREEDMAN: Again, there's two product types. The muse product is the lesser expensive of the two. They do not have basements and they will be priced around 330 to 350. The two-story front-loaded garages with studio basements, they'll be in the 375 to 400 range. That's base.

CHAIRMAN LORENZINI: Last question, I'm not sure who would answer this, but some of the development in the Village end up having a lot of cable boxes and TV boxes and things in the front lawn. Are we going to end up with something like that here?

MR. FREEDMAN: You're the architect, answer it.

MR. COX: Well, I guess I would say we do our best to create detailing when we move forward to construction documents. So, what we try to do is be sensible about electric meters and gas meters and how it hooks up to the adjacent utilities. To try to, you know, avoid painting a rosy picture, they are part of any modern home. But like I said, the best we can do is to be sensitive.

CHAIRMAN LORENZINI: But putting the cable box underneath the porch, underneath the deck, is a lot more acceptable than putting it in the front yard.

MR. COX: Right, and typically as well, I'll let the landscape architect speak, but we even take care to locate where furnaces are, where electric panels are inside so we meet the codes for the distances between the electrical meters and the sockets. So, we do actually take care to detail those things as, and the Board will understand, you know, where sewer and water and water heaters are, they're planned inside the building and outside the building.

MR. KROGSTAD: Again, Karl Krogstad, landscape architect. You'll see on the drawing, and I actually have a note, we are trying to screen in any of the utilities there on the buildings such as gas meters, electric meters and we want to make adjustments in the field as necessary to screen those. So, it's our intention to screen, they could still be accessed by the utility companies, but to have plantings that are adjusted for the final location of those meters.

CHAIRMAN LORENZINI: Okay, thank you. That's all the questions I had. So, we're going to next open it up to the public for any questions. Why don't we start on your right side, my left side? Anybody on the second row have any questions, comments? Anybody on that side of the room? Then let's go to this side of the room, my right, your left. Yes, sir, would you please state your name, spell it for the court reporter and ask your question or make your comment?

QUESTIONS FROM AUDIENCE

MR. MOATS: Yes. My name is Larry Moats, I represent the Richard Taylor family with regard to the three-story building on the south, south of the building you're at.

CHAIRMAN LORENZINI: Would you spell your last name please?

MR. MOATS: M-o-a-t-s is the last name, first name is Larry.

CHAIRMAN LORENZINI: What building do you represent?

MR. MOATS: 3233 North Arlington Heights Road.

CHAIRMAN LORENZINI: Okay, thank you.

MR. MOATS: In any case, we're excited about the development that's going to take place and I just want to preface any remarks that we do make in that regard. A couple of kind of basic things here that we're interested in is, first of all, the drainage capacity of that area, I know we do have challenges in terms of heavy rains, in terms of the water draining fast enough and sometimes even overflowing into the building itself. We're just wondering what this project, how this project is going to impact that drainage infrastructure.

CHAIRMAN LORENZINI: Okay, I doubt we'll get into real specific details, but Sam, do you want just in general say how we handle these issues? Drainage issues?

MR. HUBBARD: Yes. The county has a local ordinance that governs stormwater management, and it states that you can't create any stormwater runoff onto adjacent and neighboring properties. So, this development will be subject to those requirements, so they have designed an underground detention to meet the standards of the MWRD to contain and detain their stormwater and then will eventually run them to the city storm sewer system.

MR. MOATS: Is this something that needs to get approved by the Village then as well, or Arlington Heights?

MR. HUBBARD: Their final engineering plans are subject to our review and approval, and they'll need permits through MWRD and so forth for other portions of it, yes.

CHAIRMAN LORENZINI: In addition to Sam's Planning Department, there's an entire Engineering Department that studies and looks at all the drainage, traffic, all those type of issues.

MR. MOATS: I guess so, pardon my ignorance. But I mean is there anything that we should be doing to, you know, be assured that this is being looked after? Because it is a very sensitive issue. Needless to say, you have a lot of customers coming in there, when you have a flooded, you know, parking lot, it's a very awkward situation. If it's going to get worse as a consequence of this, it just doesn't make any sense, it's bad for everybody.

MR. HUBBARD: Sure, yes, and it's a sensitive issue for Staff as well. So, we don't want to create any, you know, problems for neighboring property owners either. So, you know, we do our utmost to make sure that it conforms to all the stormwater management requirements.

MR. MOATS: I guess the second issue that we'd like to just quickly touch upon, that is the parking. I know that's been discussed here this evening, you know, when you have a building that, you know, unfortunately with the economy recovering and so forth and so on, there is a lot more activity in our building. We have some concern that people might use the parking in our building as the development takes place. Are there any feedback we can get on that in terms of how do we make sure that this isn't an issue?

MR. HUBBARD: Well, it meets the code requirements of the Village for how many parking spaces is required. In fact, it goes above and beyond by providing some guest spaces. So, you know, we don't anticipate that it's going to create, you know, parking problems and a burden on adjacent property owners. Certainly, you can post complying, you know, tow signs in your parking lot, I mean that could be an option. But we don't anticipate

that this is going to be a problem.

CHAIRMAN LORENZINI: There are certain Village codes that require so much parking from any development, and they've met the parking requirements for their development.

MR. MOATS: We're quite aware of that. But again, I know that it was brought up this evening, you know, about the possibility of overflowing parking concerns. You know, so we're just naturally concerned how this might impact our property as well. Again, I'm not sure that there's anything you can do about it but we would like to bring it to your attention if it's appropriate to review this.

CHAIRMAN LORENZINI: Okay, thank you.

MR. MOATS: I guess the other area just in general, and again we really appreciate the presentation tonight, we appreciate what the Village of Arlington Heights is doing in terms of making sure that real estate is getting built in a way that's good for the community as a whole. But again it appears, and we're not experts in building property, we'd like to think we're experts in managing properties, but it seems like there are a lot of variances that are requested with this property. I was just wondering if it would be appropriate that we could meet with some of the people with Lexington and go over some of the issues that they talked about tonight with regard to modifications they requested from the Village.

MR. FREEDMAN: We'll give you a card.

MR. MOATS: You know, in that way we could have a better comprehensive view of how it might impact our property. Again, we're here to be part of the community, not to cause trouble. We just want it to be best for everybody.

CHAIRMAN LORENZINI: All right, I appreciate your comments.

MR. MOATS: Thank you.

CHAIRMAN LORENZINI: Anybody else on this side of the room? Comments or concerns, questions? Okay, if not, we'll close the public hearing portion and go back to the Commissioners for final questions, deliberations and/or recommendation. Lynn, anything?

COMMISSIONER JENSEN: Well, just to clarify a couple of points you just made, and then Sam, you can restate that. So, as is the case with every petitioner, they have to take care of all the water runoff on their property. But they're not required to fix all the water runoff problems in the entire area.

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: The Village feels confident from this or will feel by the time they develop it that they will have met that requirement, so they will take care of the water runoff that they're responsible for.

MR. HUBBARD: Absolutely. We won't approve them unless they meet the standards of the WMO.

COMMISSIONER JENSEN: The other thing, maybe you can just clarify, you indicated that there are a limited number of variances that are required if you were doing one piece of property over lots broken out separately. So, the bulk of the 25 or whatever is because they're going to this fee simple lots. So, there's really only about five variances as I understand it that really would be of major concern to you, is that correct?

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: Okay, thank you.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I don't have any questions. Just I think it's a really great design.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Nothing further.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I really have nothing.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I don't have any questions. The only comment I would make to the managing property owner is that once it's built and people try to move in, I would form a good relationship with the homeowners association because that's going to probably be, I mean the owners can do the best they can to make assurances to you. But once they're done, they turn it over to the homeowners association. So, it's going to be very important to develop a strong relationship with them relating to your parking lot because it's a very viable concern. I think if you're a good neighbor and you work with the homeowners association and you're flexible with them, then they'll probably honor your concerns.

MR. MOATS: I appreciate your remarks. Thank you

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: No, I have nothing further.

CHAIRMAN LORENZINI: I have nothing further. Do we have a motion or recommendation here?

COMMISSIONER WARSKOW: I make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-021, a Rezoning from M-1 Research Development and Light Manufacturing to R-6 Multifamily Dwelling District; an Amendment to the Village's Comprehensive Plan to change the underlying land use designation from Research & Development, Manufacturing and Warehouse to Moderate Density Multifamily; a Preliminary Plat of Resubdivision; a Preliminary PUD to allow nine townhome buildings with 48 dwelling units on one zoning lot; Repeal Ordinance 92-059 and 92-060 relative to the Old Arlington Heights Overlay Zone; Variations 1 through 25 as outlined in Exhibit 1.

This approval shall be subject to the following conditions:

- 1. Approval of final plat of subdivision and final PUD.**
- 2. The internal roadway network and all underground utilities (water, sanitary, storm) shall be privately owned and maintained by the homeowners association.**
- 3. The Petitioner shall comply with the September 6, 2016 motion of the Housing Commission to provide a fee in lieu of for affordable housing (\$2,500 for each unit in the development) to be paid at the time of building permit.**
- 4. The Petitioners shall comply with the October 4, 2016 motion of the Design Commission.**
- 5. No fence shall be allowed in the area between the townhome buildings and Old Arlington Heights Road, and no fence shall be allowed in the area between the townhome buildings and Country Lane.**
- 6. Construction of all off-site public improvements as required per IDOT approval.**
- 7. Contribution fees shall be paid for parks, schools and library per Chapter 29 of the Municipal Code.**
- 8. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Okay, roll call vote please.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Commissioner Green, comment?

COMMISSIONER GREEN: My only comment is I think it's a great site plan. I like the fact that we don't have all the fronts along Old Arlington Heights Road which was a concern in Plat and Sub. Just a reminder, get the sidewalks and railings and the retaining walls when you come back for final, or when you go to the Village Trustees, give them an elevation or rendering or something so they can see this situation so they're aware of it. That's all. I think it's a great project.

CHAIRMAN LORENZINI: Okay, congratulations. You received a unanimous recommendation. So, good luck.

Any other business? Anything else? Anything else, Sam, on the agenda we need to talk about?

MR. HUBBARD: Nothing.

CHAIRMAN LORENZINI: Anybody have any questions or anything?
Okay, motion to adjourn?

COMMISSIONER JENSEN: I move we adjourn.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: We're adjourned, thank you.

(Whereupon, the meeting was adjourned at
9:02 p.m.)



Item: Medical Office - 1519 S. Arlington Heights Rd. - PC#16-022

Department: Planning & Community Development

Requested Action

1. Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
2. Preliminary Plat of Subdivision approval to consolidate the subject property into one lot
3. Preliminary PUD
4. Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD

Variations Identified

1. Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (to be incorporated into the amendment to PUD Ordinance #13-063)
2. Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard

Recommendation

The Staff Development Committee reviewed the proposed request and recommends approval of the following actions:

1. Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
2. Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.
3. Preliminary PUD to allow a 26,664 sq. ft. medical office building.
4. Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD and to grant a Variation from Section 5.1-21.1(b) of Chapter 28 to

allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback

5. Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard

This approval shall be subject to the following conditions:

1. Approval of Final Plat of Subdivision and Final PUD.
2. IDOT review and approval of the proposed site access onto S. Arlington Heights Road.
3. Compliance with all Design Commission conditions of approval.
4. The Petitioner must comply with Section 11.6-1 of the Zoning Code and provide a code compliant screen around the southern loading berth.
5. As part of Final PUD approval, the applicant must revise the landscape plan to address the landscape comments as summarized within this Staff Report.
6. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits
Plat & Sub Minutes	Exhibits
Plat of Survey - 1 of 2	Exhibits
Plat of Survey - 2 of 2	Exhibits
Project Narrative	Correspondence
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Fire Truck Turning Exhibit	Exhibits
Landscape Plans	Exhibits
Market Study	Exhibits
Photometric Plan	Exhibits
Preliminary Plat of Subdivision	Exhibits
Rendering	Exhibits
Traffic Study	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Department Comments - Round 2	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: December 14, 2016
 Date Prepared: December 9, 2016
 Project Title: 1519 S. Arlington Heights Rd – Medical Office
 Address: 1519-1625 S. Arlington Heights Rd.

BACKGROUND INFORMATION

Petitioner: John Kosich
 Address: 1519 AHR Medical LLC
 1111 E. Touhy, Suite 230
 Des Plaines, IL 60018

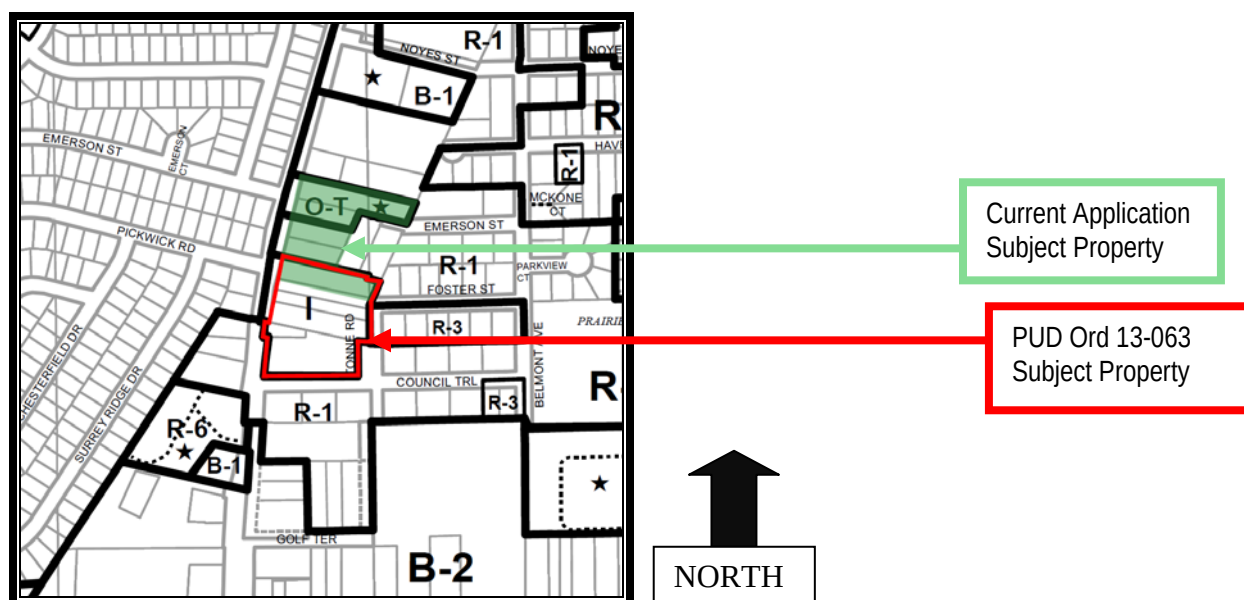
Existing Zoning: O-T: Office Transitional District, R-1: One Family Dwelling District, and I: Institutional District

Requested Action:

- Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
- Preliminary Plat of Subdivision approval to consolidate the subject property into one lot
- Preliminary PUD
- Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD

Variations Identified:

- Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (to be incorporated into the amendment to PUD Ordinance #13-063)
- Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard

**Surrounding Properties:**

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-1, One Family Dwelling	Vacant Land	Offices Only
South	I, Institutional	Residential Memory Care Facility (Autumn Leaves)	Offices Only
East	R-1, One Family Dwelling and R-3, One	Single Family Homes	Single Family Detached

	Family Dwelling		
West	R-3, One Family Dwelling	Single Family Homes	Single Family Detached

Project Summary

The subject property is approximately 3.86 acres in size and currently undeveloped. It is located just north of the Autumn Leaves memory care facility, which is at the northeast corner of Council Trail Road and S. Arlington Heights Road. The subject property is within multiple zoning districts, including the I (Institutional) District on the southern portion, and the R-1 (One Family Dwelling) District and O-T (Office Transitional) on the north side of the site. 1519 AHR Medical, LLC (the “petitioner”), is proposing to purchase the northern parcel of the Autumn Leaves property and incorporate it within their development site, which parcel is currently used for a portion of the detention for Autumn Leaves and also contains a part of the drive aisle that provides access onto S. Arlington Heights Road. The location of the drive aisle will remain unchanged, and the petitioner is proposing to expand and tie into the existing detention basin on the Autumn Leaves site, which would provide detention for both properties.

The proposed development consists of a single-story 26,664 square foot medical office building which would be built in one phase. The developer has a tenant (Access Community Health) signed for the 14,786 square foot unit on the southern side of the building. The remaining unit on the northern side of the building would be constructed but the interior would not be built out until a tenant is signed. Access Community Health is a healthcare network whose primary services include family practice, internal medicine, pediatrics, school and sports physicals, obstetric/gynecological and midwifery services. They are estimating 24 employees will work out of the proposed location, and hours of operation would be 8:30am - 5:00pm on Mondays thru Fridays, and 8:30am – 12:30pm on Saturdays.

Parking would be provided on the northern, western, and southern sides of the building. An additional “right-in, right-out” access point would be constructed on the northern side of the site, which would provide access to S. Arlington Heights Road. The developer would also tie into the existing northern access drive currently located on the Autumn Leaves site, which provides full access to S. Arlington Heights Road. A single-lane drive aisle will connect to Emerson Street at the rear of the site, which will be restricted to emergency vehicles only and will be blocked with bollards to restrict access.

Zoning and Comprehensive Plan

Since the proposed plan involves the purchase of a small part of the Autumn Leaves property, the existing PUD that governs the Autumn Leaves site will need to be amended to remove that part from the PUD, allowing it to be incorporated into the petitioner’s development. Furthermore, all developments within the O-T, Office Transitional District must proceed as a PUD, so the Subject Property is required to develop as its own PUD. Additionally, as portions of the Subject Property are currently in the R-1 and I Districts, these areas must be rezoned into the O-T District. The proposed use as medical offices is a permitted use within the O-T District. Finally, as the subject property is made up of multiple lots, the petitioner is required to consolidate these lots in one lot of record via a Plat of Subdivision. The applicant is only proceeding with preliminary PUD and preliminary Plat of Subdivision at this time, and a future appearance before the Plan Commission for Final PUD and Final Plat of Subdivision approval will be required.

The Comprehensive Plan classifies the entire Subject Property as “Offices Only” and therefore the proposed development conforms with the Comprehensive Plan.

Two Variations have been requested in conjunction with this development and will be discussed later within this report.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on April 13, 2016, to discuss the proposed development. At that time, the project was proposed as two phases with the second phase remaining completely unbuilt until a tenant was signed. The development would have been slightly larger (approximately 38,400 sq. ft.) and would have incorporated a small Walgreens within one of the medical offices. Although these aspects have since been revised, the subcommittee was generally supportive of the development at that time and was excited to see a medical office development that was consistent with the Comprehensive Plan. The subcommittee encouraged the applicant to move forward and suggested that they hold a neighborhood meeting with area residents prior to appearing before the Plan Commission.

Neighborhood Meeting

The developer held a neighborhood meeting on December 6, 2016, which was only attended by one couple who lives in the single-family home that abuts the site to the east. According to the developer, one of their primary concerns was with the construction process and what impact it would have on their property. A summary of this meeting was prepared by the developer and is attached.

Design Commission

The Design Commission met on November 29, 2016, to consider the building architecture and design. The project received a recommendation of approval, subject to the following conditions:

1. A requirement to improve the regularity of the spacing of the exterior wall sconce light fixtures.
2. A requirement to eliminate the EIFS and provide brick all the way up to the soffit of the roof eave.
3. A requirement to omit the roof dormers on the west elevation.
4. A requirement to incorporate a mix of perennials and ground cover throughout the site.
5. A requirement to provide specialty paving at the building entrances and crosswalks.

Although the Design Commission did not make it a requirement, they made a strong recommendation that one or both of the main building entrances be revised to face west (currently they face to the north and to the south), which they believed would provide a better functional entrance for customers and allow the building to have at least one architectural front facing the street. This was not made a condition of approval due to the impacts to the site layout and landscaping, although if made a condition of approval, changes to the final site layout and landscaping can be reviewed during Final PUD approval.

Site and Building

As previously mentioned, the application has requested two Variations, one relative to the height of a fence and the other relative to a setback on the Autumn Leaves site. With regards to the fence, the Zoning Code limits the height of all fences within a front yard to a maximum of three feet in height. The applicant has proposed a four foot tall black aluminum “open” fence at the top of the retaining wall along the northern property line. As part of this retaining wall extends past the front plane of the building and towards the street, a portion of this four foot tall fence will be located in the front yard where only a three foot tall fence is permitted. Therefore, a Variation is required. Staff supports this Variation as the fence will help to provide a safety barrier on the top of the retaining wall. Additionally, the fence will be an “open” fence, which will help to reduce its visual impact.

The second Variation is for the Autumn Leaves site, which is required to have a 100’ side yard (north) building setback. The site currently meets this requirement, however, when the northern part of their property is sold to the petitioner and removed from the Autumn Leaves site, the resulting side yard setback will be measured to their new property boundary, which provides only a 47.5 foot side yard setback. Staff supports this Variation request as the portion of the northern property that will be acquired by the petitioner will remain as open space and mostly be used for detention. This preserves the building setback and separation between the two buildings, although it will not technically meet the code requirement. The applicant has provided their justification for Variation approval within their response to the second round of Village review comments (attached). Staff concurs that the necessary criteria for approval have been met.

With respect to F.A.R. regulations, height regulations, and all other setback and bulk standards, both the subject property and Autumn Leave site are compliant with the Zoning Code. Although the O-T District allows for 30 foot tall buildings up to two stories, the applicant has proposed a 19 foot tall single-story building, which will help to minimize the appearance of this building in relation to the residential homes to the east. Additionally, the developer will construct a six foot tall solid wood fence along the eastern property boundary, and at the request of staff, the building has been pushed slightly west to allow for increased separation between the subject property and neighboring residential homes to the east. Furthermore, the applicant has also pulled back the northern and southern parking rows, which originally extended further east and would have brought vehicular traffic closer to the two residential homes abutting the subject property.

A photometric plan has been submitted for review and a preliminary analysis shows that the site is compliant with code requirements. A formal review will be completed prior to the Plan Commission hearing, and if necessary, conditions of approval can be added.

Section 11.6-1 of the Zoning Code requires that “no loading berth for vehicles over two ton capacity shall be closer than 50 feet to any property in a Residence District unless completely enclosed by building wall, or a uniformly painted solid fence or wall, or any combination thereof, not less than six feet in height.” Staff notes that the southern loading space is less than 50 feet from the neighboring residential property to the east. Therefore, a solid screen must be provided around the southern loading space. The applicant has maintained that this loading space will primarily be used for box trucks and vans, and so the screen is not necessary. As the typical weight of a 10’ box truck is just less than three tons, this screening must be added or a Variation must be requested. A condition of approval requiring conformance with this code section has been added.

Two dumpster enclosures have been proposed, one on the north side of the building and one on the south side. These enclosures will be constructed of brick to match the materials on the building. While it is generally preferable to locate dumpster enclosures behind the rear of buildings, to place these areas behind the building would bring them closer to the residential properties to the rear, which is not ideal. Staff believes that the location of the enclosures is acceptable and the utilization of a brick exterior will help to minimize their visual impact. Furthermore, they will be no less than 220 feet setback from S. Arlington Heights Road.

Several retaining walls have been proposed around the parking area along the north side of the building, as well as on the southeast of the building and within the detention area. The largest retaining wall will be just under five feet in height will be located along the northern boundary line. Due to the height and location of this retaining wall, additional landscape screening has been difficult to accommodate, however, the petitioner has incorporated a row of ornamental grass and shrubs along the base of the retaining wall to assist with screening. The retaining walls will be constructed of gray modular blocks with a straight face appearance.

Landscape & Tree Preservation

Site landscaping has been reviewed by the Landscape Planner, who has identified areas where additional landscaping should be provided and where alternate species of plantings should be used. These comments are summarized below:

- The petitioner should transplant the 2-4 inch caliper trees along the southern portion of the site, which trees were recently planted by Autumn Leaves (Maples, Spruce Kentucky Coffee Tree, Swamp White Oak, and London Plane). Area in the northeast and northwest corner of the site can accommodate these transplanted trees. Alternatively, if transplanting is not possible, the applicant can replace in kind these trees in the northeast or northwest corner of the site.
- Additional perennials should be added to the top of the northern retaining wall between the retaining wall and the back of the curb on the northern parking lot.
- The Hick Yews in the landscape buffer along the eastern property line should be replaced with Junipers or Arborvitae, and the Alder Trees should be replaced with an evergreen tree. Additional plantings in this area are required to provide a dense landscape screen between the rear of the proposed building and the residential homes to the east.
- In the area north of the southern dumpster enclosure, the Hick Yews should be replaced with upright evergreens such as Arborvitae.
- The parkway trees should be revised so that the species types alternate and no one species is placed next to the same species.

A condition of approval to address these landscaping issues during Final PUD approval has been added.

According to the tree preservation plan there are 150 trees throughout the site that have a trunk caliper size of three-inches or greater. Although the applicant is proposing the removal of all of existing trees, they are also proposing the installation of 171 new trees throughout the site, accounting for a 14% overall increase in the number of trees. In combination with the requested trees to be transplanted as indicated above, staff believes that the tree preservation plan is acceptable.

Traffic, Parking, and Access

Pursuant to the Section 6.12-1(2) of the Zoning Code, the applicant has submitted a Traffic and Parking Study prepared by KLOA. This study has evaluated, access (configuration, location, Level of Service), on-site circulation, parking (supply, demand, distribution), trip generation, trip distribution, and impacts to local streets. Based on their evaluation, the KLOA study has concluded that the existing roadway system generally has sufficient reserve capacity to accommodate the traffic anticipated by the proposed development, and the study did not find a need for any new traffic signals or lanes of travel on adjacent streets.

The study has identified the morning traffic peak to be between 7:30am-8:30am and the evening peak to be between 4:45pm-5:45pm. Staff notes that during the evening peak, the intersections of E. Council Trail and S. Arlington Heights Road, as well as the intersection of the shared Autumn Leaves/subject property access drive and S. Arlington Heights Road, will both function at a Level of Service “F” for westbound cars attempting to go either northbound, southbound, or across S. Arlington Heights Road. Although a significant delay for these movements will exist, the traffic study has found that this is typical for unsignalized intersections along higher volume roadways such as Arlington Heights Road. The study notes that there will be gaps in the traffic on S. Arlington Heights Road that will allow both southbound and northbound egress at these intersections, albeit after an initial delay.

Staff notes that the petitioner has not obtained a formal easement to allow vehicular access through the Autumn Leaves site and onto E. Council Trail. This movement is not necessary at this time as the subject property has full access to S. Arlington Heights road via the unsignalized intersection of the access drive which they will be purchasing from Autumn Leaves. Additionally, since a signal is not located at the intersection of E. Council Trail and S. Arlington Heights Road, the ability for the subject property to have access to E. Council Trail is not warranted at this time.

At the request of staff, the petitioner has provided an access easement along their northern property line to the benefit of the property to the north. This easement will allow a future drive aisle connection into the property to the north if and when that property is developed, which will allow that property the ability to utilize the northern access drive on the subject property. It should be noted that the property to the north of the subject property also has easement through the property Northwest Gastro site (1415 S. Arlington Heights Road) which provides full access to S. Arlington Heights Road.

South Arlington Heights road is under the jurisdiction of IDOT, and their review and approval of the proposed access onto S. Arlington Heights Road will be required. The petitioner has stated that a preliminary review from IDOT has been received, which review has indicated that the conceptual layout is viable. A condition of approval requiring formal IDOT review and approval has been added.

With regards to parking, the subject property exceeds the code required parking based on the use of the site as medical offices. Below is a summary of these requirements:

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	PARKING RATIO	PARKING REQUIRED
1519 S. Arlington Heights Rd	Medical Office	26,664	1:200	133
Total Parking Required				133
Total Parking Provided				139
Parking Surplus/(Deficit)				6

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and recommends approval of the following actions:

- Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
- Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.
- Preliminary PUD to allow a 26,664 sq. ft. medical office building.
- Amendment to PUD Ordinance #13-063 to remove “Parcel 6” from the Autumn Leaves PUD and to grant a Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback
- Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard

This approval shall be subject to the following conditions:

1. Approval of Final Plat of Subdivision and Final PUD.

2. IDOT review and approval of the proposed site access onto S. Arlington Heights Road.
3. Compliance with all Design Commission conditions of approval.
4. The Petitioner must comply with Section 11.6-1 of the Zoning Code and provide a code compliant screen around the southern loading berth.
5. As part of Final PUD approval, the applicant must revise the landscape plan to address the landscape comments as summarized within this Staff Report.
6. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

December 9, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 29, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danila Baitz*
Authorized Agent

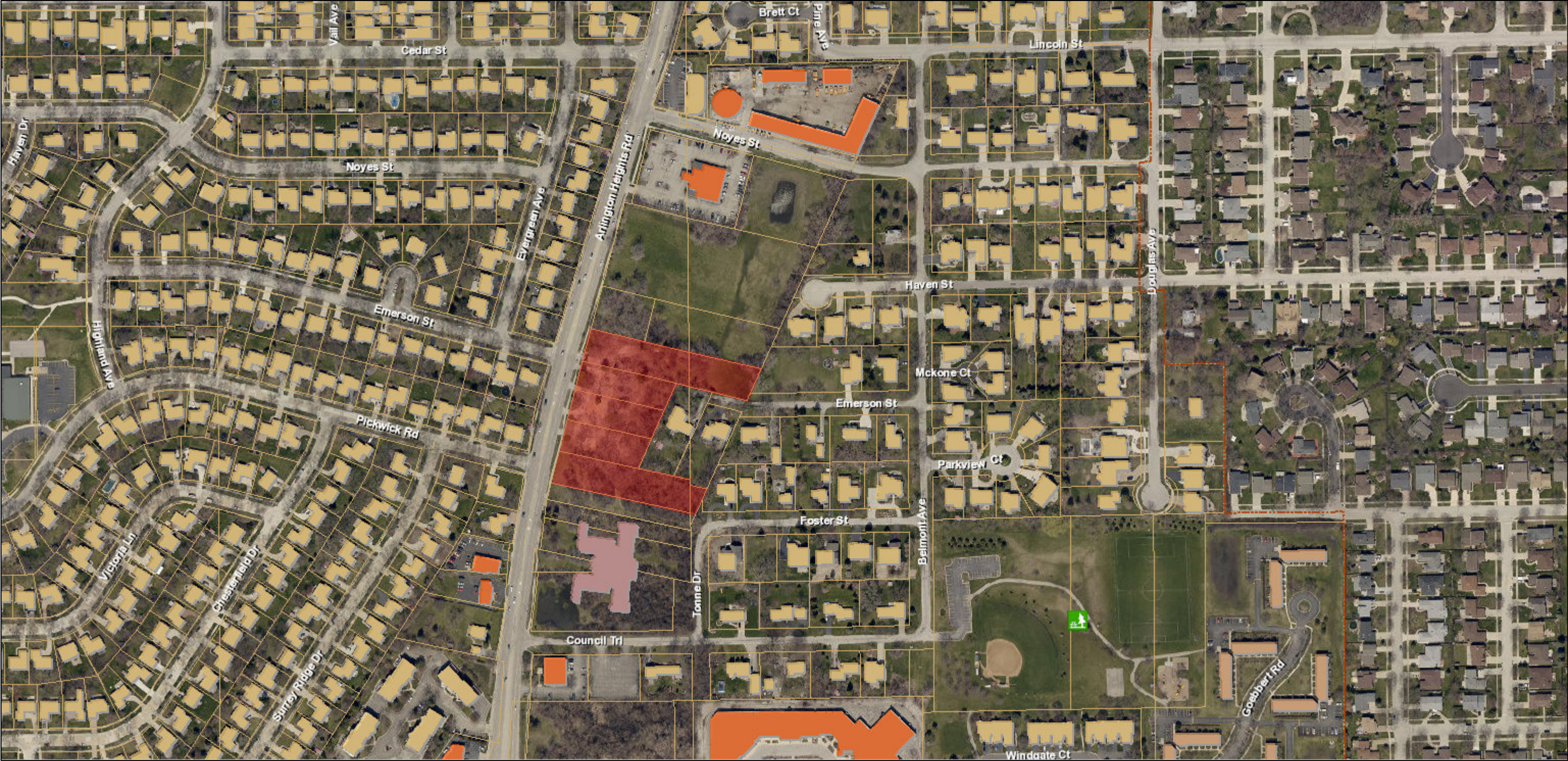
Control # 4458069

RECEIVED

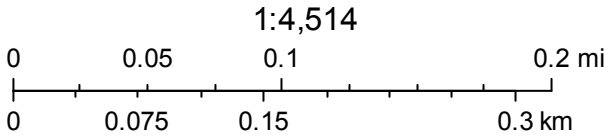
DEC 2 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1519 S. Arlington Heights Road - Office Project (Temp File 1540)



April 6, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

April 13, 2016

Project Title: 1519 S. Arlington Heights Rd. Medical Office
Address: 1519 S. Arlington Heights Rd.
Petitioner: John Kosich
Address: KRealty Corp.
1111 E. Touhy, Suite 230
Des Plaines, IL 60018

Requested Action:

- A rezoning from I-Institutional to O-T Office Transitional and from R-1 Single Family Dwelling to O-T Office Transitional
- Amendment to PUD Ordinance #13-063
- Preliminary PUD

Variations Identified:

- None yet identified.

Attendees: John Kosich, KRealty Corp., Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The Subject Property is approx. 4 acres (174,240 sq. ft.) in size and currently undeveloped. It is located just north of the Autumn Leaves memory care facility, which is at the northeast corner of Council Trail Road and S. Arlington Heights Road. The Subject Property is within multiple zoning districts, including the I, Industrial District on the southern portion, the R-1, One Family Dwelling District and O-T, Office Transitional District in the center area, and the R-1, Single Family Dwelling District on the north side of the site. KRealty Corp. (the "Petitioner"), would purchase the northern parcel of the Autumn Leaves property and include it within their development, which parcel is currently used for a portion of the detention for Autumn Leaves and also contains a part of the drive aisle that provides access onto S. Arlington Heights Road. The location of the drive aisle would remain unchanged, however, the detention basin would likely need to be redesigned.

Meeting Discussion:

The Petitioners and Plat and Subdivision Committee members introduced themselves.

Mr. Kosich passed out a booklet containing pictures of other buildings that he's developed.

Mr. Kosich begun by summarizing previous work experience, including previous developments such as the Illinois Bone & Joint Institute buildings in Glenview, Morton Grove, and Des Plaines.

Lynn Jensen asked if an existing Illinois Bone & Joint Institute building had been developed by Mr. Kosich.

Mr. Kosich answered that the particular building that Commissioner Jensen was inquiring about was before his time and not developed by him, although he has been in discussions with that location to ask if they are interested in relocating, however, he hasn't made a deal with them yet.

Mr. Kosich continued to outline previous work experience and discussed his relationship with Illinois Bone & Joint Institute and the success he's had on other projects, including office and some retail. He said that KRealty, his company, was the contract owner of the Subject Property and development of that property would be under an LLC. He stated that he currently had a lease agreement with Access Health Network, who would lease the building once developed.

Mr. Kosich referred the booklet and site plan, which showed "Phase I" of the development as the approx. 14,500 square foot building for Access Health. He said he would proceed with rezoning the entire site, although Phase I would just be the southern part of the property. The building would be compliant with parking, and based on a conversation with Bill Enright, he would provide at least a 10' setback on the rear (eastern portion) and on the western side of the site. Mr. Kosich continued on to discuss Phase II, and he has been talking to potential tenants for this that phase. He stated that Phase II would be an additional 22,000 – 24,000 square foot addition to the Phase I building, and this addition would be compliant with regards to parking and the 10' setback to the east and west sides of the property

Mr. Kosich continued to outline previous development projects, one in Libertyville, one in Glenview, and also showed the pictures of the Autumn Leaves facility and stated that they would try to match the style of their building to be compatible with the Autumn Leaves facility.

Mr. Green asked Mr. Hubbard to provide staff's analysis.

Mr. Hubbard summarized the request, which was a two phased medical office development next to the existing Autumn Leaves facility, which was located in a residential neighborhood. He discussed the existing zoning as being a patchwork of different districts which would need to be rezoned into the O-T District. He stated that the Petitioners would be purchasing a small portion of the Autumn Leaves site and therefore an amendment to the Autumn Leaves PUD was needed to remove that portion from their zoning approval. Furthermore, he stated that the medical office development would need its own PUD and was required to develop as such due to its location in the O-T District. He said they would need to proceed as a Preliminary PUD.

Mr. Hubbard stated that staff had analyzed the preliminary concept plan and he summarized the potential issues this development would have to consider/address should they move forward:

- Stormwater Detention
- Landscaping, including on the east side to screen from the abutting residential areas and to increase the size of the landscape area on the west side so that it was consistent with the Autumn Leaves landscape area along S. Arlington Heights Rd.
- Cross Parking and Reciprocal Access Agreements are needed.
- Traffic Study is needed
- Market Study is needed
- Neighborhood meeting was strongly encouraged.

Mr. Hubbard continued that he believed it was a good concept, and that the low profile of the buildings would fit in well with the surrounding residential areas. He said that the proposed use was consistent with the Comprehensive Plan, which was important when evaluating the project.

Commissioner Green thanked Mr. Hubbard and asked Commissioner Jensen if he had any questions.

Commissioner Jensen asked Mr. Kosich if he owned the property, or if the deal was contingent on obtaining zoning entitlements.

Mr. Kosich responded that he is the contract owner and he would be looking to close on the property May 1st.

Commissioner Jensen asked if they owned everything except the Autumn Leaves part of the property.

Mr. Kosich answered that they do not have under contract the Autumn Leaves portion, but they are the contract purchasers of the 2.94 acre site, with contracts being signed and earnest money having been put up.

Commissioner Jenson questioned how many offices would be in Phase I.

Mr. Kosich replied that it was a large space and would have probably around 30 exam rooms.

Commissioner Jenson asked about the relationship between Access and the developer.

Mr. Kosich responded that Access was represented by another broker and that Access would be a tenant and they would be the landlord.

Commissioner Jenson asked how far along Access was in signing a contract.

Mr. Kosich replied that they were very close to signing a lease and negotiations had come down to only one part being left. He stated that for Phase II, nobody had signed on yet but they were talking to some people and intended that Phase II would be similar in usage in that it would be medical offices.

Commissioner Jenson stated that another medical office development was expanding just west of the hospital and nearby, and therefore he was very interested in the market study showing the need for this facility at this location.

Mr. Kosich replied that with regards to the market study, he was certain there was a market need as Access came to them based on the fact that there was a lack of suitable medical office space in the community and they believed that building to suit was their best option.

Commissioner Jenson asked about timing for Phase II.

Mr. Kosich responded that he would like to do Phase II as soon as possible, but the medical group they are targeting has not yet made a decision, and that they were considering some smaller tenants (4,000 – 5,000 square foot range), and there are also talking to a local surgery center that may be interested in the site.

Commissioner Jenson asked about the Walgreens shown within the floor plan for Phase I.

Mr. Kosich answered that Access has a relationship with Walgreens and understands that no retail sales are allowed within the established, that they intend the Walgreens to be for pharmaceutical drugs and medical related items only. He stated that this type of pharmacy exists within other locations.

Commissioner Jenson asked Mr. Hubbard if the code would allow this type of use.

Mr. Hubbard responded that it is not permissible by code and would require approval of a Land Use Variation to allow it.

Commissioner Jenson asked how essential the Walgreens is to the development.

Mr. Kosich responded that Access has told them it is very essential and was an important point for them.

Commissioner Cherwin stated that given there was an existing Walgreens right down the road, that it likely takes out the need and incentive for the proposed Walgreens to be anything other than pharmaceutical supplies.

Mr. Kosich stated that he was in the process of having his attorney's factor into the contract that sale of pharmaceuticals was allowed but that retail sales of other items were prohibited. Although patients could take their prescriptions to any location, having a pharmacy in the same building provided additional convenience to all patients.

Commissioner Cherwin commented that he believed the Petitioner should pay careful attention to the drainage in this area

as neighbors have mentioned flooding issues. He said the neighborhood meeting was important and that he should have a solid plan to address stormwater before moving forward with the development. He was sure the neighbors would be concerned about stormwater.

Mr. Kosich stated that he believed that Manhard Engineering would do the site engineering and they would comply with all regulations. He said he believes it is a tight site, and in the past they've used techniques such as pavers to help with infiltration. He thought maybe something similar could be used here.

Commissioner Cherwin said that that would be part of the engineering review process, and reiterated that the neighborhood meeting would be important.

Commissioner Green asked about the Autumn Leaves property and how much land the petitioner would be purchasing from Autumn Leaves. He said that in purchasing approx. 40,000 sq. ft. from that site, he wanted to make sure that the resulting Autumn Leaves property could still conform to all code requirements (setback, etc.). He was hoping that no variances would be needed on the resulting Autumn Leaves site.

Mr. Kosich stated that he believed the portion from Autumn Leaves, which they would be purchasing, was primarily unused.

Commissioner Green stated that he believed the resulting medical office development would have essentially wall to wall asphalt with the Autumn Leaves site, and he believed the nearby neighbors could take issue with that. He said the surrounding neighbors will want the developer to address any drainage problems. He said he's very interested in making sure the resulting Autumn Leaves property is still code compliant, especially with regards to detention.

Commissioner Green said he thought it was great that somebody was moving forward with a development on these properties. He thought it should solve some water issues in the area.

Commissioner Jenson asked if they had looked at the vacant site in-between the subject property and the Northwest Gastro site, which could maybe avoid having to acquire the part of the Autumn Leaves site and may be better for site drainage.

Mr. Kosich stated that they would comply with all stormwater requirements and that they didn't want flooding to be a problem anymore than the neighbors, and so they wanted things to work out.

Commissioner Green said his concern was with the setback of buildings and asphalt between the two properties if the Autumn Leaves portion was incorporated into the medical office development.

Mr. Kosich said that they always landscape all of their properties, and they would provide the needed setbacks. He said would look into eliminating the access lane on the eastern property line, which could provide an even better setback between properties, but he wasn't sure if the Fire Dept. would allow that, and he will work with staff to figure that out.

Commissioner Green said he thought it was a great project but wanted to share his concerns. He thought if they could mimic what Autumn Leaves had done they would be in good shape because that was a great project for the neighborhood.

Commissioner Jenson asked if Access Health was already in Arlington Heights.

Mr. Kosich answered that he believed they were not yet in the community. He was excited for the project and would work with staff to figure out what is needed to move forward.

RECOMMENDATION

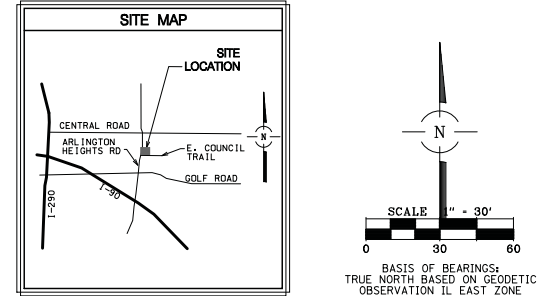
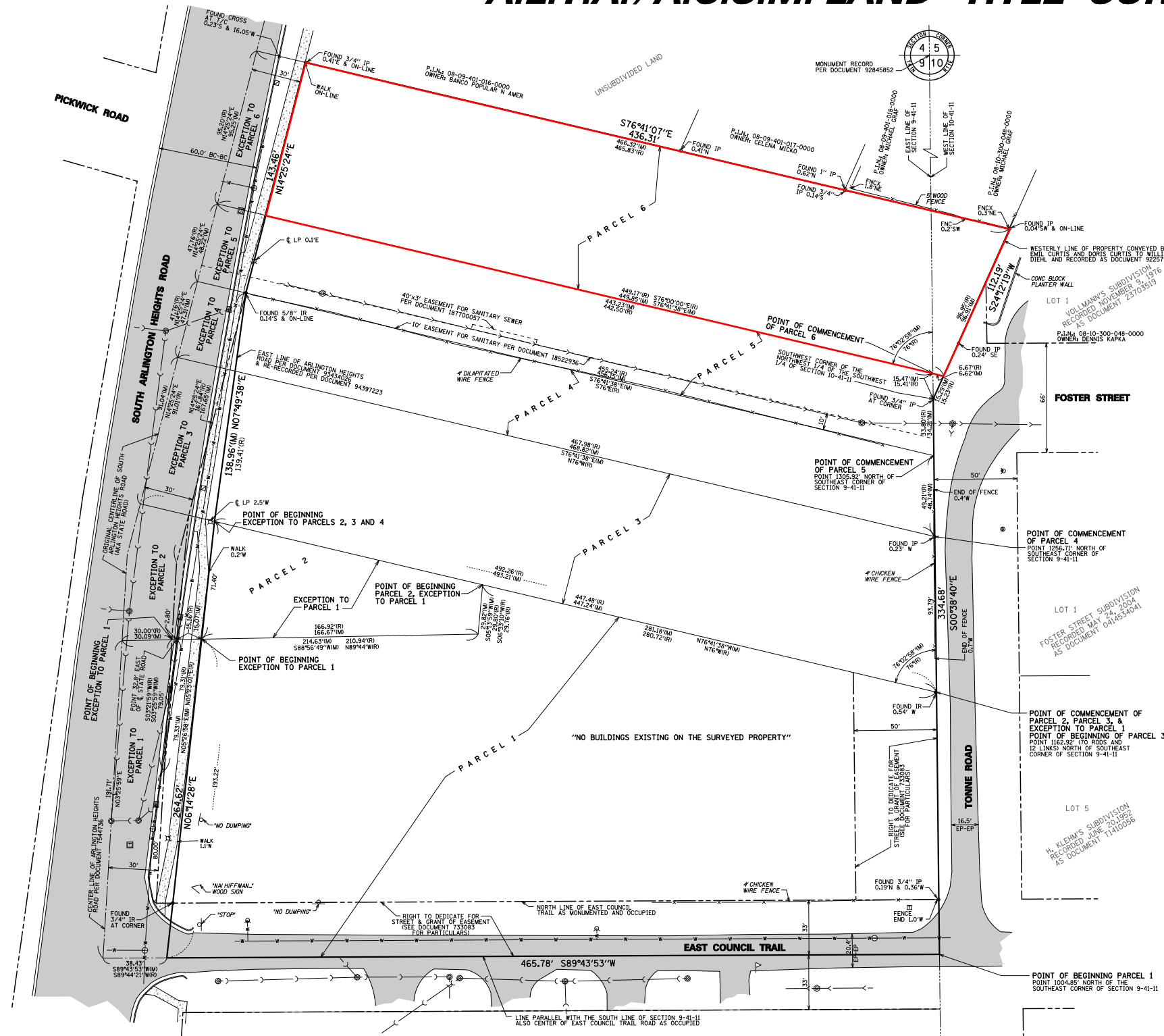
Plat & Sub Committee agreed that the feedback was positive and encouraged the petitioner to move forward with the project. Commissioner Green adjourned the meeting at 7:22 PM.

Bruce Green, Chair

1519 S ARLINGTON HEIGHTS ROAD MEDICAL OFFICE; TEMP FILE 1540

PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

A.L.T.A./A.C.S.M. LAND TITLE SURVEY



PROPERTY DESCRIPTION

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840

PARCEL 2:
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE EAST LINE OF SECTION 9, WHICH IS 10 RODS AND 12 LINKS NORTH OF THE SOUTHEAST CORNER OF SAID SECTION. THENCE NORTH 76 DEGREES WEST 280.72 FEET TO A POINT OF BEGINNING THENCE SOUTH 8 DEGREES 35 MINUTES WEST 100 FEET TO A POINT OF BEGINNING THENCE NORTH 8 DEGREES 35 MINUTES WEST 100 FEET TO THE CENTER LINE OF STATE ROAD THENCE NORTHERLY ALONG SAID CENTER LINE OF ROAD TO ITS INTERSECTION WITH THE CENTER LINE OF THE EAST 1/2 SECTION 9, THENCE NORTHERLY ALONG SAID CENTER LINE OF ROAD SOUTHEASTERLY ALONG SAID COURSE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF WHICH IS THE CENTER LINE OF THE EAST 1/2 SECTION 9, THENCE NORTHERLY ALONG SAID CENTER LINE OF ROAD TO THE ORIGINAL CENTER LINE OF STATE ROAD, AND RUNNING THENCE NORTHERLY TO THE INTERSECTION OF THE CENTER LINE OF SAID ROAD TRACT AT A POINT 30 FEET EAST OF THE CENTER LINE OF ORIGINAL STATE ROAD IN COOK COUNTY, ILLINOIS.

PARCEL 3. BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 9 THAT IS 1165.02 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 76 DEGREES WITH SAID EAST LINE OF SECTION 9, MEASURED FROM NORTH TO WEST, A DISTANCE OF 492.26 FEET TO THE LINE OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID LINE OF SECTION 18, A DISTANCE OF 100.00 FEET TO A POINT ON SAID LINE OF SECTION 18, 90.01 FEET, THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 467.98 FEET TO THE EAST LINE OF SAID SECTION 9; THENCE SOUTH 33.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 50 FEET FALLING WITHIN ARLINGTON HEIGHTS' ROAD IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE SAID SECTION 9 THAT IS 1256.71 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 76 DEGREES WEST, 467.98 FEET TO THE CENTER OF ARRLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID ROAD, 176.17 FEET; THENCE SOUTH 76 DEGREES EAST, 455.24 FEET TO THE EAST LINE OF SAID SECTION 9; THENCE SOUTH 49.21 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARRLINGTON HEIGHTS ROAD IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM SAID PARCELS 2, 3, 4, AND 4 THAT THEREOF DESCRIBED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT TRANSPORTATION, BY DOCUMENT NO. 9345002, AS FOLLOWS: THAT THE PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 9, 1/4 MILE SOUTHWEST OF THE NORTHEAST CORNER OF SAID SECTION 9, THENCE S 89 DEGREES 16 MINUTES 48 SECONDS BEARING OF NORTH 76 DEGREES 41 MINUTES 39 SECONDS WEST, 447.48 FEET TO AN ANGLE POINT, THENCE S 89 DEGREES 16 MINUTES 48 SECONDS BEARING OF NORTH 76 DEGREES 41 MINUTES 39 SECONDS WEST, 15.16 FEET TO AN ANGLE POINT, THENCE N 14 DEGREES 25 MINUTES 24 SECONDS EAST, 46.83 FEET TO AN ANGLE POINT, THENCE N 14 DEGREES 25 MINUTES 24 SECONDS EAST, 10.84 FEET TO AN ANGLE POINT, THENCE N 49 DEGREES 49 MINUTES 39 SECONDS WEST, 139.41 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5A, THAT PART OF SECTIONS 9 AND SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECTION 9, THAT IS 1305.92 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION, THENCE NORTH 76 DEGREES 00 MINUTES 00 SECONDS EAST, 1305.92 FEET TO THE EAST LINE OF SECTION 10, THENCE EAST 100 FEET TO THE EAST LINE OF SECTION 9, THENCE ALONG THE CENTER OF SAID ROAD, 47.67 FEET; THENCE SOUTH 76 DEGREES 00 MINUTES 00 SECONDS EAST, 1305.92 FEET TO A POINT ON THE WESTERN LINE OF THE PROPERTY OWNED BY EMIL CURTIS AND DORIS CURTIS, THENCE ALONG THE WESTERN LINE OF SAID PROPERTY, 152.23 FEET TO THE EAST LINE OF SAID SECTION 9; THENCE SOUTH 33.80 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD IN COOK COUNTY, ILLINOIS.

PARCELS 6, 7 AND 8 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SECTION 9, THAT IS SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST, A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 30 MINUTES TO THE RUNNING LINE THERE NORTHEASTLY TO A POINT ON THE WEST LINE OF SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTLY ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD TO A POINT ON THE WEST LINE OF SECTION 10, A DISTANCE OF 468.93 TO A POINT ON THE WESTERN LINE OF THE PROPERTY OWNED BY EMIL COOK, A DISTANCE OF 10.00 FEET TO THE WESTERN LINE OF THE PROPERTY OWNED BY EMIL COOK; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.36 FEET TO A POINT ON A LINE FIRST COURSE OF THE WESTERN LINE OF THE PROPERTY OWNED BY EMIL COOK, A DISTANCE OF 10.00 FEET TO THE WESTERN LINE OF THE PROPERTY OWNED BY EMIL COOK; THEREAFTER THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD IN COOK COUNTY, ILLINOIS.

LEGEND

	STORM SEWER		SANITARY MANHOLE		TRAFFIC SIGNAL
	SANITARY SEWER		STORM MANHOLE		TRAFFIC SIGNAL BOX
	COMBINED SEWER		CATCH BASIN		MANHOLE HEAD
	WATER MAIN		INLET		BLDG
	GAS MAIN		FLARED GAS SECTION		SEWER
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE		UNDEFINED MANHOLE
	UNDERGROUND ELECTRIC LINE		TELEPHONE MANHOLE		ASPHALT
	UNDERGROUND C&V LINE		TELEPHONE UPFRONT		CONCRETE
	OVERHEAD WIRE ON UTILITY POLES		CABLE TO UPFRONT		DRIVEWAY
	PO - OPTIC LINE		FIRE HYDRANT		BACK OF YARD
	RAILROAD		WATER VALVE		EDGE OF PAVEMENT
	FENCE		AIR VALVE		IRON ROD
	SUBSIGNAL		BELL VALVE		MEASURED
			GAS VALVE		RECORD
			HAND VALVE		FENCE CORNER
			STREET LIGHT (LAMP)		
			UTILITY POLE		

STATE OF ILLINOIS)

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
AND TO: THE LASALLE GROUP, INC.
AND TO: PB IL OREO, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 11(a), 13 AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 7, 2013.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____ IN
ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-35
 LICENSE EXPIRES: 11-30-2014
 jchristophspace@colno.com
 (VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018

7) 696-4060 Fax: (847) 696-4060

DATE: 6/03/2013

IOB NO: 7467

SCB NO: 1461

FILENAME:
7467A1 TA-01

SHEET

SHEET
1 OF 1

PREPARED FOR:
LASALLE GROUP
1900 EAST GOLF ROAD, SUITE 1120
SCHAUMBURG, IL 60173

FOR REVIEW
PURPOSES ONLY

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 155AB219247LP WITH AN EFFECTIVE DATE OF JUNE 26, 2015 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION K) THE SURVEYED PROPERTY IS SUBJECT TO PLAT OF DEDICATION FOR ROAD PURPOSES RECORDED AS DOCUMENT NUMBER 7544736 WHICH DEDICATED THE WESTERLY 30 FEET OF THE SURVEYED PROPERTY. (SHOWN HEREON)

(EXCEPTION L): THE SURVEYED PROPERTY MAY BE SUBJECT TO A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 9225797. SAID DOCUMENT GRANTS A ROADWAY EASEMENT. HOWEVER, THE DOCUMENT IS NOT LEGIBLE AND THE SURVEYOR COULD NOT DETERMINE LOCATION OF SAID EASEMENT.

(EXCEPTION M): THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT RECORDED APRIL 30, 1992 AS DOCUMENT NUMBER 92295456 WHICH GRANTED A PERMANENT RIGHT-OF-WAY EASEMENT FOR STORMWATER OVER THE SOUTHERLY 10 FEET OF TRACT A FOR THE BENEFIT OF TRACT B. (EASEMENT HAS BEEN SHOWN HEREON.)

(EXCEPTION O): THE SURVEYED PROPERTY MAY SUBJECT TO AN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT NUMBER 0020478159. AMONG OTHER THINGS SAID ORDINANCE PROPOSED REVISED ZONING FROM R-1 ONE-FAMILY DWELLING DISTRICT TO AN O-T OFFICE TRANSITIONAL DISTRICT-PLANNED UNIT DEVELOPMENT AND REVISED SEVERAL O-T REQUIREMENTS. THE DEVELOPMENT WAS NOT CONSTRUCTED THEREFORE, THE ORDINANCE MAY NO LONGER BE IN AFFECT.

(EXCEPTION P): THE SURVEYED PROPERTY MAY SUBJECT TO AN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT NUMBER 006934062. AMONG OTHER THINGS SAID ORDINANCE PROPOSED REVISED ZONING FROM R-1 ONE-FAMILY DWELLING DISTRICT TO AN O-T OFFICE TRANSITIONAL DISTRICT-PLANNED UNIT DEVELOPMENT AND REVISED SEVERAL O-T REQUIREMENTS. THE DEVELOPMENT WAS NOT CONSTRUCTED THEREFORE, THE ORDINANCE MAY NO LONGER BE IN AFFECT.

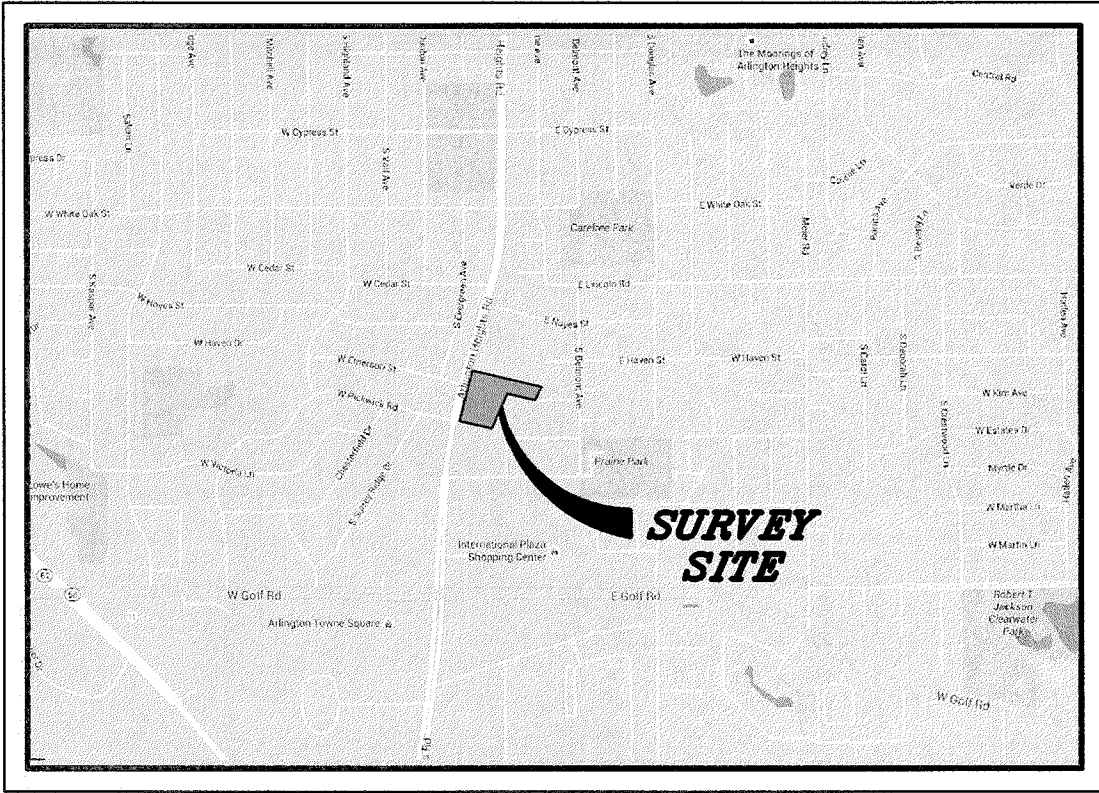
INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE			
EXCEPTION LETTER	DOCUMENT NUMBER	DESCRIPTION	NOTATION
1	NA	RIGHTS OR CLAIMS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY
2	NA	ITEMS SHOWN ON ACCURATE ALTA SURVEY	NOT ADDRESSED BY SURVEY
3	NA	EASEMENTS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY
4	NA	LIEN NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY
5	NA	TAXES NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY
6	NA	REQUEST FOR ALTA SURVEY	NOT ADDRESSED BY SURVEY
7	NA	NOTE FOR INFORMATION	NOT ADDRESSED BY SURVEY
A	NA	TAXES FOR PIN:08-09-401-014, 15, 16, 22 AND 08-10-300-056	NOT ADDRESSED BY SURVEY
B	NA	CURRENT TAX BILL	NOT ADDRESSED BY SURVEY
C	NA	NOTE	NOT ADDRESSED BY SURVEY
D	NA	CERTIFIED COPY OF DIRECTOR RESOLUTION	NOT ADDRESSED BY SURVEY
E	NA	CERTIFICATE OF GOOD STANDING FROM THE ILLINOIS SECRETARY OF STATE	NOT ADDRESSED BY SURVEY
F	NA	RETURNED ERNEST MONIES	NOT ADDRESSED BY SURVEY
G	NA	CERTIFICATION FROM ILLINOIS SECRETARY OF STATE FOR PROPERLY FILED ARTICLES OF ORGANIZATION	NOT ADDRESSED BY SURVEY
H	NA	EXISTING UNRECORDED LEASES	NOT ADDRESSED BY SURVEY
I	NA	PROPERTY MANAGER STATEMENT	NOT ADDRESSED BY SURVEY
J	NA	RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES	NOT ADDRESSED BY SURVEY
K	NA	PUBLIC LAND IF ANY TAKEN FOR ROAD PURPOSES	SHOWN AND NOTED
L	9225797	DRIVEWAY EASEMENT	NOTED
M	92295456	RIGHT-OF-WAY EASEMENT FOR PUBLIC UTILITIES	SHOWN AND NOTED
N	909955068	BROKERS LEIN	NOT PROVIDED FOR REVIEW
O	20478159	ZONING ORDINANCE	NOTED
P	006934062	ZONING ORDINANCE	NOTED
Q	NA	"GOOD FUNDS" ACT	NOT ADDRESSED BY SURVEY
R	NA	SATISFACTORY EVIDENCE OF IDENTIFICATION	NOT ADDRESSED BY SURVEY
S	NA	ENDORSEMENTS REQUEST	NOT ADDRESSED BY SURVEY

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE. AT 1-800-892-0123.
- THE SURVEYED PROPERTY MAY HAVE A DRAINILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

TRACT A (COMMONLY KNOWN AS 1519 S. ARLINGTON HEIGHTS ROAD): PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 88.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

AND

PARCEL 2: THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

TRACT B (COMMONLY KNOWN AS 1521 S. ARLINGTON HEIGHTS ROAD): THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORI CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT C (COMMONLY KNOWN AS 1525 S. ARLINGTON HEIGHTS ROAD): THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT D (COMMONLY KNOWN AS 1531 S. ARLINGTON HEIGHTS ROAD): THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 203.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 282.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA

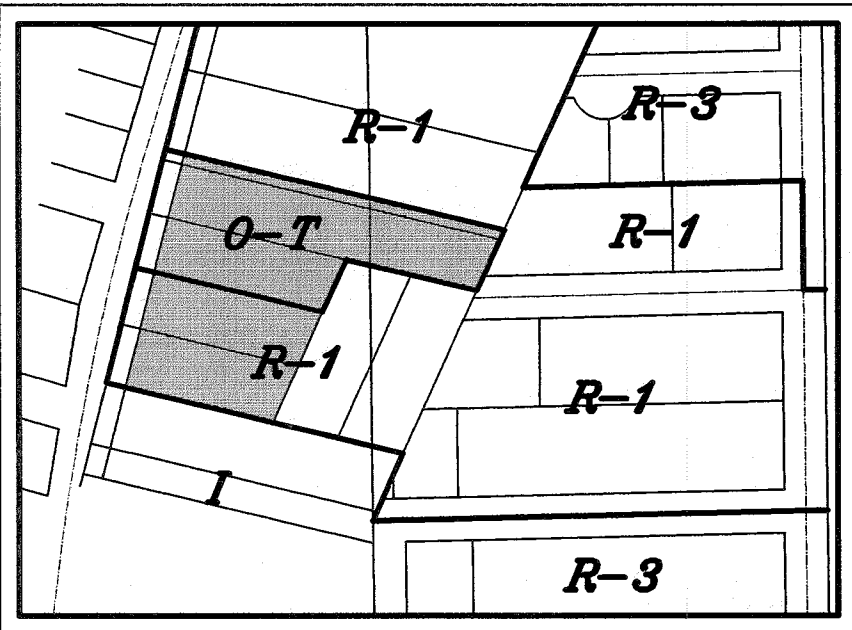
127,925 SQUARE FEET (2.937 ACRES)

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SURVEY PREPARED FOR

DEBB KOSICH MANAGEMENT, LLC.
1111 EAST TOUHY, SUITE 230
DES PLAINES, ILLINOIS 60018



ZONING MAP

NOT TO SCALE

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN ARLINGTON HEIGHTS "O-T" & "R-1" ZONING DISTRICTS. "O-T (PLANNED UNIT DEVELOPMENT)" ZONING DISTRICT IS DEFINED AS OFFICE TRANSITIONAL AND "R-1" ZONING DISTRICT IS DEFINED AS ONE FAMILY DWELLING UNIT LAST REVISED JANUARY 1, 2015.

AS NOTED IN THE TITLE NOTES THERE WERE TWO ZONING ORDINANCES RECORDED AS DOCUMENT NUMBER 0020478159 AND 006934062 WHICH PROPOSED TO REZONE THE SURVEYED PROPERTY TO "O-T (PLANNED UNIT DEVELOPMENT)." THE DEVELOPMENTS WERE NOT CONSTRUCTED, THEREFORE THE SURVEYOR DOES NOT KNOW IF THE PROPOSED ZONING REVISIONS ARE STILL IN AFFECT.

PROPERTY ADDRESS

TRACT A: 1519 SOUTH ARLINGTON HEIGHTS ROAD
TRACT B: 1521 SOUTH ARLINGTON HEIGHTS ROAD
TRACT C: 1525 SOUTH ARLINGTON HEIGHTS ROAD
TRACT D: 1531 SOUTH ARLINGTON HEIGHTS ROAD

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1703100211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: BANCO POPULAR NORTH AMERICA
AND: DEBB KOSICH, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8 AND 11(a) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 4, 2015.

DATED THIS 17TH DAY OF NOVEMBER, A.D., 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2017.



SHEET INDEX

SHEET 1 OF 3:	LEGAL DESCRIPTION, CERTIFICATION, TITLE EXCEPTION, SURVEYOR'S NOTES
SHEET 2 OF 3:	BOUNDARY AND EASEMENTS
SHEET 3 OF 3:	TOPOGRAPHY AND LABELS

© 2012 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

1519 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS
ALTA/ACSM LAND TITLE SURVEY

Manhard CONSULTING LTD.
880 Westside Parkway, Vernon Hills, IL 60061 (847) 824-5550 (847) 824-0005 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

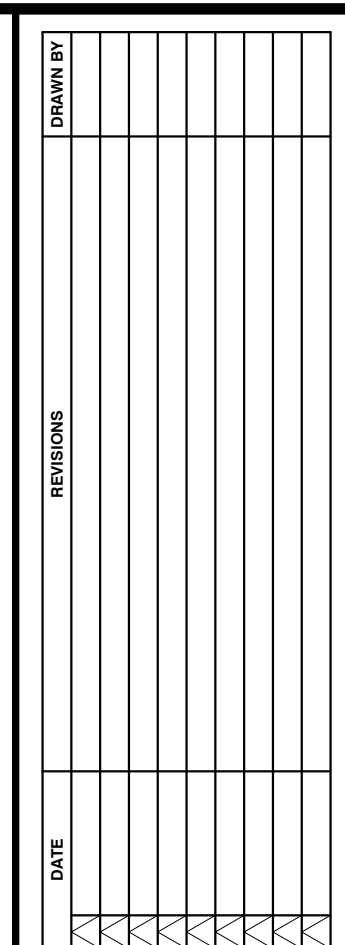
PROJ. MOR: FF
PROJ. ASSOC: ERV
DRAWN BY: SJK
DATE: 11/04/15
SCALE: N/A
SHEET 1 OF 3
WWW.AHILO1

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



Manhard
CONSULTING LTD.

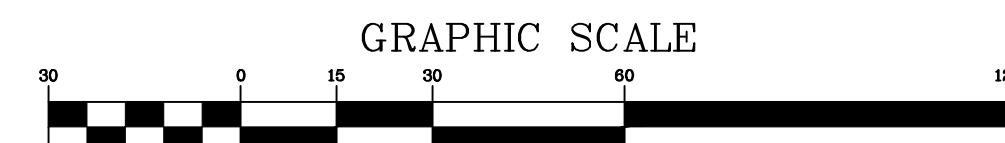
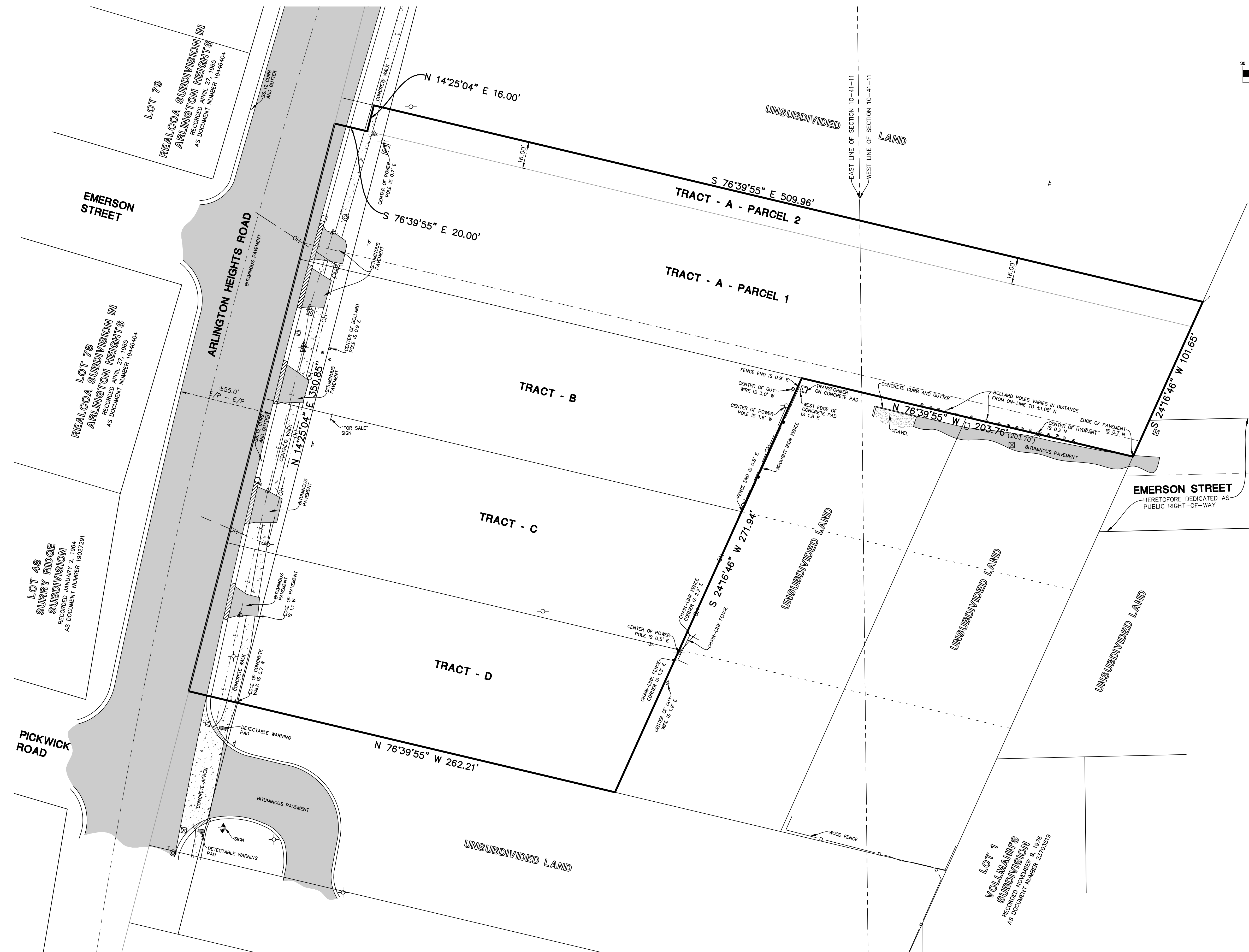
10001 Woodlands Parkway, Vernon Hills, IL 60061
Tel: 847.684.2500 Fax: 847.684.2505
www.manhard.com

Services: Construction Management • Construction Managers • Environmental Scientists • Landscape Architects • Planners

9 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS
ALTA/ACSM LAND TITLE SURVEY

PROJ. MGR.:	<u>FF</u>
PROJ. ASSOC.:	<u>ERV</u>
DRAWN BY:	<u>SJK</u>
DATE:	<u>11/04/15</u>
SCALE:	<u>N/A</u>
SHEET 2 OF 3 WWW.AHILO1	

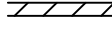
ALTA/ACSM LAND TITLE SURVEY



(IN FEET)
1 inch = 30 ft.

E/P = EDGE OF EXISTING PAVEMENT

LEGEND

- | | |
|---|--------------------------------|
| ===== | = EX. PROPERTY LINE |
| ----- | = EX. EASEMENT LINE |
| ----- | = EX. SECTION LINE |
| ===== | = EX. SIDEWALK |
| ===== | = EX. CONCRETE CURB & GUTTER |
|  | = EX. DEPRESSED CURB |
|  | = EX. CHAIN-LINK FENCE |
|  | = EX. WOOD FENCE |
|  | = EX. WROUGHT IRON FENCE |
|  | = EX. UNDERGROUND ELECTRIC |
|  | = EX. OVERHEAD WIRES |
|  | = EX. STORM MANHOLE (MH) |
|  | = EX. STORM CATCH BASIN (CB) |
|  | = EX. STORM INLET (INL) |
|  | = EX. FLORED END SECTION (FES) |
|  | = EX. FIRE HYDRANT/AUX. VALVE |
|  | = EX. VALVE BOX |
|  | = EX. VALVE VAULT (V.V.) |
|  | = EX. ELECTRICAL MANHOLE |
|  | = EX. ELECTRIC PEDESTAL/BOX |
|  | = EX. JULIE ELECTRIC MARKER |
|  | = EX. HANDHOLE |
|  | = EX. TELEPHONE PEDESTAL |
|  | = EX. TELEPHONE MANHOLE |
|  | = EX. TELEPHONE MARKER |
|  | = EX. UTILITY POLE |
|  | = EX. GUY WIRE |
|  | = EX. LIGHT STANDARD |
|  | = EX. GROUND LIGHT |
|  | = EX. TRAFFIC SIGNAL MANHOLE |
|  | = EX. SIGN |
|  | = EX. MAILBOX |
|  | = EX. BOLLARD |

-  = EX. BITUMINOUS PAVEMENT
-  = EX. CONCRETE
-  = EX. AGGREGATE

[illegible]

Manhard
CONSULTING LTD

1519 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS
ALTA/ACSM LAND TITLE SURVEY

PROJ. MGR.:	<u>FF</u>
PROJ. ASSOC.:	<u>ERV</u>
DRAWN BY:	<u>SJK</u>

DRAWN BY: GRK
DATE: 11/04/15
SCALE: 1" = 30'

SHEET

3 OF 3

WWW.AHILO1

DEBB KOSICH LLC

1111 E. Touhy Ave, Suite 230
Des Plaines, IL 60018
Phone: (847) 699-2155
Fax: (847) 699-2156

September 7, 2016

Mr. Sam Hubbard
Village of Arlington Heights
Department of Planning & Community Development
33 S. Arlington Heights Rd
Arlington Heights, IL 60005

Re: Plan Commission Application – 1519 S. Arlington Heights Rd

Dear Sam,

We are pleased to submit the attached application for your review. 1519 AHR Medical, LLC has purchased 2.95 acres on the east side of Arlington Heights Rd between Central Rd and Golf Rd and has under contract an additional 40,254 square feet of the adjacent Autumn Leaves site for the purposes of constructing 34,701 square feet of medical-office space in two phases. The first phase would consist of 14,786 sf and would be leased by ACCESS Community Health Care which is currently located at 675 W. Central Rd in Arlington Heights. ACCESS is a 20-year old community-based health care organization that currently has 36 facilities throughout the state of Illinois. The second phase would be built upon securing a qualified tenant.

The 3.86 acre site consists of six tax parcels all of which are currently vacant land. The following is a list of the tax parcels and their current zoning:

08 09 401 022	O-T
08 10 300 056	O-T
08 09 401 014	O-T
08 09 401 015	R-1
08 09 401 016	R-1
08 09 401 003	I

We are proposing to change all of the tax parcels to O-T zoning, and the development would be a PUD. The change in zoning would bring the property in line with the 2015 Village of Arlington Heights Comprehensive Plan which calls for commercial zoning at the site.

The developer is Debb-Kosich LLC, a local real estate development group. The principals, John Kosich and Larry Debb, have a combined 65 years of real estate expertise and have developed over 400,000 square feet of medical-office space in the Chicagoland area.

We look forward to working with the commission and thank you for your consideration.

Sincerely,



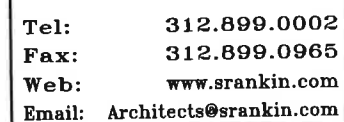
John J. Kosich
Principal

RECEIVED

SEP 07 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

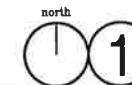
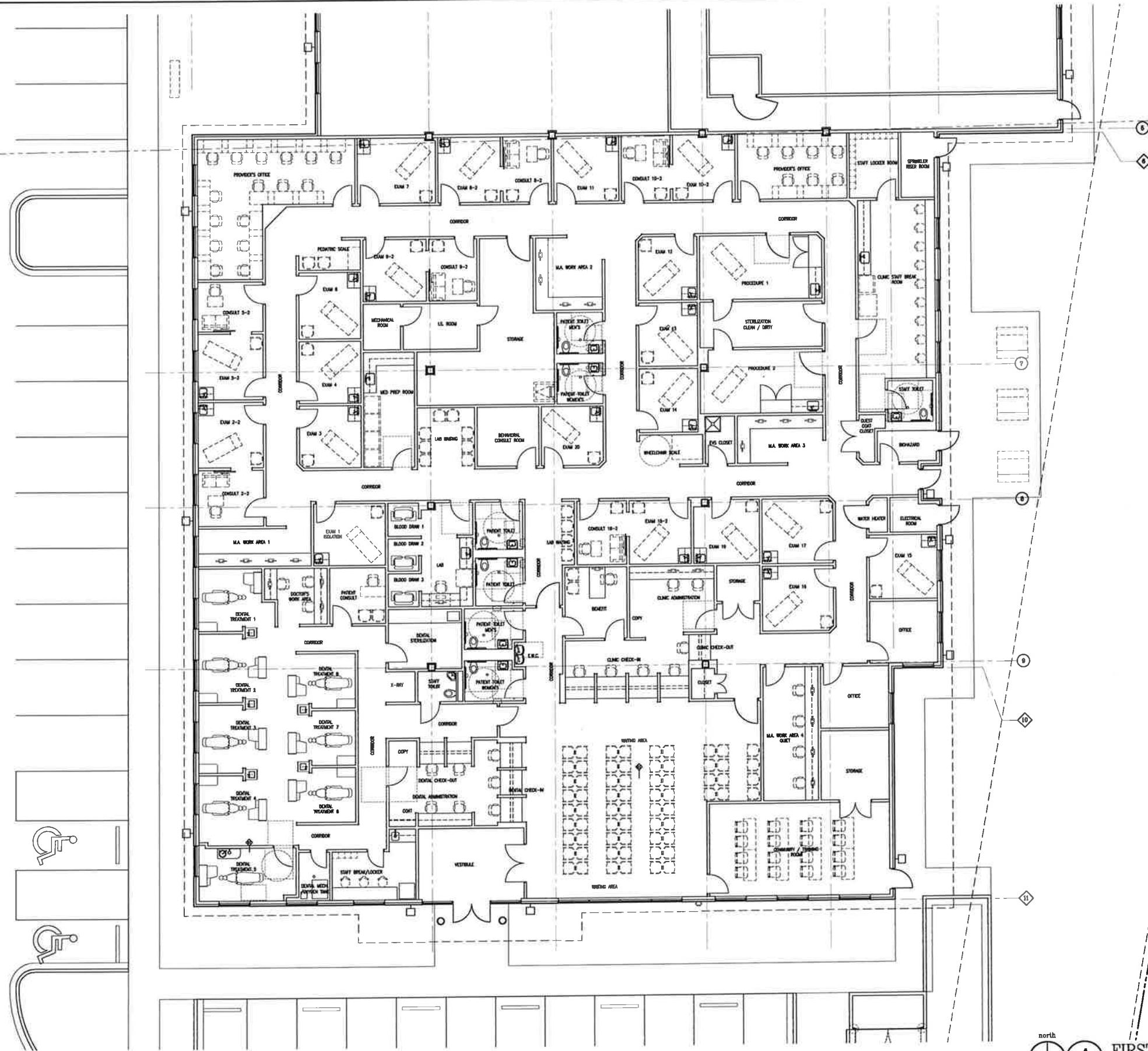

ARCHITECTURAL SITE PLAN
 SCALE: 1"=30'-0"



11/30/16	PLAN COMMISSION ROUND 2
11/07/16	PLAN COMMISSION
10/19/16	PLAN COMMISSION REVISION
09/20/16	PLAN COMMISSION

DATE	09/02/16	SHEET NO.	A00.01
SCALE	AS NOTED		
SRA JOB#	1514		

© COPYRIGHT 2016 STEPHEN RANKIN ASSOCIATES
ALL RIGHTS RESERVED



FIRST FLOOR PLAN

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

NOT FOR CONSTRUCTION

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

DATE NO. REVISION

ACCESS COMMUNITY HEALTH
1519 S. ARLINGTON HEIGHTS
ROAD, ILLINOIS

1ST FLOOR PLAN

DATE 09/02/16
SCALE AS NOTED
SRA JOB# 1515

SHEET NO.
A02.01

© COPYRIGHT 2016 STEPHEN RANKIN ASSOCIATES
ALL RIGHTS RESERVED

north.  **1** **ROOF PLAN**
SCALE: 3/32"=1'-0"

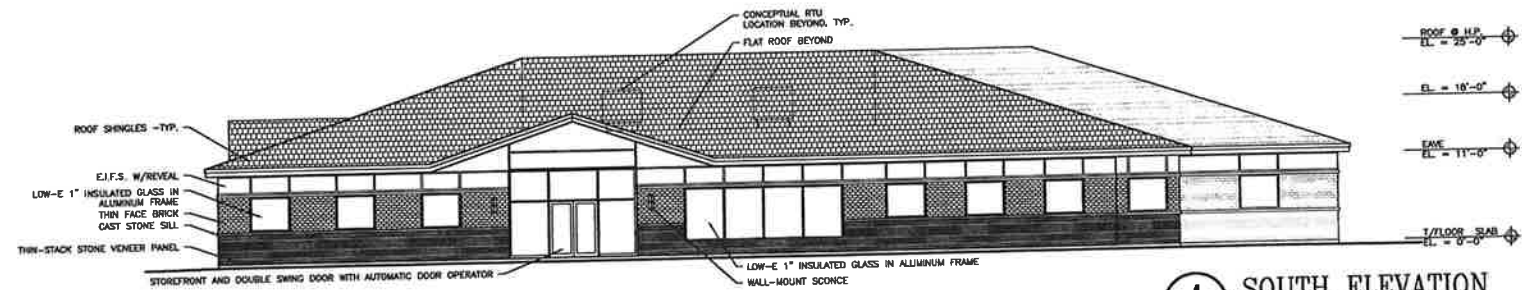

**STEPHEN RANKIN
ASSOCIATES**

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

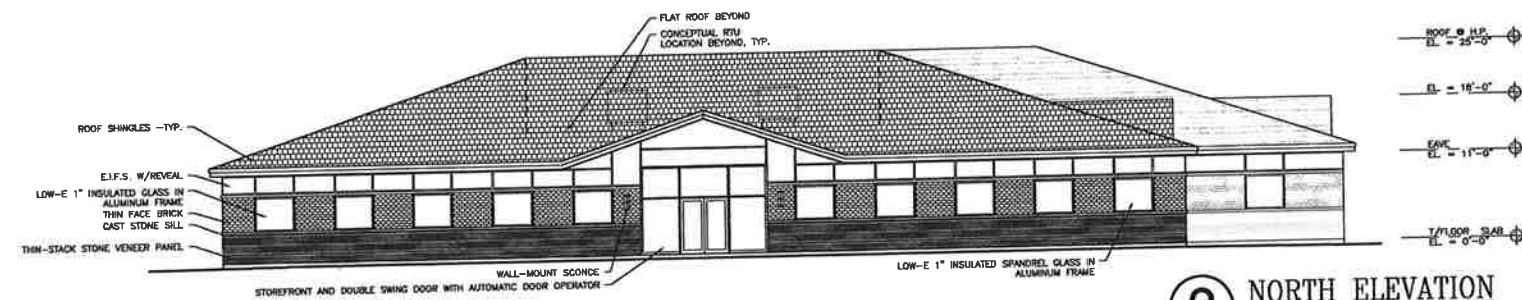
Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

11/07/16	PLAN COMMISSION
10/19/16	PLAN COMMISSION REVISION
09/20/16	PLAN COMMISSION
DATE	NO. REVISION
ARLINGTON HEIGHTS RD MOB 1519 S. ARLINGTON HEIGHTS ROAD, ILLINOIS	
BASE BUILDING ROOF PLAN	
DATE 09/02/16 SCALE AS NOTED SRA JOB# 1514	SHEET NO. A02.02
© COPYRIGHT 2016 STEPHEN RANKIN ASSOCIATES ALL RIGHTS RESERVED	

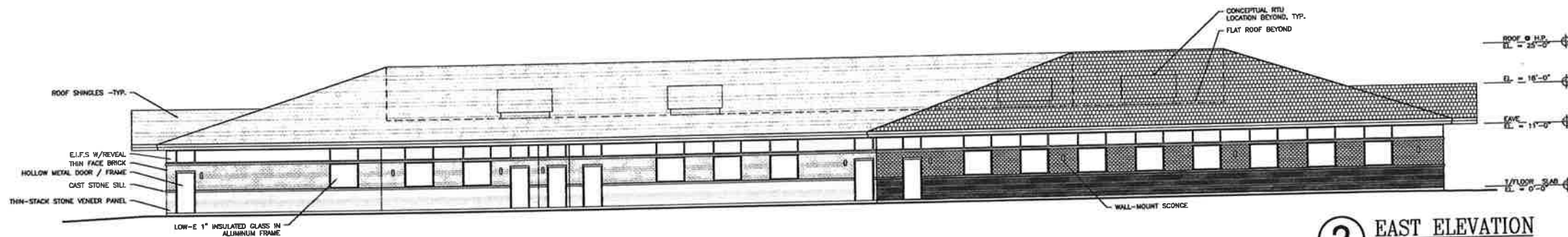
R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A04.01 Building Elevations.dwg



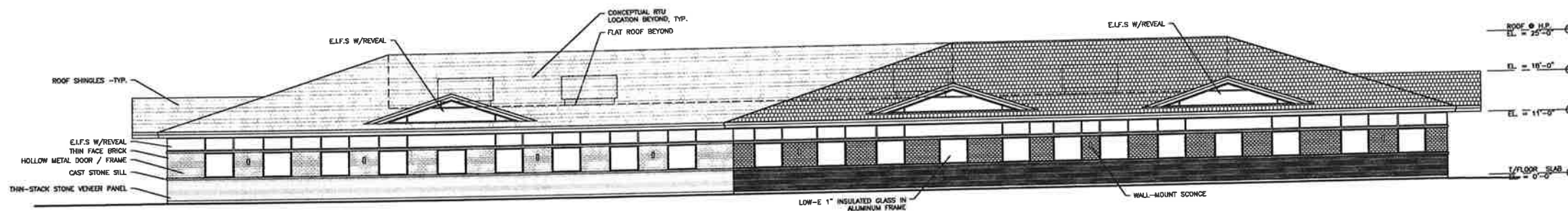
1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
SCALE: 3/32"=1'-0"



3 EAST ELEVATION
SCALE: 3/32"=1'-0"



4 WEST ELEVATION
SCALE: 3/32"=1'-0"

IN-PROGRESS - NOT FOR CONSTRUCTION

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

11/07/16	PLAN COMMISSION
10/19/16	PLAN COMMISSION REVISION
09/30/16	PLAN COMMISSION - REVISED

DATE	NO.	REVISION

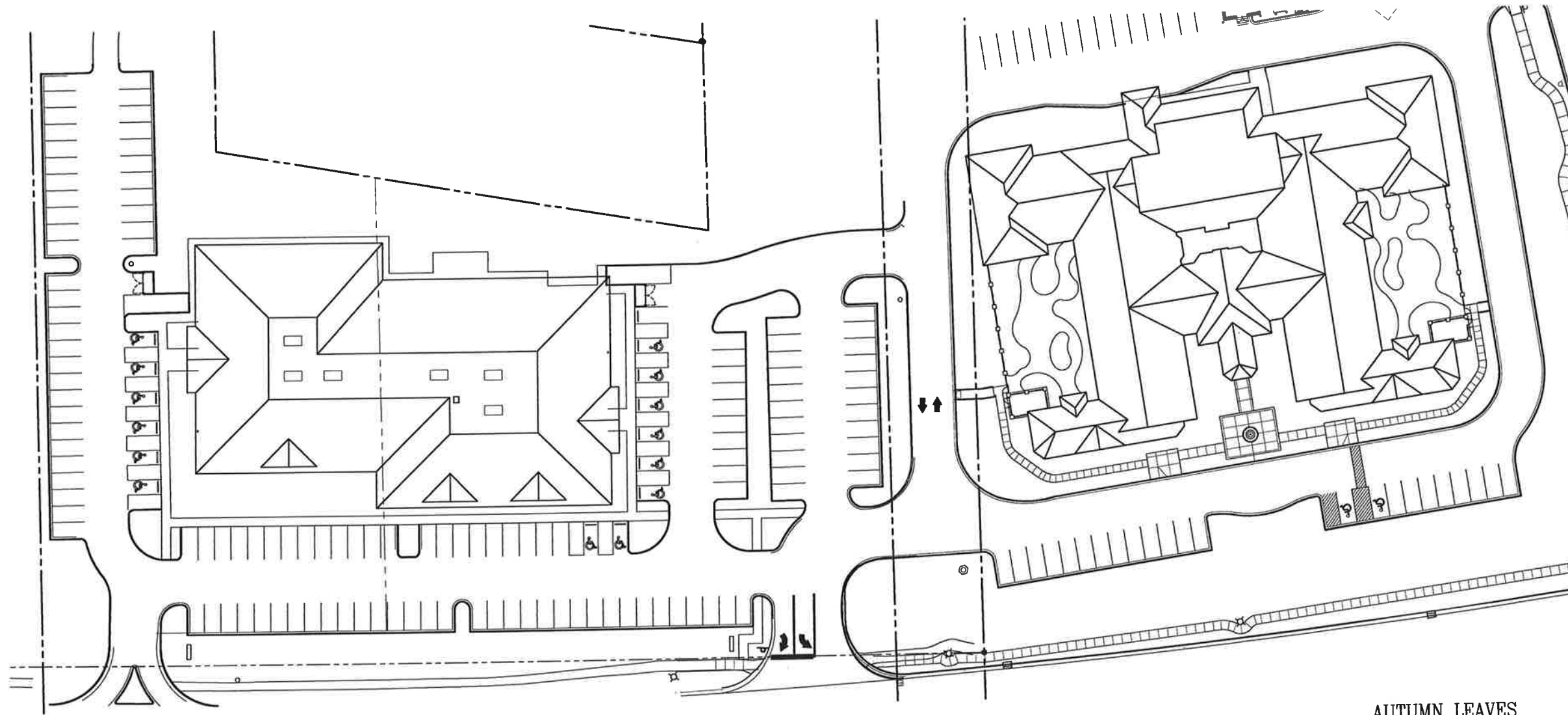
ARLINGTON HEIGHTS RD MOB
1519 S. ARLINGTON HEIGHTS
ROAD, ILLINOIS

BASE BUILDING
BUILDING ELEVATIONS

DATE	09/02/16	SHEET NO.
SCALE	AS NOTED	A04.01
SRA JOB#	1514	

© COPYRIGHT 2016 STEPHEN RANKIN ASSOCIATES
ALL RIGHTS RESERVED

R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A04.02 Building Elevations.dwg



1 ARLINGTON HEIGHTS MOB
SITE PLAN
SCALE: 1"=30'-0"

2 AUTUMN LEAVES
SITE PLAN
SCALE: 1"=30'-0"



3 ARLINGTON HEIGHTS MOB
WEST ELEVATION
SCALE: 1"=30'-0"



4 AUTUMN LEAVES
WEST ELEVATION
SCALE: 1"=30'-0"

IN-PROGRESS - NOT FOR CONSTRUCTION

**STEPHEN RANKIN
ASSOCIATES**

ARCHITECTS

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

DATE	NO.	REVISION
11/07/16		PLAN COMMISSION
10/19/16		PLAN COMMISSION REVISION
09/30/16		PLAN COMMISSION - REVISED

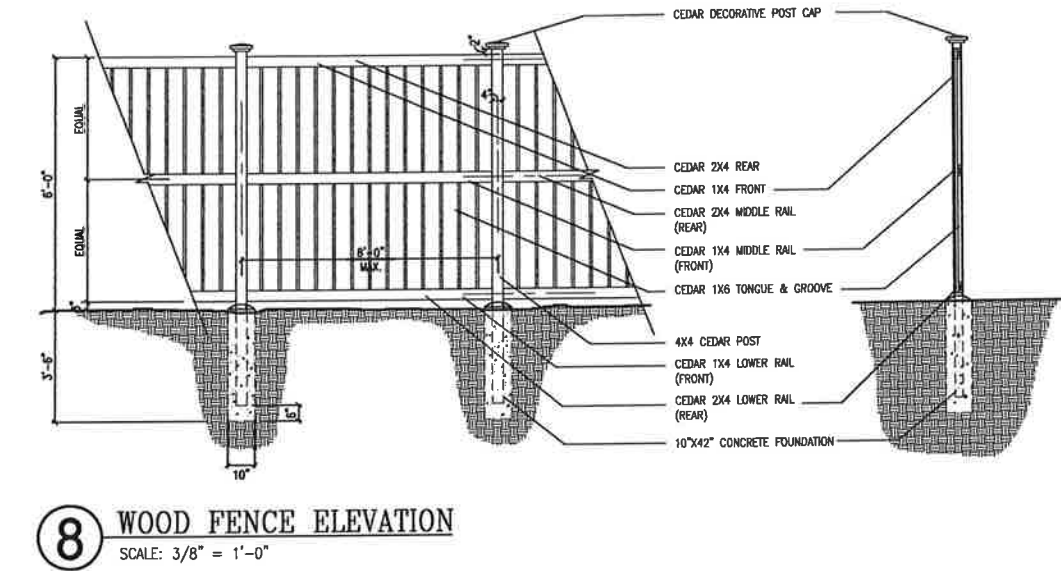
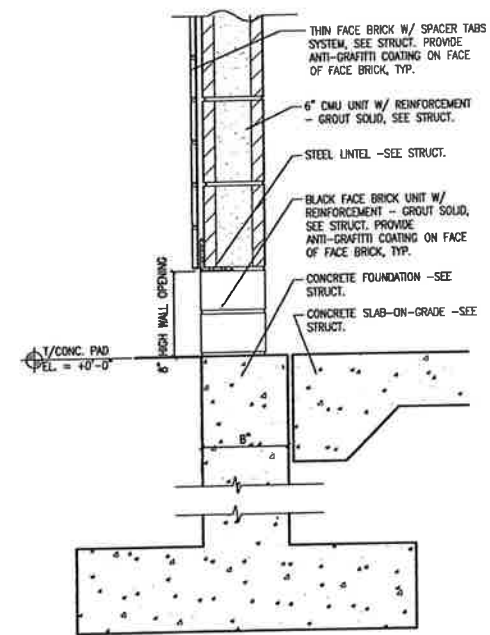
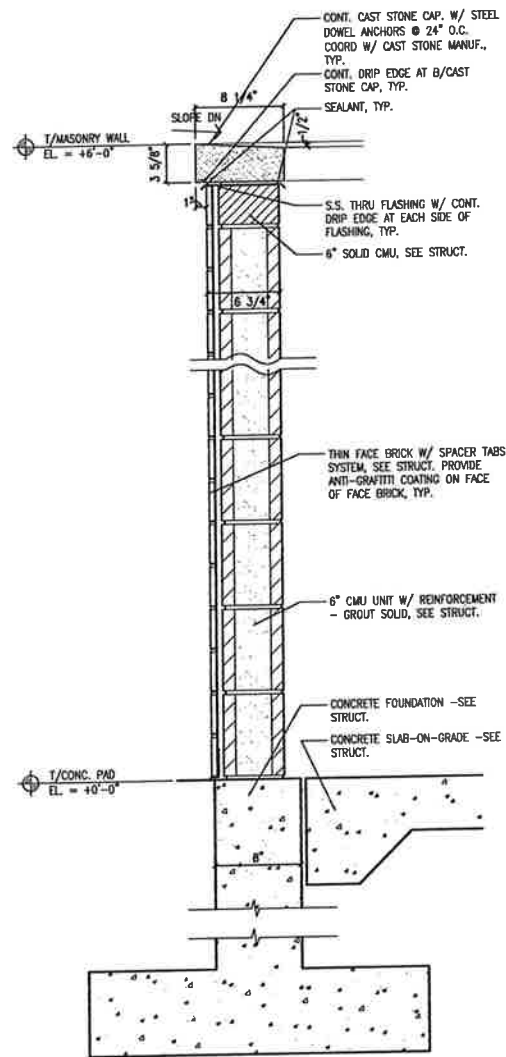
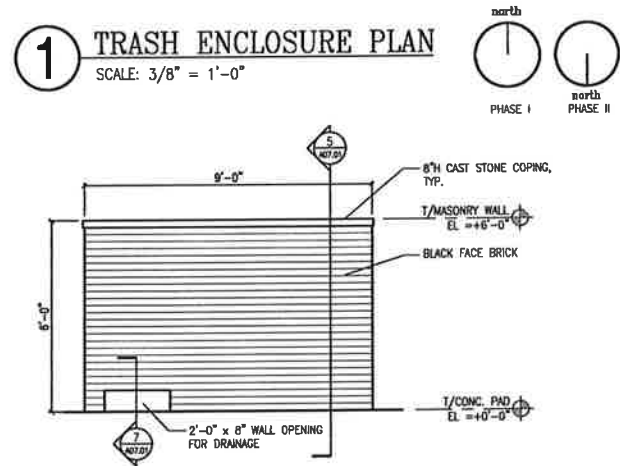
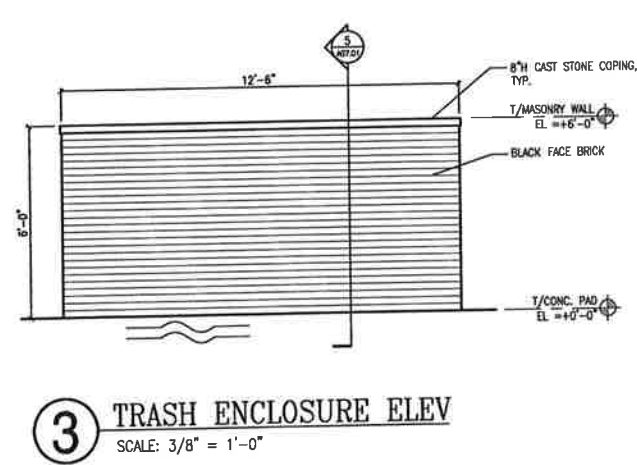
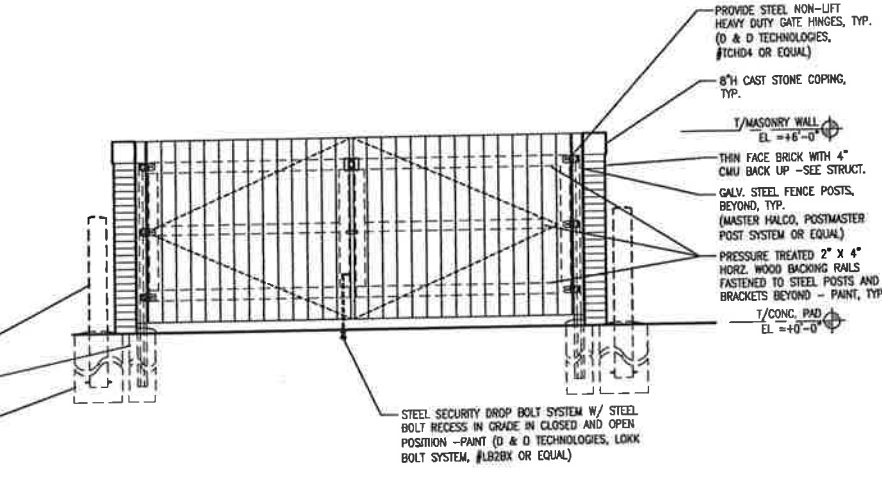
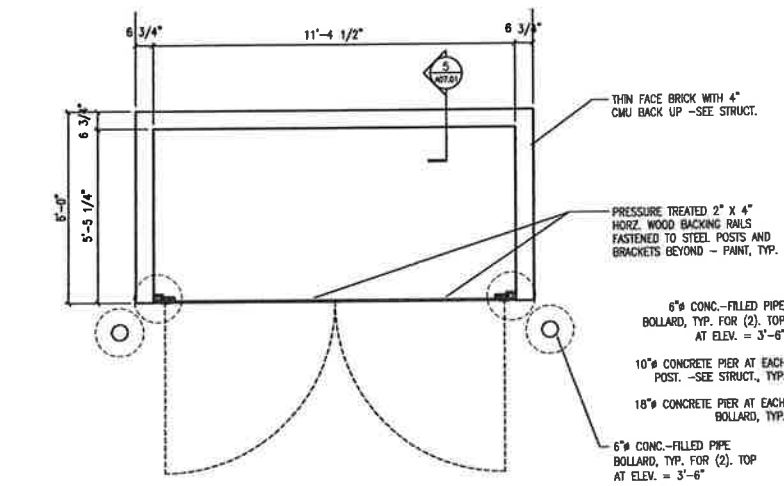
ARLINGTON HEIGHTS RD MOB
1519 S. ARLINGTON HEIGHTS
ROAD, ILLINOIS

SITE PLANS AND
BUILDING WEST ELEVATIONS

DATE	09/02/16	SHEET NO.
SCALE	AS NOTED	A04.02
SRA JOB#	1514	
© COPYRIGHT 2016 STEPHEN RANKIN ASSOCIATES ALL RIGHTS RESERVED		

R:\Projects\1519 S Arlington Heights Rd MOB - 1514 Drawings\1514 A07.01 Trash Enclosure.dwg

IN-PROGRESS - NOT FOR CONSTRUCTION



STEPHEN RANKIN ASSOCIATES

ARCHITECTS

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
Fax: 312.899.0965
Web: www.srankin.com
Email: Architects@srankin.com

09/20/16	PLAN COMMISSION
DATE	NO. REVISION
ARLINGTON HEIGHTS RD MOB 1519 S. ARLINGTON HEIGHTS ROAD, ILLINOIS	
BASE BUILDING PHASE I & II TRASH ENCLOSURE DETAILS	
DATE 09/02/16	SHEET NO.
SCALE AS NOTED	A07.01
SRA JOB# 1514	
© COPYRIGHT 2016 STEPHEN RANKIN ASSOCIATES ALL RIGHTS RESERVED	

1519 AHR MEDICAL, LLC
1111 E. TOUHY AVE
SUITE 230
DES PLAINES, IL 60018
(847) 699-2152

Proposed Improvements for MEDICAL OFFICE BUILDING

1519 S. ARLINGTON HEIGHTS ROAD
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

STANDARD SYMBOLS

EXISTING



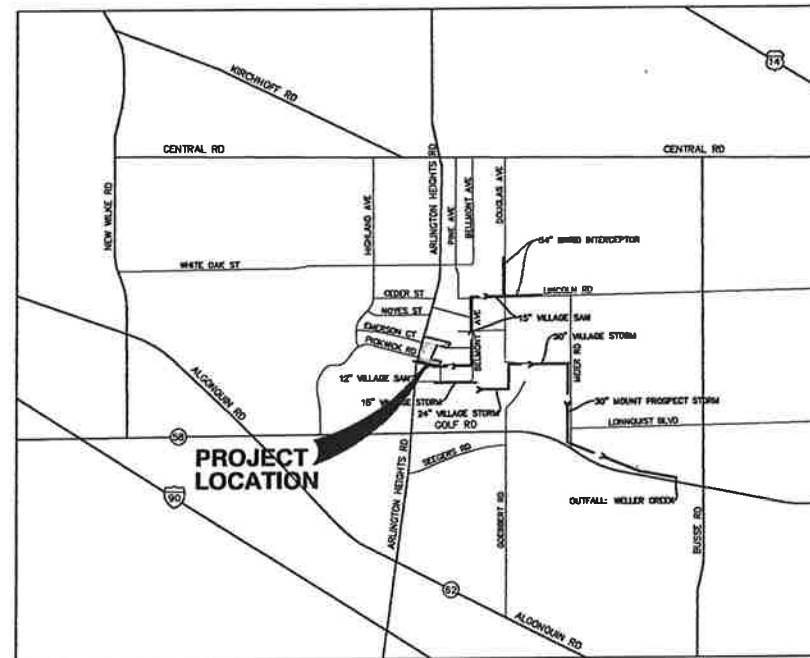
STORM SEWER
SANITARY SEWER
COMBINED SEWER
FORCE MAIN
DRAIN TILE
WATER MAIN
ELECTRIC
GAS
TELEPHONE
OVERHEAD WIRES
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
STORM INLET
CLEANOUT
HAY BALES
RIP RAP
VALVE IN VAULT
FIRE HYDRANT
BUFFALO BOX
FLARED END SECTION
STREET LIGHT
SUMMIT / LOW POINT
INVERT ELEVATION
DITCH OR SWALE
DIRECTION OF FLOW
OVERFLOW RELIEF SWALE
1 FOOT CONTOURS
CURB AND GUTTER
DEPRESSED
CURB AND GUTTER
REVERSE CURB
AND GUTTER
SIDEWALK
DETECTABLE WARNINGS
PROPERTY LINE
EASEMENT LINE
SETBACK LINE
MAIL BOX
SIGN
TRAFFIC SIGNAL
POWER POLE
GUY WIRE
GAS VALVE
HANDHOLE
ELECTRICAL EQUIPMENT
TELEPHONE EQUIPMENT
CHAIN-LINK FENCE
SPOT ELEVATION
BRUSH/TREE LINE
DECIDUOUS TREE WITH
TRUNK DIA. IN INCHES (TBR)
CONIFEROUS TREE WITH
HEIGHT IN FEET (TBR)
SILT FENCE
RETAINING WALL
WETLAND

PROPOSED



ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R	RADIUS
AGL	AGGREGATE	FM	FORCE MAIN	R.O.W.	RIGHT-OF-WAY
ARCH	ARCHITECT	G	GROUND	RC	REINFORCED CONCRETE PIPE
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	GAS	GAS	REV	REVERSE
B-B	BACK TO BACK	G/F	GRADE AT FOUNDATION	RR	RAILROAD
B/C	BACK OF CURB	GW	GUY WIRE	RT	RIGHT
B/P	BOTTOM OF PIPE	HDL	HEADWALL	SAN	SANITARY
B/W	BACK OF WALK	HH	HANDHOLE	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HVL	HIGH WATER LEVEL	SHLD.	SHOULDER
BIT.	BITUMINOUS	HYD.	HYDRANT	SL	STREET LIGHT
BM	BENCHMARK	INV.	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
CL	CENTERLINE	MB	MEET EXISTING	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MANHOLE	SY	SQUARE YARDS
CONTR.	CONTROL	MN	MINIMUM	T	TO BE REMOVED
C.O.	CLEANOUT	MNL	NORMAL WATER LEVEL	T-A	TYPE A
CONC.	CONCRETE	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
CY	CUBIC YARD	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
D	DITCH	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIA.	DIAMETER	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIP	DUCTILE IRON PIPE	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	PL	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	EDGE TO EDGE	PROP.	PROPOSED	V.B.	VALVE BOX
ELEV.	ELEVATION	PT	POINT OF TANGENCY	VCP	VALVED CLAY PIPE
E/P	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
EX.	EXISTING	PV	POINT OF VERTICAL CURVATURE	WM	WATER MAIN
F.E.	FIELD ENTRANCE	PVI	POINT OF VERTICAL INTERSECTION		
F-F	FACE TO FACE	PVT	POINT OF VERTICAL TANGENCY		
FES	FLARED END SECTION	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		



LOCATION MAP
N.T.S.

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	SITE DIMENSIONAL AND PAVING PLAN
5	GRADING PLAN
6	GRADING DETAILS
7	UTILITY PLAN
8	PLAN AND PROFILE
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS
13	CONSTRUCTION DETAILS
14	IDOT CROSS SECTIONS
15	CONSTRUCTION SPECIFICATIONS
16	STORMTRAP DETAILS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON MARCH, 09, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID:DM3699)
STAINLESS STEEL ROD LOCATED APPROXIMATELY 1400 FEET SOUTH OF THE INTERSECTION OF W. KIRCHOFF ROAD AND NEW WILKE ROAD. MORE PARTICULARLY LOCATED APPROXIMATELY 59 FEET EAST OF THE EDGE OF CURB OF NEW WILKE ROAD AND APPROXIMATELY 15 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARK PARKING LOT.

ELEVATION=690.96 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #1:
NORTH BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF EMERSON ROAD IN FRONT OF 131 EMERSON ROAD, APPROXIMATELY 15 FEET NORTH OF THE CENTERLINE OF EMERSON ROAD AND APPROXIMATELY 650 FEET WEST OF THE CENTERLINE OF SOUTH BELMONT AVENUE EXTENDED.

ELEVATION=700.32 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #2:
EAST BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF ARLINGTON HEIGHTS ROAD APPROXIMATELY 53 FEET EAST OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND APPROXIMATELY 2 FEET SOUTH OF THE CENTERLINE OF EMERSON ROAD EXTENDED.

ELEVATION=706.21 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #3: (MCL CP #4)
CUT CROSS ON CONCRETE CURB LOCATED ON THE NORTH CURB LINE OF THE NORTH ENTRANCE ROAD FOR 1625 SOUTH ARLINGTON HEIGHTS ROAD APPROXIMATELY 341 FEET EAST OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND APPROXIMATELY 53.4 FEET SOUTH OF THE CENTERLINE OF PICKWICK ROAD.

ELEVATION=704.20 DATUM=NAVD88-GEOD 12B

UTILITY CONTACTS	
ELECTRIC COMED 1 N 423 SWIFT RD LOMBARD, IL 60148 (630) 691-4857 CONTACT: JOE SAKANIS	WATER VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60005 (847) 368-5800 CONTACT: SCOTT SHIRLEY
GAS NICOR GAS 1844 FERRY ROAD NAPERVILLE, IL 60563 (630) 388-3046 CONTACT: BRUCE KOPPANG	TELEPHONE AT&T 2004 MINER STREET DES PLAINES, IL 60016 (847) 759-5029 CONTACT: WICKY THOMAS
SEWER VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60005 (847) 368-5800 CONTACT: SCOTT SHIRLEY	

Manhard
CONSULTING LTD

800 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0085 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

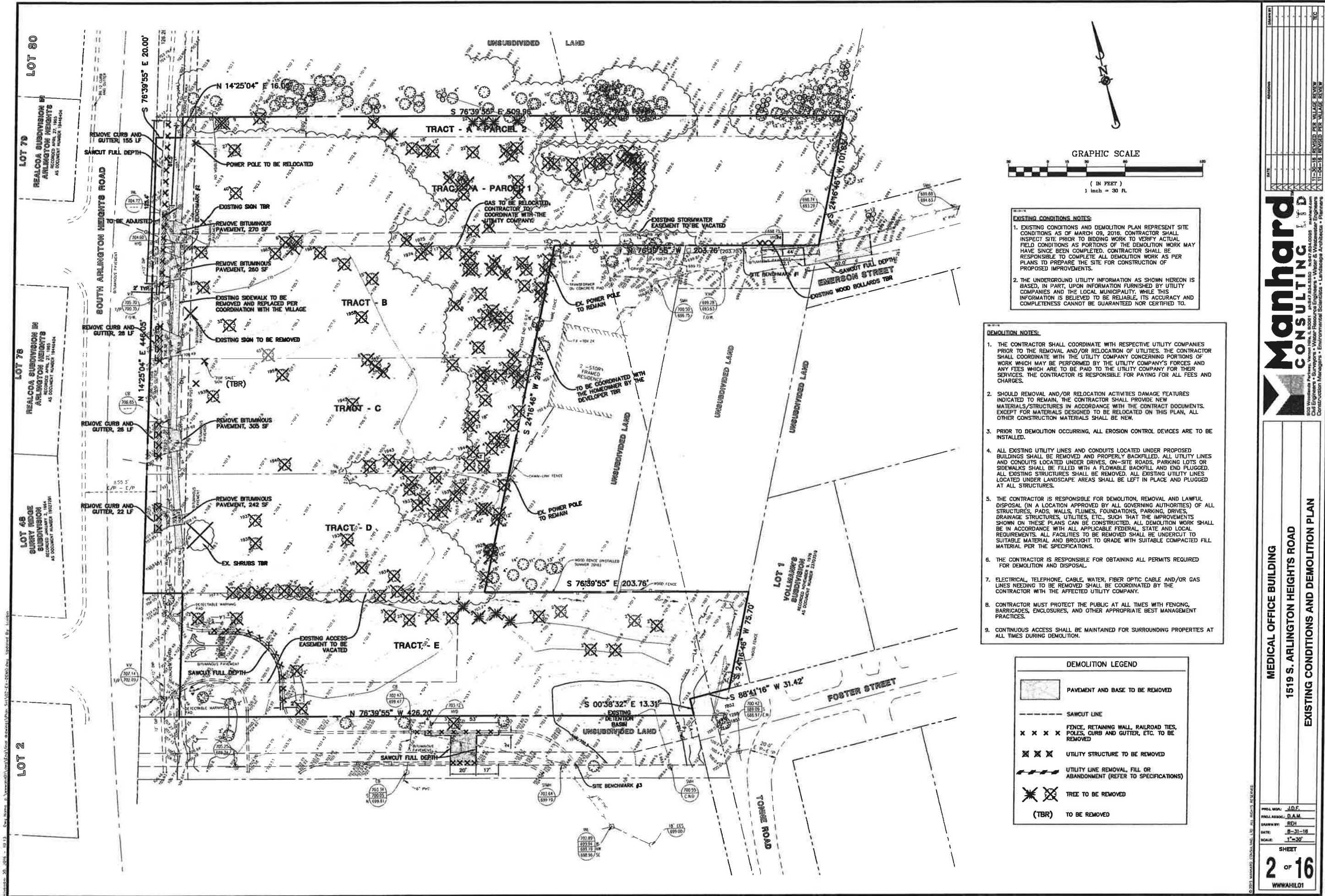
DATE	REVISION	BY	CHK
11-30-16	REVISED PER VILLAGE REVIEW		
11-04-16	REVISED PER VILLAGE REVIEW		

Manhard
CONSULTING LTD

800 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0085 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MEDICAL OFFICE BUILDING
1519 S. ARLINGTON HEIGHTS ROAD
TITLE SHEET

PROJ. NO.: JDF
PROJ. ASSOC.: D.A.M.
OWNER: RDH
DATE: 8-31-16
SCALE: N.T.S.
SHEET
1 OF 16
WWW.HILO1



EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MARCH 09, 2018. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

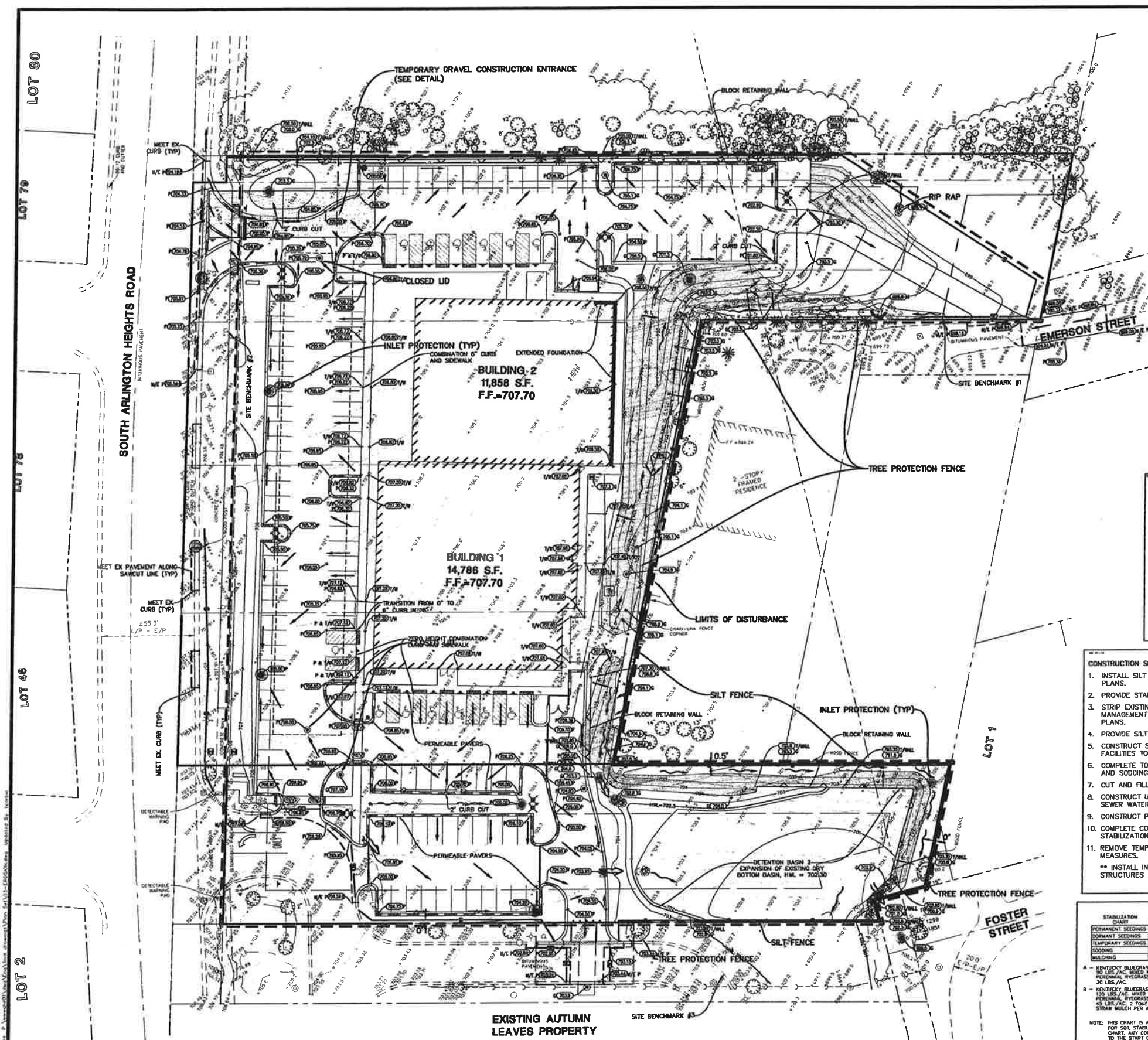
- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
 2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
 3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
 5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
 8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
 9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

DEMOLITION LEGEND	
	PAVEMENT AND BASE TO BE REMOVED
	SAWCUT LINE
	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED
	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
	TREE TO BE REMOVED
	(TBR) TO BE REMOVED

MANHARD CONSULTING

1519 S. ARLINGTON HEIGHTS ROAD
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. NO.: JDF
PROJ. ASSOC.: D.A.M.
DRAWN BY: R.H.
DATE: 8-31-18
SCALE: 1"=30'
SHEET
2 OF 16
WWW.MH101



- LEGEND**
- EROSION CONTROL BLANKET NAGOS-75
 - X-X- TREE PROTECTION FENCE
 - S-S- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
 - TEMPORARY SILT DIKE (EROSION EEL EQUIVALENT)
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 - TEMPORARY STORM STRUCTURE PROTECTION
 - PAVEMENT DRAINAGE FLOW
 - SWALE DRAINAGE FLOW
 - LIMITS OF DISTURBANCE/CONSTRUCTION

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 3. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE WHERE SHOWN ON PLANS.
 4. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
 5. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
 6. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
 7. CUT AND FILL SITE TO PLAN SUB-GRADE.
 8. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER WATERMAIN AND STORM SEWER, ETC.
 9. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 10. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
 11. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

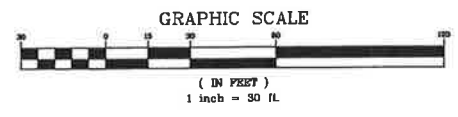
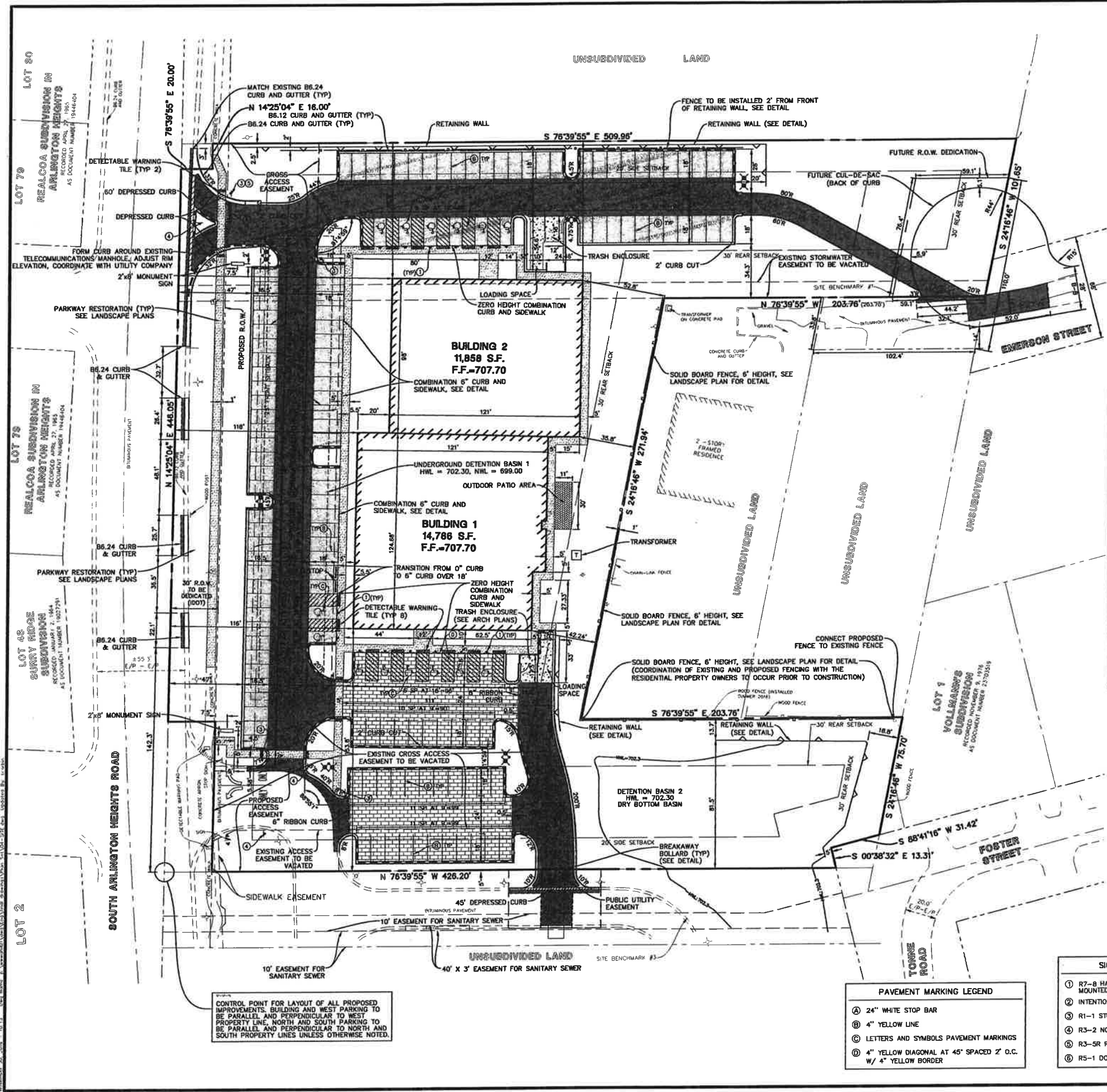
SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS	A	B	C	D	E	F	G	H	I	J	K	L
DORMANT SEEDINGS	M	N	O	P	Q	R	S	T	U	V	W	X
TEMPORARY SEEDINGS	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ
SODDING	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV
MULCHING	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH

A - KENTUCKY BLUEGRASS 30 LBS./AC. MIXED WITH PERMANENT WYEGRASS
B - KENTUCKY BLUEGRASS 120 LBS./AC. MIXED WITH PERMANENT WYEGRASS
C - SPRING OATS
D - WHEAT OR CEREAL RYE
E - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
F - STRAW MULCH 2 TONS PER ACRE
G - SPRING OATS
H - WHEAT OR CEREAL RYE
I - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
J - STRAW MULCH 2 TONS PER ACRE
K - SPRING OATS
L - WHEAT OR CEREAL RYE
M - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
N - STRAW MULCH 2 TONS PER ACRE
O - SPRING OATS
P - WHEAT OR CEREAL RYE
Q - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
R - STRAW MULCH 2 TONS PER ACRE
S - SPRING OATS
T - WHEAT OR CEREAL RYE
U - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
V - STRAW MULCH 2 TONS PER ACRE
W - SPRING OATS
X - WHEAT OR CEREAL RYE
Y - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
Z - STRAW MULCH 2 TONS PER ACRE
AA - SPRING OATS
AB - WHEAT OR CEREAL RYE
AC - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AD - STRAW MULCH 2 TONS PER ACRE
AE - SPRING OATS
AF - WHEAT OR CEREAL RYE
AG - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AH - STRAW MULCH 2 TONS PER ACRE
AI - SPRING OATS
AJ - WHEAT OR CEREAL RYE
AK - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AL - STRAW MULCH 2 TONS PER ACRE
AM - SPRING OATS
AN - WHEAT OR CEREAL RYE
AO - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AP - STRAW MULCH 2 TONS PER ACRE
AQ - SPRING OATS
AR - WHEAT OR CEREAL RYE
AS - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AT - STRAW MULCH 2 TONS PER ACRE
AU - SPRING OATS
AV - WHEAT OR CEREAL RYE
AW - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AX - STRAW MULCH 2 TONS PER ACRE
AY - SPRING OATS
AZ - WHEAT OR CEREAL RYE
BA - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
BB - STRAW MULCH 2 TONS PER ACRE
BC - SPRING OATS
BD - WHEAT OR CEREAL RYE
BE - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
BF - STRAW MULCH 2 TONS PER ACRE
BG - SPRING OATS
BH - WHEAT OR CEREAL RYE
C - SPRING OATS
D - WHEAT OR CEREAL RYE
E - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
F - STRAW MULCH 2 TONS PER ACRE
G - SPRING OATS
H - WHEAT OR CEREAL RYE
I - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
J - STRAW MULCH 2 TONS PER ACRE
K - SPRING OATS
L - WHEAT OR CEREAL RYE
M - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
N - STRAW MULCH 2 TONS PER ACRE
O - SPRING OATS
P - WHEAT OR CEREAL RYE
Q - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
R - STRAW MULCH 2 TONS PER ACRE
S - SPRING OATS
T - WHEAT OR CEREAL RYE
U - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
V - STRAW MULCH 2 TONS PER ACRE
W - SPRING OATS
X - WHEAT OR CEREAL RYE
Y - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
Z - STRAW MULCH 2 TONS PER ACRE
AA - SPRING OATS
AB - WHEAT OR CEREAL RYE
AC - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AD - STRAW MULCH 2 TONS PER ACRE
AE - SPRING OATS
AF - WHEAT OR CEREAL RYE
AG - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AH - STRAW MULCH 2 TONS PER ACRE
AI - SPRING OATS
AJ - WHEAT OR CEREAL RYE
AK - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AL - STRAW MULCH 2 TONS PER ACRE
AM - SPRING OATS
AN - WHEAT OR CEREAL RYE
AO - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AP - STRAW MULCH 2 TONS PER ACRE
AQ - SPRING OATS
AR - WHEAT OR CEREAL RYE
AS - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AT - STRAW MULCH 2 TONS PER ACRE
AU - SPRING OATS
AV - WHEAT OR CEREAL RYE
AW - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
AX - STRAW MULCH 2 TONS PER ACRE
AY - SPRING OATS
AZ - WHEAT OR CEREAL RYE
BA - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
BB - STRAW MULCH 2 TONS PER ACRE
BC - SPRING OATS
BD - WHEAT OR CEREAL RYE
BE - SOD (IMPERVIOUS GRASS) KENTUCKY BLUEGRASS
BF - STRAW MULCH 2 TONS PER ACRE
BG - SPRING OATS
BH - WHEAT OR CEREAL RYE

NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

- SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:**
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
 2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
 3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
 4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
 5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN. PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
 6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
 7. DISTURBED AREA SHALL BE STABILIZED BY SEEDING AT A MINIMUM, WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE AREA WILL BE DISTURBED WITHIN FOURTEEN (14) DAYS AND GRASS SOWN AS NECESSARY TO RE-ESTABLISH VEGETATION FOR CONTROL OF SILTATION AND SOIL EROSION.
 8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS./ACRE.
 9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
 10. TOPSOIL STOCKPILES SHALL BE SEED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
 11. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
 12. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
 13. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
 14. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
 15. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
 16. OVERLAND FLOW SHALL BE DIRECTED TO THE UNDERGROUND DETENTION BASIN PRIOR TO LEAVING THE SITE.
 17. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
 18. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.



SITE DATA	
TOTAL AREA	3.86 ACRES
IDOT DEDICATION	0.24 ACRES
FUTURE VILLAGE DEDICATION	0.10 ACRES
SITE AREA	3.52 ACRES=3.86-0.24-0.10
BUILDING AREA	26,644 S.F.
F.A.R.	0.17
PERCENT IMPERVIOUS	49.2%
FRONT SETBACK	25 FT
SIDE SETBACK	20 FT
REAR SETBACK	30 FT
STD PARKING REQUIRED	121 SPACES
STD PARKING PROVIDED	121 SPACES
HANDICAP REQUIRED	14 SPACES
HANDICAP PROVIDED	14 SPACES
TOTAL PARKING REQUIRED	135 SPACES
TOTAL PARKING PROVIDED	135 SPACES
PARKING RATIO REQUIRED	5.00 SPACES/1000 S.F.
PARKING RATIO PROVIDED	5.00 SPACES/1000 S.F.

PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B
	HEAVY DUTY PAVEMENT 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 5" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, N30 4" CA-6 STONE SUBBASE
	CONCRETE PAVEMENT 6" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 4" COMPACTED AGGREGATE BASE, TYPE B
	PERMEABLE PAVERS-DETENTION AREA 1B 3.1" UNI-LOCK ECO PRIORA PAVERS - HERRINGBONE GRAY 1.5" CA-16 SETTING BED AND CHOKE LAYER 4" CA-7 STONE LINER 12" CA-1 STONE LAYER
	SIDEWALK 5" PORTLAND CEMENT CONCRETE (8" CONCRETE PAVEMENT ACROSS DRIVEWAY) 4" COMPACTED AGGREGATE BASE, TYPE B
	DETECTABLE WARNING TILE
	PATIO PAVERS (SEE ARCH PLANS)

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - THE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS X 18" LONG DOWELED INTO EXISTING CURB.
 - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT MARKING LEGEND	
(A)	24" WHITE STOP BAR
(B)	4" YELLOW LINE
(C)	LETTERS AND SYMBOLS PAVEMENT MARKINGS
(D)	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER

SIGN LEGEND	
(1)	R7-8 HANDICAP PARKING SIGN MOUNTED ON BOLLARD-SEE DETAIL
(2)	INTENTIONALLY OMITTED
(3)	R1-1 STOP SIGN 36" X 36"
(4)	R3-2 NO LEFT TURN - 36" X 36"
(5)	R3-SR RIGHT TURN ONLY - 30"x36"
(6)	R5-1 DO NOT ENTER - 36" X 36"

Manhard CONSULTING

600 Westlakes Parkway, Vernon Hills, IL 60061
847.424.2550
Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MEDICAL OFFICE BUILDING

1519 S. ARLINGTON HEIGHTS ROAD

SITE DIMENSIONAL AND PAVING PLAN

PROJ. NO. **J.D.F.**

PROJ. ARCH. **D.A.M.**

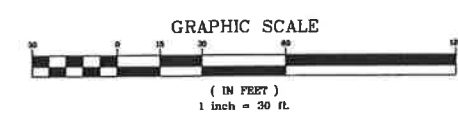
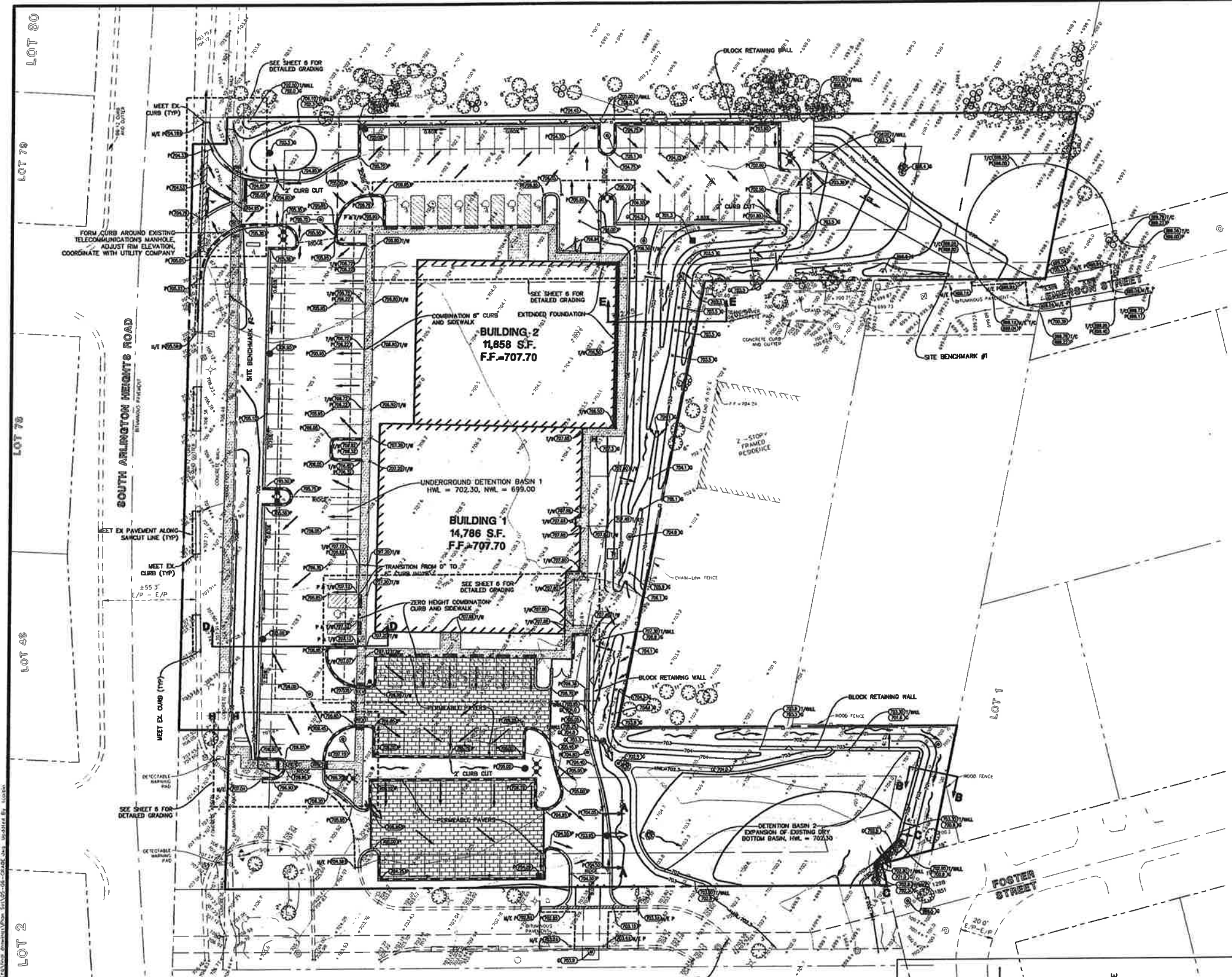
DRAWN BY **REH**

DATE: **8-31-16**

SCALE: **1"=30'**

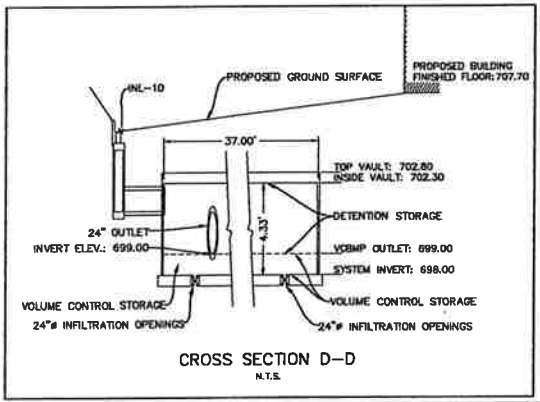
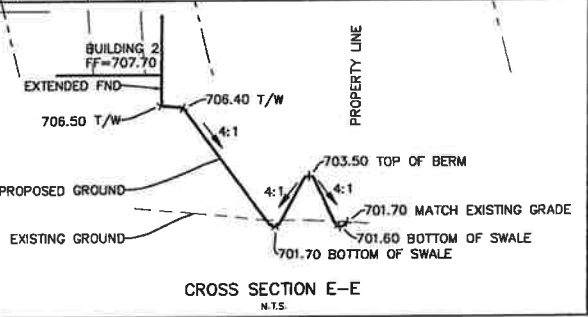
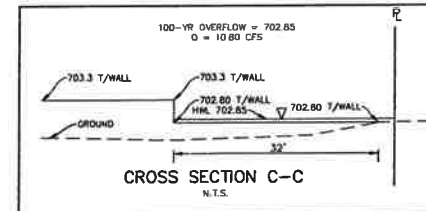
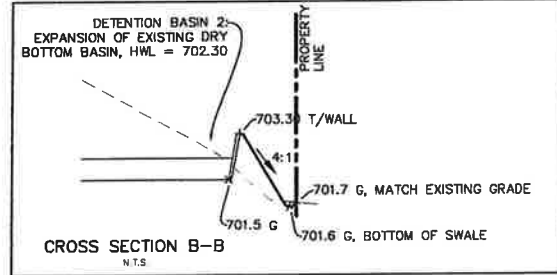
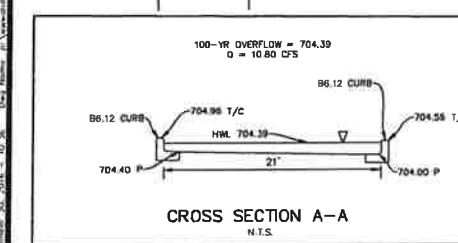
SHEET **4 OF 16**

WWW.HLOI



GRADING PLAN LEGEND	
704.0	PROPOSED 1 FOOT CONTOURS
702.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
---	PROPOSED DITCH OR SWALE
---	PROPOSED DIRECTION OF FLOW
---	OVERFLOW RELIEF SWALE
---	PROPOSED RIDGE LINE
---	PROPOSED DEPTH OF PONDING
---	RETAINING WALL
---	PROPOSED SWALE LOW POINT
---	PROPOSED SWALE SUMMIT

- GRADING NOTES:**
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON MARCH 09, 2016. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 1:2 UNLESS OTHERWISE NOTED.



Manhard CONSULTING

800 Woodland Parkway, Suite 100, Woodland Hills, CA 91367
Tel: 818.447.8844 Fax: 818.447.8845
www.manhardconsulting.com

MEDICAL OFFICE BUILDING

1519 S. ARLINGTON HEIGHTS ROAD

GRADING PLAN

PROJ. NO.: J.D.F.

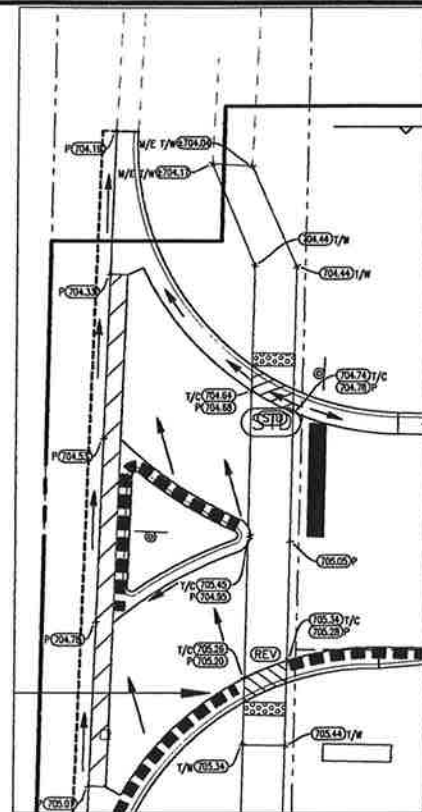
PROJ. ARCH.: D.A.M.

DATE: 8-31-16

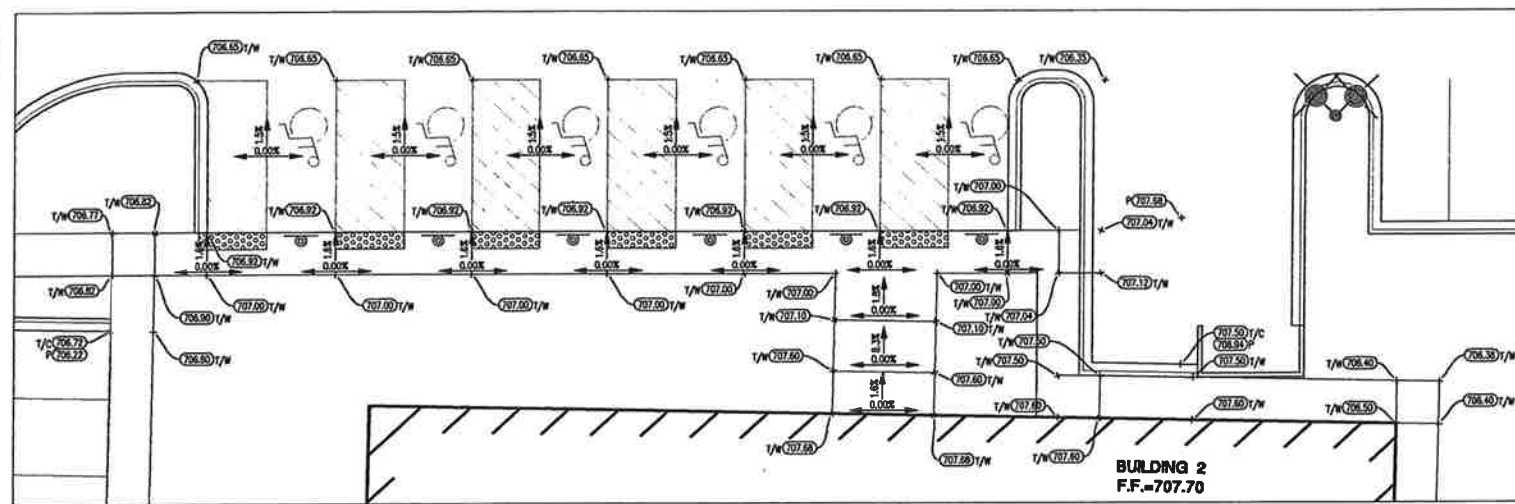
SCALE: 1"=30'

SHEET 5 OF 16

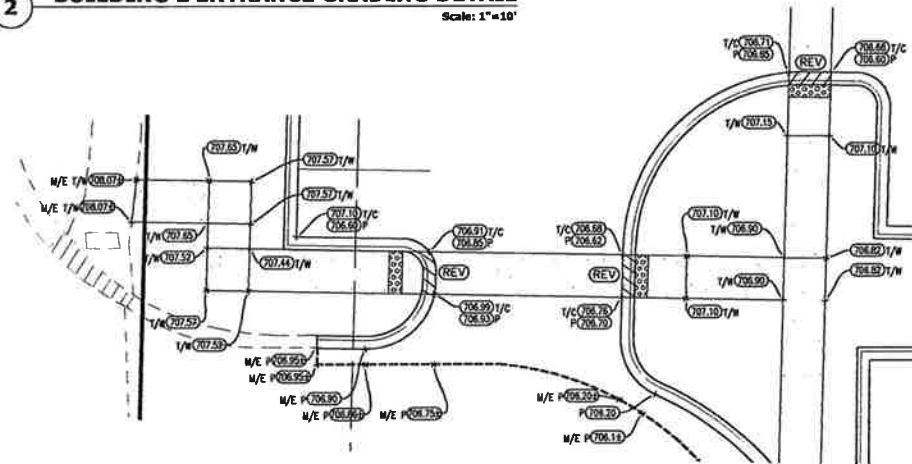
WWW.MHLD1



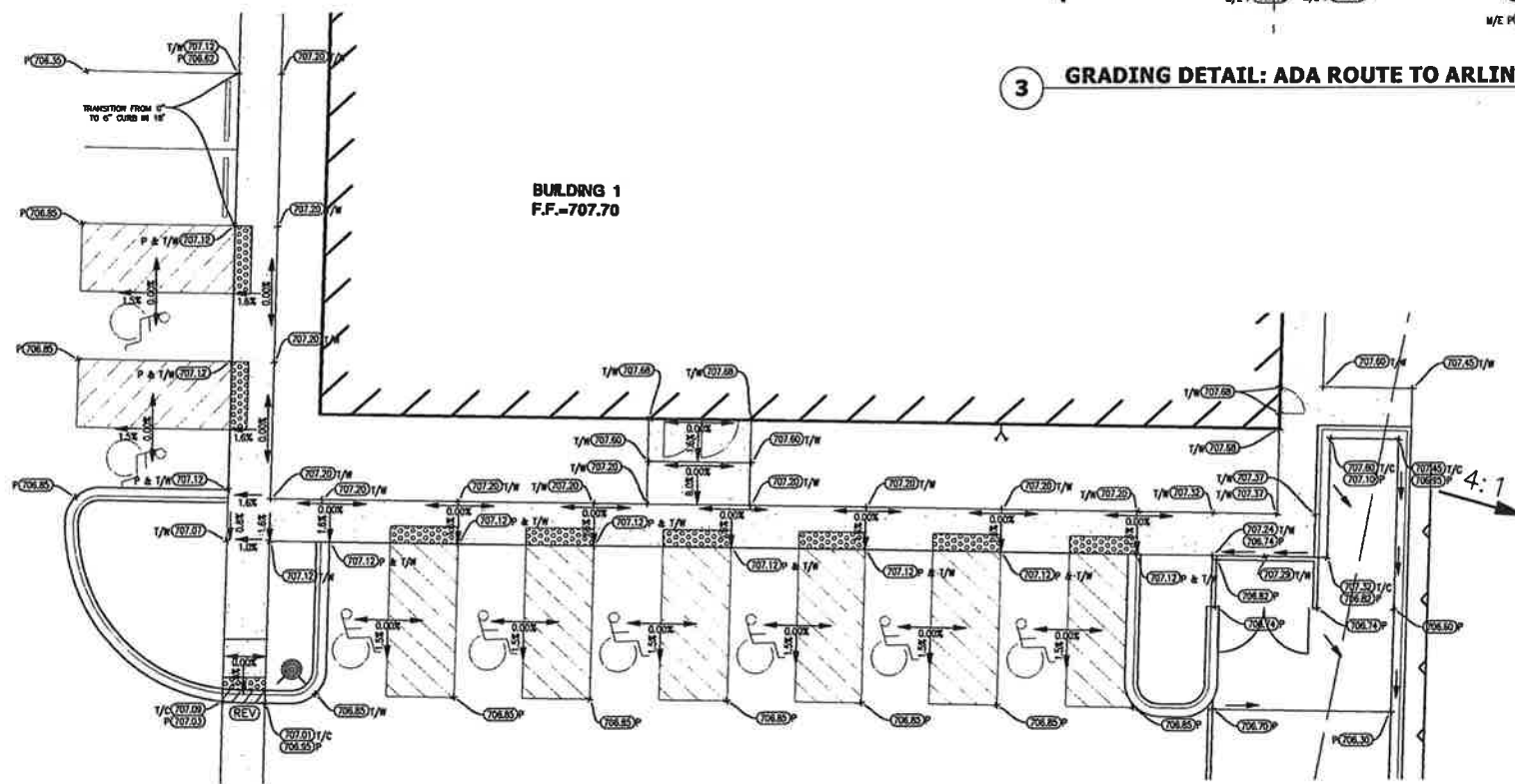
1 RIGHT-IN-RIGHT-OUT GRADING DETAIL
Scale: 1"=10'



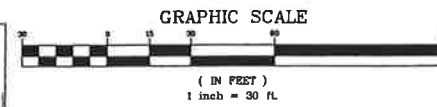
2 BUILDING 2 ENTRANCE GRADING DETAIL
Scale: 1"=10'



3 GRADING DETAIL: ADA ROUTE TO ARLINGTON HEIGHTS RD.
Scale: 1"=10'



3 GRADING DETAIL: BUILDING 1 MAIN ENTRANCE
Scale: 1"=10'



DATE	REVISION	BY	CHK
11-04-16	REVISED FOR RELEASE REVIEW		

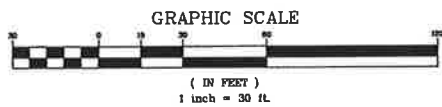
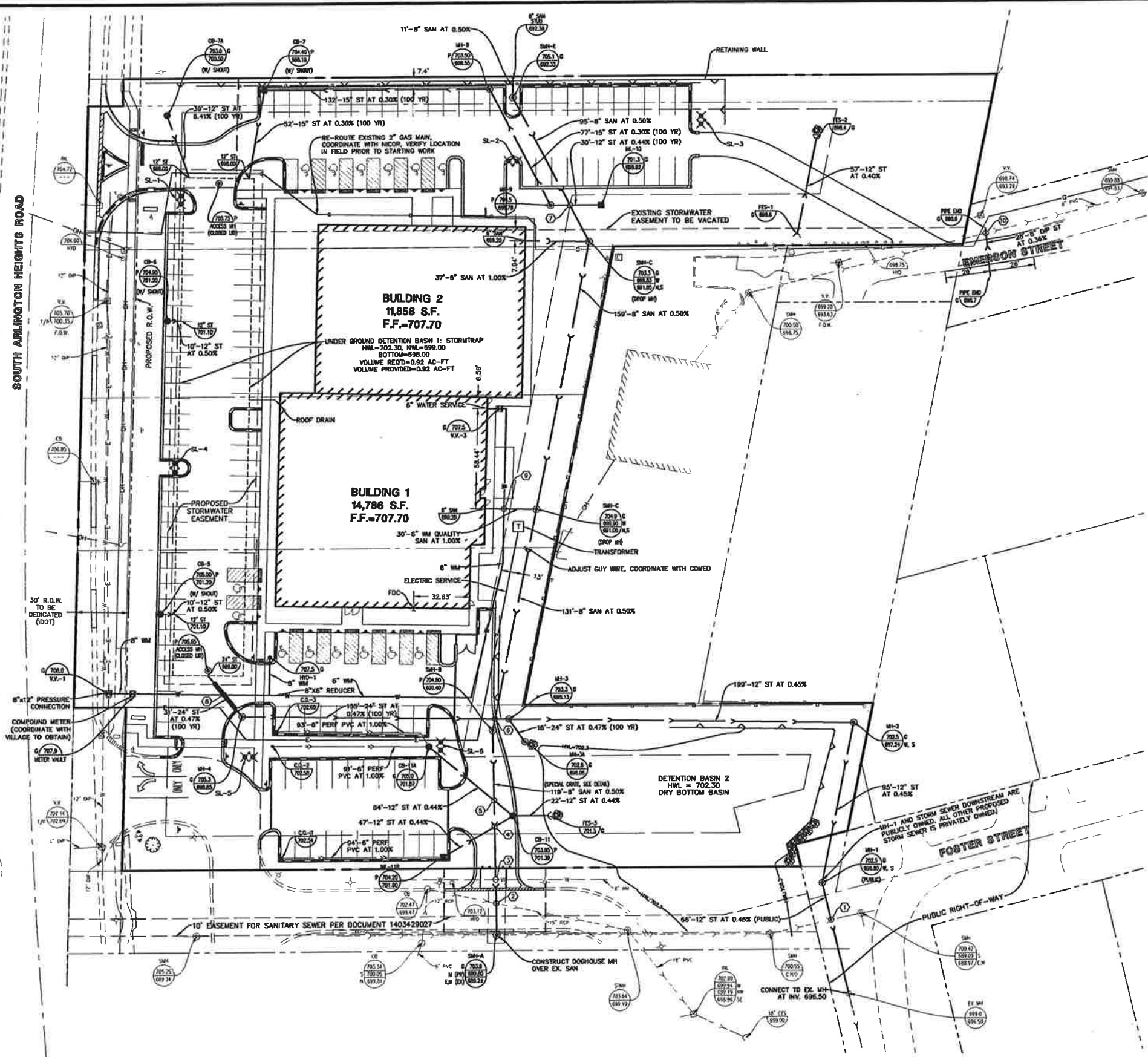
Manhard CONSULTING
3001 Wisconsin Avenue, Suite 100, Arlington, VA 22201
Cell: 703.241.1000 Fax: 703.241.1001
www.manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers
Conservation Managers • Environmental Scientists • Landscape Architects • Planners

MEDICAL OFFICE BUILDING
1519 S. ARLINGTON HEIGHTS ROAD
GRADING DETAILS

PROJECT: J.D.F.
PROJ. NO.: D.A.M.
SHEET: DAM
DATE: 8-31-16
SCALE: 1"=10'

SHEET
6 OF 16
WWW.MHI.01

SOUTH ARLINGTON HEIGHTS ROAD



UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.J. WATERMAIN FITTINGS SHALL BE WRAPPED.

UTILITY CROSSINGS

- | | | |
|--|---|---|
| ① ST OVER EX. SAN
B/P ST = 696.6
T/P SAN = 690.2 | ⑤ ST OVER SAN
B/P ST = 701.2
T/P SAN = 690.9 | ⑨ SAN OVER WM (LOWER WM)
B/P SAN = 699.0
T/P WM = 697.0 |
| ② EX. ST OVER SAN
B/P ST = 699.1
T/P SAN = 690.7 | ⑥ ST OVER SAN
B/P ST = 697.8
T/P SAN = 692.2 | ⑩ ST OVER SAN
B/P ST = 698.6
T/P SAN = 695.5 |
| ③ EX. WM OVER SAN
B/P WM = 696.6
T/P SAN = 690.8 | ⑦ ST OVER SAN
B/P ST = 698.7
T/P SAN = 692.7 | |
| ④ ST OVER SAN
B/P ST = 701.2
T/P SAN = 690.9 | ⑧ ST OVER WM (LOWER WM)
B/P ST = 696.6
T/P WM = 696.6 | |

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

WATERMAIN QUALITY SEWER (10' ON EITHER SIDE OF WATERMAIN CROSSING MIN.)

DETENTION SUMMARY TABLE

DETENTION SUMMARY TABLE	VILLAGE REQUIRED	MWRD REQUIRED	PROVIDED
DETENTION BASIN 1	0.92 AC-FT		0.92 AC-FT
DETENTION BASIN 2	0.30 AC-FT		0.30 AC-FT
VOLUME CONTROL 1			0.24 AC-FT
VOLUME CONTROL 2A			0.03 AC-FT
VOLUME CONTROL 2B			0.02 AC-FT
TOTAL VOLUME	1.12 AC-FT	0.70 AC-FT	1.38 AC-FT

VOLUME CONTROL SUMMARY TABLE

VOLUME CONTROL SUMMARY TABLE	REQUIRED (VILLAGE & MWRD)	PROVIDED
DETENTION BASIN 1	0.13 AC-FT	0.24 AC-FT
DETENTION BASIN 2A	0.01 AC-FT	0.03 AC-FT
DETENTION BASIN 2B	0.01 AC-FT	0.02 AC-FT
TOTAL VOLUME	0.15 AC-FT	0.29 AC-FT

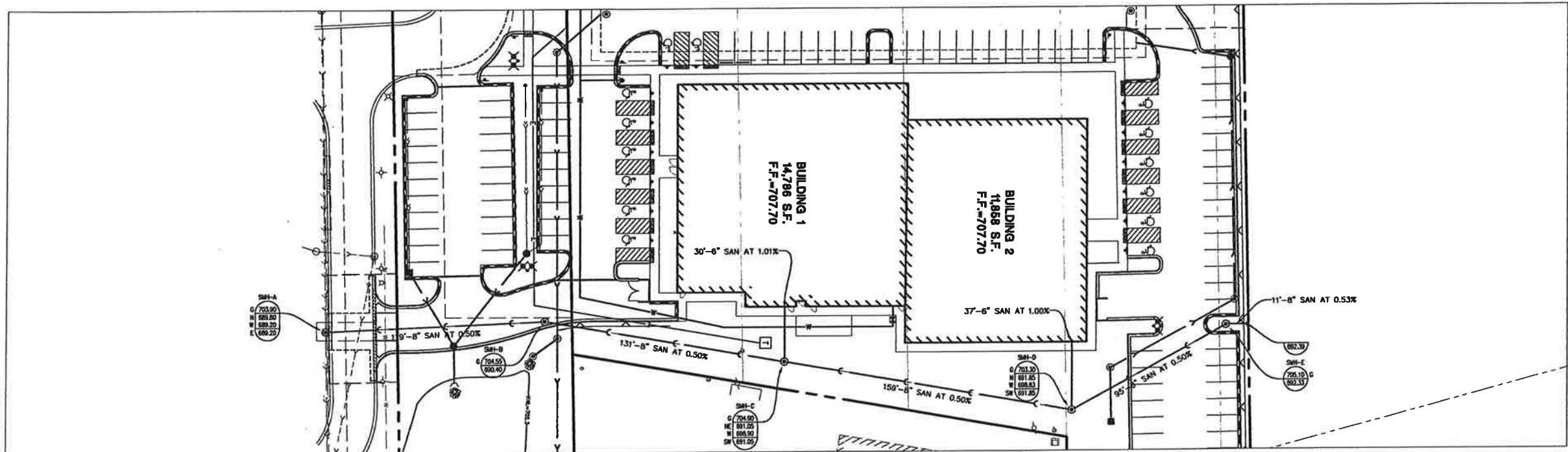
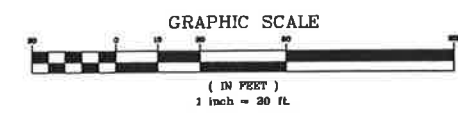
MEDICAL OFFICE BUILDING

1519 S. ARLINGTON HEIGHTS ROAD

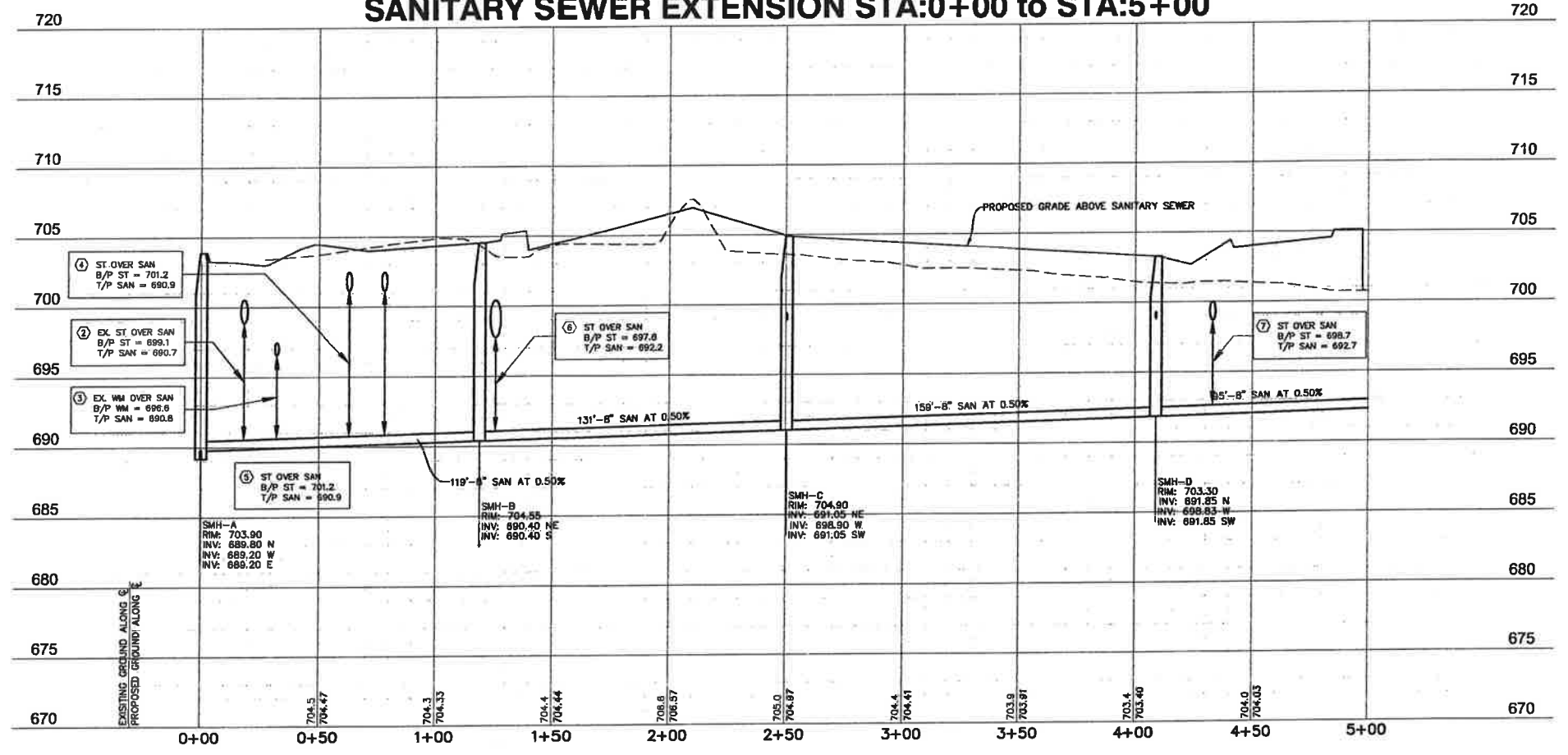
UTILITY PLAN

Manhard
CONSULTING LTD.
800 Woodlawn Parkway, Vernon Hills, IL 60061
Tel: 847.454.4550 Fax: 847.454.4551
www.manhard.com
Professional Engineer & Water/Wastewater Engineer
Construction Manager - Environmental Scientists - Landscape Architects - Planners

PROJ. NO.: JLD.F.
PROJ. NAME: D.A.M.
DRAWN BY: R.H.
DATE: 8-31-18
SCALE: 1"=30'
SHEET
7 OF **16**
WWW.MHIL.COM



SANITARY SEWER EXTENSION STA:0+00 to STA:5+00



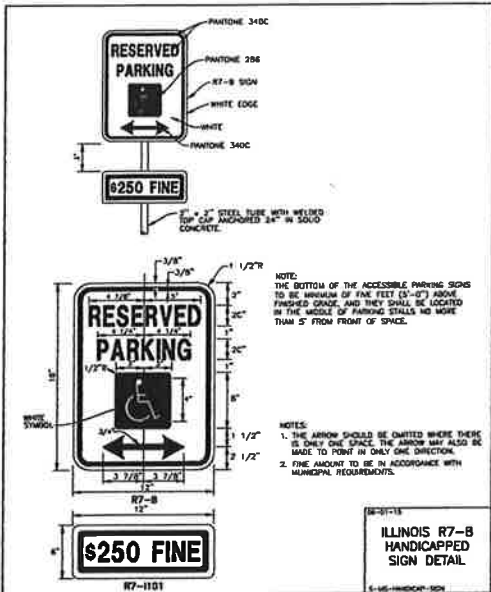
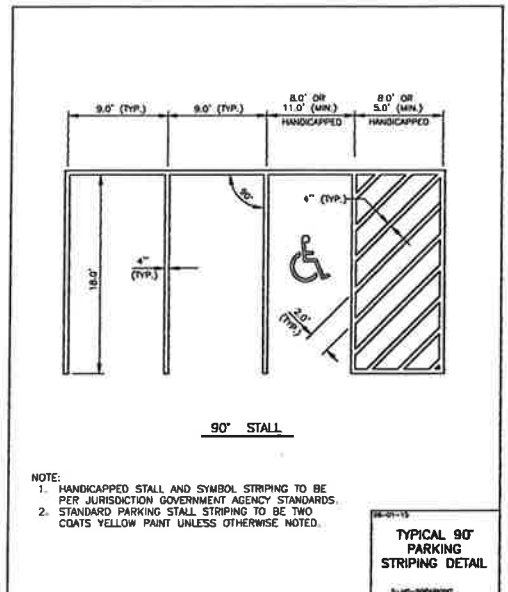
Manhard CONSULTING LTD.
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MEDICAL OFFICE BUILDING
1519 S. ARLINGTON HEIGHTS ROAD
PLAN AND PROFILE

PROJ. NO.: J.D.F.
PROJ. ASSOC.: D.A.W.
DRAWN BY: D.A.W.
DATE: 8-31-18
SCALE: AS SHOWN

SHEET
8 OF 16
WWAHL01

DATE: 8-31-18
REVISIONS:
11-04-18 REVISED PER MEALIE REVIEW

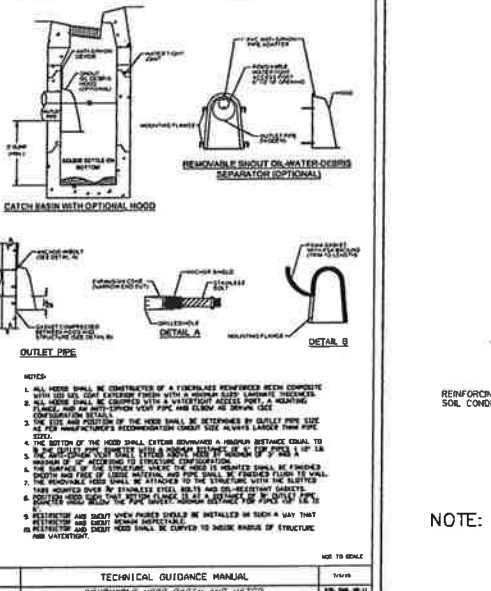
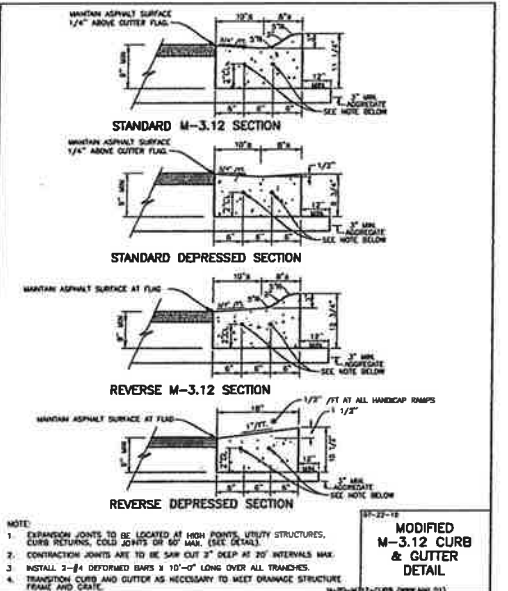
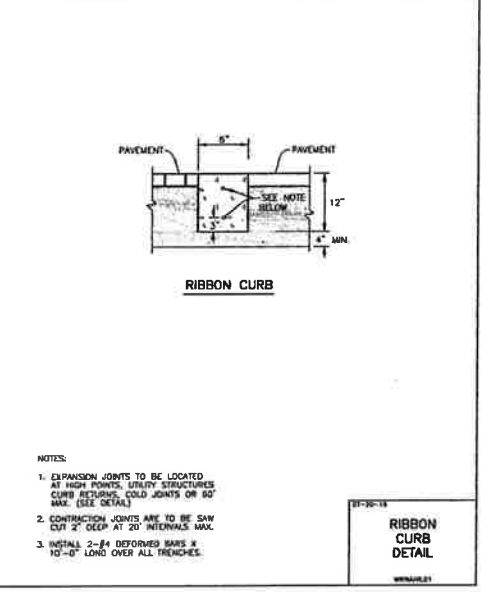
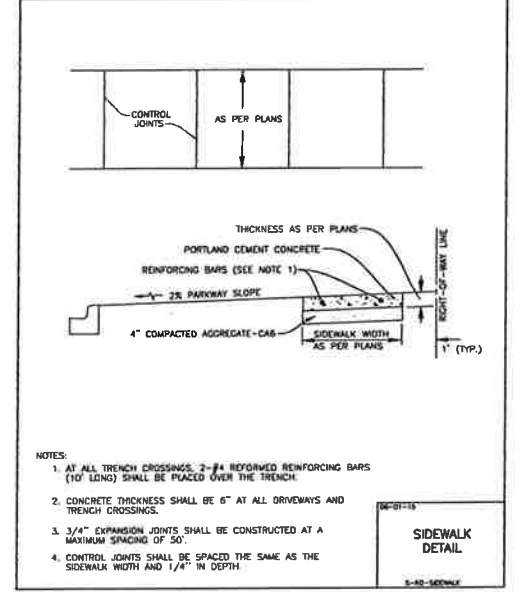
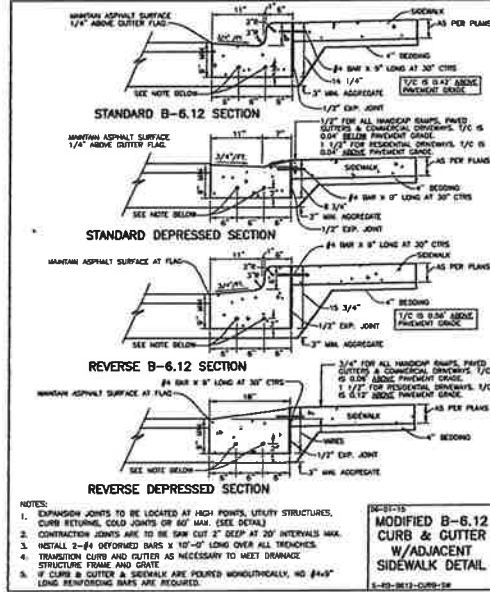
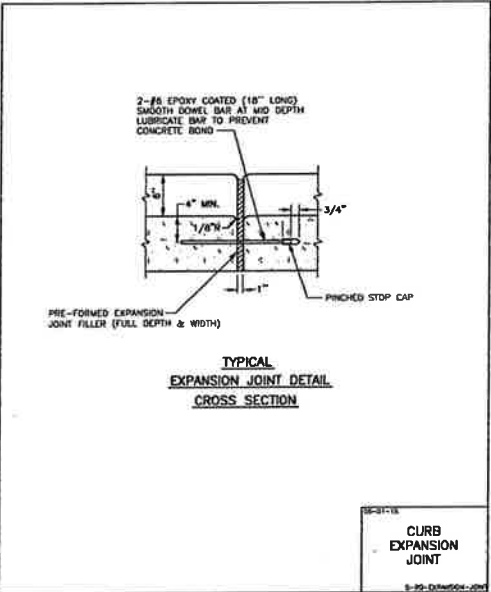
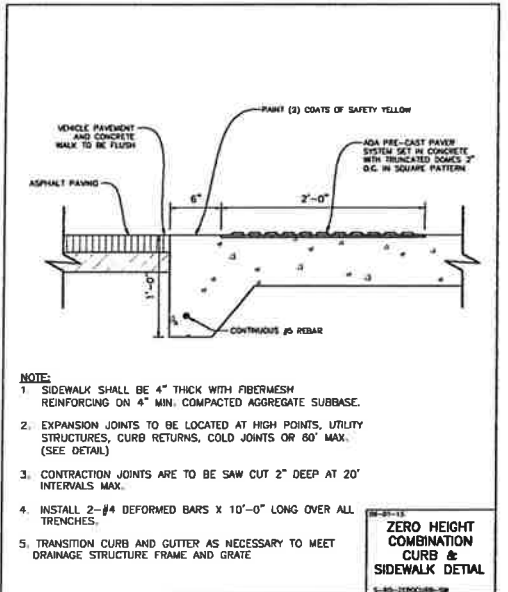
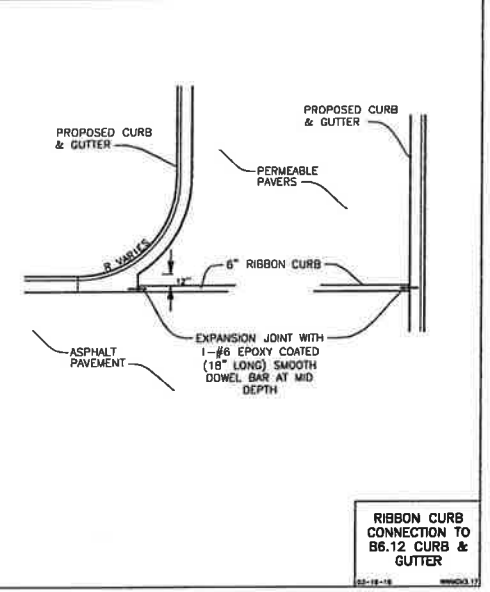
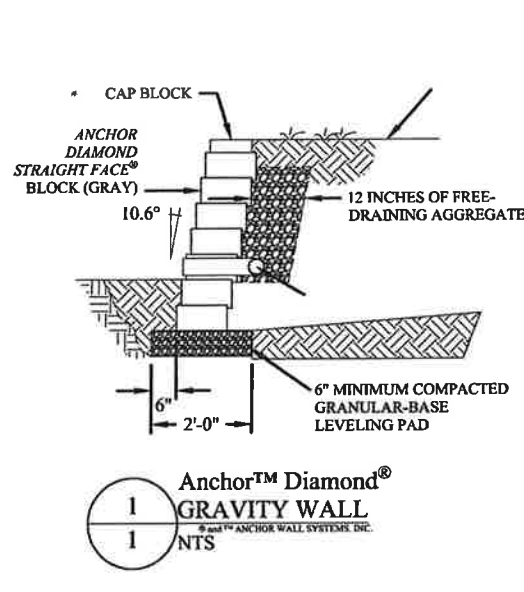


MATERIAL STANDARDS

ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION	A-423
GATE VALVES (SPECIFY SIZE NON-RETURN VALVE, NUT, M.J., OPEN LEFT)	MUELLER (SIZE)	A-2360-20L
VALVE BOXES	EAST JORDAN TYLER/UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER	300 BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER	H-15000
MANHOLES/CATCH BASINS/INLETS IN OPEN AREAS AND PAVEMENT (SELF-SEALING LID WITH PROPER UTILITY MARKINGS)	EAST JORDAN IRON WORKS	EJW 102248
MANHOLES/CATCH BASINS/INLETS IN COMBINATION CURB & GUTTER	EAST JORDAN IRON WORKS	EJW 6527
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP, BRONZE, NYLON COATED OR STAINLESS STEEL)	MUELLER	DR25
B-BOX (AT LEAST 1 1/4" TOP SECTION)	MUELLER	CURB BOX

*1 WHEREVER STORMWATER COULD POSSIBLY ENTER STORM STRUCTURE

MATERIAL STANDARDS



MAXI FORCE™ COLLAPSIBLE BOLLARD

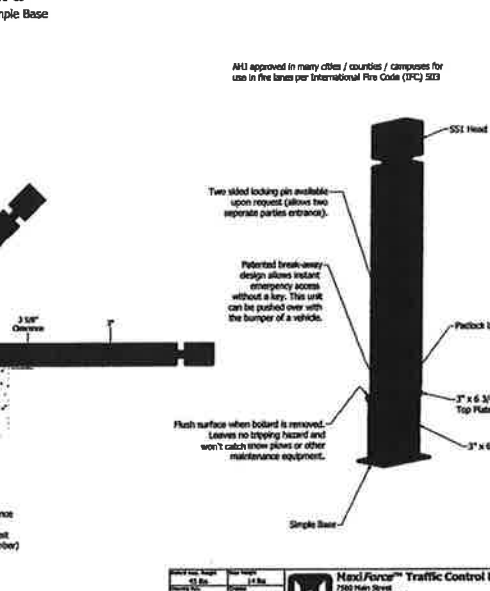
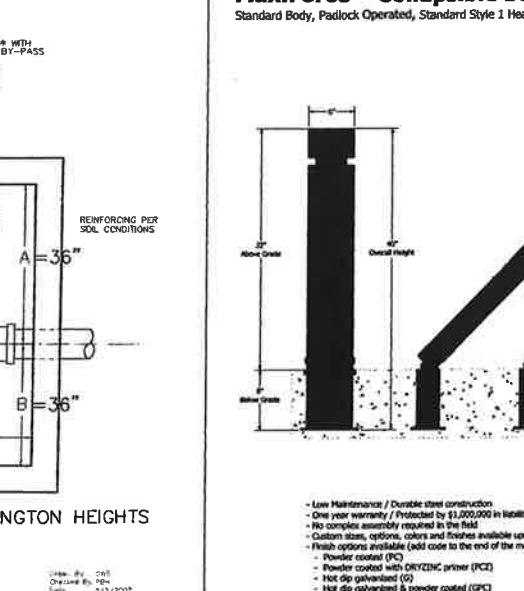
Standard Body, Padlock Operated, Standard Style 1 Head, Simple Base

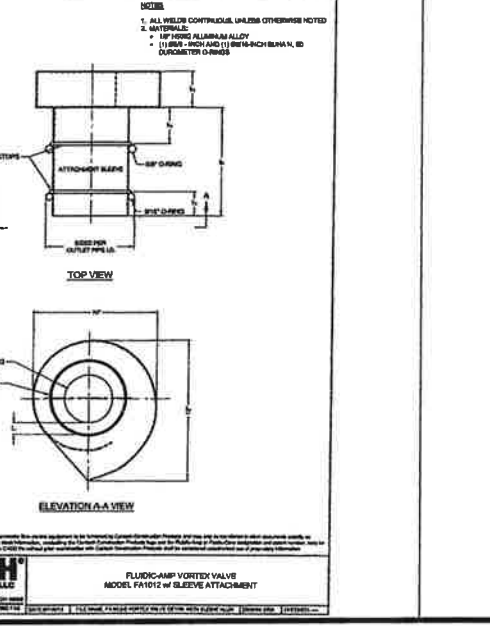
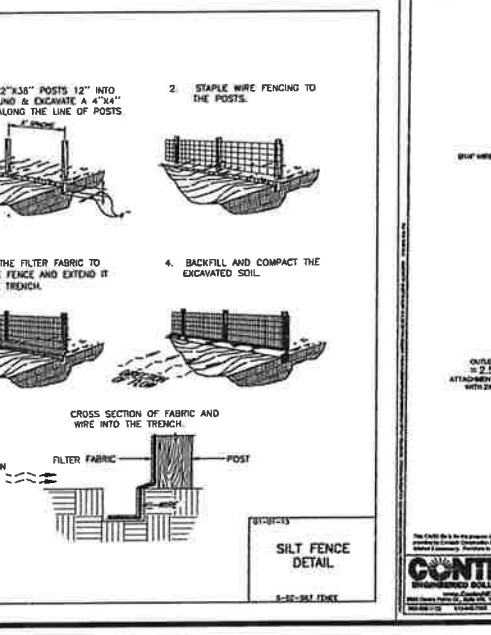
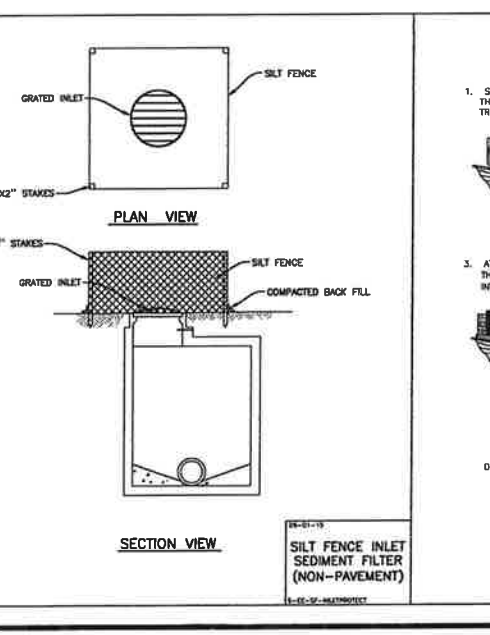
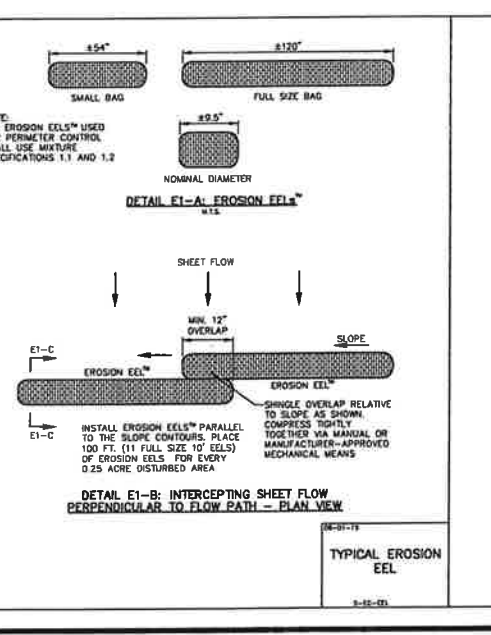
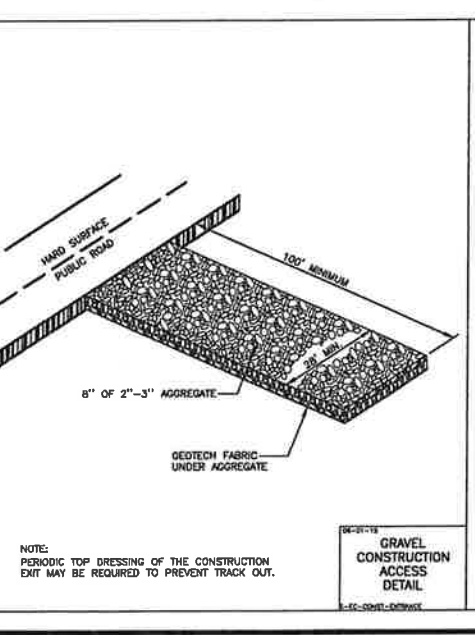
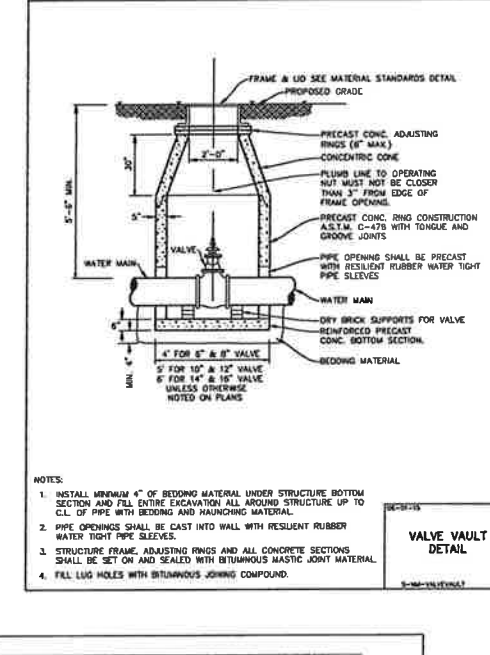
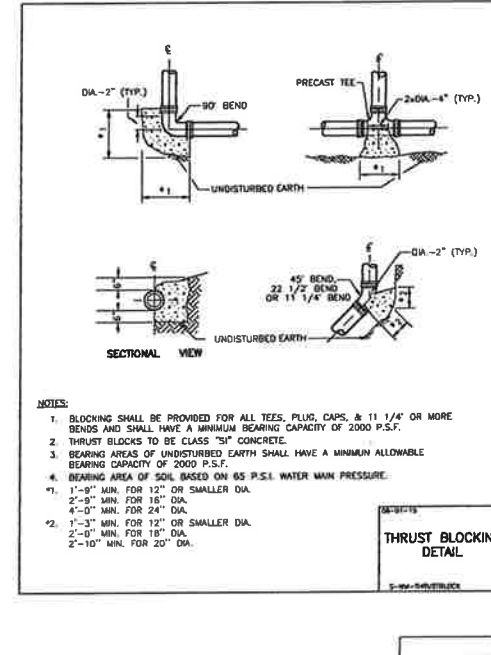
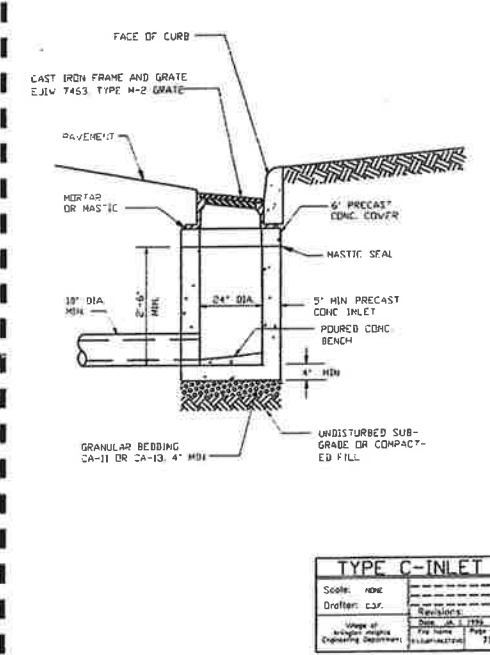
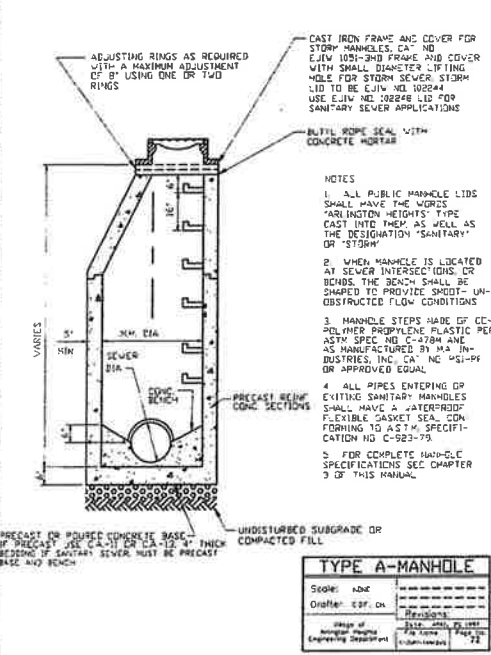
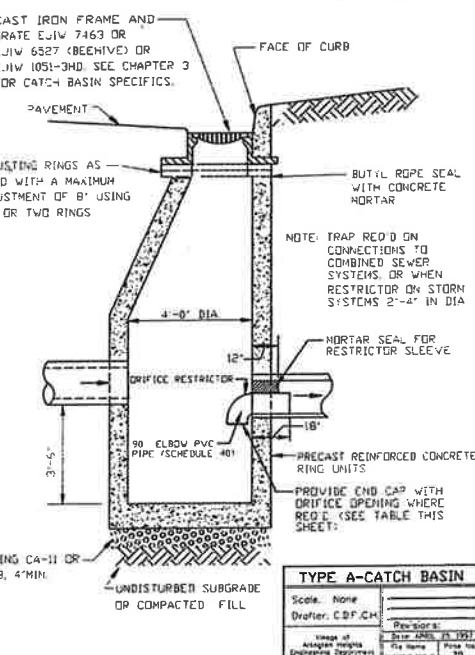
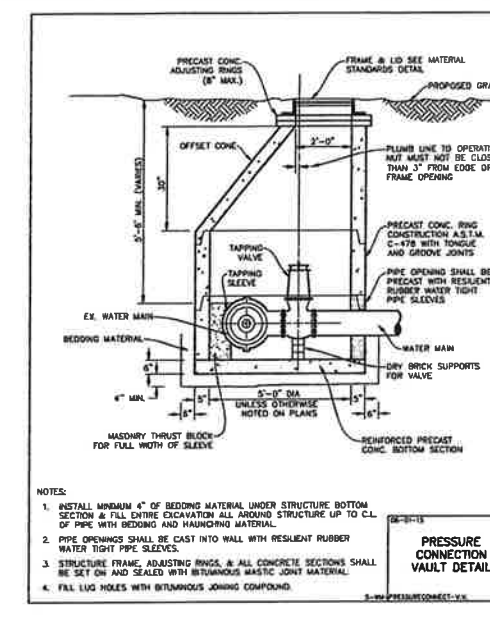
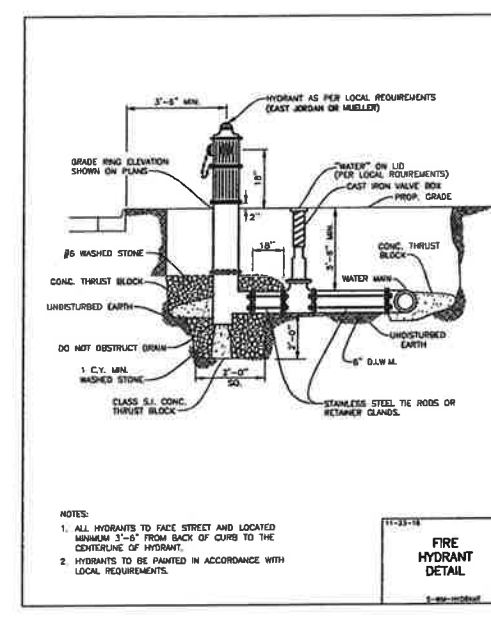
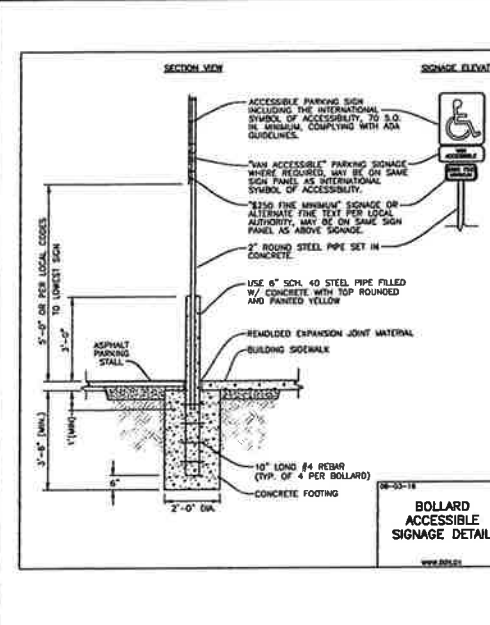
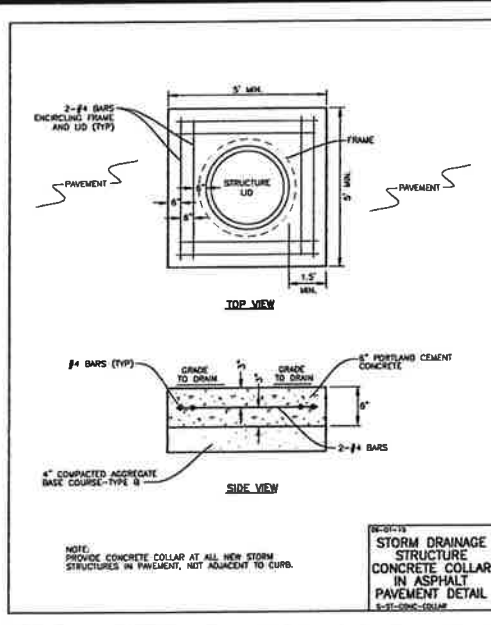
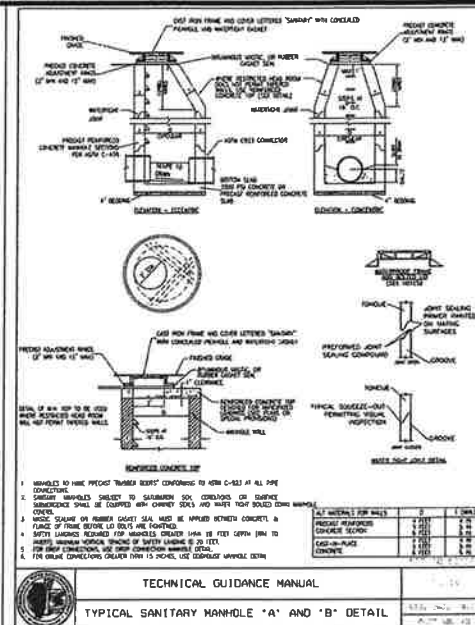
SIZE	A"	B"	B"	C"	D"	E"	F"	G"	G"
4"	42	18	30	120	33	7 1/2	21 1/2	24	36
6"	48	24	36	120	45	8 1/2	26 1/2	24	42
8"	54	30	42	144	53	10 1/2	32 1/2	24	42
10"	60	36	42	180	68	13 1/2	42	30	54

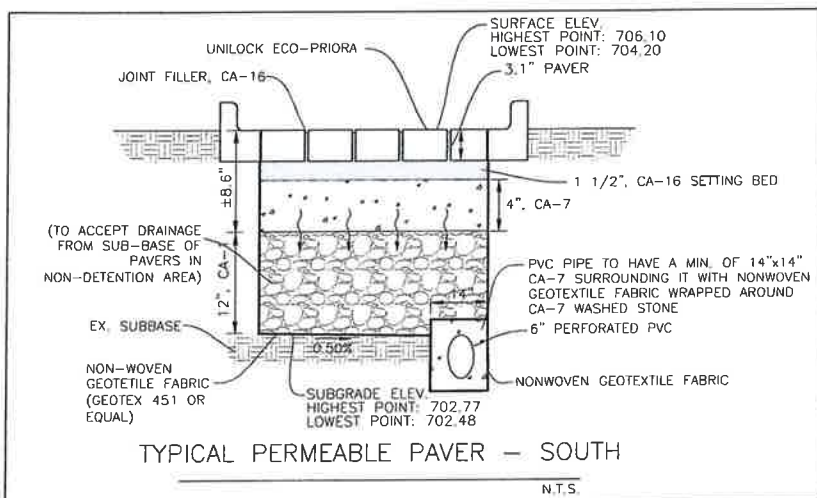
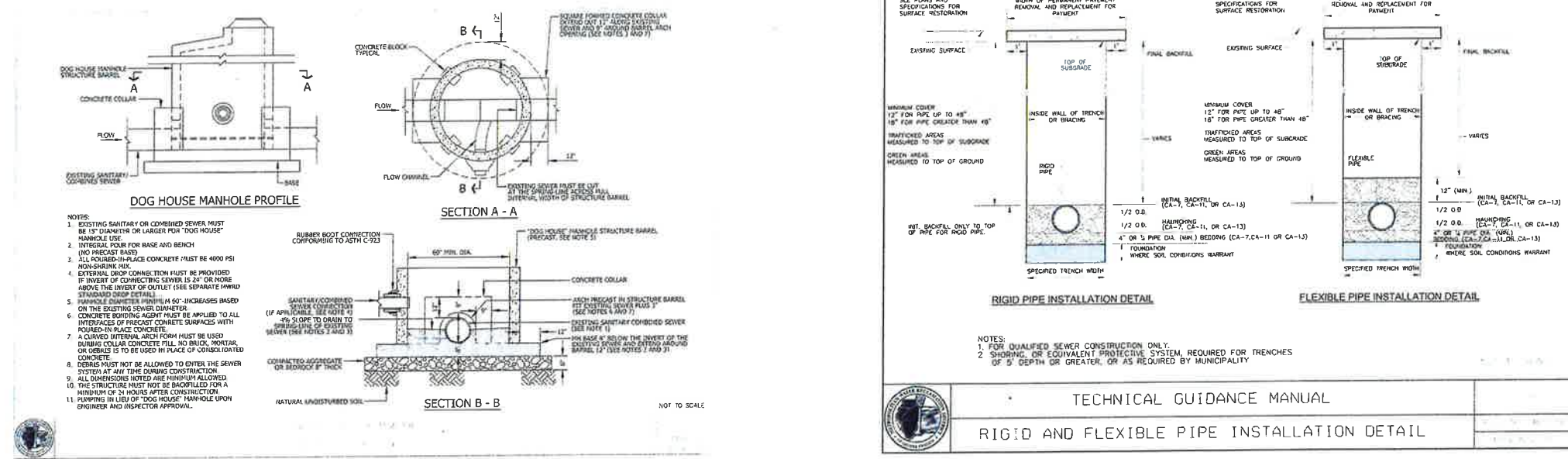
NOTE: METER VAULT TO BE SUPPLIED BY THE VILLAGE OF ARLINGTON HEIGHTS

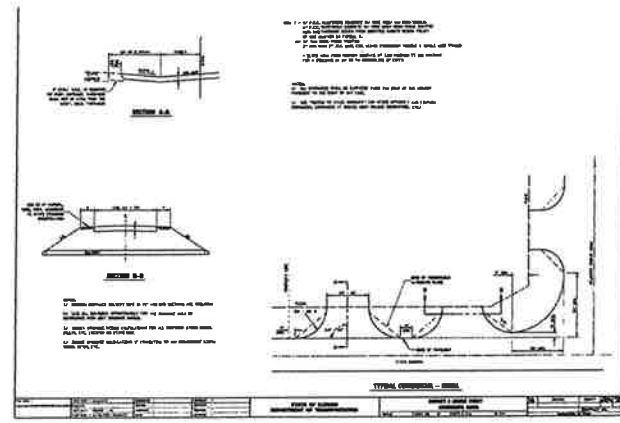
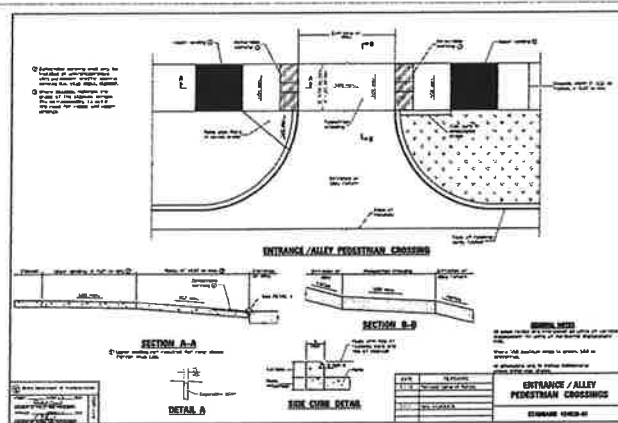
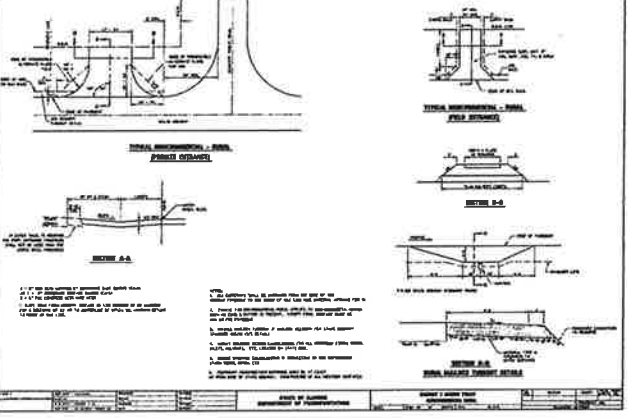
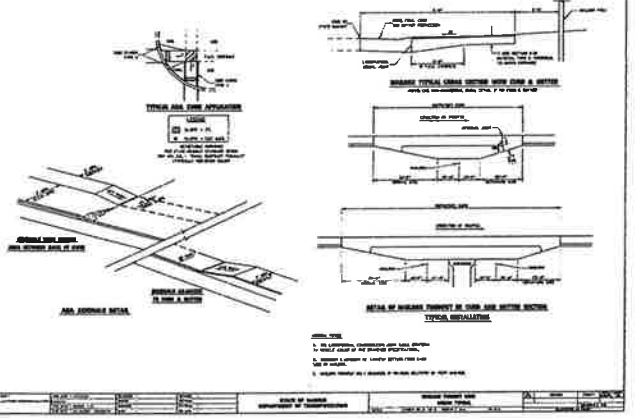
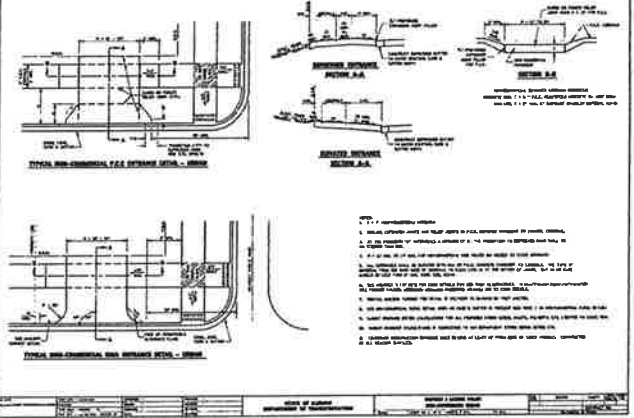
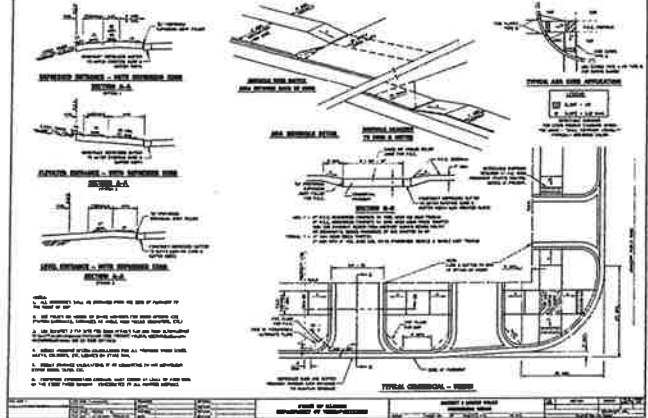
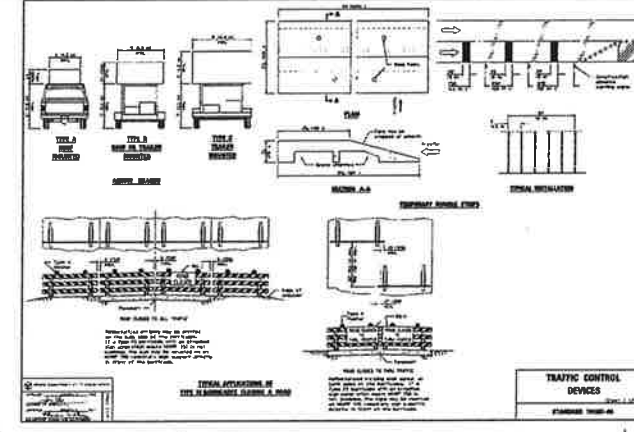
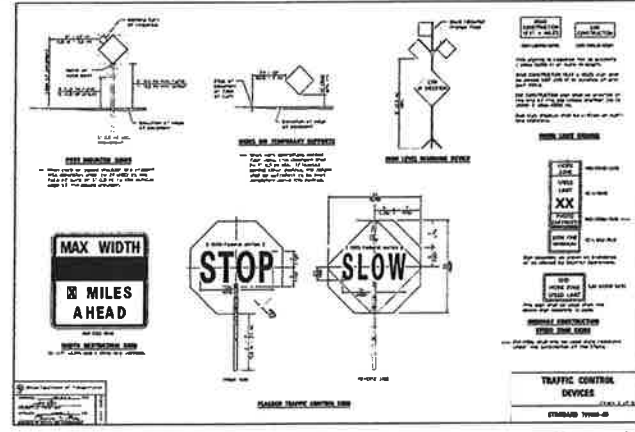
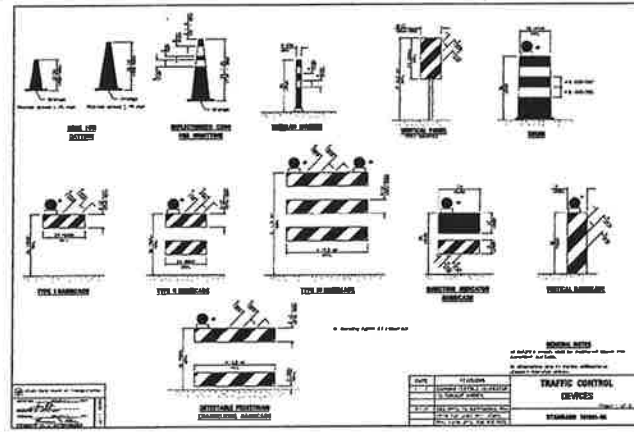
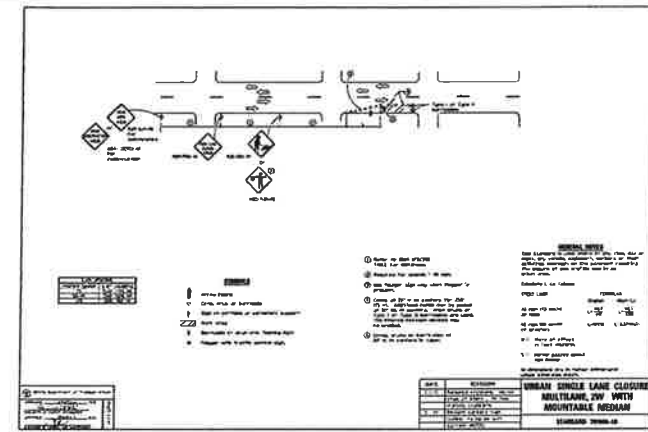
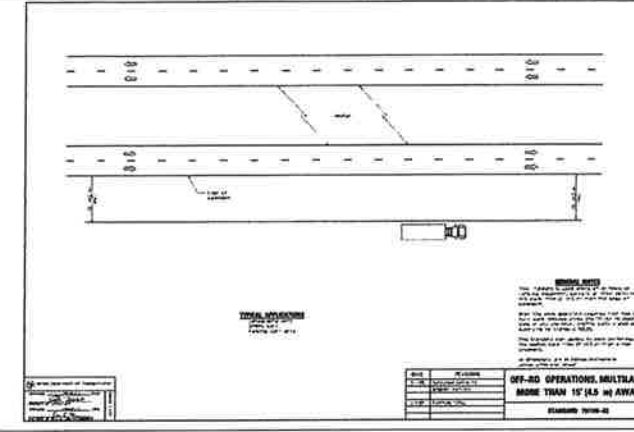
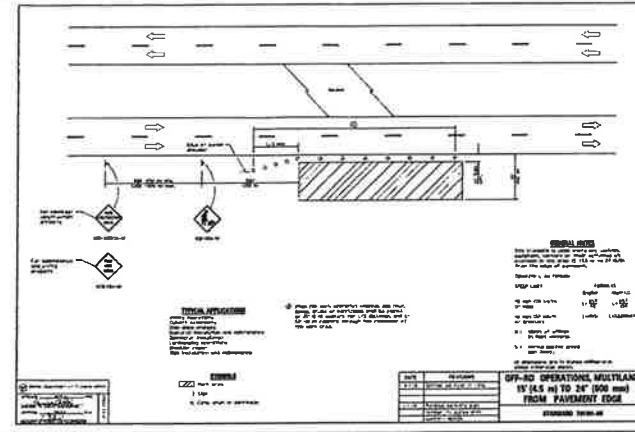
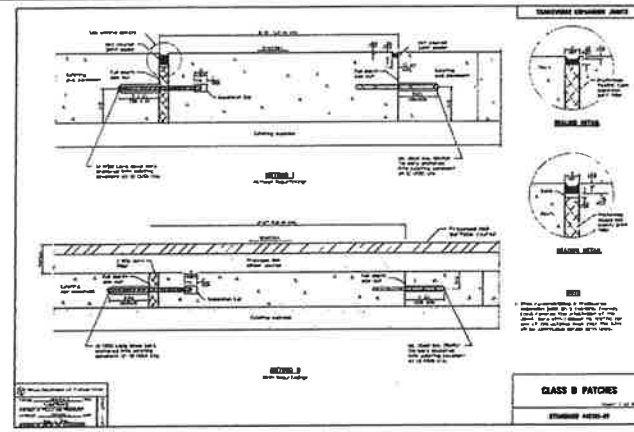
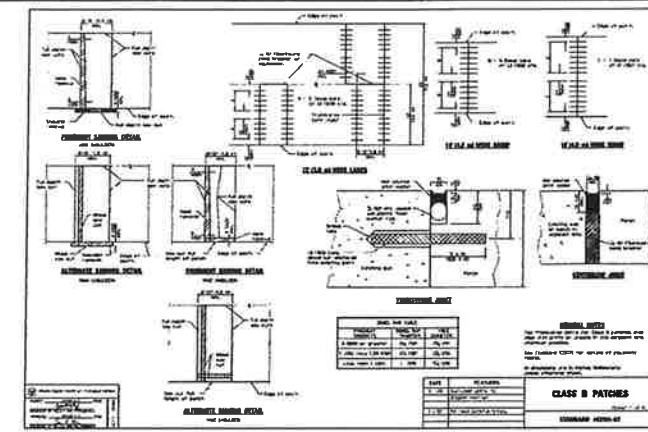
WATER METER VAULT DETAIL

VILLAGE OF ARLINGTON HEIGHTS DEPARTMENT OF PUBLIC WORKS WATER UTILITY OPERATIONS





[illegible]



Manhard CONSULTING LTD

200 Westlawn Avenue, Suite 100, Westlawn, NJ 07087
Tel: 201-261-1000
Fax: 201-261-1001
www.manhardconsulting.com

1519 S. ARLINGTON HEIGHTS ROAD

CONSTRUCTION DETAILS

PROJ. NO.: 1519

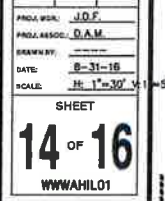
PROJ. NAME: 1519 S. ARLINGTON HEIGHTS ROAD

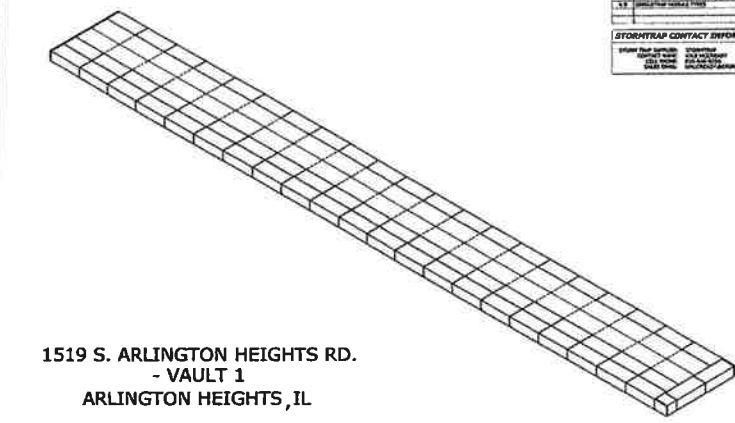
DATE: 8-31-16

SCALE: N.T.S.

SHEET 12 OF 16

WWW.MHLOI



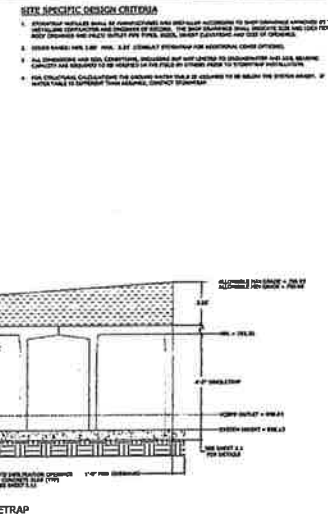
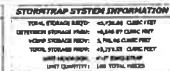
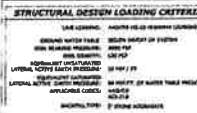


SHEET INDEX	
PAGE	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PROPOSED IMPROVEMENTS
4	PROPOSED IMPROVEMENTS
5	PROPOSED IMPROVEMENTS
6	PROPOSED IMPROVEMENTS
7	PROPOSED IMPROVEMENTS
8	PROPOSED IMPROVEMENTS
9	PROPOSED IMPROVEMENTS
10	PROPOSED IMPROVEMENTS
11	PROPOSED IMPROVEMENTS
12	PROPOSED IMPROVEMENTS
13	PROPOSED IMPROVEMENTS
14	PROPOSED IMPROVEMENTS
15	PROPOSED IMPROVEMENTS
16	PROPOSED IMPROVEMENTS
17	PROPOSED IMPROVEMENTS
18	PROPOSED IMPROVEMENTS
19	PROPOSED IMPROVEMENTS
20	PROPOSED IMPROVEMENTS
21	PROPOSED IMPROVEMENTS
22	PROPOSED IMPROVEMENTS
23	PROPOSED IMPROVEMENTS
24	PROPOSED IMPROVEMENTS
25	PROPOSED IMPROVEMENTS
26	PROPOSED IMPROVEMENTS
27	PROPOSED IMPROVEMENTS
28	PROPOSED IMPROVEMENTS
29	PROPOSED IMPROVEMENTS
30	PROPOSED IMPROVEMENTS
31	PROPOSED IMPROVEMENTS
32	PROPOSED IMPROVEMENTS
33	PROPOSED IMPROVEMENTS
34	PROPOSED IMPROVEMENTS
35	PROPOSED IMPROVEMENTS
36	PROPOSED IMPROVEMENTS
37	PROPOSED IMPROVEMENTS
38	PROPOSED IMPROVEMENTS
39	PROPOSED IMPROVEMENTS
40	PROPOSED IMPROVEMENTS
41	PROPOSED IMPROVEMENTS
42	PROPOSED IMPROVEMENTS
43	PROPOSED IMPROVEMENTS
44	PROPOSED IMPROVEMENTS
45	PROPOSED IMPROVEMENTS
46	PROPOSED IMPROVEMENTS
47	PROPOSED IMPROVEMENTS
48	PROPOSED IMPROVEMENTS
49	PROPOSED IMPROVEMENTS
50	PROPOSED IMPROVEMENTS
51	PROPOSED IMPROVEMENTS
52	PROPOSED IMPROVEMENTS
53	PROPOSED IMPROVEMENTS
54	PROPOSED IMPROVEMENTS
55	PROPOSED IMPROVEMENTS
56	PROPOSED IMPROVEMENTS
57	PROPOSED IMPROVEMENTS
58	PROPOSED IMPROVEMENTS
59	PROPOSED IMPROVEMENTS
60	PROPOSED IMPROVEMENTS
61	PROPOSED IMPROVEMENTS
62	PROPOSED IMPROVEMENTS
63	PROPOSED IMPROVEMENTS
64	PROPOSED IMPROVEMENTS
65	PROPOSED IMPROVEMENTS
66	PROPOSED IMPROVEMENTS
67	PROPOSED IMPROVEMENTS
68	PROPOSED IMPROVEMENTS
69	PROPOSED IMPROVEMENTS
70	PROPOSED IMPROVEMENTS
71	PROPOSED IMPROVEMENTS
72	PROPOSED IMPROVEMENTS
73	PROPOSED IMPROVEMENTS
74	PROPOSED IMPROVEMENTS
75	PROPOSED IMPROVEMENTS
76	PROPOSED IMPROVEMENTS
77	PROPOSED IMPROVEMENTS
78	PROPOSED IMPROVEMENTS
79	PROPOSED IMPROVEMENTS
80	PROPOSED IMPROVEMENTS
81	PROPOSED IMPROVEMENTS
82	PROPOSED IMPROVEMENTS
83	PROPOSED IMPROVEMENTS
84	PROPOSED IMPROVEMENTS
85	PROPOSED IMPROVEMENTS
86	PROPOSED IMPROVEMENTS
87	PROPOSED IMPROVEMENTS
88	PROPOSED IMPROVEMENTS
89	PROPOSED IMPROVEMENTS
90	PROPOSED IMPROVEMENTS
91	PROPOSED IMPROVEMENTS
92	PROPOSED IMPROVEMENTS
93	PROPOSED IMPROVEMENTS
94	PROPOSED IMPROVEMENTS
95	PROPOSED IMPROVEMENTS
96	PROPOSED IMPROVEMENTS
97	PROPOSED IMPROVEMENTS
98	PROPOSED IMPROVEMENTS
99	PROPOSED IMPROVEMENTS
100	PROPOSED IMPROVEMENTS

STORMTRAP CONTACT INFORMATION	
TRAPPER: Paul Smith PHONE: 947-424-5550 FAX: 947-424-5550 CELL: 947-424-5550 E-MAIL: paul@stormtrap.com	ENGINEER: David Smith PHONE: 947-424-5550 FAX: 947-424-5550 CELL: 947-424-5550 E-MAIL: david@stormtrap.com

PROJECT INFORMATION	
1510 S. ALMINGTON HEIGHTS ROAD VERDON HILLS, IL 60061 PHONE: 947-424-5550	CLIENT: ALMINGTON HEIGHTS ARCHITECT: ALMINGTON HEIGHTS, IL ENGINEER: ALMINGTON HEIGHTS, IL

CURRENT ISSUE DATE:	
12/23/2016	
ISSUED FOR:	
PERMITS	
DATE	
DATE: 12/23/2016 BY: [Signature] FOR: [Signature]	DATE: 12/23/2016 BY: [Signature] FOR: [Signature]
SHEET TITLE:	
COVER SHEET	
SHEET NUMBER:	
0.0	



StormTrap
 Division of Storm Management
 12400 Westborough Road
 Suite 100
 Westborough, MA 01581
 Phone: 508-853-7777 / Fax: 508-853-5281
 Email: info@stormtrap.com
 WWW: www.stormtrap.com

PERMITS
 PERMITS CONSULTING
 906 WOODLAND PARKWAY
 WESTBORO, MA 01581
 PHONE: 508-366-1500

PROJECT INFORMATION:
 1510 S. ARLINGTON
 LINDENHILL ROAD
 ARLINGTON HEIGHTS, IL

CURRENT ISSUE DATE:
 1/12/2016

ISSUED FOR:
 PRELIMINARY

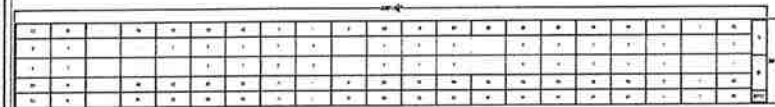
REV	DATE	ISSUED FOR	BY
1	12/15/2015	PRELIMINARY	PK
2	12/15/2015	PRELIMINARY	RS

SCALE:
 1" = 10'

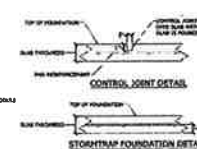
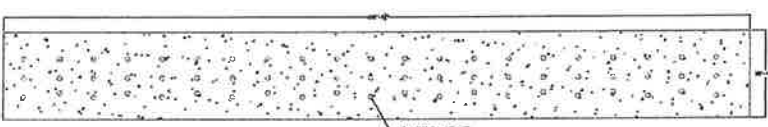
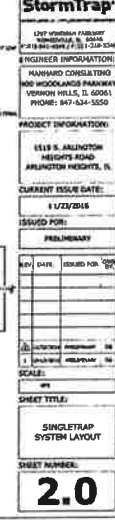
SHEET TITLE:
 STORMTRAP
 DESIGN
 CRITERIA

SHEET NUMBER:
1.0

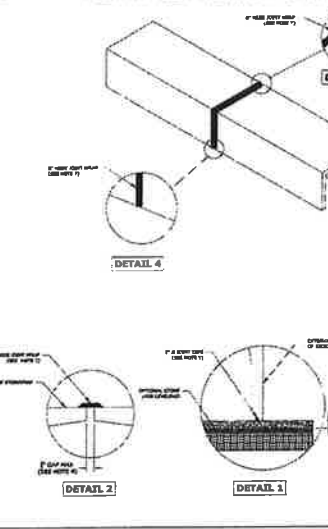
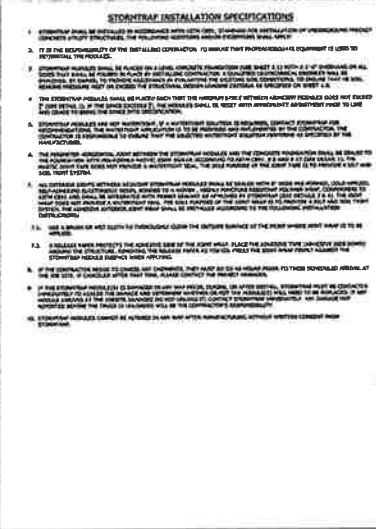
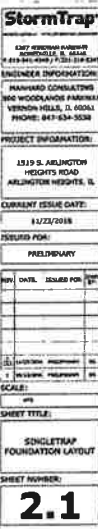
BILL OF MATERIALS					
	QTY	UNIT	DESCRIPTION	PRICE	TOTAL
1	1	EA	1" C' CORRUGATED	10.00	10.00
2	1	EA	1" C' CORRUGATED	10.00	10.00
3	1	EA	1" C' CORRUGATED	10.00	10.00
4	1	EA	1" C' CORRUGATED	10.00	10.00
5	1	EA	1" C' CORRUGATED	10.00	10.00
6	1	EA	1" C' CORRUGATED	10.00	10.00
7	1	EA	1" C' CORRUGATED	10.00	10.00
8	1	EA	1" C' CORRUGATED	10.00	10.00
9	1	EA	1" C' CORRUGATED	10.00	10.00
10	1	EA	1" C' CORRUGATED	10.00	10.00
11	1	EA	1" C' CORRUGATED	10.00	10.00
12	1	EA	1" C' CORRUGATED	10.00	10.00
13	1	EA	1" C' CORRUGATED	10.00	10.00
14	1	EA	1" C' CORRUGATED	10.00	10.00
15	1	EA	1" C' CORRUGATED	10.00	10.00
16	1	EA	1" C' CORRUGATED	10.00	10.00
17	1	EA	1" C' CORRUGATED	10.00	10.00
18	1	EA	1" C' CORRUGATED	10.00	10.00
19	1	EA	1" C' CORRUGATED	10.00	10.00
20	1	EA	1" C' CORRUGATED	10.00	10.00
21	1	EA	1" C' CORRUGATED	10.00	10.00
22	1	EA	1" C' CORRUGATED	10.00	10.00
23	1	EA	1" C' CORRUGATED	10.00	10.00
24	1	EA	1" C' CORRUGATED	10.00	10.00
25	1	EA	1" C' CORRUGATED	10.00	10.00
26	1	EA	1" C' CORRUGATED	10.00	10.00
27	1	EA	1" C' CORRUGATED	10.00	10.00
28	1	EA	1" C' CORRUGATED	10.00	10.00
29	1	EA	1" C' CORRUGATED	10.00	10.00
30	1	EA	1" C' CORRUGATED	10.00	10.00
31	1	EA	1" C' CORRUGATED	10.00	10.00
32	1	EA	1" C' CORRUGATED	10.00	10.00
33	1	EA	1" C' CORRUGATED	10.00	10.00
34	1	EA	1" C' CORRUGATED	10.00	10.00
35	1	EA	1" C' CORRUGATED	10.00	10.00
36	1	EA	1" C' CORRUGATED	10.00	10.00
37	1	EA	1" C' CORRUGATED	10.00	10.00
38	1	EA	1" C' CORRUGATED	10.00	10.00
39	1	EA	1" C' CORRUGATED	10.00	10.00
40	1	EA	1" C' CORRUGATED	10.00	10.00
41	1	EA	1" C' CORRUGATED	10.00	10.00
42	1	EA	1" C' CORRUGATED	10.00	10.00
43	1	EA	1" C' CORRUGATED	10.00	10.00
44	1	EA	1" C' CORRUGATED	10.00	10.00
45	1	EA	1" C' CORRUGATED	10.00	10.00
46	1	EA	1" C' CORRUGATED	10.00	10.00
47	1	EA	1" C' CORRUGATED	10.00	10.00
48	1	EA	1" C' CORRUGATED	10.00	10.00
49	1	EA	1" C' CORRUGATED	10.00	10.00
50	1	EA	1" C' CORRUGATED	10.00	10.00
51	1	EA	1" C' CORRUGATED	10.00	10.00
52	1	EA	1" C' CORRUGATED	10.00	10.00
53	1	EA	1" C' CORRUGATED	10.00	10.00
54	1	EA	1" C' CORRUGATED	10.00	10.00
55	1	EA	1" C' CORRUGATED	10.00	10.00
56	1	EA	1" C' CORRUGATED	10.00	10.00
57	1	EA	1" C' CORRUGATED	10.00	10.00
58	1	EA	1" C' CORRUGATED	10.00	10.00
59	1	EA	1" C' CORRUGATED	10.00	10.00
60	1	EA	1" C' CORRUGATED	10.00	10.00
61	1	EA	1" C' CORRUGATED	10.00	10.00
62	1	EA	1" C' CORRUGATED	10.00	10.00
63	1	EA	1" C' CORRUGATED	10.00	10



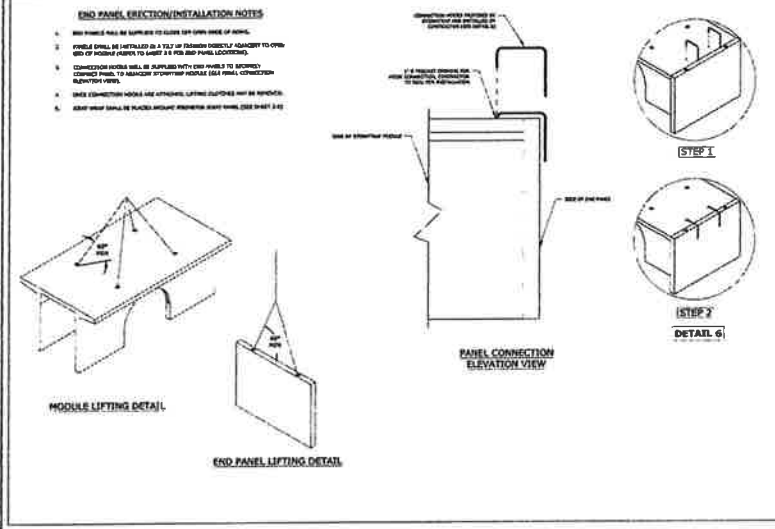
DESIGN CRITERIA
 ALLUMINAUX RICE GRADE = 700.00
 ALLUMINAUX RICE GRADE = 700.00
 GRADE WEIGHT DIFFERENCE = 700.00
 SPECIFIC GRAVITY = 1.00
 SPECIFIC GRAVITY = 1.00



HEADPIPE SYSTEM SIZE	SLUG PRODUCTION	DISMOUNT SPEED	RESCUE CAPABILITY (1000 LBS/2000 LBS)
12" x 12"	0.00	0.000 PSI	00 00 12" 0.0
12" x 14"	0.00	0.000 PSI	00 00 14" 0.0
12" x 16"	0.00	0.000 PSI	00 00 16" 0.0
12" x 18"	0.00	0.000 PSI	00 00 18" 0.0
12" x 20"	0.00	0.000 PSI	00 00 20" 0.0
12" x 22"	0.00	0.000 PSI	00 00 22" 0.0
12" x 24"	0.00	0.000 PSI	00 00 24" 0.0
12" x 26"	0.00	0.000 PSI	00 00 26" 0.0
12" x 28"	0.00	0.000 PSI	00 00 28" 0.0
12" x 30"	0.00	0.000 PSI	00 00 30" 0.0
12" x 32"	0.00	0.000 PSI	00 00 32" 0.0
12" x 34"	0.00	0.000 PSI	00 00 34" 0.0
12" x 36"	0.00	0.000 PSI	00 00 36" 0.0
12" x 38"	0.00	0.000 PSI	00 00 38" 0.0
12" x 40"	0.00	0.000 PSI	00 00 40" 0.0
12" x 42"	0.00	0.000 PSI	00 00 42" 0.0
12" x 44"	0.00	0.000 PSI	00 00 44" 0.0
12" x 46"	0.00	0.000 PSI	00 00 46" 0.0
12" x 48"	0.00	0.000 PSI	00 00 48" 0.0
12" x 50"	0.00	0.000 PSI	00 00 50" 0.0
12" x 52"	0.00	0.000 PSI	00 00 52" 0.0
12" x 54"	0.00	0.000 PSI	00 00 54" 0.0
12" x 56"	0.00	0.000 PSI	00 00 56" 0.0
12" x 58"	0.00	0.000 PSI	00 00 58" 0.0
12" x 60"	0.00	0.000 PSI	00 00 60" 0.0
12" x 62"	0.00	0.000 PSI	00 00 62" 0.0
12" x 64"	0.00	0.000 PSI	00 00 64" 0.0
12" x 66"	0.00	0.000 PSI	00 00 66" 0.0
12" x 68"	0.00	0.000 PSI	00 00 68" 0.0
12" x 70"	0.00	0.000 PSI	00 00 70" 0.0
12" x 72"	0.00	0.000 PSI	00 00 72" 0.0
12" x 74"	0.00	0.000 PSI	00 00 74" 0.0
12" x 76"	0.00	0.000 PSI	00 00 76" 0.0
12" x 78"	0.00	0.000 PSI	00 00 78" 0.0
12" x 80"	0.00	0.000 PSI	00 00 80" 0.0
12" x 82"	0.00	0.000 PSI	00 00 82" 0.0
12" x 84"	0.00	0.000 PSI	00 00 84" 0.0
12" x 86"	0.00	0.000 PSI	00 00 86" 0.0
12" x 88"	0.00	0.000 PSI	00 00 88" 0.0
12" x 90"	0.00	0.000 PSI	00 00 90" 0.0
12" x 92"	0.00	0.000 PSI	00 00 92" 0.0
12" x 94"	0.00	0.000 PSI	00 00 94" 0.0
12" x 96"	0.00	0.000 PSI	00 00 96" 0.0
12" x 98"	0.00	0.000 PSI	00 00 98" 0.0
12" x 100"	0.00	0.000 PSI	00 00 100" 0.0

[illegible]

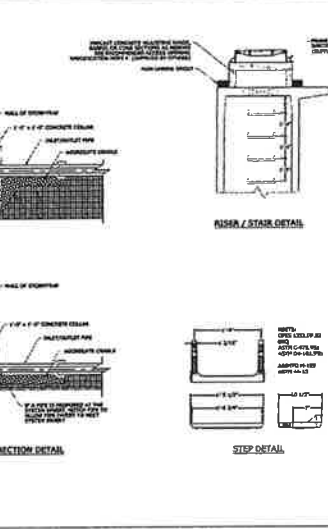
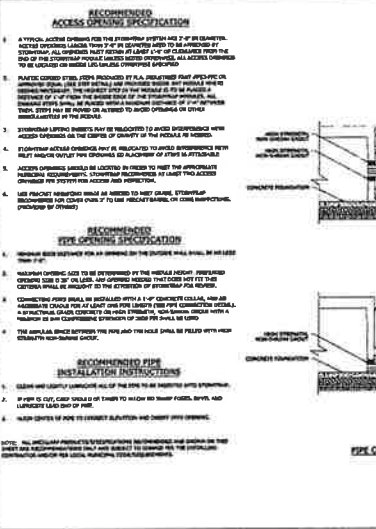
StormTrap[®]			
INSTALLATION INSTRUCTIONS			
1.507 WESTBURY PARKWAY MONTICELLO, IL 61858 P. 815-934-9447 F. 815-934-3141			
BENCHING AND CONCRETE 300 WOODLAND PARKWAY VENEDIA HILLS, IL 60061 PHONE: 815-434-3330			
PROJECT INFORMATION:			
1519 E. ARLINGTON MONTICELLO, IL 61858 ARLINGTON HEIGHTS, IL			
CURRENT RESID. DATE:			
11/23/2016			
ISSUED FOR:			
PRELIMINARY			
HW	DATE	ISSUED FOR	BY
20	11/23/2016	PRELIMINARY	MS
SCALE:			
SHEET TITLE:			
SINGLETRAP INSTALLATION SPECIFICATIONS			
SHEET NUMBER:			
3.0			



StormTrap	
A Full American Made Product 1-800-828-8888 • Fax 1-800-828-8888 • E-Mail: sales@stormtrap.com	
ENGINEER INFORMATION: MANHART CONSULTING 200 HIGHLANDS PARKWAY VERMION HILLS, IL 60069 PHONE: 847-634-5950	
PROJECT INFORMATION: LSI & ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	
QUANTITY / ISSUE DATE: 11/22/2014	
ISSUED FOR: PRELIMINARY	
REV.	DATE / ISSUED FOR
DESCRIPTION OF PROJECT: _____	
SCALE: ____%	
SHEET TITLE: SINGLETAP INSTALLATION SPECIFICATIONS	
SHEET NUMBER: 3.1	

ZOWE CHART		
CODE	DESCRIPTION	REMARKS
ZOWE 1 (CONTINUED)	DESCRIPTION	REMARKS
ZOWE 2	DESCRIPTION	REMARKS
ZOWE 3	DESCRIPTION	REMARKS

PILE DEPTH TRACK WIDTH		PILE CAPACITY	
12"	12"	12.00	12.00
	14"	14.00	14.00
	16"	16.00	16.00
	18"	18.00	18.00
	20"	20.00	20.00

[illegible]



800 information hotline
 1-800-828-2222, 24 hours
 1-800-828-2222, 24 hours
 1-800-828-2222, 24 hours

MANHATTAN CONSULTING
900 WOODLAND PARKWAY
VENICE HILLS, IL 60094
PHONE: 847-834-2550

PROJECT INFORMATION:

1539 E. ARLINGTON
 HEIGHTS ROAD
 ARLINGTON HEIGHTS, IL

DRAINING ISSUE DATE:
 11/23/2024

ISSUED FOR:
 PRELIMINARY

REV	DATE	ISSUED FOR	BY
1	11/23/2024	PRELIMINARY	1539

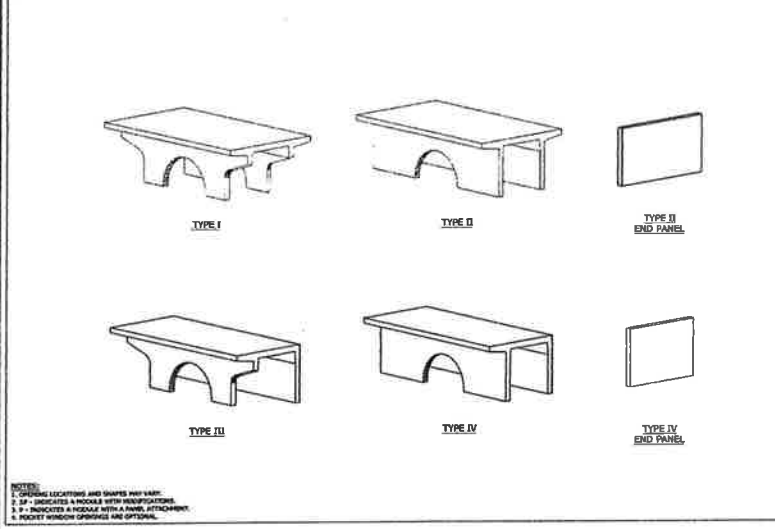
SCALE:
 1" = 10'

SHEET TITLE:

RECOMMENDED
 PIPE / ACCESS
 ORIENTATION
 SPECIFICATIONS

SHEET NUMBER:

5.0



Stormrap

DEVELOPER: STORMRAP
ADDRESS: 1000 N. STATE
PHONE: (773) 331-1100

ENGINEER INFORMATION:
FIRM: HANNAH CONSULTING
FOR: WOODLAND PARK
ADDRESS: WILSON BLVD., 5000 S.
PHONE: 847-334-3330

PROJECT INFORMATION:
1515 S. ARLINGTON
RIGHTS ROAD
ARLINGTON HEIGHTS, IL

CURRENT ISSUE DATE:
1/23/2018

ISSUED FOR:
PRELIMINARY

REV.	DATE	ISSUED FOR	BY
1			

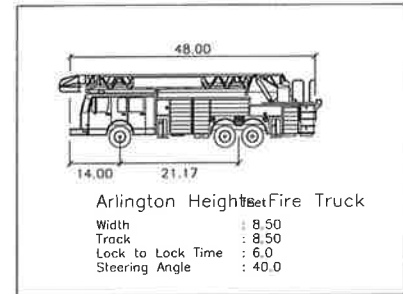
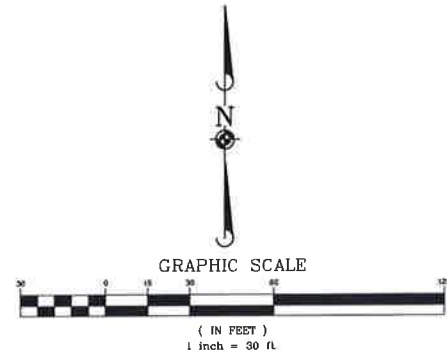
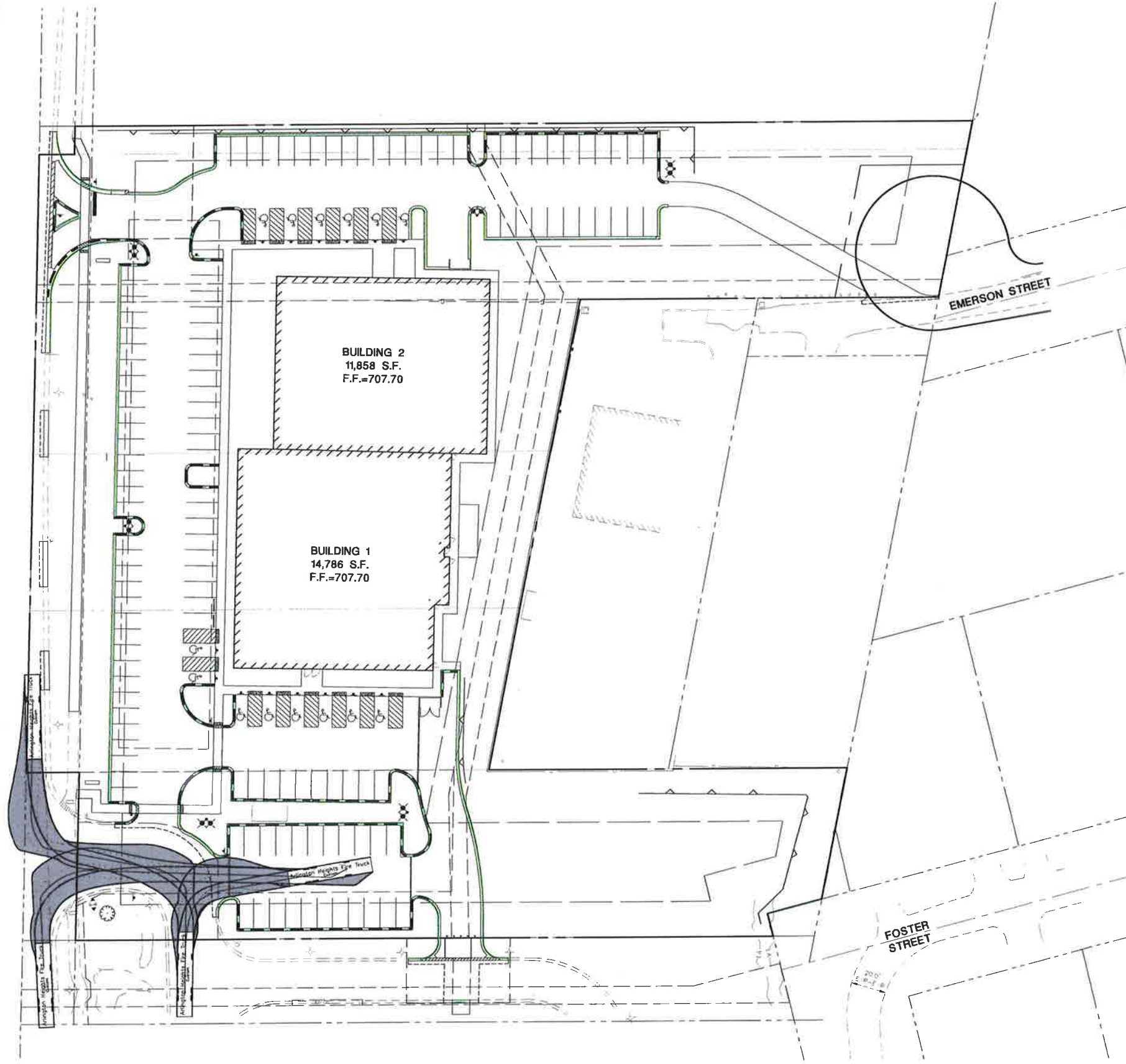
SCALE:
AS SHOWN

SHEET TITLE:
SINGLETRAP
MODULY TYPES

SHEET NUMBER:

6.0

SOUTH ARLINGTON HEIGHTS ROAD



MEDICAL OFFICE BUILDING

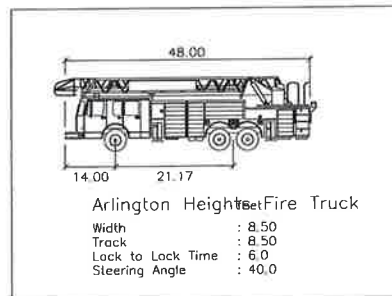
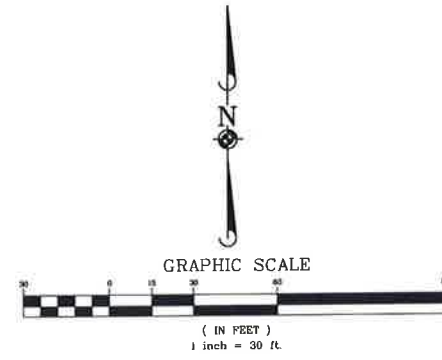
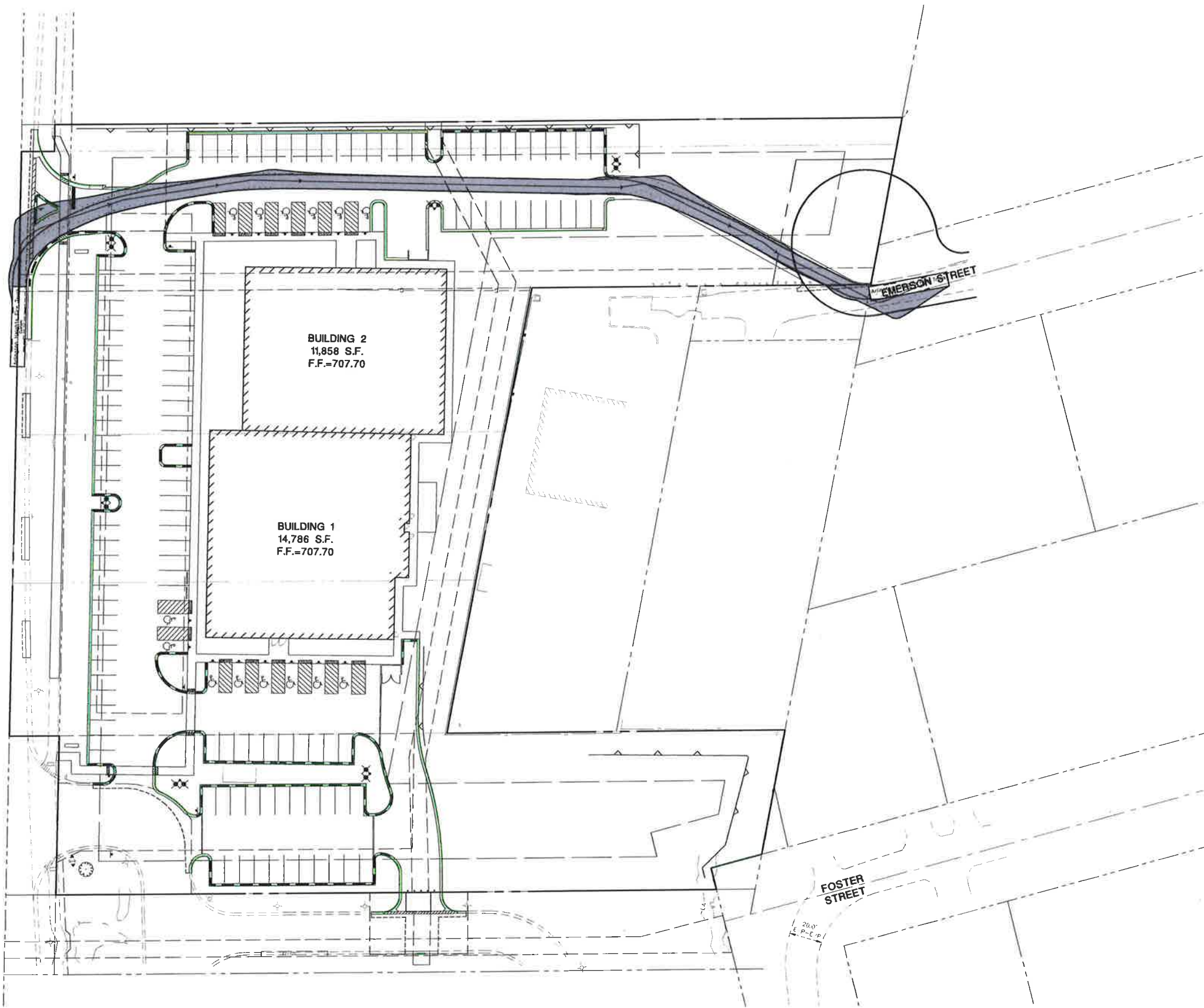
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

FIRE TRUCK TURN 1

PROJ. NO.: 006
PROJ. ASSOC.: DAM
DRAWN BY: TEC
DATE: 07-13-18
SCALE: 1"=30'
SHEET
1
WWAHL01

Manhard
CONSULTING
200 Woodside • Geneva, Vermont 05457 • phone 734-6880 • manhard.com
Environmental Scientists • Environmental Engineers • Landscape Architects • Planners
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	BY	CHKD
11-30-18	REVISED PER VILLAGE REVIEW	TEC	



DATE	DESCRIPTION	REVISION
11-20-18	REVISED FOR VILLAGE REVIEW	TEC

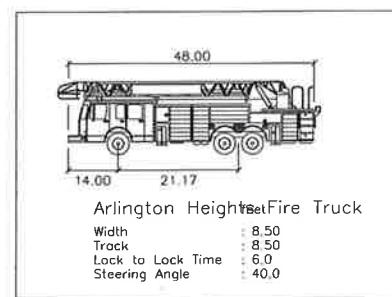
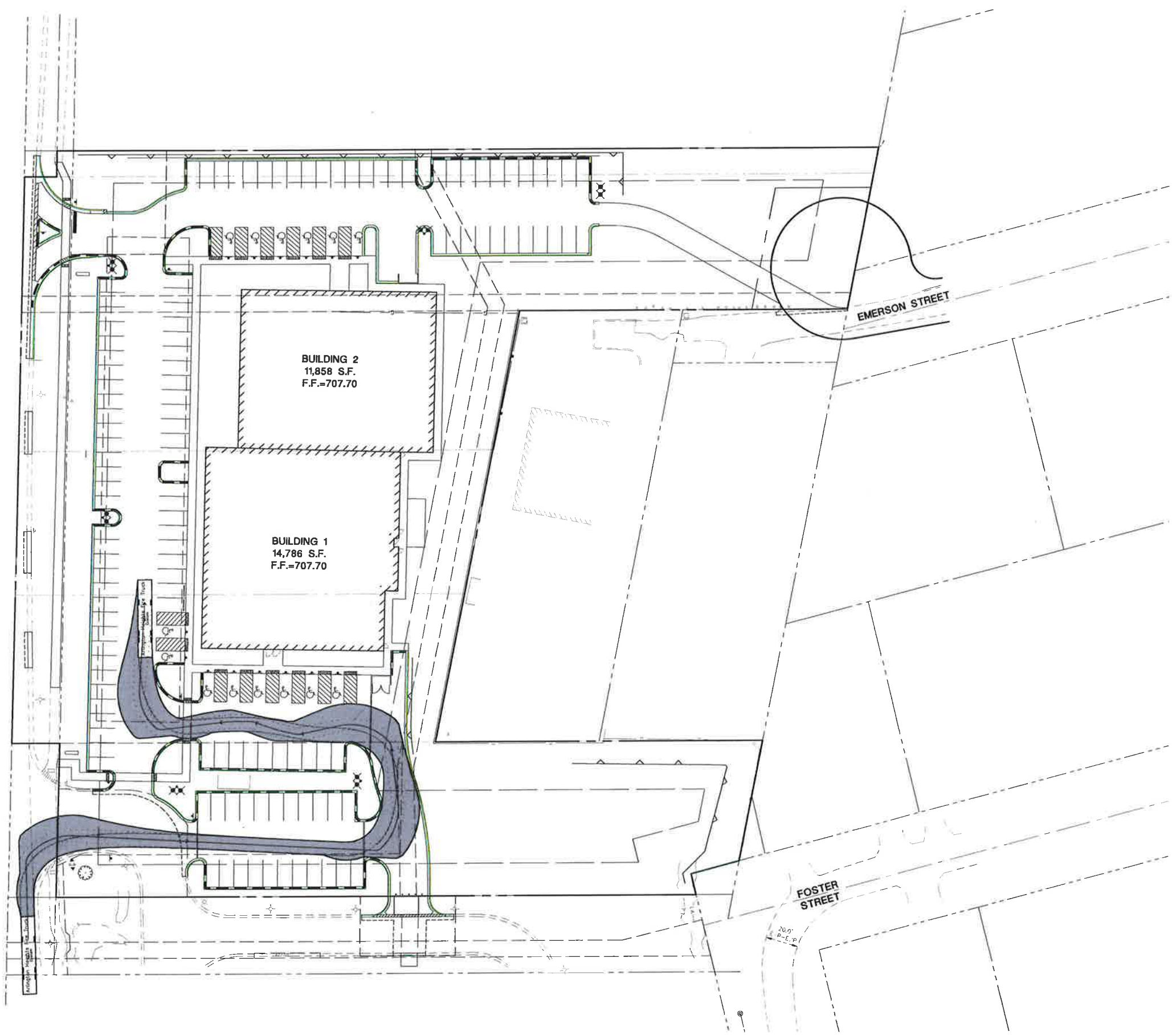
Manhard
CONSULTING, LLC

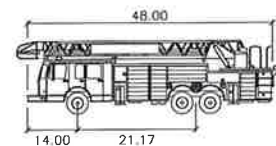
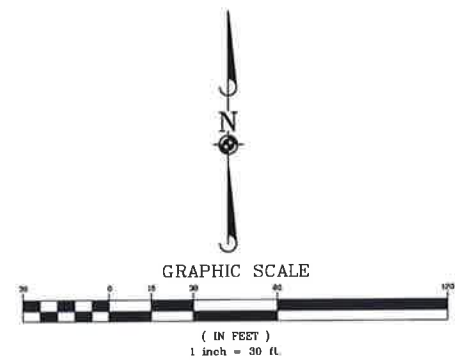
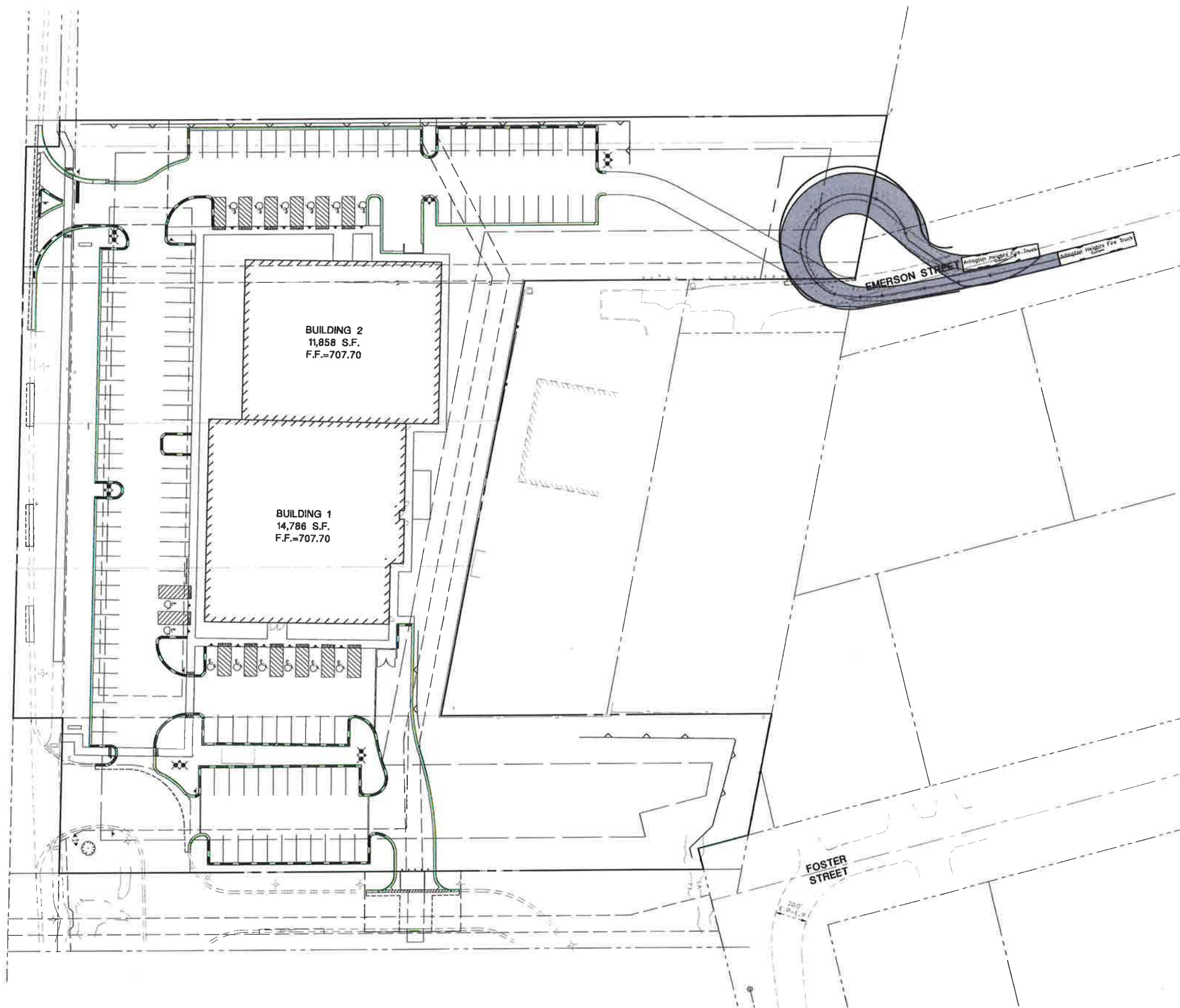
800 Westside Parkway, Vernon Hills, IL 60061 | 847.834.8500 | manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MEDICAL OFFICE BUILDING
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
FIRE TRUCK TURN 3

PROJECT NO.: 107
PROJECT ASSOC.: DAM
DRAWN BY: TEC
DATE: 07-13-18
SCALE: 1"=30'

SHEET
3
WWW.AHL01





Arlington Heights Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Overall Site Landscape Plan

Plant Schedule			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
		Existing canopy tree	Varies
	13	Skyline Honey Locust / Gleditsia triacanthos inermis 'Skyline'	4"
	12	London Plane Tree / Platanus x acerifolia	4"
	12	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	4"
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	15	Mountain Juniper / Juniperus chinensis 'Mountain'	8' ht.
	34	Norway Spruce / Picea abies	10-12' ht.
	12	Lambert Pine / Pinus strobus	10-12' ht.
	18	Mission Arborvitae / Thuja occidentalis 'Mission'	8' ht.
ORNAMENTAL	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	8	European Alder / Alnus glutinosa	8' ht.
	20	Shadblow Serviceberry / Amelanchier canadensis	6' ht.
	3	River Birch / Betula nigra	8' ht.
	16	Spring Snow Crabapple / Malus 'Spring Snow'	8' ht.
	8	Japanese Tree Lilac / Syringa reticulata	8' ht.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	72	Green Gem Boxwood / Buxus x 'Green Gem'	30" h.
	62	Red-twig Dogwood / Cornus baileyi	36" h.
	42	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	30" h.
	30	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	30" h.
	64	Miss Kim Lilac / Syringa patula 'Miss Kim'	36" h.
	67	Hicks Yew / Taxus x media 'Hicksii'	36" h.
	78	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	36" h.
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT. SPACING
	2,722	Perennial, Ornamental Grass, Ground Cover	#1 cont. 18" o.c.
SEED MIX	QTY	COMMON NAME / BOTANICAL NAME	CONT. SPACING
	14,778 sf	Storm Water Seed Mix / Storm Water Seed Mix Clemson Retention Mix (D) or Equivalent 70% Kentucky 31 Tall Fescue 30% Perennial Ryegrass	seed Arthur Clesen 708.444.2177 805 W 186 St. Tinley Park, IL 60477

DATE

COMMENTS

REV.

MEDICAL OFFICE BUILDING
1519 S. ARLINGTON HTS. ROAD
ARLINGTON HTS., IL


Landscape Architecture
1519 S. ARLINGTON HTS. ROAD
ARLINGTON HTS., IL 60015
TEL: 708.444.2177
WWW.TESHA-IL.COM

Drawn: YH
Designed by: YH
Checked by: YH
Date: 11.30.2016

DRAWING

L2

of 3 sheet(s)

STORMWATER SEED MIX



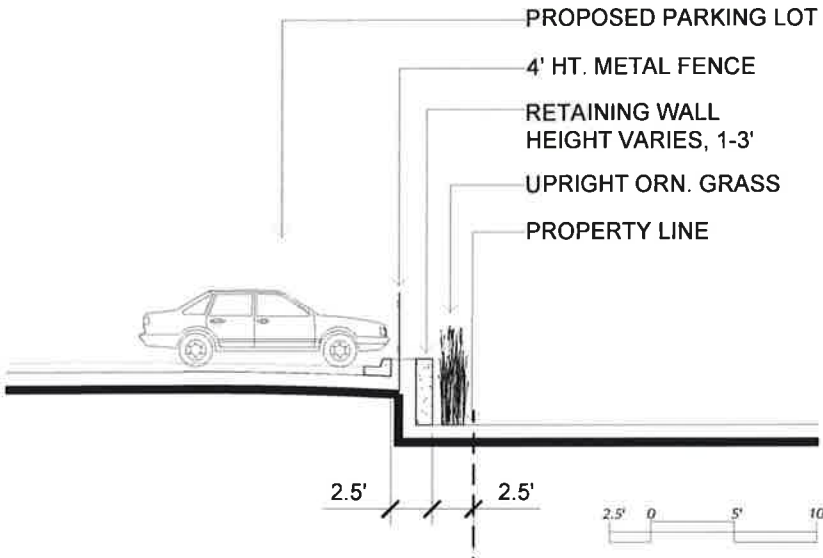
14,778 sf Storm Water Seed Mix / Storm Water Seed Mix
Clesen Retention Mix (D) or Equivalent
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

seed
Arthur Clesen
708.444.2177
805 W 186 St.
Tinley Park, IL 60477

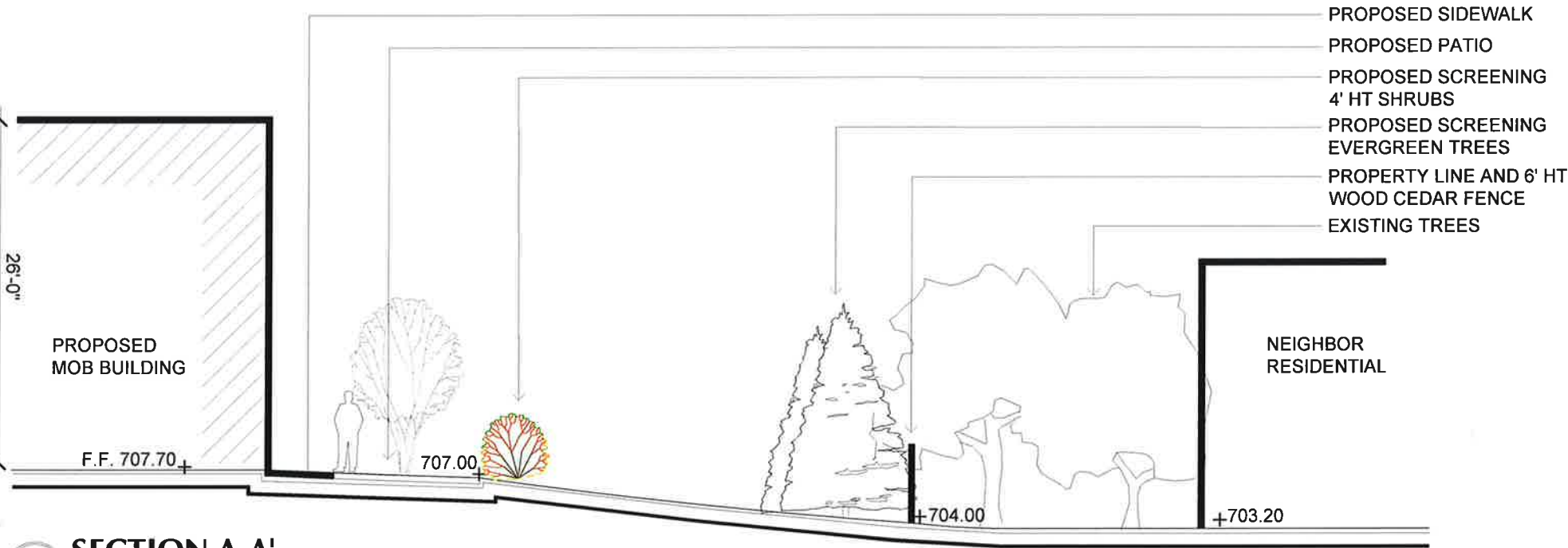
IMAGE OF AUTUMN LEAVES DETENTION POND FOR REFERENCE ONLY



1 STORM WATER SEED MIX
NOT TO SCALE



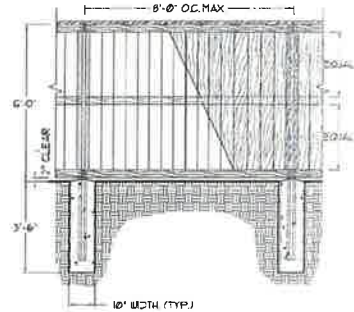
3 SECTION B-B'



2 SECTION A-A'



IMAGE OF SIMILAR FENCE SHOWN FOR MATERIALS REFERENCE ONLY



WOOD TO BE #2 GRADE OR BETTER WESTERN RED CEDAR, ROUGH SAWN; GALVANIZED STEEL FENCE POSTS SET INTO 10" DIAMETER CONCRETE FOOTING; FENCE RAILS SHALL BE 2 x 4"; FENCE PANELS TO BE 1 x 6"; HORIZONTAL RAILS & CAP BOARDS TO BE 1 x 4"

4 WOOD FENCE
NOT TO SCALE

DATE	COMMENTS	REV.

MEDICAL OFFICE BUILDING
1519 S. ARLINGTON HTS. ROAD
ARLINGTON HTS., IL

Scale: _____
Designed By: YH
Drawn By: YH
Checked By: _____
Date: 11.30.2016

L3

of 3 sheet(s)

Market Study

Per the multiple listing service CoStar there are 13 buildings in Arlington Heights that can accommodate medical-office users. The average age of these buildings is 32 years, with the newest being built in 2008. There is a total of 411,881 square feet with 25.7% vacancy. However, the majority of the suites available are small (under 3,000 square feet), and there are only two buildings that can provide over 10,000 square feet of contiguous space. 1120 N. Arlington Heights Rd can provide 13,732 square feet, however it is divided between two floors which was unacceptable to ACCESS Community Health Care. 139-151 W. Rand Rd can provide 17,000 square feet, however it does not offer the correct layout, parking ratio, or visibility for ACCESS. None of the buildings currently available can accommodate ACCESS Community Health Care's requirement for approximately 15,000 square feet of custom built, state-of-the-art new construction. Following is detailed information on these properties.

Building and Vacancy Building List

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
330 E Algonquin Rd	20,000	3,318	16.6%	3,318	16.6%	3,318	3,318	0	3,318	\$22.00/fs
1120 N Arlington Heights Rd	13,732	13,732	100.0%	13,732	100.0%	13,732	13,732	0	13,732	-
1430 N Arlington Heights Rd	20,000	1,500	7.5%	1,500	7.5%	1,500	1,500	0	1,500	\$23.00/fs
1640 N Arlington Heights Rd	18,000	2,444	13.6%	2,444	13.6%	2,444	2,444	0	2,444	\$22.00/mg
3275 N Arlington Heights Rd	11,000	714	6.5%	714	6.5%	714	714	0	714	\$17.25/mg
2010 S Arlington Heights Rd	38,636	15,869	41.1%	15,869	41.1%	15,869	15,869	0	6,131	\$18.50/mg
1100 W Central Rd	62,808	9,434	15.0%	9,434	15.0%	9,434	9,434	0	2,427	\$30.00/fs
1614 W Central Rd	34,470	12,440	36.1%	12,440	36.1%	12,440	12,440	0	6,764	\$16.00/nnn
1700 W Central Rd	32,376	6,691	20.7%	6,691	20.7%	10,015	10,015	0	5,404	\$25.32/mg
120 W Eastman St	22,435	1,400	6.2%	1,400	6.2%	1,400	1,400	0	1,400	\$14.00/mg
855 E Golf Rd	38,500	1,000	2.6%	1,000	2.6%	1,000	1,000	0	500	\$14.28/mg
139-151 W Rand Rd	28,364	17,000	59.9%	17,000	59.9%	17,000	17,000	0	17,000	\$20.00/mg
121 S Wilke Rd	71,560	20,206	28.2%	20,206	28.2%	20,342	20,342	0	4,100	\$17.57/fs
Grand Totals (13 Bldgs)	411,881	105,748	25.7%	105,748	25.7%	109,208	109,208	0	17,000	\$22.17/fs

330 E Algonquin Rd - Am. College/Osteopathic Family Phys.



Location: **Am. College/Osteopathic Family Phys.**
Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005

Building Type: **Class B Office**

Status: **Built 1990**

Stories: **2**

RBA: **20,000 SF**

Typical Floor: **10,000 SF**

Total Avail: **3,318 SF**

% Leased: **83.4%**

Developer: -
 Management: -
 Recorded Owner: **A C G P**

Expenses: **2014 Tax @ \$4.72/sf; 1993 Est Ops @ \$2.75/sf**

Parcel Number: **08-15-300-014-0000**

Parking: **65 free Surface Spaces are available; Ratio of 3.25/1,000 SF**

Amenities: **Conferencing Facility, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 330	3,318	3,318	3,318	\$22.00/fs	Vacant	1-5 yrs	Direct

1120 N Arlington Heights Rd



Location: **Northwest Cluster**
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004

Building Type: **Class C Office/Medical**

Status: **Built 1983**

Stories: **2**

RBA: **13,732 SF**

Typical Floor: **7,463 SF**

Total Avail: **13,732 SF**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: **1120 North Arlington Heights R**

Expenses: **2014 Tax @ \$3.23/sf**

Parcel Number: **03-20-305-011-0000**

Parking: **100 free Surface Spaces are available; Ratio of 7.28/1,000 SF**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,000 - 6,866	6,866	13,732	Withheld	Vacant	Negotiable	Direct
E 2nd	1,000 - 6,866	6,866	13,732	Withheld	Vacant	Negotiable	Direct

1430 N Arlington Heights Rd



Location: **Northwest Cluster**
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004

Building Type: **Class C Office/Medical**

Status: **Built 1970**

Stories: **1**

RBA: **20,000 SF**

Typical Floor: **20,000 SF**

Total Avail: **1,500 SF**

% Leased: **92.5%**

Developer: **-**
 Management: **Glazer Dermatology**
 Recorded Owner: **Levitsky Lyuboy**

Expenses: **2014 Tax @ \$0.18/sf**
 Parcel Number: **03-04-300-023-1047**
 Parking: **200 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
 Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500	1,500	1,500	\$23.00/fs	Vacant	Negotiable	Direct

1640 N Arlington Heights Rd



Location: **Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004**

Building Type: **Class B Office/Medical**

Status: **Built 1990**

Stories: **2**

RBA: **18,000 SF**

Typical Floor: **9,000 SF**

Total Avail: **2,444 SF**

% Leased: **86.4%**

Developer: **-**

Management: **Adam Lass**

Recorded Owner: **1640 North Ptshp Lp**

Expenses: **2014 Tax @ \$3.18/sf**

Parcel Number: **03-20-106-011-0000**

Parking: **73 Surface Tandem Spaces are available; 50 free Surface Spaces are available; Ratio of 4.06/1,000 SF**

Amenities: **Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,444	2,444	2,444	\$22.00/mg	Vacant	Negotiable	Direct

3275 N Arlington Heights Rd - Signature Square North



Location: **Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004**

Building Type: **Class B Office/Medical**

Status: **Built 1988**

Stories: **1**

RBA: **11,000 SF**

Typical Floor: **11,000 SF**

Total Avail: **714 SF**

% Leased: **93.5%**

Developer: -
Management: **Chicagoland Commercial, Inc.**
Recorded Owner: **Mared Arlington Heights LLC**

Expenses: **2010 Tax @ \$19.68/sf, 2003 Est Tax @ \$5.13/sf; 2001 Ops @ \$3.32/sf, 1997 Est Ops @ \$2.73/sf**

Parcel Number: **03-08-102-037-0000**

Parking: **50 free Surface Spaces are available; Ratio of 4.55/1,000 SF**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 405	714	714	714	\$16.50-\$18.00/mg	Vacant	Negotiable	Direct

2010 S Arlington Heights Rd



Location: **Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005**

Building Type: **Class B Office/Medical**

Status: **Built 1973, Renov 1991**

Stories: **3**

RBA: **38,636 SF**

Typical Floor: **13,333 SF**

Total Avail: **15,869 SF**

% Leased: **58.9%**

Developer: -
Management: -
Recorded Owner: **VFC Properties 29, LLC**

Expenses: **2010 Tax @ \$5.18/sf, 2011 Est Tax @ \$5.18/sf; 2010 Ops @ \$4.52/sf, 2011 Est Ops @ \$4.52/sf**

Parcel Number: **08-16-200-070-0000, 08-16-200-072-0000, 08-16-200-073-0000**

Parking: **116 free Surface Spaces are available; Ratio of 3.00/1,000 SF**

Amenities: **Atrium**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	2,573	2,573	2,573	\$18.50/mg	Vacant	Negotiable	Direct
P 2nd / Suite 200	1,463	1,463	1,463	\$18.50/mg	Vacant	Negotiable	Direct
P 2nd / Suite 209	2,717	2,717	2,717	\$18.50/mg	Vacant	Negotiable	Direct
P 2nd / Suite 225	1,223	1,223	1,223	\$18.50/mg	Vacant	Negotiable	Direct
P 2nd / Suite 240	1,762	1,762	1,762	\$18.50/mg	Vacant	Negotiable	Direct
P 3rd / Suite 300A	3,639	6,131	6,131	\$18.50/mg	Vacant	Negotiable	Direct
P 3rd / Suite 300B	2,492	6,131	6,131	\$18.50/mg	Vacant	Negotiable	Direct

1100 W Central Rd - Arlington Heights Medical Center



Location: **Arlington Heights Medical Center**
Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005

Building Type: **Class B Office/Medical**

Status: **Built 1974**

Stories: **4**

RBA: **62,808 SF**

Typical Floor: **15,384 SF**

Total Avail: **9,434 SF**

% Leased: **85.0%**

Developer: -
 Management: **MedProperties Group**
 Recorded Owner: -

Expenses: **2014 Tax @ \$7.81/sf; 2012 Ops @ \$6.87/sf**

Parcel Number: **03-31-301-030-0000**

Parking: **247 Surface Spaces are available; Ratio of 4.01/1,000 SF**

Amenities: **Atrium, Controlled Access, On Site Management, Signage, Storage Units, Underground Space**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	1,547	1,547	1,547	\$30.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 306	1,804	1,804	1,804	\$30.00/fs	Vacant	Negotiable	Direct
P 4th / Suite 401	1,349	2,427	2,427	\$30.00/fs	Vacant	Negotiable	Direct
P 4th / Suite 404	1,612	1,612	1,612	\$30.00/fs	Vacant	Negotiable	Direct
P 4th / Suite 405	943	943	943	\$30.00/fs	Vacant	Negotiable	Direct
P 4th / Suite 408	1,101	1,101	1,101	\$30.00/fs	Vacant	Negotiable	Direct
P 4th / Suite 410	1,078	2,427	2,427	\$30.00/fs	Vacant	Negotiable	Direct

1614 W Central Rd - 1614 Central Road



Location: **1614 Central Road**
Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005

Building Type: **Class C Office**

Status: **Built 1981**

Stories: **2**

RBA: **34,470 SF**

Typical Floor: **17,235 SF**

Total Avail: **12,440 SF**

% Leased: **63.9%**

Developer: -
 Management: **Hamilton Partners**
 Recorded Owner: -

Expenses: **2015 Tax @ \$7.65/sf, 2013 Est Tax @ \$3.97/sf, 2015 Ops @ \$5.78/sf, 2013 Est Ops @ \$6.05/sf**

Parcel Number: **03-31-302-019-0000**

Parking: **93 free Surface Spaces are available; Ratio of 4.35/1,000 SF**

Amenities: **Atrium, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 106	2,400	2,400	2,400	\$15.00-\$17.00/nnn	Vacant	5 yrs	Direct
P 2nd / Suite 200	1,221	1,221	1,221	\$15.00-\$17.00/nnn	Vacant	3-5 yrs	Direct
P 2nd / Suite 203	1,294	6,764	6,764	\$15.00-\$17.00/nnn	Vacant	3-5 yrs	Direct
P 2nd / Suite 205	1,980	6,764	6,764	\$15.00-\$17.00/nnn	Vacant	3-5 yrs	Direct
P 2nd / Suite 206	3,490	6,764	6,764	\$15.00-\$17.00/nnn	Vacant	3-5 yrs	Direct
P 2nd / Suite 211	2,055	2,055	2,055	\$15.00-\$17.00/nnn	Vacant	Negotiable	Direct

1700 W Central Rd



Location: **Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005**

Building Type: **Class B Office/Medical**

Status: **Built 1988**

Stories: **2**

RBA: **32,376 SF**

Typical Floor: **11,824 SF**

Total Avail: **10,015 SF**

% Leased: **79.3%**

Developer: -
Management: **Trancel LLC**
Recorded Owner: **Arlington Heights Med Assoc**

Expenses: **2014 Tax @ \$6.72/sf; 2014 Ops @ \$5.02/sf**

Parcel Number: **03-31-302-003-0000, 03-31-302-004-0000, 03-31-302-005-0000**

Parking: **104 Surface Spaces are available; Ratio of 3.40/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 220	1,287	1,287	1,287	\$23.00/mg	Vacant	10 yrs	Direct
P 2nd / Suite 260	2,700 - 5,404	5,404	5,404	\$23.00/mg	Vacant	10 yrs	Direct

120 W Eastman St



Location: **Northwest Cluster**
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004

Building Type: **Class C Office**

Status: **Existing**

Stories: **3**

RBA: **22,435 SF**

Typical Floor: **8,764 SF**

Total Avail: **1,400 SF**

% Leased: **93.8%**

Developer: -
 Management: **Security First**
 Recorded Owner: **Orozco Antelmo**

Expenses: **2014 Tax @ \$4.46/sf**

Parcel Number: **02-01-200-083-1032, 02-01-200-083-1034, 02-01-200-083-1035, 03-29-316-001-0000**

Parking: **40 free Surface Spaces are available; Ratio of 2.80/1,000 SF**

Amenities: **Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400	1,400	1,400	\$14.00/mg	Vacant	2 yrs	Direct

855 E Golf Rd - Premier Office Center



Location: **Premier Office Center**
Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005

Building Type: **Class C Office**

Status: **Built 1987**

Stories: **2**

RBA: **38,500 SF**

Typical Floor: **19,250 SF**

Total Avail: **1,000 SF**

% Leased: **97.4%**

Developer: -
 Management: **John Emmons**
 Recorded Owner: **JFE Investments**

Expenses: **2014 Tax @ \$2.51/sf, 1996 Est Tax @ \$2.42/sf; 1996 Est Ops @ \$1.35/sf**

Parcel Number: **08-15-104-048-0000**

Parking: **85 free Surface Spaces are available**

Amenities: **Conferencing Facility, Fireplace, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 2145	500	500	500	\$14.28/mg	Vacant	1-3 yrs	Direct

139-151 W Rand Rd - The Seasons Prof & Medical Office Center



Location: **The Seasons Prof & Medical Office Center**
Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60004

Building Type: **Class B Office/Medical**

Status: **Built Nov 2008**

Stories: **2**

RBA: **28,364 SF**

Typical Floor: **29,939 SF**

Total Avail: **17,000 SF**

% Leased: **40.1%**

Developer: -
 Management: **Brian Properties, Inc.**
 Recorded Owner: **Mary J Hintz Tr**

Expenses: **2014 Tax @ \$0.23/sf**
 Parcel Number: **03-18-401-115-0000**
 Parking: **96 free Surface Spaces are available; Ratio of 3.38/1,000 SF**
 Amenities: **Air Conditioning, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 01	3,955	17,000	17,000	\$369,000	\$20.00/mg	Vacant	1-5 yrs	Direct
P 1st / Suite 05	1,755	17,000	17,000	\$369,000	\$20.00/mg	Vacant	1-5 yrs	Direct
P 1st / Suite 08	3,136	17,000	17,000	\$627,200	\$20.00/mg	Vacant	1-5 yrs	Direct
P 1st / Suite 09	3,140	17,000	17,000	\$627,200	\$20.00/mg	Vacant	1-5 yrs	Direct
P 1st / Suite 10	2,492	17,000	17,000	No	\$20.00/mg	Vacant	1-5 yrs	Direct
P 1st / Suite 12	2,522	17,000	17,000	No	\$20.00/mg	Vacant	1-5 yrs	Direct

121 S Wilke Rd - Plaza Office Center



Location: **Plaza Office Center**
Northwest Cluster
Schaumburg Area Submarket
Cook County
Arlington Heights, IL 60005

Building Type: **Class B Office/Medical**

Status: **Built 1980**

Stories: **7**

RBA: **71,560 SF**

Typical Floor: **10,222 SF**

Total Avail: **20,342 SF**

% Leased: **71.8%**

Developer: -
 Management: **Imperial Realty Company**
 Recorded Owner: **Imperial Realty Company**

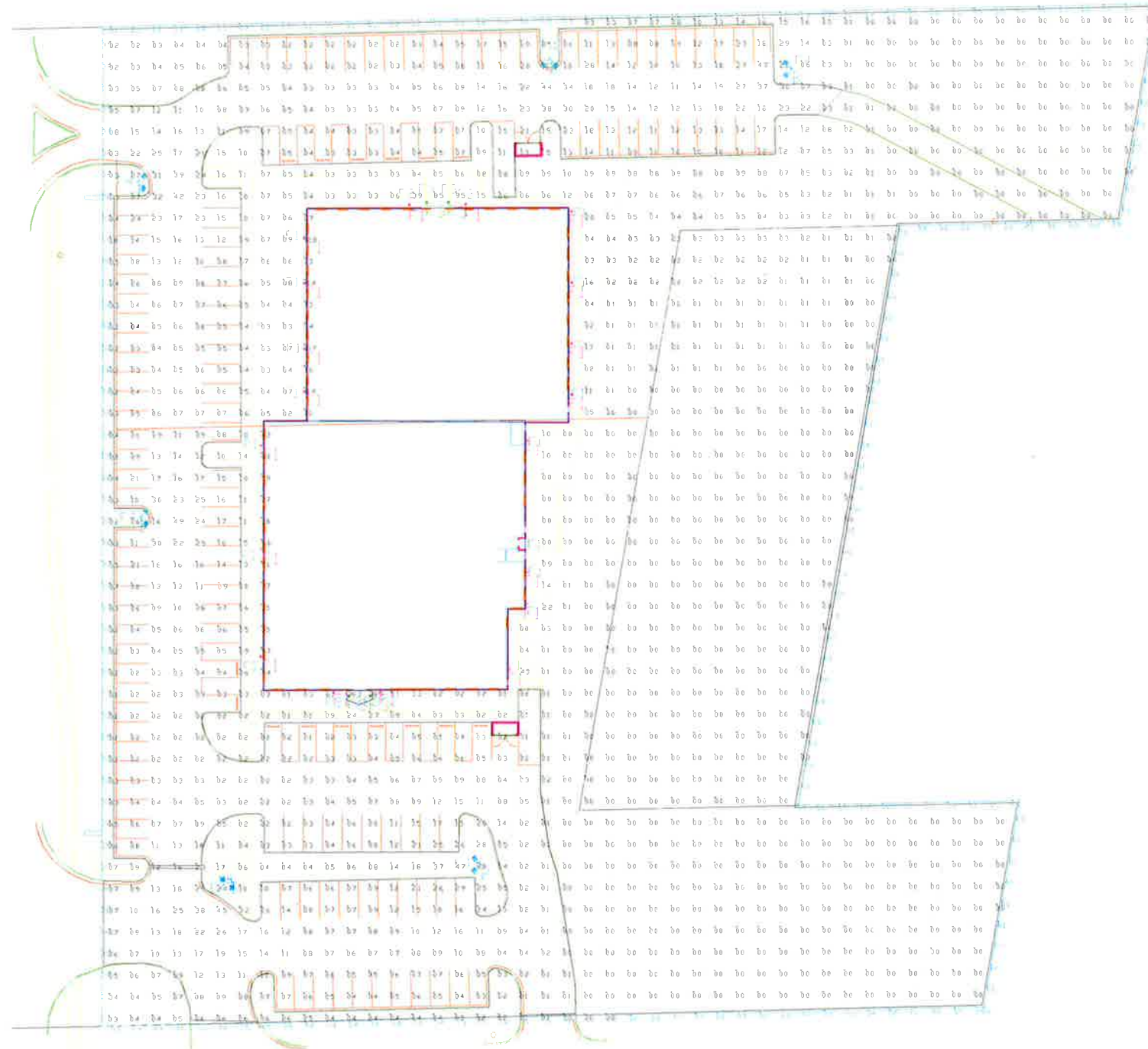
Expenses: **2010 Tax @ \$0.13/sf, 2014 Est Tax @ \$2.99/sf; 2006 Ops @ \$7.06/sf, 2014 Est Ops @ \$5.54/sf**

Parcel Number: **01-12-107-018-0000, 10-35-327-021-0000, 28-25-322-025-0000**

Parking: **284 Surface Spaces are available; Ratio of 4.10/1,000 SF**

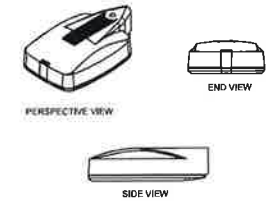
Amenities: **Conferencing Facility, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,695	1,695	1,695	\$16.75/fs	Vacant	Negotiable	Direct
P 1st / Suite 111	2,712	2,712	2,712	\$16.75/fs	Vacant	Negotiable	Direct
P 2nd / Suite 234	664	664	664	\$16.75/fs	Vacant	Negotiable	Direct
P 3rd / Suite 311	4,100	4,100	4,100	\$18.75/fs	Vacant	Negotiable	Direct
P 4th / Suite 400	1,863	1,863	1,863	\$16.75/fs	Vacant	Negotiable	Direct
P 4th / Suite 404	1,868	1,868	1,868	\$18.75/fs	Vacant	Negotiable	Direct
P 4th / Suite 410	887	887	887	\$16.75/fs	Vacant	Negotiable	Direct
P 5th / Suite 520	3,135	3,135	3,135	\$16.75/fs	Vacant	Negotiable	Direct
P 6th / Suite 615	2,356	2,356	2,356	\$18.75/fs	Vacant	Negotiable	Direct

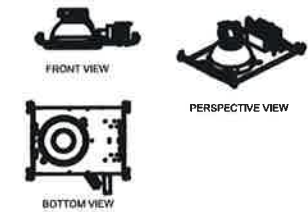


XPTS3

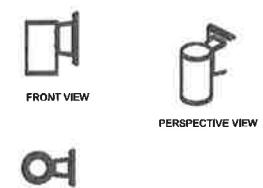
LED Area Light



LCD
LED DOWNLIGHT



CYL
LED WALL MOUNT



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

The lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 2132081



LIGHTING PROPOSAL LD-135376-2

APLINGTON MUE
APLINGTON HEIGHTS, IL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

SCALE 1"=30'



Fixture #	OW915		
Style	Exterior Sconce		
Project		Quantity	



Available Specifications:

Dimensions and Lamping:

OW915-24	7.25" A x 24" B x 4" D x 12" MC
	F 2-27W BX
	FF 2-39W BX
	LED LED
OW915-36	7.25" A x 36" B x 4" D x 18" MC
	F 2-40W BX
	FF 2-50W BX
	LED LED
OW915-48	7.25" A x 48" B x 4" D x 24" MC
	F 2-50W BX
	FF 2-55W BX
	LED LED

*OAH is standard unless specified otherwise

Voltage Options:

1	120V	2	277V	MVT	Multi-Volt (120V thru 277V)
---	------	---	------	-----	-----------------------------

Diffusers:

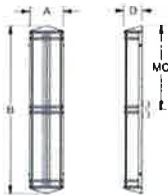
WA	White Acrylic	WS	White Alabaster Acrylic	FA	Beige Alabaster Acrylic
GR	Grey Alabaster Acrylic	CA	Custom Acrylic	HPA	Hand Painted Acrylic

Finishes:

PAL	Aluminum	PAB	Antique Brass	PBW	Black Wrinkle
PBR	Bronze	PBB	Brushed Brass	PCM	Copper
PDB	Dark Bronze	PDG	Deep Gold	PHB	Hammered Bronze
PHC	Hammered Copper	PHS	Hammered Silver	PLB	Light Bronze
PMW	Matte White	PMB	Medium Bronze	PNL	Nickel
PRB	Oil Rubbed Bronze	PPA	Patina	PSB	Satin Black
PSG	Satin Gold	PWW	White Wrinkle	CPF	Custom Painted Finish
AB	Premium Antique Brass	BA	Premium Brushed Aluminum	BB	Premium Brushed Brass
PB	Premium Polished Brass	PC	Premium Polished Chrome	SN	Premium Satin Nickel

Other Options:

REM	Remote Emergency Ballast	DM	Dimming	FUS	Fusing
SBA	Sandblasted Acrylic				



Custom sizes and finishes available upon request.

Incandescent and/or fluorescent lamps not included.

Camman reserves the right to make design changes without prior notice.

Unless otherwise specified, mounting is to a 4 inch octagonal junction box. Structural mounting is required for fixtures over 50 lbs. Please contact the factory for specific mounting instructions.

Photometric information available at www.cammanlighting.com

Fixture approved for outdoor locations.



Atlantis Round Path Light



Description:
The Atlantis Round Path Light is available in a Titanium or Bronze finish with an Etched Glass lens. LED and halogen lamping options available. LED: one 5 watt 12 volt 2700K 410 lumens 80CRI LED module is included. Non-dimmable. 35 watt incandescent equivalent. Halogen: one 20 watt 12 volt MR16 bi-pin base halogen bulb is required, but not included. 3 inch width x 30 inch height. Aluminum construction. Wet rated.

Shown in: Bronze / Etched Glass

List Price: \$373.60
Our Price: \$268.99

Shade Color: Etched Glass
Body Finish: Bronze
Lamp: 1 x LED/5W/12V LED
Wattage: 5W
Dimmer: Not Dimmable
Dimensions: 30"H x 3"W

Technical Information
Luminous Flux: 410 lumens
Lumens/Watt: 82.00
Lamp Color: 2700 K
Color Rendering: 80 CRI

Product Number: HIN360685					
Company:		Fixture Type:		Date:	Nov 28, 2016
Project:		Approved By:			

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com



GL-6540



GL-6541

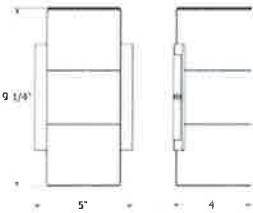
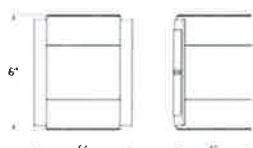
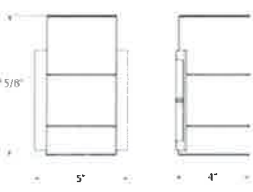
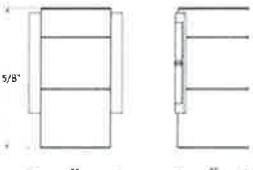
CYLINDER



CYLINDER

Outdoor ADA Wall Sconce

GLighting
9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000
Fax 314.631.7800
sales@glighting.com www.glighting.com

SAMPLE CATALOG NUMBER: GL-6540- B- R2-R2 TBL- 120				
MODEL NO.	LAMPING	REFLECTOR	FINISH	VOLTAGE- SPECIFY 120 OR 277
GL-6540 	A. 7W B. 12W	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Textured: TLV - Light Verdigris TFR - Faux Rust TBL - Black TS - Silver TBN - Terra Brown Premium: SA - Satin Aluminum	Nominal Beam Angle = 20° 7W LED  Nominal Beam Angle = 30° 7W LED  Nominal Beam Angle = 50° 7W LED  Complete LM-79 and Lighting Facts data available for 7W at glighting.com (12W pending)
GL-6541 	A. 7W B. 12W	Up R5 50° Flat, Clear Lens CC Closed Cap Down R5 50° Flat, Clear Lens CC Closed Cap		
GL-6542 	A. 7W B. 12W	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens Down R5 50° Flat, Clear Lens CC Closed Cap		
GL-6543 	A. 7W B. 12W	Up R5 50° Flat, Clear Lens CC Closed Cap Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens		

* All dimensions are nominal.

LED

- 7W 3500K 85CRI GE high power white LED
- 12W 3000K 80CRI Philips high power LED
- No ultra violet light
- 70% lumen maintenance over 50,000 hour life
- Light source is plug & play and field replaceable
- RoHS compliant, mercury free

Mounting

- Driver mounted in 4" square by 2 1/8" deep junction box:
Steel City #52171 or equivalent (supplied by others)

Driver

- Polarized quick connect for ease of installation and replacement
- Protection: electronic internal, resettable short circuit protection, thermal protection, and overload regulation
- Components are UL recognized and drivers meet CE standards, class 2 low voltage, inherently safe, wet location.
- Prior to shipping, all fixtures are tested by the manufacturer to ensure quality
- Available in 120 or 277 volt
- 0-10V dimming available
- Remote emergency option available. Consult factory

Fixture is ETL listed for wet location

LM-79

Cylinder Sell Sheet

lighting
facts
LED Product Partner



CYLINDER

Outdoor ADA Wall Sconce

GLighting
9777 Reavis Park Drive
St. Louis, MO, 63123
800.331.2425 or 314.631.6000
Fax 314.631.7800
sales@glighting.com www.glighting.com

lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	283
Watts	15.3
Lumens per Watt (Efficacy)	17
Color Accuracy Color Rendering Index (CRI)	92

Light Color
Correlated Color Temperature (CCT)
3555 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	262
Watts	15.6
Lumens per Watt (Efficacy)	16
Color Accuracy Color Rendering Index (CRI)	93

Light Color
Correlated Color Temperature (CCT)
3529 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	243
Watts	15.4
Lumens per Watt (Efficacy)	15
Color Accuracy Color Rendering Index (CRI)	93

Light Color
Correlated Color Temperature (CCT)
3513 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	273
Watts	15.4
Lumens per Watt (Efficacy)	17
Color Accuracy Color Rendering Index (CRI)	92

Light Color
Correlated Color Temperature (CCT)
3507 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	172
Watts	8.4
Lumens per Watt (Efficacy)	20
Color Accuracy Color Rendering Index (CRI)	93

Light Color
Correlated Color Temperature (CCT)
3585 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	278
Watts	15.4
Lumens per Watt (Efficacy)	18
Color Accuracy Color Rendering Index (CRI)	92

Light Color
Correlated Color Temperature (CCT)
3529 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	256
Watts	15.4
Lumens per Watt (Efficacy)	16
Color Accuracy Color Rendering Index (CRI)	93

Light Color
Correlated Color Temperature (CCT)
3514 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	166
Watts	8.5
Lumens per Watt (Efficacy)	19
Color Accuracy Color Rendering Index (CRI)	92

Light Color
Correlated Color Temperature (CCT)
3622 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce



lighting facts
A Light Facts Fact Sheet

Light Output (Lumens)	144
Watts	8.4
Lumens per Watt (Efficacy)	17
Color Accuracy Color Rendering Index (CRI)	93

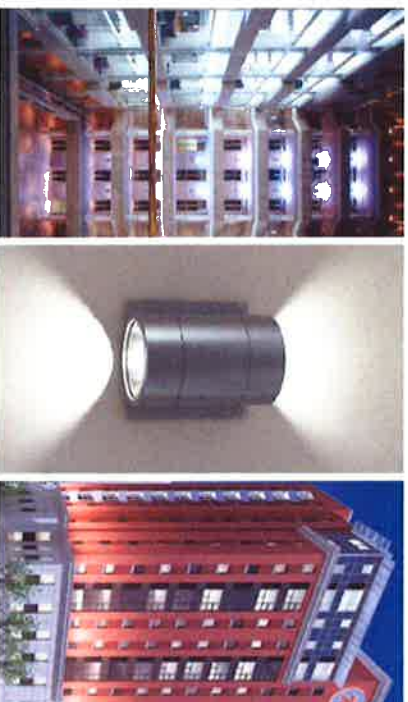
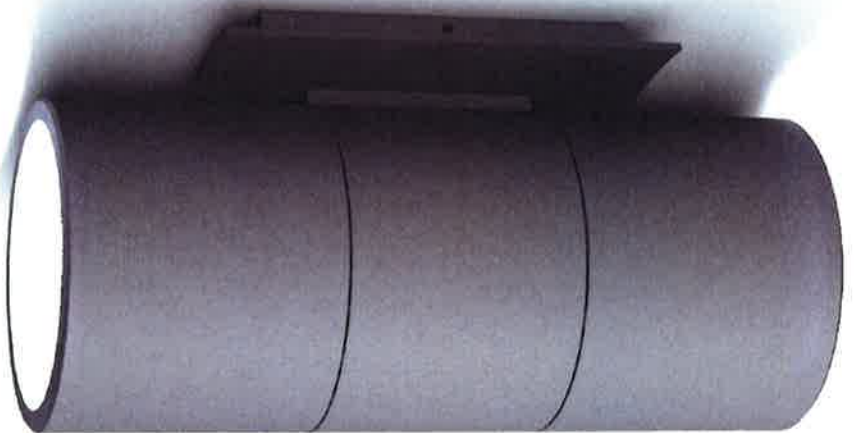
Light Color
Correlated Color Temperature (CCT)
3595 (Bright White)

2700K 3000K 3500K 4000K 4500K

Visit www.lightingfacts.com for the Label Reference Guide

Registration Number: 1000-000000-0
Model Number: 1000-000000-0
Page: Outdoor ADA Wall Sconce





Glighting
PROVE LIGHTING SINCE 1982

Cylinder LED Cylinder from G Lighting provides a blend of architectural appeal with solid state technology. The design provides the benefit of excellent thermal management, energy savings, sustainability, long life, and exceptional white light quality. With available reflector, length, finish, wattage and sizes, this cylinder scone can suite any environment.

Features include:

- ◆ Designed to suit multiple environments
- ◆ Beam angles of 20°, 30°, 6 50°
- ◆ 5 year product warranty
- ◆ Field replaceable
- ◆ Powered by GE U10™
- ◆ Powder coat

visit our website for further information



9777 Reavis Park Drive • St. Louis, MO 63123 • 800.331.2425 • Fax: 314.631.7800
sales@glighting.com www.glighting.com



LED AREA LIGHTS - PATRIOT® (XPT3)



LED

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)

15793

Watts

186.5

Lumens per Watt (Efficacy)

85

Color Accuracy

Color Rendering Index (CRI)

68

Light Color

Correlated Color Temperature (CCT)

5320 (Daylight)

Warm White

Bright White

Daylight

2700K

3000K

4500K

6500K

LED Lumen Maintenance Projection

at 25,000 Hours at 25°C Ambient*

94.32%

Warranty**

Yes

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008, Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

* Based on TM-21 projections for the light source.

** See www.lightingfacts.com/products for details.

Registration Number: KGCN-ZS3DX4 (11/5/2012)

Model Number: XPT3 FT LED 128 450 CW UE

Type: Outdoor area/roadway fixture

US patent 7828456, 7952293, 8002428, 8177386 and CAN 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

OCCUPANCY SENSING (IMS) – Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the rear of optical assembly. Sensor optic has a detection cone of approximately 45°. Examples of detection – occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature. 70 CRI (nominal)

DISTRIBUTION/PERFORMANCE - Type 3, 5 and FT. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism to limit door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

MOUNTING - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required for 90° or 120° mounting configurations).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50/60Hz input) and 347-480VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately. Fixture Watts (nominal): 350mA - 144, 450mA - 188.

DRIVER - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 56 lbs /25.4 Kg

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LIGHT OUTPUT - XPT3					
		# of LEDs	Lumens (Nominal)		
			Type 3	Type 5	Type FT
Cool White	350mA	128	12500	12100	13300
	450mA	128	14600	14400	15800
Neutral White	350mA	128	11700	11600	12600
	450mA	128	13400	13300	14700



Project Name _____

Fixture Type _____

Catalog # _____

LED AREA LIGHTS - PATRIOT® (XPT3)



LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE:	XPT3	FT	LED 128	450	CW	UE	WHT	PCR
------------------------	------	----	---------	-----	----	----	-----	-----

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPT3 - LED Patriot	3 - Type III	LED	128	350 - 350mA	CW - Cool White	UE - Universal Voltage (120-277V)	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	PCR - Photoelectric Control Receptacle ² TB - Terminal Block IMS - Integral Motion Sensor
	5 - Type V			450 - 450mA	NW - Neutral White			
	FT - Forward Throw ¹							
						347-480V		

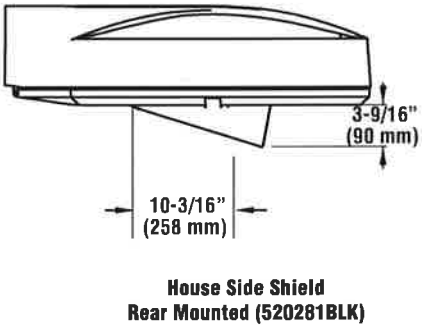
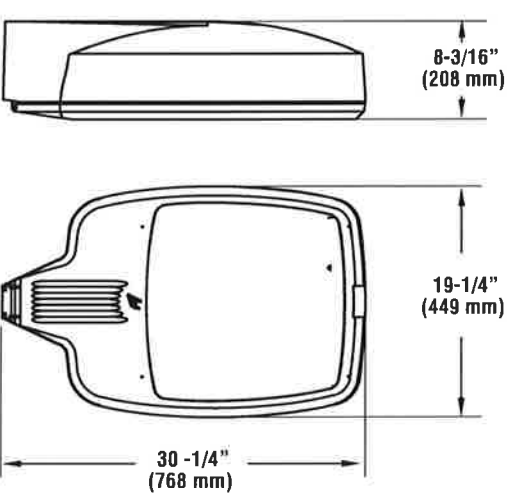
NOTE:
1 - This is a non-field-rotatable optic. For retrofit applications in which the original metal halide product was rotated and LED version will require a non-standard orientation, consult factory.
2 - Photocell must be ordered separately - see Accessories.

LUMINAIRE EPA CHART - XPT3		ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
		Description	Order Number
Single	1.5	PC120 - Photocell	122514 ⁺
D180°	3.0	PC208-277 - Photocell for 208V, 240V or 277V	122515 ⁺
D90°	2.3	PC347 - Photocell	159516 ⁺
T90°	3.8	PC480 - Photocell	1225180 ⁺
TN120°	4.0	RPPC - Round Pole Plate	141940CLR
Q90°	4.5	FK120 - Single Fusing	FK120 ⁺⁺
Note: House Side Shield adds to fixture EPA. Consult Factory.		FK277 - Single Fusing	FK277 ⁺⁺
		DFK208, 240 - Double Fusing	DFK208,240 ⁺⁺
		DFK480 - Double Fusing	DFK480 ⁺⁺
		FK347 - Single Fusing	FK347 ⁺⁺

Description	Order Number
XPT3 FT HSS RM- External House Side Shield - Rear Mount	520281BLK ⁺⁺⁺
XPT3 PLS - Polycarbonate Shield	92730
BKS-BO-WM-* -CLR - Wall Mount Plate	123111CLR
BKA-BO-EC-6-CLR - Extension Arm	142862CLR
BKA-BO-BA-8-CLR - Radius Arm	169010CLR
BKU-BO-S-19-CLR - Upsweep Bracket for Round and Square Poles	144191CLR

NOTES:
*Factory installed PCR option required. **Fusing must be located in the hand hole of pole.
⁺⁺⁺Black only. House Side Shields add to fixture EPA.

DIMENSIONS



ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Lumen packages suitable for ceiling heights ranging from 8' to in excess of 100'
- Efficacies up to 87 lm/w
- Superior-quality white LED light output using Chip on Board technology
- No harmful ultraviolet or infrared wavelengths
- No lead or mercury

PRODUCT SPECIFICATIONS

Optics

Cone/Lens: Computer-optimized parabolic reflector with frosted convex lens regressed into cone provides uniform distribution with no striations • Concealed LED array provides superior aesthetic appeal both on and off

Finishes: Low iridescent specular, semi-specular and satin Alzak® finishes available with integral flange of same finish • See reflector options for other colors and finishes

Baffle: White or black painted deep multi-groove aluminum baffle insert with integral white painted flange and frosted convexed glass lens

Electrical

LED Light Engine: Compact light source delivers uniform illumination without pixilation, enabling excellent beam control • Consistent fixture-to-fixture color temperature within 3 SDCM • Replaceable light engine with quick connector mounts directly to heat sink and is easily replaceable • CRI > 80

Passive Cooling: Cast aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of LED

Active Cooling: Low noise, high efficiency, long life fan with ultra-low thermal resistance heat sink ensures long life and maximum performance of LEDs on light weight units of 8,500 lumens and higher • Active cooling unit easily accessible from above or below the ceiling

LED Driver: Power factor >0.9 • Easily replaceable from above or below the ceiling.

Dimming: Dimmable via 0-10V protocol standard • Optional drivers available for use with Lutron EcoSystem or 2-wire dimmers • For a list of compatible dimmers, see [LED-DIM](#).

Life: Rated for 50,000 hours at 70% lumen maintenance • Available with option Lumen Depreciation Indicator (LDI)

Mechanical

Housing: Low profile, universal housing design installs in suspended grid, plaster or drywall • Integral heat sink conducts heat away from LED light engine • Driver is accessible from above and below ceiling and can be upgraded to accommodate future technology improvements.

Mounting Frame: Heavy gauge steel lower housing ring accommodates ceilings up to 2" thick • For thicker ceilings; consult factory

Mounting Bracket: Mounting brackets have 3" vertical adjustment and accepts most commercial bar hangers, including our proprietary Tru-Lock bar hangers

- Our one-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4" tile increments

Junction Box: Over size 4" x 6" galvanized steel junction box with (6) 1/2" (2) 3/4" knockouts facilitate quick wiring • Junction box rated for four (4) No. 12 AWG 90° C branch circuit conductors (2-in, 2-out)

Labels and Listings

- UL listed for feed through and damp locations
- UL and cUL, RoHS compliant
- EMI complies with FCC 47, Part 15, Class A
- Energy Star qualified, see back page for designated products
- I.B.E.W. Union made • ARRA Compliant

Warranty: 5 years when used in accordance with manufacturing guidelines. Product specifications subject to change without notice.

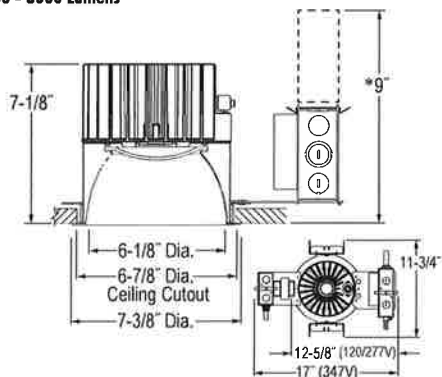
03/15 Rev.2



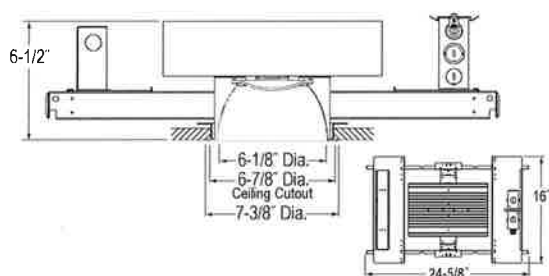
800 TO 9000 LUMEN 6" LED DOWNLIGHT PARABOLIC LENSED APERTURE L6 SERIES

Type	Cat. No.
Project:	
Notes:	

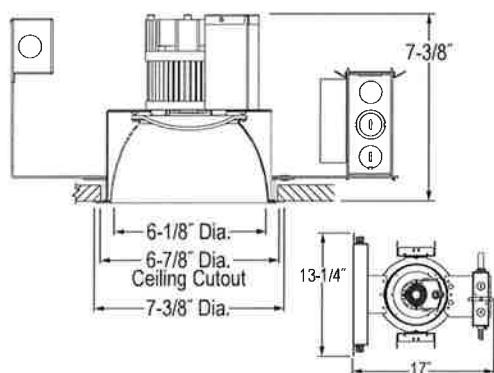
PASSIVE COOLING DIMENSIONS: 800 - 8000 Lumens *6000 - 8000 Lumens



PASSIVE COOLING DIMENSIONS: 8500 - 9000 Lumens



SPACE SAVING ACTIVE COOLING DIMENSIONS: 8500 - 9000 Lumens (Space Saving Active Cooling option shown)



1300 South Wolf Rd • Des Plaines, Illinois 60018
PHONE 800-367-5866 • FAX 888-708-6578
www.junolightinggroup.com

ORDERING INFORMATION: Rough-in, cone and accessories each ordered separately. J7.1.4

Example: L6-90401-G2

ROUGH-IN

LIGHT ENGINE LUMENS

COLOR TEMP

VOLTAGE

GENERATION

OPTIONS

L6

-

-

G2

-

08 800 lm

13 1300 lm

15 1500 lm

17 1700 lm

23 2300 lm

28 2800 lm

33 3300 lm

40 4000 lm

45 4500 lm

50 5000 lm

55 5500 lm

60 6000 lm

65 6500 lm

70 7000 lm

75 7500 lm

80 8000 lm

85 8500 lm

90 9000 lm

27 2700

30 3000

35 3500

40 4000

■800 & 1300 lumen fixtures are universal voltage (120/277V)

◆Not Available for 4000 Lumens and up.

● Not available for 8500 Lumens and up.

†Available on fixtures up to 7000 lumens only

■U Universal

1 120V

2 277V

3 347V

G2

F Fuse and Fuse Holder

† CP Chicago Plenum

BR Emergency Battery Pack W/ Remote Test Switch

*PD Driver compatible with 3-wire fluorescent controls & Lutron Programmable Dimming EcoSystem®

*FDL Forward Phase Dimming Lutron Driver - 120V only (2-wire dimming, neutral wire required)

LDI Lumen Depreciation Indicator (Cannot Be Used w/ BR Option)

SS Space Saving Active Cooling (8500 lumens and up)

Example: L600P-CL-WH

CONE

COLOR

FINISH

OPTIONS

-

-

L600P Parabolic Cone

L600B Baffle

C Clear

G Gold

WT Wheat

PT Pewter

BZ Bronze

B Black

W White

Low Irridescent Abrak Finishes:

L Specular

S Satin

*Q Semi-Specular (*Clear only)

Blank for White & Baffle

WH White Flange

WET Wet Locatin Listing

Example: HB-TL

ACCESSORIES

HB-TL 25" Tri-Lock grid ceiling bar hangers, Pair

HB-S2 52" C-Channel Bar Hangers, Pair

HB-28 28" C-Channel Bar Hangers, Pair

LB-27 27" Linear Bar Hangers, Pair

SCA6-* Sloped Ceiling adapter

* Angle must be specified when ordering;

Available in 5", 10", 15", 20", 25", 30" Example: SCA6-20

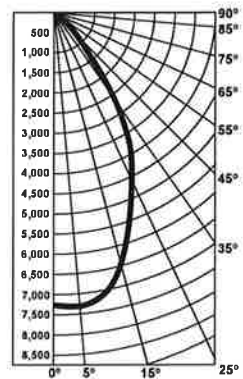
ENGINEERING DATA 347 Volt available, consult factory.																		
Voltage 120V																		
Light Engine Lumens	800	1300	1500	1700	2300	2800	3300	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000
CCT	(2700K/3000K/3500K/4000K)																	
Input Current	0.075	0.125	0.158	0.183	0.242	0.308	0.300	0.383	0.337	0.382	0.426	0.452	0.492	0.552	0.601	0.638	0.694	0.766
Input Wattage	9W	15W	19W	22W	29W	37W	36W	46W	40W	46W	51W	54W	59W	66W	72W	76W	83W	92W
Input Frequency	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
Power Factor	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
Voltage 277V																		
Light Engine Lumens	800	1300	1500	1700	2300	2800	3300	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000
CCT	(270K/3000K/3500K/4000K)																	
Input Current	0.032	0.054	0.069	0.079	0.105	0.134	0.130	0.166	0.146	0.165	0.185	0.196	0.213	0.239	0.260	0.276	0.301	0.332
Input Wattage	9W	15W	19W	22W	29W	37W	36W	46W	40W	46W	51W	54W	59W	66W	72W	76W	83W	92W
Input Frequency	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
Power Factor	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9

Energy Star Qualified:		
	Product #	Fixture Configurations = Energy Star
	(120-277V) L6-(XX)(YY)(Z); L600P-C(F)	Lumen Pacvkage: XX = 08, 13, 15, 17, 23, 28, 33, 40, 50, 55, 60, 65, 70, 75, 80, 85, 90 CCT: YY = 27, 30, 35, 40 Voltage: Z = 1, 2 Reflector Finish: F = L, S, Q
	(347V) L6-(XX)(YY)3; L600P-C(F)	Lumen Package: XX = 15, 17, 23, 33, 40, 45, 50, 55, 60, 65, 70, 75, 75, 80, 90 CCT: YY = 27, 30, 35, 40 Reflector Finish: F = L, Q



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (800) 367-5866 • Fax (888) 708-6578
Visit us at www.junolightinggroup.com

Catalog Number: **L6-90351-G2; L600P-CL**
 PHOTOMETRIC REPORT
 Test Number: PR11132291
 Total Lumen Output: 6776 Lumens
 Luminaire Efficacy: 74.7 lm/w (4K)
 Luminaire Spacing Criteria: 0.90
 Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.
 CIE-Type: Direct



Candlepower Distribution

Angle (Candela)	Candela	Lumens
0°	7254	
5°	7284	695
15°	6508	1845
25°	4647	2151
35°	2735	1718
45°	426	330
55°	35	32
65°	0	0
75°	0	0
85°	0	0

Initial Footcandles

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	201.5	63.9	7.2'
7'	148.0	46.9	8.4'
8'	113.3	35.9	9.6'
9'	89.6	28.4	10.8'
10'	72.5	23.0	12.0'
11'	59.9	19.0	13.2'
12'	50.4	16.0	14.4'
13'	42.9	13.6	15.6'
14'	37.0	11.7	16.8'
15'	32.2	10.2	18.0'

Luminance Data

Angle in Degrees	Candela/M²
45°	33,001
55°	3356
65°	0
75°	808
85°	0

Zonal Lumen Summary

Zone	Lumen%	%Fixture
0-30°	4691	69.2
0-40°	6409	94.6
0-60°	7661	99.9
0-90°	8775	100.0
90-180°	0	0.0
0-180°	8775	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 20% Floors

Luminaire Spacing	Room Cavity Ratio			
	RCR1	RCR4	RCR8	
5' x 5'	301	244	190	
6' x 6'	209	169	132	
7' x 7'	153	124	97	
8' x 8'	118	95	74	
9' x 9'	93	75	59	
10' x 10'	75	61	47	
11' x 11'	62	50	39	
12' x 12'	52	42	33	

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	100	100	100
1	113	110	108	106	111	108	106	104	104	102	101	100	99	98	97	96	95	93	93	93	93
2	107	103	99	95	105	101	97	94	98	95	92	95	92	90	92	90	88	87	87	87	87
3	102	96	91	87	100	94	90	86	92	88	85	89	86	83	87	84	82	80	80	80	80
4	97	89	84	79	95	88	83	79	86	81	78	84	80	77	82	79	76	75	75	75	75
5	92	83	78	73	90	82	77	73	81	76	72	79	75	72	77	74	71	70	70	70	70
6	87	78	72	68	86	77	72	68	76	71	67	74	70	67	73	69	66	65	65	65	65
7	83	73	67	63	81	73	67	63	71	66	63	70	66	62	69	65	62	60	60	60	60
8	79	69	63	59	77	68	63	59	67	62	58	66	62	58	65	61	58	57	57	57	57
9	75	65	59	55	74	65	59	55	64	58	55	63	58	55	62	58	54	53	53	53	53
10	71	61	56	52	70	61	55	52	60	55	51	59	55	51	59	54	51	50	50	50	50

Catalog Number: **L6-45351-G2; L600P-CL**

PHOTOMETRIC REPORT

Test Number: PR11132281

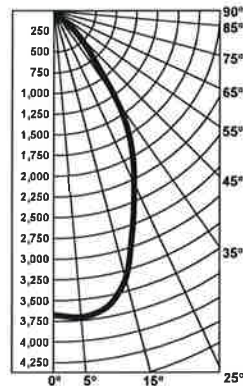
Total Lumen Output: 3449 Lumens

Luminaire Efficacy: 86.2 lm/w (35K)

Luminaire Spacing Criteria: 0.9

Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.

CIE-Type: Direct



Candlepower Distribution

Angle (Candela)	Candela	Lumens
0°	3692	
5°	3707	354
15°	3312	939
25°	2365	1095
35°	1392	875
45°	217	168
55°	18	16
65°	0	0
75°	0	0
85°	0	0

Initial Footcandles

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	102.5	32.5	7.2'
7'	75.3	23.9	8.4'
8'	57.7	18.3	9.6'
9'	45.6	14.4	10.8'
10'	36.9	11.7	12.0'
11'	30.5	9.7	13.2'
12'	25.6	8.1	14.4'
13'	21.8	6.9	15.6'
14'	18.8	6.0	16.8'
15'	16.4	5.2	18.0'

Luminance Data

Angle in Degrees	Candela/M²
45°	16,795
55°	1723
65°	0
75°	212
85°	0

Zonal Lumen Summary

Zone	Lumen%	%Fixture
0-30°	2387	69.3
0-40°	3262	94.6
0-60°	3446	100.0
0-90°	3446	100.0
90-180°	0	0.0
0-180°	3446	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio			
	RCR1	RCR4	RCR8	
5' x 5'	152	123	95	
6' x 6'	105	85	66	
7' x 7'	77	63	49	
8' x 8'	59	48	37	
9' x 9'	47	38	29	
10' x 10'	38	31	24	
11' x 11'	31	25	20	
12' x 12'	26	21	17	

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	118	118	118	118	116	116	116	116	110	110	110	106	106	106	101	101	101	99	99	99	99
1	113	110	108	105	110	108	106	104	104	102	101	100	99	98	97	96	95	93	93	93	93
2	107	102	98	95	105	101	97	94	98	95	92	95	92	90	92	90	88	86	86	86	86
3	102	95	91	87	100	94	90	86	91	88	85	89	86	83	87	84	82	80	80	80	80
4	97	89	84	79	95	88	83	79	86	81	78	84	80	77	82	79	76	75	75	75	75
5	92	83	78	73	90	82	77	73	81	76	72	79	75	72	77	74	71	69	69	69	69
6	87	78	72	68	86	77	72	68	76	71	67	74	70	67	73	69	66	65	65	65	65
7	83	73	67	63	81	73	67	63	71	66	63	70	66	62	69	65	62	60	60	60	60
8	78	69	63	59	77	68	63	59	67	62	58	66	62	58	65	61	58	57	57	57	57
9	75	65	59	55	74	64	59	55	64	58	55	63	58	55	62	58	54	53	53	53	53
10	71	61	56	52	70	61	55	52	60	55	51	59	55	51	59	54	51	50	50	50	50

Catalog Number: **L6-40351-G2; L600P-CL**

PHOTOMETRIC REPORT

Test Number: PR0811061

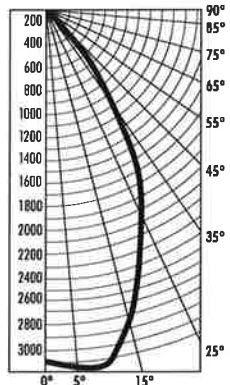
Total Lumen Output: 2996 Lumens

Luminaire Efficacy: 65.8 lm/w (35K)

Luminaire Spacing Criteria: 0.93

Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.

CIE-Type: Direct



CCT MULTIPLIER:

(3300-4000 Lumens)

27K 3K 35K 4K

.87 .96 Baseline 1.02

Candlepower Distribution

Angle (Candela)	Candela	Lumens
0°	3097	
5°	3118	298
15°	2894	820
25°	2078	962
35°	1195	751
45°	190	147
55°	6	5
65°	0	0
75°	0	0
85°	0	0

Initial Footcandles

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	86.0	26.8	7.4'
7'	63.2	19.7	8.7'
8'	48.4	15.1	9.9'
9'	38.2	11.9	11.2'
10'	31.0	9.6	12.4'
11'	25.6	8.0	13.7'
12'	21.5	6.7	14.9'
13'	18.3	5.7	16.1'
14'	15.8	4.9	17.4'
15'	13.8	4.3	18.6'

Luminance Data

Angle in Degrees	Candela/M²
45°	13559
55°	526
65°	0
75°	1025
85°	2827

Zonal Lumen Summary

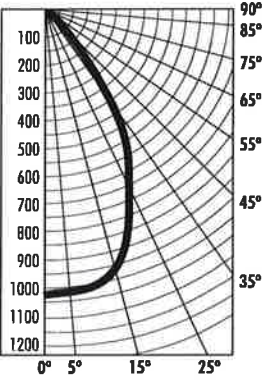
Zone	Lumen%	%Fixture
0-30°	2080	69.5
0-40°	2830	94.5
0-60°	2983	99.6
0-90°	2994	100.0
90-180°	0	0.0
0-180°	2994	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	133	108	84
6' x 6'	92	75	58
7' x 7'	68	55	43
8' x 8'	52	42	33
9' x 9'	41	33	26
10' x 10'	33	27	21
11' x 11'	27	22	17
12' x 12'	23	19	15

Catalog Number: **L6-1340U-G2; L600P-CL**
PHOTOMETRIC REPORT
Test Number: PRO8110861
Total Lumen Output: 1010 Lumens
Luminaire Efficacy: 68.2 lm/w (4K)
Luminaire Spacing Criteria: 0.95
Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.
CIE-Type: Direct



CCT MULTIPLIER:
(800-2880 Lumens)
27K 3K 35K 4K
.83 .92 .93 Baseline

Candlepower Distribution (Candelas)		
Angle	Candela	Lumens
0°	1024	
5°	1032	99
15°	979	278
25°	713	330
35°	405	254
45°	57	44
55°	3	3
65°	3	3
75°	0	0
85°	0	0

Initial Footcandles

Distance to Illuminated Plane (feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	28.4	8.8	7.5'
7'	20.9	6.5	8.7'
8'	16.0	5.0	10.0'
9'	12.6	3.9	11.2'
10'	10.2	3.2	12.5'
11'	8.5	2.6	13.7'
12'	7.1	2.2	15.0'
13'	6.1	1.9	16.2'
14'	5.2	1.6	17.5'
15'	4.5	1.4	18.7'

Luminance Data

Angle in Degrees	Candela/M ²
45°	4102
55°	254
65°	307
75°	0
85°	0

Zonal Lumen Summary

Zone	Lumens%	% Fixture
0-30°	706	69.9
0-40°	960	95.1
0-60°	1007	99.7
0-90°	1010	100.0
90-180°	0	0.0
0-180°	1010	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 20% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	45	36	28
6' x 6'	31	25	20
7' x 7'	23	19	14
8' x 8'	18	14	11
9' x 9'	14	11	9
10' x 10'	11	9	7
11' x 11'	9	8	6
12' x 12'	8	6	5

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100			
1	113	111	108	106	111	109	106	104	104	103	101	101	99	98	97	96	95	93			
2	108	103	99	96	106	101	98	94	98	95	92	95	93	90	92	90	89	87			
3	102	96	91	87	100	95	90	86	92	88	85	89	86	84	87	85	82	81			
4	97	90	84	80	95	88	83	79	86	82	78	84	80	77	82	79	76	75			
5	92	84	78	73	90	83	77	73	81	76	72	79	75	72	78	74	71	70			
6	87	78	72	68	86	78	72	68	76	71	67	75	70	67	73	69	66	65			
7	83	73	68	63	82	73	67	63	72	66	63	70	66	62	69	65	62	61			
8	79	69	63	59	78	69	63	59	68	62	59	66	62	58	66	61	58	57			
9	75	65	59	55	74	65	59	55	64	59	55	63	58	55	62	58	55	53			
10	71	62	56	52	70	61	55	52	60	55	52	59	55	51	59	54	51	50			

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (800) 367-5866 • Fax (888) 708-6578
Visit us at www.junolightinggroup.com

Traffic Impact Study

Medical Office Development

Arlington Heights, Illinois



Prepared For



Prepared By

Michael A. Werthmann, PE, PTOE



November 7, 2016

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed medical office development to be located in Arlington Heights, Illinois. The site, which is currently vacant, is located on the east side of Arlington Heights Road between Pickwick Road and Emerson Street.

As proposed, the development is to contain a medical office development with approximately 26,650 square feet of space and will have shared access with the Autumn Leaves Assisted Living Community. Access to the development is proposed via the existing full movement access drive on Arlington Heights Road serving the Autumn Leaves Assisted Living Community located opposite Pickwick Road and a proposed right-in/right-out access drive on Arlington Heights Road opposite Emerson Street.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this report was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this memorandum present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system

FINAL PLAT
OF
ARLINGTON HEIGHTS MEDICAL SUBDIVISION

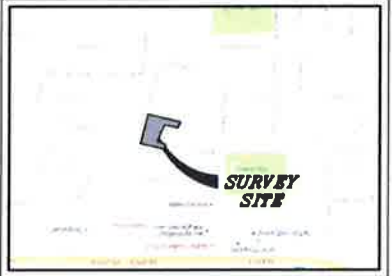
BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)

DATE	REVISION	BY	CHK	APP
11/29/16	REVISED PER VILLAGE REVIEW			
11/27/16	REVISED PER VILLAGE REVIEW			

Manhard CONSULTING
180 Westlawn Parkway, Suite 200, Oakbrook Terrace, IL 60181
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SURVEY PREPARED FOR

DEBB KOSICH MANAGEMENT, LLC.
1111 EAST TOUHY, SUITE 230
DES PLAINES, ILLINOIS 60018

SUBMITTED BY/RETURN TO:

DEBB KOSICH MANAGEMENT, LLC.
1111 EAST TOUHY, SUITE 230
DES PLAINES, ILLINOIS 60018

EXISTING PROPERTY AREA

168,180 SQUARE FEET (3.861 ACRES)

PRE-SUBDIVISION
PROPERTY ADDRESS

TRACT A: 1519 SOUTH ARLINGTON HEIGHTS ROAD
TRACT B: 1521 SOUTH ARLINGTON HEIGHTS ROAD
TRACT C: 1525 SOUTH ARLINGTON HEIGHTS ROAD
TRACT D: 1531 SOUTH ARLINGTON HEIGHTS ROAD
TRACT E: 1625 SOUTH ARLINGTON HEIGHTS ROAD

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- VISIBLE IMPROVEMENTS HAVE NOT BEEN SHOWN. UNDERGROUND AND SURFACE VISIBLE UTILITIES HAVE NOT BEEN SHOWN.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- THIS SURVEY WAS PREPARED FOR DEBB KOSICH MANAGEMENT, LLC. BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON MARCH 9, 2016. THE BASIS OF BEARINGS IS ASSUMED.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 194003350, EXPIRES APRIL 30, 2017.

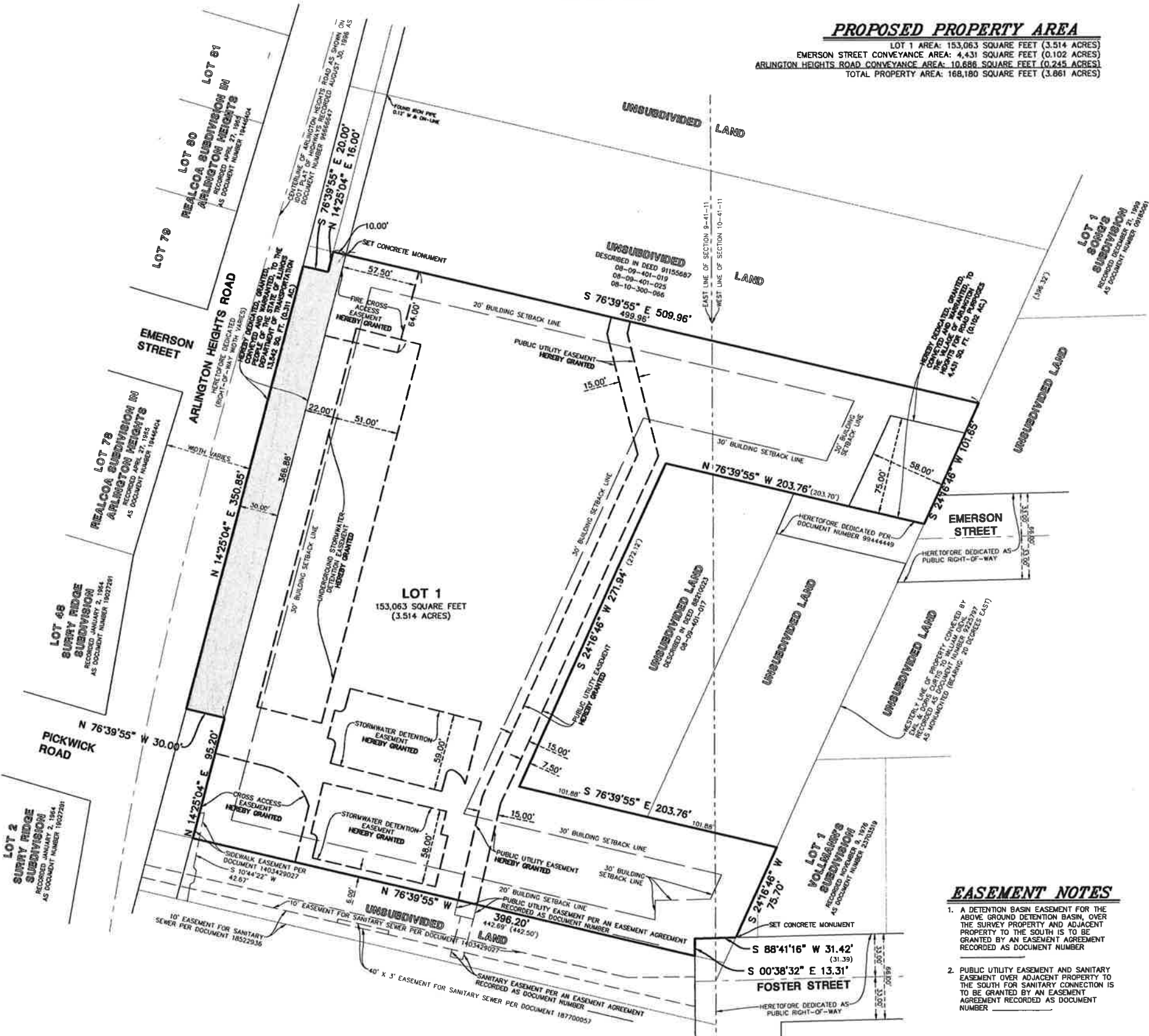
ARLINGTON HEIGHTS MEDICAL SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

FINAL PLAT
OF
ARLINGTON HEIGHTS MEDICAL SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

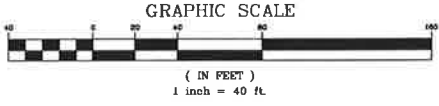
PROPOSED PROPERTY AREA

LOT 1 AREA: 153,063 SQUARE FEET (3.514 ACRES)
EMERSON STREET CONVEYANCE AREA: 4,431 SQUARE FEET (0.102 ACRES)
ARLINGTON HEIGHTS ROAD CONVEYANCE AREA: 10,686 SQUARE FEET (0.245 ACRES)
TOTAL PROPERTY AREA: 168,180 SQUARE FEET (3.861 ACRES)



COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



ARLINGTON HEIGHTS ROAD
RIGHT-OF-WAY CONVEYANCE

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15.52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 442.69 FEET (RECORD DISTANCE OF 442.50 FEET) TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AS DESCRIBED IN DOCUMENT NUMBER 7544738; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 95.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 350.83 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A LINE WHICH IS 20.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO SOUTH LINE OF LAND DESCRIBED IN DEED 81155687; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO A LINE WHICH IS 30.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 366.85 FEET; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY DIRECTLY SOUTH OF THE SURVEYED PROPERTY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS, INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY, OVER AND ACROSS THAT PART OF THE PROPERTY SHOWN AND LABELED AS "CROSS ACCESS EASEMENT."

FIRE CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE VILLAGE OF ARLINGTON HEIGHT EMERGENCY DEPARTMENTS, PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY DIRECTLY NORTH OF THE SURVEYED PROPERTY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS, INGRESS AND EGRESS TO AND FROM THE PROPERTY, OVER AND ACROSS THAT PART OF THE PROPERTY SHOWN AND LABELED AS "FIRE CROSS ACCESS EASEMENT"

PUBLIC UTILITY EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS AND TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ARLINGTON HEIGHTS, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. GRANTEE SHALL PROVIDE GRANTEE WRITTEN NOTICE PRIOR TO ANY CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT IN THE CASE OF ANY EMERGENCY REPAIRS. NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SANITARY SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS AND TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE DETENTION FACILITIES AS MAY BE DEEMED NECESSARY OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, AND INCLUDING THE RIGHT TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE DETENTION FACILITIES. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER(S) OF LOT 1 IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY.

IN THE EVENT THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA, THE COST SHALL BE ASSESSED TO THE OWNER(S) IN THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF ARLINGTON HEIGHT.

EASEMENT NOTES

1. A DETENTION BASIN EASEMENT FOR THE ABOVE GROUND DETENTION BASIN, OVER THE SURVEY PROPERTY AND ADJACENT PROPERTY TO THE SOUTH IS TO BE GRANTED BY AN EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER
2. PUBLIC UTILITY EASEMENT AND SANITARY EASEMENT OVER ADJACENT PROPERTY TO THE SOUTH FOR SANITARY CONNECTION IS TO BE GRANTED BY AN EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER

Manhard CONSULTING

100 Westfield Parkway
Suite 200
Arlington Heights, IL 60015
Tel: 847.261.1100
Fax: 847.261.1101
www.manhardconsulting.com

ARLINGTON HEIGHTS MEDICAL SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PREPARED BY: JDE
PROJECT NO.: 100
DRAWN BY: SJK
DATE: 9/1/18
SCALE: 1" = 40'
SHEET
2 OF 3
WWW.AH101

SEND TAX BILL TO:

FINAL PLAT

OF

ARLINGTON HEIGHTS MEDICAL SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)

OWNER'S CERTIFICATION OF EASEMENT VACATION

WE, THE UNDERSIGNED VACATE, ABOLISH, ABOLISH CROSS ACCESS EASEMENT RECORDED AS DOCUMENT NUMBER 1403429027 AND PERMANENT RIGHT-OF-WAY AND STORMWATER EASEMENT GRANTED BY DOCUMENT NUMBER 9229546

DATED THIS ____ DAY OF _____, 2016.

BY: _____
SIGNATURE

NAME AND TITLE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ TRUST IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLAT AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, _____ OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ARLINGTON HEIGHTS MEDICAL SUBDIVISION, IN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WRES, SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENTS HERIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

COVENANTS AND RESTRICTIONS TO BE INSERTED

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

LOT NUMBER(S) _____ SCHOOL DISTRICT _____
ALL _____ COMMUNITY CONSOLIDATED SCHOOL DISTRICT #59
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COMMUNITY COLLEGE DISTRICT #512

DATED THIS ____ DAY OF _____, A.D., 20____

BY: _____
OWNER'S NAME AND ADDRESS

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT _____ WHO IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 2016.

NOTARY PUBLIC

MORTGAGEE'S CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____
AND RECORDED IN THE RECORDER'S OFFICE OF THE VILLAGE
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ON THIS ____ DAY OF _____
A.D., ____ AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE
SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 2016.

BY: _____

PRINTED NAME AND TITLE
MORTGAGEE'S NAME AND ADDRESS

ATTEST: _____

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY
PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE
SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME
THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 2016.

NOTARY PUBLIC

OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY

WE, THE UNDERSIGNED DEDICATED, GRANT, CONVEY AND WARRANT TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION THAT PORTION OF THE PROPERTY SHOWN HEREON DESCRIBED AFORESAID.

DATED THIS ____ DAY OF _____, 2016.

BY: _____
SIGNATURE

NAME AND TITLE

ACCESS NOTES

- LOT 1 SHALL HAVE ONE FULL ACCESS POINT ALONG ARLINGTON HEIGHTS ROAD
- LOT 1 SHALL HAVE ONE RIGHT IN/RIGHT OUT ACCESS POINT ALONG ARLINGTON HEIGHTS ROAD
- LOT 1 SHALL NOT HAVE ACCESS TO EMERSON STREET OR FOSTER AVENUE.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED CONVEYANCE OF RIGHT-OF-WAY TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: _____ DATE: _____, 2016.
JOHN FORTMANN, P.E.
DEPUTY DIRECTOR OF HIGHWAYS, REGION ONE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOHN A. FORTMANN, P.E.
DEPUTY DIRECTOR OF HIGHWAYS,
REGION ONE ENGINEER

CERTIFICATE OF APPROVAL

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING

HELD _____, 2016.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

HELD _____, 2016.

VILLAGE PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

ON _____, 2016.

VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING

ON _____, 2016

DIRECTOR OF ENGINEERING

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY
THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO UNPAID FORFEITED
TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D., 2016.

COUNTY CLERK

SURVEYED PROPERTY LEGAL DESCRIPTION

TRACT A:
PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 304.30 FEET TO A POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 2: THE SOUTH 10 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID LINE 394.12 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 309.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

TRACT B:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 304.30 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.55 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT C:
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 296.42 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 283.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT D:
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 93.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 166.55 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHEASTERLY ALONG SAID LINE 6.07 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

TRACT E:
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 93.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 166.55 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHEASTERLY ALONG SAID LINE 6.07 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

UTILITY EASEMENT CERTIFICATE

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____

AMERTECH/SBC

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____

TITLE: _____

WIDE OPEN WEST, LLC

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____

TITLE: _____

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 2016.

BY: _____
OWNER

PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____ DAY OF _____, A.D., 2016.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2016

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION: (SEE SURVEYED LEGAL DESCRIPTION)

SUBDIVIDED PROPERTY CONTAINS 3.815 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON ROOS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2016.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2017

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MARCH 9, 2016

DATE	REVISION	BY	FOR
11/29/16	REVISED PER VILLAGE REVIEW	SAJ	SAJ
11/29/16	REVISED PER VILLAGE REVIEW	SAJ	SAJ
11/29/16	REVISED PER VILLAGE REVIEW	SAJ	SAJ

Manhard CONSULTING
803 Westlawn Parkway, Vernon Hills, IL 60061 • 847.854.8950 • manhard.com
Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscaping Architects • Planners

ARLINGTON HEIGHTS MEDICAL SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. NO.: 10F
PROJ. ASSOC.: ERV
DRAWN BY: SAJ
DATE: 9/1/16
SCALE: N/A
SHEET
3 OF 3
WWW.AHLOI



PERSPECTIVES

November 7th, 2016

Arlington Heights Medical Office Building
Arlington Heights, Illinois

STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

RECEIVED
NOV 30 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



PERSPECTIVES

November 7th, 2016

Arlington Heights Medical Office Building
Arlington Heights, Illinois

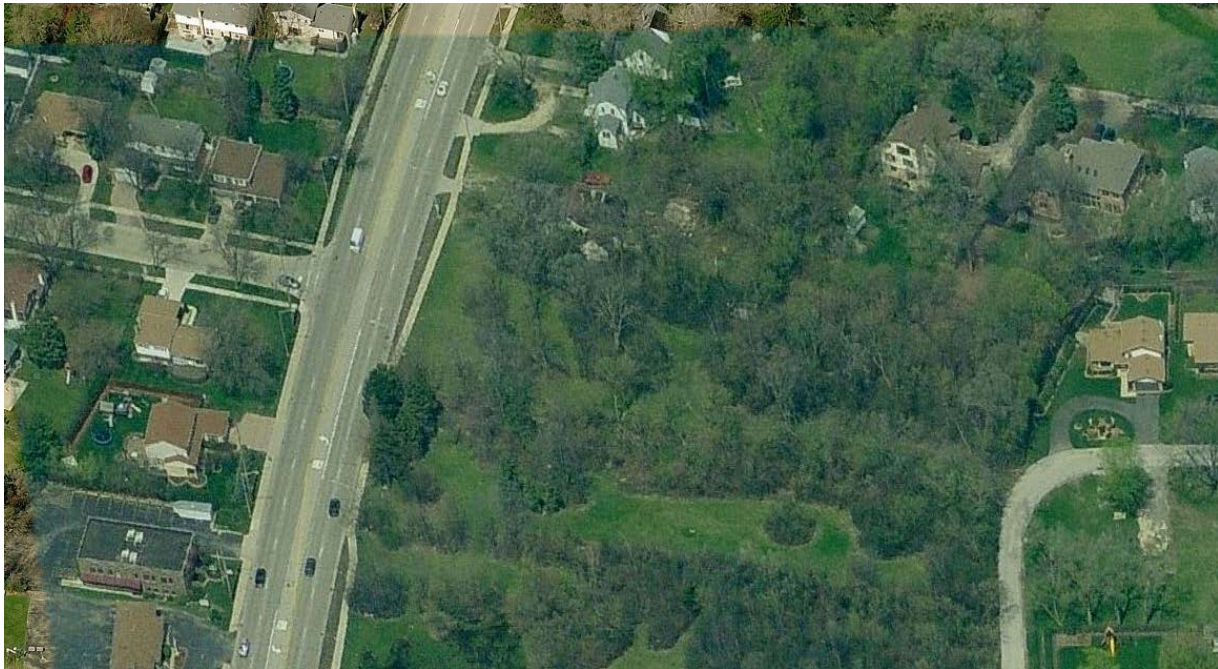
STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

RECEIVED
NOV 30 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Traffic Impact Study

Medical Office Development

Arlington Heights, Illinois



Prepared For



A handwritten signature in black ink, appearing to read "M. Werthmann", with a long horizontal line extending to the right.



Prepared By
Michael A. Werthmann, PE, PTOE



November 7, 2016

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed medical office development to be located in Arlington Heights, Illinois. The site, which is currently vacant, is located on the east side of Arlington Heights Road between Pickwick Road and Emerson Street.

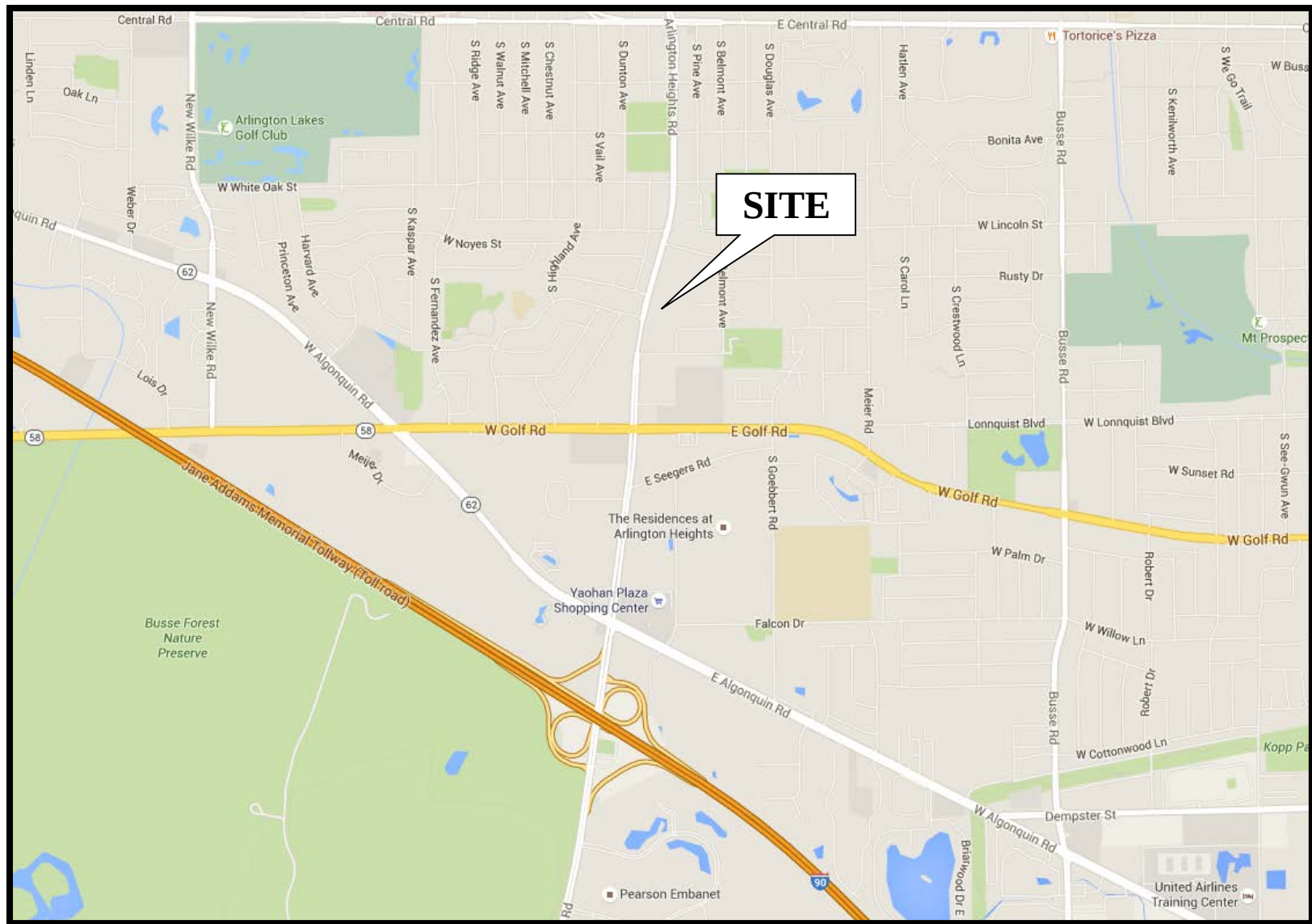
As proposed, the development is to contain a medical office development with approximately 26,650 square feet of space and will have shared access with the Autumn Leaves Assisted Living Community. Access to the development is proposed via the existing full movement access drive on Arlington Heights Road serving the Autumn Leaves Assisted Living Community located opposite Pickwick Road and a proposed right-in/right-out access drive on Arlington Heights Road opposite Emerson Street.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this report was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this memorandum present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system



Site Location

Figure 1

*Medical Office Development
Arlington Heights, Illinois*



Aerial View of Site Location

Figure 2

*Medical Office Development
Arlington Heights, Illinois*

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

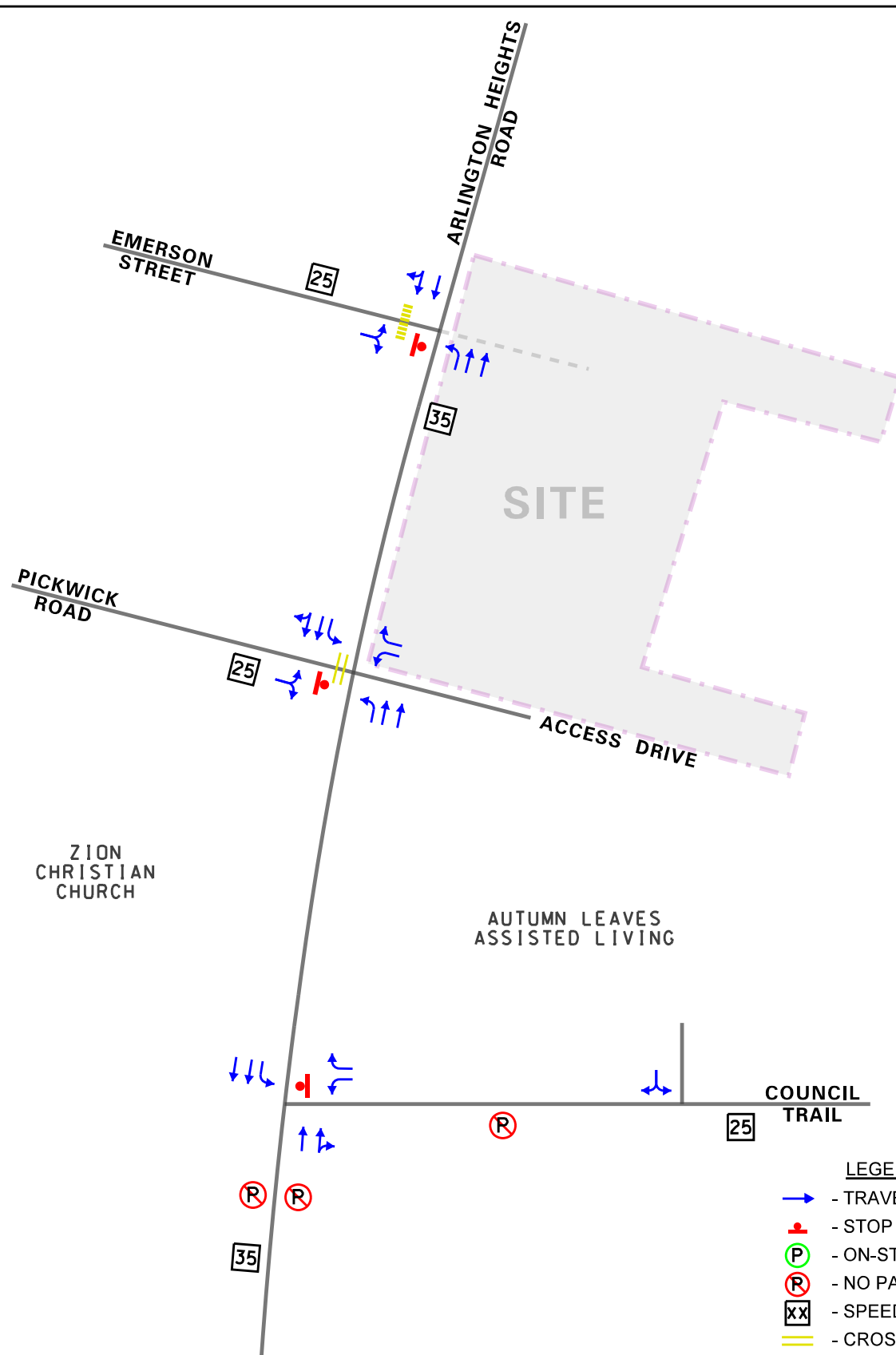
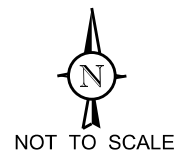
The site, which is currently vacant, is located on the east side of Arlington Heights Road approximately 500 feet north of East Council Trail between Pickwick Road and Emerson Street. Area land uses surrounding the site are predominately residential in nature with commercial developments located south of the site along Arlington Heights Road. The Autumn Leaves Assisted Living Community is located directly south of the site and will have shared access with the proposed development.

Existing Roadway System Characteristics

Figure 3 illustrates and the following summarizes the existing roadway characteristics within the vicinity of the site.

Arlington Heights Road is a north-south arterial roadway that provides two lanes in each direction and a center median. At its unsignalized intersection with East Council Trail, Arlington Heights Road provides a separate left-turn lane and two through lanes in the southbound direction and an exclusive through lane and a shared right-turn/through lane in the northbound direction. At its unsignalized intersection with Pickwick Road and the Autumn Leaves access drive, Arlington Heights Road provides a shared right-turn/through lane, an exclusive through lane, and a separate left-turn lane in both the northbound and southbound directions. At its unsignalized intersection with Emerson Street, Arlington Heights Road provides a shared right-turn/through lane and an exclusive through lane in the southbound direction and a separate left-turn lane and two through lanes in the northbound direction. Arlington Heights Road has a posted speed limit of 35 mph, a daily traffic volume of 35,100 vehicles, is under the jurisdiction of the Illinois Department of Transportation (IDOT), and is classified as a minor arterial by IDOT.

East Council Trail is an east-west local road that provides one travel lane in each direction. At its unsignalized intersection with Arlington Heights Road, East Council Trail provides an exclusive left-turn lane and an exclusive right-turn lane under stop sign control. East Council Trail has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.



- LEGEND**
- TRAVEL LANE
 - STOP SIGN
 - ON-STREET PARKING
 - NO PARKING
 - SPEED LIMIT
 - CROSSWALK
 - CONTINENTAL CROSSWALK

PROJECT:
Medical Offices
Arlington Heights, Illinois

TITLE:
Existing Roadway Characteristics

KLOA
Job No: 16-157
Figure: 3

Pickwick Road is an east-west local road that provides one travel lane in each direction. At its unsignalized intersection with Arlington Heights Road, Pickwick Road provides a single shared lane under stop sign control that accommodates left-turn/through/right-turn movements. A standard pedestrian crosswalk is provided on the west approach of the Pickwick Road/Arlington Heights Road intersection. Pickwick Road has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.

Emerson Street is an east-west local road that provides one travel lane in each direction. At its intersection with Arlington Heights Road, Emerson Street provides a single shared lane under stop sign control that accommodates both left-turn and right-turn movements. A continental style pedestrian crosswalk is provided on the west approach of the Emerson Street/Arlington Heights Road intersection. Emerson Street has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.

Existing Traffic Volumes

In order to determine current traffic conditions on the existing roads, KLOA, Inc. conducted peak period vehicle traffic counts at the following intersections:

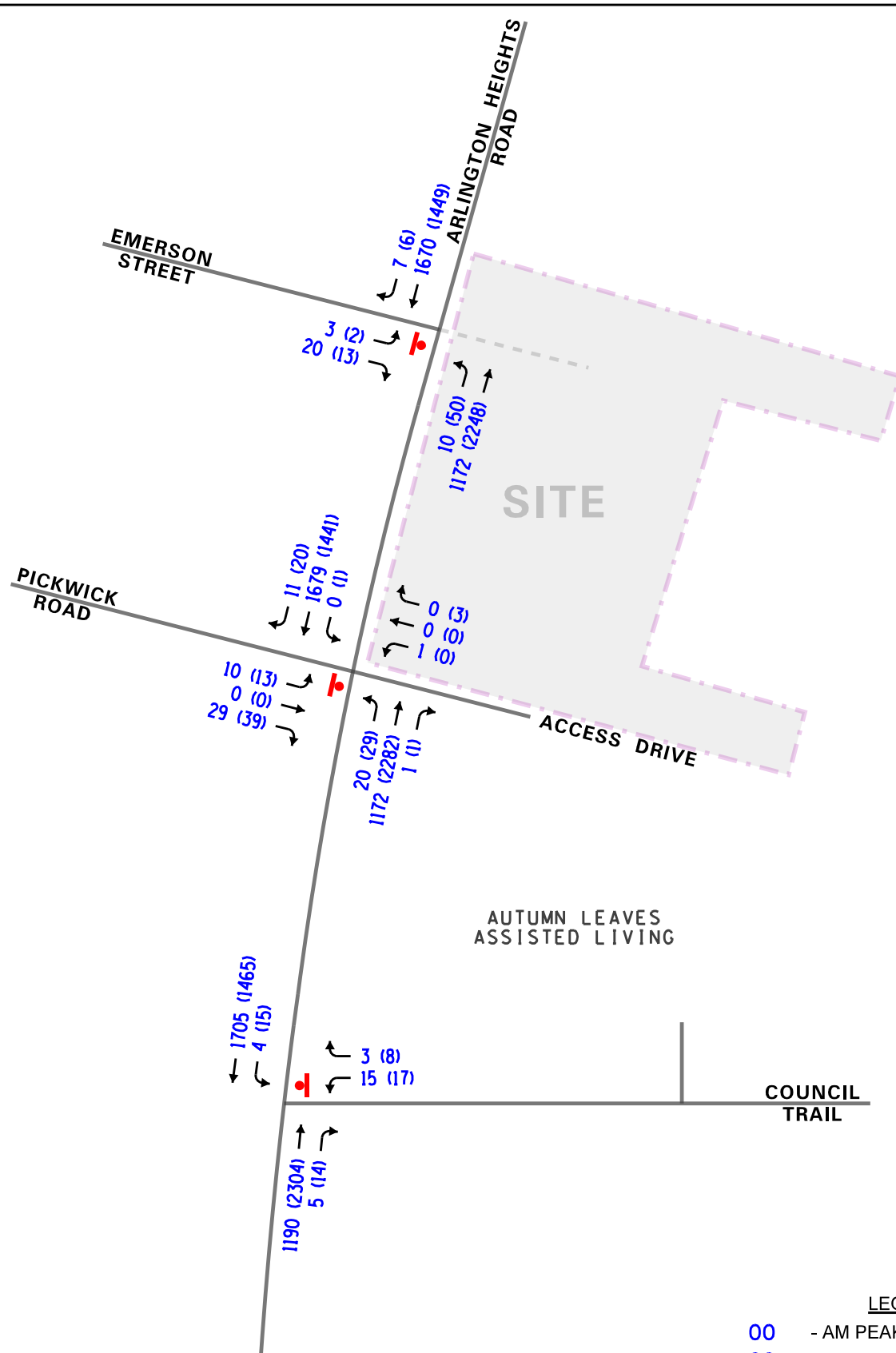
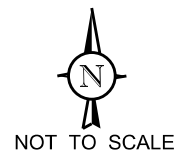
- Arlington Heights Road with East Council Trail
- Arlington Heights Road with Pickwick Road/Autumn Leaves Access Drive
- Arlington Heights Road with Emerson Street

The traffic counts were conducted on Tuesday, June 21, 2016 during the morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M. **Figure 4** illustrates the existing peak hour vehicle volumes. The traffic count summary sheets are included in the Appendix.

Accident Analysis

KLOA, Inc. obtained accident data from IDOT for the past five years (2010 to 2014) for the intersections of Arlington Heights Road with East Council Trail, Pickwick Road, and Emerson Street. **Tables 1, 2, and 3** summarize the accident data for the intersections. A review of the data shows that there were no fatalities reported and that the frequency of accidents was relatively low.

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



LEGEND

- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (4:45-5:45 PM)

PROJECT: Medical Offices Arlington Heights, Illinois	TITLE: Existing Traffic Volumes	KLOA Job No: 16-157
		Figure: 4

Table 1
ARLINGTON HEIGHTS ROAD WITH EAST COUNCIL TRAIL ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	-	-	2	-	1	-	3
2011	-	-	-	-	-	-	-
2012	-	-	1	-	1	-	2
2013	-	-	-	-	-	-	-
2014	-	-	-	<u>1</u>	-	-	<u>1</u>
Total	0	0	3	1	2	0	6
Average/Year	0	0	>1.0	>1.0	>1.0	0	1.2

Table 2
ARLINGTON HEIGHTS ROAD WITH PICKWICK ROAD ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	-	-	1	-	-	-	1
2011	-	-	-	-	-	-	-
2012	-	1	-	-	1	-	2
2013	-	-	-	-	-	-	-
2014	-	-	-	<u>1</u>	-	-	<u>1</u>
Total	0	1	1	1	1	0	4
Average/Year	0	>1.0	>1.0	>1.0	>1.0	0	>1.0

Table 3

ARLINGTON HEIGHTS ROAD WITH EMERSON STREET ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	-	-	-	-	-	-	-
2011	-	-	1	-	-	-	1
2012	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-
Total	0	0	1	0	0	0	1
Average/Year	0	0	>1.0	0	0	0	>1.0

3. Traffic Characteristics of the Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the development is to consist of approximately 26,650 square feet of medical office space and will have shared access with the Autumn Leaves Assisted Living facility. The following summarizes the design and location of the access drives proposed to serve the development:

- The existing Autumn Leaves Assisted Living Community access drive located on Arlington Heights Road and aligned opposite Pickwick Road. This access drive provides one inbound lane and two outbound lanes striped as an exclusive left-turn lane and an exclusive right-turn lane. The outbound lanes are under stop sign control. A separate left-turn lane is provided on Arlington Heights Road serving this access drive.
- A proposed right-turn in/right-turn out access drive to be located on Arlington Heights Road aligned opposite Emerson Street approximately 325 feet north of the Autumn Leaves access drive. The proposed access drive will provide one inbound lane and one outbound lane channelized, signed, and striped to permit right-turn movements only with the outbound lane under stop sign control.

Directional Distribution of Site Traffic

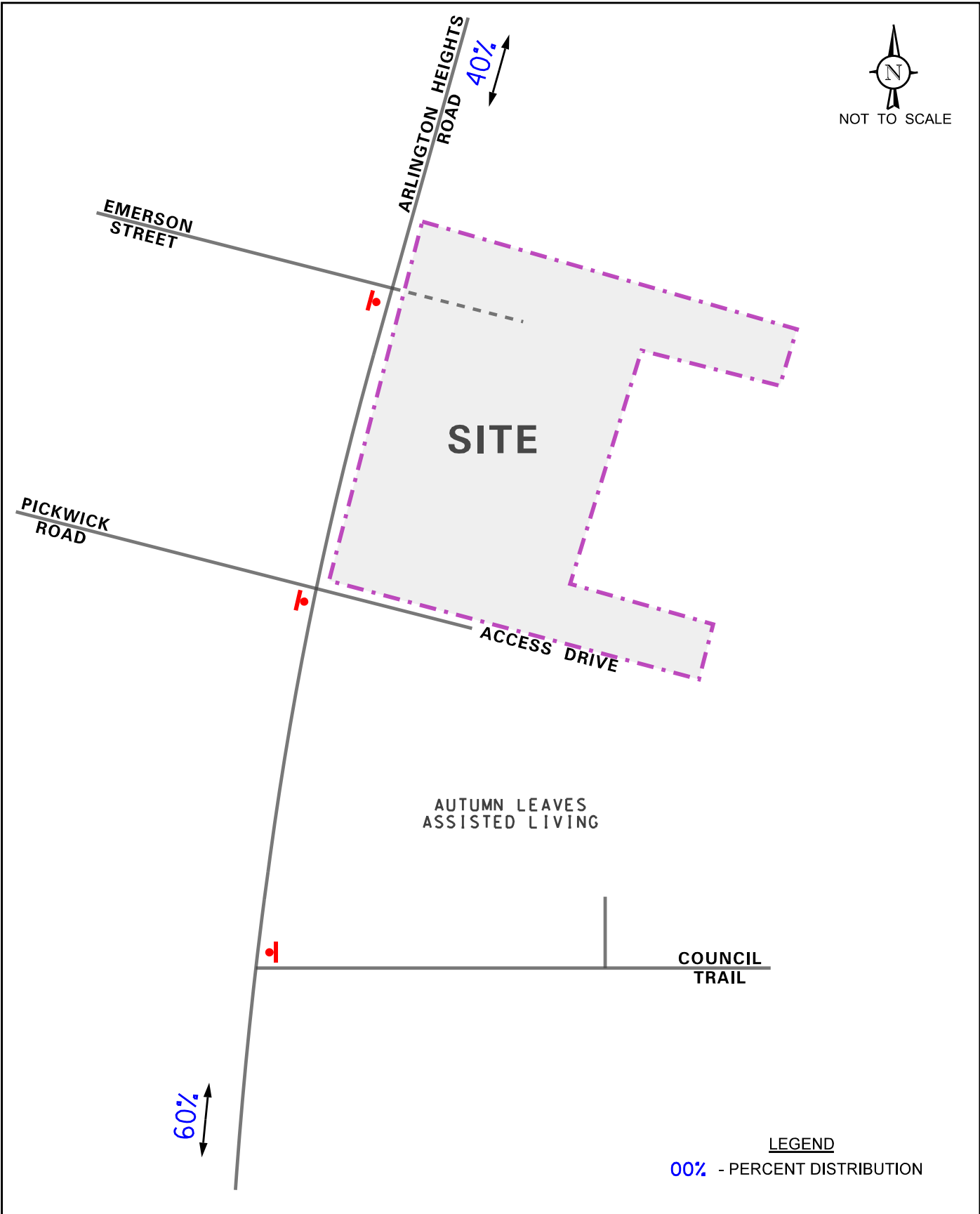
The directional distribution of future development-generated trips was estimated based on the existing travel patterns, as determined from the traffic counts and previous studies conducted in the area. **Figure 5** illustrates the directional distribution of the development traffic.

Estimated Site Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed 26,650 square feet of medical office space was based on vehicle trip generation rates contained in *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 4** shows the estimated site-generated traffic volumes.

Table 4
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Medical Offices (LUC 720)	51	13	64	25	64	89



PROJECT:

Medical Offices
Arlington Heights, Illinois

TITLE:

Estimated Directional Distribution

KLOA

Job No: 16-157

Figure: 5

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, the increase in background traffic due to growth in the area, and the traffic estimated to be generated by the proposed development.

Development Traffic Assignment

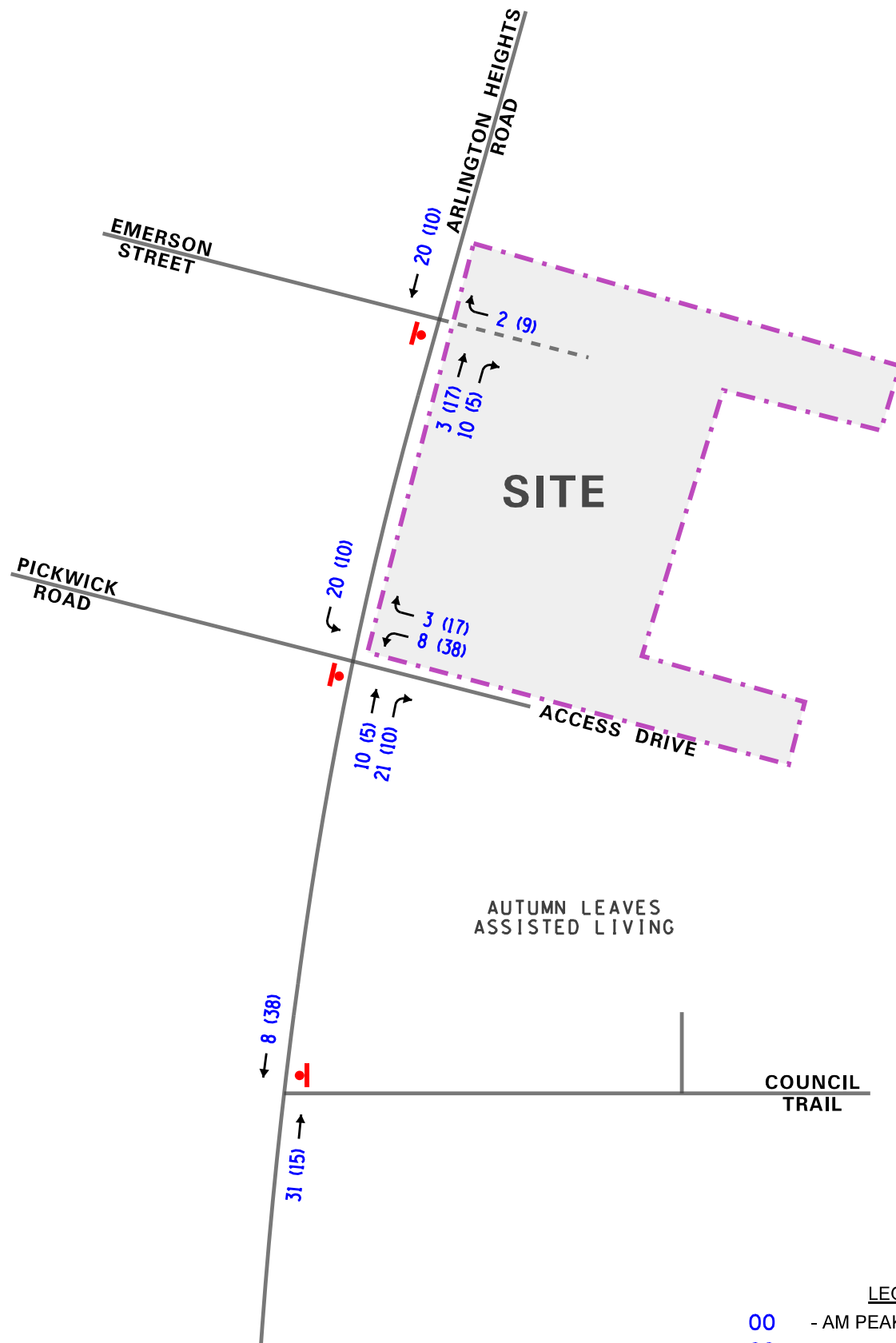
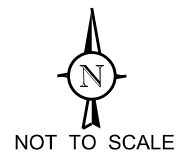
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5) and are illustrated in **Figure 6**.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on the Chicago Metropolitan Agency for Planning's (CMAP) *2040 Forecast of Population, Households and Employment*, the existing traffic volumes were increased by one-half percent per year for six years for a total of three percent to project Year 2022 (buildout year plus five years) conditions.

Total Projected Traffic Volumes

The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development to determine the Year 2022 total projected traffic volumes, shown in **Figure 7**.



AUTUMN LEAVES
ASSISTED LIVING

LEGEND

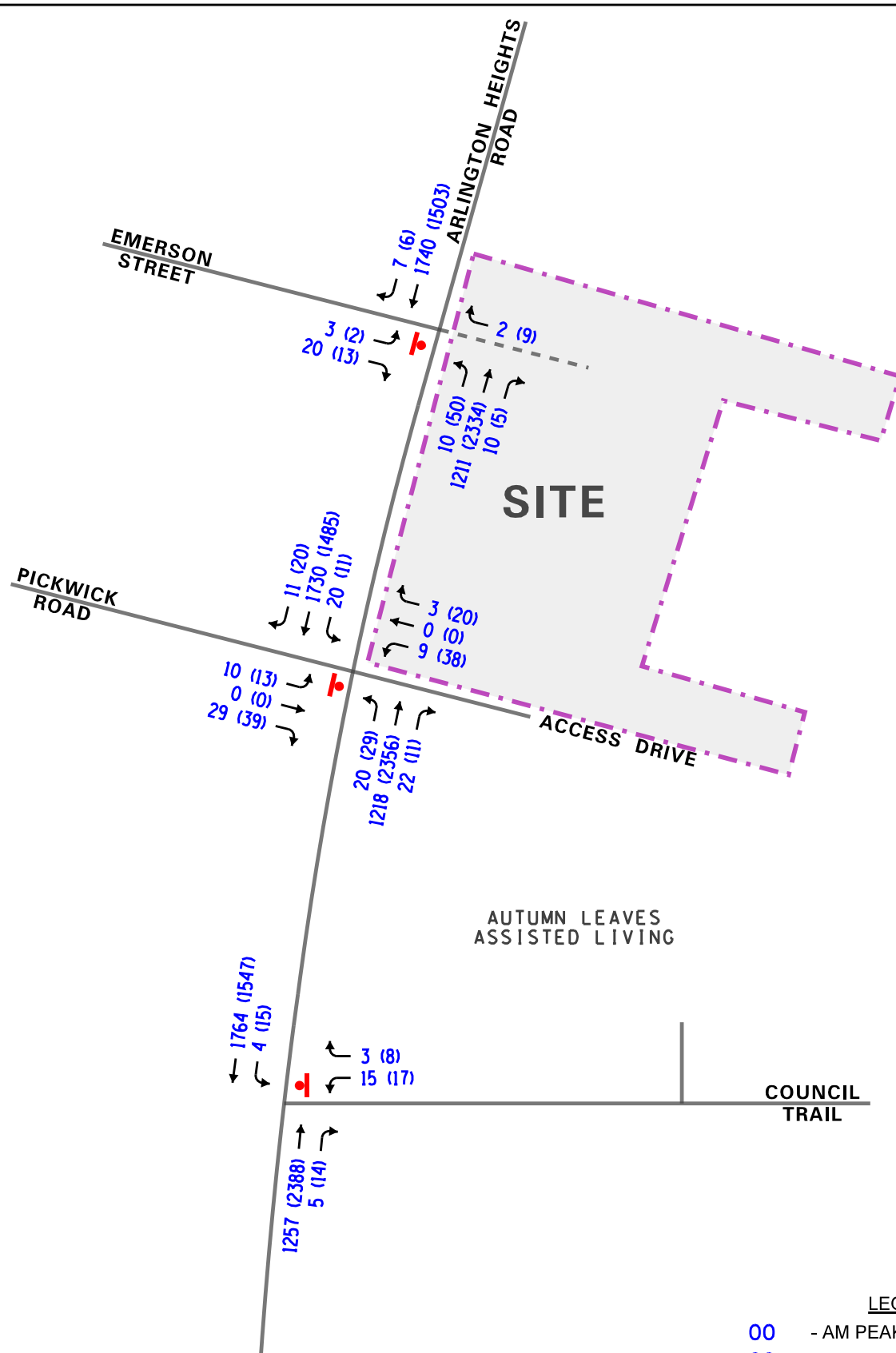
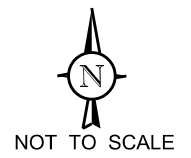
- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:45-5:45 PM)

PROJECT:
Medical Offices
Arlington Heights, Illinois

TITLE:
Estimated Site Traffic Assignment

KLOA
Job No: 16-157

Figure: 6



LEGEND

- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:45-5:45 PM)

PROJECT: Medical Offices Arlington Heights, Illinois	TITLE: Year 2022 Total Projected Traffic Volumes	KLOA Job No: 16-157 Figure: 7
--	--	---

Traffic Analysis

Traffic analyses were performed for the intersections in the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development, and determine the ability of the roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and evening peak hours for both the existing and projected traffic volumes.

The traffic analyses were performed using Highway Capacity Software (HCS). The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole).

The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for unsignalized and signalized intersections are provided in the Appendix. The results of the capacity analyses for both existing and future conditions are summarized in **Table 5** and **Table 6**, respectively.

Table 5
CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with East Council Trail				
• Westbound Approach	D	30.3	F	99+
• Southbound Left Turn	B	13.4	C	23.5
Arlington Heights Road with Pickwick Road/ Autumn Leaves Access Drive				
• Eastbound Approach	E	37.9	D	34.0
• Westbound Approach	E	42.2	C	24.2
• Northbound Left Turn	C	17.9	B	13.4
• Southbound Left Turn	B	11.4	C	21.7
Arlington Heights Road with Emerson Street				
• Eastbound Approach	C	22.8	C	19.9
• Northbound Left Turn	C	15.7	B	13.7
LOS - Level of Service				
Delay - Measured in seconds.				
All intersections are unsignalized.				

Table 6
CAPACITY ANALYSIS RESULTS—PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with East Council Trail				
• Westbound Approach	D	32.6	F	99+
• Southbound Left Turn	B	14.0	D	25.1
Arlington Heights Road with Pickwick Road/ Autumn Leaves Access Drive				
• Eastbound Approach	E	44.2	E	40.4
• Westbound Approach	E	43.6	F	99+
• Northbound Left Turn	C	18.6	B	13.8
• Southbound Left Turn	B	12.2	C	24.0
Arlington Heights Road with Emerson Street/ North Access Drive				
• Eastbound Approach	D	26.7	C	22.3
• Westbound Right Turn	B	13.8	D	25.4
• Northbound Left Turn	C	16.5	B	14.2
LOS - Level of Service				
Delay - Measured in seconds.				
All intersections are unsignalized.				

5. Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

Arlington Heights Road with East Council Trail

The results of the capacity analyses indicate that the westbound approach of East Council Trail currently operates and is projected to continue to operate at a poor level of service during the weekday morning and evening peak hours. This is due to the higher volume of traffic on Arlington Heights Road and the reduced number of gaps in the traffic stream. This traffic is and will be able to exit onto Arlington Heights Road. However, during the weekday morning and evening peak periods, the traffic may experience additional delay. This is common for stop sign controlled intersections along higher volume roadways such as Arlington Heights Road. The southbound left-turn movement currently operates at a good Level of Service (LOS) C or better and is projected to operate at an acceptable LOS D or better. Given the low volume of development-generated traffic projected to travel along East Council Trail, the proposed development will have a limited impact on the operation of this intersection.

Arlington Heights Road with Pickwick Road/Autumn Leaves Access Drive

The results of the capacity analyses indicate that the Pickwick Road/Autumn Leaves access drive approaches currently operate and are projected to continue to operate at a poor level of service during the weekday morning and evening peak hours. This is due to the higher volume of traffic on Arlington Heights Road and the reduced number of gaps in the traffic stream. This traffic is and will be able to exit onto Arlington Heights Road. However, during the weekday morning and evening peak periods, the traffic may experience additional delay. This is common for stop sign controlled intersection along higher volume roadways such as Arlington Heights Road. The northbound and southbound left-turn movements are currently and are projected to continue operating at a good LOS C or better. It should be noted that a review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the Autumn Leaves access drive.

Arlington Heights Road with Emerson Street and North Access Drive

The proposed access drive to be aligned opposite Emerson Street and will be a restricted right-in/right-out access drive under stop sign control. This access drive will provide one inbound lane and one outbound lane channelized, signed, and striped to permit right-turn movements only. A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving this access drive. The results of the capacity analyses indicate that the eastbound approach of Emerson Street is currently operating at a good LOS C and is projected to continue to operate at an acceptable LOS D or better during the weekday morning and evening peak hours. The northbound left-turn movement is currently and is projected to continue operating at a good LOS C or better. The proposed right-turn out movement is projected to operate at an acceptable LOS D or better. Given the low volume of development-generated traffic projected to use the proposed access drive, the proposed development will have a limited impact on the operation of this intersection.

Internal Circulation and Parking

The internal circulation system will provide two-way circulation with perpendicular parking. The following summarizes the operation of the internal circulation system:

- Parking and circulation for the development will be provided via a single bay of parking along the north and west sides of the site and two bays of parking along the south side of the site.
- The north-south circulation road serving the parking bay along the west side of the site is proposed to be under stop sign control at its intersection with (1) the right-in/right-out access drive and (2) the east-west circulation road serving the parking bay along the north side of the site.
- The four-way internal intersection of the full access drive with (1) the north-south circulation, (2) the east-west circulation road serving the southernmost parking bay, and (3) the circulation road to the Autumn Leaves Assisted Living Community is proposed to operate under three-way stop sign control. As proposed, the north-south circulation road, east-west circulation road, and Autumn Leaves circulation road will be under stop sign control so that the inbound movements from Arlington Heights Road will have the free-flow condition. Per the direction of the Village of Arlington Heights, the inbound left-turn movement from the main access drive to the proposed medical office development will be prohibited. Any inbound motorists traveling to the medical office development will be required to travel straight through the internal intersection and either (1) park on the south side of the site or (2) circle around the two east-west parking bays on the south side of the site to access the rest of the medical office development.

As proposed, the medical office development is to provide a total of 140 parking spaces along the north, south, and west sides of the development. With a total of approximately 26,650 square feet, the medical office development will provide 5.25 parking spaces per 1,000 square feet of floor area. According to the ITE *Parking Generation Manual*, 4th Edition, Medical-Dental Office Buildings (Land-Use Code 720) have a peak parking demand between 2.94 and 3.46 parking spaces per 1,000 square feet of gross floor area. Further, the Village of Arlington Heights requires medical office buildings to provide a parking ratio of 5.0 parking spaces per 1,000 square feet. As such, the 5.25 parking ratio proposed as part of the medical office development exceeds the ITE rates and the Village's parking requirements.

6. Conclusions and Recommendations

Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made:

- Access to the site will be provided via the existing Autumn Leaves access drive on Arlington Heights Road and a proposed right-turn in/right-turn out access drive on Arlington Heights Road. A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the Autumn Leaves access drive.
- The proposed access drive will be located opposite Emerson Street and will provide one inbound lane and one outbound lane channelized, signed, and striped to permit right-turn movements only. The outbound lane will be under stop sign control. A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the access drive.
- As the capacity analyses have shown, the existing roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by the development.
- The existing and proposed access drives on Arlington Heights Road are located and designed to provide efficient and orderly access to and from the facility and are sufficient to accommodate the traffic to be generated by the development.
- The 5.25 parking ratio proposed as part of the medical office development exceeds the ITE rates and the Village's parking requirements.

Appendix

Traffic Count Summary Sheets

Level of Service Criteria

Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Start Time	E Council Trail Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
7:00 AM	0	5	0	0	5	0	272	0	0	272	0	1	353	0	354	631
7:15 AM	0	3	1	0	4	1	295	2	0	298	0	0	399	0	399	701
7:30 AM	0	2	1	0	3	0	287	0	0	287	0	0	464	0	464	754
7:45 AM	0	4	0	1	4	0	310	3	0	313	0	0	456	0	456	773
Hourly Total	0	14	2	1	16	1	1164	5	0	1170	0	1	1672	0	1673	2859
8:00 AM	0	4	1	0	5	0	279	0	0	279	0	2	334	0	336	620
8:15 AM	0	5	1	0	6	0	299	2	0	301	0	2	444	0	446	753
8:30 AM	0	2	2	0	4	0	316	2	0	318	0	0	348	0	348	670
8:45 AM	0	3	2	0	5	0	313	5	0	318	0	2	361	0	363	686
Hourly Total	0	14	6	0	20	0	1207	9	0	1216	0	6	1487	0	1493	2729
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	1	0	2	0	430	6	0	436	0	4	368	0	372	810
4:15 PM	0	1	1	0	2	0	454	8	0	462	0	0	360	0	360	824
4:30 PM	0	2	0	0	2	0	469	6	0	475	0	4	375	0	379	856
4:45 PM	0	2	0	1	2	0	526	2	0	528	0	1	388	0	389	919
Hourly Total	0	6	2	1	8	0	1879	22	0	1901	0	9	1491	0	1500	3409
5:00 PM	0	5	2	0	7	0	564	4	0	568	0	2	391	0	393	968
5:15 PM	0	6	2	0	8	0	605	4	0	609	1	6	352	0	359	976
5:30 PM	0	4	4	0	8	0	609	4	0	613	0	6	330	0	336	957
5:45 PM	0	1	3	1	4	0	528	4	0	532	0	1	329	0	330	866
Hourly Total	0	16	11	1	27	0	2306	16	0	2322	1	15	1402	0	1418	3767
Grand Total	0	50	21	3	71	1	6556	52	0	6609	1	31	6052	0	6084	12764
Approach %	0.0	70.4	29.6	-	-	0.0	99.2	0.8	-	-	0.0	0.5	99.5	-	-	-
Total %	0.0	0.4	0.2	-	0.6	0.0	51.4	0.4	-	51.8	0.0	0.2	47.4	-	47.7	-
Lights	0	48	18	-	66	1	6356	50	-	6407	1	30	5933	-	5964	12437
% Lights	-	96.0	85.7	-	93.0	100.0	96.9	96.2	-	96.9	100.0	96.8	98.0	-	98.0	97.4
Buses	0	0	1	-	1	0	18	1	-	19	0	0	19	-	19	39
% Buses	-	0.0	4.8	-	1.4	0.0	0.3	1.9	-	0.3	0.0	0.0	0.3	-	0.3	0.3
Single-Unit Trucks	0	2	2	-	4	0	131	1	-	132	0	1	77	-	78	214
% Single-Unit Trucks	-	4.0	9.5	-	5.6	0.0	2.0	1.9	-	2.0	0.0	3.2	1.3	-	1.3	1.7
Articulated Trucks	0	0	0	-	0	0	50	0	-	50	0	0	23	-	23	73
% Articulated Trucks	-	0.0	0.0	-	0.0	0.0	0.8	0.0	-	0.8	0.0	0.0	0.4	-	0.4	0.6
Bicycles on Road	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	3	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Start Time	E Council Trail Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
7:30 AM	0	2	1	0	3	0	287	0	0	287	0	0	464	0	464	754
7:45 AM	0	4	0	1	4	0	310	3	0	313	0	0	456	0	456	773
8:00 AM	0	4	1	0	5	0	279	0	0	279	0	2	334	0	336	620
8:15 AM	0	5	1	0	6	0	299	2	0	301	0	2	444	0	446	753
Total	0	15	3	1	18	0	1175	5	0	1180	0	4	1698	0	1702	2900
Approach %	0.0	83.3	16.7	-	-	0.0	99.6	0.4	-	-	0.0	0.2	99.8	-	-	-
Total %	0.0	0.5	0.1	-	0.6	0.0	40.5	0.2	-	40.7	0.0	0.1	58.6	-	58.7	-
PHF	0.000	0.750	0.750	-	0.750	0.000	0.948	0.417	-	0.942	0.000	0.500	0.915	-	0.917	0.938
Lights	0	15	2	-	17	0	1106	5	-	1111	0	3	1662	-	1665	2793
% Lights	-	100.0	66.7	-	94.4	-	94.1	100.0	-	94.2	-	75.0	97.9	-	97.8	96.3
Buses	0	0	0	-	0	0	8	0	-	8	0	0	7	-	7	15
% Buses	-	0.0	0.0	-	0.0	-	0.7	0.0	-	0.7	-	0.0	0.4	-	0.4	0.5
Single-Unit Trucks	0	0	1	-	1	0	48	0	-	48	0	1	25	-	26	75
% Single-Unit Trucks	-	0.0	33.3	-	5.6	-	4.1	0.0	-	4.1	-	25.0	1.5	-	1.5	2.6
Articulated Trucks	0	0	0	-	0	0	13	0	-	13	0	0	4	-	4	17
% Articulated Trucks	-	0.0	0.0	-	0.0	-	1.1	0.0	-	1.1	-	0.0	0.2	-	0.2	0.6
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Start Time	E Council Trail Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
4:45 PM	0	2	0	1	2	0	526	2	0	528	0	1	388	0	389	919
5:00 PM	0	5	2	0	7	0	564	4	0	568	0	2	391	0	393	968
5:15 PM	0	6	2	0	8	0	605	4	0	609	1	6	352	0	359	976
5:30 PM	0	4	4	0	8	0	609	4	0	613	0	6	330	0	336	957
Total	0	17	8	1	25	0	2304	14	0	2318	1	15	1461	0	1477	3820
Approach %	0.0	68.0	32.0	-	-	0.0	99.4	0.6	-	-	0.1	1.0	98.9	-	-	-
Total %	0.0	0.4	0.2	-	0.7	0.0	60.3	0.4	-	60.7	0.0	0.4	38.2	-	38.7	-
PHF	0.000	0.708	0.500	-	0.781	0.000	0.946	0.875	-	0.945	0.250	0.625	0.934	-	0.940	0.978
Lights	0	16	8	-	24	0	2284	14	-	2298	1	15	1445	-	1461	3783
% Lights	-	94.1	100.0	-	96.0	-	99.1	100.0	-	99.1	100.0	100.0	98.9	-	98.9	99.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	1	-	1	1
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.1	-	0.1	0.0
Single-Unit Trucks	0	1	0	-	1	0	8	0	-	8	0	0	9	-	9	18
% Single-Unit Trucks	-	5.9	0.0	-	4.0	-	0.3	0.0	-	0.3	0.0	0.0	0.6	-	0.6	0.5
Articulated Trucks	0	0	0	-	0	0	12	0	-	12	0	0	6	-	6	18
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.5	0.0	-	0.5	0.0	0.0	0.4	-	0.4	0.5
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Start Time	Emerson Street					Arlington Heights Road					Arlington Heights Road					Int. Total
	Eastbound					Northbound					Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	
7:00 AM	0	2	7	0	9	0	1	266	0	267	0	346	0	0	346	622
7:15 AM	0	1	5	0	6	0	0	294	0	294	0	398	0	0	398	698
7:30 AM	0	2	6	0	8	0	2	282	0	284	0	467	1	0	468	760
7:45 AM	0	1	6	0	7	0	5	268	0	273	0	434	2	0	436	716
Hourly Total	0	6	24	0	30	0	8	1110	0	1118	0	1645	3	0	1648	2796
8:00 AM	0	0	6	0	6	0	1	279	0	280	0	346	0	0	346	632
8:15 AM	0	0	2	1	2	0	2	285	0	287	0	423	4	0	427	716
8:30 AM	0	0	9	1	9	0	4	311	0	315	0	343	1	0	344	668
8:45 AM	0	2	4	5	6	0	5	301	0	306	0	350	4	0	354	666
Hourly Total	0	2	21	7	23	0	12	1176	0	1188	0	1462	9	0	1471	2682
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	6	0	8	0	7	428	0	435	0	372	3	0	375	818
4:15 PM	0	0	4	0	4	0	6	452	0	458	0	357	1	0	358	820
4:30 PM	0	0	4	4	4	0	6	457	0	463	0	388	0	0	388	855
4:45 PM	0	2	6	0	8	0	15	521	0	536	0	389	3	0	392	936
Hourly Total	0	4	20	4	24	0	34	1858	0	1892	0	1506	7	0	1513	3429
5:00 PM	0	0	3	0	3	0	12	551	0	563	0	375	0	0	375	941
5:15 PM	0	0	2	3	2	0	15	577	0	592	0	354	1	0	355	949
5:30 PM	0	0	2	0	2	0	8	585	0	593	0	326	2	0	328	923
5:45 PM	0	0	4	0	4	0	17	502	0	519	0	315	2	0	317	840
Hourly Total	0	0	11	3	11	0	52	2215	0	2267	0	1370	5	0	1375	3653
Grand Total	0	12	76	14	88	0	106	6359	0	6465	0	5983	24	0	6007	12560
Approach %	0.0	13.6	86.4	-	-	0.0	1.6	98.4	-	-	0.0	99.6	0.4	-	-	-
Total %	0.0	0.1	0.6	-	0.7	0.0	0.8	50.6	-	51.5	0.0	47.6	0.2	-	47.8	-
Lights	0	11	76	-	87	0	106	6182	-	6288	0	5852	24	-	5876	12251
% Lights	-	91.7	100.0	-	98.9	-	100.0	97.2	-	97.3	-	97.8	100.0	-	97.8	97.5
Buses	0	0	0	-	0	0	0	14	-	14	0	14	0	-	14	28
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.2	-	0.2	-	0.2	0.0	-	0.2	0.2
Single-Unit Trucks	0	1	0	-	1	0	0	118	-	118	0	91	0	-	91	210
% Single-Unit Trucks	-	8.3	0.0	-	1.1	-	0.0	1.9	-	1.8	-	1.5	0.0	-	1.5	1.7
Articulated Trucks	0	0	0	-	0	0	0	45	-	45	0	26	0	-	26	71
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.7	-	0.7	-	0.4	0.0	-	0.4	0.6
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	14	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Start Time	Emerson Street Eastbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	
7:30 AM	0	2	6	0	8	0	2	282	0	284	0	467	1	0	468	760
7:45 AM	0	1	6	0	7	0	5	268	0	273	0	434	2	0	436	716
8:00 AM	0	0	6	0	6	0	1	279	0	280	0	346	0	0	346	632
8:15 AM	0	0	2	1	2	0	2	285	0	287	0	423	4	0	427	716
Total	0	3	20	1	23	0	10	1114	0	1124	0	1670	7	0	1677	2824
Approach %	0.0	13.0	87.0	-	-	0.0	0.9	99.1	-	-	0.0	99.6	0.4	-	-	-
Total %	0.0	0.1	0.7	-	0.8	0.0	0.4	39.4	-	39.8	0.0	59.1	0.2	-	59.4	-
PHF	0.000	0.375	0.833	-	0.719	0.000	0.500	0.977	-	0.979	0.000	0.894	0.438	-	0.896	0.929
Lights	0	3	20	-	23	0	10	1059	-	1069	0	1632	7	-	1639	2731
% Lights	-	100.0	100.0	-	100.0	-	100.0	95.1	-	95.1	-	97.7	100.0	-	97.7	96.7
Buses	0	0	0	-	0	0	0	8	-	8	0	6	0	-	6	14
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.7	-	0.7	-	0.4	0.0	-	0.4	0.5
Single-Unit Trucks	0	0	0	-	0	0	0	36	-	36	0	28	0	-	28	64
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	3.2	-	3.2	-	1.7	0.0	-	1.7	2.3
Articulated Trucks	0	0	0	-	0	0	0	11	-	11	0	4	0	-	4	15
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	1.0	-	1.0	-	0.2	0.0	-	0.2	0.5
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Start Time	Emerson Street Eastbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	
4:45 PM	0	2	6	0	8	0	15	521	0	536	0	389	3	0	392	936
5:00 PM	0	0	3	0	3	0	12	551	0	563	0	375	0	0	375	941
5:15 PM	0	0	2	3	2	0	15	577	0	592	0	354	1	0	355	949
5:30 PM	0	0	2	0	2	0	8	585	0	593	0	326	2	0	328	923
Total	0	2	13	3	15	0	50	2234	0	2284	0	1444	6	0	1450	3749
Approach %	0.0	13.3	86.7	-	-	0.0	2.2	97.8	-	-	0.0	99.6	0.4	-	-	-
Total %	0.0	0.1	0.3	-	0.4	0.0	1.3	59.6	-	60.9	0.0	38.5	0.2	-	38.7	-
PHF	0.000	0.250	0.542	-	0.469	0.000	0.833	0.955	-	0.963	0.000	0.928	0.500	-	0.925	0.988
Lights	0	2	13	-	15	0	50	2212	-	2262	0	1423	6	-	1429	3706
% Lights	-	100.0	100.0	-	100.0	-	100.0	99.0	-	99.0	-	98.5	100.0	-	98.6	98.9
Buses	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.1	0.0	-	0.1	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	11	-	11	0	14	0	-	14	25
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.5	-	0.5	-	1.0	0.0	-	1.0	0.7
Articulated Trucks	0	0	0	-	0	0	0	11	-	11	0	6	0	-	6	17
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.5	-	0.5	-	0.4	0.0	-	0.4	0.5
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	3	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights Road and
Pickwick Road
Site Code:
Start Date: 06/21/2016
Page No: 1

Turning Movement Data

Start Time	Pickwick Road Eastbound						Autumn Leaves Access Drive Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	3	0	4	0	7	0	0	0	2	0	2	0	2	278	2	0	282	0	0	348	1	0	349	640
7:15 AM	0	5	0	7	1	12	0	0	0	0	0	0	0	1	293	0	0	294	0	0	396	2	0	398	704
7:30 AM	0	5	0	5	0	10	0	0	0	0	0	0	0	3	299	0	0	302	0	0	470	3	0	473	785
7:45 AM	0	4	0	7	0	11	0	0	0	0	0	0	0	6	290	0	0	296	0	0	436	2	0	438	745
Hourly Total	0	17	0	23	1	40	0	0	0	2	0	2	0	12	1160	2	0	1174	0	0	1650	8	0	1658	2874
8:00 AM	0	0	0	11	0	11	0	0	0	0	0	0	0	6	289	1	0	296	0	0	344	2	0	346	653
8:15 AM	0	1	0	6	0	7	0	1	0	0	0	1	0	5	294	0	0	299	0	0	425	4	0	429	736
8:30 AM	0	5	0	7	0	12	0	0	0	0	1	0	0	15	309	0	0	324	0	0	339	6	0	345	681
8:45 AM	0	8	0	15	3	23	0	0	0	0	0	0	1	8	302	0	0	311	0	0	353	4	0	357	691
Hourly Total	0	14	0	39	3	53	0	1	0	0	1	1	1	34	1194	1	0	1230	0	0	1461	16	0	1477	2761
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	5	0	10	0	15	0	0	0	0	1	0	0	3	429	0	0	432	0	2	376	2	0	380	827
4:15 PM	0	7	0	8	0	15	0	0	0	2	0	2	0	7	443	0	0	450	0	0	354	6	0	360	827
4:30 PM	0	5	0	11	1	16	0	0	0	1	0	1	0	6	449	0	0	455	0	1	385	4	0	390	862
4:45 PM	0	5	0	10	0	15	0	0	0	0	0	0	0	6	493	0	0	499	0	0	382	9	0	391	905
Hourly Total	0	22	0	39	1	61	0	0	0	3	1	3	0	22	1814	0	0	1836	0	3	1497	21	0	1521	3421
5:00 PM	0	3	0	6	0	9	0	0	0	2	0	2	0	12	561	0	0	573	0	0	375	6	0	381	965
5:15 PM	0	4	0	14	3	18	0	0	0	0	0	0	1	6	588	0	1	595	0	1	350	3	0	354	967
5:30 PM	0	1	0	9	0	10	0	0	0	1	0	1	1	5	588	1	0	595	0	0	334	2	0	336	942
5:45 PM	0	5	0	4	0	9	0	1	0	0	0	1	2	5	517	1	0	525	0	0	317	7	0	324	859
Hourly Total	0	13	0	33	3	46	0	1	0	3	0	4	4	28	2254	2	1	2288	0	1	1376	18	0	1395	3733
Grand Total	0	66	0	134	8	200	0	2	0	8	2	10	5	96	6422	5	1	6528	0	4	5984	63	0	6051	12789
Approach %	0.0	33.0	0.0	67.0	-	-	0.0	20.0	0.0	80.0	-	-	0.1	1.5	98.4	0.1	-	-	0.0	0.1	98.9	1.0	-	-	-
Total %	0.0	0.5	0.0	1.0	-	1.6	0.0	0.0	0.0	0.1	-	0.1	0.0	0.8	50.2	0.0	-	51.0	0.0	0.0	46.8	0.5	-	47.3	-
Lights	0	65	0	128	-	193	0	2	0	7	-	9	5	90	6231	4	-	6330	0	4	5862	63	-	5929	12461
% Lights	-	98.5	-	95.5	-	96.5	-	100.0	-	87.5	-	90.0	100.0	93.8	97.0	80.0	-	97.0	-	100.0	98.0	100.0	-	98.0	97.4
Buses	0	0	0	4	-	4	0	0	0	0	-	0	0	2	21	0	-	23	0	0	11	0	-	11	38
% Buses	-	0.0	-	3.0	-	2.0	-	0.0	-	0.0	-	0.0	0.0	2.1	0.3	0.0	-	0.4	-	0.0	0.2	0.0	-	0.2	0.3
Single-Unit Trucks	0	1	0	2	-	3	0	0	0	1	-	1	0	2	123	1	-	126	0	0	89	0	-	89	219
% Single-Unit Trucks	-	1.5	-	1.5	-	1.5	-	0.0	-	12.5	-	10.0	0.0	2.1	1.9	20.0	-	1.9	-	0.0	1.5	0.0	-	1.5	1.7
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	2	47	0	-	49	0	0	22	0	-	22	71
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	2.1	0.7	0.0	-	0.8	-	0.0	0.4	0.0	-	0.4	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	8	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-

[illegible]



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights Road and
Pickwick Road
Site Code:
Start Date: 06/21/2016
Page No: 6

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Pickwick Road Eastbound						Autumn Leaves Access Drive Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:45 PM	0	5	0	10	0	15	0	0	0	0	0	0	0	6	493	0	0	499	0	0	382	9	0	391	905
5:00 PM	0	3	0	6	0	9	0	0	0	2	0	2	0	12	561	0	0	573	0	0	375	6	0	381	965
5:15 PM	0	4	0	14	3	18	0	0	0	0	0	0	1	6	588	0	1	595	0	1	350	3	0	354	967
5:30 PM	0	1	0	9	0	10	0	0	0	1	0	1	1	5	588	1	0	595	0	0	334	2	0	336	942
Total	0	13	0	39	3	52	0	0	0	3	0	3	2	29	2230	1	1	2262	0	1	1441	20	0	1462	3779
Approach %	0.0	25.0	0.0	75.0	-	-	0.0	0.0	0.0	100.0	-	-	0.1	1.3	98.6	0.0	-	-	0.0	0.1	98.6	1.4	-	-	-
Total %	0.0	0.3	0.0	1.0	-	1.4	0.0	0.0	0.0	0.1	-	0.1	0.1	0.8	59.0	0.0	-	59.9	0.0	0.0	38.1	0.5	-	38.7	-
PHF	0.000	0.650	0.000	0.696	-	0.722	0.000	0.000	0.000	0.375	-	0.375	0.500	0.604	0.948	0.250	-	0.950	0.000	0.250	0.943	0.556	-	0.935	0.977
Lights	0	12	0	39	-	51	0	0	0	3	-	3	2	29	2208	1	-	2240	0	1	1423	20	-	1444	3738
% Lights	-	92.3	-	100.0	-	98.1	-	-	-	100.0	-	100.0	100.0	100.0	99.0	100.0	-	99.0	-	100.0	98.8	100.0	-	98.8	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	3
% Buses	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Single-Unit Trucks	0	1	0	0	-	1	0	0	0	0	-	0	0	0	10	0	-	10	0	0	10	0	-	10	21
% Single-Unit Trucks	-	7.7	-	0.0	-	1.9	-	-	-	0.0	-	0.0	0.0	0.0	0.4	0.0	-	0.4	-	0.0	0.7	0.0	-	0.7	0.6
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	10	0	-	10	0	0	7	0	-	7	17
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.4	0.0	-	0.4	-	0.0	0.5	0.0	-	0.5	0.4
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Level of Service Criteria

LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Source: *Highway Capacity Manual*, 2010.

LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

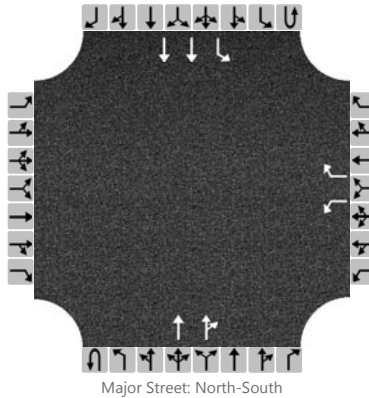
Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Council
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	East Council Trail
Analysis Year	2016	North/South Street	Arlington Heights Road
Time Analyzed	AM	Peak Hour Factor	0.94
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	AM Existing Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						15		3			1190	5		4	1705	
Percent Heavy Vehicles						0		33						25		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

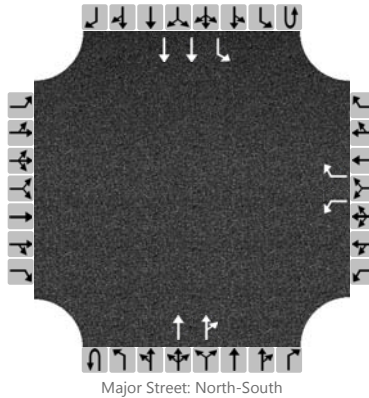
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)					16		3						4		
Capacity					144		353						433		
v/c Ratio					0.11		0.01						0.01		
95% Queue Length					0.4		0.0						0.0		
Control Delay (s/veh)					33.1		15.3						13.4		
Level of Service (LOS)					D		C						B		
Approach Delay (s/veh)					30.3							0.0			
Approach LOS					D										

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Council
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	East Council Trail
Analysis Year	2016	North/South Street	Arlington Heights Road
Time Analyzed	PM	Peak Hour Factor	0.98
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	PM Existing Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						17		8			2304	14		15	1465	
Percent Heavy Vehicles						6		0						0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

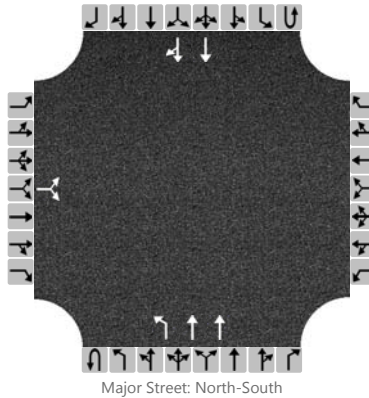
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						17		8						15		
Capacity						42		185						209		
v/c Ratio						0.41		0.04						0.07		
95% Queue Length						1.4		0.1						0.2		
Control Delay (s/veh)						140.5		25.3						23.5		
Level of Service (LOS)						F		D						C		
Approach Delay (s/veh)					103.7								0.2			
Approach LOS					F											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Emerson
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Emerson Street
Analysis Year	2016	North/South Street	Arlington Heights Road
Time Analyzed	AM	Peak Hour Factor	0.93
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	AM Existing Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		3		20						10	1172				1670	7
Percent Heavy Vehicles		0		0						0						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

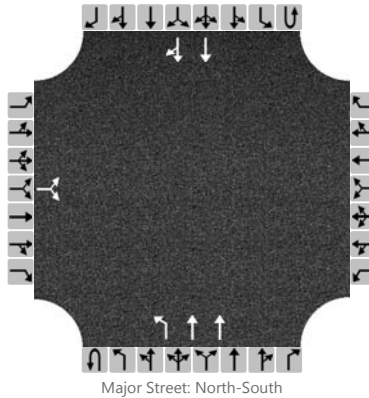
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			25							11						
Capacity			228							346						
v/c Ratio			0.11							0.03						
95% Queue Length			0.4							0.1						
Control Delay (s/veh)			22.8							15.7						
Level of Service (LOS)			C							C						
Approach Delay (s/veh)	22.8								0.1							
Approach LOS	C															

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Emerson
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Emerson Street
Analysis Year	2016	North/South Street	Arlington Heights Road
Time Analyzed	PM	Peak Hour Factor	0.99
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	PM Existing Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		2		13						50	2248				1449	6
Percent Heavy Vehicles		0		0						0						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

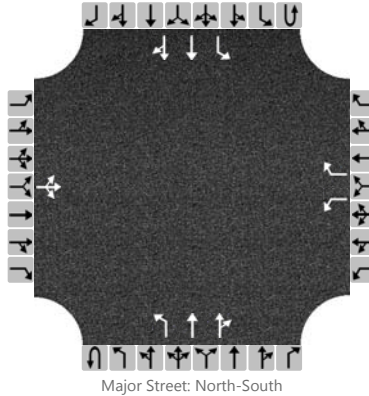
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			15							51						
Capacity			256							465						
v/c Ratio			0.06							0.11						
95% Queue Length			0.2							0.4						
Control Delay (s/veh)			19.9							13.7						
Level of Service (LOS)			C							B						
Approach Delay (s/veh)	19.9								0.3							
Approach LOS	C															

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Pickwick
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Pickwick Road/Access
Analysis Year	2016	North/South Street	Arlington Heights Road
Time Analyzed	AM	Peak Hour Factor	0.93
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	AM Existing Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	1	2	0	0	1	2	0
Configuration			LTR			L		R		L	T	TR		L	T	TR
Volume (veh/h)		10	0	29		1		0		20	1172	1		0	1679	11
Percent Heavy Vehicles		0	0	3		0		0		10				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

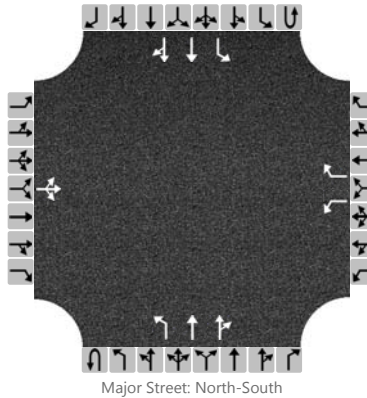
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			42			1				22						
Capacity			151			98		429		302				558		
v/c Ratio			0.28			0.01				0.07						
95% Queue Length			1.1			0.0				0.2						
Control Delay (s/veh)			37.9			42.2		13.4		17.9				11.4		
Level of Service (LOS)			E			E		B		C				B		
Approach Delay (s/veh)	37.9				42.2				0.3							
Approach LOS	E				E											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Pickwick
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Pickwick Road/Access
Analysis Year	2016	North/South Street	Arlington Heights Road
Time Analyzed	PM	Peak Hour Factor	0.98
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	PM Existing Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	1	2	0	0	1	2	0
Configuration			LTR			L		R		L	T	TR		L	T	TR
Volume (veh/h)		13	0	39		0		3		29	2282	1		1	1441	20
Percent Heavy Vehicles		8	0	0		0		0		0				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

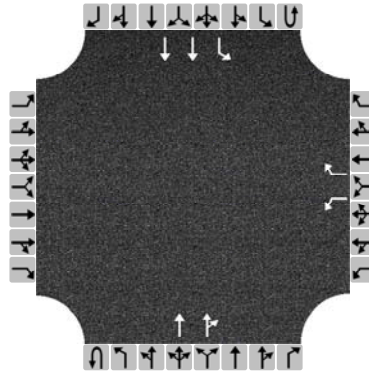
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			53					3		30				1		
Capacity			176				28		190		457			216		
v/c Ratio			0.30					0.02		0.07				0.00		
95% Queue Length			1.2					0.0		0.2				0.0		
Control Delay (s/veh)			34.0				134.0		24.2		13.4			21.7		
Level of Service (LOS)			D				F		C		B			C		
Approach Delay (s/veh)	34.0				24.2				0.2				0.0			
Approach LOS	D				C											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Council
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	East Council Trail
Analysis Year	2022	North/South Street	Arlington Heights Road
Time Analyzed	AM	Peak Hour Factor	0.94
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	AM Projected Peak Hour		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						15		3			1257	5		4	1764	
Percent Heavy Vehicles						0		33						25		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

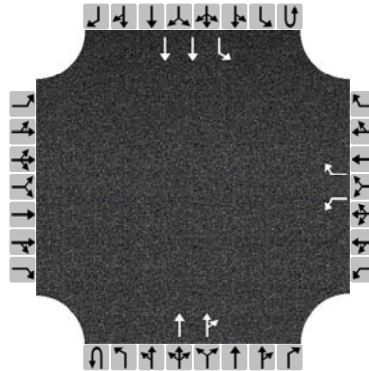
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						16		3						4		
Capacity						133		334						404		
v/c Ratio						0.12		0.01						0.01		
95% Queue Length						0.4		0.0						0.0		
Control Delay (s/veh)						35.7		15.9						14.0		
Level of Service (LOS)						E		C						B		
Approach Delay (s/veh)					32.6								0.0			
Approach LOS					D											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Council
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	East Council Trail
Analysis Year	2022	North/South Street	Arlington Heights Road
Time Analyzed	PM	Peak Hour Factor	0.98
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	PM Projected Peak Hour		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						17		8			2388	14		15	1547	
Percent Heavy Vehicles						6		0						0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

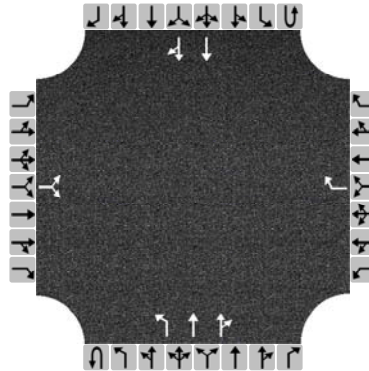
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						17		8						15		
Capacity						37		173						194		
v/c Ratio						0.46		0.05						0.08		
95% Queue Length						1.6		0.1						0.2		
Control Delay (s/veh)						166.0		26.8						25.1		
Level of Service (LOS)						F		D						D		
Approach Delay (s/veh)					121.4								0.2			
Approach LOS					F											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Emerson
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Emerson Street
Analysis Year	2022	North/South Street	Arlington Heights Road
Time Analyzed	AM	Peak Hour Factor	0.93
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	AM Projected Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	1	2	0	0	0	2	0
Configuration			LR					R		L	T	TR			T	TR
Volume (veh/h)		3		20				2		10	1211	10			1740	7
Percent Heavy Vehicles		0		0				0		0						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

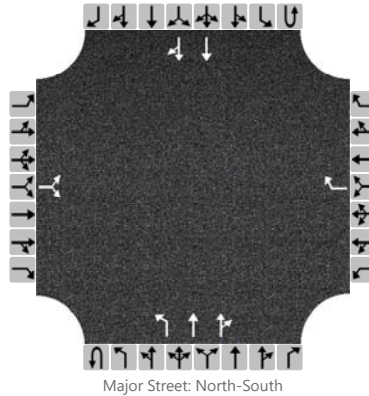
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			25					2		11						
Capacity			191					413		324						
v/c Ratio			0.13					0.00		0.03						
95% Queue Length			0.4					0.0		0.1						
Control Delay (s/veh)			26.7					13.8		16.5						
Level of Service (LOS)			D					B		C						
Approach Delay (s/veh)	26.7				13.8				0.1							
Approach LOS	D				B											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Emerson
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Emerson Street
Analysis Year	2022	North/South Street	Arlington Heights Road
Time Analyzed	PM	Peak Hour Factor	0.99
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	PM Projected Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	1	2	0	0	0	2	0
Configuration			LR					R		L	T	TR			T	TR
Volume (veh/h)		2		13				9		50	2334	5			1503	6
Percent Heavy Vehicles		0		0				0		0						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

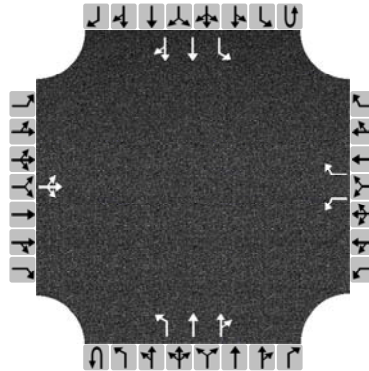
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			15					9		51						
Capacity			223					185		443						
v/c Ratio			0.07					0.05		0.12						
95% Queue Length			0.2					0.2		0.4						
Control Delay (s/veh)			22.3					25.4		14.2						
Level of Service (LOS)			C					D		B						
Approach Delay (s/veh)	22.3				25.4				0.3							
Approach LOS	C				D											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Pickwick
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Pickwick Road/Access
Analysis Year	2022	North/South Street	Arlington Heights Road
Time Analyzed	AM	Peak Hour Factor	0.93
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	AM Projected Peak Hour		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	1	2	0	0	1	2	0
Configuration			LTR			L		R		L	T	TR		L	T	TR
Volume (veh/h)		10	0	29		9		3		20	1218	22		20	1730	11
Percent Heavy Vehicles		0	0	3		0		0		10				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

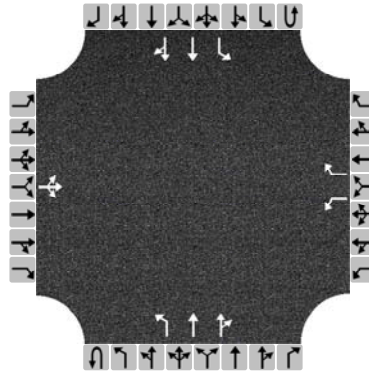
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			42			10		3		22				22		
Capacity			133			86		406		287				524		
v/c Ratio			0.32			0.12		0.01		0.08				0.04		
95% Queue Length			1.3			0.4		0.0		0.2				0.1		
Control Delay (s/veh)			44.2			52.6		13.9		18.6				12.2		
Level of Service (LOS)			E			F		B		C				B		
Approach Delay (s/veh)	44.2				43.6				0.3				0.1			
Approach LOS	E				E											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	NJB	Intersection	Arlington and Pickwick
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	6/23/2016	East/West Street	Pickwick Road/Access
Analysis Year	2022	North/South Street	Arlington Heights Road
Time Analyzed	PM	Peak Hour Factor	0.98
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	PM Projected Peak Hour		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	1	2	0	0	1	2	0
Configuration			LTR			L		R		L	T	TR		L	T	TR
Volume (veh/h)		13	0	39		38		20		29	2356	11		11	1485	20
Percent Heavy Vehicles		8	0	0		0		0		0				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			53			39		20		30				11		
Capacity			153			25		178		439				200		
v/c Ratio			0.35			1.59		0.11		0.07				0.05		
95% Queue Length			1.4			4.8		0.4		0.2				0.2		
Control Delay (s/veh)			40.4			632.0		27.7		13.8				24.0		
Level of Service (LOS)			E			F		D		B				C		
Approach Delay (s/veh)	40.4				427.2				0.2				0.2			
Approach LOS	E				F											



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 1519 S Arlington Heights Road Medical Office
1519 – 1625 S Arlington Heights Rd.
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning
from R-1 and I to O-T, Amendment to PUD Ordinance #13-063.

Date: September 19, 2016

PC#: 16-022 – Round 1

Sam:

I have reviewed the Round 1 submission of the PUD for a Medical Office Building at the above mentioned location and offer the following comments:

1. This building is being reviewed as a "B" Use Group per the 2009 International Building Code.
2. Provide preliminary details on the types and quantities of medical gases to be stored on site, if any.
3. The medical gas shall be stored in a room constructed of a minimum 1-hour fire barrier and horizontal assembly, based on construction type.
4. Requirements for the medical gas shall follow NFPA 99 – 2005
5. Provide the proposed construction type of the building.

RECEIVED

SEP 20 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building Services

Fire Safety Division



P.C. Number: #16-022 Round 1

Project Name: 1519 S. Arlington Heights Road Medical Office

Project Location: 1519-1625 S. Arlington Heights Road.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

1. Two dead ends are observed on the site plan. One on the south side near Foster Street and the other at the NE corner. Dead ends are not permitted per the local amendment to the International Fire Code.
2. Plan shows paths of travel for fire truck entering and exiting each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot.
3. Will plans incorporate fire apparatus ability to travel through the parking lot on to Foster and Emerson Streets?
4. Building shall comply with current codes adopted by the Village.
5. Full fire suppression and fire alarm systems are required.
6. Emergency alarm system for medical gas may also be required depending on type and quantity of medical gas proposed.
7. Special inspections as required by qualified individuals may be required for specialized medical gas systems.
8. Project shall comply with requirements as stated in NFPA 99 Health Care Facilities Code.
9. FDC (Fire Department Connection) shall be located within 100 feet of the front door.
10. A fully operational annunciator panel or alarm panel is required to be located at the front door. This will be addressed during the review for the fire alarm system.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 09-22-16

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: October 5, 2016

Subject: 1519 S. Arlington Heights Road, P.C. #16-022

With regard to the proposed Utility Installation, I have the following comments:

1. The proposed 8" pressure connection within VV#2 is most likely to a private water main for the adjacent property Autumn Leaves. Connection to a private line is not permitted.
2. If no hydrants are proposed, a compound meter within the building will be sufficient.
 - a. The compound meter will require a 3" bypass meter configuration.
 - b. The compound meter will be a 6" x 2" meter.
3. Required backflow devices (RPZ) are as listed:
 - a. 1 - 6" RPZ for fire protection
 - b. 1 - 2" RPZ for domestic purposes
4. A separate RPZ will be required if an irrigation system will be installed.
5. The sewer as proposed will need to be extended to the north side of subject property within a public ROW.
6. Verify the sidewalk is in good condition fronting the property after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
7. Retaining wall heights needs to be checked to see if a fence is required.
8. The North intersection is too close to parked cars and may cause conflict. Needs to be adjusted.

9. The South parking lot entrance is too close to the right and left turning lanes. If 2 cars are backed up to turn left on AH Road, cars entering office space will be blocked.
10. Sheets 4 & 4A show different parking lot surface material for Southeast parking lot.
11. Grading plan does not show house elevation of first house to East off Foster St.
12. Is permeable paver cross-section sufficient for garbage truck?
13. The East exit to Emerson Street is not labeled as emergency entrance/exit. What is the purpose of entrance? There is not a clear line of site to private driveway on South.
14. Where does the proposed culvert on East entrance drain to? Provide additional topography.
15. Define overflow route for detention ponds.
16. Can culvert pipe on East side be incorporated into proposed detention pond?

Thank you for the opportunity to comment on this permit application.

C: file

LF

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-022</u>	P.I.N.# <u>Multiple PIN's</u>
Petitioner: <u>John Kosich</u>	Location: <u>1519 / 1625 S. Arlington Heights Rd</u>
<u>1111 E. Touhy Ave, Suite 230</u>	Rezoning: <u>✓</u> Current: <u>Multi.</u> Proposed: <u>OT</u>
<u>Des Plaines, IL 60018</u>	Subdivision: _____
Owner: <u>1519 AHR Medical, LLC</u>	# of Lots: _____ Current: <u>6</u> Proposed: <u>2</u>
<u>1111 E. Touhy Ave, Suite 230</u>	PUD: <u>✓</u> For: <u>2 Bldg Medical-Office</u>
<u>Des Plaines, IL 60018</u>	Special Use: _____ For: _____
Contact Person: <u>John Kosich</u>	Land Use Variation: _____ For: _____
Address: <u>1111 E. Touhy Ave, Suite 230</u>	Land Use: _____ Current: <u>Vacant Land</u>
<u>Des Plaines, IL 60018</u>	Proposed: <u>Medical-Office</u>
Phone #: <u>(847) 699-2152</u>	Site Gross Area: <u>168,180 sf / 3.86 acres</u>
Fax #: <u>(847) 699-2156</u>	# of Units Total: _____
E-Mail: <u>jkosich@ctkcp.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water X TBDSanitary Sewer X TBDStorm Sewer X TBD

b. Surface Improvement

Pavement X TBDCurb & Gutter X TBDSidewalks X TBDStreet Lighting X TBD

c. Easements

Utility & Drainage X TBDAccess X TBD

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC Xb. IDOT Xc. ARMY CORP Xd. IEPA Xe. CCHD X

RECEIVED
OCT 04 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?
 4. SITE PLAN ACCEPTABLE?
 5. PRELIMINARY PLAT ACCEPTABLE?
 6. TRAFFIC STUDY ACCEPTABLE?
 7. STORM WATER DETENTION REQUIRED?
 8. CONTRIBUTION ORDINANCE EXISTING?
 9. FLOOD PLAIN OR FLOODWAY EXISTING? ...
 10. WETLAND EXISTING?

YES	NO	COMMENTS
	<u>X</u>	<u>TBD</u>
	<u>X</u>	
	<u>X</u>	
<u>X</u>		
<u>X</u>		<u>ORD #62-088</u>
	<u>X</u>	
	<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: MANHARD CONSULTING
 DATE OF PLANS: 8-31-16

James J. Mull 10/3/16
 Director Date

PLAN COMMISSION PC #16-022
Medical Office Building
1519 S. Arlington Heights Road
Pre/Final Plat of Subdivision, Pre/Final PUD, Rezone to O-T
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be sidewalk along Arlington Heights Road, the sanitary sewer main extension, and the agreed upon improvements at Emerson Street. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. Eliminate the proposed stormwater easements. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached example. A Word document version is available upon request.
16. There must be an agreement between the subject property and the Autumn Leaves property for the maintenance of the portion of the Autumn Leaves detention facility that is located on the subject property. Provide a copy of this agreement.
17. The Stormwater Management Report documents a 3.62 ac site. With the given overall pervious/impervious areas, the allowable release rate is 0.652 cfs with 1.02 ac-ft of required detention. However, with 0.38 ac flowing offsite unrestricted at a calculated release rate of 0.26 cfs, the net allowable release rate is 0.392 cfs, requiring 1.172 ac-ft of detention. This volume is provided in various systems, but changes will need to be made based on subsequent comments.
18. Clearly show the overflow route(s) for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. The 1.25" restrictor for Detention Area 2 is less than 2" and not allowed.
19. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
20. We received exhibit sheets 2-4, but not sheet 1 showing the turning path of the Fire Department's responding vehicle. Sheets 2 and 3 have the truck driving over the pork chop median at the north driveway.
21. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers.
22. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
23. Sheet #4: Remove and replace the public sidewalk along the entire length of the property. Locate the sidewalk one-foot off the proposed ROW line, per Village Code. Sidewalk, 8" thick, shall run uninterrupted through the driveway.
24. Sheet #4: Village Code requires a cul-de-sac at the end of a dead-end street. Emerson Street does not have the proper right-of-way to eventually end in a cul-de-sac. The developer shall work with the Village to come to a mutually agreed to resolution.
25. Sheet #4: Has there been any consideration to purchasing the residential lot(s) to be surrounded by the proposed development?

26. Sheet #4: The geometrics at the south shared driveway are sub-standard from a traffic engineering standpoint. Consider moving the building closer to the road and locating the parking lot in back of the building. This will eliminate the conflict point at the south shared driveway created by the current design. If the building cannot be moved, signage shall be placed at the parking lot connection point to the south driveway that prohibits left turns into the front parking lot.
27. Sheet #4: The construction within the property limits of the Autumn Leaves facility must be agreed to in writing by the Autumn Leaves owners. Please provide documentation.
28. Sheets #4 & #4A: The proposed heavy duty asphalt pavement sections are acceptable. Provide documentation that the permeable paver pavement section in detention area 1B has a structural number equal to or greater than the heavy duty asphalt pavement cross section.
29. Sheet #5: The Village has identified a low area south of Emerson Street (where the edge of pavement grade is 698.72) that only drains by filling up and overtopping the road. As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.
30. Sheet #5: The bottom of the proposed underground Storm Trap detention vault 2 is the same elevation as the property to the north about 10 feet away. The entire facility will be built on fill. This structure cannot have an open bottom; the water will filter through the ground onto the adjacent property. The structure must be made water tight.
31. Sheet #7: The property as a single lot shall be serviced by a single private water service line. The petitioner has the choice of an underground meter vault adjacent to the ROW line or a meter room within the building. Private fire hydrants must be metered. Provisions must be made to service the Phase 2 building from the Phase 1 building. None of the water main on site will be public. Eliminate the public utility easements. Eliminate the connection to the private water system on the Autumn Leaves property.
32. Sheet #7: Subdivision requirements include the extensions of public utilities to service the subdivided lots and any adjacent future developments. The lots to the north of the subject property cannot easily be serviced by existing public sanitary sewers. As a required public improvement, the public sanitary sewer must be connected to the existing main that crosses the Autumn Leaves site and extended north to the northern property boundary. This can be accomplished within the Arlington Heights Road ROW, in an easement adjacent to Arlington Heights Road ROW, or within an easement behind the building similar to the proposed easement as shown on the plat. If located within an easement, an additional public easement will be necessary for where the main crosses onto the Autumn Leaves property. The sanitary main shall be 8" diameter and will require an IEPA sanitary permit.
33. Sheet #7: Clearly label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property.
34. Sheet #7: If the required sanitary sewer main is to be located behind the building, the extension north will be in very close proximity to the proposed detention vault. Maintain adequate separation for maintenance.

35. Sheet #7: Show the proposed underdrain system for the permeable pavement areas.
36. Sheet #7: To achieve full design detention volume, the bottom of the permeable pavement area must not slope with the pavement elevation, but must be level. Provide a cross section for the permeable pavement areas to show this. The detail on Sheet #10 does not show this.
37. Sheet #7: Provide documentation that the proposed detention vaults are designed to AASHTO HS-25 loading standards.
38. Sheet #7: If detention area 2 is being restricted in CB-10, why are pipe runs after CB-10 designed for 100-yr flow?
39. Sheet #7: At the southeast corner of the property where the 12" storm sewer leaves the 84" structure, add a public manhole just within the Foster/Tonne ROW. This will be the delineation point between public and private systems. Label the manhole and storm sewer heading south as publicly owned, and label the pipe entering the manhole from the north and everything upstream as private.
40. Sheet #7: Suggestion: Instead of running a pipe from MH-9 to MH-1, add a 48" structure along the pipe east of CB-2 and connect that to MH-9. New structure needs to be water tight since it's within the permeable paver area. Replace the 84" structure with a 48" structure.
41. Sheet 10 (Details): Provide separate details for the two restrictor structures.
42. The property is included in Contribution Ordinance #62-088, under which the following PIN numbers receive indirect benefits from the previous sanitary sewer improvements:

TRACT	PIN	Amount Owed	
A	03-09-401-022	\$ 420.00	
	03-10-300-056		
B	08-09-401-014	\$ 200.00	
C	08-09-401-015	\$ 200.00	
D	08-09-401-016	\$ 200.00	
E	08-09-401-003	\$ 0.00	← Paid as part of "Autumn Leaves" project.
Total =		\$1,020.00	

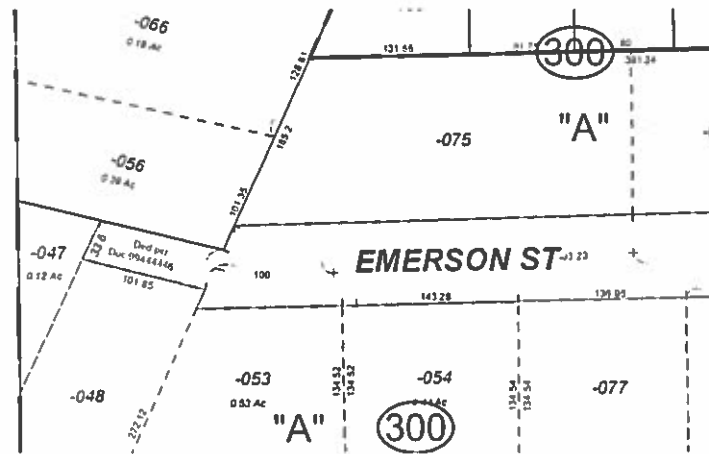
Provide a check for Contribution Ordinance #62-088 to the Engineering Department in the amount of \$1,020.00 payable to the "Village of Arlington Heights" prior to the Plan Commission approval.

Plat of Subdivision:

43. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items #a-g, i-j, l, and o-u are complete. Please address the following items:
 - a. Item h: Modify the proposed public utility easements in conformity with the comments.
 - b. Item k: Add any covenants from the Plan Commission.

- c. Item m: Add building setback lines.
- d. Item n: Include the provided verbiage in the Owner's Certificate.

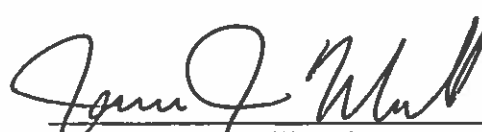
- 44. The elementary school district is Community Consolidated School District #59, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.
- 45. According to Doc#7544736, as shown on the plat, the proposed dedication has already occurred. The area is labeled as "Heretofore Dedicated by Doc #7544736". Why is there a proposed ROW dedication for the same area?
- 46. According to the Sidwell map as copied below, there is a dedication at the west end of Emerson Street that is not shown on the plat. Reference Doc #99444446.



- 47. Depending on the agreed resolution, a ROW dedication for a proposed cul-de-sac at the end of Emerson Street may be required.

Traffic:

- 48. The traffic study does not indicate who prepared the document, and is not signed and sealed by a licensed engineer.


 James J. Massarelli, P.E. 10/3/16
 Director of Engineering Date

Attachments:

- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)
- Onsite Utility Maintenance Agreement (4 pages)

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a – t)

- ☒ a. The date of preparation of the final plat and by whom prepared.
- ☒ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☒ c. All permanent survey monuments, markers and bench marks.
- ☒ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☒ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☒ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☒ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities. *MODIFY*
- ☒ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☒ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☒ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters. *Add building setback lines*
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

Add to Owners Cert:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☒ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

- ☒ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature
Illinois Land Surveyor
No. _____ "

- ☒ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☒ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☒ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☒ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☒ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@agresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (*address*), Arlington Heights, Illinois, 6000_, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

**** Insert legal description, or attach as Exhibit A ****

PIN Numbers:

WHEREAS, _____ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and/or stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers or domestic water mains in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned storm sewers and/or stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State
aforesaid, CERTIFY that _____ personally known to me to
be the same person whose name is subscribed on the foregoing instrument appeared before
me this day in person and acknowledged that (s)he signed, sealed, and delivered said
instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington
Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Medical Office
1519-1625 S. Arlington Heights Road
PC#16-022

Round 1 Review Comments

10/03/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The parking lot and exterior of the building should be illuminated especially during nighttime hours (in accordance to village code) for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

There should be traffic control signage in the parking lot and right turn only designed exit lanes to discourage left turns onto Arlington Heights Road.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Recommended to have an alarm system along with signage indicating there is an alarm on premise. Make sure all exterior doors have alarm company security signage clearly displayed. Drug storage area should be reinforced and alarmed, if drugs stored on site. All drugs should be kept locked and secured. If no drugs are stored on site, it is recommended that signage indicating such be posted.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

-Install cameras (with recording capabilities) on the exterior and interior of building, to include a monitor at the reception/ or office area so employees have ability to monitor interior and exterior.

RECEIVED
OCT 04 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Brandi Romag #272
Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hagedorn #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-022</u>	P.I.N.# <u>Multiple PIN's</u>
Petitioner: <u>John Kosich</u>	Location: <u>1519 / 1625 S. Arlington Heights Rd</u>
<u>1111 E. Touhy Ave, Suite 230</u>	Rezoning: <u>✓</u> Current: <u>Multi.</u> Proposed: <u>OT</u>
<u>Des Plaines, IL 60018</u>	Subdivision: _____
Owner: <u>1519 AHR Medical, LLC</u>	# of Lots: _____ Current: <u>6</u> Proposed: <u>2</u>
<u>1111 E. Touhy Ave, Suite 230</u>	PUD: <u>✓</u> For: <u>2 Bldg Medical-Office</u>
<u>Des Plaines, IL 60018</u>	Special Use: _____ For: _____
Contact Person: <u>John Kosich</u>	Land Use Variation: _____ For: _____
Address: <u>1111 E. Touhy Ave, Suite 230</u>	Land Use: _____ Current: <u>Vacant Land</u>
<u>Des Plaines, IL 60018</u>	Proposed: <u>Medical-Office</u>
Phone #: <u>(847) 699-2152</u>	Site Gross Area: <u>168,180 sf / 3.86 acres</u>
Fax #: <u>(847) 699-2156</u>	# of Units Total: _____
E-Mail: <u>jkosich@ctkcp.com</u>	1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

See attached.

[Signature] 9-22-16
Environmental Health Officer Date

[Signature] 9/22/16 Direc
tor Date

Plan Commission Review

Address: 1519 S. Arlington Heights Road Medical Office
1519 - 1625 S. Arlington Heights Road
Preliminary and Final Plat of Subdivision, Preliminary and
Final PUD, Rezoning from R-1 and I to O-T, Amendment to
PUD Ordinance #13-063

P.C. #16-022
Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: September 20, 2016

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A02.01

- 1) All Toilet Rooms in the facility shall comply with the requirements covering Toilet Rooms per IAC Section 400.310(n)(1-14).
- 2) Counter heights shall be 28 inches to 34 inches per IAC Section 400.310(w)(4).

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-022</u>	P.I.N.# <u>Multiple PIN's</u>
Petitioner: <u>John Kosich</u>	Location: <u>1519 / 1625 S. Arlington Heights Rd</u>
<u>1111 E. Touhy Ave, Suite 230</u>	Rezoning: <u>✓</u> Current: <u>Multi.</u> Proposed: <u>OT</u>
<u>Des Plaines, IL 60018</u>	Subdivision: _____
Owner: <u>1519 AHR Medical, LLC</u>	# of Lots: _____ Current: <u>6</u> Proposed: <u>2</u>
<u>1111 E. Touhy Ave, Suite 230</u>	PUD: <u>✓</u> For: <u>2 Bldg Medical-Office</u>
<u>Des Plaines, IL 60018</u>	Special Use: _____ For: _____
Contact Person: <u>John Kosich</u>	Land Use Variation: _____ For: _____
Address: <u>1111 E. Touhy Ave, Suite 230</u>	Land Use: _____ Current: <u>Vacant Land</u>
<u>Des Plaines, IL 60018</u>	Proposed: <u>Medical-Office</u>
Phone #: <u>(847) 699-2152</u>	Site Gross Area: <u>168,180 sf / 3.86 acres</u>
Fax #: <u>(847) 699-2156</u>	# of Units Total: _____
E-Mail: <u>ikosich@ctkcp.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. X _____ SUBDIVISION REQUIRED?
6. _____ X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

See attached

[Signature] 9/28/16 Date



Planning & Community Development Dept. Review

September 27, 2016

REVIEW ROUND 1

Project: 1519-1625 S. Arlington Heights Road
Medical Office Development

Case Number: PC 16-022

General:

7. Please provide general information on ACCESS Community Health (hours of operation, number of proposed employees, services offered, etc.).
8. It should be noted that Section 5.1-9.2(c) of Chapter 28 restricts all PUD's in the O-T District to only one ground sign of no more than 24 sq. ft. in size and no taller than 7' in height. Two ground signs have been proposed. Please provide details on the proposed ground signage to allow staff to determine if a Variation may be warranted. No signage for the pharmacy will be allowed.
9. It should be noted that the renderings and elevations for Phase I are showing wall signage, which is not allowed in the O-T District. Allowances for wall signage variations should be incorporated into the Design Commission application and must be coordinated through the Design Commission process.
10. Please clarify if any generators or ground mounted mechanical equipment are being proposed. Additionally, please provide information on the size of the proposed transformer located to the rear of the building. Will the transformer be located on a pedestal? The location of this element adjacent to the residential home to the east should be revised so that it is not in close proximity to the residentially zoned property to the east.
11. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds. As an alternative, the development can proceed with preliminary engineering if Final PUD is obtained at a later date (i.e. a separate Plan Commission meeting would be needed to authorize Final PUD approval). It should be noted that no public notice is required for Final PUD approval.
12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
13. As no elevations or floor plan has been provided for Phase II, a separate Design Commission application will be required for this phase when elevations and floor plans are developed. The architecture of Phase II will be required to match the architecture of Phase I.
14. Please provide written documentation from Autumn Leaves that grants permissions to amend their PUD and seek relief for the Variation as outlined in 15f below. Additionally, please provide written documentation from Autumn Leaves that grants permission to construct the fire access drive connection from the southern parking lot to the Autumn Leaves access drive, which connection will terminate on the Autumn Leaves property.
15. An informational meeting with the neighbors is required prior to the Plan Commission meeting. A summary of this

meeting should be provided to staff no less than one week prior to the Plan Commission meeting.

Zoning:

16. Approval of the following zoning actions are needed:
- A rezoning of the subject property into the O-T District.
 - Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.
 - Preliminary and Final PUD approval
 - A Land Use Variation to allow a 920 sq. ft. pharmacy within the O-T Zoning District.
 - Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD.
 - Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (details on this are provided under the Site Plan section of this review).
17. Relative to items 15d and 15f above, please provide a written response to each of the Variation approval criteria as summarized below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.

Plat of Subdivision:

18. An Easement to allow ingress/egress must be added to the Plat of Subdivision, which easement will be for the benefit of the property immediately abutting the subject property to the north and will provide permanent rights for access along the northern portion of the property. There must not be any parking spaces located within this easement area unless the elimination of those parking spaces will not cause the subject property to fall below the minimum required parking.

Site Plan:

19. On both the Phase I and Phase II site plans, please provide a table that outlines the code required impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear) as well as the proposed impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear).
20. Please provide a photometric plan and fixture details/specifications. In areas towards the rear of the property, low intensity illumination should be utilized and the height of fixtures heights should be low so as to avoid light spillover to the neighboring residential properties.
21. Please clarify if any lighting will be proposed on the rear of the building or adjacent to the rear patio area and concrete walkway.
22. Please add measurements to the site plan that indicate the setback of the building to the property lines to the north, east, and west (to where the edge of the ROW dedication will occur).
23. A cross section and material details for all retaining walls is required. Additionally, staff is concerned about the height of the northern most retaining wall, which will be between 4'-5' in height at its highest point. Please explore if this retaining wall can be reduced in height.
24. The site plans indicate an existing wrought iron fence along the eastern property line abutting the residential property to the east. It is unclear if this fence is on the subject property or the neighbor's property. Please coordinate the installation of the proposed 6' tall wooden fence along this property line with the neighbor abutting to the east as two fences back to back may not be practical. A 6' tall solid fence along the rear property line will be required.

25. Overhead wires exist along the eastern property line. Please clarify if these wires will be buried. Additionally, the transformer in the rear of the property does not appear to have a connection to any power source.
26. Please provide details on the materials of the fence and dumpster enclosure. The dumpster enclosure should be constructed of brick or stone to match the materials of the building.
27. Please clarify what a "Zero Height Combination Curb and Sidewalk" is. Will there be anything preventing cars parking in spaces with the zero height curb and sidewalk from pulling into the space too far and conflicting with pedestrian movements on the sidewalk?
28. Will any energy efficient/green design features be included on the buildings and site?
29. As the southernmost parcel (Parcel 6) will be purchased from Autumn Leaves and incorporated into the subject property, the northern setback of the Autumn Leaves building will become non-compliant (code requires a 100' setback for the Autumn Leaves building to the northern property line and this setback will be reduced to 47.5'). Therefore, a Variation will be required.
30. The architectural site plan indicates that the rear patio will be permeable pavers, however, the engineering plan shows the patio as concrete. Please clarify and revise the plans accordingly.
31. Please clarify if the permeable pavers provide credits towards stormwater detention requirements. If so, how much do they reduce the stormwater detention requirements?

Elevations:

32. Building height is determined as the mean distance between the highest point of the roof and the eaves. Please revise the elevations to provide measurements that indicate the height of the highest point of the structure and the height of the eaves.

Landscaping:

33. Additional landscaping is needed along the eastern property line and north of the southern parking area. Staff has concern that the exterior patio at the rear of the building could disturb the single-family home to the rear of the property. Additional landscaping is needed in-between the patio and the home to the east.
34. The landscape plan contains areas of clouds/bubbles, which appear to indicate the presence of existing landscaping. Please clarify what these clouds/bubbles are, and if landscaping is contained within these areas, please provide details on the existing landscaping.
35. Landscaping should be included at the base of all retaining walls to screen the appearance of the retaining walls.
36. The landscape plan and civil plans should have a note that the parkway area will be restored. The parkway is currently not well maintained and the removal of the existing driveway entrances will require the installation of sod.

Parking, Circulation, and Traffic:

37. All two-way drive aisles are required to be a minimum of 24' in width. The drive aisle in Phase II that provides drop-off access to the building is only 20' in width. Please revise this aisle to so that it is one way only (with the appropriate signage/pavement markings indicating such).
38. The two easternmost parking spaces within the northern parking lot of Phase II appear to conflict with the eastern most space on the northern parking row (i.e. cars backing out of these spaces at the same time may result in an accident). Please explore an alternative orientation or location for these two parking spaces.

39. Please clarify the need for 3 “ambulance” parking spaces. Will ambulances be parked permanently on site? How often is it anticipated that ambulances will access the facility? Ambulance activity has the potential to be a nuisance to the neighboring residential areas and further details on ambulance activity is needed.

40. Parking requirements are shown below:

Phase I				
SPACE	PARKING CODE USE	FLOOR AREA	PARKING RATIO	PARKING REQUIRED
Walgreens	Retail	920	1 space per 300 sq. ft.	3
ACCESS Community Health	Medical Office	13,866	1 space per 200 sq. ft.	69
Total Parking Required				72
Total Parking Provided				112
Parking Surplus/(Deficit)				40
Total Development (Phase I and II)				
Walgreens	Retail	920	1 space per 300 sq. ft.	3
ACCESS Community Health	Medical Office	13,866	1 space per 200 sq. ft.	69
Medical Office Tenant (Phase II)	Medical Office	18,704	1 space per 200 sq. ft.	94
Total Parking Required				166
Total Parking Provided				168
Parking Surplus/(Deficit)				2

Based on the above analysis, all parking requirements appear to be met. However, when an easement to allow access to the northern property is added, please ensure that the future removal of any spaces to accommodate a drive aisle in this area will not cause the subject property to fall below the minimum required parking spaces.

41. The Traffic Impact Study must be revised to include an analysis of interior site circulation. Staff is concerned that on site circulation and ingress/egress could be hampered at the existing access drive that will be shared by Autumn Leaves and the subject property. As the westbound approach to this intersection is projected to have a LOS of “F”, stacking will likely occur in this location, which stacking could hamper circulation into and within the site. Please ensure the revised traffic study addresses this as well as circulation within the entire site.
42. No study on the adequacy of the proposed parking was included within the study. The Traffic Impact Study should include an analysis on whether the site provides the sufficient number of parking spaces to accommodate the proposed use.
43. The Traffic Impact Study concludes that a separate right-turn lane on northbound Arlington Heights Road servicing the northern access drive is not warranted or required. Since right turns from northbound Arlington Heights Road into the *shared Autumn Leaves access drive* are project to increase from one during both the morning and evening peaks to 28 during the morning and 14 during the evening peaks by 2022, is a separate right turn lane warranted for this access drive?
44. The exhibits within the Traffic Impact Study refer to Council Trail as Indian Trail. Please revise to use the correct street name.
45. Please revise the Capacity Analysis Results table (both the Existing and Projected Traffic Conditions) to add a LOS analysis of the Arlington Heights Road with Pickwick Road/Autumn Leaves Access Drive intersection for westbound vehicles turning right to head north on Arlington Heights Road and vehicles making a left turn to head south on Arlington Heights Road. Currently, the analysis only includes the “Westbound Approach” LOS, and the analysis

should differential between the two separate movements.

46. Please provide details on the appearance of the proposed permeable pavers.

Prepared by: 

1519 S. Arlington Heights Road Medical Office
1519-1625 S. Arlington Heights Road
PC #16-022
September 27, 2016

Tree Preservation

- 1) The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees along the east property line should be explored.

Landscape Issues

- 2) Overall the landscaping adjacent to the residential district is minimal. The landscaping must consist of a dense, layered buffer that consists of evergreen trees that are 10-12 feet in height. Along the east property line, replace the proposed deciduous trees with evergreen trees and increase the quantity. In addition, must incorporate a dense buffer to the east of the phase one building between the parking area and the residential. Also, provide a dense buffer to the north and south of the residential.
- 3) Provide a cross section showing the residential to the east in relationship with the proposed building along with the proposed screening. The floor elevation appears to be 2-4 feet higher than the residential to the east and a 6 foot high fence will not provide an adequate buffer.
- 4) Along the north property line, provide landscaping adjacent to the retaining wall in order to buffer the 3-4 foot high wall.
- 5) In the southeast corner will the existing landscaping remain? A dense buffer must be provided east of the detention area along the east property line.
- 6) Provide details of the six foot high fence adjacent to the residential. The fence must be six feet high and solid.
- 7) Provide details for the proposed storm water seed mix. How tall is the seed mix? Turf should be considered for the area east of the building in place of the storm water mix where suitable.
- 8) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Incorporate a tree in the island in the southwest corner.
- 9) In addition to the proposed trees and shrubs, incorporate a mix of perennials and ground cover. Overall, the variety of plant material is limited.
- 10) Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also consider incorporating site furnishings that include decorative lighting, planters and benches.
- 11) Provide an interim landscape plan for phase one. Include foundation plantings on the north elevation of the phase one building.

- 12) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. There is a transformer located on the east side on the building adjacent to the residential. Provide details of the transformer and explore options for an alternate location so that it is away from the residential.
- 13) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.



STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING
November 7th, 2016

RECEIVED
NOV 08 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Response to Planning & Community Development Department Review September 27, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

To Whom It May Concern:

We received your review letter dated September 27, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

General:

1. So noted.
2. So noted.
3. Variations will be sought from zoning regulations. See additional response below.
4. So noted.
5. Subdivision will be sought. See additional response below.
6. So noted.
7. Access Community Health:
Mission: The mission of ACCESS is to provide outstanding preventive and primary health care, accessible to all in their own communities.
Vision: ACCESS is the health care home of choice for individuals, families, and communities, exceeding quality standards, and engaging patients and staff in addressing health disparities.

ACCESS primary service include family practice, internal medicine, pediatrics, school and sports physicals, obstetrics/gynecological and midwifery services, and ongoing management of chronic diseases, such as diabetes, asthma, and high blood pressure. We also provide maternal child health programs, risk and prevention services, behavioral health, 340B discount prescription drug program and dental care.

The NWC location (Arlington Heights M.O.B.) will house about 24 employees.

The proposed hours of operation are:

Monday: 8:30 a.m. - 5:00 p.m.
Tuesday: 8:30 a.m. - 5:00 p.m.
Wednesday: 8:30 a.m. - 5:00 p.m.
Thursday: 8:30 a.m. - 5:00 p.m.
Friday: 8:30 a.m. - 5:00 p.m.
Saturday: 8:30 a.m. - 12:30 p.m.
Sunday: Closed



8. Variations will be sought on 2nd ground sign. See additional response below.
The pharmacy is no longer in this project.
9. No building sign provided – see revised building elevations.
10. There is no generator or ground mounted mechanical equipment for this project. The size of proposed transformer is to be approximately 5'w x 5'd x 5'h on 6' x 6' concrete pad. See also separate response by Manhard, Civil engineer.
11. So noted. See also separate response by Manhard, Civil engineer.
12. So noted. See also separate response by Manhard, Civil engineer.
13. Possible building elevations and 3D renderings for Phase II were submitted previously.
However, the appearance of Phase II building is unknown.
14. See separate response by Developer.
15. See separate response by Developer.

Zoning:

16.
 - a. See separate response by Developer.
 - b. See separate response by Developer.
 - c. See separate response by Developer.
 - d. The pharmacy is no longer in this project.
 - e. See separate response by Developer.
 - f. See separate response by Developer.
17. See separate response by Developer.

Plat of Subdivision:

18. See separate response by Manhard, Civil engineer.

Site Plan:

19. See separate response by Manhard, Civil engineer.
20. Photometric site plan is attached.
21. No site lighting at east side of the building is proposed, ***except*** that necessary for exit discharge life safety – See photometric site plan attached.
22. New site plans with dimensions area attached. See also separate response by Manhard, Civil engineer.
23. See separate response by Manhard, Civil engineer.
24. See separate response by Manhard, Civil engineer.
25. See separate response by Manhard, Civil engineer.
26. Architectural detail sheet A07.01 submitted previously.
27. See separate response by Manhard, Civil engineer.
28. The building assembly such as roof construction, exterior wall construction and exterior glazing to meet the most current energy conservation code. See also separate response by Manhard, Civil engineer.
29. See separate response by Developer.
30. See separate response by Manhard, Civil engineer.
31. See separate response by Manhard, Civil engineer.



Arlington Heights Medical Office
PC#: 16-022 Round 1
SRA Job # 1514
10/19/2016

Page 3 of 3

Elevations:

- 32. Revised architectural building elevations attached.

Landscape:

- 33. See separate response by TESKA, Landscape engineer.
- 34. See separate response by TESKA, Landscape engineer.
- 35. See separate response by Manhard, Civil engineer and TESKA, Landscape engineer.
- 36. See separate response by Manhard, Civil engineer and TESKA, Landscape engineer.

Parking, Circulation, and Traffic:

- 37. The drop-off drive aisle in Phase II is to be one-way traffic. Revised architectural site plan attached.
- 38. See separate response by Manhard, Civil engineer.
- 39. See separate response by Manhard, Civil engineer.
- 40. One regular parking stall added at south parking (south of Phase I building) – see revised architectural site plan and civil drawings.
- 41. See separate response by Developer.
- 42. See separate response by Developer.
- 43. See separate response by Developer.
- 44. See separate response by Developer.
- 45. See separate response by Developer.
- 46. See separate response by Manhard, Civil engineer.

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram

Brian B. Hiram, AIA

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger
Bob Nomellini



STEPHEN RANKIN ASSOCIATES

DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development

Fire Safety Division
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Response to Fire Safety Division Review September 22, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

Dear Mr. Hubbard:

We received your review letter dated September 22, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

1. The site plan was developed over several iterations with consultation of the Village of Arlington Heights. The driveway on the north side of Phase 2 is linked to Emerson Street ROW at the northeast portion of the property. A driveway is provided from the south parking area to the neighboring property to the south (Autumn Leaves). These driveways allow fire trucks and emergency vehicles access to the building in Phases 1 and 2. The remote parking area in the southeast portion of the site is necessary to meet the overall parking ratio.
2. Fire truck maneuvering is indicated on the new site plan provided. See also separate response by Manhard, Civil engineer.
3. A driveway from north parking area to Emerson Street is provided at northeast portion of the property. There is no driveway from the south parking area through to Foster Street.
4. So noted.
5. So noted.
6. So noted.
7. So noted.
8. So noted.
9. FDC is to be within +/-40'-0" from main entries. The existing & new fire hydrants are within 100'-0" from main entries – see attached site plan. See also separate response by Manhard, Civil engineer.
10. Annunciator panels / Alarm panels will be provided in the main entry vestibule.

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA



Glen Pointe Retail Building E
Building Department Comments 03/07/2016
Application No. 28669
SRA Job # 1507
03/18/2016

Page 2 of 2

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger
Bob Nomellini



STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING
November 7th, 2016

Planning & Community Development Department
Landscape
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Response to Planning & Community Development Department Review September 27, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

To Whom It May Concern:

We received your review letter dated September 27, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

Tree Preservation:

1. See separate response by other design professional / developer.

Landscape Issue:

1. See separate response by TESKA, Landscape Architect and /or Developer.
2. See separate response by TESKA, Landscape Architect and /or Developer.
3. See separate response by TESKA, Landscape Architect and /or Developer.
4. See separate response by TESKA, Landscape Architect and /or Developer.
5. Architectural sheet A07.01 submitted.
6. See separate response by TESKA, Landscape Architect and /or Developer.
7. See separate response by TESKA, Landscape Architect and /or Developer.
8. See separate response by TESKA, Landscape Architect and /or Developer.
9. See separate response by TESKA, Landscape Architect and /or Developer.
10. See separate response by TESKA, Landscape Architect and /or Developer.
11. See separate response by TESKA, Landscape Architect and /or Developer.
12. See separate response by TESKA, Landscape Architect and /or Developer.
13. See separate response by TESKA, Landscape Architect and /or Developer.

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA



Arlington Heights Medical Office
PC#: 16-022 Round 1
SRA Job # 1514
10/19/2016

Page 2 of 2

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger



STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING
November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development

Plan Commission Review
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to
O-T, Amendment to PUD Ordinance #13-063
Response to Building Service Department Review September 19, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

Dear Mr. Hubbard / Mr. Robb:

We received your review letter dated September 20, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address.

1. So noted. Toilet rooms will comply with IAC.
2. So noted. Counters heights shall comply with IAC

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger
Bob Nomellini



STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING
November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development
LT. Andrew Larson – Arlington Heights Fire Department

Fire Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Response to Fire Department Review September 28, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

Dear Mr. Hubbard / LT. Larson:

We received your review letter dated September 28, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

1. See separate response by Developer.
2. See separate response by Manhard, Civil engineer.
3. The building is fully sprinkled.
4. FDC is to be within +/-40'-0" from main entries – see attached site plan.
5. The existing & new fire hydrants are within 100'-0" from main entries – see attached site plan.
See also separate response by Manhard, Civil engineer.
6. Annunciator panels / Alarm panels will be installed in the main entry vestibule.

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger
Bob Nomellini



STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING
November 7th, 2016

Mr. James J. Massarelli, P.E. – Director of Engineering

Engineering Department Review
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to
O-T, Amendment to PUD Ordinance #13-063
Response to Building Service Department Review October 03, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

Dear Mr. James J. Massarelli, P.E.:

We received your review letter dated October 03, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on October 04, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

19. Site photometric plan attached.

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger
Bob Nomellini



STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development
Ms. Deb Pierce, Plan Reviewer, Building Service Department

Building Service Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to
O-T, Amendment to PUD Ordinance #13-063
Response to Building Service Department Review September 19, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

Dear Mr. Hubbard / Ms. Pierce:

We received your review letter dated September 19, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address.

1. So noted.
2. Embedded (or built-in) gas delivery system for Nitrous Oxide – Four tanks (two Nitrous and two Oxygen) – will be used in the dental suite. Evacuation of the gas is through a vacuum units attached to a rear delivery system for delivering the air compression and vacuum lines.
3. So noted.
4. So noted.
5. Group B Construction Type 5-B

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger
Bob Nomellini



STEPHEN RANKIN ASSOCIATES

DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

November 7th, 2016

Mr. Brandi Romag – Crime Prevention Officer, Community Service Bureau

Community Service Bureau Review
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to
O-T, Amendment to PUD Ordinance #13-063
Response to Building Service Department Review October 03, 2016
PC#: 16-022 – Round 1
SRA Job # 1514

Dear Mr. Hubbard / Mr. Robb:

We received your review letter dated October 03, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on October 04, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

1. So noted.
2. Site photometric plan attached.
3. So noted.
4. So noted.
5. See separate response by Manhard, Civil engineer and/or Developer.
6. So noted. See also separate response by Developer and TESKA, Landscape engineer.

Please contact me if you have any questions regarding this correspondence.

Sincerely,
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich
Larry Debb
Bill Debb
Stephen Rankin
Takemasa Okugawa
Heath Yarger
Bob Nomellini



November 4, 2016

Sam Hubbard
Village of Arlington Heights
Development of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

NOV 08 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Civil Engineering

Surveying

Water Resources Management

Water & Wastewater Engineering

Construction Management

Environmental Sciences

Landscape Architecture

Land Planning

RE: **1519 S Arlington Heights Road Medical Office
VILLAGE OF ARLINGTON HEIGHTS REVIEW #1**

Dear Mr. Hubbard:

In response to the comment letters received on September 28, 2016 and October 4, 2016, we offer the following:

FIRE SAFETY DIVISION dated September 22, 2016

Comment #2

Plan shows paths of travel for fire truck entering and existing each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot.

Response #2

Revised fire truck turn exhibits are enclosed.

Comment #9

FDC (Fire Department Connection) shall be located within 100 feet of the front door.

Response #9

See Utility Plan, Sheet 7, for the FDC location.

FIRE DEPARTMENT PLAN REVIEW dated September 28, 2016

Comment #2

The traffic barrier positioned in the north entrance which allows for only right turns in and out of the property must be constructed and maintained so that the underside of responding apparatus are able to clear without making contact. Please provide a description of this barrier along with clearance dimensions.

Response #2

The median at the north access will be a maximum of 6" high and mountable so the responding apparatus can clear the median without making contact.

Comment #5

Locate a fire hydrant within 100' of the sprinkler connection.



Response #5

A fire hydrant has been added to the water service connection to provide a fire hydrant within 100 feet of the proposed FDC.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REVIEW dated September 27, 2016

Comment #10

Please clarify if any generators or ground mounted mechanical equipment are being proposed. Additionally, please provide information on the size of the proposed transformer located to the rear of the building. Will the transformer be located on a pedestal? The location of this element adjacent to the residential home to the east should be revised so that it is not in close proximity to the residentially zoned property to the east.

Response #10

The transformer will be approximate 6' by 6' in size and on a pedestal. The proposed location of the transformer is the best suited location due to utilities in the rear to service the building. Placing the transformer in the front will make it visible, which is not desirable.

Comment #11

Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds. As an alternative, the development can proceed with preliminary engineering if Final PUD is obtained at a later date (i.e. a separate Plan Commission meeting would be needed to authorize Final PUD approval). It should be noted that no public notice is required for Final PUD approval.

Response #11

Comment noted.

Comment #12

Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.

Response #12

Comment noted.

Comment #18

An Easement to allow ingress/egress must be added to the Plat of Subdivision, which easement will be for the benefit of the property immediately abutting the subject property to the north and will provide permanent rights for access along the northern portion of the property. There must not be any parking



spaces located within this easement area unless the elimination of those parking spaces will not cause the subject property to fall below the minimum required parking.

Response #18

An ingress/egress easement has been added to the Plat of Subdivision for the benefit of the property to the north to utilize the proposed right-in/right-out access.

Comment #19

On both the Phase I and Phase II site plans, please provide a table that outlines the code required impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear) as well as the proposed impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear).

Response #19

Tables have been added to the Site Plan in the Final Engineering Plans. Please note the site improvements are no longer phased.

Comment #22

Please add measurements to the site plan that indicate the setback of the building to the property lines to the north, east, and west (to where the edge of the ROW dedication will occur).

Response #22

Dimensions have been added to Sheets 4 and 4A.

Comment #23

A cross section and material details for all retaining walls is required. Additionally, staff is concerned about the height of the northern most retaining wall, which will be between 4'-5' in height at its highest point. Please explore if this retaining wall can be reduced in height.

Response #23

A cross-section and material details have been added to the plans. The height of the retaining walls have been minimized as much as possible and still allow for proper stormwater drainage and storm sewer design.

Comment #24

The site plans indicate an existing wrought iron fence along the eastern property line abutting the residential property to the east. It is unclear if this fence is on the subject property or the neighbor's property. Please coordinate the installation of the proposed 6' tall wooden fence along this property line with the neighbor abutting to the east as two fences back to back may not be practical. A 6' tall solid fence along the rear property line will be required.

Response #24

This existing fence is a wire fence in poor conditions which is on the residential property. Removal of the wire fence will be coordinated with the property owner.



Comment #25

Overhead wires exist along the eastern property line. Please clarify if these wires will be buried. Additionally, the transformer in the rear of the property does not appear to have a connection to any power source.

Response #25

The existing overhead wires along the east property line will remain intact. All electric lines onsite will be buried. An electrical service is proposed for the new transformer that connects to existing electrical lines along Arlington Heights Road. This will be coordinated with Com Ed who may have a different power source based on the design of the service.

Comment #26

Please provide details on the materials of the fence and dumpster enclosure. The dumpster enclosure should be constructed of brick or stone to match the materials of the building.

Response #26

The details for the fence and the dumpster enclosure are located on the revised Landscape Plans by Teska Associates.

Comment #27

Please clarify what a "Zero Height Combination Curb and Sidewalk" is. Will there be anything preventing cars parking in spaces with the zero height curb and sidewalk from pulling into the space too far and conflicting with pedestrian movements on the sidewalk?

Response #27

Zero height combination curb and sidewalk is sidewalk that has a thickened edge adjacent to the pavement and poured monolithically. Wheel stops have been added to the plans to prevent parked cars from encroaching onto the sidewalk.

Comment #28

Will any energy efficient/green design features be included on the buildings and site?

Response #28

Green design features include permeable pavers in the south parking lot and vegetated swales in the rear to help with sediment and pollutant removal prior to entering the storm sewer system.

Comment #30

The architectural site plan indicates that the rear patio will be permeable pavers, however, the engineering plan shows the patio as concrete. Please clarify and revise the plans accordingly.

Response #30

The Final Engineering Plans have been revised to show permeable pavers for the patio.



Comment #31

Please clarify if the permeable pavers provide credits towards stormwater detention requirements. If so, how much do they reduce the stormwater detention requirements?

Response #31

Stormwater detention storage will be provided within the stone base of the permeable pavers. Stormwater volume is slightly reduced since the permeable paver C-value is less than standard asphalt pavement per MWRD requirements (0.75 versus 0.90).

Landscaping

Comment #35

Landscaping should be included at the base of all retaining walls to screen the appearance of the retaining walls.

Response #35

Vegetation adjacent to the retaining wall in the detention basin is not desirable due to maintenance of leaves and plant matter that potentially could be a source of clogging. The retaining wall along the north side of the site is 2.5' from the property line and does not provide enough area to support significant vegetation growth.

Comment #36

The landscape plan and civil plans should have a note that the parkway area will be restored. The parkway is currently not well maintained and the removal of the existing driveway entrances will require the installation of sod.

Response #36

The engineering plans have been revised to indicate parkway restoration, please refer to sheets 4 and 4A, and the landscape plans.

Parking, Circulation, and Traffic

Comment #38

The two easternmost parking spaces within the northern parking lot of Phase II appear to conflict with the eastern most space on the northern parking row (i.e. cars backing out of these spaces at the same time may result in an accident). Please explore an alternative orientation or location for these two parking spaces.

Response #38

The two easternmost spaces have been moved slightly south to provide more room from the northern parking row. We believe the parking orientation in this area works and is no different than a typical corner in a parking lot layout.



Comment #39

Please clarify the need for 3 "ambulance" parking spaces. Will ambulances be parked permanently on site? How often is it anticipated that ambulances will access the facility? Ambulance activity has the potential to be a nuisance to the neighboring residential areas and further details on ambulance activity is needed.

Response #39

These are loading spaces for deliveries. The "ambulance" reference has been removed from the plans.

Parking, Circulation, and Traffic

Comment #41

The Traffic Impact Study must be revised to include an analysis of interior site circulation. Staff is concerned that on site circulation and ingress / egress could be hampered at the existing access drive that will be shared by Autumn Leaves and the subject property. As the westbound approach to this intersection is projected to have a LOS of "F", stacking will likely occur in this location, which stacking could hamper circulation into and within the site. Please ensure the revised traffic study addresses this as well as circulation within the entire site.

Response #41

The revised traffic study includes a section addressing the internal circulation and the adequacy of the proposed parking.

Comment #42

No study on the adequacy of the proposed parking was included within the study. The Traffic Impact Study should include an analysis on whether the site provides the sufficient number of parking spaces to accommodate the proposed use.

Response #42

The revised traffic study includes a section addressing the internal circulation and the adequacy of the proposed parking.

Comment #43

Please provide details on the appearance of the proposed permeable pavers.

Response #43

A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the Autumn Leaves access drive and is addressed in the revised traffic study.

Comment #44

Please provide details on the appearance of the proposed permeable pavers.

Response #44

The figures in the revised traffic study have been corrected.



Comment #45

Please provide details on the appearance of the proposed permeable pavers.

Response #45

Since Pickwood Road has only a one lane approach that is a shared right-turn/left-turn lane, the capacity analyses only calculates the level of service and delay for the shared lane and does not provide the level of service and delay for each particular movement.

Comment #46

Please provide details on the appearance of the proposed permeable pavers.

Response #46

Please refer to sheet 4 for the permeable paver specification and details of the paver appearance.

ENGINEERING DEPARMTENT COMMENTS dated October 4, 2016

Engineering Department Comments

Comment #11

The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Response #11

Comment noted.

Comment #12

Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be sidewalk along Arlington Heights Road, the sanitary sewer main extension, and the agreed upon improvements at Emerson Street. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Response #12

Comment noted.



Comment #13

Final engineering plans shall be georeferenced by using State Plane Coordinate System Illinois East.

Response #13

The Final Engineering Plans are utilizing the Illinois State Plan Coordinate System.

Comment #14

The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Response #14

We acknowledge the Final Plat of Subdivision process.

Comment #15

The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. Eliminate the proposed stormwater easements. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached example. A Word document version is available upon request.

Response #15

Stormwater easements have been removed from the plans. A stormwater maintenance agreement will be provided under separate cover.

Comment #16

There must be an agreement between the subject property and the Autumn Leaves property for the maintenance of the portion of the Autumn Leaves detention facility that is located on the subject property. Provide a copy of this agreement.

Response #16

A stormwater maintenance agreement with the Autumn Leaves property owners will be provided once available.

Comment #17

The Stormwater Management Report documents a 3.62 ac site. With the given overall pervious/impervious areas, the allowable release rate is 0.652 cfs with 1.02 ac-ft of required detention. However, with 0.38 ac flowing offsite unrestricted at a calculated release rate of 0.26 cfs, the net allowable release rate is 0.392 cfs, requiring 1.172 ac-ft of detention. This volume is provided in various systems, but changes will need to be made based on subsequent comments.

Response #17

We agree with these statements.

Comments #18

Clearly show the overflow route(s) for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. The 1.25" restrictor for Detention Area 2 is less than 2" and not allowed.



Response #18

Only one restrictor is now shown which is 1.33-inches in size to meet the required release rate minus the unrestricted flow rate. We are proposing a vortex restrictor to help with maintenance which is an acceptable alternative to MWRD.

Comment #20

We received exhibit sheets 2-4, but not sheet 1 showing the turning path of the Fire Department's responding vehicle. Sheets 2 and 3 have the truck driving over the pork chop median at the north driveway.

Response #20

Sheet 1 of the Fire Truck Turn Exhibits has been included for review. The pork chop on the right-in/right-out is called out to be mountable curb.

Comment #21

Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers.

Response #21

The 24-foot fire lane width is sufficient to accommodate the fire truck outriggers.

Comment #22

Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

Response #22

Bicycle racks have been considered, but are not being included in the proposed design.

Comment #23

Sheet #4: Remove and replace the public sidewalk along the entire length of the property. Locate the sidewalk one-foot off the proposed ROW line, per Village Code. Sidewalk, 8" thick, shall run uninterrupted through the driveway.

Response #23

Per site meeting between the developers and Village officials, sidewalk removal and replacement will be marked onsite by the Village.

Comment #24

Sheet #4: Village Code requires a cul-de-sac at the end of a dead-end street. Emerson Street does not have the proper right-of-way to eventually end in a cul-de-sac. The developer shall work with the Village to come to a mutually agreed to resolution.

Response #24

The developer has agreed with the Village to provide right-of-way dedication for future construction of the cul-de-sac by the Village. This will be added to the Plat of Subdivision as part of the next resubmittal package. The future cul-de-sac geometry is shown on the Site Plan for the Village to review.



Comment #26

Sheet #4: The geometrics at the south shared driveway are sub-standard from a traffic engineering standpoint. Consider moving the building closer to the road and locating the parking lot in back of the building. This will eliminate the conflict point at the south shared driveway created by the current design. If the building cannot be moved, signage shall be placed at the parking lot connection point to the south driveway that prohibits left turns into the front parking lot.

Response #26

The proposed building has been adjusted in size and slightly moved, but the proposed plan provides signage at the parking lot connection point to the south driveway that prohibits left-turn into the front parking lot.

Comment #27

Sheet #4: The construction within the property limits of the Autumn Leaves facility must be agreed to in writing by the Autumn Leaves owners. Please provide documentation.

Response #27

Agreement with Autumn Leaves owners shall be submitted under separate cover.

Comment #28

Sheets #4 & #4A: The proposed heavy duty asphalt pavement sections are acceptable. Provide documentation that the permeable paver pavement section in detention area 1B has a structural number equal to or greater than the heavy duty asphalt pavement cross section.

Response #28

Please refer to enclosed structural number calculations for the permeable paver areas.

Comment #29

Sheet #5: The Village has identified a low area south of Emerson Street (where the edge of pavement grade is 698.72) that only drains by filling up and overtopping the road. As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.

Response #29

The low area identified is outside of the proposed development. The new culvert beneath the emergency access may provide some relief from this low area.

Comment #30

Sheet #5: The bottom of the proposed underground Storm Trap detention vault 2 is the same elevation as the property to the north about 10 feet away. The entire facility will be built on fill. This structure cannot have an open bottom; the water will filter through the ground onto the adjacent property. The structure must be made water tight.

Response #30

Detention Vault 2 has been removed from the design. There is only one underground detention vault to the west of the proposed building.



Comment #31

Sheet #7: The property as a single lot shall be serviced by a single private water service line. The petitioner has the choice of an underground meter vault adjacent to the ROW line or a meter room within the building. Private fire hydrants must be metered. Provisions must be made to service the Phase 2 building from the Phase 1 building. None of the water main on site will be public. Eliminate the public utility easements. Eliminate the connection to the private water system on the Autumn Leaves property.

Response #31

The water service geometry has been revised as requested. The public utility easements have been removed from the plans.

Comment #32

Sheet #7: Subdivision requirements include the extensions of public utilities to service the subdivided lots and any adjacent future developments. The lots to the north of the subject property cannot easily be serviced by existing public sanitary sewers. As a required public improvement, the public sanitary sewer must be connected to the existing main that crosses the Autumn Leaves site and extended north to the northern property boundary. This can be accomplished within the Arlington Heights Road ROW, in an easement adjacent to Arlington Heights Road ROW, or within an easement behind the building similar to the proposed easement as shown on the plat. If located within an easement, an additional public easement will be necessary for where the main crosses onto the Autumn Leaves property. The sanitary main shall be 8" diameter and will require an IEPA sanitary permit.

Response #32

The proposed sanitary sewer to the east of the proposed building has been extended to the north property line with a stub provided for future development.

Comment #33

Sheet #7: Clearly label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property.

Response #33

The existing sanitary sewer easement has been labeled on the plans.

Comment #34

Sheet #7: If the required sanitary sewer main is to be located behind the building, the extension north will be in very close proximity to the proposed detention vault. Maintain adequate separation for maintenance

Response #34

The detention vault has been removed from the design so the previous conflict no longer exists.

Comment #35

Sheet #7: Show the proposed underdrain system for the permeable pavement areas.

Response #35

Underdrains are shown on the Utility Plan, please refer to sheet 7.



Comment #36

Sheet #7: To achieve full design detention volume, the bottom of the permeable pavement area must not slope with the pavement elevation, but must be level. Provide a cross section for the permeable pavement areas to show this. The detail on Sheet #10 does not show this.

Response #36

The permeable pavement details show a slope of 0.50% to drain the bottom to the underdrain. MWRD typically requires 1.0%, but we believe this will be a good compromise.

Comment #37

Sheet #7: Provide documentation that the proposed detention vaults are designed to AASHTO HS25 loading standards.

Response #37

The Stormtrap vaults are being designed to HS-25 traffic loading standards. Calculations will be provided under separate cover. Concrete slab foundations will be provided underneath the Stormtrap vaults to meet the loading requirements. These slabs will have holes formed within to allow for infiltration to meet the MWRD volume control requirements.

Comment #38

Sheet #7: If detention area 2 is being restricted in CB-IO, why are pipe runs after CB-IO designed for 100-yr flow?

Response #38

Detention area 2 is no longer proposed. Detention Basin 1 releases through a 12" pipe downstream of a vortex restrictor at MH-3. When the 100-year event occurs, stormwater will bubble up through MH-3A and flow into the existing detention basin expansion. It will then overflow through overflow weir at the southeast corner of the property.

Comment #39

Sheet #7: At the southeast corner of the property where the 12" storm sewer leaves the 84" structure, add a public manhole just within the Foster/Tonne ROW. This will be the delineation point between public and private systems. Label the manhole and storm sewer heading south as publicly owned, and label the pipe entering the manhole from the north and everything upstream as private.

Response #39

The storm sewer design has been revised due to the site layout. MH-1 and the storm sewer downstream has been labeled as publicly owned and all other storm sewer is privately owned.

Comment #40

Sheet #7: Suggestion: Instead of running a pipe from MH-9 to MH-I, add a 48" structure along the pipe east of CB-2 and connect that to MH-9. New structure needs to be water tight since it's within the permeable paver area. Replace the 84" structure with a 48" structure.

Response #40

The storm sewer design has been revised differently than suggested due to the revised site layout.



Comment #41

Sheet 10 (Details): Provide separate details for the two restrictor structures.

Response #41

Only one restrictor is now proposed due to the revised site plan.

Plat of Subdivision:

Comment #43

The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items #a-g, i-j, l, and o-u are complete. Please address the following items:

- a. Item h: Modify the proposed public utility easements in conformity with the comments.
- b. Item k: Add any covenants from the Plan Commission.
- c. Item m: Add building setback lines.
- d. Item n: Include the provided verbiage in the Owner's Certificate.

Response #43

- a. **Right-of-way at the Northeast corner near Emerson Street will be added upon review and approval of location in relationship to the proposed engineering plan.**
- b. **Please provide Covenants to be added, if any.**
- c. **The Building setback have been added**
- d. **The owners certificate has been revised. The covenants and restriction to be added once village and client agree upon Terms.**

Comment #44

The elementary school district is Community Consolidated School District #59, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

Response #44

The school references have been revised.

Comment #45

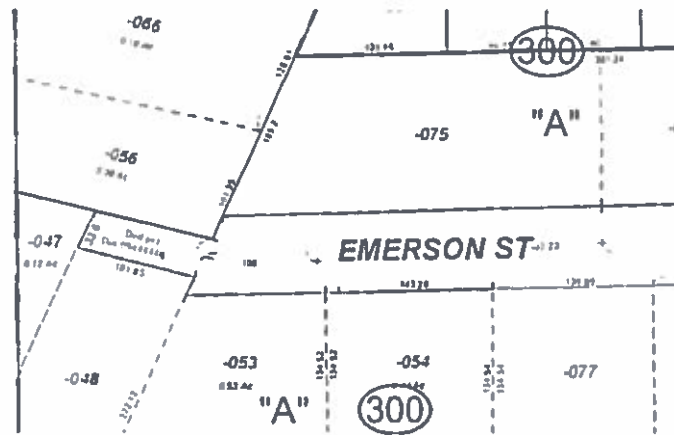
According to Doc#7544736, as shown on the plat, the proposed dedication has already occurred. The area is labeled as "Heretofore Dedicated by Doc #7544736". Why is there a proposed ROW dedication for the same area?

Response #45

The IDOT dedication has not been revised. Based on the title commitment we received when preparing the ALTA Survey there was some doubt if Arlington Heights was dedicated as an easement or Fee simple conveyance. Therefore, we recommend reconveying the land to IDOT to clear up any title issues in the future.

Comment #46

According to the Sidwell map as copied below, there is a dedication at the west end of Emerson Street that is not shown on the plat. Reference Doc #99444446.



Response #46

The dedication has been added. Note the dedication document is 99444449 (not 6). We have also attached the dedication document for review.

Comment #47

Depending on the agreed resolution, a ROW dedication for a proposed cul-de-sac at the end of Emerson Street may be required.

Response #47

Right-of-way at the Northeast corner near Emerson Street will be added upon review and approval of location in relationship to the proposed engineering plan

FINAL PLAT OF SUBDIVISION CHECKLIST

Comment h.

All easements for rights of way established for public use and utilities.

Response h.

Easements for rights-of-way will be provided with the next review once the Village has been able to review the site plan showing the future cul-de-sac geometry.

Comment k.

The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.

Response k.

The text will be added upon approval by the Plan Commission.

Comment m.

A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.

Response m.

The building setback lines have been added to the plat.



Comment n.

A deed of dedication in the form set forth in Section 29-217(a): The Final plat shall contain a deed of dedication substantially as follows:

Response n.

The requested language has been added to the Owner's Certification as requested.

If you have any questions or need any additional information, please contact us.

Yours Truly,

MANHARD CONSULTING

Jeremy D. Foss, P.E., LEED AP, CNU-A
Project Manager

Cc: John Kosich, 1519 AHR Medical, LLC
Larry Debb, 1519 AHR Medical, LLC



Community Planning ■ Site Design ■ Development Economics ■ Landscape Architecture

RECEIVED
NOV 08 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

November 7, 2016

Sam Hubbard
Development Engineer, Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 1519 S. Arlington Heights Road Medical Office Building

Dear Mr. Hubbard,

We have reviewed and revised the landscape plans to address reviews from Village of Arlington Heights dated September 20, 2016 for 1519 S. Arlington Heights Road MOB. Here are our responses to the comments:

Planning & Community Development Dept. Review

Landscaping:

33. Additional landscaping is needed along the eastern property line and north of the southern parking area. Staff has concern that the exterior patio at the rear of the building could disturb the single-family home to the rear of the property. Additional landscaping is needed in-between the patio and the home to the east.

Teska Response: Heavy evergreen trees and a new 6' solid wood fence are proposed to screen the east property line. Exterior patio is screened by 4' high shrubs.

34. The landscape plan contains areas of clouds/bubbles, which appear to indicate the presence of existing landscaping. Please clarify what these clouds/bubbles are, and if landscaping is contained within these areas, please provide details on the existing landscaping.

Teska Response: Cloud/bubbles indicate existing tree canopy which will not be disturbed. For existing trees to be removed, detail condition including location and species is provided in L-1.

35. Landscaping should be included at the base of all retaining walls to screen the appearance of the retaining walls.

Teska Response: Shrubs are proposed at base of retaining walls except the one running along north property line – the space between retaining wall and north property line is very limited, and since the north property use hasn't been decided, at this moment only existing tree canopy is shown.

36. The landscape plan and civil plans should have a note that the parkway area will be restored. The parkway is currently not well maintained and the removal of the existing driveway entrances will require the installation of sod.

Teska Response: A note stating the parkway area to be restored is included.

Teska Associates, Inc.

627 Grove Street Evanston, Illinois 60201-4474 fax 847.869.2059 voice 847.869.2015 www.TeskaAssociates.com

Tree Preservation:

1. The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees along the east property line should be explored.

Teska Response: Due to new construction and grade change it's not likely to be able to save existing trees; and since almost all trees onsite are either invasive species or in bad condition/form, new installations of landscape would be a significant improvement from existing conditions.

Landscape Issues:

2. Overall the landscaping adjacent to the residential district is minimal. The landscaping must consist of a dense, layered buffer that consists of evergreen trees that are 10-12 feet in height. Along the east property line, replace the proposed deciduous trees with evergreen trees and increase the quantity. In addition, must incorporate a dense buffer to the east of the phase one building between the parking area and the residential. Also, provide a dense buffer to the north and south of the residential.

Teska Response: Screening including a dense evergreen buffer and a 6' ht. solid wood fence is proposed along the entire east side of property. Also to the north and south sides of neighbor's property are also heavily screened with landscape.

3. Provide a cross section showing the residential to the east in relationship with the proposed building along with the proposed screening. The floor elevation appears to be 2-4 feet higher than the residential to the east and a 6 foot high fence will not provide an adequate buffer.

Teska Response: A section drawing is provided for your reference in sheet L-3.

4. Along the north property line, provide landscaping adjacent to the retaining wall in order to buffer the 3-4 foot high wall.

Teska Response: Proposed retaining wall on the north is very close to property line, so putting in shade or evergreen trees is not recommended. Also, future use for north property isn't determined, right now there are existing trees on north side, it's preferred to leave it for future decision.

5. In the southeast corner will the existing landscaping remain? A dense buffer must be provided east of the detention area along the east property line.

Teska Response: Existing trees along south-east corner, beyond the property line, will remain. New evergreen trees are also proposed to form a dense buffer to the east of the detention.

6. Provide details of the six foot high fence adjacent to the residential. The fence must be six feet high and solid.

Teska Response: 6' high solid wood fence details are provided, sheet L-3.

7. Provide details for the proposed storm water seed mix. How tall is the seed mix? Turf should be considered for the area east of the building in place of the storm water mix where suitable.

Teska Response: The same kind of storm water mix will be used as the one in Autumn Leaves detention, because the new detention will be an extension/addition to existing. Detailed seed mix species list and pictures for existing Autumn Leaves pond are provided in sheet L-3.

Seed mix only goes up to high water line, and the rest including east of the building is sodded.

8. The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Incorporate a tree in the island in the southwest corner.

Teska Response: All ends of parking rows include a 4" cal. shade tree, and a tree is proposed in the south-west corner.

9. In addition to the proposed trees and shrubs, incorporate a mix of perennials and ground cover. Overall, the variety of plant material is limited.

Teska Response: Perennials and ground cover is incorporated in landscape design; will be shown in detail in construction phase.

10. Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also consider incorporating site furnishings that include decorative lighting, planters and benches.

Teska Response: Design ideas for site furnishings such as outdoor tables and chairs are shown; will be shown in detail in construction phase.

11. Provide an interim landscape plan for phase one. Include foundation plantings on the north elevation of the phase one building.

Teska Response: The building is now in one phase only.

12. If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. There is a transformer located on the east side on the building adjacent to the residential. Provide details of the transformer and explore options for an alternate location so that it is away from the residential.

Teska Response: The transformer to the east of building is screened.

13. A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

Teska Response: Noted.

Should you have any more questions or comments please contact us.

Sincerely,



Yipei Hsu
Senior Landscape Architect

Teska Associates, Inc.

Memorandum

To: Sam Hubbard, Planning & Community Development

From: John Kosich, Jeremy Foss

Date: November 10, 2016

Re: 1519 S. Arlington Heights Road, P.C. #16-022

With regard to the proposed utility installation:

1. **The proposed 8" pressure connection within VV#2 is most likely to a private water main for the adjacent property, Autumn Leaves. Connection to a private line is not permitted.**

Answer: The water main connection to Autumn Leaves has been removed from the plans.

2. **If no hydrants are proposed, a compound meter within the building will be sufficient.**

- a. **The compound meter will require a 3" bypass meter configuration.**

- b. **The compound meter will be a 6" x 2" meter.**

Answer: There is one hydrant proposed. We assume the compound meter will need to be outside of the building.

3. **Required backflow devices (RPZ) are as listed:**

- a. **1 – 6" RPZ for fire protection**

- b. **1 – 2" RPZ for domestic purposes**

Answer: Response by others. (This will be addressed by the Plumbing Plans)

4. **A separate RPZ will be required if an irrigation system will be installed.**

Answer: Response by others. (This will be addressed by the Plumbing Plans)

5. **The sewer as proposed will need to be extended to the north side of subject property within a public ROW.**

Answer: The plans have been revised to include sanitary sewer extension to the north property line.

6. **Verify the sidewalk is in good condition fronting the property after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.**

Answer: A note has been added to Sheet 2 of the plans to coordinate sidewalk removal and replacement with the Village

7. **Retaining wall heights needs to be checked to see if a fence is required.**

Answer: Fencing has been added to the plans for retaining walls greater than 30 inches.

- 8. The North intersection is too close to parked cars and may cause conflict. Needs to be adjusted.**

Answer: The north intersection has been revised. The three parking stalls adjacent to the intersection have been removed.

- 9. The South parking lot entrance is too close to the right and left turning lanes. If 2 cars are backed up to turn left on AH Road, cars entering office space will be blocked.**

Answer: A no left turn sign has been added to the plans in the island south of the south entrance, facing west. This is to prevent traffic entering the site from immediately turning north (left) against traffic exiting the site. This signage has been discussed with staff.

- 10. Sheets 4 and 4A show different parking lot surface material for Southeast parking lot.**

Answer: Sheet 4A has been removed from the plans. The project is now proposed to be constructed in one phase. The pavement sections shown on Sheet 4 have been verified.

- 11. Grading plan does not show house elevation of first house to East off Foster Street.**

Answer: The house just east of the project site, on Foster St is beyond the extents of our topography.

- 12. Is permeable paver cross-section sufficient for garbage truck?**

Answer: The permeable paver pavement section is sufficient for fire truck loading. Structural number calculations have been added to Sheet 4 of the plans.

- 13. The East exit to Emerson Street is not labeled as emergency entrance/exit. What is the purpose of entrance? There is not a clear line of site to private driveway on South.**

Answer: The driveway leading to Emerson St is an emergency access driveway. The turning motions of the fire truck govern the geometry of the driveway.

- 14. Where does the proposed culvert on East entrance drain to? Provide additional topography.**

Answer: The proposed culvert under the emergency driveway drains north following existing drainage patterns. The area tributary to the northeast corner of the site has been greatly reduced.

- 15. Define overflow route for detention ponds.**

Answer: Underground Detention Basin 1 will overflow through 100 year pipe into Detention Basin 2 (the existing Autumn Leaves basin). The onsite area tributary to Detention Basin 2 will overflow overland into Basin 2. The existing overflow weir for Basin 2 will be modified to pass the additional flow. The existing overflow weir for Basin 2 is along the east berm adjacent to Tonne Rd. The overflow will continue south within the Tonne Rd ditch after exiting the project site.

- 16. Can culvert pipe on East side be incorporated into proposed detention ponds?**

Answer: The existing elevations are too low in the northeast portion of the site to provide a storm sewer connection to the detention basins.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 1519 S Arlington Heights Road Medical Office
1519 – 1625 S Arlington Heights Rd.
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning
from R-1 and I to O-T, Amendment to PUD Ordinance #13-063.

Date: November 10, 2016

PC#: 16-022 – Round 2

Sam:

I have reviewed the Round 2 submission of the PUD for a Medical Office Building at the above mentioned location and offer the following additional comments:

1. Provide a height and area calculation for the new building. Table 503 indicates the maximum floor area for a Business Use of V-B construction is limited to 9,000 square feet before any allowances for sprinkler and frontage increases.

RECEIVED
NOV 14 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building Services

Fire Safety Division



Date: 11/21/2016

P.C. Number: #16-022 Round 2

Project Name: 1519 S. Arlington Heights Road Medical Office

Project Location: 1519-1625 S. Arlington Heights Road.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

1. Response received from round #1 do not appear complete. The response begins with "Comment 2" and addressed Comment #2 and Comment #9. I am unable to identify exactly where the other comments have been placed or if they have been addressed. The following comments should be clarified:

- a. Plan shows paths of travel for fire truck entering and exiting each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot.
- b. Will plans incorporate fire apparatus ability to travel through the parking lot on to Foster and Emerson Streets?
- c. Building shall comply with current codes adopted by the Village.
- d. Full fire suppression and fire alarm systems are required.
- e. Emergency alarm system for medical gas may also be required depending on type and quantity of medical gas proposed.
- f. Special inspections as required by qualified individuals may be required for specialized medical gas systems.
- g. Project shall comply with requirements as stated in NFPA 99 Health Care Facilities Code.
- h. A fully operational annunciator panel or alarm panel is required to be located at the front door. This will be addressed during the review for the fire alarm system.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 11-21-16

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: November 16, 2016

Subject: 1519 S. Arlington Heights Rd., P.C. #16-022 round 2

Cris,

With regard to the proposed utility installation at 1519 S. Arlington Height's Road, I have the following comments:

- 1) A compound meter will be required, please submit a revised set of utility plans with the meter vault location and configuration detail.
 - a. The compound meter will require a 3" bypass meter configuration.
 - b. The compound meter will be a 6" x 2" meter.
- 2) Backflow devices (RPZ) are required and will be specified during the plumbing plan review. The following sizes most likely will be required:
 - a. 1 – 6" RPZ for fire protection
 - b. 1 – 2" RPZ for domestic purposes
- 3) A separate RPZ will be required if an irrigation system is installed. This will be listed when the plumbing plans have been submitted for review.
- 4) Hydrants and RW Valves will be either East Jordan or Mueller.

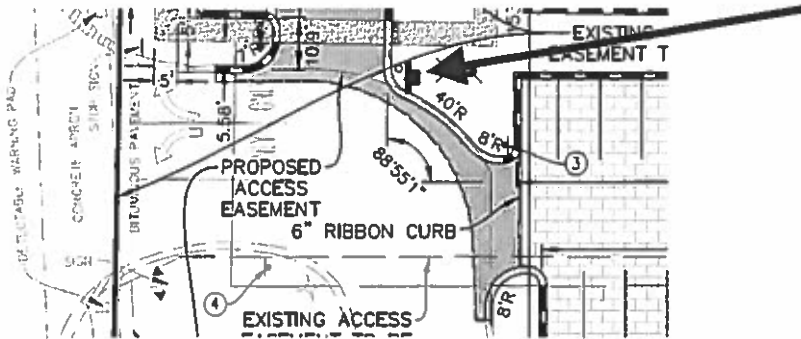
C. file

RECEIVED
NOV 21 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #16-022
Medical Office Building
1519 S. Arlington Heights Road
Pre/Final Plat of Subdivision, Pre/Final PUD, Rezone to O-T
Round 2**

49. The responses made by the petitioner to comments #11, 13, 14, 17, 21, 22, 27, 28, 30, 32, 34, 35, 38-41 & 44-47 are acceptable.
50. The response made by the petitioner to comment #12 is noted. Provide the required Engineers estimates of construction cost at Final Engineering.
51. The response made by the petitioner to comment #15 is noted. Remove the proposed stormwater easements from Page 4, Page 7, and the Plat of Subdivision. Provide the Onsite Utility Maintenance Agreement when available.
52. The response made by the petitioner to comment #16 is noted. Provide a copy of the agreement between the subject property and the Autumn Leaves property when available. See Comment #67.
53. The response made by the petitioner to comment #18 is noted. Please add the manufacturer specifications and flow characteristics for the proposed vortex restrictor in the plan detail.
54. The response made by the petitioner to comment #19 is not acceptable. The letter to the Director of Engineering from Stephen Rankin Associates dated November 7, 2016 indicates "Other design professionals will provide a separate response..." regarding the lighting comments. However, there is nothing in the submittal that addresses this comment. To reiterate: When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
55. The response made by the petitioner to comment #20 is not acceptable. The exhibit provided is not an AutoTurn-type exhibit.
56. The response made by the petitioner to comment #23 is not acceptable. At the meeting, the developer said that the plans were wrong and that there was existing sidewalk at each of the existing driveways. That is not the case. The plans correctly show that the existing driveways do not have sidewalk. The property has about 462' of frontage. Along the southerly 130', the existing sidewalk is next to the property line and can remain. From that point north, more than half of the sidewalk is to be replaced/installed according to the plan, so we are reiterating our requirement that the public sidewalk along the northerly 332' of the frontage be constructed one-foot off the proposed ROW line, per Village Code. Sidewalk, 8" thick, shall run uninterrupted through the driveway. Revise the sidewalk thickness from 6" to 8" in the Pavement Legend on Sheet #4.
57. The response made by the petitioner to comment #24 is acceptable. The Village will continue to work with the developer on an acceptable cul-de-sac dedication.

58. There is no written response made by the petitioner to comment #25. To reiterate: Has there been any consideration to purchasing the residential lot(s) to be surrounded by the proposed development?
59. The response made by the petitioner to comment #26 is acceptable. Add another “No Left Turn” sign as shown on the diagram below:



60. The response made by the petitioner to comment #29 is not acceptable. The proposed new culvert, which is north of Emerson Street, will not help drain the low area, which is south of Emerson Street. To reiterate: As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.
61. The response made by the petitioner to comment #31 is noted. The proposed hydrant is not metered in the proposed configuration. If an interior meter room is preferred, the hydrant feed must come from the building. Private fire hydrants must be metered.
62. The response made by the petitioner to comment #33 is noted. Label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property on Sheet #7 – Utility Plan.
63. The response made by the petitioner to comment #36 is noted. The 0.5% subgrade slope is acceptable. Add a cross section through both permeable paver parking lots to show the surface elevations and the subgrade elevations at the high and low points of both parking lots. This is to emphasize the additional thickness of stone needed at the high sides of the parking lots. For example: the southeast corner of the south lot has a pavement elevation of 704.20. This will result in a subgrade elevation of 702.48 (-20.6" according to the current detail). The northeast corner with a pavement elevation of 706.10 will have a subgrade elevation of $702.48 + 0.30' (0.5\% \text{ over } 60') = 702.78$, which results in a 39.8" elevation difference. The detail on Sheet #11 should be replaced by the new cross section.
64. The response made by the petitioner to comment #37 is noted. Provide the Storm Trap design for final engineering.
65. There was no written response made by the petitioner to comment #42. To reiterate: The property is included in Contribution Ordinance #62-088, under which the following PIN numbers receive indirect benefits from the previous sanitary sewer improvements:

TRACT	PIN	Amount Owed	
A	03-09-401-022	\$ 420.00	
	03-10-300-056		
B	08-09-401-014	\$ 200.00	
C	08-09-401-015	\$ 200.00	
D	08-09-401-016	\$ 200.00	
E	08-09-401-003	\$ 0.00	← Paid as part of "Autumn Leaves" project.
Total =		\$1,020.00	

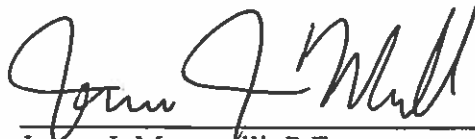
Provide a check for Contribution Ordinance #62-088 to the Engineering Department in the amount of \$1,020.00 payable to the "Village of Arlington Heights" prior to the Plan Commission approval.

Plat of Subdivision:

66. The response made by the petitioner to comment #43 is noted. Modify the proposed public utility easement to be 15' in width. Since the open detention basin is shared with the Autumn Leaves property, a private stormwater detention easement should be added to the Plat of Subdivision to cover the joint ownership and maintenance aspects of this basin.
67. Add any covenants to the Plat when completed. In the Fire Cross Access Easement Provisions, change "...Village of Arrington Height..." to "...Village of Arlington Heights..." In the Public Utility Easement Provisions, change "...Village of Orland Park..." to "...Village of Arlington Heights..."
68. A separate Plat of Easement is required for the Autumn Leaves property to cover the proposed Public Utility Easement for the sanitary sewer main connection, any proposed access or ingress/egress easements on that property, and a private stormwater detention easement to cover the joint ownership and maintenance aspects of the detention basin.

Traffic:

69. There was no written response made by the petitioner to comment #48. The traffic study now shows who prepared the document, but still needs to be signed and sealed by a licensed engineer.


11/17/16

 James J. Massarelli, P.E. Date
 Director of Engineering

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Medical Office
1519-1625 S. Arlington Heights Road
PC#16-022

Round 2 Review Comments

11/28/2016

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

Brandi Romag, Crime Prevention Officer
Community Services Bureau



Planning & Community Development Dept. Review

November 22, 2016

REVIEW ROUND 2

Project: 1519-1625 S. Arlington Heights Road
Medical Office Development

Case Number: PC 16-022

General:

47. The response to comments 1-13, 18, 22-24, 27, 28, 30-34, 36-45 are acceptable.
48. The response to comment #14 stated "See separate response by Developer". However, no separate response from the developer was provided. To reiterate, please provide written documentation from Autumn Leaves that grants permissions to amend their PUD and seek relief for the Variation as outlined in 50e below. Additionally, please provide written documentation from Autumn Leaves that grants permission to construct the fire access drive connection from the southern parking lot to the Autumn Leaves access drive, which connection will terminate on the Autumn Leaves property, and that they are aware that you will be connecting to/expanding their detention pond.
49. The response to comment #15 is noted. The meeting with neighboring residents has been scheduled for Dec. 6th. Please provide a summary of this meeting on Dec. 7th.

Zoning:

50. The response to comment #16 is noted. Per the revised plans, the required approvals have been updated accordingly and the following zoning actions are needed:
- A rezoning of the subject property into the O-T District.
 - Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.
 - Preliminary and Final PUD approval
 - Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD.
 - Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (details on this are provided under the Site Plan section of this review).
 - Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard
51. The response to comment #17 stated "See separate response by Developer". However, no separate response from the developer was provided. To reiterate, relative to items 50e and 50f above, please provide a written response (for each of the requested Variations) explaining how the requested Variation meets the approval criteria as summarized below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.

Site Plan:

52. The response to comment #18 is noted. Please clarify if the "Site Area" calculation in the "Site Data" table on Sheet 4 of the civil plans accommodates for the land to be dedicated along Arlington Heights Road and along

Emerson Street. A separate line and calculation for "Site Area (after dedication)" should be added.

53. The response to comment #20 stated "Photometric site plan is attached". However, no photometric plan was provided. To reiterate, please provide a photometric plan and fixture details/specifications. In areas towards the rear of the property, low intensity illumination should be utilized and the height of fixtures should be low so as to avoid light spillover to the neighboring residential properties.
54. The response to comment #21 stated "No site lighting at east side of the building is proposed, except that necessary for exit discharge life safety – See photometric site plan attached." However, no photometric plan was provided. To reiterate, please provide a photometric plan and specifications for the proposed lighting.
55. The response to comment #25 is noted. The response stated that "The existing overhead wires along the east property line will remain intact. All electric lines onsite will be buried." Are these overhead wires not located on the subject property? To whom do they provide service?
56. The response to comment #26 is noted. As outlined in comment #50, a variation is required for the 4' tall wrought iron style fence along the northern property line where that fence passes into the front yard (only 3' tall fences are allowed in a front yard). Please note that the 6' wooden fence detail on the landscape plan does not match the detail as included on the architectural plans. Although very similar, please clarify which fence detail is accurate and ensure that the same detail is shown on both sets of plans.
57. The response to #29 stated "See separate response by Developer". However, no separate response from the developer was provided. To reiterate, as the southernmost parcel (Parcel 6) will be purchased from Autumn Leaves and incorporated into the subject property, the northern setback of the Autumn Leaves building will become non-compliant (code requires a 100' setback for the Autumn Leaves building to their northern property line and this setback will be reduced to 47.5'). Therefore, a Variation will be required. Please see comment #48 and #50.
58. The response to comment #35 stated "The retaining wall along the north side of the site is 2.5' from the property line and does not provide enough area to support significant vegetation growth". Staff believes that 2.5' provides enough space for certain plantings. Please re-evaluate the ability to place plantings within this 2.5' area.
59. The traffic study is indicating that the Level of Service for westbound cars leaving the combined Autumn Leaves and subject property site will decrease from a LOS "C" (24.2 second delay) to LOS "F" (99+ second delay). Are additional measures needed to address this delay?
60. It appears that the previously proposed underground detention vault has been replaced with an expansion to the existing Autumn Leaves detention area. Per comment #48, please make sure to provide written confirmation from Autumn Leaves that grants permission to connect to/extend the proposed combined detention area.
61. The Site Data table on sheet 4 of the civil plans indicates that 18 handicap spaces will be provided, however, only 14 handicap spaces are shown on the plans.
62. The property line as shown on the landscape plan does not appear to match the property line as shown on the civil plans, most notably along the western edge of the site. Please revise the landscape plan to show the correct location of the property line, which will allow additional space for landscape plantings. Additionally, please revise all plans to show the correct location of the proposed sidewalk as per comment #56 from the Engineering Dept.
63. Not all retaining walls are shown on the landscape plan. Additionally, the retaining wall adjacent to the southern parking area does not match the length of the retaining wall as shown on the civil plans. Moreover, the location of the parking lot light poles are not shown in the correct location. Please revise the landscape plan to show all retaining walls and light poles in their correct location.

64. Section 11.6-1 requires that “no loading space for vehicles over two ton capacity shall be [located] closer than 50’ to any property in a Residence District unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combinations thereof, not less than six feet in heights.” The southern loading space is less than 50’ from the residential property to the east and therefore should be screened with a solid 6’ tall masonry wall to match the brick on the building.
65. Section 11.6-4 requires that “All open off-street loading berths shall be improved with a compacted macadam base, not less than seven inches thick, surface with not less than two inches of asphaltic concrete or some comparable all-weather dustless material.” The base of the loading spaces only appears to be 4” thick. Please revise during final engineering.
66. Given the status of the Final Plat and engineering plans (i.e. not complete), this project will proceed forward as preliminary PUD and Preliminary Plat of Subdivision. Final PUD and Final Plat of Subdivision will have to be obtained at a future date.

Prepared by: SAM JUREAK

1519 S. Arlington Heights Road Medical Office
1519-1625 S. Arlington Heights Road
PC #16-022
November 22, 2016

Tree Preservation

- 1) The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees must be explored. Additional trees must be preserved along the east property line.

Landscape Issues

- 2) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Incorporate a tree and an island near the southeast corner of the building.
- 3) According to the plan, there is approximately 2 -2.5 feet between the back of curb and the top of retaining wall on the north side of the property line. Incorporate perennials between the wall and the back of curb. Also, indicate if there is a decorative fence on top of the wall and provide a detail. Provide a section of the wall, landscaping and fence.
- 4) On sheet L2, the property line along Arlington Heights Road is incorrect. Please show the property line in the correct location which will allow for additional landscaping. There is approximately 16 feet between the parking and the property line.
- 5) Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also incorporate site furnishings that include decorative lighting, planters and benches.
- 6) A dense buffer must be provided along the east property line and south of the residential. Overall the buffer is inadequate. The landscape buffer must consist of a dense, layered screen. Provide additional evergreens and increase the height.
- 7) The fence along the south property line of the residential is semi open and does not comply with code. The fence must be a solid and 6 feet high.
- 8) Overall the landscaping is minimal. Provide additional trees and shrubs incorporate a mix of perennials and ground cover.

November 30, 2016

Sam Hubbard
Village of Arlington Heights
Development of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: **1519 S Arlington Heights Road Medical Office**
VILLAGE OF ARLINGTON HEIGHTS REVIEW #2

Dear Mr. Hubbard:

In response to the comment letters received on November 22, 2016, we offer the following:

1. Provide a height and area calculation for the new building. Table 503 indicates the maximum floor area for a Business Use of V-8 construction is limited to 9,000 sq. ft. before any allowances for sprinkler and frontage increases.

Group B Construction Type 5-B

According to Table 503, story limitation is two stories and height limitation is 40 feet.

This project is single story and highest point of roof is 23 feet.

Building area limitation before modification is 9,000 sq ft.

Building area limitation calculation:

506.3 Automatic sprinkler system increase

This project is permitted to increase the building area by 200 percent ($I_s = 2$) because the building is to be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The fire protection / sprinkler drawings will follow during the building permit process.

506.2.1 Width Limits

This building has 100 percent of its perimeter on a public way or open space having a width of not less than 30 feet (w factor is 30).

F	Building perimeter that fronts on a public way or open space having 20 feet open minimum width	= 727.33 feet
L_1	West Building Elevation linear feet	= 222.66 feet
L_2	South Building Elevation linear feet	= 141.00 feet
L_3	East Building Elevation linear feet	= 222.66 feet
L_4	North Building Elevation linear feet	= 141.00 feet

$$W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 + L_4 \times w_4) / F$$

$$W = (222.66 \times 30 + 141.00 \times 30 + 222.66 \times 30 + 141.00 \times 30) / 727.33 = 30$$

506.2 Frontage increase

P = Perimeter of entire building = 727.33 feet

$$I_f = (F/P - 0.25) W / 30$$

$$I_f = (727.33 / 727.33 - 0.25) \times 30 / 30 = 0.75$$

506.1 General

$$A_a = (A_t + (A_t \times I_f) + (A_t \times I_s))$$

$$A_a = (9,000 + (9,000 \times 0.75) + (9,000 \times 2)) = 33,750 \text{ sq. ft.}$$

The building area limitation for this project is 33,750 sqft.

The building is 26,644 sqft.

FIRE SAFETY DIVISION

- a. Plan shows paths of travel for fire truck entering and exiting each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot
Truck Turn Exhibits 1-6 are provided, showing two travel path options from the south parking lot to the west parking lot. Also, the truck turn exhibit for the emergency access to Emerson is provided.
- b. Will plans incorporate fire apparatus ability to travel through the parking lot on to Foster and Emerson Streets?
Yes they will. An emergency driveway from the north parking area to Emerson Street is provided at the northeast portion of the property. In regards to Foster Street for fire apparatus access, we have a cross access agreement with the Autumn Leaves property and will have temporary bollards placed on our south lot line for the access.
- c. Building shall comply with current codes adopted by Village.
Agreed
- d. Full fire suppression and fire alarm systems are required.
Agreed
- e. Emergency alarm system for medical gas may also be required depending on type and quality of medical gas proposed.
So noted. Proposed medical gas system is: Embedded (or built-in) gas delivery system for Nitrous Oxide – four tanks (two nitrous and two oxygen) will be used in the dental suite. Each nitrous tank holds approx. 562 cubic ft. Each oxygen tank holds approx. 307 cubic feet. Evacuation of the gas is through a vacuum unit attached to a rear delivery system for delivering the air compression and vacuum lines.
- f. Special inspections as required by qualified individuals may be required for specialized medical gas systems.
Agreed. The nitrous system does come with an alarm. Tenant will need to be inspected and approved by a licensed inspector.
- g. Project shall comply with requirements as stated in NFPA 99 Health Care Facilities Code.
Agreed
- h. A fully operational annunciator panel or alarm panel is required to be located at the front door. This will be addressed during the review for the fire alarm system.
Agreed. Annunciator panels/alarm panels will be provided in the main entry vestibule.

PUBLIC WORKS DEPARTMENT

1. A compound meter will be required, please submit a revised set of utility plans with the meter vault location and configuration detail.
 - a. The compound meter will require a 3" bypass meter configuration
 - b. The compound meter will be a 6" x 2" meter.
A compound water meter has been added to the water main just east of the property line.
2. Backflow devices (RPZ) are required and will be specified during the plumbing plan review. The following sizes most likely will be required:
 - a. 1 – 6" RPZ for fire protection
 - b. 1 – 2" RPZ for domestic purposes**Agreed**
3. A separate RPZ will be required if an irrigation system is installed. This will be listed when the plumbing plans have been submitted for review.
Agreed
4. Hydrants and RW valves will be either East Jordan or Mueller.
A note was added to the fire hydrant detail.

PRE/FINAL PLAT ROUND 2

49. The responses made by the petitioner to comments 11, 13, 14, 17, 21, 22, 27, 28, 30, 32, 34, 35, 38-41 and 44-47 are acceptable.
Agreed
50. The response made by the petitioner to comment #12 is noted. Provide the required Engineers estimates of construction cost at Final Engineering.



ENGINEER'S OPINION OF PROBABLE COST
MEDICAL OFFICE BUILDING - 1519 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS
November 30, 2016

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	\$5,000.00	\$5,000.00
2	Silt Fence (Non-Wire Back)	2330	LF	\$2.50	\$5,825.00
3	Tree Protection Fence	430	LF	\$2.50	\$1,075.00
4	Construction Entrance	1	LUMP SUM	\$5,000.00	\$5,000.00
5	Tree Removal - 6" to 15" Diameter	140	EACH	\$250.00	\$35,000.00
6	Tree Removal - over 15" Diameter	30	EACH	\$300.00	\$9,000.00
7	Topsoil Stripping and Stockpiling	8310	CY	\$3.50	\$29,085.00
8	Clay Excavation and Embankment	11220	CY	\$4.50	\$50,490.00
9	Backfill Curb	2650	LF	\$1.50	\$3,975.00
10	Topsoil Respread	1030	CY	\$5.00	\$5,150.00
11	Erosion Control Blanket (NAG DS-75)	2205	SY	\$1.50	\$3,307.50
12	Temporary Inlet Protection	18	EACH	\$400.00	\$7,200.00
13	Gravity Retaining Wall	1050	SF	\$30.00	\$31,500.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$191,607.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1	6" PVC Sanitary Sewer - 0'-12' Depth	40	LF	\$30.00	\$1,200.00
2	8" PVC Sanitary Sewer - 0'-12' Depth	175	LF	\$32.00	\$5,600.00
3	8" PVC Sanitary Sewer - 12'-16' Depth	340	LF	\$44.00	\$14,960.00
4	4' Diameter Manhole - 8'-12'	2	EACH	\$2,900.00	\$5,800.00
5	4' Diameter Manhole - 12'-16'	1	EACH	\$3,900.00	\$3,900.00
6	4' Diameter Manhole - Construct Over Ex. Sewer	1	EACH	\$5,000.00	\$5,000.00
7	Trench Backfill - Mains 0'-12' Depth	65	LF	\$50.00	\$3,250.00
8	Trench Backfill - Mains 12'-16' Depth	251	LF	\$85.00	\$21,335.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$61,045.00
B. WATER MAIN IMPROVEMENTS					
1	6" PVC Water Main	410	LF	\$32.00	\$13,120.00
2	6" Valve & Vault, STD 4' Dia. w/FR & Lid	1	EACH	\$2,100.00	\$2,100.00
3	Valve Vault Frame Adjustment	1	EACH	\$300.00	\$300.00
4	Trench Backfill - Mains	330	LF	\$30.00	\$9,900.00
5	Compound Water Meter	1	EACH	\$8,000.00	\$8,000.00
6	Pressure Connection	1	EACH	\$8,000.00	\$8,000.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$41,420.00
C. STORM SEWER IMPROVEMENTS					
1	6" Perforated Pipe Underdrain	320	LF	\$28.00	\$8,960.00
2	12" RCP Storm Sewer Pipe	960	LF	\$28.00	\$26,880.00
3	15" RCP Storm Sewer Pipe	241	LF	\$32.00	\$7,712.00
4	30" RCP Storm Sewer Pipe	230	LF	\$52.00	\$11,960.00
5	8" DIP Storm Sewer Pipe	30	FT	\$40.00	\$1,200.00
6	Precast Concrete Flared End Section w/Grate 12"	3	EACH	\$1,200.00	\$3,600.00
7	6" Cleanout	4	EACH	\$600.00	\$2,400.00
8	2'-0" Diameter Inlet	2	EACH	\$1,100.00	\$2,200.00
9	4'-0" Diameter Catch Basin	3	EACH	\$2,000.00	\$6,000.00
10	4'-0" Diameter Manhole	2	EACH	\$1,900.00	\$3,800.00
11	5'-0" Diameter Manhole	2	EACH	\$2,400.00	\$4,800.00
12	6'-0" Diameter Outlet Control Manhole	1	EACH	\$6,000.00	\$6,000.00
13	Rip Rap w/Fabric	10	SY	\$125.00	\$1,250.00



ENGINEER'S OPINION OF PROBABLE COST
MEDICAL OFFICE BUILDING - 1519 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS
November 30, 2016

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
14	Trench Backfill	1145	LF	\$22.00	\$25,190.00
15	6" PVC Schedule 40 (Single)	50	LF	\$18.00	\$900.00
16	StormTrap	0.7	AC-FT	\$350,000.00	\$245,000.00
17	Connection to Existing Structure	1	EACH	\$1,200.00	\$1,200.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$359,052.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$461,517.00
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	4230	SY	\$1.50	\$6,345.00
2	Subbase Granular Material - 4" (CA6)	2750	SY	\$5.00	\$13,750.00
3	Aggregate Base Course - 8"	1390	SY	\$12.00	\$16,680.00
4	Hot-Mix Asphalt Base Course, N30 - 5"	2670	SY	\$21.00	\$56,070.00
5	Hot-Mix Asphalt Binder Course, N50 - 2.25"	4140	SY	\$11.25	\$46,575.00
6	PCC Pavement 8"	170	SY	\$35.00	\$5,950.00
7	Hot-Mix Asphalt Surface Course, N50 - 1.5"	1390	SY	\$8.25	\$11,467.50
8	Hot-Mix Asphalt Surface Course, N50 - 2"	2670	SY	\$11.00	\$29,370.00
9	3.1" Uni-Lock Eco Priora Pavers	1490	SY	\$45.00	\$67,050.00
10	4" CA-7 Stone Liner	1490	SY	\$11.85	\$17,656.50
11	2.5' CA-1 Stone Layer	1250	CY	\$40.00	\$50,000.00
12	Geotextile Fabric	1490	SY	\$2.50	\$3,725.00
13	Concrete Curb Type B-6.12	2430	LF	\$15.00	\$36,450.00
14	Ribbon Curb	80	LF	\$15.00	\$1,200.00
15	Curb & Gutter Removal	410	LF	\$10.00	\$4,100.00
16	Pavement Removal	410	SY	\$10.00	\$4,100.00
17	Sawcut Pavement, Full Depth	450	LF	\$3.50	\$1,575.00
18	PCC Sidewalk - 5" thick w/ 4" with Subbase	6475	SF	\$4.00	\$25,900.00
19	PCC Sidewalk - 6" thick w/ 4" with Subbase	190	SF	\$6.00	\$1,140.00
20	Sidewalk Removal	870	SF	\$1.50	\$1,305.00
21	Detectable Warning Tiles	4	EACH	\$400.00	\$1,600.00
22	Pavement Markings	1	LS	\$6,000.00	\$6,000.00
23	Street Sign	15	EACH	\$300.00	\$4,500.00
24	Street Lights	12	EACH	\$7,000.00	\$84,000.00
25	Concrete Curb Type B-6.24	240	LF	\$18.00	\$4,320.00
26	Hot-Mix Asphalt Surface Course, N70 - 2"	80	SY	\$13.50	\$1,080.00
27	Hot-Mix Asphalt Binder Course, N70 - 2.25"	80	SY	\$14.25	\$1,140.00
28	Hot-Mix Asphalt Base Course, N70 - 6"	80	SY	\$28.00	\$2,240.00
29	Black Aluminum Fence - 4' Height	535	LF	\$25.00	\$13,375.00
30	Wood Fence	272	LF	\$30.00	\$8,160.00
31	Breakaway Bollards	5	EACH	\$1,600.00	\$8,000.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$534,824.00
TOTAL					\$1,187,948.50

Prepared By: Manhard Consulting, Ltd.
116 W Illinois St, Floor 7
Chicago, Illinois 60654

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or

51. The response made by the petitioner to comment #15 is noted. Remove the proposed stormwater easements from Page 4, Page 7, and the Plat of Subdivision. Provide the Onsite Utility Maintenance Agreement when available.
Agreed
52. The response made by the petitioner to comment #16 is noted. Provide a copy of the agreement between the subject property and the Autumn Leaves property when available. See comment #67.
See Exhibit A
53. The response made by the petitioner to comment #18 is noted. Please add the manufacturer specifications and flow characteristics for the proposed vortex restrictor in the plan detail.
The proposed vortex restrictor detail has been added to Sheet 10.
54. The response made by the petitioner to comment #19 is not acceptable. The letter to the Director of Engineering from Stephen Rankin Associates dated November 7, 2016 indicates "other design professionals will provide a separate response..." regarding the lighting comments. However, there is nothing in the submittal that addresses this comment. To reiterate: When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off and no wall pack style fixtures will be permitted.
See Exhibit B
55. The response made by the petitioner to comment #20 is not acceptable. The exhibit provided is not an Auto Turn-type exhibit.
The Truck Turn exhibits include the truck turn detail showing the size of the truck used. This size was coordinated with Village staff.
56. The response made by the petitioner to comment #23 is not acceptable. At the meeting, the developer said that the plans were wrong that there was existing sidewalk at each of the existing driveways. That is not the case. The plans correctly show that the existing driveways do not have sidewalk. The property has about 462' of frontage. Along the southerly 130', the existing sidewalk is next to the property line and can remain. From that point north, more than half of the sidewalk is to be replaced/installed according to the plan, so we are reiterating our requirement that the public sidewalk along the northerly 332' of the frontage be constructed one foot off the proposed ROW line, per Village Code. Sidewalk, 8' thick, shall run uninterrupted through the driveway. Revise the sidewalk thickness from 6" to 8" in the Pavement legend on sheet 4.
Agreed in regards to the 332' of frontage. Sidewalk has been revised to be 1' off the proposed ROW line. The pavement legend on sheet 4 has also been revised.
57. The response made by the petitioner to comment #24 is acceptable. The Village will continue to work with the developer on an acceptable cul-de-sac dedication.
We believe the cul-de-sac should be located in the center line within the current Emerson Street, not entirely on our property. Even though there is no benefit to our development, we would agree to pay 1/3 of the cost and donate the land required to the Village of Arlington Heights. We further suggest that this requirement should expire if the cul-de-sac is not constructed within five years from date of Village of Arlington Heights board approval.
58. There is no written response made by the petitioner to comment #25. To reiterate: Has there been any consideration to purchasing the residential lot(s) to be surrounded by the proposed development?

We contacted the property owner of the most westerly residential site. The cost to purchase that property was significantly higher than the per sq. ft. cost of our existing properties. It was just too expensive.

59. The response made by the petitioner to comment #26 is acceptable. Add another "No Left Turn" sign
A "No Left Turn" sign has been added to the location shown on the diagram.
60. The response made by the petitioner to comment #29 is not acceptable. The proposed new culvert, which is north of Emerson Street, will not help drain the low area, which is south of Emerson Street. To reiterate: As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.
An 8" culvert has been added underneath Emerson Street and approximately 50' of Emerson Street is proposed to be elevated to fit the culvert beneath the street per discussions with Village staff. This will help with conveying water from the south side of Emerson to the north side to avoid ponding on the street. The area is very flat so the culvert has been designed with a minimal amount of slope.
61. The response made by the petitioner to comment #31 is noted. The proposed hydrant is not metered in the proposed configuration. If an interior meter room is preferred, the hydrant feed must come from the building. Private fire hydrants must be metered.
A compound water meter has been added to the water main just east of the property line.
62. The response made by the petitioner to comment #33 is noted. Label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property on Sheet #7 – Utility Plan.
The existing public sanitary sewer and public easement has been labeled on Sheet 7.
63. The response made by the petitioner to comment #36 is noted. The 0.5% subgrade slope is acceptable. Add a cross section through both permeable paver parking lots to show the surface elevations and the subgrade elevations at the high and low points of both parking lots. This is to emphasize the additional thickness of stone needed at the high sides of the parking lots. For example: the southeast corner of the south lot has a pavement elevation of 704.20. This will result in a subgrade elevation of 702.48 (-20.6" according to the current detail). The northeast corner with a pavement elevation of 706.10 will have a subgrade elevation of $702.48 + 0.30' (0.5\% \text{ over } 60') = 702.78$, which results in a 39.8 elevation difference. The detail on Sheet #11 should be replaced by the new cross section.
Two permeable paver cross sections are included on Sheet 11, showing the surface and subgrade elevations at the high and low points of both paver areas.
64. The response made by the petitioner to comment #37 is noted. Provide the Storm Trap design for final engineering.
Storm trap design has been included on Sheet 16 of the final engineering plans.
65. There was no written response made by the petitioner to comment #42. To reiterate: The property is included in Contribution Ordinance #62-088, under which the following PIN numbers receive indirect benefits from the previous sanitary sewer improvements. Provide a check for Contribution Ordinance #62-088 to the Engineering Department in the amount of \$1,020.00 payable to the "Village of Arlington Heights" prior to the Plan Commission approval.
Agreed – check provided

PLAT OF SUBDIVISION

66. The response made by the petitioner to comment #43 is noted. Modify the proposed public utility easement to be 15' in width. Since the open detention basin is shared with the Autumn Leaves property, a private stormwater detention easement should be added to the Plat of Subdivision to cover the joint ownership and maintenance aspects of this basin.
The Plat of Subdivision has been revised accordingly.
67. Add any covenants to the Plat when completed. In the Fire Cross Access Easement Provisions, change "...Village of Arlington Height..." to "....Village of Arlington Heights..." In the Public Utility Easement Provisions, change "....Village of Orland Park..." to ".....Village of Arlington Heights..."
There are no covenants at this time to be added to the Plat of Subdivision.
68. A separate Plat of Easement is required for the Autumn Leaves property to cover the proposed Public Utility Easement for the sanitary sewer main connection, any proposed access or ingress/egress easements on that property, and a private stormwater detention easement to cover the joint ownership and maintenance aspects of the detention basin.
The Plat of Subdivision has been revised accordingly.

TRAFFIC

69. There was no written response made by the petitioner to comment #48. The traffic study now shows who prepared the document, but still needs to be signed and sealed by a licensed engineer.
The traffic study has been signed and sealed and is provided as Exhibit C

GENERAL COMMENTS – ARLINGTON HEIGHTS FIRE DEPARTMENT

1. Is the cross access agreement with the property to the south, currently Autumn Leaves, in effect and part of the P.U.D.?
YES
2. Building to be sprinklered.
YES
3. Locate the sprinkler connection at the main front door.
YES
4. Locate a Knox Box at the main front door.
YES
5. Install a full operation annunciator panel or alarm panel at the front door.
YES
6. Provide a factual auto turn diagram with ladder truck specifications obtained from Engineering.
AutoTurn exhibits have been revised to include ladder truck specifications.

PLANNING & COMMUNITY DEVELOPMENT DEPT. REVIEW – ROUND 2

General:

47. The response to comments 1-13, 18, 22-24, 27, 28, 30-34, 36-45 are acceptable.
48. The response to comment #14 stated "See separate response by Developer." However, no separate response from the developer was provided. To reiterate, please provide written documentation from Autumn Leaves that grants permissions to amend their PUD and seek relief for the Variation as outlined in 50e below. Additionally, please provide written documentation from Autumn Leaves that grants permission to construct the fire access drive connection from the southern parking lot to the Autumn Leaves access drive, which connection will terminate on the Autumn Leaves property, and that they are aware that you will be connecting to/expanding their detention pond.
See Exhibit A
49. The response to comment #15 is noted. The meeting with neighboring residents has been scheduled for December 6th. Please provide a summary of this meeting on December 7th.
A summary of the meeting with neighboring residents will be provided on December 7.

Zoning:

50. The response to comment #16 is noted. Per the revised plans, the required approvals have been updated accordingly and the following zoning actions are needed.
- A rezoning of the subject property into the O-T district.
 - Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.
 - Preliminary and final PUD approval.
 - Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD.
 - Variation from Section 5.21-21.1(B) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (details on this are provided under the Site Plan section of this review)
The 50' of land that Autumn Leaves sold to us allows us to provide additional parking for our facility. There will be approximately 200' of space between the two buildings as contemplated by the code.
 - Variation from Section 56.13-3(a) to allow a 4' tall open fence in the front yard.
This fence was requested in order to protect pedestrians from retaining wall.
51. The response to comment #17 stated "See separate response by Developer." However, no separate response from the developer was provided. To reiterate, relative to items 50e and 50f above, please provide a written response (for each of the requested variations) explaining how the requested variation meets the approval criteria as summarized below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
Due to the current multiple zoning designation, it would be impossible and uneconomical to build a different building or each site to correspond to the current zoning.
 - The plight of the owner is due to unique circumstances.
This site has multiple zoning designations and is shown on the Village Comprehensive Plan as office, which is what we are requesting.
 - The variation, if granted, will not alter the essential character of the locality.
This request, if granted, will not alter the essential character of the locality and will be in line with the Comprehensive Plan.

Site Plan:

52. The response to comment #18 is noted. Please clarify if the "Site Area" calculation in the "Site Data" table on Sheet 4 of the civil plans accommodates for the land to be dedicated along Arlington Heights Road and along Emerson Street. A separate line and calculation for "Site Area (after dedication)" should be added.
The "Site Data" table on Sheet 4 has been revised to include dedication area breakout.
53. The response to comment #20 stated "Photometric site plan is attached." However, no photometric plan was provided. To reiterate, please provide a photometric plan and fixture details/specifications. In areas towards the rear of the property, low intensity illumination should be utilized and the height of fixtures should be low so as to avoid light spillover to the neighboring residential properties
See Exhibit B
54. The response to comment #21 states "No site lighting at east side of building is proposed, except that necessary for exit discharge life safety – See photometric site plan attached." However, no photometric plan was provided. To reiterate, please provide a photometric plan and specifications for the proposed lighting.
See Exhibit B
55. The response to comment #25 is noted. The response stated that "The existing overhead wires along the east property line will remain intact. All electric lines onsite will be buried." Are these overhead wires not located on the subject property? To whom do they provide service?
The overhead lines reside on the residential property and the subject site. They currently provide service to the existing residential properties to the east.
56. The response to comment #26 is noted. As outlined in comment #50, a variation is required for the 4' tall wrought iron style fence along the northern property line where that fence passes into the front yard (only 3' tall fences are allowed in a front yard). Please note that the 6' wooden fence detail on the landscape plan does not match the detail as included on the architectural plans. Although very similar, please clarify which fence detail is accurate and ensure that the same detail is shown on both sets of plans.
The fence ends before it approaches the front yard setback. The wrought iron fence will be used.
57. The response to #29 stated "See separate response by Developer." However, no separate response from the developer was provided. To reiterate, as the southernmost parcel (Parcel 6) will be purchased from Autumn Leaves and incorporated into the subject property, the northern setback of the Autumn Leaves building will become non-compliant (Code requires a 100' setback for the Autumn Leaves building to their northern property line and this setback will be reduced to 47.5'.) Therefore, a variation will be required. Please see comment #48 and #50.
See Exhibit A
58. The response to comment #35 stated "The retaining wall along the north side of the site is 2.5' from the property line and does not provide enough area to support significant vegetation growth." Staff believes that 2.5' provides enough space for certain plantings. Please re-evaluate the ability to place plantings within this 2.5' area.
Agreed. Upright, 4-5' ht. ornamental grass such as feather reed grass, and boxwood shrubs are proposed along the north side of the site to screening the retaining wall.
59. The traffic study is indicating that the level of service for westbound cars leaving the combined Autumn Leaves and subject property site will decrease from a LOS "C" (24.2 second delay) to LOS "F" (99+ second delay.) Are additional measures needed to address this delay?

As discussed in the traffic study, the Pickwick Road/Autumn Leaves access drive approaches currently operate and are projected to continue to operate at a poor level of service during the weekday morning and evening peak hours. This is due to the higher volume of traffic on Arlington Heights Road and the reduced number of gaps in the traffic stream. This traffic is and will be able to exit onto Arlington Heights Road. However, during the weekday morning and evening peak periods, the traffic may experience additional delay. This is common for stop sign controlled intersection along higher volume roadways such as Arlington Heights Road. Currently, the Pickwick Road, Autumn Leaves access drive, and East Council Trail approaches all operate at a poor level of service.

60. It appears that the previously proposed underground detention vault has been replaced with an expansion to the existing Autumn Leaves detention area. Per comment #48, please make sure to provide written confirmation from Autumn Leaves that grants permission to connect to/extend the proposed combined detention area.
Agreed. Please see Exhibit A.
61. The Site Data table on sheet 4 of the civil plans indicates that 18 handicap spaces will be provided, however, only 14 handicap spaces are shown on the plans.
Total 139 parking stalls. 14 accessible parking stalls included, provided 10% accessible parking provided. The "Site Data" table has been revised to reflect the current plans.
62. The property line as shown on the landscape plan does not appear to match the property line as shown on the civil plans, most notably along the western edge of the site. Please revise the landscape plan to show the correct location of the property line, which will allow additional space for landscape plantings. Additionally, please revise all plans to show the correct location of the proposed sidewalk as per comment #56 from the Engineering Department.
Property line and proposed sidewalk locations are updated and now coordinated with civil engineering plans.
63. Not all retaining walls are shown on the landscape plan. Additionally, the retaining wall adjacent to the southern parking area does not match the length of the retaining wall as shown on the civil plans. Moreover, the location of the parking lot light poles are not shown in the correct location. Please revise the landscape plan to show all retaining walls and light poles in their correct location.
Retaining wall as well as parking lot light pole locations are updated and now coordinated with civil engineering plans.
64. Section 11.6-1 requires that "no loading space for vehicles over two ton capacity shall be located closer than 50' to any property in a residence district unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combinations thereof, not less than six feet in height." The southern loading space is less than 50' from the residential property to the east and therefore should be screened with a solid 6' tall masonry wall to match the brick on the building.
Please see answer provided by Tenant. There will only be vans and box trucks, other than initial move-in.

John,

The only time I foresee the need to have a semi-truck is during the initial delivery of furniture, medical equipment, and relocation to the new location, but I do not believe it is something we need to build or plan for, we can inform our vendors to use smaller trucks.

Respectfully,

Jess

Jessica Archibald, CHSP

Manager, Design and Construction

Access Community Health Network

600 W. Fulton | Chicago IL, 60661

O: 312 – 526 – 2314

C: 773 – 827 – 4416

Jessica.archibald@achn.net

65. Section 11.6-4 requires that "All open off-street loading berths shall be improved with a compacted macadam base, not less than seven inches thick, surface with not less than two inches of asphaltic concrete or some comparable all-weather dustless material." The base of the loading spaces only appears to be 4" thick. Please revise during final engineering.
Proposed pavement section is 8" PCC over 4" compacted aggregate base, which has greater structural integrity than Section 11.6-4 required.
66. Given the status of the Final Plat and engineering plans (i.e. not complete), this project will proceed forward as Preliminary PUD and Preliminary Plat of Subdivision. Final PUD and Final Plat of Subdivision will have to be obtained at a future date.
Agreed

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Tree Preservation:

1. The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees must be explored. Additional trees must be preserved along the east property line.
Reviewed and discussed with civil engineers to confirm that because of new construction and grade change, it's not likely to be able to save existing trees; since almost all trees onsite are either invasive species or in bad condition/form, new installations of landscape would be a significant improvement from existing conditions.

Landscaping Issues:

2. The ends of all parking rows must include a 4: caliper shade tree (Chapter 28, section 6.16-1.2b.) Incorporate a tree and an island near the southeast corner of the building.
A 4" caliper tree in all islands of the parking lot is now proposed and shown in plans.
3. According to the plan, there is approximately 2-2.5 feet between the back of curb and the top of retaining wall on the north side of the property line. Incorporate perennials between the wall and the back of curb. Also, indicate if there is a decorative fence on top of the wall and provide a detail. Provide a section of the wall, landscaping and fence.
A section drawing is provided for your reference in sheet L-3. A metal fence is also installed on the top of retaining wall along the north property line, making that area even more insufficient in space for plant growing. Also, snow will be pushed against edge of parking and cover that space in the winter too. Screening is provided on the other side of retaining wall now.

4. On sheet L2, the property line along Arlington Heights Road is incorrect. Please show the property line in the correct location which will allow for additional landscaping. There is approximately 16 feet between the parking and the property line.
The property line is coordinated with civil engineering plans.
5. Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also, incorporate site furnishings that include decorative lighting, planters and benches.
Benches along sidewalk to the west of building, and outdoor seating at patio to the east of building are proposed. Also, bollards and building decorative lights are proposed; please see architectural drawings.
6. A dense buffer must be provided along the east property line and south of the residential. Overall the buffer is inadequate. The landscape buffer must consist of a dense, layered screen. Provide additional evergreens and increase the height.
A dense buffer including layers of planting is incorporated into the screening along east property line. Evergreen tree size is also increased from 8' to 12'.
7. The fence along the south property line of the residential is semi open and does not comply with code. The fence must be a solid and 6 feet high.
6' high solid fence is proposed to extend along south property line of the residential site to provide full screening and code compliance, pending future coordination and agreement with neighbor property owners.
8. Overall the landscaping is minimal. Provide additional trees and shrubs incorporating a mix of perennials and ground cover.
Perennials and ground cover is incorporated in landscape design and shown in clouded area/mass; will be specified in detail in construction phase. Planting along north retaining wall and east buffer/screening are major additions per round 2 review comments.



Item: Arlington Heights Animal Hospital - 412 W. Algonquin Rd. - PC#16-023

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a Commercial Kennel within the B-2 District.
2. Amendment to Ordinance 92-009.

Variations Identified

1. Variation from Section 11.4-2 to reduce the required on-site parking spaces from 31 spaces to 29 spaces.
2. Variation from Section 5.1-11.6 to reduce the required east side yard setback from 53.3 feet to 40.3 feet.
3. Variation from Section 6.6-5.1 to allow an AC unit to be 46 feet from the east side yard lot line where code requires a 53.3 foot side yard setback.

Recommendation

The Staff Development Committee reviewed the proposed request and supports the proposed Land Use Variation, parking Variation, and setback Variations, subject to the following:

1. The petitioner shall obtain a kennel license from the Village of Arlington Heights.
2. Dog walking shall be permitted in the areas to the side and rear of existing building, however, no outdoor dog run(s) and/or exterior recreational/exercise area(s) meant for multiple animals shall be permitted on the subject property.
3. The parking variation is only valid while the subject property is used as an animal hospital/veterinary clinic. The Variation will become null and void should the property be used for any other purpose.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:**Description**

Staff Report
Legal Notification
Aerial
Plat & Sub Minutes
Plat of Survey
Architectural Plans
Engineering Plans
Landscape Plan
Project Narrative & Justification for LUV
Parking Study
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1

Type

Board or Commission Report
Correspondence
Exhibits
Minutes
Exhibits
Exhibits
Exhibits
Exhibits
Correspondence
Exhibits
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: December 14, 2016
 Date Prepared: December 9, 2016
 Project Title: Arlington Heights Animal Hospital LUV
 Address: 412 W. Algonquin Rd.

BACKGROUND INFORMATION

Petitioner: Michael J. Matthys – Linden Group
 Address: 10100 Orland Parkway – Suite 110
 Orland Park, IL 60467

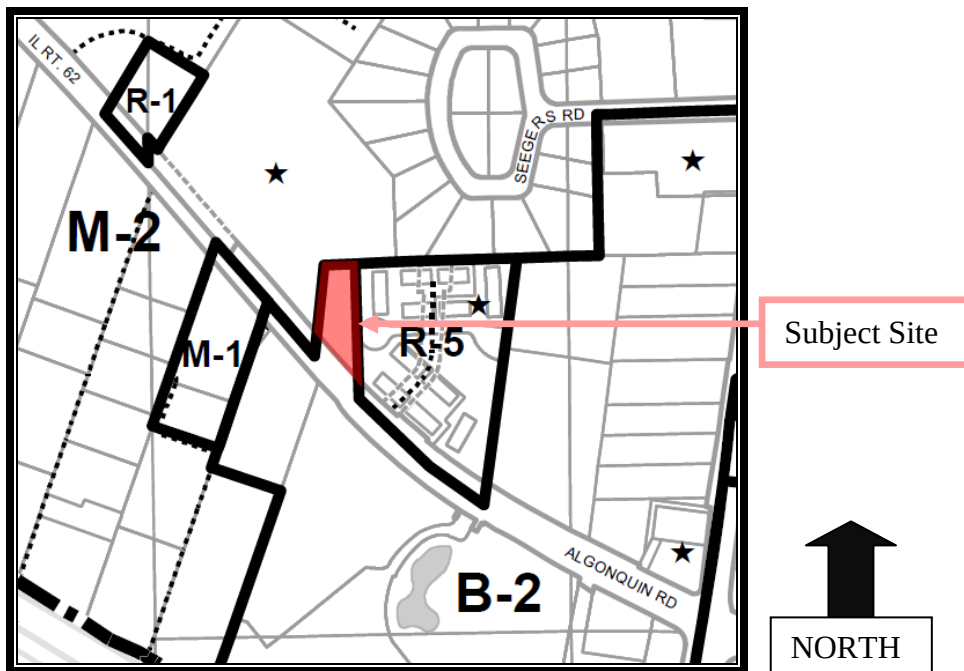
Existing Zoning: B-2, General Business District

Requested Action:

- Land Use Variation to allow a Commercial Kennel within the B-2 District.
- Amendment to Ordinance 92-009

Variations Identified:

- Variation from Section 11.4-2 to reduce the required on-site parking spaces from 31 spaces to 29 spaces.
- Variation from Section 5.1-11.6 to reduce the required east side yard setback from 53.3 feet to 40.3 feet.
- Variation from Section 6.6-5.1 to allow an AC unit to be 46 feet from the east side yard lot line where code requires a 53.3 foot side yard setback.

**Surrounding Properties:**

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	M-2, Limited Heavy Manufacturing District	Pace Bus Administrative Facility	R&D Mfg and Warehouse
South	B-2, General Business District	Hotel (Motel 6), Multi-story office building	Offices Only, R&D Mfg and Warehouse
East	R-5, Multiple Family Dwelling District	Arlington Reserves Townhomes	Moderate Density Multi-

			Family
West	M-2, Limited Heavy Manufacturing District	Pace Bus Administrative Facility	R&D Mfg and Warehouse

Background:

The subject property is 36,622 square feet in size and contains the Arlington Heights Animal Hospital, which is a 6,104 square foot single story full service veterinary hospital. The hospital has 30 fulltime and part-time employees and is open from 8:00am-7:00pm Monday thru Friday, 8:00am-4:00pm on Saturday, and 9:30am-12:00pm on Sunday. The site has full access to Algonquin Road allowing both eastbound and westbound ingress and egress. There are 30 existing parking spaces on the subject property (20 spaces in the front parking lot, 10 spaces in the rear parking lot).

The petitioner has proposed a 664 square foot addition to the existing building in order to accommodate additional space for animal boarding, a service that is currently offered at the animal hospital. The existing building has space for boarding up to 102 animals. In conjunction with the building addition, portions of the existing interior space would be remodeled to improve the spaces used for animal boarding functions (food storage, bathing, etc.). There is no proposed increase to the amount of animals that will be boarded, and the resulting number of cages would actually be reduced to between 84 and 102. This reduction is due to the fact that the new cages and runs would be larger than the existing cages, which will bring the boarding service more in line with current industry standards that call for larger cages and spaces for boarded animals. All animals would be walked behind the building, which is where they are currently walked. The hours of operation are expected to remain the same.

Zoning and Comprehensive Plan

As indicated above, the property is within the B-2, General Business District, and "Animal Hospitals" are classified as a permitted use in the B-2 District. However, the animal boarding service, which is classified as a "Commercial Kennel", is neither a permitted nor special use within the B-2 District. Therefore, a Land Use Variation is required. It should be noted that the petitioner purchased the property from the previous operator in 2014. Animal boarding was always a service that had been offered at the animal hospital, and when the current owner began operations, they continued to offer this service. Since the boarding function is being expanded in floor area, it is required that the owner obtain the proper approvals to allow a "Commercial Kennel".

The petitioner has provided written justification to the following criteria necessary for Land Use Variation approval:

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
- *The plight of the owner is due to unique circumstances.*
- *The variation, if granted, will not alter the essential character of the locality*

Staff concurs that the necessary criteria for Variation approval have been met and supports the Land Use Variation for the following reasons:

1. The applicants purchased the property under the assumption that animal boarding was permitted and therefore they could continue this use. The property would be less valuable to the petitioners if the animal boarding services are discontinued, and therefore the property may not be able to yield a reasonable return.
2. The variation will not alter the essential character of the locality. The animal boarding service has been in operation for several decades and staff is not aware of any specific complaints due to this service at this location. All animals are walked within the confines of the subject property, which is screened with a 6' tall solid wood fence along the eastern property line.

The Village's Comprehensive Plan designates the future use of the subject property as "Commercial". The proposed Land Use Variation is therefore consistent with the Comprehensive Plan.

It should be noted that when the animal hospital was approved subsequent to a rezoning and subdivision in 1992, the ordinance authorizing approval contained a condition that prohibited "dog runs and outside facilities for animals". As animals are walked outside, the enabling ordinance from 1992 must be amended to remove this condition. Staff recommends clarifying this condition within the ordinance authorizing approval of this application so that it clearly allows dog walking but prohibits any outdoor dog runs and/or any exterior recreational/exercise areas meant for multiple animals.

Finally, all kennels within Arlington Heights are required to obtain a license from the Village. If approved, the proposed kennel will be required to obtain this license.

Traffic & Parking

The subject property currently contains 30 parking spaces, and based on the medical office use of the animal hospital, it is required to provide 1 space per 200 square feet of floor area. At 6,104 square feet, 31 parking spaces are required for the existing facility. The proposed 664 square foot addition requires parking at a ratio of 1 space per 300 square feet due to the use as a kennel (as opposed to a medical office). Since portions of the existing 6,104 square foot hospital space will be remodeled to accommodate the kennel functions, the parking requirements for the existing space will be reduced as portions of the hospital (1 space per 200) will be remodeled for boarding functions and these spaces will then be subject to a 1 space per 300 square foot requirement.

The chart below illustrates the required parking based on code requirements:

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	PARKING RATIO	PARKING REQUIRED
Animal Hospital	Medical Office	5,098	1:200	25
Animal Boarding	Retail	1,670	1:300	6
Total Parking Required				31
Total Parking Provided				29
Parking Surplus/(Deficit)				2

Based on this evaluation, a two space parking shortage will result from the 664 sq. ft. building addition, and therefore a Variation has been requested to reduce the code required parking from 31 spaces to 29 spaces. Staff supports the proposed Variation for the following reasons:

1. Although the floor area will be expanded, the proposed animal boarding capacity will not exceed the number of animals that currently can be boarded. Therefore, the total maximum boarding capacity will remain unchanged (102 animals).
2. The petitioner has submitted a parking survey that was conducted during six days over a two-week period. Based on this parking survey, the peak parking demand occurs between 11:30am – 12:30pm, and the total number of cars parked on site during peak demand did not exceed 19 cars. Therefore, the resulting 29 spaces should be adequate to cover peak parking demand on the site.

Staff notes that although the current use as an animal hospital and commercial kennel is not anticipated to create a parking shortage on the site, if the property was sold to a medical office user (for humans as opposed to animals), the typical parking demands for this new user would be greater than the typical parking demands for the animal hospital. Since parking variations run with the land, staff is recommending a condition of approval that links the parking Variation to the use of the site as an animal hospital. This will prevent a medical office from assuming the underlying parking Variation, which parking Variation has potential to create a parking shortage if the site is used as a standard medical office.

Section 6.12-1 of Chapter 28 of the Municipal Code requires a traffic study prepared by a professional traffic engineer only on projects larger than 5,000 square feet when located along a major arterial. As the proposed addition is only 664 square feet, a formal traffic study is not required.

Site Plan, Building and Landscaping

The proposed 664 square foot addition conforms to all setback, height, and bulk requirements, with the exception of the side yard (east) setback which requires a Variation. The required side yard setback for the subject property is based on the neighboring residential townhome development to the east, and the Zoning Code is written to require the subject property to provide the same side yard setback as is required for the residential property to the east. As the side yard setback for the residential property to the east is based on 10% of the width of that residential lot, and because that residential lot is 533 feet in width, a 53.3' side yard setback is required on the subject property. It should be noted that the existing animal hospital building is setback only 5.2 feet from the eastern side lot line, and although the proposed addition will be setback 40.3 feet from this lot line, it still does not conform to the required 53.3 foot setback. Staff supports this variation due to the unique circumstances surrounding the side yard setback

calculation and because the proposed addition will be setback significantly greater than the existing established side yard setback of the building.

The building expansion will require a new ground mounted AC unit, which will be located adjacent to the new addition. However, AC units are only allowed within the buildable envelope for the primary structure, and due to the aforementioned eastern side yard setback, the proposed AC unit is just outside of this buildable envelope. Therefore, a Variation to allow the proposed AC unit is required. The proposed AC unit is within all building setbacks except the required 53.3 foot side yard setback, where it is located approximately 46 feet from the side yard property line. The subject property currently has four AC units, none of which conform to the 53.3 side yard setback, with the closest of these units being approximately 10 feet from the eastern side yard lot line. Staff is supportive of the aforementioned variation due to the unique circumstances surrounding the side yard setback calculation and because the proposed AC unit will be setback substantially further from the side yard lot line in comparison to the existing AC units on site.

Finally, the petitioner notes that a future back-up generator is being considered. This generator will likely encounter the same side yard setback limitations as the AC unit and building addition, and will therefore likely require a Variation. Because it is unknown if the owner will proceed with the purchase and installation of said generator, and because the proposed location of this generator is unknown at this time, staff is notes that a future Variation request may be warranted.

The proposed landscape plan conforms to Village requirements. Replacement trees are not required for the three trees that will be removed to accommodate the building addition as these trees are outside of the required setback areas and are within the buildable envelope for the lot. The applicant has proposed landscaping around the new AC unit to provide for adequate screening.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on September 28th, 2016, to discuss the proposed Land Use Variation. The subcommittee encouraged the applicant to conform to any landscaping requirements as identified by the Village, and to be able to explain any noise reduction aspects of the new kennel addition. They not identify any major issues with the preliminary proposal and encouraged the applicant to move forward.

Design Commission

A completed Design Commission application was received on December 8, 2016, and granted administrative Design Commission approval (i.e. no appearance before the Design Commission was required). The application met all design guidelines and no conditions of approval were added.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Land Use Variation, parking Variation, and setback Variations, subject to the following:

1. The petitioner shall obtain a kennel license from the Village of Arlington Heights.
2. Dog walking shall be permitted in the areas to the side and rear of existing building, however, no outdoor dog run(s) and/or exterior recreational/exercise area(s) meant for multiple animals shall be permitted on the subject property.
3. The parking variation is only valid while the subject property is used as an animal hospital/veterinary clinic. The Variation will become null and void should the property be used for any other purpose.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies

December 9, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON DECEMBER 14, 2016, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 16-023, a Land Use Variation to allow a "Commercial Kennel" within the B-2 (General Business) District, an Amendment to Ordinance 92-009, a Variation to Section 11.42 of Chapter 28 of the Municipal Code to reduce the required off-street parking from 31 spaces to 29 spaces, and a Variation to Section 5.1-11.6 of Chapter 28 of the Municipal Code to reduce the required side yard setback from 53.3 feet to 40.25 feet on the subject property, said property located at 412 West Algonquin Road in Arlington Heights, IL, legally described as:

THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF ALGONQUIN ROAD, AND THE CENTER LINE OF SAID ROAD; THENCE EAST ALONG SAID NORTH LINE OF LOT 7 A DISTANCE OF 373.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE OF LOT 7, A DISTANCE OF 454.97 FEET TO THE CENTER LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING A CURVE TO THE RIGHT OF RADIUS 2491.29 FEET THE TANGENT OF SAID CURVE FORMING AN ANGLE OF 43 DEGREES 33 MINUTES 45 SECONDS WITH THE LAST COURSE MEASURED FROM THE NORTH TO NORTHWEST A DISTANCE OF 226.96 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF ROAD, BEING TANGENT TO SAID CURVE 361.35 FEET TO THE POINT OF BEGINNING; (EXCEPTING FROM SAID PART OF LOT 7 THAT PART THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF ALGONQUIN ROAD AND THE CENTER LINE OF SAID ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 361.35 FEET TO POINT OF TANGENCY WITH A CURVE TO THE LEFT OF RADIUS 2491.29 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE OF RADIUS 2491.29 FEET, 7.90 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, SAID POINT BEING 273.00 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE OF LOT 7 WITH THE CENTER LINE OF ALGONQUIN ROAD, IN COOK COUNTY, ILLINOIS

And other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD: (847) 368-5794.

Joe Lorenzini, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION

Joe Lorenzini, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION

Published in Daily Herald Tuesday, Nov. 29, 2016 (4458073)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 29, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baitz*
Authorized Agent

Control # 4458073

RECEIVED

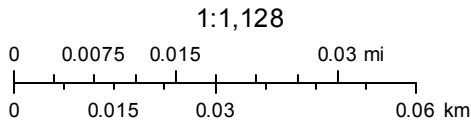
DEC 02 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Aerial - Arlington Heights Animal Hospital



September 23, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

September 28, 2016

Project Title: Arlington Heights Animal Hospital
Address: 412 W. Algonquin Rd.
Petitioner: Michael J. Matthys – Linden Group
10100 Orland Parkway – Suite 110
Orland Park, IL 60467

Requested Action:

- Land Use Variation to allow a Commercial Kennel within the B-2 District.
- Amendment to Ordinance 92-009

Variations Required:

- None identified at this time.

Attendees: Michael J. Matthys – Petitioner
Jason Sanderson, Petitioner
Anita Kuhnle, Arlington Height Animal Hospital
Darin Flaska, Arlington Height Animal Hospital
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is 36,622 square feet in size and contains the Arlington Heights Animal Hospital, which is a 6,000 square foot single story full service veterinary hospital. The hospital has 30 fulltime and part-time employees and is open from 8:00am-7:00pm Monday thru Friday, 8:00am-4:00pm on Saturday, and 9:30am-12:00pm on Sunday. The site has full access to Algonquin Road allowing both eastbound and westbound ingress and egress. There are 30 existing parking spaces on the subject property (20 spaces in the front parking lot, 10 spaces in the rear parking lot).

The petitioner has proposed an 800 square foot addition to the existing building in order to accommodate space for animal boarding. Approximately 30 kennels would be located within the building addition, and portions of the existing interior space would be remodeled to update the facility and accommodate new areas for services related to the proposed animal boarding function (food storage, bathing, etc.). Animals would be walked behind the building in the area as indicated on the attached site plan. Hours of operation are expected to remain the same.

Meeting Discussion:

Mr. Matthys introduced the project, explaining that they were proposing a small, 800 sq. ft. addition to the existing animal hospital to expand their animal boarding operation, which requires a Land Use Variation. He also stated that as part of the project they would also be doing an interior remodel to about 1/3 of the existing building, which would be mostly in the back area of the hospital where only employees are allowed. He stated that they did not want to ask for Variations for the proposed project, and so previous iterations of the plans showed the addition of two parking spaces in order to comply with parking requirements for the new addition, which parking spaces would have involved the removal of some landscape areas. He said that after conversations with staff, it was determined that it may make more sense to ask for a Variation in order to preserve the landscaping if it can be demonstrated that the facility can accommodate peak parking demand given the existing parking lot. He clarified that the proposed addition would not create any increase in uses on the site; the hospital already offered animal boarding and the addition would not

increase the number of kennels, just allow the kennels and runs to be larger and more updated to reflect current trends in animal boarding. He concluded that there should therefore be no increase in parking demand, and he would submit parking survey's with any application to verify that the site does not currently operate at a parking deficit.

Mr. Matthys explained that should it be determined that additional parking spots are needed, they had an adequate plan to add the needed spaces. He presented the current site plan and pointed out the areas where additional parking could be added. He mentioned that staff has some concerns about the dump truck being able to turn around in the rear of the property should the parking spaces be reconfigured and two spots be added, and he clarified that the dump truck comes during times when the facility is not open for business and so it is able to reverse out of the rear parking lot without having to turn around.

Mr. Matthys presented the interior floor plans and outlined how the existing building was laid out. He stated that the architecture of the addition would match the current building.

Mr. Hubbard explained that the subject property was within the B-2 Zoning District, and Commercial Kennels were neither a permitted nor Special Use within the B-2 District, and therefore a Land Use Variation to allow that use was required. He stated that the Comprehensive Plan designated the subject property as "Commercial", and therefore the proposed use was consistent with the designation. He said that overall staff is supportive of the expansion and that they didn't have any major concerns although they did have some comments. He stated that when the subject property was rezoned and subdivided in 1992, a condition of approval stated that "dog runs and outside facilities for animals" was prohibited. He stated that it appeared that this condition was already being violated as the animal hospital currently offered animal boarding which meant that dogs were being walked outside. He said that the 1992 ordinance would therefore need to be amended to remove this restriction.

Mr. Hubbard stated that if a zoning application was received, that staff would check with the Police Dept. to understand if the current dog walking has generated any noise or animal complaints. Furthermore, he said that if an application was received, the applicant would be required to notice all residents within 250 feet of the hospital to inform them of the public hearing, and if the dog walking was problematic to adjacent residents, the public hearing process would give these residents the opportunity to make this known. He stated that certain restrictions on the dog walking could be added as a condition of approval, if necessary.

Mr. Hubbard explained that parking was the largest issue from a code standpoint and that if the petitioner could demonstrate that the existing parking lot was not at capacity and that the addition would not increase the parking demand, then a Variation to reduce the parking requirements by one or two spaces may be more appropriate than requiring the petitioner to cram in additional parking spaces that weren't practical. He stated that parking survey's documenting the existing parking demand on the site would be required as part of the zoning application. He reminded the applicant that a Design Commission application would also be required if the project was to move forward.

Commissioner Green asked where the townhomes were in relation to the subject property.

Commissioner Cherwin responded that they were east of the subject property. He asked if there has been any interaction with the association of the townhomes or any history of issues with the association or townhome owners.

Mr. Flaska and Ms. Kuhnle shook their heads to indicate "no".

Commissioner Cherwin asked where the Buddy Foundation was in relation to the subject property.

Ms. Kuhnle replied that it was kind of behind the animal hospital.

Commissioner Cherwin asked if the Buddy Foundation had animal outside at any times.

Mr. Flaska responded that the Buddy Foundation does have outdoor runs and do walk their dogs outside.

Commissioner Cherwin inquired into the number of kennels that the Buddy Foundation had.

Ms. Kuhnle replied that they do veterinary work for animals at the Buddy Foundation but that she had never been inside and didn't know how many kennels they had.

Mr. Flaska guessed that there were probably 60-80 animals at the Buddy Foundation.

Commissioner Cherwin questioned if staff was aware of any complaints received about the Buddy Foundation.

Mr. Hubbard responded that he was not aware of any complaints.

Commissioner Cherwin explained that the Buddy Foundation is just to the north of the same townhome complex that is located to the east of the subject property, and that if staff was not receiving complaints about that facility, which likely has more animals in their care, then it would seem unlikely that allowing the subject property to have 30 kennels would create a problem.

Commissioner Cherwin asked how many kennels the subject property currently had.

Ms. Kuhnle replied that there were four rooms for boarding currently.

Commissioner Cherwin asked how many kennels did they have and asked for clarification on whether boarding was currently done on the subject property.

Mr. Sanderson replied that the previous owner had done animal boarding and so when the current owners purchased the property two years ago they continued to provide this service as they were unaware that boarding was not technically allowed.

Ms. Kuhnle stated that the four rooms for boarding are very small and cramped.

Commissioner Cherwin said that the noise factor of animals could come into play at the public hearing and so he wanted to help the petitioners prepare for this potential issue as they would be asking to formally allow the animal boarding. He said that it would be important for the petitioners to clarify that they were not going to be increasing the intensity of the use; that they already had capacity for animal boarding and that they were only making the spaces/kennels larger and not increasing the number of animals to be boarded.

Ms. Kuhnle said that the addition would be better soundproofed than the current area where animals are boarded, and so this should help to decrease potential noise spillover to the neighbors.

Mr. Sanderson reiterated that the capacity of animals to be boarded would not increase. He mentioned that in the early 90's when the facility was constructed, the standard for animal boarding was to put animals in small, stacked metal cages. He said that the expectation of animal owners today is for their animal to be boarded in a facility that offers a little more space, and the amount of floor area an animal would receive today is much greater than what they would get in 1990.

Commissioner Jensen inquired into the maximum number of animals that would be boarded given the new addition.

Ms. Kuhnle replied that for dogs it would probably be 30.

Commissioner Jensen asked if that was more or less than what they do now.

Ms. Kuhnle responded that this would be less than what they do now.

Commissioner Jensen clarified that they would be giving up capacity to allow for improved accommodations.

Mr. Flaska said "exactly".

Commissioner Jensen asked where the dogs are currently walked.

Mr. Matthys showed on the site plan where they are currently walked, which was on the northeast side of the property, towards the rear.

Ms. Kuhnle added that each dog is walked individually and that they get four to five walks a day. She said that this method of walking the dogs decreases the noise potential when compared to a run where dogs are excited and barking and playing with each other.

Mr. Matthys questioned the restriction from the 1992 ordinance which prohibited outdoor area with runs. He said that since there wasn't an outdoor "run" that they may be in compliance with this provision.

Commissioner Jensen asked if the petitioner would prefer to have an outdoor "run" to exercise the dogs.

Ms. Kuhnle responded that the current arrangement where dogs are walked individually is preferable as there wasn't space for a dog run and a dog run would create a potential liability issue.

Commissioner Jensen said every time he's been to the subject property there was plenty of parking available and so he doesn't anticipate that parking will be a big issue.

Commissioner Green recommended that the STC rating on the walls be appropriately designed to mitigate noise transference. He said that noise would likely be the only issue that they will face at the public hearing and so they should be prepared to describe how they will mitigate sound and how their operation is designed to prevent sound spillover (i.e. they won't leave a door open that would allow barking to be heard outside of the building).

Mr. Matthys mentioned that a vestibule would be included within the renovated space.

Commissioner Green recalled a previous animal boarding facility that added an interior walkway around the boarding rooms which created a sound buffer to prevent noise from being heard outside of the property. He stated that the previous facility was a little different as it directly butted up against a residential area as opposed to the subject property which has a little bit of open space between the facility and neighboring townhomes.

Commissioner Jensen asked what would have to be done to the existing landscaping should no expansion to the parking area be needed.

Mr. Hubbard responded that we would check to ensure that the current landscaping is maintained and met the requirements of the original approval in 1992. He mentioned that the fence which separates the subject property from the townhome property is required by the landscape code to be maintained in a state of good repair, and so staff would verify this during the Plan Commission process.

Mr. Flaska clarified that this fence was not on the Animal Hospital property and was owned by the townhomes.

Commissioner Cherwin stated that he didn't anticipate parking to be a major issue and that the only issue he saw as a potential issue prior to this evening was the increase in intensity, which he believed was no longer an issue after hearing that no increase in intensity would take place.

Commissioner Green stated that if landscaping was missing or if landscaped islands were required, he strongly encouraged the petitioner to comply with the code requirements.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder



Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.

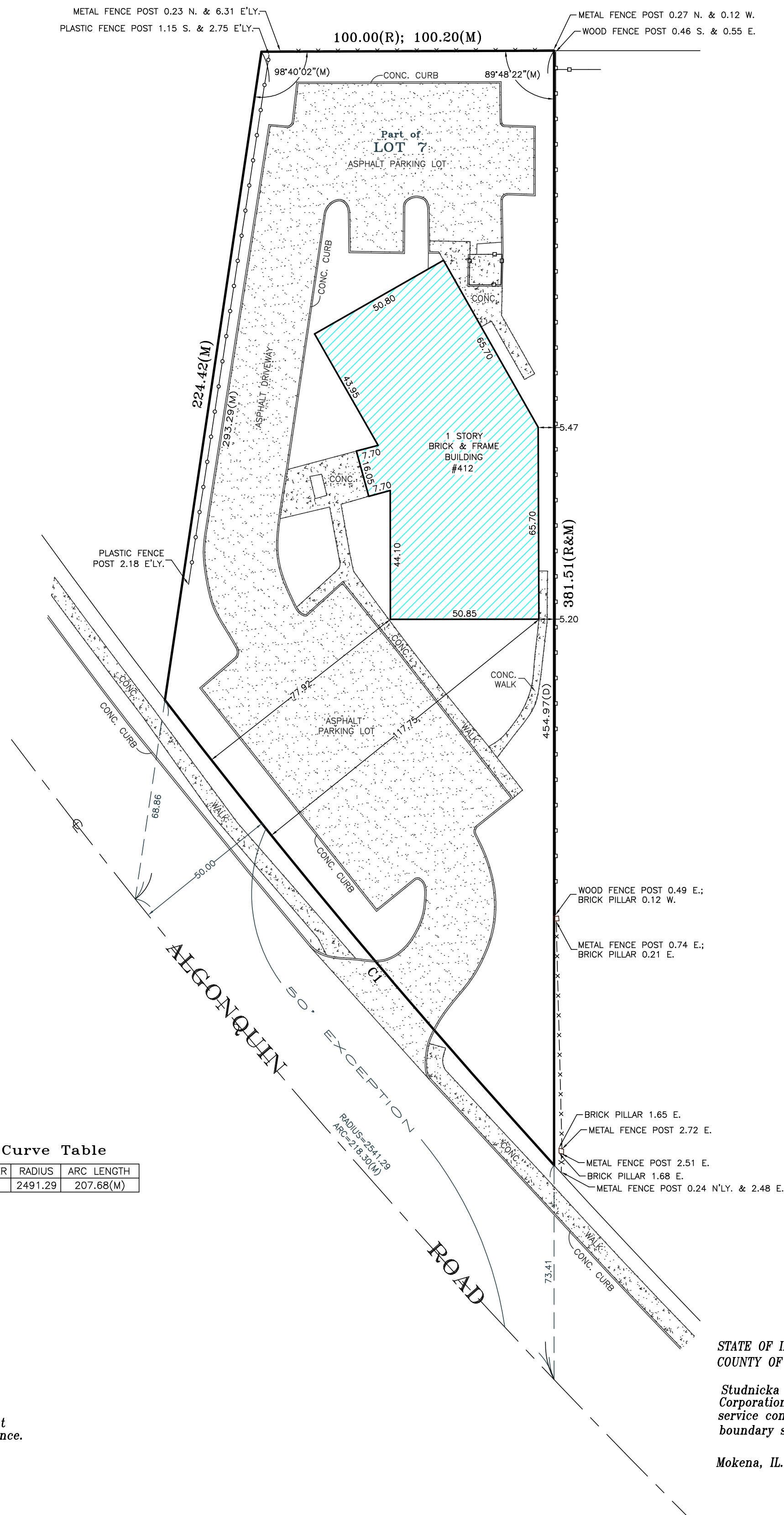
studnicka2000@gmail.com

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF ALGONQUIN ROAD, AND THE CENTER LINE OF SAID ROAD; THENCE EAST ALONG SAID NORTH LINE OF LOT 7 A DISTANCE OF 373.03 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE OF LOT 7, A DISTANCE OF 454.97 FEET TO THE CENTER LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING A CURVE TO THE RIGHT OF RADIUS 2491.29 FEET THE TANGENT OF SAID CURVE FORMING AN ANGLE OF 43 DEGREES 33 MINUTES 45 SECONDS WITH THE LAST COURSE MEASURED FROM NORTH TO NORTHWEST A DISTANCE OF 226.96 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF ROAD, BEING TANGENT TO SAID CURVE 361.55 FEET TO THE POINT OF BEGINNING; (EXCEPTING FROM SAID PART OF LOT 7 THAT PART THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF ALGONQUIN ROAD AND THE CENTER LINE OF SAID ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 361.55 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE LEFT OF RADIUS 2491.29 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE OF RADIUS 2491.29 FEET, 7.90 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, SAID POINT BEING 273.03 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE OF LOT 7 WITH THE CENTER LINE OF ALGONQUIN ROAD, IN COOK COUNTY, ILLINOIS.



Curve Table

NUMBER	RADIUS	ARC LENGTH
C1	2491.29	207.68(M)

LEGEND:

D= DEED
R= RECORD
M= MEASURE
—o—o—o— = WOOD FENCE
—x—x—x— = METAL FENCE
—o—o—o— = PLASTIC FENCE

Scale: 1" = 30 feet

Distances are marked in feet and decimals.

Ordered by: Law Office of Eugene Klein

Order No.: 16-9-25

Compare all points before building by same and at once report any difference.
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 10/4/16

Drawn by: S.K.

Proofed by: T.S.

Design Firm Registration # 184-002791

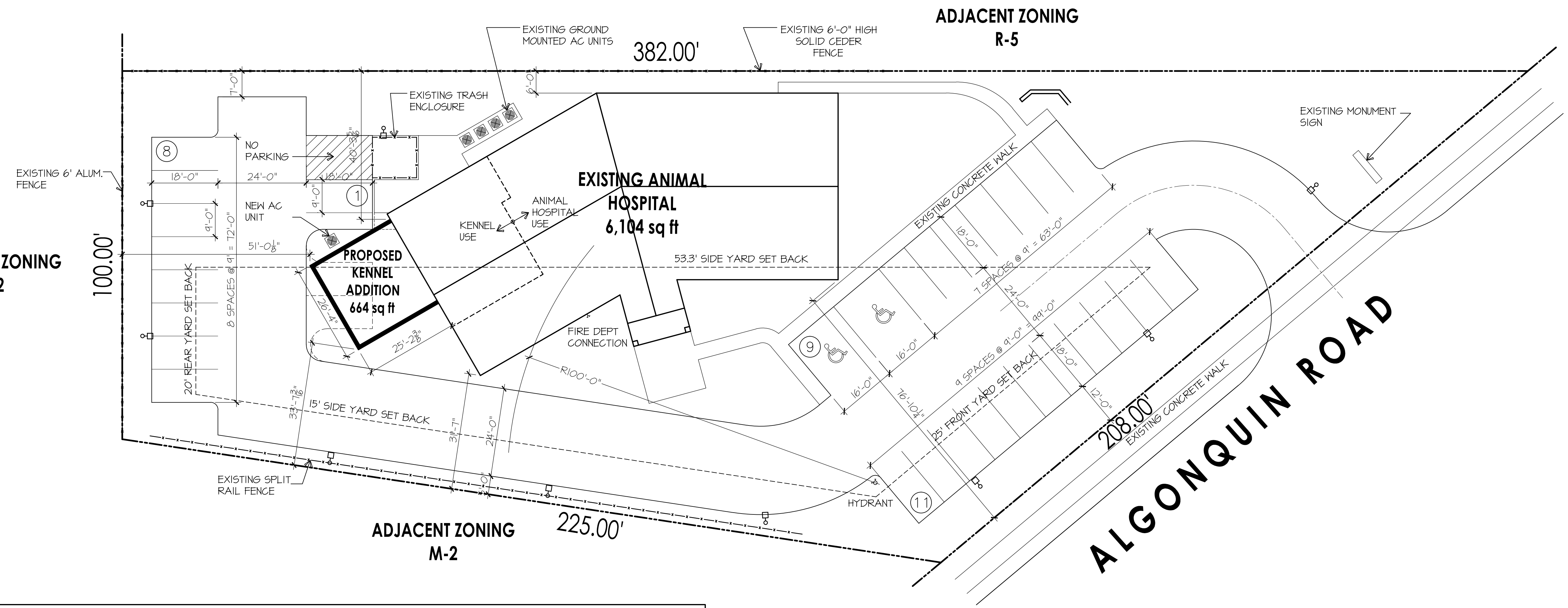


STATE OF ILLINOIS }
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL. October 4, A.D. 2016

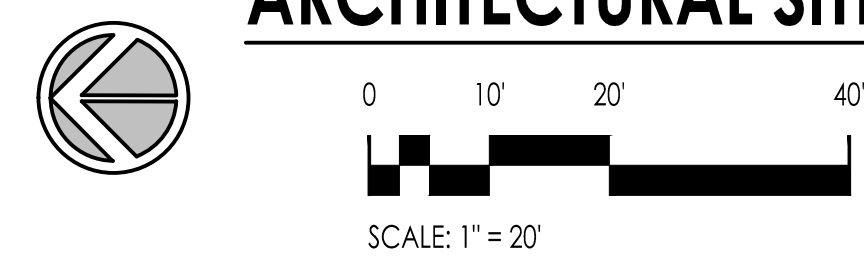
by _____
License No. 3304 Expires 11/30/16

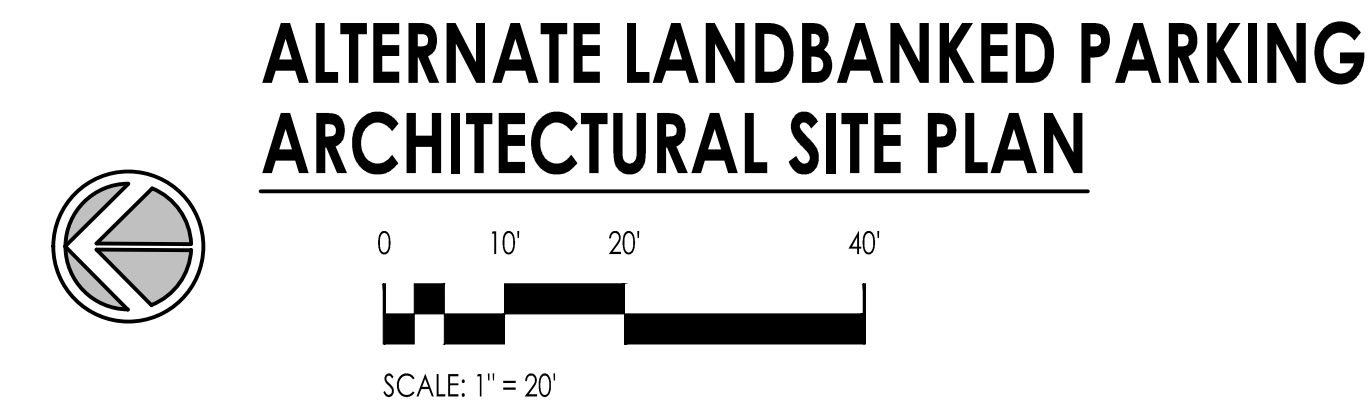
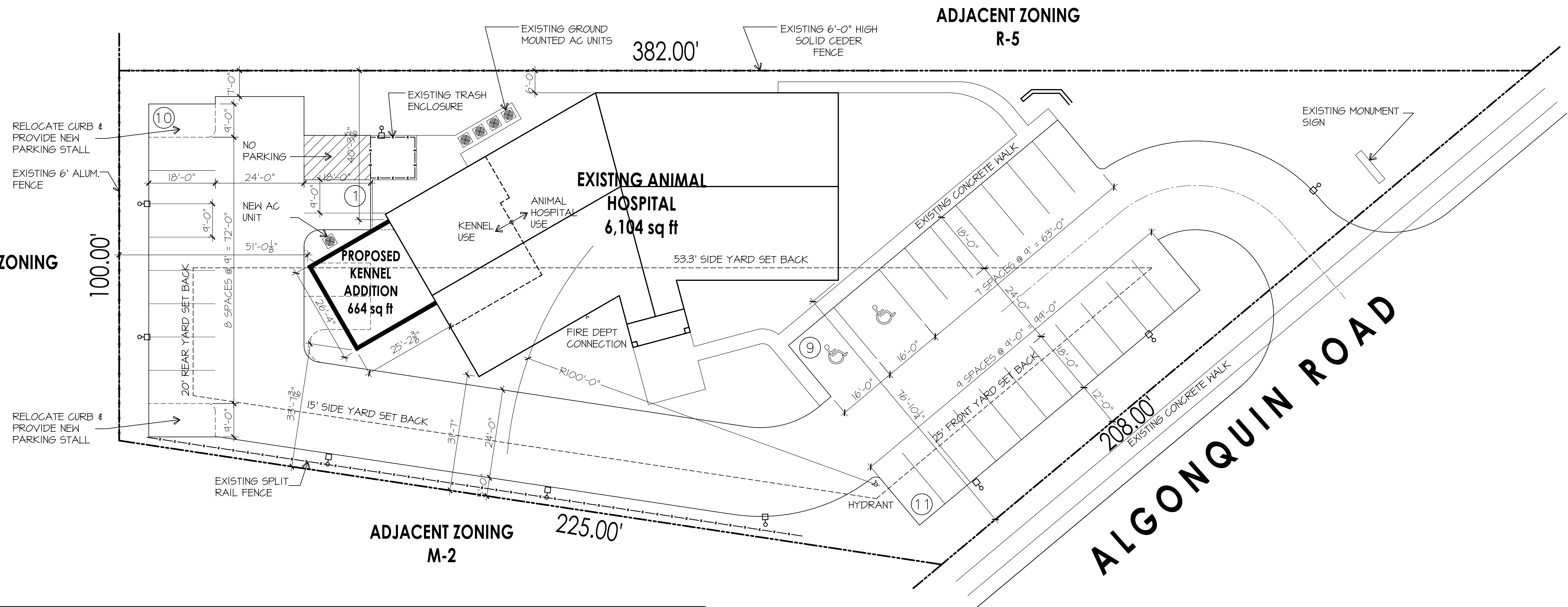


ZONING DATA

PER ARLINGTON HEIGHTS ZONING MAP		
B-2		
VETERINARY HOSPITAL - PERMITTED USE COMMERCIAL KENNEL - NOT PERMITTED (LAND USE VARIATION REQUIRED)		
<u>BUILDING SETBACKS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
B-2 FRONT YARD:	25' (R-5)	76'-10"
B-2 SIDE YARD:	53.3' @ EAST (R-5, 10% OF LOT WIDTH)	40'-3" @ EAST
B-2 REAR YARD:	20' (R-5, 20')	51'-0" @ NORTH
B-2 OFF-STREET PARKING:	NO SET BACK REQUIREMENT	
TOTAL SITE AREA =	36,622 SF	
BUILDING GROSS AREA =	6,104 SF (EXISTING)	6,768 SF
BUILDING FOOT PRINT =	6,104 SF (EXISTING)	6,768 SF
MAXIMUM LOT COVERAGE (1.00 (36,622 SF))=	6,104 SF (.1667) (EXISTING)	6,768 SF (.184)
FLOOR AREA RATIO (FAR) (250% (91,555 SF))=	6,104 SF (16.7%) (EXISTING)	6,768 SF (18.4%)
PERIMETER LANDSCAPE REQUIRED PER 13-2 - 10 FEET ALONG EVERY LOT LINE		
<u>PARKING REQUIREMENTS (PER ZONING CODE)</u>		
ANIMAL HOSPITAL (1) SPACE/200 S.F.; KENNEL (1) SPACE/300 S.F.		
PARKING LOADING AREA CALCULATION		
ANIMAL HOSPITAL = 5,600 S.F./200 =	28 SPACES	
KENNEL = 1,200 S.F./300 =	4 SPACES	
TOTAL REQUIRED SPACES =	32 SPACES	
ACTUAL SPACES PROVIDED =	29 SPACES (2 HANDICAP SPACES)	

ARCHITECTURAL SITE PLAN





ZONING DATA

PER ARLINGTON HEIGHTS ZONING MAP

B-2

VETERINARY HOSPITAL- PERMITTED USE

COMMERCIAL KENNEL - NOT PERMITTED (LAND USE VARIATION REQUIRED)

BUILDING SETBACKS

B-2 FRONT YARD:

B-2 SIDE YARD:

B-2 REAR YARD:

B-2 OFF-STREET PARKING:

REQUIRED

25' (R-5)

53.3' @ EAST

(R-5, 10% OF LOT WIDTH)

20' (R-5, 20')

NO SET BACK REQUIREMENT

PROPOSED

76'-10"

40'-3" @ EAST

51'-0" @ NORTH

TOTAL SITE AREA =

36,622 SF

BUILDING GROSS AREA =

6,104 SF (EXISTING)

6,768 SF

BUILDING FOOT PRINT =

6,104 SF (EXISTING)

6,768 SF

MAXIMUM LOT COVERAGE (1.00 (36,622 SF))=

6,104 SF (.1667) (EXISTING)

6,768 SF (.184)

FLOOR AREA RATIO (FAR) (250% (91,555 SF))=

6,104 SF (16.7%) (EXISTING)

6,768 SF (18.4%)

PERIMETER LANDSCAPE REQUIRED PER 13-2 - 10 FEET ALONG EVERY LOT LINE

PARKING REQUIREMENTS (PER ZONING CODE)

ANIMAL HOSPITAL (1) SPACE/200 S.F.; KENNEL (1) SPACE/300 S.F.

PARKING LOADING AREA CALCULATION

ANIMAL HOSPITAL = $5,600 \text{ S.F.} / 200 =$ 28 SPACES

KENNEL = $1,200 \text{ S.F.} / 300 =$ 4 SPACES

TOTAL REQUIRED SPACES = 32 SPACES

ACTUAL SPACES PROVIDED = 31 SPACES (2 HANDICAP SPACES)



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
P:708.799.4400 F:708.799.4434
WWW.LINDENGROUPINC.COM

ARLINGTON HEIGHTS ANIMAL HOSPITAL
412 WEST ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS

DRAWN DESCRIPTION
09-20-2016 MAS
10-19-2016 MAS
11-30-2016 MAS
DEVELOPMENT COMMITTEE REVIEW
PLAN COMMISSION SUBMITTAL
PLAN COMMISSION RESUBMITTAL

2016-0060

PROJECT NUMBER

FILE NUMBER

11-30-2016

DATE

MAS

DRAWN BY

FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS
AND DESIGN REPRESENTED OR REFERENCED IN THESE DOCUMENTS
ARE HEREBY OFFERED AND TRANSFERRED TO THE PROPERTY OF
LINDEN GROUP INC. NONE OF THE ABOVE MAY BE REPRODUCED TO
ANY PERSON OR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN
AUTHORIZATION OF LINDEN GROUP INC.

SITE PLAN

SHEET NAME

A-0.0A

SHEET

OF



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
P:708.799.4400 F:708.799.4434
WWW.LINDENGROUPINC.COM

VETERINARY OFFICE AND HOSPITAL

DATE DESCRIPTION
09-20-2016 MAS DEVELOPMENT COMMITTEE REVIEW
10-19-2016 MAS PLAN COMMISSION SUBMITTAL
11-30-2016 MAS PLAN COMMISSION RESUBMITTAL

2016-0060
PROJECT NUMBER

FILE NUMBER
11-30-2016
DATE
MAS
DRAWN BY

FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS
AND DESIGN REPRESENTED OR REFERENCED IN THESE DOCUMENTS
ARE THE PROPERTY OF LINDEN GROUP INC. AND SHALL REMAIN THE PROPERTY OF
LINDEN GROUP INC. NONE OF THE ABOVE MAY BE REPRODUCED OR
ANY INFORMATION OR ANY PART THEREOF WITHOUT THE EXPRESS WRITTEN
AUTHORIZATION OF LINDEN GROUP INC.

AS BUILT
FLOOR PLAN

SHEET NAME

A-1.0
SHEET

SHEET OF



AS-BUILT FLOOR PLAN
3/16" = 1'-0"

VETERINARY OFFICE AND HOSPITAL

DATE: 09-20-2016
DRAWN: MAS
DESCRIPTION: DEVELOPMENT COMMITTEE REVIEW
PLAN COMMISSION SUBMITTAL
DATE: 10-19-2016
DRAWN: MAS
DESCRIPTION: PLAN COMMISSION RESUBMITTAL

2016-0060
PROJECT NUMBER

11-30-2016
DATE

MAS
DRAWN BY

FINAL REVIEW

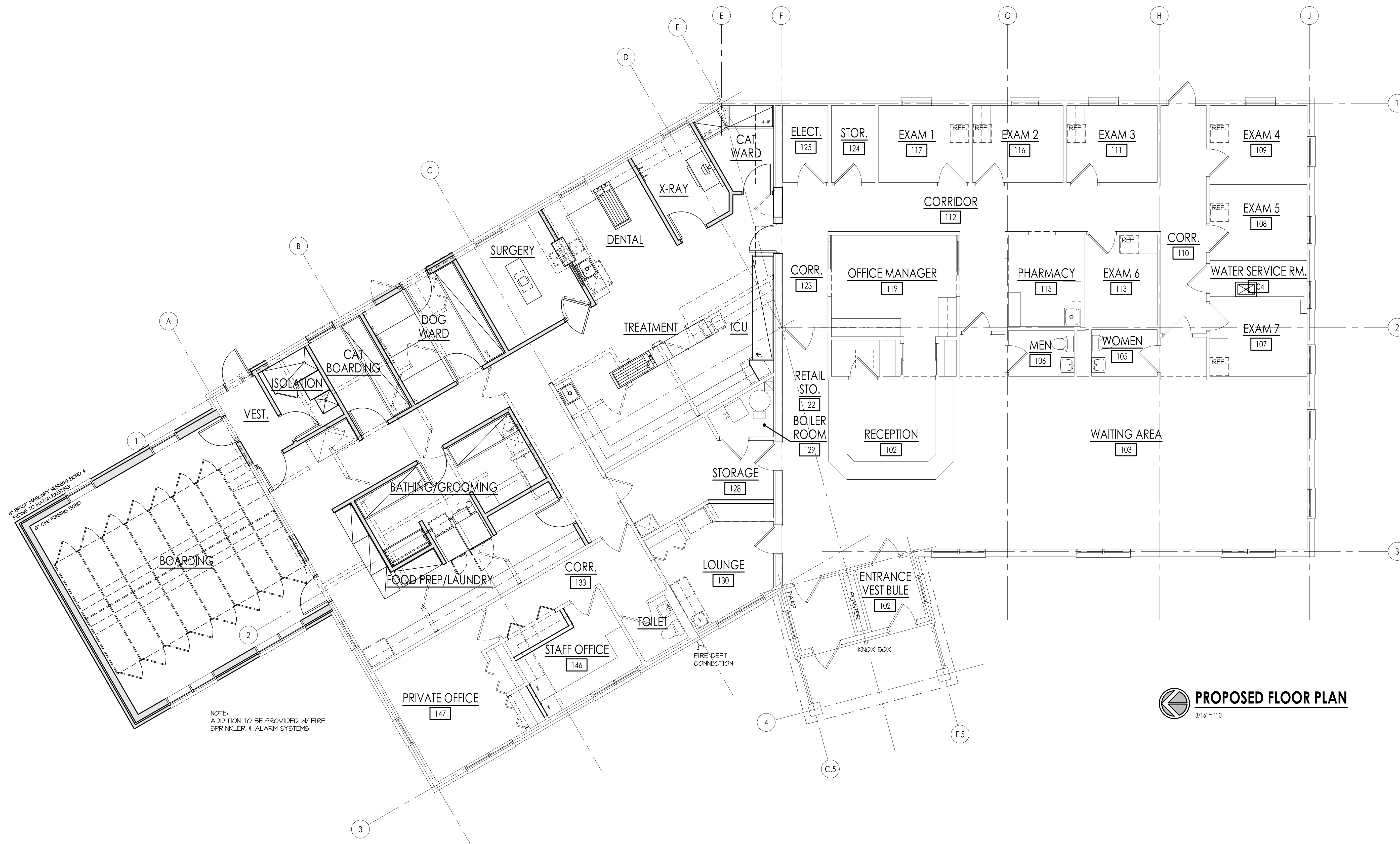
COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS
AND DESIGNS REPRESENTED OR REFERENCED IN THESE DOCUMENTS
ARE THE PROPERTY OF LINDEN GROUP INC. AND SHALL REMAIN THE PROPERTY OF
LINDEN GROUP INC. NONE OF THE ABOVE MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN
AUTHORIZATION OF LINDEN GROUP INC.

AS BUILT
FLOOR PLAN

SHEET NAME

A-1.1
SHEET

SHEET OF



PROPOSED FLOOR PLAN
3/16" = 1'-0"

DATE	DRAWN	DESCRIPTION
09-20-2016	MAS	DEVELOPMENT COMMITTEE REVIEW
10-19-2016	MAS	PLAN COMMISSION SUBMITTAL
11-30-2016	MAS	PLAN COMMISSION RESUBMITTAL

2016-0060
PROJECT NUMBER
FILE NUMBER
10-19-2016
DATE
MAS
DRAWN BY
FINAL REVIEW

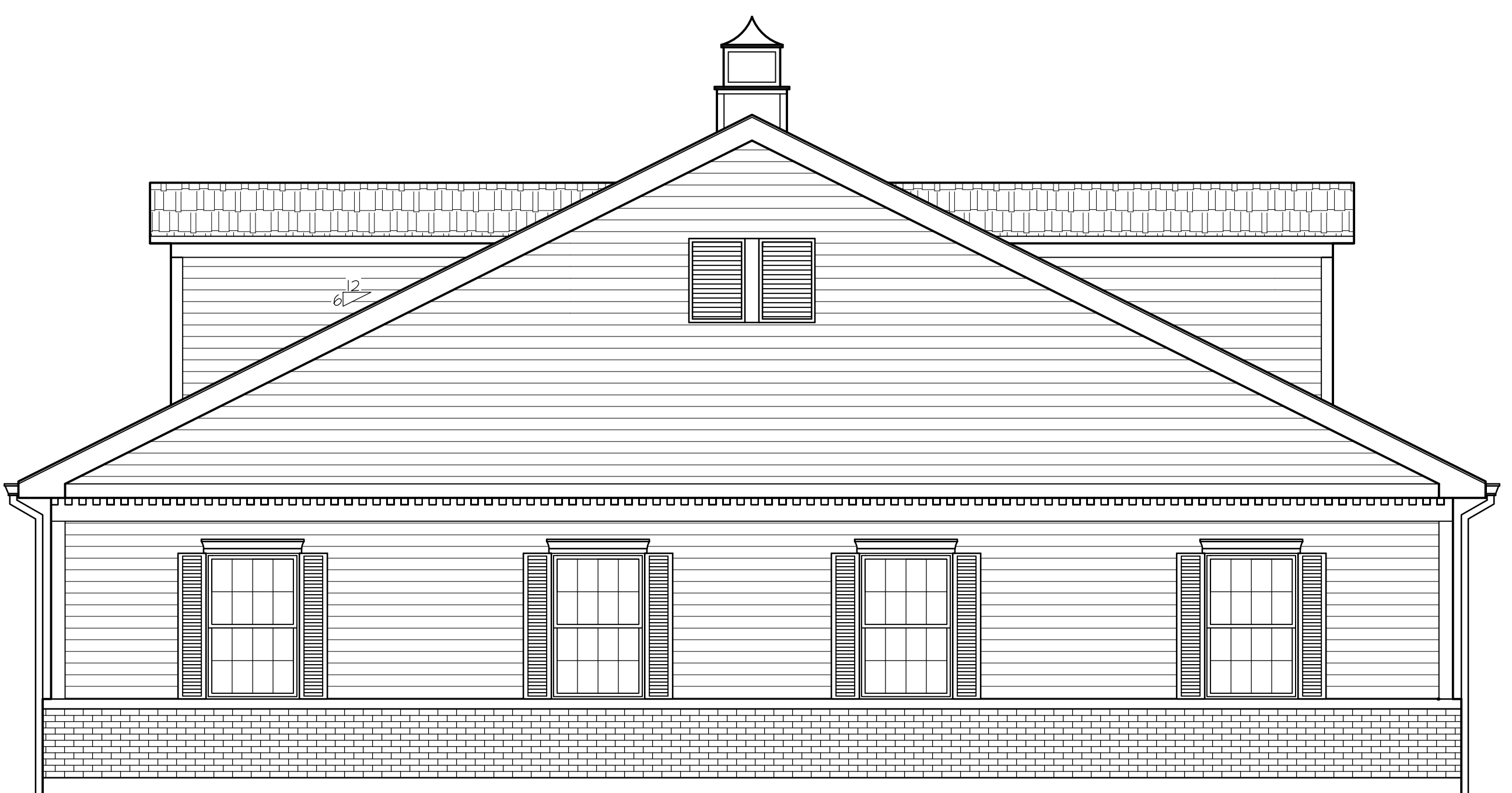
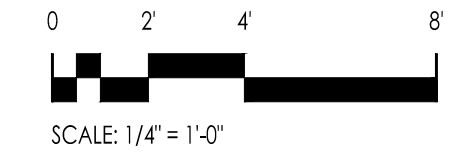
COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS
AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS
ARE HEREBY THE PROPERTY OF LINDEN GROUP INC. NO PART OF THE ABOVE MAY BE REPRODUCED OR
ANY RESALE OR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN
AUTHORIZATION OF LINDEN GROUP INC.

AS BUILT
ELEVATIONS

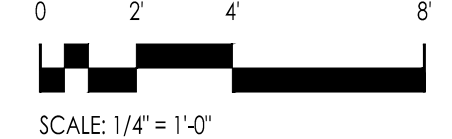


← EXISTING STRUCTURE NEW CONSTRUCTION →

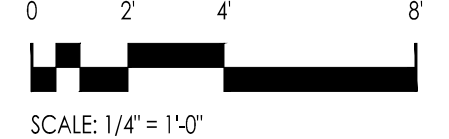
AS-BUILT EAST ELEVATION



AS-BUILT NORTH ELEVATION



AS-BUILT WEST ELEVATION



DATE	DRAWN	DESCRIPTION
09-20-2016	MAS	DEVELOPMENT COMMITTEE REVIEW
10-19-2016	MAS	PLAN COMMISSION SUBMITTAL
11-30-2016	MAS	PLAN COMMISSION RESUBMITTAL

2016-0060

PROJECT NUMBER

10-19-2016

DATE

MAS

DRAWN BY

FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWING SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS
AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS
ARE HEREBY OWNED BY LINDEN GROUP INC. AND SHALL REMAIN THE PROPERTY OF
LINDEN GROUP INC. NONE OF THE ABOVE MAY BE REPRODUCED OR
ANY PART THEREOF OR ANY PART THEREOF WITHOUT THE WRITTEN
AUTHORIZATION OF LINDEN GROUP INC.

PROPOSED
ELEVATIONS

SHEET NAME

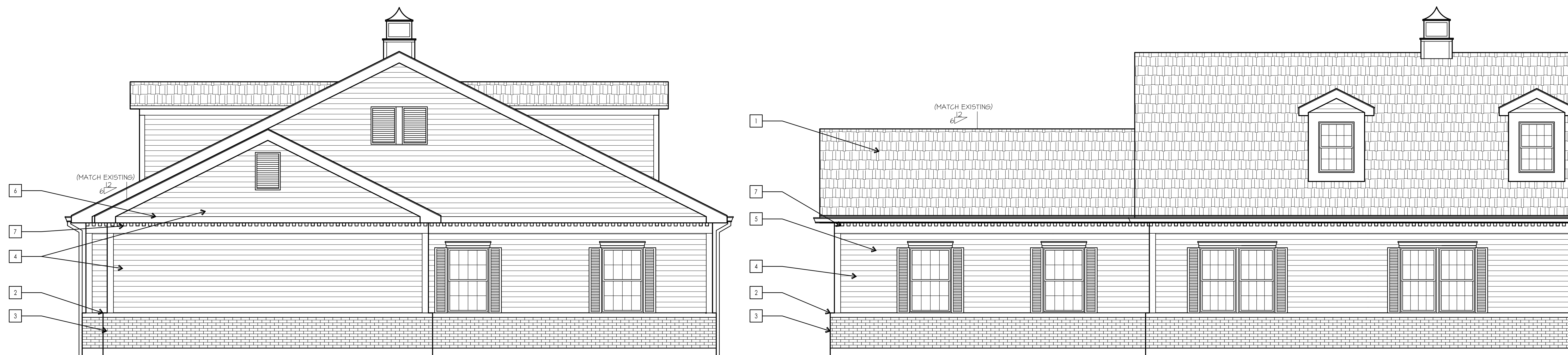
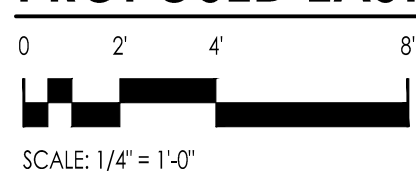
A-2.1

SHEET OF

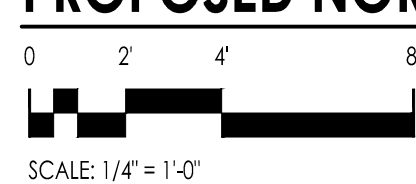
ELEVATION TAG KEY	
1	ASPHALT SHINGLE ROOFING (COLOR AND STYLE TO MATCH EXISTING)
2	BRICK MASONRY ROWLOCK COURSE TO MATCH EXISTING
3	4" BRICK MASONRY RUNNING BOND TO MATCH EXISTING
4	HORIZONTAL 5" VINYL SIDING TO MACH EXISTING
5	PREFINISHED SHUTTERS TO MACH EXISTING
6	CORNICE MOULDING TO MATCH EXISTING
7	ALUMINUM FRIEZE BOARD WITH 3" SQ. DENTILS TO MATCH EXISTING



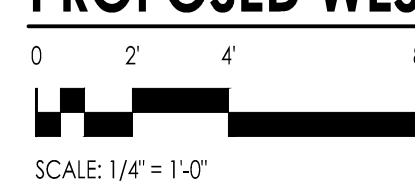
PROPOSED EAST ELEVATION



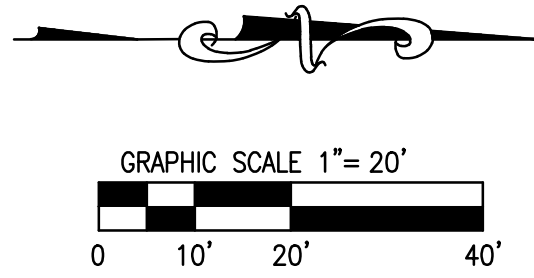
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

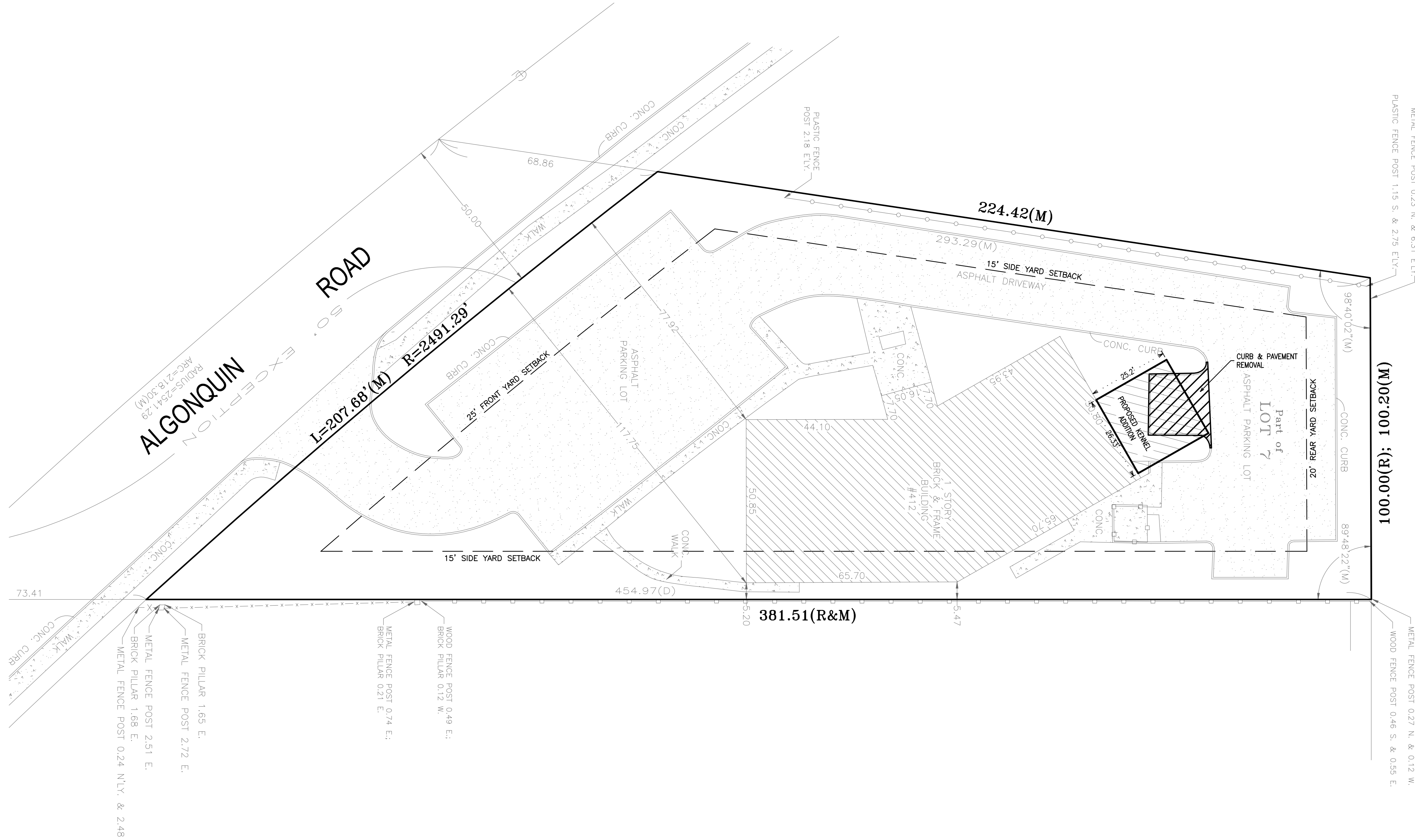
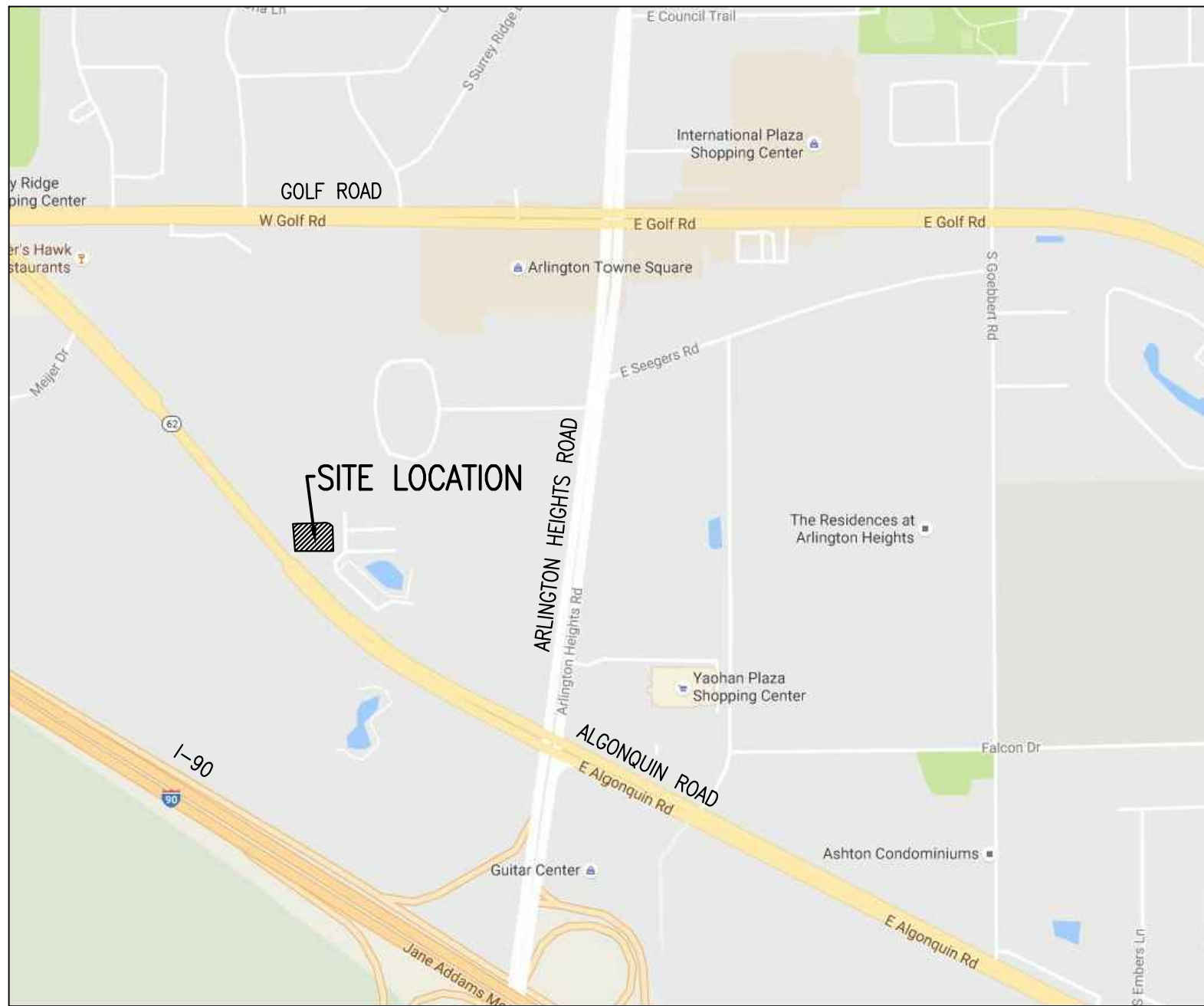


LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	CLEAN OUT	
	FIRE DEPARTMENT CONNECTION	



- GENERAL NOTES
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.
 - PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
 - ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

SITE LOCATION MAP



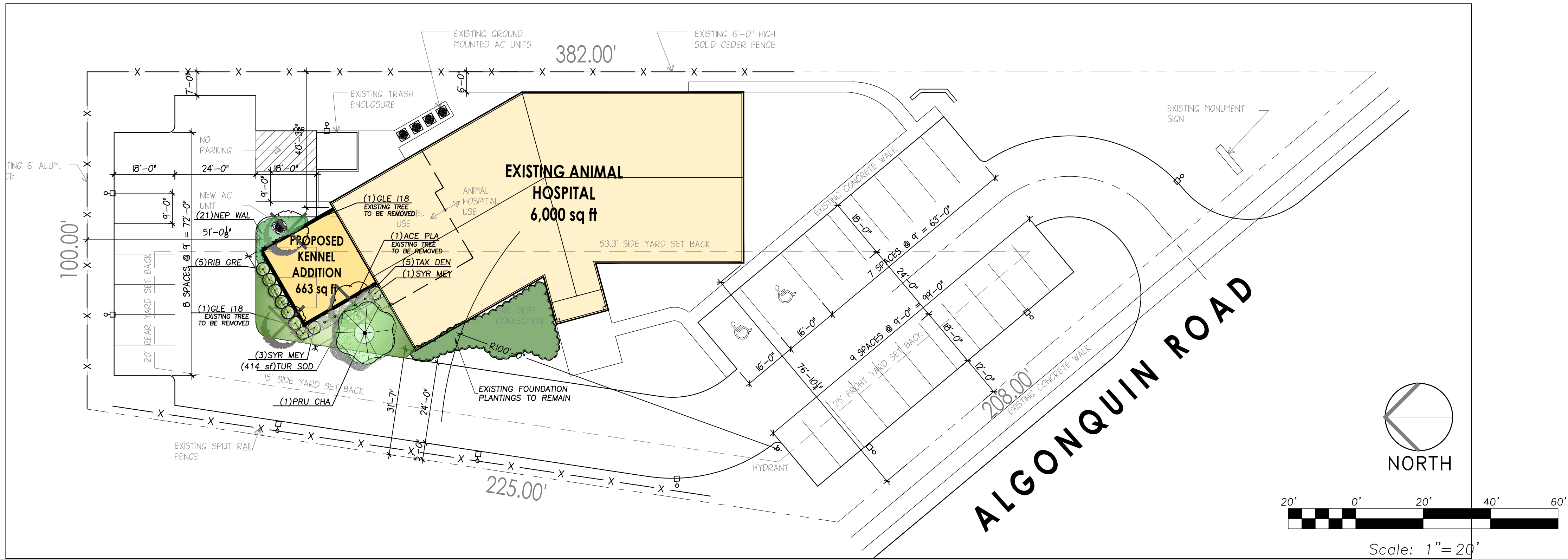
- NOTES:
- SEE ARCHITECTURAL PLANS FOR FINAL DIMENSIONS
 - PROPOSED FINISHED FLOOR AND TOP OF FOUNDATION TO MATCH EXISTING FINISHED FLOOR AND TOP OF FOUNDATION.

PROPOSED FF = EXISTING FF	
AREA OF ADDITION =	663 SF
AREA OF PAVEMENT REMOVED =	374 SF
NET INCREASE IN IMPERVIOUS AREA =	289 SF

PROPOSED DETENTION REQUIRED = 104 CF

PRELIMINARY SITE DEVELOPMENT PLAN		ADVANTAGE CONSULTING ENGINEERS, LLC	
ARLINGTON HEIGHTS ANIMAL HOSPITAL		80 MAIN STREET, SUITE 17	
412 WEST ALGONQUIN ROAD		LEMONT, IL 60439	
ARLINGTON HEIGHTS, ILLINOIS		847-260-4758	
NOT FOR CONSTRUCTION			
ARLINGTON HEIGHTS ANIMAL HOSPITAL			
OCTOBER 20, 2016			
JOB: 16-072			
SHEET:			
SP1			
1 OF 1			

EEA - x:\Gregory\Linden Group Architects\Arlington Heights AH\Drawings\lplan.dwg
Plotted: 11/29/16 @ 1:28pm By: sgregory

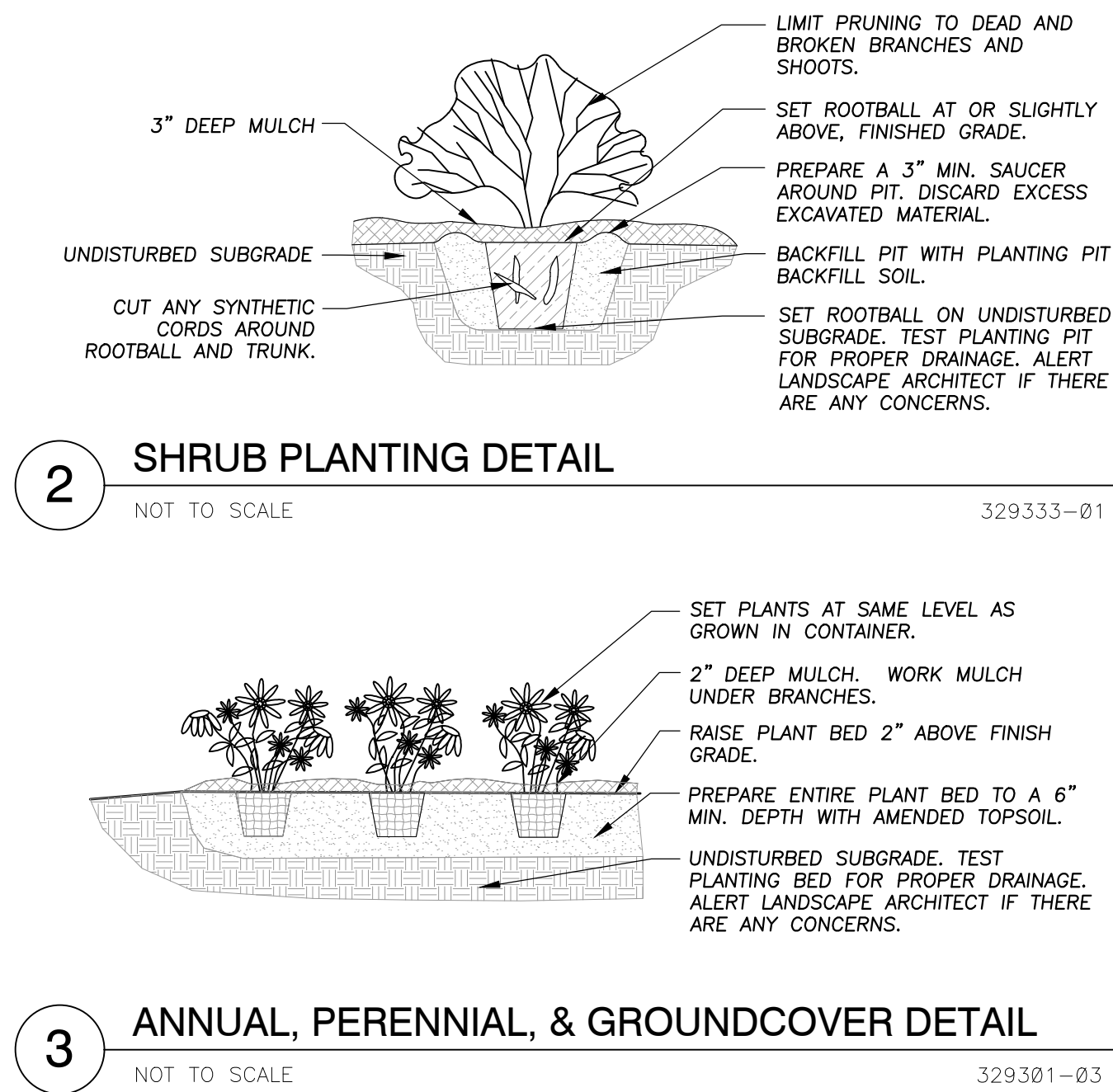
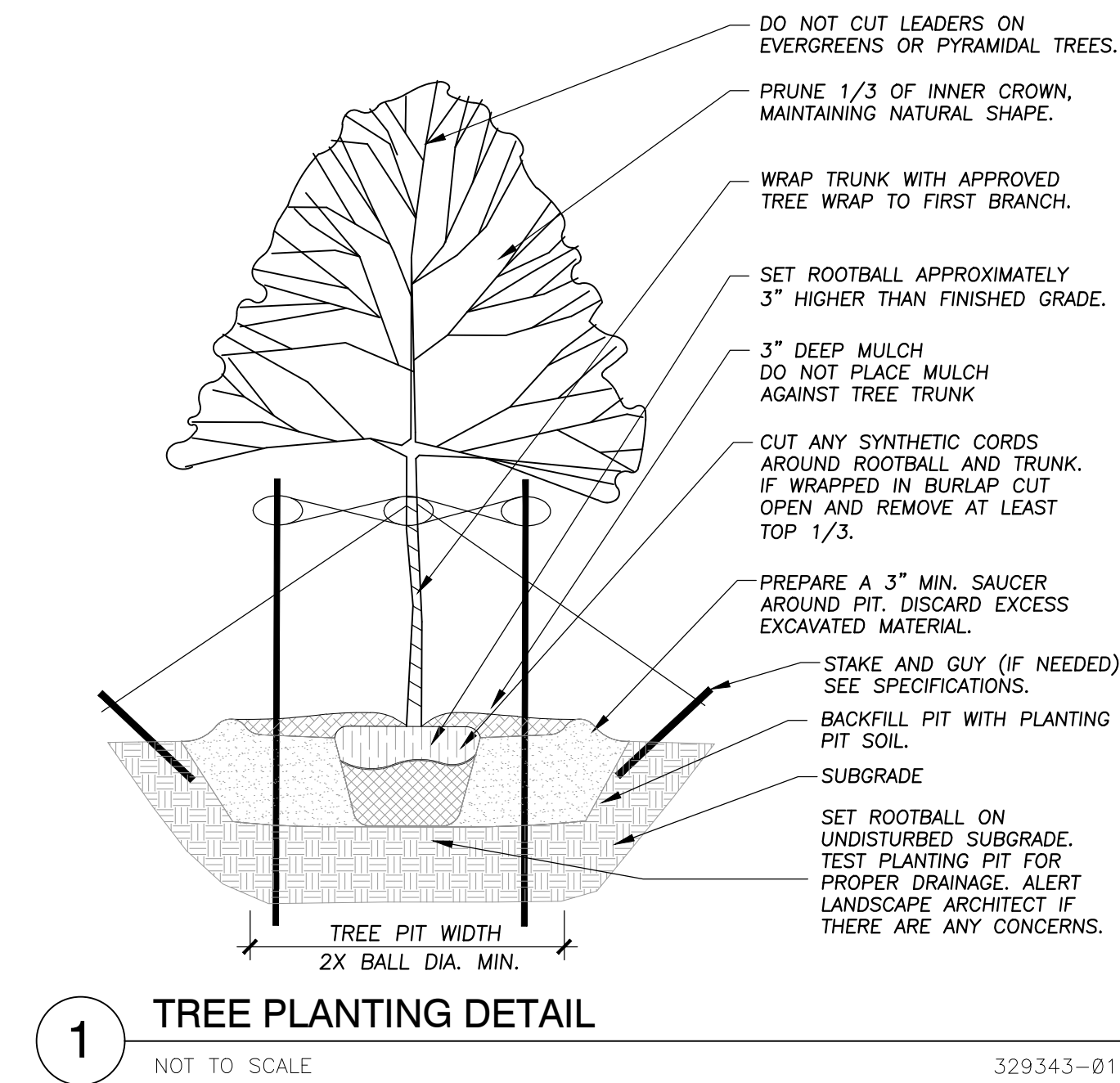


PLANT SCHEDULE

<u>CANOPY TREES</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>	
PRU CHA	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	4" CAL	1	
<u>EXISTING TREES</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>	<u>CONDITION</u>
ACE PLA	ACER PLATANOIDES / NORWAY MAPLE	EXISTING	8" CAL.	1	GOOD
GLE I18	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	EXISTING	10" CAL.	1	GOOD
	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	EXISTING	12" CAL.	1	GOOD
<u>DECIDUOUS SHRUBS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>	
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	5	
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	4	
<u>EVERGREEN SHRUBS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>	
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	24" HT.	5	
<u>GROUND COVERS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>	
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	21	
TUR SOD	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SEED	S.F.	414 SF	

LANDSCAPE NOTES

- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.



329333-01

2 SHRUB PLANTING DETAIL

NOT TO SCALE

1 TREE PLANTING DETAIL

NOT TO SCALE

329343-01

3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

NOT TO SCALE

329301-03

ARLINGTON HEIGHTS
ANIMAL HOSPITAL
412 West Algonquin Road
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	SSG	Date:	11/28/16
Approved By:	XXX	Project No.:	0000.00

Sheet Title:

Sheet No:

APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;

LAND USE VARIATION, AND ZONING VARIATION

To: Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dr. Darin Flaska and Dr. Anita Kuhnle (Petitioner and Property Owners) submits this Application and its supporting documents to petition the Corporate Authorities for approval of certain zoning relief in order to construct an 800 s.f. addition to the Arlington Heights Animal Hospital in accordance with a Preliminary Plan (attached hereto) on the below described property ("Property"). Based on the regulations set forth in the Arlington Heights Zoning Code, the requested zoning relief will have to be considered by the Plan Commission and the Village Board as noted below.

Applicant: Anita Kuhnle, DVM & Darin Flaska, DVM (Petitioner and Property Owners)
Arlington Heights Animal Hospital
412 W. Algonquin Road
Arlington Heights, IL

Subject Property Address: 412 W. Algonquin Road

Legal Description: THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 16, TOWNSHIP 41 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF ALGONQUIN ROAD, AND THE CENTER LINE IF SAID ROAD; THENCE EAST ALONG SAID NORTH LINE OF LOT 7 A DISTANCE OF 373.03 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE OF LOT 7, A DISTANCE OF 454.97 FEET TO THE CENTER LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING A CURVE TO THE RIGHT OF RADIUS 2491.29 FEET THE TANGENT OF SAID CURVE FORMING AN ANGLE OF 43 DEGREES 33 MINUTES 45 SECONDS WITH THE LAST COURSE MEASURED FROM THE NORTH TO NORTHEAST A DISTANCE OF 226.96 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG CENTER LINE OF ROAD, BEING TANGENT TO SAID CURVE 361.55 FEET TO THE POINT OF BEGINNING; (EXCEPTING FROM SAID PART OF LOT 7 THAT PART THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF

RECEIVED
OCT 27 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ALGONQUIN ROAD AND THE CENTER LINE OF SAID ROAD;
THENCE SOUTEASTERLY ALONG SAID CENTER LINE 361.55 FEET
TO POINT OF TANGENCY WITH A CURVE TO THE LEFT OF
RADIUS 2491.29 FEET; THENCE SOUTEASTERLY ALONG SAID
CURVE OF RADIUS 2491.29 FEET, 7.90 FEET TO THE POINT OF
BEGINNING; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A
POINT ON THE NORTH LINE OF SAID LOT 7, SAID POINT BEING
273.03 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE
OF LOT 7 WITH THE CENTER LINE OF ALGONQUIN ROAD, IN
COOK COUNTY, ILLINOIS

P.I.N.: 08162030060000

Lot Size: 36,622 s.f.

Current Zoning District: B-2

Zoning Relief Requested:

1. Request for a Land Use Variation allowing for the proposed Animal Boarding Use to operate at 412 West Algonquin Road, Arlington Heights, IL.
2. Request for Variation of Off-Street Parking Requirements from 31 spaces required to 29 spaces provided.

I. INTRODUCTION

Arlington Heights Animal Hospital Remodel and Addition project

In addition to the narrative provided for project, per the Village Code we have answered the guidelines relating to all zoning relief required for approval. We believe that the project is worthy of approval.

Arlington Heights Animal Hospital is a full service veterinary hospital established in Arlington Heights in 1946. We moved from 1900 S Arlington Heights Rd to this location in 1993 to better accommodate our Clientele. We are currently open from 8 AM to 7 PM Monday thru Friday, 8AM to 4PM on Saturday, and 9:30 AM to 12 PM on Sunday. We are closed on major holidays. We employ 30 people, full time and part time. An average shift has 11 employees.

Our existing hospital includes a reception area with 7 exam rooms, a treatment room with x-ray, lab and surgical suite, a kennel area including 4 kennel rooms, bathing and laundry, and office support space.

The remodeled facility will improve our existing services by providing a new, more efficient layout with an updated treatment room, surgical suite, dental area and lab space. The four existing kennel rooms will be relocated to the proposed addition which will allow us to offer larger, more modern and more comfortable accommodations for our customer's pets. Also, the proposed addition will not increase the number of animals we are able to house.

We currently walk our dogs singly behind the building and this will not change. There is no fenced outdoor pet area proposed with this project. Even though we will have a larger facility for the animals, our hours of operation and parking needs will stay the same.

Dr. Flaska and Dr. Kuhnle intend to remodel and build an addition to enhance and better facilitate his current operations on the Property. As described this will include a new dog boarding room and remodel of the animal treatment and surgical areas. The proposed Addition will be architecturally compatible with the existing building as depicted on the submitted elevations.

We hope to grow with Arlington Heights and provide high quality animal care as we have for seventy years. Thank you for your consideration and help with this project.

II. PETITION FOR REQUESTED ZONING RELIEF

1. Request for a Land Use Variation allowing for the proposed Animal Boarding Use to operate at 412 West Algonquin Road, Arlington Heights, IL.
2. Request for Variation of Off-Street Parking Requirements from 31 spaces required to 29 spaces provided.

III. Land Use Variation Criteria, Land Use Variation, Animal Boarding

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

The Land Use Variation will provide zoning conformity to an existing business with non-conforming dog boarding services. It is essential that this variation be granted to allow business to continue to provide current dog boarding services. The facility currently includes 4 kennel rooms with cages and small runs with inefficient facilities. The applicant is proposing to build an addition with better sound control, and more generous runs as part of this Variation request.

2. The plight of the owner is due to unique circumstances.

Arlington Heights Animal Hospital has operated with Boarding services since the new facility was built on Algonquin Road in 1993. The petitioner purchased the practice in 2014 with the understanding that animal boarding was a conforming use. The current request for a Zoning Use Variation will allow for these services that have a long history with the current business to continue and be improved for the resident of Arlington Heights.

3. The variation, if granted, will not alter the essential character of the locality.

The Variation will not alter the essential character of the locality. The quantity of Dogs Boarded will not be increased from the existing and facilities will be improved with better sound proofing.

IV. **ZONING CODE VARIATION, Off Street Parking Variation**

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

The existing site has been improved with 31 off-street parking spaces. The proposed plan reduces the Off-Street Parking to 29 spaces to allow for the proposed addition. The applicant is not proposing additional parking in an effort to maintain current landscaped areas and existing mature trees.

2. The plight of the owner is due to unique circumstances.

The unique circumstance of this project is that the proposed increase in area to accommodate nicer boarding facility does not provide more capacity for boarding and will not result in an increase of parking related to the existing conditions.

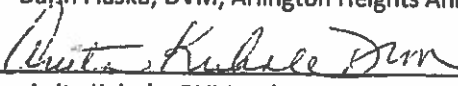
3. The variation, if granted, will not alter the essential character of the locality.

The essential character of the locality will not be altered because the services offered and the capacity of animals is not impacted by the proposed addition and remodel. Current Parking survey indicates that onsite parking is more than adequate for the use.

VII. **CONCLUSION**

Darin Flaska, DVM and Anita Kuhnle, DVM request that the Corporate Authorities approve the zoning relief requested above so that an Animal Hospital/Veterinary Office/Animal Boarding facility can operate and construct improvements as proposed .

By:  D.V.M.
Darin Flaska, DVM, Arlington Heights Animal Hospital

 D.V.M.
Anita Kuhnle, DVM, Arlington Heights Animal Hospital

Date: 10/21/2016, 2016.

Arlington Heights Animal Hospital

412 W Algonquin Rd, Arlington Heights, IL 60005

Existing Parking Survey

Time	8-Oct	11-Oct	13-Oct	15-Oct	17-Oct	18-Oct
	Saturday	Tuesday	Thursday	Saturday	Monday	Tuesday
	# of cars	# of cars	# of cars	# of cars	# of cars	# of cars
8:00	7	13	10	7	10	11
8:30	6	13	16	7	12	12
9:00	10	14	14	12	14	18
9:30	14	16	14	12	14	15
10:00	14	15	16	14	15	14
10:30	14	15	17	14	14	18
11:00	14	17	19	18	13	19
11:30	11	18	19	19	16	17
12:00	12	15	18	17	19	14
12:30	11	12	18	17	12	15
1:00	14	13	17	14	13	15
1:30	14	15	17	14	14	14
2:00	12	13	16	15	15	16
2:30	13	12	17	14	15	15
3:00	14	13	17	15	14	15
3:30	13	12	17	10	16	17
4:00	10	12	19	6	18	15
4:30	3	13	18	6	17	14
5:00	3	12	18	2	15	13
5:30	2	14	19	2	11	16
6:00	2	14	14	2	19	13
6:30	2	12	12	0	17	16
7:00	0	10	11	0	11	11

RECEIVED

OCT 27 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 412 W Algonquin Rd – Land Use Variation to Allow a Commercial Kennel within the B-2 District; Variation to Reduce the Parking Requirements, Amendment to Ordinance #92-009

PC #: 16-023

Date: November 8, 2016

Sam:

I have reviewed the documents submitted and do not have any comments at this time.

RECEIVED
NOV 08 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building Services
Fire Safety Division



Preliminary Planning Review

Date of Review: 10/31/2016 P.C. No. 16-023 Round No. 1

Project name: Arlington Heights Animal Hospital

Address: 412 W. Algonquin Rd.

Planning Department Contact: Sam Hubbard

General Comments:

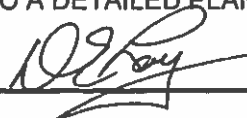
1. A fire sprinkler will be required in the building addition.

Per Chapter 27 of the Village Code, amendment to Section 903.2 of the International Fire Code requires a fire sprinkler in all new buildings except for open parking structures, open-air portions of Group A-5, and Group F-2 occupancies regardless of size. Section 3403 of the International Building Code states "Additions to any building or structures shall comply with the requirements of this code for new construction"

2. A fire alarm shall be installed to comply with the requirement of having capability to send a signal should the fire sprinkler be activated.
3. A fully functional fire alarm annunciator panel shall be located at the front entrance.
4. Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.
5. Emergency lighting shall be provided for all required locations in addition and existing structure.
6. A key safe "Knox Box" shall be located at the main front entrance if not already present.

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 10/31/2016

Reviewed By: 

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: November 18, 2016
Subject: 412 W Algonquin Rd, P.C. #16-023

With regard to the proposed Land Use Variation, I have the following comments:

- 1) If existing or proposed utilities are located within the proposed work site, they must be relocated.
- 2) A new 3" and 1.5" RPZ need to replace the obsolete models currently installed.

If you have any questions, please feel free to contact me.

LF

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-023
 Petitioner: Darin Flaska, DVM & Anita Kuhnle, DVM
Arlington Heights Animal Hospital
412 W Algonquin Rd-Arlington Heights, IL
 Owner: K & F Realty
 Contact Person: Michael Matthys / Linden Group Inc
 Address: 10100 Orland Parkway #110
Orland Park, IL 60467
 Phone #: 708-799-4400
 Fax #: 708-799-4434
 E-Mail: mmatthys@lindengroupinc.com

P.I.N.# 08162030060000
 Location: 412 W Algonquin Rd
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: ✓
 # of Lots: 1 Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ✓ For: animal boarding
 Land Use: _____ Current: animal hospital
 Proposed: animal hospital
 Site Gross Area: 36,622 sq ft boarding
 # of Units Total: N/A
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____
 Sanitary Sewer _____ X _____
 Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____
 Curb & Gutter _____ X _____
 Sidewalks _____ X _____
 Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____
 Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES	NO	COMMENTS
<u>X</u>	<u>X</u>	
<u>X</u>		
<u>X</u>		<u>N/A</u>
<u>X</u>		
<u>X</u>		
<u>X</u>		<u>#66-111</u>
	<u>X</u>	
	<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: LINDEN GROUP
 DATE OF PLANS: 10-19-2016

James J. Mulla 11/2/16
 Director Date

PLAN COMMISSION PC #16-023
Arlington Heights Animal Hospital
412 W. Algonquin Road
LUV for Kennel, reduce parking requirements
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
13. The proposed increase in impervious surface area is very small at 289 sf. This translates to a required increase in detention of 104 cu.ft. In this case, the Code can be satisfied by the payment of a fee in-lieu of detention at the rate of \$1.00/cu.ft. for a fee of \$104.00. The fee is required to be paid prior to Plan Commission approval and can be coordinated with the Engineering Department.
14. This location is covered by Contribution Ordinance #66-111. Under the terms of the ordinance, the property receives an indirect benefit from the construction of the sanitary sewer main in portions of Algonquin Road and Golf Road. This benefit was calculated at the rate of \$87.41/acre. According to the plans, the property area is 36,622sf, or 0.841 acres. This translates to a benefit amount of \$73.49. The fee is required to be paid prior to Plan Commission approval and can be coordinated with the Engineering Department.


James J. Massarelli, P.E. 11/2/16
Director of Engineering Date

RECEIVED
NOV 04 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED
NOV 04 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Animal Hospital- Commercial Kennel
412 W Algonquin Road
PC#16-023

Round 1 Review Comments

11/04/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The parking lot and exterior of the building should be illuminated especially during nighttime hours (in accordance to village code) for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

Nothing further.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

Recommended to add traffic control signage in the parking lot restricting left turns out of the lot onto Algonquin.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Recommended to have an alarm system along with signage indicating there is an alarm on premise. Make sure all exterior doors have alarm company security signage clearly displayed. Drug storage area should be reinforced and alarmed, if drugs stored on site. All drugs should be kept locked and secured. If no drugs are stored on site, it is recommended that signage indicating such is posted.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

- Install cameras (with recording capabilities) on the exterior and interior of building, to include a monitor at the reception/ or office area so employees have ability to monitor interior and exterior.

- Animals entering the boarding area are being walked thru a vestibule area adjacent to an isolation room- concerns for contamination of boarding area.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-023Petitioner: Darin Flaska, DVM & Anita Kuhnle, DVMArlington Heights Animal Hospital412 W Algonquin Rd-Arlington Heights, ILOwner: K & F RealtyContact Person: Michael Matthys / Linden Group IncAddress: 10100 Orland Parkway #110Orland Park, IL 60467Phone #: 708-799-4400Fax #: 708-799-4434E-Mail: mmatthys@lindengroupinc.comP.I.N.# 08162030060000Location: 412 W Algonquin RdRezoning: Current: B-2 Proposed: Subdivision: ✓# of Lots: 1 Current: Proposed: PUD: For: Special Use: For: Land Use Variation: ✓ For: animal boardingLand Use: Current: animal hospitalProposed: animal hospitalSite Gross Area: 36,622 sq ft boarding# of Units Total: N/A1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:No Comments.

RECEIVED

NOV 09 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT[Signature]
Environmental Health Officer11-8-16
Date[Signature] 11/9/16 Direc
for Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-023
 Petitioner: Darin Flaska, DVM & Anita Kuhnle, DVM
Arlington Heights Animal Hospital
412 W Algonquin Rd-Arlington Heights, IL
 Owner: K & F Realty
 Contact Person: Michael Matthys / Linden Group Inc
 Address: 10100 Orland Parkway #110
Orland Park, IL 60467
 Phone #: 708-799-4400
 Fax #: 708-799-4434
 E-Mail: mmatthys@lindengroupinc.com

P.I.N.# 08162030060000
 Location: 412 W Algonquin Rd
 Rezoning: Current: B-2 Proposed:
 Subdivision: ✓
 # of Lots: 1 Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: animal boarding
 Land Use: Current: animal hospital
 Proposed: animal hospital
 Site Gross Area: 36,622 sq ft boarding
 # of Units Total: N/A
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

YES NO

1. X COMPLIES WITH COMPREHENSIVE PLAN?
2. COMPLIES WITH THOROUGHFARE PLAN?
3. X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X SUBDIVISION REQUIRED?
6. X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see attached...

Sam Auerbach 11-10-16

Date



Planning & Community Development Dept. Review

November 10, 2016

REVIEW ROUND 1

Project: 412 W. Algonquin Road
Arlington Heights Animal Hospital Kennel Addition

Case Number: PC 16-023

General:

7. A Design Commission application is required for this project. Based on a preliminary evaluation of the site plan and elevations, an administrative approval of this application is favorable (i.e. no appearance before the Design Commission required), however, an application must be filed in order to receive administrative approval. Please make sure to submit this application no later than Nov. 30th
8. As previously noted, Ordinance #92-009 must be revised to remove condition #1 which states "At no times shall there be any outdoor dog runs and/or outside facilities for animals located on the premises." Although the applicant is not proposing a dog run, staff believes that this condition was intended to restrict animals from being walked outside. As the proposed use will involve the walking of dogs along the eastern property line, this condition must be removed.
9. The side yard setback is based on the setback required for the neighboring residential development to the east, which setback is based on 10% of their lot width. The lot width of the residential property is 533', and therefore a 53.3' side yard (east) setback is required. The addition is proposed to have a 40' 3" setback from the eastern property line and therefore will require a Variation. Staff is supportive of this Variation.
10. Please describe in detail all soundproofing measures that will be incorporated into the proposed addition.
11. How/when is waste picked up when walking dogs on the exterior of the building. Where is this waste stored?
12. At maximum capacity, how many dogs/animals can be boarded currently? At maximum capacity, how many dogs/animals can be boarded with the proposed addition and remodel.
13. Section 5.1-11.1(h) requires that "All deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.". Please confirm that the subject property complies with this regulation.
14. Please revise the "Zoning Data" table on the site plan to add a "proposed" column that distinguishes between the code required setbacks, building coverage, and F.A.R vs. the proposed setbacks, building coverage, and F.A.R.
15. Please clarify the size of the addition. The cover letter and "Zoning Data" table indicate the size will be 800 sq. ft., however, the site plan shows the addition at 663 sq. ft.
16. Please revise the site plan to clearly indicate the striping on the parking lot to show the number of parking spaces on site.
17. Please provide an alternative site plan that shows the addition of two parking spaces (for a total of 31 spaces), which would make the site compliant with code requirements. This plan shall be the "Landbanked Parking" option, and a condition of approval will require that, upon request of the Village, the property owner must add the two

parking spaces as shown on the Landbanked Parking plan in order to comply with the parking regulations.

18. Will there be any new lighting added as part of this project, either on the existing building, the proposed building addition, or overall site?

19. Will any AC Unit or generator be added as part of this project?

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-023</u>	P.I.N.# <u>08162030060000</u>
Petitioner: <u>Darin Flaska, DVM & Anita Kuhnle, DVM</u>	Location: <u>412 W Algonquin Rd</u>
<u>Arlington Heights Animal Hospital</u>	Rezoning: <u> </u> Current: <u>B-2</u> Proposed: <u> </u>
<u>412 W Algonquin Rd-Arlington Heights, IL</u>	Subdivision: <u>✓</u>
Owner: <u>K & F Realty</u>	# of Lots: <u>1</u> Current: <u> </u> Proposed: <u> </u>
	PUD: <u> </u> For: <u> </u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u>✓</u> For: <u>animal boarding</u>
Contact Person: <u>Michael Matthys / Linden Group Inc.</u>	
Address: <u>10100 Orland Parkway #110</u>	Land Use: <u> </u> Current: <u>animal hospital</u>
<u>Orland Park, IL 60467</u>	Proposed: <u>animal hospital</u>
Phone #: <u>708-799-4400</u>	Site Gross Area: <u>36,622 sq ft</u> <u>boarding</u>
Fax #: <u>708-799-4434</u>	# of Units Total: <u>N/A</u>
E-Mail: <u>mmatthys@lindengroupinc.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

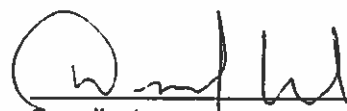
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u> </u>	<u>X</u>
2. Complies with Landscape Plan Ordinance	<u> </u>	<u> </u>
3. Parkway Tree Fee Required (See below.)	<u>N/A</u>	<u> </u>

Comments:

Please provide a landscape plan that includes landscaping adjacent to the proposed addition. In addition, identify trees that are proposed for removal and include the size, species and condition on a treey survey.

 11/10/16
Coordinator Date



December 1, 2016

Village of Arlington Heights
Mr. Sam Hubbard, Development Planner
33 S Arlington Heights Rd
Arlington Heights, IL 60005-1499

RE: Arlington Heights Animal Hospital Boarding Addition
412 W Algonquin Rd – Planning Review 01 Response

Dear Mr. Hubbard:

Thank you for forwarding to us various department review comments to our submittal. The following is in response to those comments.

1 Building Services Department (11/08/2016):
No comments provided by department.

1A Fire Safety Division (10/31/2016)

1. A fire sprinkler system shall be provided for the addition that complies with the Village requirements. In conversation with Mr. Lay, due to the size of the addition the petitioner will be exploring options for an administrative exemption or filing for an appeal.
2. A fire alarm system shall be provided for the addition that complies with the Village requirements. See also item #1 above.
3. A FAAP shall be provided. Preferred location indicated on plan. See also item #1 above.
4. Fire department connection shall be provided. Preferred location indicated on plan. See also item #1 above.
5. Emergency lighting shall be provided and shall be indicated at time of permit submittal.
6. A Knox Box shall be provided. Preferred location indicated on plan.

2 Public Works Department (11/18/2016)

1. The petitioner agrees that if utilities are found in the area of the addition they will be relocated per Village requirements.
2. The petitioner agrees to update all outdated RPZ's during the construction of the addition per Village requirements.

3 Engineering Department (11/02/2016):

11. The petitioner understands and accepts conditions of submittal.



12. Site/parking lighting will not be altered. Catalog cuts for exterior building lighting will be provided at time of permit submittal.
13. The petitioner understands the fee in-lieu for detention and agrees to pay the \$104.00 fee and to coordinate payment with the Engineering Department prior to Plan Commission approval.
14. The petitioner understands the Contribution Ordinance #66-111 and agrees to pay the \$73.49 fee and to coordinate payment with the Engineering Department prior to Plan Commission approval.

4 Fire Department (11/01/2016):

No comments provided by department.

5 Police Department (11/04/2016)

1. No response.
2. Existing site lighting not to be altered.
3. No response.
4. No response.
5. Recommendation noted and will take into consideration.
6. Form shall be completed and submitted to Police Department.

6 Health Services Department (11/09/2016)

No comments provided by department.

7 Planning & Community Development Department (11/10/2016)

7. A Design Commission application has been submitted.
8. Revision to Ordinance #92-009 noted.
9. Side yard variance from 53.3' to 40.25' noted.
10. It is intended that the addition will be constructed of concrete masonry units, insulated cavity and a veneer of brick and siding to match the existing structure. By its nature concrete masonry units are an effective sound barrier. In addition the roof structure will be insulated to the current requirement which also creates an effective sound barrier.
11. Dogs are walked individually and their waste is collected, bagged, tied and placed in dumpster each time they are walked.
12. Current animal capacity is 102. With the addition and remodeling, depending on final cage configuration, animal capacity will be between 84 and 102.
13. Service activities such as deliveries and parking lot sweeping take place during the hospital's normal hours of business which are 8 am – 7 pm M – F, 8 am – 4 pm Sat., & 9:30 am – 12 pm Sun.
14. Zoning date table has been revised.



15. The exterior dimensions of the addition are 26.33'x25.2' which comes to 663.5 S.F.
16. Coloring of the site has been removed to make the parking striping more visible.
17. Alternate parking plan is attached. The petitioner understands that if the Village makes the request he is to add the additional two parking spaces.
18. Existing site lighting will not be altered. Exterior building lighting will be relocated as exterior doors are relocated.
19. With the addition an additional AC unit will be required. A generator is a future option the Owner is considering.

7A Landscape & Tree Preservation (11/10/2016)

1. A landscape plan is attached and it identifies trees for removal and indicates their size, species and condition.

Again thank you for forwarding various department review comments. We would like to proceed to Plan Commission Public Hearing and Board for consideration of variances requested. Please let us know if any additional information is required.

Sincerely,

LINDEN GROUP INC

Michael J Matthys, Architect
Vice President



Item: Annual Review of Comprehensive Plan

Department: Planning & Community Development

ATTACHMENTS:

Description

Staff Memo 12-8-16

Type

Memorandum

Memorandum

To: Chairman Lorenzini and Members of the Plan Commission
From: Bill Enright, Deputy Director Planning and Community Development
Date: 12/08/16
Re: Annual Review of the Comprehensive Plan – Plan Commission Meeting 12/14/16

Pursuant to Chapter 6 of the Municipal Code – Section 6-201 (e), the Plan Commission shall be responsible for an annual review of the Comprehensive Plan and Official Map. Each year, no later than December 31st, the Plan Commission shall report to the Village Board of Trustees any recommended amendments or shall recommend no changes.

In 2016 the following amendments were made to the Comprehensive Plan and/or Official Map:

511 W Rand Road: RJ Development Waverly Inn Memory Care – amend land use map from Moderate Density Multi Family to Institutional.

3200 N. Old Arlington Heights Road: Lexington Townhomes – amend land use map from Research Development Manufacturing and Warehouse to Moderate Density Multi Family.

In addition, in 2017 the Village will be implementing certain corridor enhancements to Rand Road and to Northwest Highway as recommended in the 2015 Comprehensive Plan. Also in 2017 the South Arlington Heights Road Corridor Study will commence as recommended in the Comprehensive Plan.

At this time no additional amendments are recommended therefore the following motion is recommended:

Pursuant to Chapter 6 – Section 6-201 (e) of the Municipal Code, the Plan Commission has conducted an annual review of the Comprehensive Plan and Official Map for the Village of Arlington Heights and recommends no additional amendments at this time.

C: Charles Witherington-Perkins