



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 19, 2018
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 11/05/2018
- B. Village Board 11/05/2018

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 11/15/2018

VI. RECOGNITIONS AND PRESENTATIONS

- A. Recognition of John Hersey High School Boys Cross Country Team

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole meeting of November 19, 2018

Consideration of recommending to the Liquor Commissioner the issuance of Class "B", "E" and "T" Liquor Licenses to Beer On The Wall, LLC, dba Beer On The Wall, located at 2 North Dunton

Avenue

- B. Report of the Committee-of-the-Whole meeting November 14, 2018

Arlington Heights Memorial Library Budget Review

Trustee Tinaglia moved, seconded by Trustee LaBedz, that the Committee-of-the-Whole recommend to the Board of Trustees that the Board acknowledge with thanks the proposed budget for the Arlington Heights Memorial Library Fund. The motion passed unanimously.

- C. Report of the Committee-of-the-Whole Meeting of November 15, 2018

Final Recommendation of Committee-of-the-Whole to Board of Trustees for the 2018 Property Tax Levy payable in 2019

Trustee LaBeda moved, seconded by Trustee Baldino that the Committee-of-the-Whole recommend to the Village Board to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2018 Tax Levy Ordinance reflecting an estimated total tax levy of \$50,807,520 or a 1.70% increase over the 2017 extended tax levy for the Village and Library portion of the levy. The motion passed unanimously.

- D. Report of the Committee-of-the-Whole meeting of November 15, 2018

Final Recommendation of the Committee-of-the-Whole to Board of Trustees for the 2019 Budget

Trustee Scaletta moved, seconded by Trustee Sidor that the Committee-of-the-Whole recommend to the Board of Trustees that the Board approve the Proposed 2019 Budget as amended through the review process. The motion passed unanimously.

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item.

Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT LEGAL

- A. An Ordinance Approving a Preliminary Plat of Resubdivision and Granting Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code (608-614 N Haddow Ave)
- B. A Resolution Approving a Final Plat of Subdivision (703-709 and 715-723 W Algonquin Rd)
- C. A Resolution Approving an Amended Employment Agreement between Randall R. Recklaus and the Village of Arlington Heights

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Contractual Meter Testing & Repair / Backflow Testing & Repair - Budget Transfer
- B. Settlement - Workers' Compensation Claim - Boucek

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Arlington Heights Junior Woman's Club

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Taco Bell Redevelopment - 1530 W. Algonquin Rd. - PC#18-018 SUP Amendment, Variation
- B. Napleton Repair Facility - 3650 N. Wilke Rd. - PC#18-019 Rezone from M-1 to B-3, Variation
- C. Sign Code Modifications - DC#18-079 Residential Wall Signs, Wall Signs for Multi-Story Buildings, Awning Signage, Perimeter Window Lighting, and Window Signs

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. 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: Committee of the Whole 11/05/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 11/05/2018	Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM
MONDAY, NOVEMBER 5, 2018 – 7:45 PM**

President Hayes called the meeting to order at 7:45 PM.

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Blackwood, Glasgow, LaBedz,
Rosenberg, Scaletta, Sidor, Tinaglia

BOARD MEMBERS ABSENT: Trustee Baldino

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus

OTHERS PRESENT: David Jaffe

**A. INTERVIEW OF DAVID JAFFE FOR APPOINTMENT TO THE SPECIAL EVENTS
COMMISSION– TERM ENDING: 4/30/21**

The Mayor introduced David Jaffe, highlighting his background with the Rotary Club, Chamber and other community groups. Mayor Hayes then opened the meeting for questions.

Trustee Scaletta asked why Mr. Jaffe chose to pursue serving on the Special Events Commission. Mr. Jaffe explained that it is a committee that worked on similar events to his background with the Chamber and the Rotary. Discussion ensued. Trustee Tinaglia pointed out that Jaffe's background and organizational skills are fantastic.

**TRUSTEE SCALETTA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF DAVID
JAFFE TO THE SPECIAL EVENTS COMMISSION WITH TERM ENDING 4/30/21.
TRUSTEE TINAGLIA SECONDED THE MOTION.**

THE FOLLOWING VOICE VOTE WAS RECORDED:

8 AYES

0 NAYS

The motion passed.

B. OTHER BUSINESS – None

C. ADJOURNMENT

Trustee Scaletta moved, and Trustee Rosenberg seconded the motion to adjourn. The meeting adjourned at 7:55 pm.



Item: Village Board 11/05/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Village Board 11/05/2018

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

November 5, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by the American
Legion Post 208 and VFW Post 981

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Glasgow, LaBedz, Tinaglia, Rosenberg, Scaletta, Sidor and Blackwood.

Trustee Baldino was absent.

Also present were Randy Recklaus, Robin Ward, Charles Perkins, Diana Mikula, Scott Shirley, Tom Kuehne and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 10/01/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor,
Tinaglia

Absent: Baldino

- B. Village Board 10/01/2018 Approved

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 10/15/2018 Approved

Trustee Bert Rosenberg moved to approved the Warrant Register of 10/18/18 for \$4,090,766.84. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

B. Warrant Register of 10/30/2018 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register of 10/30/18 for \$3,285,628.42. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

VI. RECOGNITIONS AND PRESENTATIONS

A. Presentation of the 2018 Disability Employment Awareness Award to Culver's Restaurant by the Commission for Citizens with Disabilities

Mayor Hayes welcomed the Commission for Citizens with Disabilities Chairman Roxanne Calibraro who presented the 10th Annual Disability Employment Awareness Award to Culver's on Northwest Highway. The business employs two people with disabilities at this location. Nationally, the company has made a decision to recruit and employ people with disabilities.

B. Presentation of the 2018 Arlington Heights Cultural Arts Award to the Arlington Heights Community Concert Band by the Arts Commission

The Arts Commission Chairman Janet Souter presented the 2018 Community Arts Award to the Arlington Heights Community Concert Band. The band performs annually at the Memorial Day and 4th of July celebrations. They also host indoor and outdoor concerts with over 65 volunteer musicians. President Hayes said he recently enjoyed their Tribute to the National Pastime. He said the Band is a great representative of the community.

- C. Recognition of Cindy Kuffel, of the Arlington Camera Club, for the photo used for the 2019 Village Vehicle Sticker

Cindy Kuffel of the Arlington Heights Camera Club was honored for her photograph of the Memorial Day Parade which is being used as the Village vehicle sticker for 2019. Greg Padovani thanked the community for their support of veterans. This year is the 100th anniversary of the Memorial Day Parade on May 27, 2019. President Hayes announced that Mr. Padovani was selected as one of Illinois Top 200 by the State of Illinois. President Hayes read the proclamation recognizing Ms. Kuffel.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole meeting Approved of October 22, 2018
Downtown Parking Study

Trustee Scaletta moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board the acceptance of the downtown parking study and authorize staff to develop an implementation plan. The motion passed unanimously.

Trustee John Scaletta moved to accept the Downtown Parking Study and authorize staff to develop an implementation plan. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- B. Report of the Committee-of-the-Whole Meeting Approved of November 5, 2018

Interview of David Jaffe for Appointment to the
Special Events Commission - Term Ending
4/31/21

Trustee John Scaletta moved to concur in the Mayor's appointment of David Jaffe to the Special Events Commission. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Sodium Chloride (Road Salt) Purchase 2018-2019 State Contract Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- B. Track Loader Purchase for Public Works Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- C. Backhoe Loader Purchase for Public Works Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

CONSENT LEGAL

- A. An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code (Article III, Emergency Management Agency and Article IV, Emergency Powers of the Village President) Approved

Trustee Thomas Glasgow moved to approve 18-037. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- B. A Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program (9 E College Dr) Approved

Trustee Thomas Glasgow moved to approve R18-022. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- C. An Ordinance Authorizing the Sale of Surplus Personal Property Owned by the Village of Arlington Heights (Fire Truck) Approved

Trustee Thomas Glasgow moved to approve 18-038. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- D. A Resolution Approving an Agreement with the Performing Arts at Metropolis (Metropolis Theater, 111 W Campbell) Approved

Trustee Thomas Glasgow moved to approve R18-023/A18-034. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed

Absent: Baldino

- E. A Resolution Approving an Intergovernmental Agreement (2020-2025 Fair Housing Assessment) Approved

Trustee Thomas Glasgow moved to approve R18-024/A18-035. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- F. An Ordinance Amending Chapter 3 of the Arlington Heights Municipal Code (Section 3-303, Director of Engineering) Approved

Trustee Thomas Glasgow moved to approve 18-039. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- G. An Ordinance Amending Policy 2017-1 of the Village of Arlington Heights (Sexual Harassment) Approved

Trustee Thomas Glasgow moved to approve 18-040. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Adoption of 2018 Emergency Operations Plan Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor,
Tinaglia

Absent: Baldino

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Park Approved
District

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor,
Tinaglia

Absent: Baldino

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. 1104 S. Arlington Heights Rd. - PC#18-017 Approved
Amendment to Land Use Variation Ordinance
07-036

Attorney Patrick Brankin and AAEC representative Jill Lindsey appeared to present their request to allow a credit union in the former Peoples' Bank property on Arlington Heights Road. AAEC Credit Union started in Arlington Heights in 1955 and they serve the banking needs for the education community. They are a nonprofit. The Credit Union is looking to expand and would like to remain in the Village. They just had their Charter expanded so they can allow former bank patrons to keep their safety deposit boxes in this location. Mr. Brankin said the function of the space would not be substantially different than the originally proposed use. Mr. Perkins said staff is supportive and the Plan Commission recommended approval. Trustee Scaletta said he was pleased that this petition came

forward. Ms. Lindsey said they will be paying property taxes, because they are not a charitable organization, Mr. Recklaus said he wasn't sure they would pay taxes as many not for profits do not. Staff will look into the issue. Trustee Tinaglia said he would like them to pay taxes. Trustee Blackwood said she was glad to see a community based credit union serving the local residents.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- B. An Ordinance Granting an Amendment to a Land Approved Use Variation
(1104 S Arlington Heights Rd)

Trustee Thomas Glasgow moved to take Legal A out of order. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

Trustee Thomas Glasgow moved to approve 18-041. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- C. 608-614 N. Haddow Ave. - PC#18-016 Approved
Preliminary Plat of Subdivision, Variation

Architect Robert Flubacker and homeowner Terry Kurzynski presented the project. The petition is requesting the combination of two lots to create a single lot to enlarge the home.

Mr. Perkins said staff and the Plan Commission recommend approval but there is an issue with the addition of a sidewalk on the property. The Plan Commission recommended an estoppel agreement with the village which would restrict the homeowner's ability to object to a future special assessment. However, it is unlikely that the village would ever issue a special assessment for the neighborhood as most of the lots already have

sidewalks. The property to the north of the house does not have a sidewalk, so the petitioner does not want to build a sidewalk to nowhere and enjoys the yard without it. Staff's responsibility is to honor the Sidewalk Policy and have the owner install it.

Trustee Rosenberg asked if the petitioner was in concurrence with the conditions. Mr. Flubacker said yes except for the sidewalk. Trustee Rosenberg asked about yard flooding. There is drainage on the south side of the property. Mr. Perkins said he is not aware of any flooding problems in this area.

Trustee Tinaglia said someday the property to the north will be redeveloped and it would make sense to have the sidewalk put in now, then when the property to the north is developed, the sidewalks will be complete. Mr. Flubacker said if the lot to the north puts in a sidewalk, they would be happy to add theirs then.

Trustee Scaletta said he was okay with the deferment. The village needs a better plan to fill in these sidewalks. Mr. Recklaus said the village is trying to fill in the gaps, if its lot by lot, then hopefully, eventually it all gets done. Mr. Kurzynski said the corner lot would have trouble putting a sidewalk in because the yard is higher, so it would require an embankment of a few feet.

Trustee Sidor asked if the other house on the block that was previously remodeled was required to put in a sidewalk. Mr. Perkins said he didn't know, there is a current sidewalk policy that calls for a sidewalk to be added when there is a new subdivision. The policy has changed over the years, so he couldn't be sure if the previous remodel fell under that policy or not. Trustee Sidor said he believed Engineering would find a way to add the sidewalk on the northern property despite the topography.

Trustee Scaletta asked if there was a way to require the sidewalk to be installed when the other property adds theirs.

Trustee Tinaglia said he understood the pain of putting in a sidewalk, but the village has to start somewhere, either we're doing sidewalks or we're not. If we want sidewalks, now is the time for this property.

Mr. Flubacker said they are happy to put it in when the lot to the north does it. Mr. Perkins said the other lot might not fall under the sidewalk requirement policy as a potential renovation might not trigger the Subdivision Code.

President Hayes concurred with the Plan Commission. Ms. Ward said the Plan Commission recommended a special assessment be in place for the village to install the sidewalk in the future which is unlikely to occur. Mr. Recklaus said the motion could stay the same, but require the homeowner to add the sidewalk when the property to the north puts in theirs.

Mr. Kurzynski agreed to that.

Trustee John Scaletta moved to concur with the Plan Commission's recommendation, but eliminate variation #5, and add a condition that if the property to the North installs sidewalks, the petitioner will install sidewalks. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

- D. 703-709 & 715-723 W. Algonquin Rd. - PC#17- Approved
013
Final Plat of Subdivision

Mike Wauterlek of Hamilton Partners said they are seeking the Final Plat of Subdivision. Mr. Perkins said staff and the Plan Commission have recommend approval.

Trustee Rosenberg asked if the issues were worked out with Rolling Meadows. Mr. Perkins said the developer has answered all the technical questions. The issue of the village taking over Meijer Drive is still in discussion. The petitioner has complied with all the Rolling Meadows conditions and the village conditions.

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per ILCS 120/2(c)
(21): Discussion of minutes lawfully closed,
whether for purposes of approval of the minutes
or the semi-annual review of the minutes

-and-

5 ILCS120/2(c)(1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn to Closed Session at 9:11 p.m.
Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Baldino



Item: Warrant Register 11/15/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 11/15/2018

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 11-15-2018

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$349,837.56
211	Motor Fuel Tax Fund	\$5,187.02
215	CDBG Fund	\$13,000.00
227	Foreign Fire Ins Tax Fund	\$3,116.03
231	Criminal Investigation Fd	\$277,753.35
235	Municipal Parkg Opr Fund	\$24,326.16
263	TIF IV	\$579.00
301	Debt Service Fund	\$318.00
401	Capital Projects Fund	\$147,426.82
426	Storm Water Control Fund	\$26,094.50
431	Public Building Fund	\$23,158.27
505	Water and Sewer Fund	\$826,974.08
515	Arts,Entert & Events Fund	\$9,131.86
605	Health Insurance Fund	\$319,707.53
611	General Liability Ins Fnd	\$10,227.04
615	Workers Compensation Ins	\$9,901.77
621	Fleet Operations Fund	\$15,891.59
625	Technology Fund	\$23,984.38
715	Guaranty Deposits Fund	\$9,750.00
721	Escrow Deposits Fund	\$2,000.00
TOTAL ALL FUNDS		\$2,098,364.96

WARRANT REGISTER - GM0002**Department: 0****Division: 0**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215097	505-0000-452.42-00	ALEXIAN BROTHERS HEALTH SYSTEM	REFUND FINAL WATERBILL	\$27.00	\$27.00
215099	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$2,074.00	\$2,074.00
215109	101-0000-433.14-00	PATIENCE BENAGABI	REFUND AMBULANCE CLAIM	\$600.00	\$600.00
215116	101-0000-140.52-00	CANON SOLUTIONS AMERICA	COLOR COPIER MAINTENANCE	\$793.72	\$793.72
215125	101-0000-421.05-00	MICHAEL CHUN	REFUND VEHICLE STICKER	\$30.00	\$30.00
215139	715-0000-220.93-00	DANLEY'S GARAGE WORLD	BOND REFUND	\$200.00	\$200.00
215140	715-0000-220.93-00	DANLEYS GARAGE WORLD 172417	BOND REFUND	\$200.00	\$200.00
215141	715-0000-220.93-00	DAVID CALCAGNO	BOND REFUND	\$200.00	\$200.00
215144	101-0000-120.80-00	EDGAR ALLEN POE SCHOOL	REFUND ALARM OVERPAYMENT	\$50.00	\$50.00
215146	715-0000-220.93-00	ERDMANN CONSTRUCTION	BOND REFUND	\$100.00	\$100.00
215147	505-0000-120.80-00	FALL, KENNETH	WATER BILL REFUND	\$24.26	\$24.26
215153	715-0000-220.93-00	FORTIS CONCRETE	BOND REFUND	\$200.00	\$200.00
215154	715-0000-220.93-00	FORTIS CONCRETE	BOND REFUND	\$100.00	\$100.00
215160	715-0000-220.93-00	GEORGE LAUT	BOND REFUND	\$150.00	\$150.00
215173	715-0000-220.93-00	HEATHER BAUMAN	BOND REFUND	\$200.00	\$200.00
215183	101-0000-140.05-00	IMAGING SYSTEMS INC	SOFTWARE RENEWAL	\$9,081.30	\$9,081.30
215187	715-0000-220.93-00	J & J PAVEMENT REPAIRS	BOND REFUND	\$200.00	\$200.00
215188	715-0000-220.93-00	J & J PAVEMENT REPAIRS 18 2071	BOND REFUND	\$200.00	\$200.00
215189	715-0000-220.93-00	J & J PAVEMENT 18 2074	BOND REFUND	\$200.00	\$200.00
215190	715-0000-220.93-00	J & J PAVEMENT 18 2075	BOND REFUND	\$200.00	\$200.00
215191	715-0000-220.93-00	J & J PAVEMENT 18 2077	BOND REFUND	\$200.00	\$200.00
215192	715-0000-220.93-00	J & J PAVEMENT 18 2079	BOND REFUND	\$200.00	\$200.00
215193	715-0000-220.93-00	J & J PAVEMENT18 2076	BOND REFUND	\$150.00	\$150.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215194	715-0000-220.93-00	J & J PAVING 18 2072 DOMENICA	BOND REFUND	\$200.00	\$200.00
215196	715-0000-220.93-00	JAY DEIHS	BOND REFUND	\$200.00	\$200.00
215198	715-0000-220.93-00	JIM HAMILTON 18 3104	BOND REFUND	\$200.00	\$200.00
215199	715-0000-220.93-00	JOE PASSARO	BOND REFUND	\$200.00	\$200.00
215200	715-0000-220.93-00	JOHLER DEMOLITION INC	BOND REFUND	\$200.00	\$200.00
215201	715-0000-220.93-00	JOHN MIYARES 18 1793	BOND REFUND	\$200.00	\$200.00
215204	721-0000-221.10-08	JOHNSON PAVING CO	METER REIMBURSEMENT	\$1,000.00	\$1,000.00
215205	715-0000-220.93-00	JOSE CAVAZOS	BOND REFUND	\$200.00	\$200.00
215206	715-0000-220.93-00	JRC DESIGN BUILD	BOND REFUND	\$200.00	\$200.00
215207	715-0000-220.93-00	KATIE HAHN	BOND REFUND	\$150.00	\$150.00
215208	715-0000-220.93-00	KEE, JON 172010	BOND REFUND	\$250.00	\$250.00
215210	715-0000-220.93-00	KOWALL, MICHELLE 182974	BOND REFUND	\$200.00	\$200.00
215217	715-0000-220.93-00	LISA COSTIN	BOND REFUND	\$200.00	\$200.00
215220	715-0000-220.93-00	MAGDALENA NOWAKOWSKI	BOND REFUND	\$200.00	\$200.00
215222	715-0000-220.93-00	MARIA WHELAN	BOND REFUND	\$200.00	\$200.00
215223	715-0000-220.93-00	MARK & CONNIE GARDINER	BOND REFUND	\$200.00	\$200.00
215228	715-0000-220.93-00	MICHAEL & HELEN BOBA 18 3383	BOND REFUND	\$200.00	\$200.00
215241	101-0000-421.05-00	JOSEPH NATOLA	REFUND MOTORCYCLE TAG	\$20.00	\$20.00
215242	235-0000-435.65-03	NEHA NAVAL	REFUND PARKING PERMIT	\$40.00	\$40.00
215244	505-0000-452.46-00	NEIGHBORHOOD REMODELERS	WATER SERVICE UPGRADE	\$400.00	\$1,500.00
			WATER SERVICE UPGRADE	\$1,100.00	
	505-0000-452.50-00	NEIGHBORHOOD REMODELERS	WATER SERVICE UPGRADE	\$320.00	\$320.00
	505-0000-472.30-00	NEIGHBORHOOD REMODELERS	WATER SERVICE UPGRADE	\$335.00	\$335.00
215249	715-0000-220.93-00	OAKWOOD	BOND REFUND	\$200.00	\$200.00
215256	101-0000-421.05-00	KANTI PATEL	REFUND VEHICLE STICKER	\$30.00	\$30.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215268	715-0000-220.93-00	RAUL MONTIEL LANDSCAPING	BOND REFUND	\$200.00	\$200.00
215271	715-0000-220.93-00	RELIANCE PLUMBING 181850	BOND REFUND	\$200.00	\$200.00
215272	715-0000-220.93-00	RICHARD MELKOVITZ	BOND REFUND	\$150.00	\$150.00
215273	715-0000-220.93-00	RITA C WEBER 18 3192	BOND REFUND	\$200.00	\$200.00
215276	715-0000-220.93-00	ROSS KLICHER	BOND REFUND	\$150.00	\$150.00
215277	715-0000-220.93-00	ROSS PRIESTER	BOND REFUND	\$150.00	\$150.00
215278	101-0000-421.15-00	MARION RUDNICK	REFUND DOG TAG	\$12.00	\$12.00
215280	715-0000-220.93-00	RUSSEL LOKUN	BOND REFUND	\$150.00	\$150.00
215281	715-0000-220.93-00	SAFEGUARD WATERPROOFING	BOND REFUND	\$200.00	\$200.00
215282	715-0000-220.93-00	SAFEGUARD WATERPROOFING	BOND REFUND	\$200.00	\$200.00
215285	715-0000-220.93-00	SCARAVALLE CO INC	BOND REFUND	\$200.00	\$200.00
215286	715-0000-220.93-00	SCARVALLE COMPANY INC	BOND REFUND	\$150.00	\$150.00
215287	101-0000-421.05-00	GEORGE SCHMID	REFUND VEHICLE STICKER	\$12.00	\$12.00
215294	505-0000-452.42-00	CHARLES SHENGENA	REFUND FINAL WATERBILL	\$83.40	\$83.40
215309	101-0000-421.05-00	KATHRYN SULLIVAN	REFUND VEHICLE STICKER	\$12.00	\$12.00
215311	505-0000-452.42-00	JAIME SWAIN	REFUND WATER BILL	\$214.38	\$214.38
215314	721-0000-221.19-98	TARGET	SHOP WITH COP PROGRAM	\$1,000.00	\$1,000.00
215315	715-0000-220.93-00	THEODORE KESTELOOT	BOND REFUND	\$200.00	\$200.00
215317	715-0000-220.93-00	TMW ENTERPRISES	BOND REFUND	\$150.00	\$150.00
215318	715-0000-220.93-00	TONEE PUETZ	BOND REFUND	\$200.00	\$200.00
215321	715-0000-220.93-00	TUHACEK, RON 183406	BOND REFUND	\$200.00	\$200.00
215327	715-0000-220.93-00	VELITCHKO AVDJIEV 18 3775	BOND REFUND	\$200.00	\$200.00
215346	715-0000-220.93-00	WATER WORKS INC	BOND REFUND	\$200.00	\$200.00
215348	715-0000-220.93-00	WESTERN IRRIGATION 18 2529	BOND REFUND	\$200.00	\$200.00
215350	715-0000-220.93-00	XCLUSIVE CONCRETE	BOND REFUND	\$200.00	\$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215352	101-0000-421.05-00	ARIUNAA YONDON	REFUND VEHICLE STICKER	\$40.00	\$40.00
215357	715-0000-220.93-00	3D CONCRETE DESIGN 183598	BOND REFUND	\$150.00	\$150.00
				Division 0 Total	\$27,049.06
				Department 0 Total	\$27,049.06

WARRANT REGISTER - GM0002**Department: 2 Integrated Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215258	101-0201-502.30-05	PETTY CASH	OFFICE SUPPLIES	\$35.80	\$35.80
215301	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
215331	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$128.06	\$128.06
215351	101-0201-502.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
				Division 1 Total	\$348.86
				Department 2 Total	\$348.86

WARRANT REGISTER - GM0002**Department: 3 Human Resources****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215158	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$6,344.13	\$6,344.13
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$3,482.64	\$3,482.64
215170	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	CORNER BAKERY 0175	\$46.80	\$361.33
			CORNER BAKERY 0175	\$85.00	
			JIMMY JOHNS # 228 - M	\$229.53	
	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	NEPELRA	\$75.00	\$75.00
215247	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$3,457.00	\$9,496.00
			SERVICE HEALTH TESTING	\$5,196.00	
			SERVICE HEALTH TESTING	\$843.00	
215258	101-0301-503.22-03	PETTY CASH	MILEAGE REIMBURSEMENT	\$31.50	\$31.50
	101-0301-503.30-05	PETTY CASH	KEYBOARD CASE	\$54.99	\$54.99
215335	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	\$125.47	\$125.47
215351	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901396	605-0301-552.20-60	HMO ILLINOIS	HEALTH INSURANCE PREMIUM	\$300,185.14	\$300,185.14
901398	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	BASIC LIFE PREMIUM	\$5,680.29	\$5,680.29
	605-0301-552.20-66	PRUDENTIAL INSURANCE CO OF AMERICA	SUPP LIFE PREMIUM	\$4,346.10	\$4,346.10
Division 1 Total					\$330,267.59
Department 3 Total					\$330,267.59

WARRANT REGISTER - GM0002**Department: 4 Legal Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215170	101-0401-503.22-02	HARRIS TRUST & SAVINGS BANK	ARDC	\$393.47	\$393.47
215258	101-0401-503.21-65	PETTY CASH	COOK CTY CLERK TAX SEARCH	\$50.00	\$50.00
215275	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$655.00	\$655.00
215334	101-0401-503.21-65	VERIZON WIRELESS	ACCT 68500580500002	\$92.05	\$92.05
215351	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
				Division 1 Total	\$1,331.42
				Department 4 Total	\$1,331.42

WARRANT REGISTER - GM0002**Department: 5 Finance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215089	101-0501-503.30-05	A & E RUBBER STAMP CORP	RUBBER STAMP	\$33.00	\$33.00
215158	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$10,227.04	\$10,227.04
215170	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMERICAN	\$369.40	\$0.00
			AMERICAN	\$369.40	
			AMERICAN	\$369.40	
			AMERICAN	\$369.40	
			DISPUTE: AMERICAN	(\$369.40)	
			DISPUTE: AMERICAN	(\$369.40)	
			DISPUTE: AMERICAN	(\$369.40)	
			DISPUTE: AMERICAN	(\$369.40)	
			DISPUTE: PRICELINE*VAC	(\$661.36)	
			PRICELINE*VACATION PKG	\$661.36	
215245	101-0501-503.21-02	NEOPOST	MAINTENANCE RENEWAL	\$2,313.99	\$2,313.99
215250	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$90.08	\$411.53
			OFFICE SUPPLIES, GENERAL	\$88.76	
			OFFICE SUPPLIES, GENERAL	\$232.69	
215258	101-0501-503.22-02	PETTY CASH	NOTARY RENEWAL FEES	\$20.00	\$20.00
	101-0501-503.22-03	PETTY CASH	MILEAGE REIMBURSEMENT	\$33.51	\$33.51
215333	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$56.04	\$56.04
215351	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$63.96
			OFFICE MACHINES & ACCESS	\$26.00	
Division 1 Total					\$13,159.07
Department 5 Total					\$13,159.07

WARRANT REGISTER - GM0002**Department: 6 Information Technology****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215170	625-0601-553.21-02	HARRIS TRUST & SAVINGS BANK	ARC - IL LASALLE	\$1,491.00	\$1,491.00
	625-0601-553.22-02	HARRIS TRUST & SAVINGS BANK	PAYPAL *DNSMADEEASY	\$59.95	\$74.90
			PAYPAL *DNSMADEEASY	\$14.95	
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M874C30K1	\$24.99	\$92.48
			AMZN MKTP US*M82DG80M2	\$54.50	
			AMZN MKTP US*M86K32160	\$12.99	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M82O05Z52	\$23.37	\$540.62
			AMZN MKTP US*M85GI9JK0	\$89.95	
			AMAZON.COM*M838E60E0	\$348.15	
			AMZN MKTP US*M80EK9AW0	\$29.40	
			AMZN MKTP US*M893V8EA2	\$49.75	
215185	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	COMPUTERS,DP&WORD PROC.	\$2,418.56	\$2,418.56
215240	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	COMPUTERS,DP & WORD PROC.	\$16,574.41	\$16,574.41
215250	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$88.29	\$88.29
215300	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	COMPUTERS,DP&WORD PROC.	\$870.70	\$870.70
215336	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	\$464.95	\$464.95
215337	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	\$1,368.47	\$1,368.47
Division 1 Total					\$23,984.38
Department 6 Total					\$23,984.38

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 8**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215170	101-1008-502.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS FIRE AND POLI	\$375.00	\$375.00
				Division 8 Total	\$375.00

Division: 17

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215258	101-1017-502.20-24	PETTY CASH	SUPPLIES	\$32.89	\$32.89
				Division 17 Total	\$32.89

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215122	515-1018-525.40-55	CHICAGO ICE WORKS INC	ICE CARVER TREE LIGHTING	\$1,340.70	\$1,340.70
				Division 18 Total	\$1,340.70

Division: 21

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215258	101-1021-502.40-40	PETTY CASH	ECON ALLIANCE MEETING	\$29.98	\$29.98
				Division 21 Total	\$29.98

Division: 22

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215258	515-1022-525.40-55	PETTY CASH	AC CULTURAL ARTS AWARDS	\$30.43	\$30.43
				Division 22 Total	\$30.43
				Department 10 Total	\$1,809.00

WARRANT REGISTER - GM0002**Department: 20 Special Events****Division: 5**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215170	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M81855XH0	\$648.07	\$648.07
				Division 5 Total	\$648.07
				Department 20 Total	\$648.07

WARRANT REGISTER - GM0002**Department: 30 Police Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215091	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$156.43	\$156.43
215103	101-3001-511.21-65	ARMOR SYSTEMS	SERVICE FINANCIAL	\$81.50	\$81.50
215119	101-3001-511.33-25	CDS OFFICE TECHNOLOGIES	ACCESSORIES	\$793.00	\$793.00
215136	101-3001-511.22-03	COWSERT MICHAEL	ANNUAL CONFERENCE	\$95.00	\$95.00
215163	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$126.00	\$158.40
			SERVICE MISCELLANEOUS	\$15.00	
			SERVICE MISCELLANEOUS	\$17.40	
215168	101-3001-511.22-03	HAJEK DOUGLAS	ANNUAL CONFERENCE	\$1,188.78	\$1,188.78
215170	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	INST. OF POLICE TECH &	\$85.00	\$456.60
			INST. OF POLICE TECH &	\$85.00	
			INST. OF POLICE TECH &	\$85.00	
			INST. OF POLICE TECH &	\$85.00	
			IL TOLLWAY-DOWNERS GRO	\$16.60	
			UIC CAREER SERVICES	\$100.00	
	101-3001-511.22-10	HARRIS TRUST & SAVINGS BANK	CORPORATE PUBLISHING C	\$111.50	\$111.50
	101-3001-511.30-01	HARRIS TRUST & SAVINGS BANK	CHICAGO TRIB SUBSCRIPT	\$389.48	\$389.48
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M85HX7OE2	\$21.88	\$32.87
			AMAZON.COM*M896N5JF1	\$10.99	
	101-3001-511.30-20	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M89UP1PB2	\$169.99	\$169.99
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M85321J62	\$399.90	\$1,049.30
			CORNER BAKERY 0175	\$60.00	
			DOJES COM	\$162.26	
			JEWEL-OSCO	\$39.14	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215170	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	IGAIR NORTH AMERICA IN	\$388.00	\$1,049.30
215179	235-3001-532.33-05	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$99.94	\$99.94
215186	401-3001-572.50-15	INTOXIMETERS INC	POLICE EQUIPMENT & SUPPLY	\$8,195.00	\$8,195.00
215197	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$266.50	\$1,332.50
			CLOTHING & APPAREL	\$266.50	
			CLOTHING & APPAREL	\$266.50	
			CLOTHING & APPAREL	\$266.50	
			CLOTHING & APPAREL	\$266.50	
215209	101-3001-511.33-25	KIESLER POLICE SUPPLY & AMMUNITION	POLICE EQUIPMENT & SUPPLY	\$472.30	\$472.30
215211	101-3001-511.22-02	LAW ENFORCEMENT RECORDS MNGRS OF IL	DUES	\$25.00	\$25.00
215238	101-3001-511.21-65	MSAB INC	CONTRACT RENEWAL	\$3,250.00	\$3,250.00
215243	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$510.00	\$510.00
215246	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$76,176.69	\$76,176.69
215250	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$277.39	\$1,511.00
			OFFICE SUPPLIES, GENERAL	\$366.43	
			OFFICE SUPPLIES, GENERAL	\$147.25	
			OFFICE SUPPLIES, GENERAL	\$147.25	
			OFFICE SUPPLIES, GENERAL	\$147.25	
			OFFICE SUPPLIES, GENERAL	\$139.05	
			CLOCKS	\$213.60	
			OFFICE SUPPLIES, GENERAL	\$72.78	
215260	101-3001-511.33-25	PETTY CASH/POLICE	CHEIFS MEETING	\$60.00	\$95.73
			MEETING SUPPLIES	\$10.73	
			MEETING SUPPLIES	\$25.00	
215270	101-3001-511.22-03	CARRIE REGILIO	ANNUAL CONFERENCE	\$165.00	\$165.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215283	101-3001-511.22-02	SAMS CLUB	DUES	\$125.00	\$125.00
215284	101-3001-511.33-25	SAMS CLUB/SYNCHRONY BANK	SUPPLIES	\$342.38	\$342.38
215291	101-3001-511.21-65	SECRETARY OF STATE	SERVICE PROFESSIONAL	\$30.00	\$30.00
215306	101-3001-511.33-25	STREICHER'S	POLICE EQUIPMENT & SUPPLY	\$1,186.00	\$1,186.00
215310	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$867.00	\$994.50
			SERVICE PRINTING	\$127.50	
215326	101-3001-511.22-03	VEENSTRA RICK	ANNUAL CONFERENCE	\$165.00	\$165.00
215338	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,587.48	\$2,587.48
215339	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,554.56	\$2,554.56
215344	101-3001-511.21-65	VILLAGE OF PALATINE	RANGE FEE	\$3,000.00	\$3,000.00
215354	101-3001-511.22-03	OLEH YUSYPYUK	REIMBURSEMENT	\$38.00	\$38.00
Division 1 Total					\$107,538.93

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2160	231-3003-511.40-01	BEST WESTERN	LODGING FOR CONFERENCE	\$1,800.00	\$1,800.00
215129	231-3003-511.40-11	CMS ACCOUNTING	SERVICE PROFESSIONAL	\$132.81	\$132.81
215170	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M83866X51	\$16.99	\$539.25
			AMZN MKTP US*M84WS3PV0	\$522.26	
215179	231-3003-511.40-11	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$56.74	\$56.74
215212	231-3003-511.40-11	LDV INC	POLICE EQUIPMENT & SUPPLY	\$275,000.00	\$275,000.00
215255	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	\$85.37	\$85.37
215290	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$139.18	\$139.18
Division 3 Total					\$277,753.35
Department 30 Total					\$385,292.28

WARRANT REGISTER - GM0002**Department: 35 Fire****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215112	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL BAGS	\$109.58	\$3,566.58
			MEDICAL BAGS	\$772.64	
			MEDICAL BAGS	\$2,346.80	
			MEDICAL BAGS	\$337.56	
215143	101-3501-512.33-50	DELTA GLOVES	SAFETY & FIRST AID EQUIP.	\$528.30	\$528.30
215150	101-3501-512.30-35	FIVE STAR SAFETY EQUIPMENT INC	SAFETY & FIRST AID EQUIP.	\$1,140.00	\$1,140.00
215170	101-3501-512.21-02	HARRIS TRUST & SAVINGS BANK	APL*APPLE ONLINE STORE	(\$510.00)	\$1,294.44
			APL*APPLE ONLINE STORE	\$994.44	
			OHD, LLLP	\$810.00	
	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	4TE*EMT BASIC INITAL F	\$1.00	\$122.00
			4TE*EMT BASIC INITAL F	\$1.00	
			4TE*IDPH EMS HWYSAFETY	\$40.00	
			4TE*IDPH EMS HWYSAFETY	\$40.00	
			4TE*IDPH EMS HWYSAFETY	\$40.00	
	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	MARRIOTT PERE PEORIA M	\$312.80	\$312.80
	101-3501-512.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M82PY5402	\$79.99	\$129.98
			AMAZON.COM*MT1PD4I01	\$49.99	
	101-3501-512.30-35	HARRIS TRUST & SAVINGS BANK	XLFEET INTERNET	\$104.98	\$104.98
	101-3501-512.31-45	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M83GG4JP1	\$197.70	\$729.82
			AMAZON.COM*MT6909YG0	\$238.72	
			AMZN MKTP US*M849W4P30	\$293.40	
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M87TA64O1	\$118.92	\$151.89
			AMZN MKTP US*MT5WN3WA0	\$32.97	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215175	101-3501-512.31-85	HENRY SCHEIN MATRX MEDICAL	SAFETY & FIRST AID EQUIP.	\$1,335.00	\$1,335.00
215180	101-3501-512.22-03	IL FIRE CHIEFS ASSOC FOUNDATION	IL FIRE CHIEF'S CONF- DC	\$200.00	\$200.00
215197	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$70.00	\$2,580.00
			CLOTHING & APPAREL	\$1,596.00	
			CLOTHING & APPAREL	\$66.00	
			CLOTHING & APPAREL	\$798.00	
			CLOTHING & APPAREL	\$50.00	
215234	101-3501-512.33-50	MOORE MEDICAL LLC	SAFETY & FIRST AID EQUIP.	\$600.31	\$600.31
215246	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$25,392.25	\$25,392.25
215248	101-3501-512.31-85	NORTHWEST ELECTRICAL SUPPLY CO	VEHICLE EQUIPMENT	\$247.28	\$247.28
215250	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$125.35	\$125.35
215259	101-3501-512.31-60	PETTY CASH/FIRE	OFFICE SUPPLIES	\$49.84	\$49.84
	101-3501-512.33-05	PETTY CASH/FIRE	OFFICE SUPPLIES	\$213.99	\$213.99
215261	101-3501-512.33-50	PHYSIO CONTROL INC	MEDICAL SUPPLIES	\$1,017.28	\$1,017.28
215274	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	HAZMAT TECH CLASS-MORAN	\$565.00	\$565.00
215293	101-3501-512.21-65	SERVICE SANITATION	RENTAL/LEASE EQUIPMENT	\$229.00	\$229.00
215322	101-3501-512.31-65	ULINE INC	OFFICE SUPPLIES	\$68.41	\$68.41
215342	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$968.47	\$968.47
215349	101-3501-512.31-60	WS DARLEY & CO	FIRE PROTECTION EQUIP/SUP	\$4,445.00	\$4,445.00
	401-3501-572.50-15	WS DARLEY & CO	SAFETY & FIRST AID EQUIP.	\$4,410.00	\$4,410.00
215351	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$189.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215355	101-3501-512.31-45	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	\$423.79	\$423.79
				Division 1 Total	\$51,140.76
				Department 35 Total	\$51,140.76

WARRANT REGISTER - GM0002**Department: 37 Foreign Fire Insurance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215108	227-3701-512.22-03	ALEXANDER BELLUSCI	TUITION REIMBURSEMENT	\$619.76	\$619.76
215121	227-3701-512.22-03	ROSS CHAPMAN	TUITION REIMBURSEMENT	\$550.00	\$550.00
215157	227-3701-512.22-03	ALEXANDER GABRIELSEN	TUITION REIMBURSEMENT	\$550.00	\$550.00
215235	227-3701-512.22-03	MARTIN MORAN	TUITION REIMBURSEMENT	\$661.18	\$661.18
215263	227-3701-512.22-03	MARC PISCITIELLO	TUITION REIMBURSEMENT	\$735.09	\$735.09
				Division 1 Total	\$3,116.03
				Department 37 Total	\$3,116.03

WARRANT REGISTER - GM0002**Department: 40 Planning****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215124	101-4001-521.40-43	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	\$140.00	\$280.00
			PROFESSIONAL SERVICES	\$140.00	
215170	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APL* ITUNES.COM/BILL	\$0.99	\$4.95
			APL*ITUNES.COM/BILL	\$0.99	
			APL*ITUNES.COM/BILL	\$0.99	
			APL*ITUNES.COM/BILL	\$0.99	
			APL*ITUNES.COM/BILL	\$0.99	
	101-4001-521.22-02	HARRIS TRUST & SAVINGS BANK	4TE*IDFPR SFEE	\$1.41	\$61.41
			4TE*IL PROF LICENSE FEE	\$60.00	
	101-4001-521.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS-TIF.COM	\$375.00	\$375.00
	101-4001-521.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$266.43	\$266.43
	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	ARLINGTON HEIGHTS CHAM	\$20.00	\$115.00
			ICSC	\$95.00	
	101-4001-521.40-41	HARRIS TRUST & SAVINGS BANK	EXTREMEGLOW	\$3,037.60	\$3,037.60
215214	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$130.95	\$130.95
215232	401-4001-571.50-30	MILIEU DESIGN LLC	SERVICE PROFESSIONAL	\$42,283.43	\$42,283.43
215250	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$51.37	\$103.26
			OFFICE SUPPLIES	\$51.89	
215254	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$75.60	\$229.50
			ADVERTISING	\$74.25	
			ADVERTISING	\$79.65	
215258	101-4001-521.30-05	PETTY CASH	USB FLASHDRIVE	\$9.99	\$9.99
	101-4001-521.40-40	PETTY CASH	PARKING	\$60.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215262	263-4001-571.20-05	PIONEER ENGINEERING & ENVIRONMENTAL	PROFESSIONAL SERVICES	\$579.00	\$579.00
215307	101-4001-521.40-41	SUBURBAN FAMILY MAGAZINE	ADVERTISING	\$625.00	\$625.00
215312	401-4001-571.50-30	TALLGRASS RESTORATION LLC	AGRICULTURAL SUPPLIES	\$13,665.00	\$13,665.00
215341	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$110.01	\$110.01
				Division 1 Total	\$61,936.53
				Department 40 Total	\$61,936.53

WARRANT REGISTER - GM0002**Department: 41 Community Devl Block Grnt****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215128	215-4101-522.41-03	CLEARBROOK	CDBG PROGRAM	\$13,000.00	\$13,000.00
				Division 1 Total	\$13,000.00
				Department 41 Total	\$13,000.00

WARRANT REGISTER - GM0002**Department: 45 Building****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215110	101-4501-523.22-10	BLOCK AND CO	NAME PLATE	\$26.91	\$26.91
215148	101-4501-523.22-10	FASTSIGNS	NAME PLATE	\$12.00	\$12.00
215166	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG REVIEW	\$270.00	\$990.00
			ENG REVIEW	\$720.00	
215170	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	ENGLAND TRAINING LLC	\$595.00	\$595.00
215181	101-4501-523.22-02	IL FIRE INSPECTORS ASSOC	MEMBERSHIP DUES	\$95.00	\$95.00
215229	101-4501-523.21-65	MICROSYSTEMS	SCANNED FILE	\$125.00	\$125.00
215250	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$371.93	\$459.80
			OFFICE SUPPLIES, GENERAL	\$87.87	
215258	101-4501-523.30-05	PETTY CASH	PHONE CHARGER	\$19.99	\$19.99
215316	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$76.00	\$190.00
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$76.00	
215319	101-4501-523.20-05	TPI	INSPECTIONS	\$3,632.00	\$3,632.00
215329	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$1,028.13	\$1,028.13
215330	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	\$144.04	\$144.04
215351	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$139.59
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$28.59	
				Division 1 Total	\$7,457.46

Division: 2

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215111	101-4502-523.22-03	JEFF BOHNER	IEHA ANNUAL CONFERENCE	\$157.45	\$157.45
215151	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$425.00
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
215170	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.22-03	HARRIS TRUST & SAVINGS BANK	BP#8937682ST MARY OGPS	\$35.95	\$48.92
			SBARRO	\$12.97	
	101-4502-523.30-01	HARRIS TRUST & SAVINGS BANK	CONSUMERREPRRTSONHEALTH	\$24.00	\$60.00
			PREVENTION	\$36.00	
	101-4502-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M829Z3JT0	\$14.95	\$14.95
215215	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$162.00	\$162.00
215250	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$575.39	\$575.39
215257	101-4502-523.21-65	PDC LABORATORIES INC	WATER SAMPLE	\$85.00	\$85.00
215258	101-4502-523.22-03	PETTY CASH	ADA COORD MEETING	\$13.75	\$113.06
			MILEAGE REIMBURSEMENT	\$17.02	
			MILEAGE REIMBURSEMENT	\$19.62	
			SUPPLIES	\$27.79	
			TRAVEL	\$25.07	
			TRAVEL	\$9.81	
215292	101-4502-523.21-02	SENSO SCIENTIFIC	EQUIPMENT MAINTENANCE	\$11.17	\$11.17
215305	101-4502-523.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$90.00	\$90.00
215340	101-4502-523.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$287.07	\$287.07
Division 2 Total					\$2,040.01

WARRANT REGISTER - GM0002**Division: 3**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215167	101-4503-523.21-02	GROOT INC	DISPOSAL OF (4) TVS	\$80.00	\$80.00
215170	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M87WT2IW1	\$75.94	\$75.94
	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	\$94.58	\$94.58
215177	101-4503-523.21-02	JAMES HOFFMAN	PIANO TUNING	\$100.00	\$100.00
215351	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
				Division 3 Total	\$369.12
				Department 45 Total	\$9,866.59

WARRANT REGISTER - GM0002**Department: 50 Engineering****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215132	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE MISCELLANEOUS	\$4,009.75	\$14,840.25
			SERVICE MISCELLANEOUS	\$10,830.50	
	426-5001-571.50-25	CONSTRUCTION & GEOTECHNICAL	SOIL TESTING	\$2,275.00	\$3,594.50
			CONCRETE FIELD WORK	\$1,319.50	
215134	401-5001-571.50-30	MARK COOPER	SIDEWALK REIMBURSEMENT	\$420.00	\$420.00
215138	401-5001-571.50-30	JOEL DALSKY	SIDEWALK REIMBURSEMENT	\$140.00	\$140.00
215178	401-5001-571.50-30	THEODORE HOLUM	SIDEWALK REIMBURSEMENT	\$280.00	\$280.00
215195	401-5001-571.50-30	INOKA JAUYAWARVHANA	SIDEWALK REIMBURSEMENT	\$560.00	\$560.00
215203	401-5001-571.50-30	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$61,051.70	\$61,051.70
215264	101-5001-524.22-03	PONSOT THOMAS	ENG & SAFETY CONFERENCE	\$386.20	\$386.20
215332	101-5001-524.21-65	VERIZON WIRELESS	ACCT 98547850100002	\$478.55	\$478.55
215351	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
				Division 1 Total	\$81,836.20
				Department 50 Total	\$81,836.20

WARRANT REGISTER - GM0002**Department: 71 Public Works****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215089	101-7101-531.30-05	A & E RUBBER STAMP CORP	NOTARY STAMP	\$33.00	\$33.00
215090	101-7101-531.31-65	ABT ELECTRONICS	SERVICE BLDG MAINTENANCE	\$2,599.00	\$2,599.00
215092	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLY	\$3,811.40	\$10,780.40
			STREET LIGHT SUPPLY	\$2,380.00	
			STREET LIGHT SUPPLY	\$2,380.00	
			STREET LIGHT SUPPLY	\$1,740.00	
			STREET LIGHT SUPPLY	\$107.20	
				\$361.80	
215093	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	\$56.16	\$56.16
	101-7101-531.33-05	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	\$148.77	\$148.77
215096	101-7101-531.21-02	ALEXANDER EQUIPMENT CO INC	FORESTRY SUPPLY	\$457.88	\$457.88
	101-7101-531.31-85	ALEXANDER EQUIPMENT CO INC	FORESTRY SUPPLY	\$457.88	\$457.88
215101	401-7101-572.50-15	ARLINGTON POWER EQUIPMENT	STREETS SUPPLY	\$810.86	\$810.86
215102	101-7101-531.21-36	ARLINGTON RENTAL INC	RENTAL/LEASE EQUIPMENT	\$704.56	\$1,409.12
			RENTAL/LEASE EQUIPMENT	\$704.56	
215104	101-7101-531.22-70	AT & T	ACCT 84759060006156	\$854.98	\$854.98
215105	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$1,711.02	\$1,711.02
215113	101-7101-531.30-39	BP	FUEL	\$154.78	\$154.78
215114	101-7101-531.31-65	BTU COMPANY INC	HARDWARE SUPPLIES	\$869.76	\$869.76
215115	101-7101-531.21-02	BUILDING AUTOMATION SOLUTIONS	SERVICE BLDG MAINTENANCE	\$1,570.00	\$2,400.00
			SERVICE BLDG MAINTENANCE	\$830.00	
215126	101-7101-531.21-55	CITY ESCAPE GARDEN CENTER & DESIGN	SERVICE MISCELLANEOUS	\$383.64	
			SERVICE MISCELLANEOUS	\$2,971.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215126	101-7101-531.21-55	CITY ESCAPE GARDEN CENTER & DESIGN	SERVICE MISCELLANEOUS	\$2,327.40	\$6,620.04
			SERVICE MISCELLANEOUS	\$937.50	
215130	101-7101-531.22-70	COMCAST CABLE	TELECOMMUNICATIONS	\$149.85	\$185.68
			TELECOMMUNICATIONS	\$21.09	
			TELECOMMUNICATIONS	\$14.74	
215131	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0211092232	\$292.95	\$292.95
215133	211-7101-571.50-40	COOK COUNTY DEPT TRANSPORTATION	SERVICE EQUIPMENT	\$5,187.02	\$5,187.02
215135	426-7101-571.50-25	KARINA CORRADI	ENHANCED SEWER REBATE	\$11,250.00	\$11,250.00
215137	101-7101-531.21-02	DAHME MECHANICAL INDUSTRIES	HARDWARE SUPPLIES	\$4,480.00	\$4,480.00
215142	101-7101-531.31-40	DE VROOMEN GARDEN PRODUCTS	HARDWARE SUPPLIES	\$2,937.73	\$2,937.73
215149	101-7101-531.22-70	FIRST COMMUNICATIONS	POLICE STATION PHONE LINE	\$33.36	\$33.36
215151	101-7101-531.21-55	FLECKS LANDSCAPING	LANDSCAPING	\$2,555.00	\$12,829.60
			LANDSCAPING	\$1,000.00	
			LANDSCAPING	\$9,274.60	
215155	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	\$255.00	\$255.00
215159	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	\$18,163.11	\$18,163.11
215162	101-7101-531.31-65	GLOBAL EQUIPMENT COMPANY	HARDWARE SUPPLIES	\$152.78	\$354.68
			HARDWARE SUPPLIES	\$201.90	
	401-7101-571.50-20	GLOBAL EQUIPMENT COMPANY	HARDWARE SUPPLIES	\$770.58	\$770.58
215164	101-7101-531.31-55	GRAINGER W W INC	HARDWARE SUPPLIES	\$60.81	\$60.81
	101-7101-531.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	\$329.47	\$329.47
215165	101-7101-531.33-05	GREENLIGHT	EVENT SUPPLIES	\$2,036.88	\$2,036.88
215169	101-7101-531.31-80	HALL SIGNS INC	SIGN SHOP SUPPLY	\$1,101.94	\$1,101.94
215170	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	NATIONAL SAFETY COUNCI	\$237.60	\$260.55
			ARBOR DAY FOUNDATION	\$22.95	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215170	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	NIPSTAILPARKPARKSNREC	\$108.45	\$108.45
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	APL*ITUNES.COM/BILL	\$0.99	\$2,012.77
			ARLINGTON CAKE BOX	\$238.50	
			GFS STORE #1913	\$22.06	
			GFS STORE #1913	\$276.73	
			JEWEL-OSCO	\$13.75	
			PANERA BREAD #203287	\$372.30	
			SAMSClub #6464	\$147.93	
			TRADER JOE S #687 QPS	\$56.89	
			76 - AOC FOOD MART 15	\$12.03	
			76 - AOC FOOD MART 15	\$185.52	
			AMAZON.COM*M839F2JM1	\$161.91	
			AMZN MKTP US*M860B33U1	\$26.96	
			CIRCLE K # 06850	\$318.81	
			DISPUTE: 76 - AOC FOOD	(\$185.52)	
			DISPUTE: 76 - AOC FOOD	(\$12.03)	
			DISPUTE: CIRCLE K # 06	(\$318.81)	
			DISPUTE: LOVE S TRAVEL	(\$25.00)	
			DISPUTE: LOVES TRAVEL	(\$76.59)	
			DISPUTE: MOODY VALERO	(\$128.30)	
			DISPUTE: PILOT	(\$175.41)	
			DISPUTE: PILOT	(\$21.79)	
			DISPUTE: PILOT	(\$9.89)	
			DISPUTE: T&K KWIK STOP	(\$318.45)	
			IL TOLLWAY-CALL CENTER	\$40.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215170	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	LOVE S TRAVEL 00006296	\$25.00	\$2,012.77
			LOVES TRAVEL S00095307	\$76.59	
			MOODY VALERO	\$128.30	
			PILOT 00004978	\$175.41	
			PILOT 00006015	\$9.89	
			PILOT 00015503	\$21.79	
			SAMS CLUB #6464	\$499.00	
			SAMSClub.COM	\$155.75	
			T&K KWIK STOP	\$318.45	
	101-7101-531.33-05	HARRIS TRUST & SAVINGS BANK	IT SUPPLIES INC	\$170.05	\$170.05
215171	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINTENANCE	\$3,345.00	\$16,017.66
			HVAC MAINTENANCE	\$515.00	
			SERVICE BLDG MAINTENANCE	\$975.00	
			HVAC MAINTENANCE	\$1,260.00	
			HVAC MAINTENANCE	\$3,010.00	
			HVAC MAINTENANCE	\$2,784.00	
			HVAC MAINTENANCE	\$1,170.00	
			HVAC MAINTENANCE	\$1,200.00	
			SERVICE BLDG MAINTENANCE	\$1,758.66	
215174	101-7101-531.31-90	HELLER LUMBER CO	STREETS SUPPLY	\$12.08	\$12.08
215179	101-7101-531.31-55	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	(\$25.37)	(\$25.37)
215202	101-7101-531.21-02	JOHNSON CONTROLS	SERVICE BLDG MAINTENANCE	\$495.00	\$495.00
215218	101-7101-531.31-80	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$7.12	\$51.76
			HARDWARE SUPPLIES	\$44.64	
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$245.10	\$839.06

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215218	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$593.96	\$839.06
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$7.60	\$272.22
			HARDWARE SUPPLIES	\$89.83	
			STREET/SIDEWALK SUPPLIES	\$80.74	
			STREET/SIDEWALK SUPPLIES	\$94.05	
	101-7101-531.33-05	LOWES COMMERCIAL SERVICES	DECORATIONS	\$187.13	\$244.11
			HARDWARE SUPPLIES	\$56.98	
215221	101-7101-531.21-15	JOHN MANASSE	CURB REIMBURSEMENT	\$493.75	\$493.75
215224	101-7101-531.31-75	MC MASTER CARR SUPPLY CO	ELECTRICAL SUPPLY	\$88.97	\$88.97
215225	101-7101-531.21-01	MEADE ELECTRIC CO INC	ELECTRICAL SUPPLY	\$313.30	\$606.30
			ELECTRICAL SUPPLY	\$293.00	
215230	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR MAINTENANCE	\$356.00	\$1,853.75
			ELEVATOR MAINTENANCE	\$1,497.75	
215232	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$1,584.71	\$4,988.69
			SERVICE MISCELLANEOUS	\$1,653.34	
			SERVICE MISCELLANEOUS	\$1,750.64	
215239	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREETS SUPPLY	\$85.60	\$85.60
215248	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	STREETS SUPPLY	\$447.50	\$447.50
215250	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$61.42	\$425.74
			OFFICE SUPPLIES	\$73.16	
			OFFICE SUPPLIES	\$30.99	
			OFFICE SUPPLIES	\$65.01	
			OFFICE SUPPLIES	\$75.87	
			OFFICE SUPPLIES	\$101.86	
			OFFICE SUPPLIES	\$17.43	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215251	101-7101-531.30-35	OLSEN SAFETY EQUIPMENT CORP	SAFETY & FIRST AID EQUIP	\$26.96	\$26.96
215253	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	TELEPHONE	\$153.00	\$153.00
215258	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$5.98	\$5.98
215265	101-7101-531.22-70	PRECISE MRM LLC	DATA PLAN/MONTHLY FEE	\$346.82	\$346.82
215266	101-7101-531.30-35	PRO SAFETY INC	SAFETY & FIRST AID EQUIP	\$67.80	\$261.07
			SAFETY & FIRST AID EQUIP	\$193.27	
215269	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$184.75	\$733.84
			CLOTHING & APPAREL	\$187.15	
			CLOTHING & APPAREL	\$191.95	
			CLOTHING & APPAREL	\$169.99	
215289	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$45,942.72	\$58,549.57
			SERVICE CONSTRUCTION	\$12,606.85	
215296	426-7101-571.50-25	CHERYL SHERIDAN	ENHANCED SEWER REBATE	\$11,250.00	\$11,250.00
215297	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$2.20	\$15.98
			HARDWARE SUPPLIES	\$9.19	
			HARDWARE SUPPLIES	\$4.59	
	101-7101-531.31-70	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.98	\$81.20
			TRAFFIC SIGNAL SUPPLIES	\$5.84	
			HARDWARE SUPPLIES	\$4.40	
			ELECTRICAL EQUIP & SUPPLY	\$65.98	
	101-7101-531.31-75	SHERWIN ACE HARDWARE	STREET LIGHT SUPPLIES	\$6.99	\$6.99
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.99	\$9.99
215299	101-7101-531.22-70	SOUND INCORPORATED	PHONE SYSTEM REPAIR	\$530.50	\$530.50
215303	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	HARDWARE SUPPLIES	\$48.34	\$58.99
			HARDWARE SUPPLIES	\$10.65	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215304	101-7101-531.31-55	STANLEY ACCESS TECHNOLOGIES	HARDWARE SUPPLIES	\$79.00	\$79.00
215313	101-7101-531.31-80	TAPCO	SIGN SHOP SUPPLY	\$397.50	\$397.50
215320	101-7101-531.31-70	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLY	\$900.00	\$2,555.00
			TRAFFIC SIGNAL SUPPLY	\$570.00	
			CAMERA	\$1,085.00	
215342	101-7101-531.22-70	VERIZON WIRELESS	ACCT 44205897800001	\$164.98	\$164.98
215343	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$2,377.06	\$2,377.06
801782	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054513	\$926.89	\$926.89
801783	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 1104021044	\$85.47	\$1,548.24
			ACCT 2985063029	\$111.62	
			ACCT 3183115007	\$4.30	
			ACCT 4321662000	\$676.19	
			ACCT 4643388009	\$553.13	
			ACCT 8572043011	\$117.53	
801784	101-7101-531.22-70	AT & T	ACCT 84725334382001	\$85.29	\$1,229.42
			ACCT 84734215365273	\$41.10	
			ACCT 84739420624707	\$41.22	
			ACCT 84739443682112	\$41.11	
			ACCT 84739893361501	\$43.72	
			ACCT 84739893901330	\$48.46	
			ACCT 84759391411742	\$50.20	
			ACCT 847R1902892011	\$878.32	
801785	101-7101-531.21-50	NICOR	ACCT 58401600000	\$126.26	
Division 1 Total					\$200,516.34
Department 71 Total					\$200,516.34

WARRANT REGISTER - GM0002**Department: 72 Water and Sewer****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215093	505-7201-561.31-55	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	\$12.84	\$12.84
215095	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CYLINDER DEPOSIT REFUND	(\$500.00)	\$347.50
			CYLINDER DEPOSIT REFUND	(\$500.00)	
			WATER DIST SUPPLY	\$1,347.50	
215098	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	BATTERIES	\$34.87	\$147.70
			WATER DIST SUPPLY	\$13.84	
			WATER DIST SUPPLY	\$98.99	
	505-7201-561.31-85	AMAZON COM CAPITAL SERVICES	WATER DIST SUPPLY	\$517.95	\$517.95
215120	505-7201-561.31-01	CERTIFIED LABORATORIES	WATER DIST SUPPLY	\$174.85	\$174.85
215145	505-7201-561.31-07	EJ EQUIPMENT INCORPORATED	SEWER TOOLS	\$124.66	\$1,487.93
			SEWER TOOLS	\$1,363.27	
215152	505-7201-561.31-07	FOREMAN JOSEPH D AND CO	SEWER PROJECT	\$48.75	\$48.75
215164	505-7201-561.31-85	GRAINGER W W INC	HARDWARE SUPPLIES	\$92.13	\$92.13
215170	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	NATIONAL SAFETY COUNCI	\$217.80	\$217.80
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	JERSEY MIKES 27063	\$92.12	\$92.12
215172	505-7201-561.31-02	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	\$8,688.96	\$8,688.96
215176	505-7201-561.31-07	HOERR CONSTRUCTION	WATER SEWER SYSTEM SUPPLY	\$3,952.50	\$3,952.50
215184	505-7201-561.22-02	IMSA	CERTIFICATION RENEW FEE	\$40.00	\$40.00
215218	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$18.82	\$62.02
			WATER SEWER SYSTEM SUPPLY	\$43.20	
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$1.79	\$1.79
	505-7201-561.33-05	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$21.36	\$19.42
			WATER SEWER SYSTEM SUPPLY	(\$1.94)	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215219	505-7201-561.20-05	M E SIMPSON CO INC	SERVICE CONSULTING	\$8,750.00	\$8,750.00
215231	505-7201-561.50-15	MIDWEST WATER GROUP	WATER SUPPLY	\$2,220.00	\$2,220.00
215248	505-7201-561.31-05	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$52.74	\$344.72
			ELECTRICAL SUPPLIES	\$291.98	
215250	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$38.12	\$471.38
			OFFICE SUPPLIES	\$61.53	
			OFFICE SUPPLIES	\$88.27	
			OFFICE SUPPLIES	\$97.08	
			OFFICE SUPPLIES	\$186.38	
	505-7201-561.50-10	OFFICE DEPOT	OFFICE SUPPLIES	\$317.19	\$1,790.98
			OFFICE SUPPLIES	\$634.38	
			OFFICE SUPPLIES	\$839.41	
215251	505-7201-561.30-35	OLSEN SAFETY EQUIPMENT CORP	SAFETY GLASSES	\$26.96	\$26.96
215252	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$840.50	\$1,556.50
			STREET/SIDEWALK SUPPLIES	\$716.00	
215265	505-7201-561.22-70	PRECISE MRM LLC	DATA PLAN/MONTHLY FEE	\$346.83	\$346.83
215266	505-7201-561.30-35	PRO SAFETY INC	STOREROOM STOCK	\$67.80	\$67.80
215269	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$159.95	\$1,778.99
			CLOTHING & APPAREL	\$179.95	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$159.95	
			CLOTHING & APPAREL	\$197.55	
			CLOTHING & APPAREL	\$95.97	
			CLOTHING & APPAREL	\$178.49	
			CLOTHING & APPAREL	\$200.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215269	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$407.13	\$1,778.99
215289	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$20,029.02	\$25,525.05
			SERVICE CONSTRUCTION	\$5,496.03	
215295	505-7201-561.30-35	SHERDEN KENNETH	SAFETY SHOE REIMBURSEMENT	\$109.99	\$109.99
215297	505-7201-561.31-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$11.98	\$11.98
	505-7201-561.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$5.99	\$19.73
			HARDWARE SUPPLIES	\$13.74	
	505-7201-561.31-65	SHERWIN ACE HARDWARE	WATER SEWER SYSTEM SUPPLY	\$33.54	\$33.54
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$8.99	\$8.99
	505-7201-561.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.59	\$4.59
215298	505-7201-561.21-65	SMART COVER SYSTEMS	SERVICE CONSULTING	\$7,478.00	\$7,478.00
215303	505-7201-561.50-15	STANDARD PIPE & SUPPLY INC	METERS SUPPLY	\$84.36	\$84.36
215328	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	\$825.25	\$825.25
215343	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$1,584.71	\$1,584.71
215345	505-7201-561.31-01	WATER PRODUCTS CO	WATER DIST SUPPLY	\$2,678.32	\$3,656.92
			WATER DIST SUPPLY	\$978.60	
	505-7201-561.31-07	WATER PRODUCTS CO	SEWER SUPPLY	\$1,267.50	\$2,127.50
			SEWER SUPPLY	\$860.00	
	505-7201-561.50-15	WATER PRODUCTS CO	METERS SUPPLY	\$186.00	\$186.00
215356	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLY	\$576.00	\$2,040.00
			WATER DIST SUPPLY	\$1,464.00	
801782	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205453	\$2,072.77	\$9,003.39
			ACCT 9205454	\$1,900.38	
			ACCT 9205456	\$5,030.24	
801783	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$476.07	\$1,007.78

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801783	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0117046072	\$118.96	\$1,007.78
			ACCT 0368380009	\$34.62	
			ACCT 0684023014	\$109.26	
			ACCT 1284169036	\$211.26	
			ACCT 3973144001	\$57.61	
801784	505-7201-561.22-70	AT & T	ACCT 84725301748135	\$43.25	\$43.25
801785	505-7201-561.21-50	NICOR	ACCT 58544400003	\$30.30	\$126.59
			ACCT 90920700003	\$96.29	
901397	505-7201-561.21-53	NORTHWEST WATER COMMISSION	QUARTERLY PAYMENT	\$735,260.00	\$735,260.00
				Division 1 Total	\$822,396.04
				Department 72 Total	\$822,396.04

WARRANT REGISTER - GM0002**Department: 73 Parking****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215288	235-7301-532.31-90	SCHOENBERG SALT INC	STREET/SIDEWALK SUPPLIES	\$5,806.16	\$5,806.16
801783	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$595.30	\$595.30
				Division 1 Total	\$6,401.46

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215288	235-7302-532.31-90	SCHOENBERG SALT INC	STREET/SIDEWALK SUPPLIES	\$5,804.42	\$5,804.42
801784	235-7302-532.21-50	AT & T	ACCT 84725309782425	\$147.63	\$147.63
				Division 2 Total	\$5,952.05

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215288	235-7303-532.31-90	SCHOENBERG SALT INC	STREET/SIDEWALK SUPPLIES	\$5,804.42	\$5,804.42
801782	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054510	\$2,429.84	\$2,429.84
801784	235-7303-532.21-50	AT & T	ACCT 84763200281737	\$1,198.45	\$1,198.45
				Division 3 Total	\$9,432.71

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215156	235-7304-532.33-05	G & O THERMAL SUPPLY CO	EVERGREEN GARAGE FAN	\$2,400.00	\$2,400.00
				Division 4 Total	\$2,400.00
				Department 73 Total	\$24,186.22

WARRANT REGISTER - GM0002**Department: 75 Municipal Fleet Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215094	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$41.82	\$1,533.26
			VEH MAINTENANCE SUPPLY	\$17.85	
			VEH MAINTENANCE SUPPLY	\$5.42	
			VEH MAINTENANCE SUPPLY	\$224.06	
			VEH MAINTENANCE SUPPLY	\$4.89	
			VEH MAINTENANCE SUPPLY	\$112.03	
			VEH MAINTENANCE SUPPLY	\$755.22	
			VEH MAINTENANCE SUPPLY	\$81.58	
			VEH MAINTENANCE SUPPLY	\$115.58	
			VEH MAINTENANCE SUPPLY	\$5.19	
			VEH MAINTENANCE SUPPLY	\$10.76	
			VEH MAINTENANCE SUPPLY	\$11.40	
			VEH MAINTENANCE SUPPLY	\$147.46	
215098	621-7501-551.30-35	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	\$179.95	\$209.40
	621-7501-551.31-85	AMAZON COM CAPITAL SERVICES	BATTERIES	\$63.41	
			BATTERIES	\$145.99	
215100	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$213.62	\$254.20
			VEH MAINTENANCE SUPPLY	\$40.58	
215106	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$1,699.42	\$2,827.84
			VEH MAINTENANCE SUPPLY	\$1,128.42	
215107	621-7501-551.31-51	BATTERIES PLUS LLC	VEH MAINTENANCE SUPPLY	\$508.94	\$508.94
215117	621-7501-551.21-36	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$147.00	\$147.00
	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$248.00	\$248.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215118	621-7501-551.31-51	CASTLE CHEVROLET NORTH	VEH MAINTENANCE SUPPLY	\$170.76	\$170.76
215123	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$431.63	\$2,025.81
			VEH MAINTENANCE SUPPLY	\$448.85	
			VEH MAINTENANCE SUPPLY	\$107.88	
			VEH MAINTENANCE SUPPLY	\$397.52	
			VEH MAINTENANCE SUPPLY	\$336.70	
			VEH MAINTENANCE SUPPLY	\$164.88	
			VEH MAINTENANCE SUPPLY	\$138.35	
215127	621-7501-551.21-36	CITY WELDING SALES & SERVICE	CYLINDER RENTAL	\$146.82	\$146.82
215161	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$518.26	\$518.26
215162	621-7501-551.31-85	GLOBAL EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$154.95	\$154.95
215170	621-7501-551.22-02	HARRIS TRUST & SAVINGS BANK	NATIONAL SAFETY COUNCI	\$39.60	\$39.60
	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M80KT0TX0	\$40.79	\$40.79
	621-7501-551.31-65	HARRIS TRUST & SAVINGS BANK	TOOLTOPIA	(\$397.99)	\$397.99
			TOOLTOPIA	\$397.99	
			TOOLTOPIA	\$397.99	
215182	621-7501-551.21-62	IL RECOVERY GROUP INC	HAZMAT DISPOSAL	\$270.00	\$270.00
215213	621-7501-551.31-51	LEAHY WOLF CO	VEH MAINTENANCE SUPPLY	\$147.00	\$147.00
215216	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLY	\$286.42	\$286.42
215233	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$1,080.00	\$1,212.60
			VEH MAINTENANCE SUPPLY	\$132.60	
215236	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$245.00	\$885.00
			VEH MAINTENANCE SUPPLY	\$245.00	
			VEH MAINTENANCE SUPPLY	\$395.00	
215237	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$24.50	\$209.20

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215237	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$184.70	\$209.20
215266	621-7501-551.30-35	PRO SAFETY INC	FIRST AID	\$193.28	\$193.28
215267	621-7501-551.21-07	RACEWAY CARWASH	CAR WASHES	\$210.00	\$210.00
215279	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$101.40	\$128.10
			VEH MAINTENANCE SUPPLY	\$26.70	
215297	621-7501-551.31-51	SHERWIN ACE HARDWARE	OFFICE SUPPLIES, GENERAL	\$3.98	\$10.97
			VEH MAINTENANCE SUPPLY	\$6.99	
215302	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$511.26	\$1,087.03
			VEH MAINTENANCE SUPPLY	\$204.02	
			VEH MAINTENANCE SUPPLY	\$299.73	
			VEH MAINTENANCE SUPPLY	\$72.02	
215308	621-7501-551.21-07	SUBURBAN TRIM & GLASS	VEH MAINTENANCE SUPPLY	\$225.00	\$225.00
215324	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$50.00	\$152.00
			CLOTHING & APPAREL	\$51.00	
			CLOTHING & APPAREL	\$51.00	
215325	621-7501-551.22-05	UPS STORE #4073	SHIPPING/DELIVERY SERVICE	\$22.92	\$22.92
215347	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$465.36	\$1,448.50
			VEH MAINTENANCE SUPPLY	\$521.92	
			VEH MAINTENANCE SUPPLY	\$461.22	
				Division 1 Total	\$15,891.59
				Department 75 Total	\$15,891.59

WARRANT REGISTER - GM0002**Department: 90 Capital****Division: 13**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215149	431-9013-571.50-25	FIRST COMMUNICATIONS	PHONE	\$542.03	\$542.03
215226	431-9013-571.50-15	MERIDIAN IT INC	COMPUTERS,DP & WORD PROC.	\$46.25	\$46.25
215250	431-9013-571.50-15	OFFICE DEPOT	OFFICE SUPPLIES	\$71.28	\$673.11
			OFFICE SUPPLIES	\$65.34	
			OFFICE SUPPLIES	\$68.31	
			OFFICE SUPPLIES	\$68.31	
			OFFICE SUPPLIES	\$399.87	
215353	431-9013-571.50-25	YPI ARLINGTON LLC	RENTAL/LEASE EQUIPMENT	\$21,896.88	\$21,896.88
Division 13 Total					\$23,158.27
Department 90 Total					\$23,158.27

WARRANT REGISTER - GM0002**Department: 95 Debt Service****Division: 54**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215323	301-9554-582.60-20	UMB BANK NA	PAYING AGENT FEES	\$318.00	\$318.00
				Division 54 Total	\$318.00
				Department 95 Total	\$318.00

WARRANT REGISTER - GM0002**Department: 99 Non Operating****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
215227	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$6,281.96	\$6,281.96
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$830.70	\$830.70
Division 1 Total					\$7,112.66
Department 99 Total					\$7,112.66
TOTAL ALL FUNDS:					\$2,098,364.96



Item: Recognition of John Hersey High School Boys Cross Country Team

Department: Village Manager's Office

Recognition of John Hersey High School Boys Cross Country Team

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole meeting of November 19, 2018- Beer on the Wall

Department: Village Manager's Office

Report of the Committee-of-the-Whole meeting of November 19, 2018

Consideration of recommending to the Liquor Commissioner the issuance of Class "B", "E" and "T" Liquor Licenses to Beer On The Wall, LLC, dba Beer On The Wall, located at 2 North Dunton Avenue

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole meeting of November 14, 2018

Department: Village Manager's Office

Report of the Committee-of-the-Whole meeting November 14, 2018

Arlington Heights Memorial Library Budget Review

Trustee Tinaglia moved, seconded by Trustee LaBedz, that the Committee-of-the-Whole recommend to the Board of Trustees that the Board acknowledge with thanks the proposed budget for the Arlington Heights Memorial Library Fund. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole meeting of November 15, 2018

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of November 15, 2018

Final Recommendation of Committee-of-the-Whole to Board of Trustees for the 2018 Property Tax Levy payable in 2019

Trustee LaBedz moved, seconded by Trustee Baldino that the Committee-of-the-Whole recommend to the Village Board to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2018 Tax Levy Ordinance reflecting an estimated total tax levy of \$50,807,520 or a 1.70% increase over the 2017 extended tax levy for the Village and Library portion of the levy. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole meeting of November 15, 2018

Department: Village Manager's Office

Report of the Committee-of-the-Whole meeting of November 15, 2018

Final Recommendation of the Committee-of-the-Whole to Board of Trustees for the 2019 Budget

Trustee Scaletta moved, seconded by Trustee Sidor that the Committee-of-the-Whole recommend to the Board of Trustees that the Board approve the Proposed 2019 Budget as amended through the review process. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Ordinance - Preliminary Plat of Resubdivision - 608-614 N Haddow Ave

Department: Planning/Legal

An Ordinance Approving a Preliminary Plat of Resubdivision and Granting Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code (608-614 N Haddow Ave)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Preliminary Plat - 608-614 N Haddow	Ordinance

**AN ORDINANCE APPROVING A
PRELIMINARY PLAT OF RESUBDIVISION AND
GRANTING VARIATIONS FROM CHAPTERS 28 AND 29
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, in Petition No. 18-016, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing on September 26, 2018 on a request for approval of a preliminary plat of resubdivision to consolidate two lots into one single-family lot and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code for the property located at 608-614 N Haddow Ave, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the preliminary plat of resubdivision prepared by Norman J. Toberman and Associates, revised through September 15, 2018, be and is hereby approved for the property legally described as:

Parcel 1: The North 66 feet of the South 297 feet of the East 165 feet of Block 11 in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

Parcel 2: The North 66 feet of the South 231 feet of the East 165 feet of Block 11, measured from the center of the streets, (except the West 9 feet of the South 17.7 feet of said tract), in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

P.I.N. 03-29-123-006, 03-29-123-017

and commonly described as 608-614 N Haddow Ave, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans prepared by Robert Flubacker Architects Limited:

Title Sheet, dated July 18, 2018 with revisions through September 18, 2018, consisting of sheet A-0;

Site Plan, dated July 18, 2018 with revisions through September 19, 2018, consisting of sheet AS-1;

Basement Plan, dated July 18, 2018, consisting of sheet A-1;

First Floor Plan, dated July 18, 2018, consisting of sheet A-2;

Second Floor Plan/Third Floor Plan, dated July 18, 2018, consisting of sheet A-3;

Exterior Elevations, dated July 18, 2018, consisting of sheets A-5 and A-6,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That the following variations are hereby granted from Chapter 28, Zoning Regulations and Chapter 29, Subdivision Control Regulations, of the Arlington Heights Municipal Code:

1. A variation from Chapter 28, Section 5.1-3.2a, Required Minimum Yards, of the Arlington Heights Municipal Code, reducing the required front yard setback from 34.6 feet to 33.9 feet.

2. A variation from Chapter 29, Section 29-501b, waiving the requirement for a sidewalk along Haddow Avenue abutting the subject property.

SECTION FOUR: That the preliminary plat of resubdivision and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions:

1. Approval of the final plat of subdivision shall be required.

2. Prior to the issuance of a building permit, a \$3,805 fee in lieu of onsite detention shall be required.

3. All air conditioning units shall be located in the rear yard. Alternatively, air conditioning units may be located within the side yard provided that they be screened with landscaping as determined suitable by the Village.

4. Prior to issuance of a building permit, the Petitioner shall enter into an Estoppel Agreement with the Village that would restrict their ability to object to a future special assessment for a sidewalk along the western side of Haddow, south of Hawthorne, north of Euclid. If, however, the property to the north is developed and sidewalk is installed at that property without a special assessment, the Petitioner agrees to install sidewalk along his frontage in a timely manner.

5. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies, to which the Petitioner has agreed.

SECTION FIVE: That the approval of the preliminary plat of resubdivision granted in SECTION ONE of this Ordinance authorizes the submission of a final plat for the proposed

resubdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 19th day of November, 2018.

Village President

ATTEST:

Village Clerk



Item: Resolution - Final Plat of Subdivision - Hamilton Partners-Arlington Heights Subdivision

Department: Planning/Legal

A Resolution Approving a Final Plat of Subdivision
(703-709 and 715-723 W Algonquin Rd)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Final Plat - Hamilton Partners-Arlington Heights	Resolution

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, on September 26, 2018, for Petition Number 17-013, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request by Morgan/Harbour Construction LLC, to subdivide the property located at 703-709 and 715-723 W Algonquin Rd, Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of subdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of subdivision would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the final plat of subdivision for Hamilton Partners-Arlington Heights Subdivision, prepared by Gentile & Associates, Inc., Illinois registered land surveyors, dated May 11, 2018 with revisions through July 9, 2018, is hereby approved for the property legally described as follows:

Parcel 1:

"A":

A portion of Lot 2 in Caudill's Subdivision of part of the Northwest $\frac{1}{4}$ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: beginning at the intersection of the Southwesterly line of Algonquin Road, as dedicated by instrument recorded February 2, 1933 as Document 11195785; and the Northerly line of Lot 10 in the division of the East $\frac{1}{2}$ of said Northwest $\frac{1}{4}$; thence Northwesterly on said Northerly line, being identical with a boundary line of said Lot 2, 36.36 feet to the Westerly line of said Lot 10; being also the Easterly line of said Lot 2; thence Southwesterly on said line and continuing also the Westerly line of Lot 11 in said division, 784.12 feet; thence Northwesterly along a line, that forms an angle of 90 degrees, 09 minutes with the last described course, as measured from

Northwest, 8.50 feet; thence Northeasterly 812.46 feet to said Southwesterly line of Algonquin Road; thence Southeasterly on said line, being curved and convex to the North and having a radius of 9499.34 feet, a distance of 50.04 feet to the place of beginning, in Cook County, Illinois (excepting therefrom that portion dedicated for road purposes).

“B”:

A portion of Lots 10 and 11 in the division of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, and also, a portion of Lot 7 in Joseph A. Barnes' Farm in Sections 9, 15, and 16, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the Northwest corner of Lot 1 in Engelhardt's Subdivision of part of said Lot 7; thence Southwesterly on the Westerly line of said lot, 580.24 feet; thence Northwesterly at right angles to said line, 433.08 feet to the Westerly line of aforesaid Lot 11; thence Northeasterly on said line and continuing on the Westerly line of said Lot 10, 784.12 feet to the Northerly line of said Lot 10; thence Southeasterly on said line, 36.36 feet to the Southeasterly line of Algonquin Road as dedicated by instrument recorded February 2, 1933 as Document 11195785; thence Southeasterly on said line, being curved and convex to the North and having a radius of 9499.34 feet, a chord distance of 447.46 feet, to the place of beginning, in Cook County, Illinois. (excepting from said parcel “A” and “B” that portion dedicated for road purposes by plat of dedication recorded January 16, 2003 as Document 0030079992, described as follows: that part of Lot 10 in County Clerks Division, being a subdivision of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 41, Range 11, East of the Third Principal Meridian, and that part of Lot 2, in Caudill's Subdivision, being a subdivision in that part of the Northwest $\frac{1}{4}$ of said Section 16; described as follows: commencing at the Northwesterly corner of Weber Atrium Subdivision, being a subdivision in that part of the Northwest $\frac{1}{4}$ of said Section 16; thence Southeasterly along the Southwesterly right-of-way line of Algonquin Road (IL. Route 62) as recorded February 2, 1933 as Document 11195785 and 1119782, said Southwesterly right-of-way line being a tangential curve concave to the Northeast radius 9499.34 feet, central angle 01 degrees 02 minutes, 14 seconds 171.96 feet (the chord bears a Illinois East grid bearing of South 45 degrees 31 minutes 18 seconds West 171.96 feet (the chord bears a Illinois East grid bearing of South 45 31 minutes 18 seconds West 171.96 feet) to the Northeasterly corner of Lot “B” in Weber Atrium Subdivision, said Northeasterly corner, being that point of beginning; thence South 18 degrees 41 minutes 30 seconds West 26.26 feet along said Easterly line; thence South 72 degrees 30 minutes 06 seconds East to a point of intersection with the Southwesterly right-of-way line of said Algonquin Road (IL. Route 62); thence Northwesterly along said Southwesterly right-of-way line being a tangential curve concave to the Northeast radius 9499.34 feet, central angle 00 degrees 15 minutes 13 seconds, 42.04 feet, (the chord bears North 44 degrees 52 minutes 35 seconds West 42.04 feet) to the point of beginning).

Parcel 2:

Lot “A” in Weber Atrium Resubdivision in the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County Illinois).

P.I.N. 08-16-102-008, -026, -027, -028, -030

commonly described as 703-709 and 715-723 W Algonquin Rd, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the condition the Petitioner shall comply with all Federal, State and local policies, regulations and codes, to which the Petitioner has agreed.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

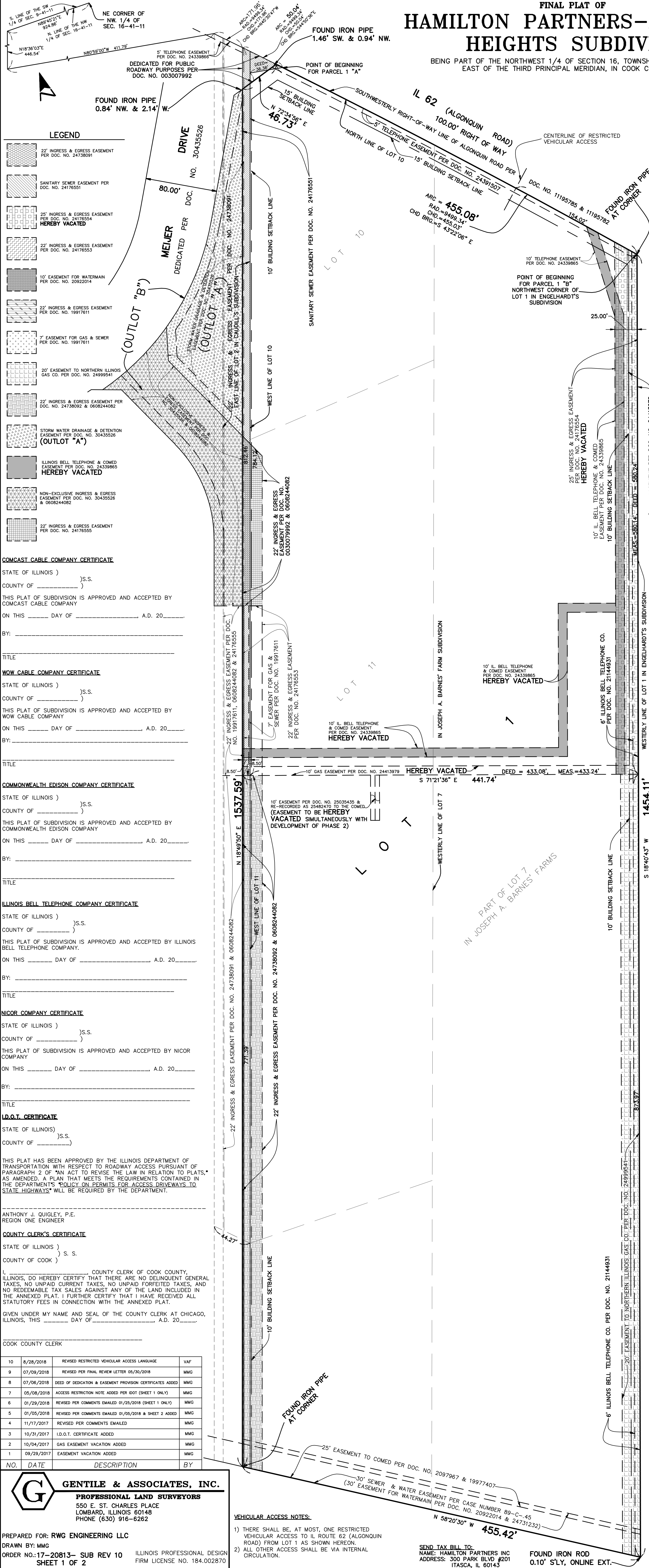
NAYS:

PASSED AND APPROVED this 19th day of November, 2018.

Village President

ATTEST:

Village Clerk



P.L.N.: 08-16-102-008-0000
-026-0000
-027-0000
-028-0000
-030-0000

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT # 59 ADDRESS: 2123 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL 60005
HIGH SCHOOL DISTRICT # 214 ADDRESS: 2121 S GOEBBERT RD, ARLINGTON HEIGHTS, IL 60005
JR. COLLEGE DISTRICT # 512 ADDRESS: 1200 WEST ALGONQUIN ROAD, PALATINE, IL 60067

ON THIS ____ DAY OF _____, A.D. 20____

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

OWNER'S CERTIFICATE

STATE OF _____) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT ARLINGTON HEIGHTS 1, LLC, AN ILLINOIS LIMITED COMPANY, IS THE RECORD OWNER OF THE PROPERTY DESCRIBE IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE GRANT OF EASEMENT DEPICTED HEREON.

DATED THIS ____ DAY OF _____, A.D., 20____

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS:

NOTARY CERTIFICATE

STATE OF _____) S.S.
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____

NOTARY

PLEASE TYPE/PRINT NAME

VILLAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

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

VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING

VILLAGE DIRECTOR OF ENGINEERING

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS) S.S.
COUNTY OF DU PAGE)

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925, DO HEREBY AUTHORIZE THE _____, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 11TH DAY OF MAY A.D. 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, _____, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER _____, HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

A PORTION OF LOT 2 IN CAUDILL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AND THE NORTHERLY LINE OF LOT 10 IN THE DIVISION OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, BEING IDENTICAL WITH A BOUNDARY LINE OF SAID LOT 2, 36.36 FEET TO THE WESTERLY LINE OF SAID LOT 10; BEING ALSO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ON SAID LINE AND CONTINUING ALSO THE WESTERLY LINE OF LOT 11 IN SAID DIVISION, 784.12 FEET; THENCE NORTHWESTERLY ALONG A LINE, THAT FORMS AN ANGLE OF 90 DEGREES,09 MINUTES WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM NORTHWEST, 8.50 FEET; THENCE NORTHEASTERLY 812.46 FEET TO SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A DISTANCE OF 50.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROAD PURPOSES).

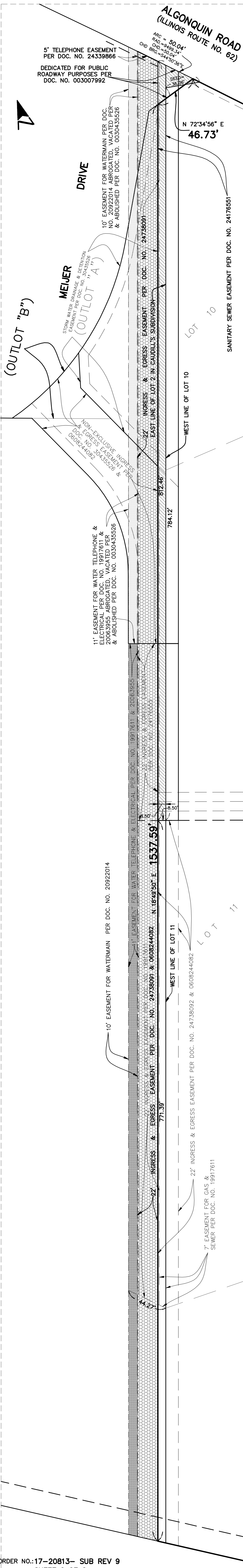
PARCEL 2:

A PORTION OF LOTS 10 AND 11 IN THE DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO, A PORTION OF LOT 7 IN JOSEPH A. BARNES' FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN JOSEPH A. BARNES' SUBDIVISION OF PART OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT, 580.24 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LINE, 433.08 FEET TO THE WESTERLY LINE OF AFORESAID LOT 11; THENCE NORTHEASTERLY ON SAID LINE AND CONTINUING ON THE WESTERLY LINE OF SAID LOT 10, 784.12 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTHEASTERLY ON SAID LINE, 36.36 FEET TO THE SOUTHEASTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A CHORD DISTANCE OF 447.46 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. (EXCEPTING FROM SAID PARCEL "A" AND "B" THAT PORTION DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION RECORDED JANUARY 16, 2003 AS DOCUMENT 0030079992, DESCRIBED AS FOLLOWS: THAT PART OF LOT 10 IN COUNTY CLERKS DIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 2, IN CAUDILL'S SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST 1/4 OF SAID SECTION 16; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF WEBER ATRIUM SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD (IL ROUTE 62) AS RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195785 AND 1119782, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING A TANGENTIAL CURVE CONVEX TO THE NORTHEAST RADIUS 9499.34 FEET, CENTRAL ANGLE 01 DEGREES 02 MINUTES, 14 SECONDS 171.96 FEET (THE CHORD BEARS A ILLINOIS EAST GRID BEARING OF SOUTH 45 DEGREES 31 MINUTES 18 SECONDS WEST 171.96 FEET) TO THE NORTHEASTERLY CORNER OF LOT "B" IN WEBER ATRIUM SUBDIVISION, SAID NORTHEASTERLY CORNER, BEING THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 41 MINUTES 30 SECONDS WEST 46.26 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 72 DEGREES 30 MINUTES 06 SECONDS EAST TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ALGONQUIN ROAD (IL ROUTE 62); THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING A TANGENTIAL CURVE CONVEX TO THE NORTHEAST RADIUS 9499.34 FEET, CENTRAL ANGLE 00 DEGREES 15 MINUTES 13 SECONDS, 42.04 FEET, (THE CHORD BEARS NORTH 44 DEGREES 52 MINUTES 35 SECONDS WEST 42.04 FEET) TO THE POINT OF BEGINNING).

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF ARLINGTON HEIGHTS OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17031C0181J, EFFECTIVE DATE AUGUST 19, 2008, IT APPEARS THAT ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD).

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF MAY A.D. 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2918

[illegible][illegible]

9	07/09/2018	REVISED PER FINAL REVIEW LETTER 05/30/2018	MMG
8	07/06/2018	DEED OF DEDICATION & EASEMENT PROVISION CERTIFICATES ADDED (SHEET 2 ONLY)	MMG
7	05/08/2018	ACCESS RESTRICTION NOTE ADDED PER IDOT (SHEET 1 ONLY)	MMG
6	01/29/2018	REVISED PER COMMENTS EMAILED 01/29/2018 (SHEET 1 ONLY)	MMG
5	01/05/2018	REVISED PER COMMENTS EMAILED 01/05/2018 & SHEET 2 ADDED	MMG
4	11/17/2017	REVISED PER COMMENTS EMAILED	MMG
3	10/31/2017	I.D.O.T. CERTIFICATE ADDED	MMG
2	10/04/2017	GAS EASEMENT VACATION ADDED	MMG
1	09/29/2017	EASEMENT VACATION ADDED	MMG
NO.	DATE	DESCRIPTION	BY



Item: Resolution - Amended Employment Agreement - Village Manager

Department: Manager/Legal

A Resolution Approving an Amended Employment Agreement between Randall R. Recklaus and the Village of Arlington Heights

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Amended Employment Agreement	Resolution

**A RESOLUTION APPROVING AN
AMENDED EMPLOYMENT AGREEMENT
BETWEEN RANDALL R. RECKLAUS AND
THE VILLAGE OF ARLINGTON HEIGHTS**

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: A certain Amended Employment Agreement by and between the Village of Arlington Heights and Randall R. Recklaus, attached hereto, is hereby approved.

SECTION TWO: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 19th day of November, 2018.

Village President

ATTEST:

Village Clerk

AMENDED EMPLOYMENT AGREEMENT FOR VILLAGE MANAGER

THIS AMENDED AGREEMENT is made and entered into this 29th day of August 2014 and amended as of December 4, 2017, by and between the VILLAGE OF ARLINGTON HEIGHTS, State of Illinois, a municipal corporation (“Village”), and RANDALL R. RECKLAUS (“Employee”), both of whom understand as follows:

W I T N E S S E T H:

WHEREAS, the President and Board of Trustees of the Village (the “Board”) desire to extend the employment the services of Employee as Village Manager of the Village , as provided by Section 5 of Article 5, Chapter 65 of the Illinois Compiled Statutes and Chapter 3, Article 1 of the Municipal Code of the Village of Arlington Heights (“Municipal Code”); and

WHEREAS, it is the desire of the Board to provide certain benefits, to establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, Employee desires to continue as Village Manager of the Village; and

WHEREAS, the parties acknowledge that Employee is a member of the International City Management Association (ICMA) and that Employee is subject to the ICMA Code of Ethics; and

WHEREAS, by adoption of Chapter 3, Article 1 of the Municipal Code, the Board has exercised its home rule authority regarding the appointment and term of contract of the Village Manager and other matters that may otherwise apply under those certain provisions of the Illinois Municipal Code at 65 ILCS 5/3.1-30-5 and 65 ILCS 5/8-1-7;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1 - Duties

Employee will continue as Village Manager on the terms and conditions set forth herein, perform the functions and duties specified in the applicable Statutes and Chapter 3, Article 1 of the Code and perform other legally permissible and proper duties and functions as the Board shall from time to time assign.

Section 2 - Term

A. Employee agrees to remain in the exclusive employ of the Village from the effective date of this Agreement until November 10, 2022 (“Current Term”), and neither to accept other employment nor to become employed by any other employer until said termination date, unless the termination date is affected as hereinafter provided.

B. After the Current Term, this Agreement shall be extended on the same terms and conditions as herein provided for additional terms of two years each (each a “Renewal Term”), unless the Board gives Employee written notice at least 180 days prior to the expiration of the current term that the Board does not wish to extend this Agreement beyond the current term or Employee gives the Board 90 days written notice that Employee does not wish to extend this Agreement beyond the current term.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Board to terminate the services of Employee at any time, subject only to the provisions set forth in Section 3 of this Agreement.

D. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign at any time from his position with the Village, subject only to the provisions set forth in Section 4 of this Agreement.

E. Employee is employed by, and at the will of, the Board and nothing in this Agreement shall create any property right in him or any other right to the continuation of his employment with the Village.

F. If the Village notifies Employee of its intent to terminate this Agreement without cause, as set forth in Section 3 of this Agreement, the Village shall provide Employee with Severance Pay and Benefits (“Severance Pay and Benefits”).

Section 3 - Termination and Severance Pay

In the event Employee is terminated by the Board without cause before expiration of the Current Term or any Renewal Term, or the Board does not provide at least 180 days written notice to the Employee that the Board does not wish to extend this Agreement beyond the current term, and during such time Employee is willing and able to perform his duties under this Agreement, then in that event the Village agrees to pay Employee a lump sum cash payment equal to six months' aggregate salary, six months' health insurance premiums, vacation earned but not used, and other accrued benefits to date, calculated based on Employee's annual base salary at the time of termination and/or in conformance with the Village's Employee Handbook. The Village also agrees to pay Employee's health insurance premiums for six months following the termination date.

In the event that Employee resigns following a majority vote of the Board requesting Employee's resignation, Employee shall have the right to declare that action a termination without cause of this Agreement and the Village agrees to provide Employee with Severance Pay and Benefits as set forth in this Section.

In the event Employee is terminated for cause, Employee voluntarily resigns, or this Agreement is not renewed, then, in that event, the Village shall have no obligation to pay the Severance Pay and Benefits designated in the above paragraph. For purposes of this Agreement, “cause” means (i) acts of Employee of malfeasance or malfeasance in office and/or conviction of Employee for fraud, misappropriation, or embezzlement involving property of the Village, (ii)

conviction of Employee of a felony offense, (iii) conviction of Employee of a misdemeanor offense, which conviction results directly from a reduction, through a plea agreement, of a felony charge against Employee, (iv) substantial failure of Employee to properly perform, or substantial neglect by Employee of, the duties of the position of Village Manager, or (v) conduct of Employee that causes substantial harm to the reputation of the Village.

If the Village, citizens, or the Legislature acts to amend any provisions of the Municipal Code pertaining to the role, powers, duties, authority, or responsibilities of the position of the Village Manager resulting in a substantial change to the form of government of the Village, Employee shall have the right to declare that such amendments constitute at termination without cause of this Agreement and the Village agrees to pay Employee Severance Pay and Benefits.

If Employee should become permanently disabled, such that he is unable to perform his duties for the Village, because of sickness, accident, injury or mental incapacity, for a period of four successive months or 16 successive weeks, whichever is longer, the Village shall have the option to terminate this Agreement and such termination shall not be subject to the severance compensation provision of Section 3 of this Agreement. If, however, disability occurs from a duty-related accident, injury, or medical condition, then the Village agrees to continue all salary payments and benefits for Employee, less any amount paid or payable to Employee under the Illinois Workers' Compensation Act or other federal, State or local disability benefit plan or program, for a period of not less than six months from the date of such disability. In either event, Employee shall be entitled to receive the same paid disability benefits as may be generally applicable to management employees of the Village.

Section 4 - Resignation

In the event Employee voluntarily resigns his position with the Board before expiration of the Current Term or any Renewal Term, then Employee shall give the Village 90 days' notice in advance, unless the parties agree otherwise. In the event of such a voluntary resignation, Employee shall not be entitled to any severance pay. Nothing in this Section shall prevent Employee from receiving the Severance Pay and Benefits in the event Employee's resignation is requested by a majority vote of the Board, as set forth in Section 3.

Section 5 - Salary

The Village agrees to pay Employee for his services rendered pursuant hereto an annual base salary of \$214,589 payable in installments at the same time as other management employees of the Village are paid.

In addition, as a result of an annual performance review, if performance warrants an increase in base salary as determined by the Board, the Board shall adjust Employee's salary and/or benefits in such amounts as the Board deems appropriate. If, at any time during the term of this Agreement, the Employee receives a performance bonus that is independent from his base pay and benefits, there is no guarantee of any such bonus in future years.

Section 6 - Performance Evaluation

A. The Board shall review and evaluate the performance of Employee annually. The review and evaluation shall be in accordance with specific criteria developed jointly by the Board and Employee. The criteria may be added to or deleted from as the Board may from time to time determine, in consultation with Employee. Further, the Village President shall provide Employee with a summary written statement of the findings of the Board and provide an adequate opportunity for Employee to discuss his evaluation with the Board.

B. Annually, the Board and Employee shall define such goals and performance objectives that they determine necessary for the proper operation of the Village and in the attainment of the Village's policy objectives and shall further establish a relative priority among those various goals and objectives, the goals and objectives to be reduced to writing. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided.

Section 7 - Longevity Pay

Employee shall be entitled to Longevity Pay as set forth in the Village's Employee Handbook, as amended from time to time.

Section 8 - Automobile and Cellular Phone

The Village shall provide an automobile allowance to Employee in the amount of \$500 per month during the term of this Agreement. The automobile allowance is intended to provide for Employee's costs to own and operate a vehicle and as such, Employee will not be eligible for the reimbursement for gasoline, maintenance or per mile rate allowances in effect from time to time under Internal Revenue Service regulations. Employee shall carry liability, property damage and comprehensive insurance for the vehicle for which the allowance is provided.

The Village shall provide a cellular communications device to Employee, such as a cell phone or other electronic device (the latter based upon the Village's chosen medium for such communications) for both business and his exclusive and reasonable personal use during the term of his employment under this Agreement. In the alternative, at Employee's option, the Village will provide a cellular communications device allowance in lieu of providing a device in the amount of \$100 per month during the term of this Agreement.

Section 9 - Vacation and Sick Leave

Employee shall accrue, and have credited to his personal account, 24 days of vacation annually. Sick leave will accrue at the same rate as other general employees of the Village.

Section 10 - Disability, Health, and Life Insurance

A. Employee shall be covered by the same health, dental and disability plans as all other of the Village's employees, and that coverage shall be in full force and effect in accordance with the Village's plans in effect as of Employee's date of hire. Should there be a gap in coverage as a result of the Village's plan provisions, the Village will pay Employee's COBRA payment until the Village's coverage applies, but in no circumstances will the Village's obligation be for more than two months.

B. The Village shall provide travel insurance for Employee while he is traveling on the Village's business, with Employee to name beneficiary thereof.

C. If Employee so chooses, once per calendar year, Employee may obtain a complete physical examination by a qualified physician selected by the Village, the cost of which shall be paid by the Village.

D. During the Current Term or Renewal Term, if any, of this Agreement, the Village shall continue to maintain the existing life insurance policy for Employee as provided to all other Village employees.

Section 11 - Deferred Compensation and Retirement Benefits

A. Employee acknowledges that the Village is a member of, and its employees are participants in, the ICMA Retirement Corporation (ICMA/RC) and as such, can participate in the deferred compensation programs offered by ICMA/RC. Any contributions to ICMA/RC are to be personally made from Employee's annual base salary with no contributions made by the Village over and above what the Village may personally contribute, unless authorized by the Village Board.

B. Employee shall be covered and governed by the same retirement system (Illinois Municipal Retirement Fund) as all other non-public safety Village employees. Calculations for retirement contributions shall include all compensation normally reported to the Internal Revenue Service by the Village.

Section 12 - Dues and Subscriptions

The Village agrees to budget for and to pay for professional dues and subscriptions of Employee necessary for his continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the Village.

Section 13 - Professional Development

A. The Village hereby agrees to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings and occasions, adequate to continue the professional development of Employee and to adequately pursue necessary official

functions for the Village, including but not limited to the ICMA Annual Conference or the NLC Annual Conference.

B. The Village also agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for his professional development and for the good of the Village.

Section 14 - Civic Club Memberships

The Village recognizes the desirability of representation in and before local civic and other organizations, and Employee is authorized to become a member of such civic clubs or organizations, for which the Village shall pay all reasonable membership fees and or dues. Employee shall report to the Village on each membership that he has taken out at the Village's expense.

Section 15 – Residency within Village

As a condition of employment as Village Manager, Employee has relocated to and resides in the Village, and Employee will continue to reside in the Village so long as he remains the Village Manager.

Section 16 - Indemnification

In addition to that required under state and local law, the Village shall defend, save harmless, and indemnify Employee against any tort, professional liability or demand or other legal action, arising out of an alleged act or omission occurring in the performance of Employee's duties as Village Manager, other than those arising from Employee's own negligence or knowing or willful misconduct. The Village will have the right to compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

Section 17 – Additional Terms of Employment

A. The Village, in consultation with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the Municipal Code, the Village Employee Handbook, or any other law.

B. All provisions of the Village Employee Handbook and Municipal Code, and regulations and rules of the Village relating to vacation and sick leave, retirement and pension system contributions, holidays, and other benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to other employees of the Village, in addition to benefits enumerated specifically for the benefit of Employee except as herein provided.

C. Employee shall be entitled to receive the same vacation and sick leave benefits as are accorded department heads, including provisions governing accrual and payment therefore on termination of employment, except as otherwise provided in this Agreement.

Section 18 - No Reduction of Benefits

The Village shall not at any time during the term of this Agreement reduce the salary, compensation or other financial benefits of Employee, except to the degree of such a reduction across-the-board for all employees of the Village holding the title of Department Director, Department Chief or Assistant Village Manager. Performance based bonuses independent of salary and benefits are specifically excluded from this provision.

Section 19 - Notices

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) EMPLOYER:

Village President
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

(2) EMPLOYEE:

Randall R. Recklaus
306 S. Walnut Avenue
Arlington Heights, IL 60005

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed delivered as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 20 - General Provisions

A. The text herein shall constitute the entire Agreement between the parties. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement.

B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

C. This Agreement shall become effective commencing as of the date first written above.

D. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

IN WITNESS WHEREOF, the Village of Arlington Heights has caused this Agreement to be signed and executed in its behalf by its President, and duly attested by its Village Clerk, and Employee has signed and executed this Agreement.

VILLAGE OF ARLINGTON HEIGHTS

EMPLOYEE

Thomas W. Hayes, Village President

Randall R. Recklaus

ATTEST:

Village Clerk



Item: Contractual Meter Testing & Repair / Backflow Testing & Repair - Budget Transfer

Department: Public Works

The 2018 Budget includes \$185,000 for the installation and replacement of water meters, and the testing and repair of larger meters and backflow preventers. This ongoing work has historically served to meet regulatory requirements, ensure a safe water supply, and maximize the accuracy of our large water meters for accountability and billing purposes.

Typically these contractual services were focused on testing and verification of operability and accuracy with minor maintenance. This year a large proportion of tested water meters and backflow devices required major maintenance, and in some circumstances replacement. This maintenance work was performed to ensure operability and accuracy of the meters. Staff anticipates that this trend of higher anticipated repair costs will continue through 2019 and the 2019 draft budget includes a proposed increase of \$67,500 bringing the total for Contractual Water Meter and Backflow Testing to \$252,500.

For the current budget year, Staff would like to transfer funds from the Water and Sewer Contingency Fund in the amount of \$55,000 into the Contractual Meter and Backflow program. This will enable the continuance of this program until the end of the year, and allow for the accurate billing of the large meters that are being tested and rebuilt. The recovered revenue from large volume inaccurate/nonoperational meters generally offsets the added expense of extensive maintenance over time.

Sufficient funds are available for this expenditure in the Water and Sewer Contingency Fund. Staff therefore recommends a \$55,000 transfer to the Contractual Water Meter and Backflow Testing account to accommodate the overage.

RECOMMENDATION

It is recommended that the Village Board approve a budget transfer of \$55,000 from the Water and Sewer Operating Contingency (505-9901-591.40-96) to Contractual Water Meter and Backflow Testing (505-7201-561.21-35) to cover the additional contractual costs until year end.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Settlement - Workers' Compensation Claim - Boucek

Department: Human Resources

At the September 4, 2018 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Matthew Boucek, Police Officer. Mr. Boucek was attempting to control the movement of a domestic battery offender when the individual attempted to pull away causing Mr. Boucek to lose his balance and twist his left knee.

The settlement amount of \$56,830.30 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve the workers' compensation settlement for Mr. Boucek in the amount of \$56,830.30.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Bond Waiver - Arlington Heights Junior Woman's Club

Department: Building & Life Safety

Background

The Arlington Heights Junior Woman's Club is requesting a waiver of the bond requirement for their Ugly Sweater Charity Event being held on December 4, 2018 at the Arlington Ale House from 7:00pm to 11:00pm. Tickets will be sold the night of the event, with the winners being determined at approximately 10:00pm.

Recommendation

Staff recommends that the Village Board grant a waiver of the bond requirement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



Arlington Heights Junior Woman's Club

Volunteerism | Community | Friendship

November 7, 2018

Permit Inspections & License Coordinator
Valerie Gerstein

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Valerie Gerstein:

Along with the application for a license to sell raffle tickets at our Ugly Sweater Charity Event, the Arlington Heights Junior Woman's Club submits this letter in response to the bond requirement.

The Arlington Heights Junior Woman's Club (AHJWC) is respectfully requesting a waiver of the bond requirement for our Ugly Sweater Charity Event on 12/4/2018 at the Arlington Ale House. Proceeds from this event will go towards funding college scholarships for local High School students who demonstrate good character, volunteer their time giving back to the community and helping those in need. Raffle Tickets will be sold that night and prizes are awarded at the event.

We are aware of the risks involved, but do not feel the raffle values are extreme enough to warrant a bond.

Thank you for considering our request. If you have any questions, please contact me at 847 791 9242

Sincerely,

Karen Bersch

Treasurer, Arlington Heights Junior Woman's Club



Item: Taco Bell Redevelopment - 1530 W. Algonquin Rd. - PC#18-018

Department: Planning & Community Development

Requested Action

Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow for redevelopment of the site.

Variations Required

Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.

Recommendation

—
A public hearing was held by the Plan Commission on October 24, 2018 where Dawson moved and Commission Cherwin seconded:

A motion to recommend approval to the Village Board of Trustees of PC#18-0018, an Amendment to Special Use Ordinances #83-14 and #91-082 to allow for redevelopment of the site with a new Taco Bell restaurant including a drive-thru, and a variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.

This approval shall be subject to the following conditions:

1. At the request of the Village, upon redevelopment of the gas station property abutting the subject property to the west, the property owner shall cause to be constructed on the subject property a driveway connection to the gas station property immediately to the west. Additionally, the property owner shall grant, and cause to be recorded, an access easement that provides two-way cross access to the property to the west, which shall only be required if and when the gas station property is redeveloped and provides reciprocal access to the subject property.
2. If there are complaints about the speaker volumes, the restaurant operator and the Village shall work together to resolve the volume issue, which may include a requirement for face-to-face ordering between specific hours overnight.

3. The restaurant operator shall make a good faith effort to reduce late night noise and other site issues that could impact neighboring residents.

4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Drost, Green, Jensen, Lorenzini, Cherwin, Dawson and Chair Ennes voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 10-24-18 DRAFT	Minutes
Aerial	Exhibits
DC Staff Report 9-13-18	Board or Commission Report
DC Minutes 9-13-18	Minutes
Project Narrative	Correspondence
Plat of Survey	Exhibits
Petitioner Parking Study	Correspondence
Traffic Study	Correspondence
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Landscape Plan	Exhibits
Photometric Plan	Exhibits
Stormwater Report	Correspondence
Stormwater System Details	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits
PC Timeline Tracker	Exhibits



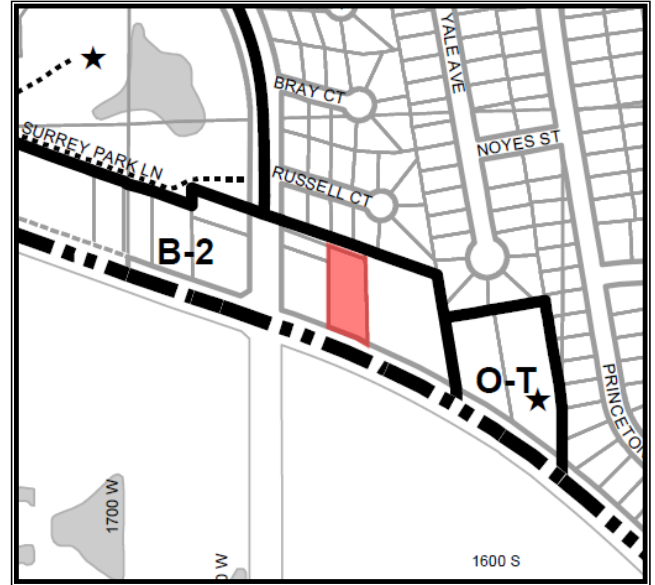
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC 18-018
Project Title: Taco Bell Redevelopment
Address: 1530 W. Algonquin Rd.
PIN: 08-08-401-064

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: October 24, 2018
Date Prepared: October 19, 2018

Petitioner: Mario Valentini
 MRV Architects, Inc.
Address: 5105 Tollview Dr. – Suite 209
 Rolling Meadows, IL 60008

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Rear access drive to site and neighboring grocery store	Commercial
South	- City of Rolling Meadows -		
East	B-2, General Business District	Grocery Store (Ruffolo Fresh Market)	Commercial
West	B-2, General Business District	Gas Station (Citgo)	Commercial

Requested Action:

1. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow for redevelopment of the site.

Variations Required:

1. Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.

Project Background:

The subject property is 29,298 square feet in size (0.67 acres) and is currently occupied by a Taco Bell restaurant with a drive-thru. This restaurant and drive-thru were originally granted approval via a Special Use Permit in 1983, which was amended in 1991 to allow for an expansion of the seating area within the building. The current building is approximately 2,050 square feet and the site contains 26 parking spaces. Access to the site comes from a non-signalized full access driveway along Algonquin Road. The property is also served by a drive aisle at the rear of the site that provides non-signalized full ingress and egress to New Wilke Road. This drive aisle is located on property owned by the grocery store to the east, however, an existing easement over the drive aisle gives the subject property the rights for use of the drive aisle.

The petitioner is proposing the demolition of the current Taco Bell and redevelopment of the site with a new 2,112 square foot Taco Bell restaurant, which would include a drive-thru and 23 parking spaces. The building would contain 40 seats and hours of operation would be between 7:00am – 1:00am Sunday thru Thursday and 7:00am – 2:00am on Friday and Saturday. The dining room will close at 11:00pm daily, but the drive-thru would stay open until final closing of the restaurant for the evening. The building will feature the new prototype design for Taco Bell, which includes an updated interior and exterior that would be an enhancement over the current dated design of the building. Access onto Algonquin Road would be modified from full access to right-in/right-out only, and would remain non-signalized.

Zoning and Comprehensive Plan

The subject property is currently zoned B-2, General Business District and restaurants are classified as special uses within the B-2 District. The proposed use as a restaurant under the 4,000 square foot threshold would normally qualify the project for a Special Use Waiver, however, the inclusion of the drive-thru requires the petitioner to go through the full Special Use Permit approval process via the Plan Commission and Village Board. The Comprehensive Plan designates this property as “Commercial” and the proposed use is therefore compatible with the Comprehensive Plan.

A market study is not required since the proposal is to replace the existing Taco Bell restaurant with an updated restaurant of a similar size, and the existence of the current Taco Bell, along with the desire to redevelop the site with a similar facility, adequately demonstrates a market demand for the use.

Building and Site:

The proposed development conforms to all setback, bulk, and height restrictions as outlined within the B-2 District. The petitioner received Design Commission approval on September 13, 2018, which approval required a modification to the tower feature on the building and a modification to the color of a service door on the side of the building. In order to provide for a future connection to the gas station to the west, the site has been designed to accommodate for cross access at the southwest corner of the site. If and when the gas station is redeveloped, it will be required that cross access from the subject property to the gas station be implemented (at the request of the Village), and reciprocal access will be required from the gas station to the subject property.

The Village of Arlington Heights, in conjunction with IDOT, is planning for an additional lane of travel on westbound Algonquin Road to provide a dedicated right turn lane to northbound New Wilke. As a result, it is likely that an 8-foot wide portion of land will need to be acquired by IDOT along the southern portion of the site abutting Algonquin Road. Given the anticipated construction of this turn lane, and at the request of staff, the petitioner has reduced the width of the southern drive aisle on their site to allow for a minimum of three

feet of landscaping between the future property line abutting Algonquin Road and the edge of the drive aisle. As a result, the following variations is required:

- **Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.**

Staff believes that the necessary criteria for variation approval have been met and is supportive of the variation for the following reasons:

- The reduction in lane width will allow for a minimum of three feet of greenspace/landscaping in-between the property line and drive aisle, which landscaping is a code requirement.
- A 23-foot wide drive aisle is still suitable for two-way traffic given the volume of traffic expected in this location. Furthermore, the drive aisle will only be used for one-way traffic until such time as the gas station is redeveloped.
- The plight of the owner is due to unique circumstances given the necessary acquisition of land that will be required for the additional lane of travel along Algonquin Road.

The petitioner has made a number of additional modifications to the plans to enhance the development at the request of staff. These modifications are outlined below:

- The material of the dumpster enclosure has been modified from a wooden fence to a masonry wall to compliment the architecture of the building.
- The proposed landscape buffer at the rear of the property adjacent to the single-family residential homes at the north of the site has been increased in size and enhanced with additional landscape plantings.
- This increase in size has allowed for the preservation of the largest existing tree on the subject property.

Staff notes that the location of the drive-through speaker box will be pushed 10 feet to the north relative to its current location, which will be 10 feet closer to the single-family homes across the shared drive aisle. Additionally, the drive-through lane itself will be shifted closer to said single-family homes. In light of these changes, staff is recommending the following conditions of approval:

1. If there are complaints about the speaker volumes, the restaurant operator and the Village shall work together to resolve the volume issue, which may include a requirement for face-to-face ordering between specific hours overnight.
2. The restaurant operator shall make a good faith effort to reduce late night noise and other site issues that could impact neighboring residents.

Landscaping:

A code complaint tree preservation and landscape plan has been provided and reviewed by staff. There are ten existing trees onsite, nine of which will be removed. The largest tree, a 25-inch caliper Austrian Pine that is in good condition, will be preserved. The petitioner has proposed the installation of 34 new trees on the site.

Parking and Traffic:

The petitioner has provided a traffic and parking study by a certified traffic engineer, which study has found that the proposed onsite parking and stacking space within drive-through will be suitable to accommodate

for the expected traffic that will be generated by the development. Taco Bell does not anticipate an appreciable increase in traffic as a result of the new restaurant. Moreover, the modification to the ingress/egress on Algonquin Road (to a right-in/right-out orientation) will eliminate the ability for eastbound egress from the site, which was a difficult maneuver during peak travel times.

Relative to drive-through stacking, the redeveloped site will create space for nine cars to stack within the drive-through lane. Surveys from the traffic consultant during peak dining hours indicate that there were never more than three cars stacked within the drive-through on the subject property. Additionally, surveys at Taco Bell facilities in comparable locations along major arterials showed a maximum stacking peak of five cars.

The site is required to provide 14 parking spaces per parking regulations and will provide a total of 23 spaces, resulting in a nine-space surplus. **Table I** below shows the parking calculations:

Table I: Parking Calculations

Address	Tenant	Use	Square Feet	Seating Area	Parking Ratio	Parking Required
1530 W. Algonquin Rd.	Taco Bell	Restaurant	2,112	648	1 per 45 SF of Seating Area	14
TOTAL SQUARE FOOTAGE			2,112	PARKING REQUIRED		14
PARKING PROVIDED						23
SURPLUS / (DEFICIT)						9

The petitioner surveyed parking lot usage during peak meal hours (11:00am – 1:00pm and 5:00pm to 7:00pm) on six days over a two-week period. Based on this survey, peak parking lot usage occurred between 12:00pm and 1:00pm, when a total of eight cars were observed parked on the site. In addition, during separate surveys the traffic consultant observed peak parking occurring at 12:30pm on a weekday when 11 cars were parked within the parking lot. Given that the size of the proposed restaurant will be substantially similar to what is currently on-site, staff believes that the 23 proposed parking spaces will be adequate.

Per the Village’s recently adopted bicycle parking regulations, two bicycle parking spaces must be provided. The site plan shows that the required number of bicycle parking spaces will be provided.

RECOMMENDATION

The Staff Development Committee reviewed the application and recommends approval of an amendment to Special Use Ordinances #83-14 and #91-082 to allow for redevelopment of the site with a new Taco Bell restaurant including a drive-thru, and approval of the variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24’ to 23’. This approval shall be subject to the following conditions:

1. At the request of the Village, upon redevelopment of the gas station property abutting the subject property to the west, the property owner shall cause to be constructed on the subject property a driveway connection to the gas station property immediately to the west. Additionally, the property owner shall grant, and cause to be recorded, an access easement that provides two-way cross access to the property to the west, which shall only be required if and when the gas station property is redeveloped and provides reciprocal access to the subject property.

2. If there are complaints about the speaker volumes, the restaurant operator and the Village shall work together to resolve the volume issue, which may include a requirement for face-to-face ordering between specific hours overnight.
3. The restaurant operator shall make a good faith effort to reduce late night noise and other site issues that could impact neighboring residents.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

October 19, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: TACO BELL REDEVELOPMENT - 1530 WEST ALGONQUIN ROAD - PC# 18-018
SUP AMENDMENT, VARIATION

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 24th day of October, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: I'd like to call this meeting of the Arlington Heights

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Plan Commission to order. Would you all please rise and join us in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you. Sam, would you read the roll please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. Thank you. We have minutes from our last meeting, the meeting on September 26th, the minutes for the 1104 South Arlington Heights Road, 608 North Haddow Avenue, 703 West Algonquin Road. Can I have a motion to approve those minutes?

COMMISSIONER LORENZINI: I'll motion to approve.

CHAIRMAN ENNES: And second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any who oppose?

(No response.)

COMMISSIONER DROST: I did not attend those meetings.

CHAIRMAN ENNES: So, you abstain?

COMMISSIONER DROST: I will.

CHAIRMAN ENNES: Okay, Ms. Dawson just got here.

COMMISSIONER DAWSON: I have.

CHAIRMAN ENNES: Are you a yea or a nay for approval of the minutes?

COMMISSIONER DAWSON: Yea.

CHAIRMAN ENNES: Thank you. Okay, our first hearing is PC# 18-018, 1530 West Algonquin Road. That is the Taco Bell Redevelopment. Is the Petitioner here? Who is going to speak? I'd like to call you up.

MR. VALENTINI: Both.

CHAIRMAN ENNES: You're both? Please both come up, I'll swear you in. Raise your hand, state your name.

(Witnesses sworn.)

CHAIRMAN ENNES: If you would, why don't you both, do both of you right

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now, if you'd please spell your names, state your names and spell it for our court reporter? Then if you would give us your report?

MR. TELERON: Alfred Teleron, so A-l-f-r-e-d, last name T-e-l-e-r-o-n.

MR. VALENTINI: Mario Valentini, MRV Architects. We're both MRV Architects. M-a-r-i-o V-a-l-e-n-t-i-n-i.

CHAIRMAN ENNES: Okay, if you would please give us your report?

MR. TELERON: Good evening. I think before we get into the meat of tonight's discussion, it's important or it's helpful to mention how we got to this point site-wise. In the beginning, they had thought of the site as actually a relocation rather than a redevelopment. One of those sites was going to be on the adjacent lot to the west where the CITGO now exists. There were several other iterations, but eventually we ended up sticking to the site as we have it now.

So, the first site that we have, it's an aerial view of our property. As you can see, the site functions with a full access driveway which, you'll see later on, we are revising to be right-in/right-out. Then there is a rear access which actually belongs to the market directly to the east of us.

So, here we have an elevation of the existing condition. You see the full access driveway here. This is a copy of the plat of survey that we submitted. Then here is our current site plan. You can see the right-in/right-out that we've made. There is that access parallel to Algonquin Road as you leave the drive-through.

We're asking for a variation to decrease that required width from 24 feet to 23. We understand that there are some discussions with IDOT where there's going to be an addition of a new right-turn lane heading into New Wilke Road. So, to maintain the eight-foot that they would need, the five-foot buffer, and then the five-foot sidewalk, if we were to have at least three-foot of landscaping, this change would need to be made.

So, one of the changes that we were actually pretty proud of was the adjustment of the landscape buffer on the northwest corner of the site, kind of where the trash enclosure is being proposed. We were able to increase the buffer enough, slide the trash enclosure a little bit southward. In doing so, we were able to save the largest tree on the site, and then we are adding 32 other trees I believe.

Here is a copy of the photometric plan. We were able to adjust the lighting levels, especially on the north end of the lot. We understand the sensibility to kind of keep that to a minimum since the residential homes are just across that kind of access way.

Just for reference, if we needed to come back to them, we did include the preliminary engineering drawings, if we needed to reference them.

Here's the floor plan. You see the plan as we have it currently and our current exterior elevations. After our discussions with the Design Commission, we made the change of changing the tower element at the front of the building to be three-sided so that as you're coming east, sorry, going west on Algonquin Road, you would more see it as a prominent feature as you're going down the road. Then there was the change of the color, the service door just to the right of our main entrance door, to match the exterior sign that we're proposing.

That's pretty much it. If there's any questions, then we'd gladly hear them.

CHAIRMAN ENNES: Okay, we will call you back up for questions. We're going to go to the Staff report now. Does your architect have anything to add to this? We'll have later questions.

MR. VALENTINI: I think Alfred did a great job with the presentation. We look forward to any questions you have.

CHAIRMAN ENNES: Alfred, you're the business owner?

MR. TELERON: No.

CHAIRMAN ENNES: Pardon?

MR. VALENTINI: Alfred is an associate of our firm.

CHAIRMAN ENNES: Okay, okay.

MR. TELERON: We're both an architect out of the firm.

CHAIRMAN ENNES: Thank you. You can have a seat now. Sam, if I could ask you for your report?

MR. HUBBARD: Yes. Good evening, Chairman Ennes and members of the Plan Commission. As you've heard, the Petitioner is proposing to demolish the existing Taco Bell and reconstruct a new enhanced and updated Taco Bell building in roughly the same location that the current building sits. There will be some alterations to the site to accommodate for the new Taco Bell. But the existing lot is approximately 2,050 square feet, and the site contains 26 parking spaces. The new Taco Bell would be 2,112 square feet, so less than 100 square-foot increase in size, and the new site would contain 23 parking spaces.

The property is currently zoned B-2 which is a General Business District. The existing Taco Bell was originally permitted in 1983 and was granted a special use permit back then for the restaurant and drive-through. It was subsequently amended in 1991 to allow a small addition to the restaurant. Now, the Petitioner, as a result of the redevelopment, needs to amend the previously granted special use permits to accommodate for the brand new restaurant. Additionally, as you've heard, one variation has been requested to reduce the drive aisle width along the south of the site from 24 feet to 23 feet.

So, you can see an aerial of the site. On the east side is the El Barrio Supermarket. To the north are some single family homes. To the west is the CITGO Gas Station, and on the south is the bank building and McDonald's, both in the city of Rolling Meadows.

Again, here is the site plan. As you heard, one variation was requested to reduce the southern drive aisle width from 24 feet to 23 feet. I'll just highlight it for you right here. This is the drive aisle that we're talking about. 24 is the code requirement, 23 feet is what the Petitioner is asking for. This is a result of conversations with Staff and with the knowledge that Staff and IDOT are planning for an additional turn lane on Algonquin Road. That turn lane could look something like this, so essentially it would require IDOT to acquire eight feet of property from the Taco Bell site, pushing everything back including the sidewalk, parkway, and the landscape area in between. In order to preserve at least three feet for landscaping on the south side of that drive aisle, we've asked the Petitioner to reduce it from 24 feet to 23 feet.

We are supportive of this variation for several reasons. We believe that the 23 foot-wide drive aisle is suitable for two-way traffic. Furthermore, it would not be used for two-way traffic until the site to the west was redeveloped and access into the CITGO site was provided. We also felt that the plight of the Petitioner is due to unique circumstances being that the right-of-way would need to be expanded into the subject property.

So, the other notable change that I want to talk about on the site plan is the future connection to the west. You can see that would look something like this. We are asking for a condition of approval that the property owner install that future connection if and when the gas station is ever redeveloped and reciprocal access is granted back to the subject

property. So, that is a recommended condition of approval.

The other thing I would note on the site plan is that the speaker box has been moved three, I'm sorry, 10 feet to the south relative to the existing location. So, given that the site is in close proximity to the single family homes to the north, we recommended conditions of approval that if noise is an issue, the Petitioner and property owner work with the Village to address any concerns over volume and noise that potentially could end up with face-to-face ordering being required if necessary. So, that's one condition of approval recommended by Staff.

So, the only other thing I'd like to touch on is traffic and parking. Because the restaurant would be essentially the same size and in essentially the same location as currently, they're not expecting any increase in traffic on the site. They are changing the access on to Algonquin Road to right-in/right-out which would eliminate the full access movement during peak times that's kind of a difficult maneuver. So, we think that will be an enhancement to the site.

Relative to parking, the site conforms to code. There is sufficient space for nine cars to stack in the drive-through. The Petitioner did do some counts and surveys of stacking and found that, at peak times, there were only three cars ever stacked at the drive-through of the existing Taco Bell. They also surveyed additional Taco Bell locations on comparable high-traffic corridors and found that peak stacking was only five cars, so stacking space for nine cars we believe to be sufficient on the site.

Relative to parking, they are decreasing the onsite parking from its current 26 spaces to 23, although the 23 spaces still complies with code requirements. They did some parking surveys as well and found that at peak times, a maximum of 11 cars were parked on the site. So, we believe that the 23 parking spaces should be adequate to capture demand.

We are recommending approval of the application subject to the conditions that are listed here and were discussed in the Staff report. I'm happy to go through these in detail if the Commission would like. That concludes my presentation, thank you.

CHAIRMAN ENNES: Thank you, Sam. Motion to approve the Staff report?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER DROST: And I'll second it.

CHAIRMAN ENNES: Second, thank you. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you, Sam. Is there anyone from the audience that has questions or comments about the project?

MR. PAWLIK: I'd like to speak to it.

CHAIRMAN ENNES: I'm sorry?

MR. PAWLIK: I'd like to speak with a little bit of comment.

CHAIRMAN ENNES: Okay, would you like to come forward?

MR. PAWLIK: Historically, we live in a cul-de-sac that abuts the property.

CHAIRMAN ENNES: You have to come up to the microphone. Please spell your name for us please.

MR. PAWLIK: My name?

CHAIRMAN ENNES: Yes.

MR. PAWLIK: James R. Pawlik, it's P-a-w-l-i-k.

CHAIRMAN ENNES: Okay, go ahead.

MR. PAWLIK: Let me start with this.

CHAIRMAN ENNES: Sam, could you put up the aerial?

MR. PAWLIK: I've got a great grandfather, he was a machinist in the turn of the century. I don't want to get the wrong idea for this. Three scores and two years ago, we purchased our home in Arlington Heights. It was an unfinished shell, and it took us more than nine months to finish. I used to work there until 3:00 a.m. while holding down a job at W.W. Grainger. We bought heavily into the model of our new Village, the city of good neighbors. But in the past, we have not found most of our Village Trustees and Mayors to be good neighbors to the residents of our cul-de-sac who live in Russell Court. They have allowed so many encroachments and variances to the commercial property that abuts us so as to reduce the quality of life for both us and our children and grandchildren.

I'm reading a long one, but this is something that I sent to our neighbors. We also had a signed petition, we tried to hit every house and people work, and we have signed, well, I also screwed this up a little bit. There's two sheets, seven out of nine so far are opposed to any change, okay. Matter of fact, seven out of nine don't want this restaurant there. We realize that we can't make them leave, but we feel that anything we, you know, there are so many outlots in the shopping centers like Meijers and Lowe's that people are dying to sell because retail is so soft. You know, they're looking for revenue. In that way, they could stay open 24 by seven, it wouldn't bother anybody.

But the way it is right now, we get headlights, you know, and headlights are getting stronger and stronger and stronger and they go right into our home at 2:00 o'clock in the morning. In the summer, we can't keep our --

CHAIRMAN ENNES: Can you tell us which ones of the homes up here, which is your home?

MR. PAWLIK: Ours is, you're right on it, right there, it's 1611. Very good. We get headlights, you know, shining right into our house. We don't like to run the air conditioner a lot, we like fresh air. We have a whole house fan. But we can't, it's hard to open the south windows because now at 2:00 o'clock in the morning they come by blasting La Bamba music or whatever it is in these car stereos, you know, definitely the stereo. Plus, we're constantly picking up debris. They don't clean up after themselves at all, and their clientele are not the cleanest people in the world.

We have a new neighbor, okay, she can tell you what the neighbor said. She wrote a message. Joyce, just tell them what she says. She just moved here from Chicago. Can she do it?

CHAIRMAN ENNES: We'll do this one at a time. Tell us what your concerns are.

MR. PAWLIK: All right. I don't know all the zoning codes and everything, but it was originally supposedly zoned as Office-Transitional. At the time all these encroachments were made, nobody was living in there. I bought one of the four houses that was an empty shell, and gradually the whole cul-de-sac filled up to 12 houses, you know. Largely because, you know, we fixed up our house and I helped two others fix up their houses, and then a contractor fixed up the fourth house.

Now, 33 years is a long time. It's not, somebody like a bank doesn't bother me. They're basically a 9:00 to 5:00 business, that's what the original intent of the planners had in mind. But now we're getting, and I was worried that they were going to expand

to the area where CITGO is because they're tearing CITGO down right now, okay, and I thought they might be trying to, you know, go big time with a sit-down Mexican food or something.

CHAIRMAN ENNES: Okay, but they're not.

MR. PAWLIK: They're not. But anyway, it looked like the building is significantly higher, and I understand it's probably for HVAC reasons, but it doesn't belong behind residential property. I can challenge you to tell me anywhere else in Arlington Heights where commercial property and in particular a fast food abuts the residential property, I can't find one. I looked around a lot.

CHAIRMAN ENNES: There actually are quite a few. One that I know, too, of the kind is the McDonald's at Arlington Heights Road by Palatine.

MR. PAWLIK: That's Palatine though, right?

CHAIRMAN ENNES: No, it's Arlington Heights. That's Palatine Road and Arlington Heights Road.

MR. PAWLIK: Okay, I don't get that far though.

CHAIRMAN ENNES: They have a condominium complex right behind them. They have worked with the Village and the neighbors to build barriers, vegetative barriers behind there and fencing to keep down the noise. So, it can work.

MR. PAWLIK: But the other thing, all these things were put in when, you know, nobody was living here, okay. Nobody, maybe one guy was living at 1421, or 1420, I'm sorry. You've got the service road and people drive through there at high speed and they ignore, there's a small stop sign at right-hand side of the road, and they don't stop and they want to get out on New Wilke and get going. I know of at least one bicyclist that was, you know, I've been here 33 years, that was killed, and I know many other people that were injured. Personally, because I like to walk, I almost got nailed a couple of times, okay, because these people just will not stop, okay. So, you need to get, we would settle, for something like this, if we could close the service road, okay, because the service road is a death threat.

CHAIRMAN ENNES: There is a fence between your properties and the commercial, right?

MR. PAWLIK: What's that?

CHAIRMAN ENNES: There's a fence between your property and the commercial?

MR. PAWLIK: Yes, there's a cyclone fence.

CHAIRMAN ENNES: So, walking across, you're talking about safety is walking across the sidewalk around Wilke?

MR. PAWLIK: Sidewalk at New Wilke, yes, and the service road. So, it comes in perpendicular to New Wilke.

The other thing is they've repaired the -- quite a bit and they still, you know, I was a logistics consultant in warehousing and physical distribution for my career. That road is still not strong enough to support the gross weight of these 55-foot reefers that come in and replenish Taco Bell and the grocery store, okay. It's just, you know, so it becomes a lot of potholes, you know. Every time they resurface that within a year or two, it's all potholes again. When these big trucks go through, it feels like, you know, the houses are shaken off its foundation, okay.

CHAIRMAN ENNES: So, you're having problems --

MR. PAWLIK: And there's no curfew about them at all that I could understand.

CHAIRMAN ENNES: So, your point is that the service road after needs to be heavier duty?

MR. PAWLIK: Yes, that's to be able to carry the gross weight of the vehicles. But I don't want it to exist because it's potentially a hazard to our children, grandchildren, anybody that can't move very quick because the kind of clientele they get just ignore that stop sign, okay. That stop sign at the north end of the, and it's buried partially by trees often because that fellow has some fir trees in there. But it's not that it's hard to see, it's more that they ignore it or doesn't, you know, in that case they don't know what it means I guess, you know.

CHAIRMAN ENNES: So, the hours are a concern for you? The hours you said are a concern?

MR. PAWLIK: Yes, very much so. You know, I fought that and lost, okay.

CHAIRMAN ENNES: How late are they open in the weekend?

MR. PAWLIK: I think it's 2:00 o'clock every night, and I think it's 3:00 o'clock, what is it?

MRS. PAWLIK: It's 3:00.

MR. PAWLIK: 3:00. Everyday?

MRS. PAWLIK: I think so.

CHAIRMAN ENNES: Okay, thank you.

MR. PAWLIK: At 3:00 o'clock you know. Plus, you know, I think if they put some berms in, and it's the dirt and debris that we, on your average conditions, there's always a strong southeasterly blow, okay, coming in, and all that stuff blows into the fence and we get them, you know. I usually get a pretty good sized text protest because I'm showing pictures on every text of what I pick up in the spring when I do cleanup after the snow goes away, and we have half-eaten tacos and, you know, burritos and all that kind of stuff.

Also, you know, I've complained, too, that they don't do a good job with the dumpsters. They leave them open, they tend to leave them open, and of course you get, you know, between the grocery store and the rest, and I've seen rats in the area, okay. We'd never seen them before, okay. So, yes, they have to learn to police themselves and send these guys out to clean up after their clientele. Maybe, you know, put some waste baskets out there that say, hey, you know, throw your garbage here, not in the 'hood, you know, not in our neighborhood, okay. You know, there's a nice, I don't know if you want to hear it, but --

CHAIRMAN ENNES: We really don't have time for it.

MR. PAWLIK: Yes, I guess not.

CHAIRMAN ENNES: We have other petitioners here. But we want to hear your concerns.

MR. PAWLIK: What's that?

CHAIRMAN ENNES: We don't have time for that, but we want to hear your concerns.

MR. PAWLIK: Yes. I think I've pretty much, you know, covered them. We don't want a higher building either. I think for their -- I understand why they're doing it, it probably makes it more heat and cooling efficient because air is a good insulator. But you know, like I said, why don't they go to an area like an outlot at Lowe's, at Meijer. It's not like, you know, people are begging for that kind of a scenario, Menard's and --

CHAIRMAN ENNES: But this is the property they own that we have to work with. This is the property they own, they're not moving. They're either going to stay there --

MR. PAWLIK: From what I read, it was Graham, the same guy that owned the station that owned the property. Is it owned by Taco Bell or what? But you know, why do you want to be where you're not wanted, you know?

CHAIRMAN ENNES: Somebody must want them, they've been there for 23 years.

COMMISSIONER JENSEN: No, they've been there for 35. 35 years.

MR. PAWLIK: I mean let's talk to the neighbors, okay. They haven't been good neighbors and that's the long and short of it, okay.

CHAIRMAN ENNES: Thank you.

MR. PAWLIK: All right.

CHAIRMAN ENNES: The young lady you'd like to speak to us? Do you have some comments?

MR. PAWLIK: Sure. Yes, she'll just give you a couple, she went out --

CHAIRMAN ENNES: We'll hear from her.

MR. PAWLIK: All right. I prepared basically a document where people could sign off about whether they wanted this, and what we wanted to demand in exchange like the end of the service road. We've had seven out of 12 sign it already and a lot of them made comments that weren't very positive about Taco Bell. Why don't you take over? She's better looking than I am anyway.

CHAIRMAN ENNES: Thank you. I'm not even going there.

MRS. PAWLIK: Good evening.

CHAIRMAN ENNES: What's your name?

MRS. PAWLIK: Joyce.

CHAIRMAN ENNES: Can you spell it?

MRS. PAWLIK: J-o-y-c-e, Pawlik, P-a-w-l-i-k.

CHAIRMAN ENNES: Joyce, you don't need to tell us where you live, but I assume you live on the cul-de-sac?

MRS. PAWLIK: Yes.

CHAIRMAN ENNES: Would you like to point out which one of the houses are yours?

MRS. PAWLIK: Well, just the same, right where the red dot is. That is at 1611 Russell Court.

CHAIRMAN ENNES: You live in the same house?

MRS. PAWLIK: Yes. Yes, I'm his wife.

MR. PAWLIK: If they could berm, put berms up.

CHAIRMAN ENNES: Okay, well, just let her finish.

MR. PAWLIK: To block the headlights and curb the road a little bit so we couldn't see it, that would be a big plus.

MRS. PAWLIK: Okay, I think our main concern in coming here tonight is we saw the notice about the meeting here tonight. We thought that Taco Bell was going to take over the CITGO property next door.

CHAIRMAN ENNES: Okay, well, they're not.

MRS. PAWLIK: Yes, and we had a lot of concern about that because of the noise. I went around and talked to the neighbors and we just thought we were going to have more noise and pollution and everything.

CHAIRMAN ENNES: But let's talk about what they are doing. We're not

talking about CITGO because they're not going there.

MRS. PAWLIK: Yes, okay. Well, that's, I think that was our initial reason for coming because we thought they were going to move to expand there. But I know we do have new neighbors right on the corner of Russell Court and New Wilke and moved here from Chicago. I spoke to her, her name is Katy Daniels, and she said she's concerned about the traffic and the noise in the area now. They left Chicago for the suburbs and it's becoming more like Chicago in that area. It is very heavily trafficked in Wilke and Algonquin, very heavily trafficked area. I mean just to cross the street there, you really take your life in your own hands.

So, I would hope that whatever business goes in there goes back to the original zoning which was for one-story --

CHAIRMAN ENNES: This business isn't changing.

MRS. PAWLIK: Pardon me?

CHAIRMAN ENNES: This business isn't changing. Somebody else isn't going in there, they're staying.

MRS. PAWLIK: CITGO is staying?

CHAIRMAN ENNES: No, we're not talking about CITGO.

MRS. PAWLIK: No, I'm talking about the CITGO property.

CHAIRMAN ENNES: But this isn't about the CITGO property.

MRS. PAWLIK: Okay, all right.

CHAIRMAN ENNES: We're talking about Taco Bell.

MRS. PAWLIK: Yes, all right. Well, I just would hope that what his concerns were about the back area, yes, sometimes when I walk over to the grocery store, I actually pick up trash in the back there, you know. So, that is pretty bad, you know. People play their radios real loudly at night. So, I think there could be some improvements made there. All the neighbors agree with me, too, on that. Thank you.

CHAIRMAN ENNES: Thank you. I'm going to close the public portion of the meeting and I'm going to come back to the Commissioners and ask questions of the Petitioner and/or Staff that they may have. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: Sure. So, if I could ask Sam, could we, I guess as a brief reminder and just kind of, I was at Conceptual Review so I've seen a lot of this, so my questions will be relatively short. But just a reminder, on the access road in the back, that's owned by, is that a unified ownership from whoever owns the Grahams and the Taco Bell and El Barrio, is that the same group?

MR. HUBBARD: It's owned by El Barrio.

COMMISSIONER CHERWIN: It's all owned by, just the road is owned by El Barrio or the whole set of properties?

MR. HUBBARD: Just the road.

COMMISSIONER CHERWIN: Okay, yes, I guess from my perspective, I mean I've lived in this area since 1984 and, you know, I kind of look at it and, you know, this is, what they're doing is very consistent with what exists now, except I think in a lot of ways it's an enhancement to the site and to the surrounding areas because it is a nicer building. It's going to be a more enhanced site from an aesthetic perspective and from, you know, a functional perspective.

You know, I think, obviously to the extent there are issues of noise and lighting, that's probably some enforcement issues that maybe we can communicate to our friends in the Police Department or wherever, if there's noise violations late at night. You know,

as far as the site itself, I think it probably has even a little bit more buffer than a lot of sites like this because there are some trees and whatnot in back. That goes for CITGO as well.

So, I think I certainly understand the concerns, but it is an established area. You know, I think what we're looking at here is really just an enhancement of an existing site. I think it's going to make it, hopefully, better for the area. So, you know, I've been supportive of it and I don't think that there's anything in here that would, you know, put this site in a worse position than it is right now.

CHAIRMAN ENNES: Commissioner Dawson? Good to see you.

COMMISSIONER DAWSON: Why, thank you.

CHAIRMAN ENNES: I haven't seen you for a while.

COMMISSIONER DAWSON: I know. Well, I saw Bruce yesterday at my kids' school. Anyway, so, first of all, the Commissioners are certainly sick of me saying this but this is where I grew up, this area. So, about 25 to 30 years ago, I'm really sorry because that was me driving down that road late at night. I used to frequent this Taco Bell, most of my teenage years.

COMMISSIONER CHERWIN: Me, too.

COMMISSIONER DAWSON: But to that point, I do have to say when you talk about their customer base, you know, I'm one of their customer base. So, I want you to keep it in mind perhaps when you're speaking to that. I understand that there's a wide range of customers, but now that I have teenage children, they frequent Taco Bell, so there's a wide range of individuals that do go to this establishment and that do enjoy the restaurant.

That being said, I have a question. The street itself, Sam, I would believe there's not really much that we could be discussing this evening because they purely have an easement to access it. Correct?

MR. HUBBARD: Right. So, by the grocery store, the Taco Bell has the rights to an easement there.

COMMISSIONER DAWSON: Right. So, if the grocery store was here in front of us that owned that road, we could have more discussions about doing some soundproofing and such here at the Commission level that you're at here. But I would suggest working with Staff, you know, on an ongoing basis to see if there's anything that could be done to minimize. But really regarding that road, we don't have control here tonight, unless someone wants to correct me, related to trying to impose berms and more landscaping. If we were to try to put landscaping at the rear of the Taco Bell property, I think that would pose a safety risk because we'd really have to lock out that area. So, I can see why Staff wasn't trying to do anything to that end.

But I do agree that that road, that access road which I have traveled on many, many times, it can be hard because you have to pull forward so far to be able to see traffic because of the fencing and such that's right there. I'm not sure again what we can do about that this evening, but I would absolutely agree with you that it's a safety concern from that end. I'm sure that you can work with Staff and talk to Staff and, you know, there might be an opportunity, I don't know what the grocery store is doing, but to make some changes there, some positive changes.

COMMISSIONER CHERWIN: There used to be speed bumps there, right?

COMMISSIONER DAWSON: I thought there were speed bumps.

COMMISSIONER CHERWIN: Did they take out the speed bumps?

MR. PAWLIK: Oh, the speed bumps were terrible. You might have a

reefer, a 55-foot reefer that maybe weighing 60,000 pounds, that's lower and hits the speed bumps, imagine what it sounds like.

COMMISSIONER DAWSON: Oh, I can imagine the sound. I'm just, I think what we're saying is it used to slow me down when I was going down that road, but okay.

MR. PAWLIK: You know, another thing, we had this one jerk, to placate me, they put some big bollards out and we had this one jerk with an SUV with big high tires, in between the bollards, to avoid the speed bump and it looked like a dust storm was going on back there.

COMMISSIONER DAWSON: Sure. Sure, I guess what one question I'd ask, Sam, would be do we have a history or a record of complaints that have been reported to Staff over the years?

MR. HUBBARD: When this was circulated for review by both the Police Department and the traffic engineer and the Engineering Department, their comments did not come back with a statement that this was an issue here.

COMMISSIONER DAWSON: Right. So, I guess, you know, it's helpful to the Village if you're calling and communicating with them. So, just when you're, they're putting here in a condition to work on the noise, so just make sure that you keep that communication going and talk to them about how things are going.

But our role today is to see whether or not the changes that they're making are going to change the area and to agree, they're not changing, we'll still have a Taco Bell, it's still the same layout, and it looks like a much nicer appearance. It's very modern. There's a lot of changes going on at that area. That's one of the major entryways into Arlington Heights. So, I see it as an improvement to the area.

I completely sympathize with your concerns. But from my perspective, what I see, I don't have grounds to take those steps tonight. So, anyway, no further comments or questions.

MR. PAWLIK: I've heard the story about the gateway and El Barrio had a sign made out of plywood with handwritten notes in Spanish, that's not going to look like a gateway to me. It looks like a gateway to Guatemala or something.

CHAIRMAN ENNES: Thank you, Commissioner Dawson. Commissioner Drost?

COMMISSIONER DROST: I really have -- excuse me, I'm sorry.

MR. PAWLIK: I don't know if that would be allowed in any suburb --

COMMISSIONER JENSEN: Mr. Chairman, didn't you say we're through with the public portion?

CHAIRMAN ENNES: I'm sorry. I'm sorry, the public portion of the meeting is done. Thank you.

COMMISSIONER DROST: My only comments are I agree with the previous comments of the Commissioners, and I think this is an overall improvement and it's an issue of enforcement. For the record, I was never a teenager.

CHAIRMAN ENNES: Thank you. Commissioner Jensen?

COMMISSIONER JENSEN: Well, for the record, I was a teenager but not here. I want to clarify one thing I don't understand. You can answer or maybe those in the public here. It looks to me like the Taco Bell has been there for 35 years, if my math is correct, because their first petition was approved in 1983?

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: They've been there 35 years. If I heard the gentleman, Mr. Pawlik, correctly, he's been there 33 years. It seems to me that it was there when he moved in if he was there for 33 years.

MR. PAWLIK: It was, but there was nobody to file because it was a ghost town.

COMMISSIONER JENSEN: Okay, but so if you move into an area, my take on this, if you move into an area that has some commercial or retail space, you know that it's there and that's, you know, you're moving into a piece of property knowing that full well and you can't really expect to force or cause the people that are in the retail area to move. So, I'm having a little trouble understanding that.

Like the other Commissioners here, I don't see that there's any of the issues that have been brought up that we can address because we're focused on what's going to happen with the Taco Bell. I can't imagine anyone would want the Taco Bell to remain as it is as opposed to being upgraded and taking care of some of the traffic flows and so forth. So, I share the same view as the Commissioners who have spoken before.

One technical question, Sam, of you. The easement between what would be the service station or whatever is going to be there in the future, the traffic will be able to come in and out from that piece of property and flow into the drive-through lane, is that correct?

MR. HUBBARD: The drive-through lane would be one way, so it would have to, you know, the traffic would flow, you know, would come in like this and then have to come back to the drive-through lane like that.

COMMISSIONER JENSEN: To go out?

MR. HUBBARD: Right.

COMMISSIONER JENSEN: Okay, just kind of want to understand that. Now, they don't have to do that at this point until something triggers it in terms of a little piece of property being developed to the west of them, is that correct?

MR. HUBBARD: Correct. If the property to the west is redeveloped, it has to go through the public hearing process. So, that would mean the Village would require certain conditions.

COMMISSIONER JENSEN: Okay, I don't have any further comments or questions.

CHAIRMAN ENNES: Commissioner Lorenzini?

COMMISSIONER LORENZINI: A couple of questions for you. I noticed on the plan, you're keeping all the existing light poles?

MR. VALENTINI: Yes.

COMMISSIONER LORENZINI: So, are you adding any additional lighting or is it just going to stay --

MR. VALENTINI: In most cases, the light locations are where they're at right now. But I think what we've done is made some enhancements to make sure that we can properly locate lights so that there's no spill off unnecessarily.

COMMISSIONER LORENZINI: So, is it going to be directional type of lighting or something?

MR. VALENTINI: Yes, it's LED fixture with the ability to, it's got some, it has the ability to create cutoffs. In this case, it's not necessarily a cutoff fixture, but the light in itself, the way that LED works is able to do that. So, the spill-off is very controllable without shielding

or anything like that.

COMMISSIONER LORENZINI: How big are the existing poles? Roughly, 30, 50?

MR. VALENTINI: The height for the pole?

COMMISSIONER LORENZINI: Yes.

MR. VALENTINI: I wouldn't say more than 25.

COMMISSIONER LORENZINI: Okay, so pretty much the parking lot light is going to pretty much stay the same, with different type of lights on it.

MR. VALENTINI: Yes, for the most part. Exactly.

COMMISSIONER LORENZINI: All right. Is the building actually higher than the existing one?

MR. VALENTINI: The building is higher. The front of the building is where most of the increase in the height is taking place. The back of the building I want to say is 18'9" which is pretty consistent with what's there now. Optically, it looks a little shorter because the front of the building is the old mansard style roof with the clay tile. So, we're definitely squaring that off.

But the height for the most part is going to do a couple of things. We're doing the high parapets to shield the units. So, I think right now, if we, Sam, can I pull up that, the front photo? Yes, will I be able to get that from here?

MR. HUBBARD: No, I'll do it.

MR. VALENTINI: Okay, I think it's one of the first ones here, Sam. So, as you can see, I think ultimately the overall height of that arch is at lower than peak or it's actually higher. But --

COMMISSIONER LORENZINI: The existing building is higher than the arches?

MR. VALENTINI: I don't have the ability to take an accurate dimension of what it's at now. Our overall height is, 21?

MR. TELERON: 22.

MR. VALENTINI: 22 feet. So, I want to say that that's relatively close. However, this is a bit of an optical illusion, because as you head farther east or west of the property, the back of the building is not shielding the rooftop very well. We've worked with Staff through the Appearance Review Committee, and we're working to make sure that those are shielded properly. In this case, the taller building is going to help us do that. Also, quite frankly, the taller building is going to hopefully help shield some of the noise that's coming off of Algonquin Road.

COMMISSIONER LORENZINI: Okay, Sam, I assume the height of the building meets code?

MR. HUBBARD: It does.

COMMISSIONER LORENZINI: So, you're also doing something with the dumpsters, you're putting them behind brick walls, correct?

MR. VALENTINI: Correct.

COMMISSIONER LORENZINI: I think that's going to help the situation with leaving the dumpsters open.

MR. VALENTINI: It will help because I don't think those doors can stay open. It's in the drive-through lane, so if the doors are staying open, it's an eyesore for the people in the drive-through, so we'll be concerned about people going and buying food and the

ability to see into the trash. The other issue is that when the doors stay open, they become, well, quite frankly, a hazard.

CHAIRMAN ENNES: Are you talking about the doors to the enclosure or the lids on the dumpsters of the garbage?

MR. VALENTINI: Both, both. So, the lids on the actual dumpsters, we'd want obviously those to stay close because it's not good for basically holding in the trash. The other thing is the doors to the trash enclosure, having those stay closed is, it basically could become a hazard for cars hitting them.

CHAIRMAN ENNES: Sure.

COMMISSIONER LORENZINI: All right. Then I think, you guys can sit down, these questions are for Sam. Sam, what is going on at the CITGO station? Any idea? Any inkling on what's going to happen?

MR. HUBBARD: I know that the owner I think would like to see it redeveloped. There's no application pending at this time.

COMMISSIONER LORENZINI: Okay, and the turn lane being put in is the far right turn lane north on Wilke --

MR. HUBBARD: The turn lane area, so it would be a right turn lane to go north on Wilke.

COMMISSIONER LORENZINI: That roadway, so obviously that's owned by the grocery store as you said. Is there anything, any obligation on their part as part of that easement that they should be doing or not doing to make it really not so objectionable to the homeowners there?

MR. HUBBARD: The Taco Bell?

COMMISSIONER LORENZINI: No, no, the grocery store. Is there something they should be doing or is there some obligation they have about keeping the roadway clean?

MR. HUBBARD: No, not beyond just, you know, whatever standard in the Municipal Code would be towards, you know, keeping something sightly and in order.

COMMISSIONER LORENZINI: So, the point that Commissioner Dawson brought up about making complaints is a good one --

MR. HUBBARD: Absolutely.

COMMISSIONER LORENZINI: -- complaints, there ought to be, to clean up the area.

MR. HUBBARD: Right. If there's violations and our Health Department receives the complaint, we'll go out and investigate the site and any property owner that's not maintaining the property per code.

COMMISSIONER LORENZINI: Okay, all right. Then, so is that a cyclone fence along that roadway there between that road and the homeowners --

MR. HUBBARD: I didn't think it was. I thought it was a picket fence but I could be mistaken.

COMMISSIONER LORENZINI: -- separating fence.

MR. HUBBARD: Right.

COMMISSIONER LORENZINI: All right. Okay, so I appreciate what the public had said about the problems, but this really seems to be an issue with the roadway, most of the issues with the roadway and the grocery store. As some of the Commissioners have said, we really don't have any control over that tonight. That's all I have, thank you.

CHAIRMAN ENNES: Thank you. Commissioner Green?

COMMISSIONER GREEN: Being through the old Plat & Sub at the preliminary meeting on it, a lot of my questions were answered. I think it's a good improvement. I agree with the upgrade of the building and the height. I think it's going to be a beautification of the site and in no way is it going to be negative.

It's unfortunate that, you know, there's always a residential area located behind a commercial strip, that pretty much happens on every busy street in Arlington Heights. It's just one of those things. So, I have no problems with this project. I think it's a good fit. That's it.

CHAIRMAN ENNES: Thanks. Question for our architects. Mr. Valentini, do you do a lot of the renovations around Taco Bells? Do you do a lot of work with them?

MR. VALENTINI: Well over a hundred a year.

CHAIRMAN ENNES: Oh, so you do.

MR. VALENTINI: Been doing it for 20 years.

CHAIRMAN ENNES: So, you probably know in detail the site. So, a big issue that I'm seeing with fast food restaurants in neighborhoods is with the speakers versus the noise and some spillover. Some of it is treated with signage that's put at the speaker, turn down radios, you know, try to keep your volume, is that part of this renovation or modernization? Will that type of sign be out there?

MR. VALENTINI: Well, I'll tell you, we haven't necessarily talked specifically about signage. A lot of times, you're correct, there will be a sign at the ordering area that says, you know, please be cognizant of our neighbors and, you know, lower the radio noise. There's also controls specific now to these newer drive-through systems that can allow us or allow the operator to kind of function a little differently with that. Ultimately, in the evening, in the later hours, the outside noise is lessened so that there is not an obstruction of the communication between the operator and the person in their car. You know, sometimes the old systems will pick up a lot of outside noise and you've got the operator trying to work and hear the customer properly so that they're not frustrated and then you've got the customer yelling because quite frankly they're not able to hear them.

So, you know, that goes without saying, but I think the newer systems which this will have basically state-of-the-art drive-through system, those are controllable. In addition to that, this will have a canopy so, you know, some of the sound is going to be kind of contained, not much but some of the sound is going to be contained.

CHAIRMAN ENNES: So, there's some type of roof over the speaker?

MR. VALENTINI: Correct, correct. The other thing is, you know, we definitely wanted to work with Staff and work with them about trying to buffer the back of the property, the north edge of property.

CHAIRMAN ENNES: You're thinking of some landscaping there?

MR. VALENTINI: Well, now, we maintain one of the large trees on the property, so that in itself is hopefully a sound-absorbing situation. Again, like Sam had mentioned, we're trying to move or did move the speaker situation forward. Also, in addition to that, you've seen the retention area, there is a, what we utilized was the curvature area behind the building. We're actually utilizing that for stormwater detention. In addition to that, because it's a lower area, we have to put a fence out there to make sure that, you know, people aren't falling into that detention area. That fence in itself is now kind of shielding, you could see where we're actually, what we're doing is, that speaker is somewhat shielded by that fence also. So,

that's going to help, right there, correct.

So, you're literally seeing a 42-inch fence there. So, we're hoping that's going to help deflect some of the noise. The trash enclosure is there. Again, one more item to hopefully deflect it, and with the fact that it's being moved forward, again trying to be cognizant of the sound and understand that, you know, it's something that we should take care of and work towards.

CHAIRMAN ENNES: Now, as the architects, are you a private firm? Or are you a part of the franchisor?

MR. VALENTINI: We're a private firm hired by the franchisee.

CHAIRMAN ENNES: But you're listed here as the Petitioner, and you're really just, you're the architect, you're not the property owner. You really can't commit --

MR. VALENTINI: We're an agent for them working on their behalf.

CHAIRMAN ENNES: Okay. I should have asked you earlier, there's a number of conditions on the Staff report, that's conditions one through four. Are you familiar with them?

MR. VALENTINI: We are.

CHAIRMAN ENNES: You're agreeable to all of them?

MR. VALENTINI: Yes, we are.

CHAIRMAN ENNES: I would, because some of the complaints it sounds like from the neighborhood, and Sam, if I could clarify one thing, when this was sent around to departments, and Commissioner Dawson asked you about were there any police reports, and I'm not sure if you were answering that from a safety standpoint or noise complaints or both. Can you address that? Do you know?

MR. HUBBARD: Both, yes. The resource officer and the Police Department did not respond with any --

CHAIRMAN ENNES: Any kind of complaint history?

MR. HUBBARD: Complaint history, yes, that this Taco Bell has been any nuisance and in redeveloping we should consider A, B and C. So, yes.

CHAIRMAN ENNES: Okay, I am going to strongly suggest, as the agent, that you advise the business owner/operator that it would be to their best interest to come back to the Village Board meeting, if we approve this tonight, so that they can answer and address some of the questions about trash floating around the neighborhood, some of the late night noise.

One last question that I have, I think it's a good project, I think that your proposal will make the situation that is affecting some of the neighbors better by the sound buffers and whatnot. I just wish that there was a board-on-board fence behind there, and not chainlink if that's the case, but that's not, that's beyond our control and beyond your involvement. But I would strongly suggest that that building owner comes to the Village Board meeting so he can address some of those issues that I'm sure the Village Board, who those type of issues are to their venue as opposed to ours, that he can address those.

MR. VALENTINI: I would say I could definitely talk to the Taco Bell owner and, you know, see if most likely they would be available. I can't speak to the owner of the driveway.

CHAIRMAN ENNES: We understand.

MR. VALENTINI: Right. But again, basically we can definitely talk to our Taco Bell franchisee and, you know, they've got area operators that, this is a company that --

CHAIRMAN ENNES: Is this a company store?

MR. VALENTINI: No, it's not a company store, but the company that is the franchisee ownership, they own many locations. They do the right thing when they do this stuff. This is, excuse me, a considerable investment that they're putting into this property.

CHAIRMAN ENNES: Right.

MR. VALENTINI: They're not going to want to take any shortcuts. But obviously the control goes only to a certain extent.

CHAIRMAN ENNES: And he may not be aware that there are some issues with the neighbors. He should be, and I think he would want to work with them. He's been there a long time. We like to see businesses within town continue to grow and to stay here.

MR. VALENTINI: I know that there's a chain of command that operate at the store from managers to area managers, and they're in constant communication with the ownership. So, if there are complaints, they're most likely being told about them and are hopefully trying to fix them.

CHAIRMAN ENNES: Okay, thank you. That's all I have. Are there any other questions from the Commissioners? Anything else?

COMMISSIONER JENSEN: Just one question. Since it looks to me, and I go to this Taco Bell myself, it looks to me like a major use of that service road even though it's not owned by Taco Bell is to serve Taco Bell customers, probably more so than even the grocery store. So, I would ask, it's not anything to do, but it could be that a conversation by the owner of the Taco Bell with whoever owns the grocery store to see if some improvements could be made in that service road, because it would be to your benefit, I would believe, or to the owner's benefit to actually make sure that's a well-maintained road. It isn't that now. With the rains, you're going through puddles that are quite deep and it's really not a very good road in general.

So, I would encourage them to see if there's something that they would be willing to do in concert with the person who owns the grocery store to actually improve that service road.

MR. VALENTINI: I can definitely make the suggestion. There's three different owners. There's the grocery store owner, there's the owner of the Taco Bell property, and there's the franchisee who's leasing that property. So, but again, I know that there's probably an avenue to have some type of conversation about that.

COMMISSIONER JENSEN: Since I do believe you probably have most of the traffic on that road, probably in relation to the Taco Bell would be my guess.

MR. VALENTINI: Well, I didn't run or look that close at the numbers from the traffic study, but there is a considerable amount of traffic that does come in off of Algonquin Road. Traffic that is heading east on Algonquin Road, obviously those people know by now to make their left-hand turn onto New Wilke so that they can make the right-hand turn on the service road and come in through the back of the property. Again, that is, you know, people learn, right, who frequent the store, that's how you know how to get there.

COMMISSIONER JENSEN: Sure. Just a suggestion.

MR. VALENTINI: Yes, no, and I appreciate that.

CHAIRMAN ENNES: Can I have a motion?

COMMISSIONER DAWSON: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 18-018, an Amendment to Special Use Ordinances #83-14 and #91-082 to allow for redevelopment of

the site with a new Taco Bell Restaurant including a drive-through, and a variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24 feet to 23 feet.

This approval shall be subject to the following conditions:

1. At the request of the Village, upon redevelopment of the gas station property abutting the subject property to the west, the property owner shall cause to be constructed on the subject property a driveway connection to the gas station property immediately to the west. Additionally, the property owner shall grant, and cause to be recorded, an access easement that provides two-way cross access to the property to the west, which shall only be required if and when the gas station property is redeveloped and provides reciprocal access to the subject property.
2. If there are complaints about the speaker volumes, the restaurant operator and the Village shall work together to resolve the volume issue, which may include a requirement for face-to-face ordering between specific hours overnight.
3. The restaurant operator shall make a good faith effort to reduce late night noise and other site issues that could impact neighboring residents.
4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER CHERWIN: I second.

CHAIRMAN ENNES: Can you get the roll call vote, Sam?

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

CHAIRMAN ENNES: Okay, thank you. You have approval from the Plan Commission. You will have to proceed on now to the Village Board. You should be aware that the Village Trustees receive our reports and read them pretty extensively so that they're aware of what's going on. So, I would encourage that you heed some of the comments because I think they will serve well the company that you're working for.

MR. VALENTINI: Thank you, we appreciate it.

CHAIRMAN ENNES: Thanks. To Mr. and Mrs. Pawlik, thank you for coming and making us aware of the conditions.

MR. PAWLIK: Can I ask, are you elected or appointed or what?

CHAIRMAN ENNES: Pardon?

MR. PAWLIK: Are you elected or appointed?

CHAIRMAN ENNES: I'm sorry, I can't hear?

MR. PAWLIK: Are you all elected or appointed?

COMMISSIONER LORENZINI: We're appointed.

CHAIRMAN ENNES: We're appointed. But thank you for coming here and making us aware of the conditions.

(Whereupon, the above-mentioned petition was adjourned at 8:30 p.m.)

DRAFT



Map created on June 21, 2018.

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STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Taco Bell
Project Address: 1530 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: September 6, 2018

PETITION INFORMATION:

DC Number: 18-083
Petitioner Name: Mario Valentini
Petitioner Address: MRV Architects Inc.
5105 Tollview Drive, #197
Rolling Meadows, IL 60008
Meeting Date: September 13, 2018

Requested Action(s):

Approval of the proposed architectural design for a new Taco Bell restaurant.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval to amend the existing Special Use Ordinances to allow redevelopment of the site with a new restaurant and drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is proposing to demolish an existing, older Taco Bell restaurant building to allow construction of a new Taco Bell restaurant. The proposed restaurant will include indoor dining and a drive through. The scope of the project includes a complete redevelopment of the site including parking areas and landscaping.

Architectural Design:

The proposed design represents the latest national prototype for Taco Bell. The design has a fresh modern aesthetic, and it will be a significant improvement from the existing dated restaurant. The design includes an all brick exterior, which is complemented with 'bronze' color fiber cement accent panels and a faux 'rustwall' tower feature. The exterior materials and colors are very nicely coordinated. Overall, the proposed design is nicely done, and it will fit in well in this location, especially with the other adjacent newer national fast food restaurant buildings.

Rooftop Mechanical Unit Screening:

The proposed building has multiple rooftop mechanical units which are required to be fully screened from public view. The building design includes tall parapet walls to screen the equipment, which is ideal.

Signage:

The proposed design includes three wall signs and one ground sign. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. There are no previous sign variations approved for this property, and the existing building only has one wall sign. The number of wall signs should be reduced to comply with code, and the following recommendations should be considered:

1. It is recommended that the second wall sign on the side of the 'rustwall' tower be omitted.
2. The sign above the entry door on the right side of the building should be omitted to comply with code, but it should be noted that there are numerous other similar fast food restaurant buildings that have obtained sign variations for an additional wall sign above the side entry door.

3. The maximum allowed height for a ground sign is 16'-6". The proposed 20'-0" tall ground sign needs to be reduced in height to comply with code.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Taco Bell located at 1530 W. Algonquin Road. This recommendation is subject to compliance with the plans received 9/5/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
2. It is recommended that the second wall sign on the side of the 'rustwall' tower be omitted.
3. It is recommended that the sign above the entry door on the right side of the building be omitted, or pursue a sign variation.
4. It is recommended that the height of the ground sign be reduced to 16'-6" or less, to comply with code.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

September 6, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-083

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 13, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Shaun Harris, South Water Signs for *H&R Block*
Mario Valentini, MRV Architects Inc. for *Taco Bell*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 28, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 28, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEWDC#18-083 – Taco Bell – 1530 W. Algonquin Rd.

Mario Valentini, representing *MRV Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing, older Taco Bell restaurant building to allow construction of a new Taco Bell restaurant. The proposed restaurant will include indoor dining and a drive through. The scope of the project includes a complete redevelopment of the site including parking areas and landscaping.

The proposed design represents the latest national prototype for Taco Bell. The design has a fresh modern aesthetic, and will be a significant improvement from the existing dated restaurant. The design includes an all brick exterior, which is complemented with 'bronze' color fiber cement accent panels and a faux 'rustwall' tower feature. The exterior materials and colors are very nicely coordinated. Overall, the proposed design is nicely done, and will fit in well in this location, especially with the other adjacent newer national fast food restaurant buildings. The proposed building has multiple rooftop mechanical units which are required to be fully screened from public view. The building design includes tall parapet walls to screen the equipment, which is ideal.

The proposed design includes three wall signs and one ground sign. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. There are no previous sign variations approved for this property, and the existing building only has one wall sign. The number of wall signs should be reduced to comply with code, and the following recommendations should be considered:

1. It is recommended that the second wall sign on the side of the 'rustwall' tower be omitted.
2. The sign above the entry door on the right side of the building should be omitted to comply with code, but it should be noted that there are numerous other similar fast food restaurant buildings that have obtained sign variations for an additional wall sign above the side entry door.
3. The maximum allowed height for a ground sign is 16'-6". The proposed 20'-0" tall ground sign needs to be reduced in height to comply with code.

Staff recommends approval of the proposed design for the existing Taco Bell building with the recommendations regarding signage as summarized in the Staff report.

Mr. Valentini had no comments at this time.

Chair Fitzgerald noted that there was no one in the audience at this time.

Commissioner Kubow said it was a great design and he liked it; it is very sharp and very modern, and although he liked the old school Taco Bell look, he understood the change to a contemporary design. He approved of the design as proposed. With regards to signage, he felt the sign on the west elevation was unnecessary because there is no turn-in at that point, and the sign on the south elevation will become visible when passing the building to turn in. He had no other comments other than the design was fantastic, and he approved as proposed, with Staff's recommendations.

Commissioner Kingsley said it was a really nice design. She liked the brick and the colors being proposed, and asked if the rustwall panels were standard to the new prototype design. Mr. Valentini explained that the new design and materials have been a work in progress, with several locations initially having a material that looked galvanized; however, that material ended up rusting and the rust running down the building, so the material was changed to a pre-finished "rust" product that has been used successfully in several locations. Commissioner Kingsley said that she really liked the materials; however, her only hesitation was that the Urbane Bronze color of the Hardie panels and the

Iron Ore color of the canopy did not go together; one needed to be cooler or one needed to be warmer. Mr. Valentini explained that the metal sample presented tonight is very large in comparison to the actual small, thin size of the canopy that will be on the building. He added that the storefront windows would be clear anodized, which helps define the separation between the fiber cement board and the glazing.

Commissioner Kingsley also asked about the gooseneck lights and what they would light up. Mr. Valentini presented a building design that they previously considered, which included two areas of mosaics that were proposed to help break up the monotony of the solid side walls, and gooseneck lighting to illuminate the mosaic areas. The current, more modern design being presented tonight has eliminated the mosaic areas because they were considered signage; however, the gooseneck lighting has remained to help break up and wash the wall, as well as highlight the landscaping. Mr. Valentini said that they were open to discussions about bringing back the mosaic areas as well. Commissioner Kingsley felt the lighting helped to lighten up that area of the facade in the absence of windows. She added a suggestion to paint the service door a darker color, and Mr. Valentini replied that it could be painted to match the color of the surrounding Hardie-board.

Chair Fitzgerald agreed with painting the service door a darker color, and he liked the building design being proposed, which would stand the test of time. He also felt the two-sided tower element on the building appeared unfinished when heading west on Algonquin Road, and he suggested something be done to return it, or at least back it up with the same material on the front. Mr. Valentini was not opposed to using the same material to add a third side to the tower returning over the parapet wall. Chair Fitzgerald also felt the location of the sign on the east elevation above the entrance appeared oddly placed on the wall, and he suggested moving it more towards the front of the building. Commissioner Kingsley felt that moving the sign on the east elevation would help with balance and make it look like the other facades. Commissioner Kubow agreed, although he understood why the sign was currently located above the entry door on that side. He also asked for clarification on the concerns about the tower element, and Chair Fitzgerald explained that he was suggesting the tower element appear more like a 3-sided tower by returning the material onto the other side.

Mr. Hautzinger reiterated that the sign on the east wall is not allowed by code, and would require a variation. Mr. Valentini asked if the client wants a wall sign on the east and west elevations, as opposed to a sign on the front (south) elevation, would it still require a variation. Mr. Hautzinger reiterated that only wall sign is allowed per code, and more than one wall sign would require a sign variation review by this commission. Commissioner Kubow was in favor of allowing two wall signs; either on the east and west elevations, or on the south and east elevations. Chair Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR *TACO BELL* LOCATED AT 1530 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/5/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO RETURN THE MATERIAL ON THE TOWER TO MAKE IT THREE-SIDED.
2. A REQUIREMENT TO PAINT THE SERVICE DOOR ON THE EAST ELEVATION A COLOR TO MATCH THE ADJACENT WALL PANEL COLOR.
3. A RECOMMENDATION TO ALLOW TWO WALL SIGNS ON THE BUILDING; ONE ON THE EAST AND ONE ON THE WEST ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS

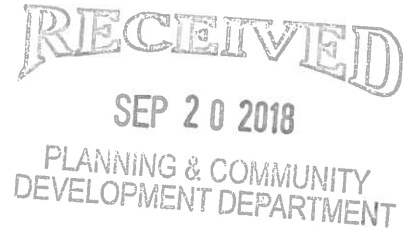
THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com



September 20, 2018

Plan Commissioners
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Proposed scrape and rebuild of existing Taco Bell restaurant, Algonquin Road and New Wilke Road
Plan Commission Review Submittal

Statement of Intent

The applicants, The Twins Group, Inc. / Buddy Bells, intend to scrape and rebuild the existing Taco Bell building with an accessory drive-thru at the above noted location. Looking ahead, the development is estimated to be completed by January 2019. As a part of the redevelopment, we are required to request a review of the Conceptual Plan for the property. We believe that the development and operation of the restaurant with an updated image will enhance the current intersection, while providing the typical Quick Services Restaurant service in a high-quality environment the brands is known to deliver.

The franchise group owns and operates many drive-thru locations throughout the United States. The Twins Group's upper management team consists of many multi-unit managers who have well over 15 years of Quick Service Restaurant experience each.

This location qualifies for the new prototypical style category for Taco Bell. Here, they will be unveiling a new prototypical design for this building which will have a full menu offering; functioning as a typical free-standing building.

We understand the sensitivity to create a building with an architecturally pleasing exterior appearance while also offering a comfortable, while functional, interior environment. The introduction of more modern elements to the exterior works in combination with interior items such as soft seating to create a very wholesome experience. The use of quality construction materials sets these buildings apart from other brands and other buildings within the same brand.

Items such as directional signs and a menu board are also essential to a well-functioning drive-thru facility and have been integrated into the overall site design. A drive-thru would be an added convenience for customers that are not intending on dining in. And, unlike the site's current drive-thru configuration, an additional bypass lane will be added to provide relief with the removal of an otherwise inconvenient choke-point. To help ensure public safety, warning stripes are to be painted wherever pedestrians may come into contact with drive-thru traffic.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

The drive-thru speaker systems typically used are adjustable to comply with any village restrictions and can be accessed by a manager at any time as needed to control the volume. They can also be set for day and night sound levels to prevent any noise from carrying to the surrounding properties at the quieter hours of the night.

While the building would not be pursuing LEED certification, the building would be utilizing a number of sustainable/green features. In Taco Bell's case, this would mainly be in the form of equipment, plumbing, and lighting choices. In the interior and exterior of the building, LEDs are chosen in favor of less sustainable lighting options. This choice also applies to all proposed site lighting. In terms of equipment, rooftop units do have rain sensors as a feature. When rain is detected, the units are given a signal to shut off. Economizers are another feature to these units which work to reduce energy consumption. Furthermore, plumbing fixtures such as water closets, urinals, lavatories, and hand sinks would be considered high-efficiency/green.

In general, the expected number of full-time employees would amount to 30 employees. Hours of operation would begin at 7am and will close at 1am from Sunday-Thursday. On weekends however, the closing time would most likely be extended to 2am. When the dining room closes at 11pm daily, the drive-thru window will operate until closing.

Overall, the addition of this building and drive-thru will prove beneficial to the community by providing a valuable service. Taco Bell will be able to accommodate the customers as needed while having little disruption to the surrounding area. The exterior and interior lighting, signage, materials and proposed plan will maintain the character of the design and surrounding area while creating a more enjoyable experience. We look forward to presenting this project to you and hearing your feedback.

Please feel free to contact me with any further questions regarding the request for review.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mario Valentini", with a stylized, flowing script.

Mario Valentini
Principal,
MRV Architects, Inc.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 209, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

July 31, 2018

Plan Commissioners
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Purpose of Parking Study

As determined by the Arlington Heights Department of Planning and Community Development, a parking study is necessary to determining the overall efficiency (or inefficiency) of the existing parking lot and drive-thru lane. 26 parking spaces have been identified. In order to gather the following usage data, the restaurant conducted surveys taking note of parking space usage and drive thru stacking at 30-minute intervals during peak lunch and dinner times over a two-week period. Surveys were held from Thursdays to Saturdays.

Arlington Heights Taco Bell			
	Time	Drive-thru cars 1/2 hour	Parking space Usage 1/2 hour
21-Jun Thursday	11am-12	7	4
	12am-1	14	8
	5pm-6	8	5
	6pm-7	8	4
22-Jun Friday	11am-12	8	4
	12am-1	14	7
	5pm-6	10	5
	6pm-7	12	6
23-Jun Saturday	11am-12	6	4
	12am-1	7	4
	5pm-6	5	3
	6pm-7	6	4
28-Jun Thursday	11am-12	9	5
	12am-1	15	7
	5pm-6	9	5
	6pm-7	8	5
29-Jun Friday	11am-12	10	5
	12am-1	15	7
	5pm-6	5	3
	6pm-7	6	4
30-Jun Saturday	11am-12	4	4
	12am-1	7	5
	5pm-6	5	4
	6pm-7	5	4

→ Total # of cars observed using drive-thru during ² 1/2-hour period

→ Max. # of cars parked on the site during ² 1/2 hour period.

RECEIVED

AUG 21 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Traffic and Site Plan Evaluation

To: **Mario Valenti**
MRV Architects, Inc.

From: Bill Grieve, P.E., PTOE
Senior Transportation Engineer

Date: August 21, 2018

Subject: ***Taco Bell Restaurant Replacement***
1530 W. Algonquin Road
Arlington Heights, Illinois

Gewalt Hamilton Associates, Inc. (GHA) has conducted a traffic and site plan evaluation of the above captioned subject. As proposed, Taco Bell would replace their restaurant at 1530 W. Algonquin Road in Arlington Heights, Illinois (see *Exhibit 1*) to include the latest design features and improve customer ordering efficiency; both at the counter and in the drive-thru. The following summarizes our findings and provides various recommendations for consideration.

Traffic Evaluation

Existing Traffic

- GHA conducted peak period traffic counts during midday (11:00 AM to 1:00 PM) and evening (4:00 PM to 7:00 PM) on Thursday, July 26, 2018 and Saturday midday from 11:00 AM to 1:00 PM on Saturday, July 28, 2018 at the access drives that serve Taco Bell. These time periods were chosen, because they represent the busiest Taco Bell hours of operation.
- The peak hours occurred on the weekday midday from Noon to 1:00 PM and evening from 4:45 PM to 5:45 PM and on the Saturday midday from Noon to 1:00 PM. *Exhibit 2* illustrates the existing peak hour traffic volumes. The Miovision traffic count printouts are in *Appendix A*.
- As can be seen, the full access drive on New Wilke Road was busiest during all three peak hours. The heavy through traffic volumes on Algonquin Road (IL 62) limited the ability to make a left turn in or out of the restaurant to at most only a few vehicles. In addition, the cross connection to the east at the north end of the site was rarely used by Taco Bell traffic.

Future Traffic

- The new restaurant will have 2,112 square feet of space versus the existing restaurant, which has 1,924 square feet of space, for a slight increase in size of 188 square feet. Taco Bell does not anticipate any appreciable increase in traffic with the new restaurant. But they do anticipate that the new restaurant will encourage increased same-customer sales.
- Coordination by the project civil engineer with IDOT indicates that access at the Taco Bell drive on Algonquin Road will be limited to right turns in and out only. A channeling island will help emphasize the turn prohibitions.

- *Exhibit 3* illustrates the adjusted traffic volumes. As can be seen:
 - Only 2 left turns in will be redistributed to the New Wilke Road during the weekday midday peak hour and zero left turns in will shift during the weekday evening and Saturday midday peak hours.
 - Only 4 left turns out will shift to the north cross connection during the weekday midday, zero during the weekday evening, and only 1 during the Saturday midday peak hours.
- *Exhibit 4* provides the updated traffic volumes. Increase Taco Bell traffic at the north drive will be 6 vehicles during the weekday midday, zero during the weekday evening, and 1 vehicle during the Saturday midday peak hours.

Key Finding. Based on the traffic adjustments when the access drive on Algonquin Road gets restricted to right turns in/out only, there will be virtually a negligible impact on operations at the access drive on New Wilke Road and the cross connection to the east at the north end of Taco Bell.

On-Site Planning Features

Data Collection

- GHA observed drive-thru stacking and parking demands at the Taco Bell restaurant on Wednesday, August 1 and Saturday, August 4, 2018. The time periods were chosen to basically coincide with the traffic count results, to observe peak customer activity. The results are summarized in *Exhibit 5*.
- GHA also observed drive-thru stacking and parking demands at various other Taco Bell restaurants in January 2018. Those results are provided in *Appendix B*. The on-site characteristics are similar among the Taco Bell restaurants observed.

Drive-Thru Stacking

- The site plan prepared by MRV Architects, Inc. dated May 2018 (see *Exhibit 6*) indicates that the drive-thru will have stacking for 9 vehicles plus a bypass lane.
- Our site observations indicate that there were never more than 3 vehicles queued at any one time at this Taco Bell (see *Exhibit 5*) and never more than 5 vehicles queued at the other Taco Bell restaurants (see *Appendix B*).

Key Finding. The drive-thru stacking provided will comfortably accommodate the anticipated demand. In addition, the bypass lane will provide additional customer flexibility should they decide to not use the drive-thru.

Parking

- The MRV site plan indicates that there will be 23 parking spaces, including 2 ADA spaces, provided. This supply exceeds the Village code requirement of 15 parking spaces.
- The GHA observations indicate a peak parking demand of 11 spaces (see *Exhibit 5*).
- Employees should be encouraged to park in the spaces furthest from the front door. This will maximize the prime parking available for customers.

Key Finding. The parking supply provided will comfortably accommodate the peak customer and employee demands.

Site Operations

- It may be beneficial to reduce the drive-thru exit to a single lane after the food pick-up window. This will help “guide” exiting drive-thru traffic onto the north-south circulation aisle. The additional parkway provided (about 10-12 feet) will help accommodate a potential intersection improvement at the Algonquin Road / New Wilke Road intersection that is in its initial design considerations.
- Taco Bell traffic should have Stop control at the northern east-west circulation drive.

Technical Addendum

The following *Exhibits* and *Appendices* were referenced. They provide support documentation for our study findings and recommendations.

Exhibits

1. Location Map
2. Existing Traffic
3. Adjusted Traffic
4. Updated Traffic
5. Parking & Drive-Thru Observations
6. Site Plan

Appendices

- A. Traffic Count Summary Sheets
- B. Taco Bell Survey Data Summary

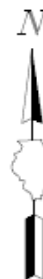
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Please don't hesitate to call me at (847) 478-9700 if you have any questions or need more information. This traffic and parking evaluation was prepared by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com

EXHIBITS



GHA GEWALT HAMILTON
ASSOCIATES, INC.

Exhibit 1 Location Map



Not to Scale

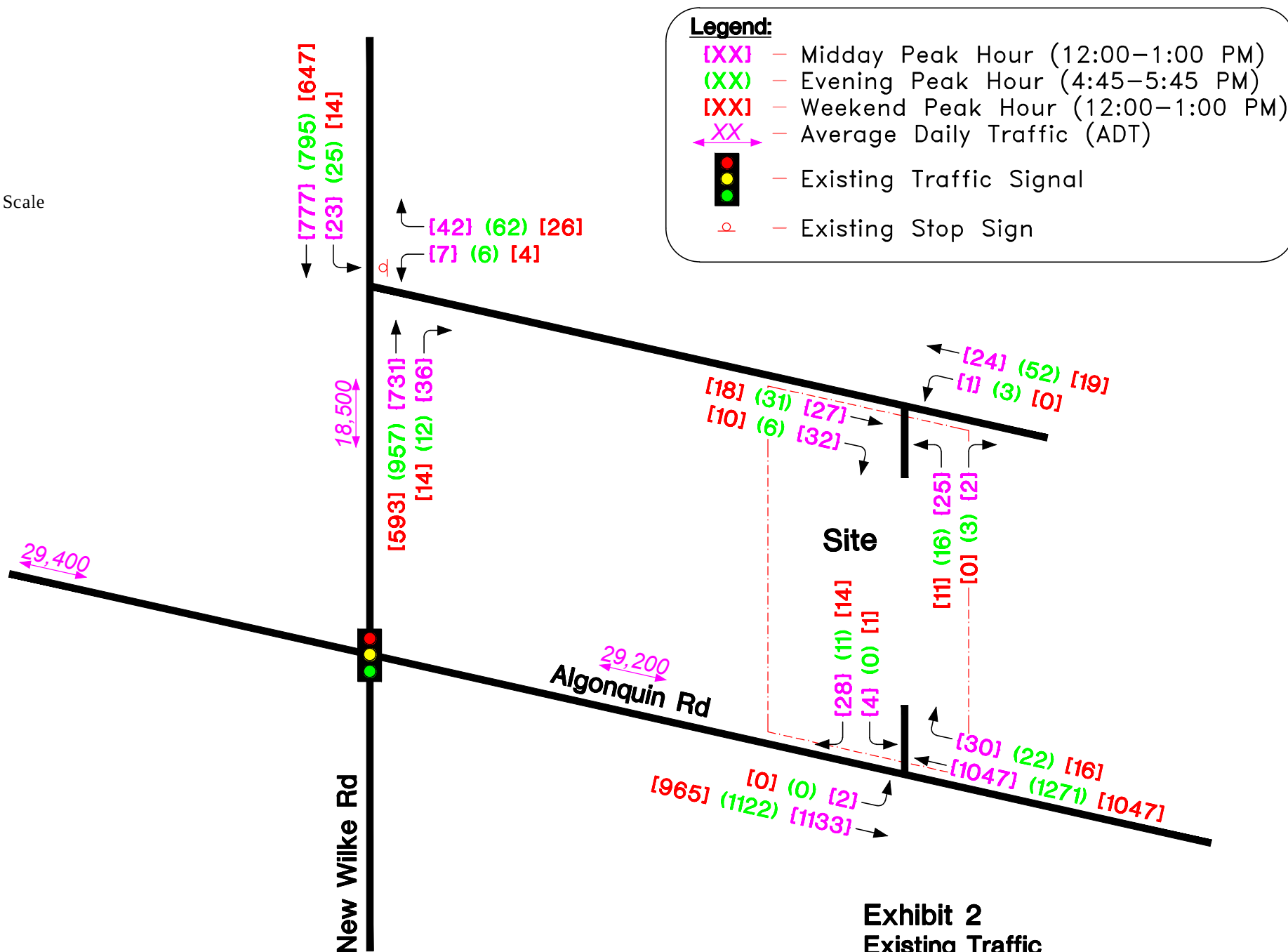


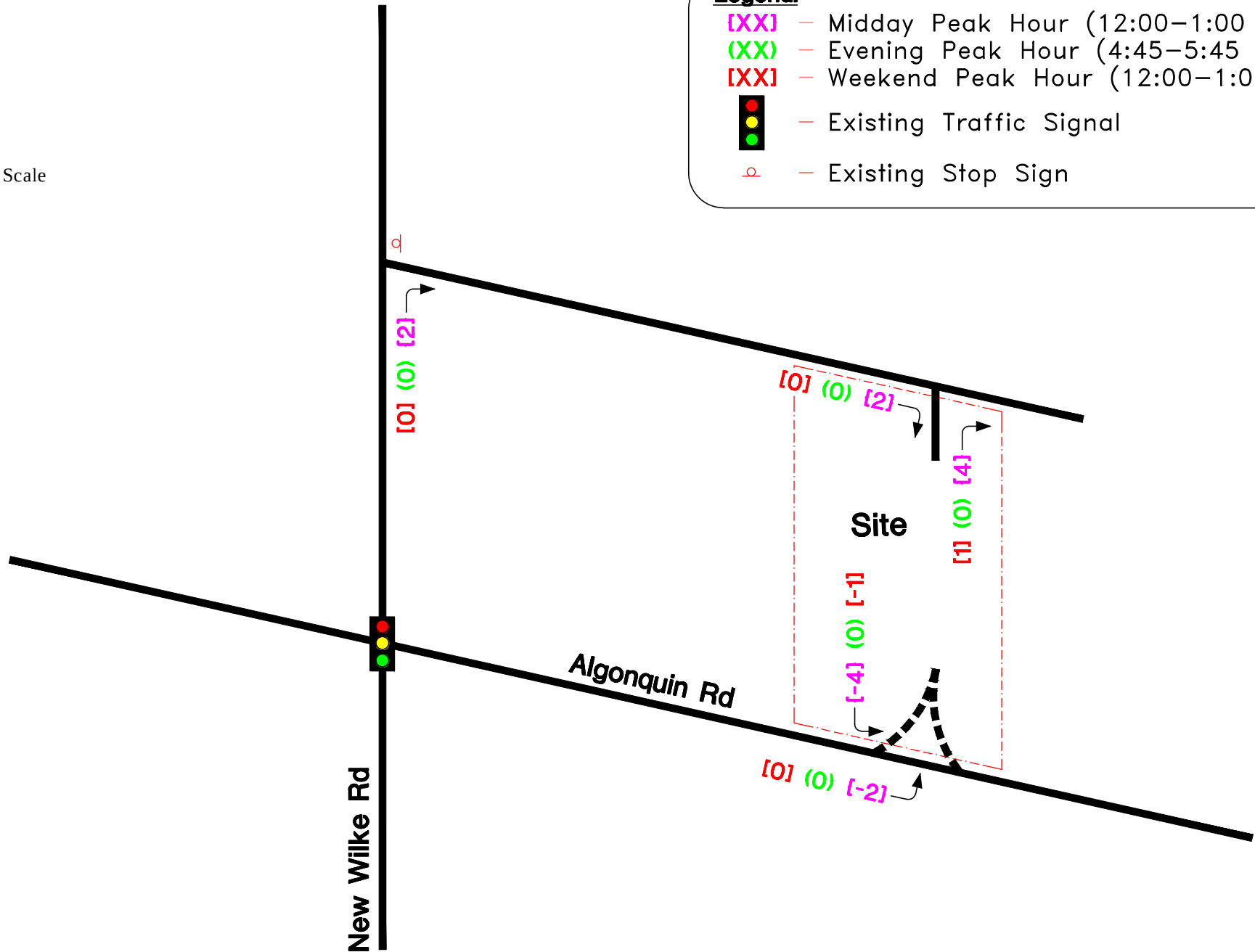
Exhibit 2
Existing Traffic
Sources: 1) GHA July 26 & 28, 2018
2) IDOT 2014/2017 ADT



Not to Scale

Legend:

- [XX] — Midday Peak Hour (12:00–1:00 PM)
- (XX) — Evening Peak Hour (4:45–5:45 PM)
- [XX] — Weekend Peak Hour (12:00–1:00 PM)
-  — Existing Traffic Signal
-  — Existing Stop Sign





Not to Scale

Legend:

- [XX] — Midday Peak Hour (12:00–1:00 PM)
- (XX) — Evening Peak Hour (4:45–5:45 PM)
- [XX] — Weekend Peak Hour (12:00–1:00 PM)



— Existing Traffic Signal



— Existing Stop Sign



— Proposed Stop Sign

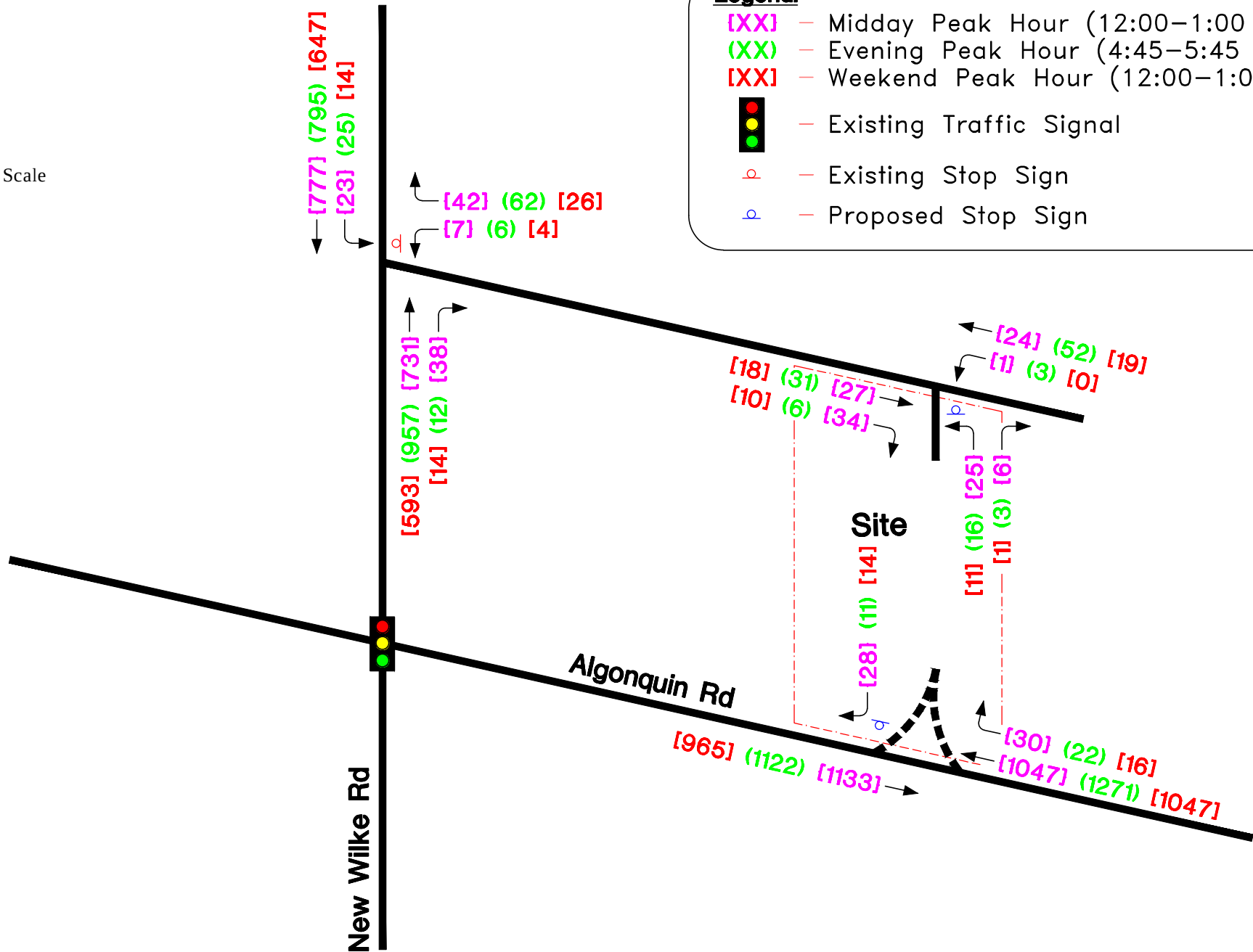


Exhibit 5
Parking & Drive-Thru Observations
Taco Bell - Algonquin Road @ New Wilke Road; Arlington Heights, IL.

Wednesday 8/1 /18	Parked Cars	Wednesday 8/1 /18	Parked Cars	Saturday 8/4/18	Parked Cars
12:00 PM	10	5:00 PM	3	12:00 PM	3
12:10 PM	8	5:10 PM	2	12:10 PM	4
12:20 PM	11	5:20 PM	2	12:20 PM	6
12:30 PM	11	5:30 PM	1	12:30 PM	6
12:40 PM	10	5:00 PM	4	12:40 PM	6
12:50 PM	9	5:10 PM	6	12:50 PM	7
1:00 PM	9	5:20 PM	2	1:00 PM	7

Wednesday 8/1 /18	Drive Thru *	Cut Thru	Wednesday 8/1 /18	Drive Thru *	Cut Thru	Saturday 8/4/18	Drive Thru *	Cut Thru
12:00-12:10 PM	9	1	5:00-5:10 PM	4	2	12:00-12:10 PM	2	2
12:11-12:20 PM	5	2	5:11-5:20 PM	6	0	12:11-12:20 PM	3	2
12:21-12:30 PM	7	3	5:21-5:30 PM	5	1	12:21-12:30 PM	2	3
12:31-12:40 PM	9	2	5:31-5:40 PM	4	3	12:31-12:40 PM	4	2
12:41-12:50 PM	8	3	5:41-5:50 PM	4	3	12:41-12:50 PM	4	2
12:51-1:00 PM	5	2	5:51-6:00 PM	6	2	12:51-1:00 PM	5	2

Notes:

Parking lot has 24 regular spots and 2 handicap spots.

Drive thru is not well makred so 5+ cars passed by the drive-thru entrance and had to turn around to enter it.

Drive Thru* is total for period. There was a maximum of 3 cars in the drive-thru at any one time.

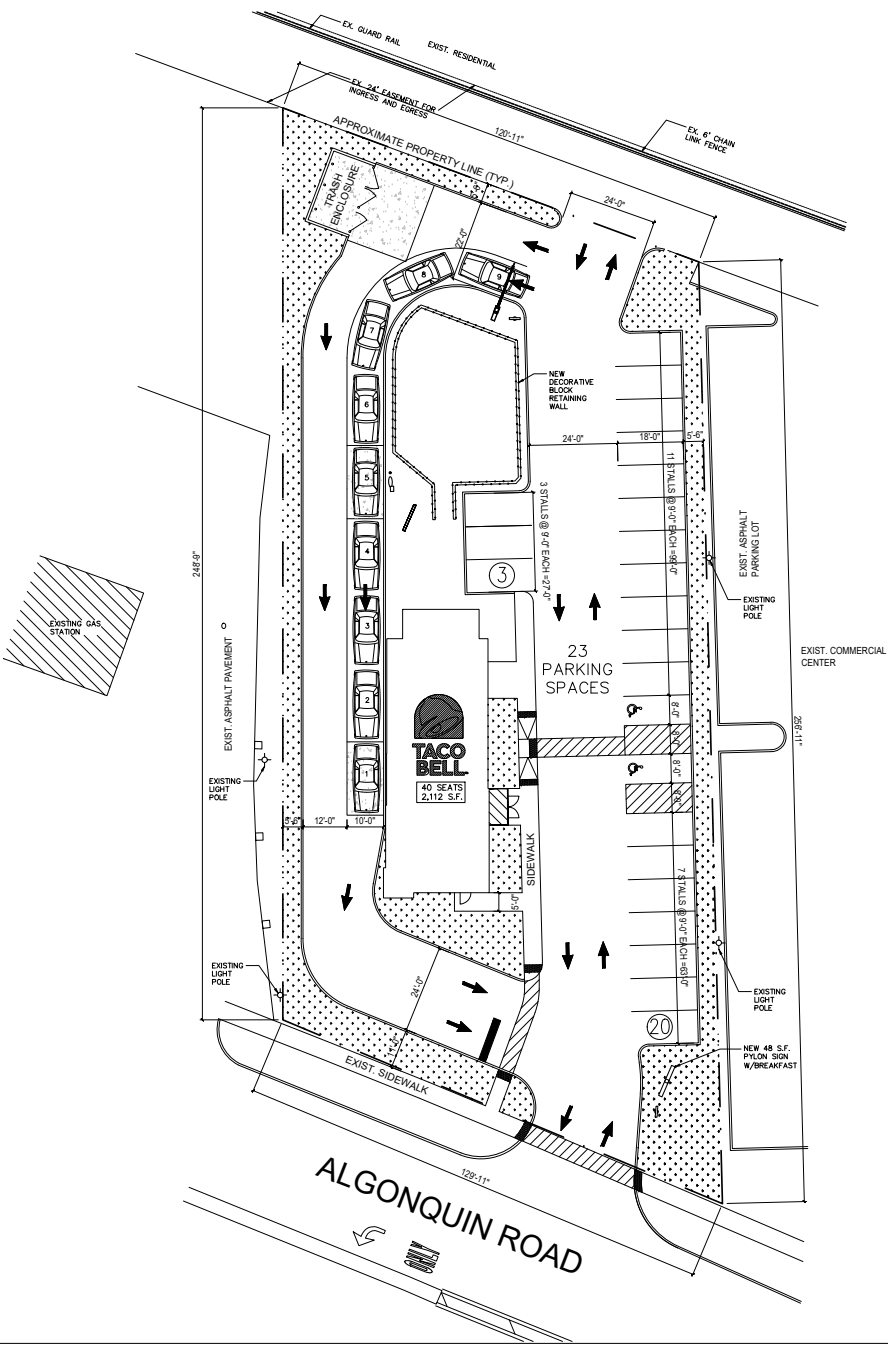
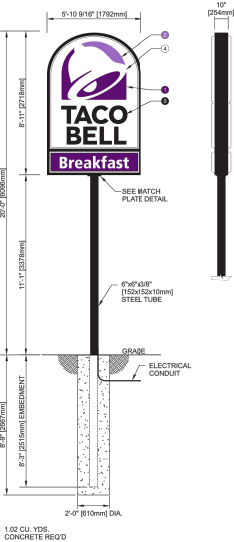
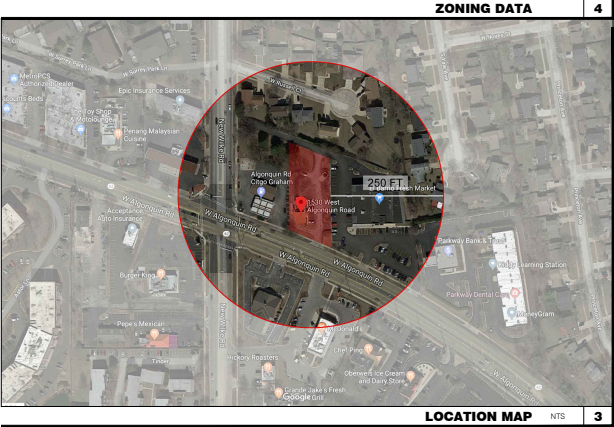
Some WB cars on Algonquin use the Taco Bell lot as a cut thru to avoid the traffic signal at Algonquin / New Wilke, then turn north on New Wilke..

Three pedestrians entered the Taco Bell at 6:07pm on Wednesday.

At 6:20pm on Wednesday an employee arrived by bicycle and parked in the back of the restaurant.

Exhibit 6 - Site Plan

	B-2 District Code Required	Proposed
Setbacks		
North (side)		109'-8"
South (side)		41'-3"
East (rear)		60'-11/16"
West (front)		27'-5 5/16"
F.A.R.	250%	130%
Building Lot Coverage	No Zoning Requirement	2,112 SF
Impervious Surface Coverage	N/A	20,659 SF
Building Height	No Zoning Requirement	24'-0"
Off-street Parking Spaces	15 Spaces	23 Spaces



MRV
ARCHITECTS, INC.
400 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-3005 FAX: 219-735-8314
MRV ARCHITECTS, INC. 2017
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TACO BELL
EXPLORER
MEDIUM - 40

CONTRACT DATE: XX.XX.XXXX
BUILDING TYPE: EXP40
PLAN VERSION: MAY, 2018
SITE NUMBER: XXX-XXX
STORE NUMBER: XX

TACO BELL
1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

**PROPOSED
SITE PLAN**

SP1.0

APPENDIX A

Traffic Count Summaries

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive
Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: East-West Drive & New Wilke Rd
Site Code:
Start Date: 07/26/2018
Page No: 1

Turning Movement Data

Start Time	New Wilke Rd Southbound					East-West Dr Westbound					New Wilke Rd Northbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
11:00 AM	141	2	0	0	143	4	2	0	0	6	1	120	0	0	121	270
11:15 AM	151	7	0	0	158	4	2	0	1	6	4	138	0	0	142	306
11:30 AM	188	4	0	0	192	6	0	0	4	6	4	132	0	0	136	334
11:45 AM	200	3	0	0	203	7	0	0	2	7	4	173	0	0	177	387
Hourly Total	680	16	0	0	696	21	4	0	7	25	13	563	0	0	576	1297
12:00 PM	201	7	0	0	208	12	0	0	0	12	9	199	0	0	208	428
12:15 PM	191	8	0	0	199	12	3	0	2	15	8	170	0	0	178	392
12:30 PM	173	6	0	0	179	12	1	0	0	13	13	178	0	0	191	383
12:45 PM	212	2	0	0	214	5	2	0	2	7	5	184	0	0	189	410
Hourly Total	777	23	0	0	800	41	6	0	4	47	35	731	0	0	766	1613
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	198	4	0	1	202	17	5	0	3	22	5	198	0	0	203	427
4:15 PM	187	0	0	0	187	14	2	0	0	16	4	196	0	0	200	403
4:30 PM	213	3	0	0	216	9	1	0	0	10	0	238	0	0	238	464
4:45 PM	198	4	0	0	202	8	2	0	0	10	6	219	0	0	225	437
Hourly Total	796	11	0	1	807	48	10	0	3	58	15	851	0	0	866	1731
5:00 PM	197	4	0	0	201	12	1	0	0	13	2	239	0	0	241	455
5:15 PM	224	8	0	0	232	19	1	0	2	20	2	265	0	0	267	519
5:30 PM	176	9	0	0	185	20	1	0	1	21	2	234	0	0	236	442
5:45 PM	213	9	0	0	222	26	3	0	1	29	1	221	0	0	222	473
Hourly Total	810	30	0	0	840	77	6	0	4	83	7	959	0	0	966	1889
6:00 PM	178	3	0	0	181	8	1	0	1	9	2	192	0	0	194	384
6:15 PM	192	2	0	0	194	3	2	0	5	5	3	184	0	0	187	386
6:30 PM	168	4	0	0	172	5	2	0	2	7	2	167	0	0	169	348
6:45 PM	165	2	0	0	167	10	0	0	5	10	4	173	0	0	177	354
Hourly Total	703	11	0	0	714	26	5	0	13	31	11	716	0	0	727	1472
Grand Total	3766	91	0	1	3857	213	31	0	31	244	81	3820	0	0	3901	8002
Approach %	97.6	2.4	0.0	-	-	87.3	12.7	0.0	-	-	2.1	97.9	0.0	-	-	-
Total %	47.1	1.1	0.0	-	48.2	2.7	0.4	0.0	-	3.0	1.0	47.7	0.0	-	48.8	-
Lights	3718	91	0	-	3809	210	30	0	-	240	79	3789	0	-	3868	7917
% Lights	98.7	100.0	-	-	98.8	98.6	96.8	-	-	98.4	97.5	99.2	-	-	99.2	98.9
Mediums	38	0	0	-	38	2	0	0	-	2	2	23	0	-	25	65
% Mediums	1.0	0.0	-	-	1.0	0.9	0.0	-	-	0.8	2.5	0.6	-	-	0.6	0.8
Articulated Trucks	10	0	0	-	10	1	1	0	-	2	0	8	0	-	8	20
% Articulated Trucks	0.3	0.0	-	-	0.3	0.5	3.2	-	-	0.8	0.0	0.2	-	-	0.2	0.2
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	15	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	0.0	-	-	-	-	48.4	-	-	-	-	-	-	-
Pedestrians	-	-	-	1	-	-	-	-	16	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	51.6	-	-	-	-	-	-	-

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive
Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: East-West Drive & New Wilke Rd
Site Code:
Start Date: 07/26/2018
Page No: 3

Turning Movement Peak Hour Data (12:00 PM)

Start Time	New Wilke Rd Southbound					East-West Dr Westbound					New Wilke Rd Northbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
12:00 PM	201	7	0	0	208	12	0	0	0	12	9	199	0	0	208	428
12:15 PM	191	8	0	0	199	12	3	0	2	15	8	170	0	0	178	392
12:30 PM	173	6	0	0	179	12	1	0	0	13	13	178	0	0	191	383
12:45 PM	212	2	0	0	214	5	2	0	2	7	5	184	0	0	189	410
Total	777	23	0	0	800	41	6	0	4	47	35	731	0	0	766	1613
Approach %	97.1	2.9	0.0	-	-	87.2	12.8	0.0	-	-	4.6	95.4	0.0	-	-	-
Total %	48.2	1.4	0.0	-	49.6	2.5	0.4	0.0	-	2.9	2.2	45.3	0.0	-	47.5	-
PHF	0.916	0.719	0.000	-	0.935	0.854	0.500	0.000	-	0.783	0.673	0.918	0.000	-	0.921	0.942
Lights	762	23	0	-	785	41	6	0	-	47	34	722	0	-	756	1588
% Lights	98.1	100.0	-	-	98.1	100.0	100.0	-	-	100.0	97.1	98.8	-	-	98.7	98.5
Mediums	11	0	0	-	11	0	0	0	-	0	1	6	0	-	7	18
% Mediums	1.4	0.0	-	-	1.4	0.0	0.0	-	-	0.0	2.9	0.8	-	-	0.9	1.1
Articulated Trucks	4	0	0	-	4	0	0	0	-	0	0	3	0	-	3	7
% Articulated Trucks	0.5	0.0	-	-	0.5	0.0	0.0	-	-	0.0	0.0	0.4	-	-	0.4	0.4
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	0.0	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	4	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive
Vernon Hills, Illinois, United States 60061
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Count Name: East-West Drive & New Wilke Rd
Site Code:
Start Date: 07/26/2018
Page No: 5

Turning Movement Peak Hour Data (4:45 PM)

Start Time	New Wilke Rd Southbound					East-West Dr Westbound					New Wilke Rd Northbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
4:45 PM	198	4	0	0	202	8	2	0	0	10	6	219	0	0	225	437
5:00 PM	197	4	0	0	201	12	1	0	0	13	2	239	0	0	241	455
5:15 PM	224	8	0	0	232	19	1	0	2	20	2	265	0	0	267	519
5:30 PM	176	9	0	0	185	20	1	0	1	21	2	234	0	0	236	442
Total	795	25	0	0	820	59	5	0	3	64	12	957	0	0	969	1853
Approach %	97.0	3.0	0.0	-	-	92.2	7.8	0.0	-	-	1.2	98.8	0.0	-	-	-
Total %	42.9	1.3	0.0	-	44.3	3.2	0.3	0.0	-	3.5	0.6	51.6	0.0	-	52.3	-
PHF	0.887	0.694	0.000	-	0.884	0.738	0.625	0.000	-	0.762	0.500	0.903	0.000	-	0.907	0.893
Lights	783	25	0	-	808	58	5	0	-	63	11	956	0	-	967	1838
% Lights	98.5	100.0	-	-	98.5	98.3	100.0	-	-	98.4	91.7	99.9	-	-	99.8	99.2
Mediums	12	0	0	-	12	1	0	0	-	1	1	1	0	-	2	15
% Mediums	1.5	0.0	-	-	1.5	1.7	0.0	-	-	1.6	8.3	0.1	-	-	0.2	0.8
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	1	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	33.3	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	2	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	66.7	-	-	-	-	-	-	-

Turning Movement Data

Start Time	Taco Bell Southbound						IL-62 Westbound						Northbound Approach Northbound						IL-62 Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
11:00 AM	1	0	0	0	1	1	3	222	9	0	0	234	7	0	2	0	3	9	10	231	2	0	0	243	487
11:15 AM	3	0	0	0	1	3	2	194	8	0	1	204	11	0	2	0	6	13	13	223	0	0	0	236	456
11:30 AM	3	0	0	0	0	3	3	222	11	0	1	236	9	0	1	0	6	10	25	254	0	0	0	279	528
11:45 AM	7	0	3	0	2	10	8	202	15	0	0	225	15	0	3	0	4	18	14	269	0	0	0	283	536
Hourly Total	14	0	3	0	4	17	16	840	43	0	2	899	42	0	8	0	19	50	62	977	2	0	0	1041	2007
12:00 PM	8	0	1	0	1	9	10	246	17	0	2	273	21	0	1	0	0	22	22	261	1	0	0	284	588
12:15 PM	7	1	0	0	3	8	8	251	15	0	0	274	16	0	1	0	4	17	19	266	0	1	0	286	585
12:30 PM	6	0	0	0	0	6	1	281	12	0	0	294	21	0	0	0	5	21	25	301	0	0	0	326	647
12:45 PM	7	0	3	0	0	10	11	269	8	0	0	288	11	0	0	0	1	11	14	305	1	0	1	320	629
Hourly Total	28	1	4	0	4	33	30	1047	52	0	2	1129	69	0	2	0	10	71	80	1133	2	1	1	1216	2449
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	2	0	0	0	2	2	8	319	3	0	0	330	9	0	0	0	3	9	5	252	0	0	0	257	598
4:15 PM	0	0	0	0	1	0	2	323	3	0	1	328	3	0	0	0	3	3	8	252	0	0	0	260	591
4:30 PM	2	0	0	0	0	2	4	312	6	0	0	322	8	0	0	0	4	8	10	247	0	0	0	257	589
4:45 PM	2	0	0	0	1	2	4	335	2	0	0	341	4	0	0	0	3	4	8	277	0	0	0	285	632
Hourly Total	6	0	0	0	4	6	18	1289	14	0	1	1321	24	0	0	0	13	24	31	1028	0	0	0	1059	2410
5:00 PM	2	0	0	0	2	2	4	289	2	0	1	295	8	0	0	0	0	8	6	298	0	0	1	304	609
5:15 PM	1	0	0	0	2	1	5	310	6	0	1	321	4	0	0	0	2	4	6	281	0	0	0	287	613
5:30 PM	6	0	0	0	4	6	9	337	3	0	0	349	6	0	0	0	1	6	5	266	0	0	0	271	632
5:45 PM	5	0	0	0	0	5	4	333	3	0	0	340	4	0	1	0	1	5	7	264	0	0	0	271	621
Hourly Total	14	0	0	0	8	14	22	1269	14	0	2	1305	22	0	1	0	4	23	24	1109	0	0	1	1133	2475
6:00 PM	1	0	1	0	1	2	4	306	11	1	0	322	9	0	0	0	0	9	6	257	0	0	1	263	596
6:15 PM	4	0	0	0	2	4	1	255	6	0	0	262	6	0	1	0	8	7	5	303	0	0	1	308	581
6:30 PM	3	0	0	0	1	3	1	292	5	0	2	298	7	0	0	0	2	7	10	269	0	0	0	279	587
6:45 PM	4	0	0	0	3	4	6	253	2	1	0	262	4	0	0	0	3	4	5	232	0	0	0	237	507
Hourly Total	12	0	1	0	7	13	12	1106	24	2	2	1144	26	0	1	0	13	27	26	1061	0	0	2	1087	2271
Grand Total	74	1	8	0	27	83	98	5551	147	2	9	5798	183	0	12	0	59	195	223	5308	4	1	4	5536	11612
Approach %	89.2	1.2	9.6	0.0	-	-	1.7	95.7	2.5	0.0	-	-	93.8	0.0	6.2	0.0	-	-	4.0	95.9	0.1	0.0	-	-	-
Total %	0.6	0.0	0.1	0.0	-	0.7	0.8	47.8	1.3	0.0	-	49.9	1.6	0.0	0.1	0.0	-	1.7	1.9	45.7	0.0	0.0	-	47.7	-
Lights	73	1	7	0	-	81	97	5438	145	2	-	5682	180	0	12	0	-	192	220	5171	4	1	-	5396	11351
% Lights	98.6	100.0	87.5	-	-	97.6	99.0	98.0	98.6	100.0	-	98.0	98.4	-	100.0	-	-	98.5	98.7	97.4	100.0	100.0	-	97.5	97.8
Mediums	1	0	1	0	-	2	1	66	2	0	-	69	3	0	0	0	-	3	3	70	0	0	-	73	147
% Mediums	1.4	0.0	12.5	-	-	2.4	1.0	1.2	1.4	0.0	-	1.2	1.6	-	0.0	-	-	1.5	1.3	1.3	0.0	0.0	-	1.3	1.3
Articulated Trucks	0	0	0	0	-	0	0	47	0	0	-	47	0	0	0	0	-	0	0	67	0	0	-	67	114
% Articulated Trucks	0.0	0.0	0.0	-	-	0.0	0.0	0.8	0.0	0.0	-	0.8	0.0	-	0.0	-	-	0.0	0.0	1.3	0.0	0.0	-	1.2	1.0
Bicycles on Crosswalk	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	15	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	18.5	-	-	-	-	-	0.0	-	-	-	-	-	25.4	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	22	-	-	-	-	-	9	-	-	-	-	-	44	-	-	-	-	-	4	-	-

% Pedestrians	-	-	-	-	81.5	-	-	-	-	-	100.0	-	-	-	-	74.6	-	-	-	-	-	100.0	-	-
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Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: Taco Bell & Algonquin Rd (IL-62)
Site Code:
Start Date: 07/26/2018
Page No: 4

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Taco Bell Southbound						IL-62 Westbound						Northbound Approach Northbound						IL-62 Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
12:00 PM	8	0	1	0	1	9	10	246	17	0	2	273	21	0	1	0	0	22	22	261	1	0	0	284	588
12:15 PM	7	1	0	0	3	8	8	251	15	0	0	274	16	0	1	0	4	17	19	266	0	1	0	286	585
12:30 PM	6	0	0	0	0	6	1	281	12	0	0	294	21	0	0	0	5	21	25	301	0	0	0	326	647
12:45 PM	7	0	3	0	0	10	11	269	8	0	0	288	11	0	0	0	1	11	14	305	1	0	1	320	629
Total	28	1	4	0	4	33	30	1047	52	0	2	1129	69	0	2	0	10	71	80	1133	2	1	1	1216	2449
Approach %	84.8	3.0	12.1	0.0	-	-	2.7	92.7	4.6	0.0	-	-	97.2	0.0	2.8	0.0	-	-	6.6	93.2	0.2	0.1	-	-	-
Total %	1.1	0.0	0.2	0.0	-	1.3	1.2	42.8	2.1	0.0	-	46.1	2.8	0.0	0.1	0.0	-	2.9	3.3	46.3	0.1	0.0	-	49.7	-
PHF	0.875	0.250	0.333	0.000	-	0.825	0.682	0.931	0.765	0.000	-	0.960	0.821	0.000	0.500	0.000	-	0.807	0.800	0.929	0.500	0.250	-	0.933	0.946
Lights	28	1	3	0	-	32	29	1016	51	0	-	1096	69	0	2	0	-	71	79	1089	2	1	-	1171	2370
% Lights	100.0	100.0	75.0	-	-	97.0	96.7	97.0	98.1	-	-	97.1	100.0	-	100.0	-	-	100.0	98.8	96.1	100.0	100.0	-	96.3	96.8
Mediums	0	0	1	0	-	1	1	19	1	0	-	21	0	0	0	0	-	0	1	21	0	0	-	22	44
% Mediums	0.0	0.0	25.0	-	-	3.0	3.3	1.8	1.9	-	-	1.9	0.0	-	0.0	-	-	0.0	1.3	1.9	0.0	0.0	-	1.8	1.8
Articulated Trucks	0	0	0	0	-	0	0	12	0	0	-	12	0	0	0	0	-	0	0	23	0	0	-	23	35
% Articulated Trucks	0.0	0.0	0.0	-	-	0.0	0.0	1.1	0.0	-	-	1.1	0.0	-	0.0	-	-	0.0	0.0	2.0	0.0	0.0	-	1.9	1.4
Bicycles on Crosswalk	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	25.0	-	-	-	-	-	0.0	-	-	-	-	-	30.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	3	-	-	-	-	-	2	-	-	-	-	-	7	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	75.0	-	-	-	-	-	100.0	-	-	-	-	-	70.0	-	-	-	-	-	100.0	-	-

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

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Count Name: Taco Bell & Algonquin Rd (IL-62)
Site Code:
Start Date: 07/26/2018
Page No: 6

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Taco Bell Southbound						IL-62 Westbound						Northbound Approach Northbound						IL-62 Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
4:45 PM	2	0	0	0	1	2	4	335	2	0	0	341	4	0	0	0	3	4	8	277	0	0	0	285	632
5:00 PM	2	0	0	0	2	2	4	289	2	0	1	295	8	0	0	0	0	8	6	298	0	0	1	304	609
5:15 PM	1	0	0	0	2	1	5	310	6	0	1	321	4	0	0	0	2	4	6	281	0	0	0	287	613
5:30 PM	6	0	0	0	4	6	9	337	3	0	0	349	6	0	0	0	1	6	5	266	0	0	0	271	632
Total	11	0	0	0	9	11	22	1271	13	0	2	1306	22	0	0	0	6	22	25	1122	0	0	1	1147	2486
Approach %	100.0	0.0	0.0	0.0	-	-	1.7	97.3	1.0	0.0	-	-	100.0	0.0	0.0	0.0	-	-	2.2	97.8	0.0	0.0	-	-	-
Total %	0.4	0.0	0.0	0.0	-	0.4	0.9	51.1	0.5	0.0	-	52.5	0.9	0.0	0.0	0.0	-	0.9	1.0	45.1	0.0	0.0	-	46.1	-
PHF	0.458	0.000	0.000	0.000	-	0.458	0.611	0.943	0.542	0.000	-	0.936	0.688	0.000	0.000	0.000	-	0.688	0.781	0.941	0.000	0.000	-	0.943	0.983
Lights	11	0	0	0	-	11	22	1251	13	0	-	1286	22	0	0	0	-	22	25	1100	0	0	-	1125	2444
% Lights	100.0	-	-	-	-	100.0	100.0	98.4	100.0	-	-	98.5	100.0	-	-	-	-	100.0	100.0	98.0	-	-	-	98.1	98.3
Mediums	0	0	0	0	-	0	0	8	0	0	-	8	0	0	0	0	-	0	0	15	0	0	-	15	23
% Mediums	0.0	-	-	-	-	0.0	0.0	0.6	0.0	-	-	0.6	0.0	-	-	-	-	0.0	0.0	1.3	-	-	-	1.3	0.9
Articulated Trucks	0	0	0	0	-	0	0	12	0	0	-	12	0	0	0	0	-	0	0	7	0	0	-	7	19
% Articulated Trucks	0.0	-	-	-	-	0.0	0.0	0.9	0.0	-	-	0.9	0.0	-	-	-	-	0.0	0.0	0.6	-	-	-	0.6	0.8
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	9	-	-	-	-	-	2	-	-	-	-	-	6	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive
Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: Taco Bell & East-West Drive
(North Driveway)
Site Code:
Start Date: 07/26/2018
Page No: 1

Turning Movement Data

Start Time	East-West Dr Westbound					Taco Bell Northbound					East-West Dr Eastbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
11:00 AM	5	1	0	0	6	0	1	0	0	1	1	2	0	0	3	10
11:15 AM	4	0	0	0	4	1	3	0	0	4	2	8	0	0	10	18
11:30 AM	4	0	0	0	4	0	1	0	0	1	4	4	0	0	8	13
11:45 AM	6	2	0	0	8	0	2	0	0	2	4	3	0	0	7	17
Hourly Total	19	3	0	0	22	1	7	0	0	8	11	17	0	0	28	58
12:00 PM	4	0	0	0	4	1	8	0	0	9	9	8	0	0	17	30
12:15 PM	8	0	0	0	8	1	8	1	0	10	8	7	0	0	15	33
12:30 PM	8	1	0	0	9	0	4	0	0	4	11	9	0	0	20	33
12:45 PM	4	0	0	0	4	0	5	0	0	5	4	3	0	0	7	16
Hourly Total	24	1	0	0	25	2	25	1	0	28	32	27	0	0	59	112
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	14	0	0	0	14	1	8	0	0	9	4	5	0	0	9	32
4:15 PM	12	0	0	0	12	0	2	0	0	2	1	3	0	0	4	18
4:30 PM	6	0	0	0	6	0	4	0	0	4	1	2	0	0	3	13
4:45 PM	8	0	0	0	8	1	3	0	0	4	3	7	0	0	10	22
Hourly Total	40	0	0	0	40	2	17	0	0	19	9	17	0	0	26	85
5:00 PM	10	2	0	0	12	1	2	0	0	3	1	5	0	0	6	21
5:15 PM	14	1	0	0	15	1	7	0	0	8	1	8	0	0	9	32
5:30 PM	20	0	0	0	20	0	4	0	0	4	1	11	0	0	12	36
5:45 PM	20	1	0	0	21	0	5	0	0	5	2	9	0	0	11	37
Hourly Total	64	4	0	0	68	2	18	0	0	20	5	33	0	0	38	126
6:00 PM	6	0	0	0	6	0	2	0	0	2	2	3	0	0	5	13
6:15 PM	4	0	0	0	4	0	1	0	4	1	2	3	0	0	5	10
6:30 PM	7	0	0	0	7	0	0	0	0	0	1	5	0	0	6	13
6:45 PM	8	0	0	0	8	0	2	0	0	2	1	5	0	0	6	16
Hourly Total	25	0	0	0	25	0	5	0	4	5	6	16	0	0	22	52
Grand Total	172	8	0	0	180	7	72	1	4	80	63	110	0	0	173	433
Approach %	95.6	4.4	0.0	-	-	8.8	90.0	1.3	-	-	36.4	63.6	0.0	-	-	-
Total %	39.7	1.8	0.0	-	41.6	1.6	16.6	0.2	-	18.5	14.5	25.4	0.0	-	40.0	-
Lights	168	7	0	-	175	7	72	1	-	80	62	109	0	-	171	426
% Lights	97.7	87.5	-	-	97.2	100.0	100.0	100.0	-	100.0	98.4	99.1	-	-	98.8	98.4
Mediums	2	1	0	-	3	0	0	0	-	0	1	1	0	-	2	5
% Mediums	1.2	12.5	-	-	1.7	0.0	0.0	0.0	-	0.0	1.6	0.9	-	-	1.2	1.2
Articulated Trucks	2	0	0	-	2	0	0	0	-	0	0	0	0	-	0	2
% Articulated Trucks	1.2	0.0	-	-	1.1	0.0	0.0	0.0	-	0.0	0.0	0.0	-	-	0.0	0.5
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	0.0	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	4	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-

Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: Taco Bell & East-West Drive
(North Driveway)
Site Code:
Start Date: 07/26/2018
Page No: 3

Turning Movement Peak Hour Data (12:00 PM)

Start Time	East-West Dr Westbound					Taco Bell Northbound					East-West Dr Eastbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
12:00 PM	4	0	0	0	4	1	8	0	0	9	9	8	0	0	17	30
12:15 PM	8	0	0	0	8	1	8	1	0	10	8	7	0	0	15	33
12:30 PM	8	1	0	0	9	0	4	0	0	4	11	9	0	0	20	33
12:45 PM	4	0	0	0	4	0	5	0	0	5	4	3	0	0	7	16
Total	24	1	0	0	25	2	25	1	0	28	32	27	0	0	59	112
Approach %	96.0	4.0	0.0	-	-	7.1	89.3	3.6	-	-	54.2	45.8	0.0	-	-	-
Total %	21.4	0.9	0.0	-	22.3	1.8	22.3	0.9	-	25.0	28.6	24.1	0.0	-	52.7	-
PHF	0.750	0.250	0.000	-	0.694	0.500	0.781	0.250	-	0.700	0.727	0.750	0.000	-	0.738	0.848
Lights	24	1	0	-	25	2	25	1	-	28	31	27	0	-	58	111
% Lights	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	100.0	96.9	100.0	-	-	98.3	99.1
Mediums	0	0	0	-	0	0	0	0	-	0	1	0	0	-	1	1
% Mediums	0.0	0.0	-	-	0.0	0.0	0.0	0.0	-	0.0	3.1	0.0	-	-	1.7	0.9
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	-	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Count Name: Taco Bell & East-West Drive
(North Driveway)
Site Code:
Start Date: 07/26/2018
Page No: 5

Turning Movement Peak Hour Data (4:45 PM)

[illegible]

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
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Count Name: Taco Bell & Algonquin Rd (IL-62)
Site Code:
Start Date: 07/28/2018
Page No: 1

Turning Movement Data

Start Time	Taco Bell Southbound						IL-62 Westbound						Northbound Approach Northbound						IL-62 Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
11:00 AM	1	0	0	0	0	1	3	226	3	0	1	232	5	0	0	0	4	5	3	226	0	0	0	229	467
11:15 AM	2	0	1	0	3	3	1	228	5	0	0	234	9	0	0	0	0	9	13	241	0	0	0	254	500
11:30 AM	1	0	0	0	5	1	1	215	6	0	3	222	8	0	0	0	2	8	12	253	0	0	0	265	496
11:45 AM	1	0	0	0	0	1	1	226	6	0	0	233	6	0	1	0	0	7	17	235	0	1	0	253	494
Hourly Total	5	0	1	0	8	6	6	895	20	0	4	921	28	0	1	0	6	29	45	955	0	1	0	1001	1957
12:00 PM	5	0	0	0	1	5	5	257	9	0	1	271	8	0	0	0	6	8	6	235	0	0	0	241	525
12:15 PM	4	0	1	0	3	5	5	251	11	0	0	267	7	0	1	0	3	8	11	233	0	0	0	244	524
12:30 PM	1	0	0	0	1	1	3	265	9	0	1	277	16	0	1	0	2	17	18	243	0	1	0	262	557
12:45 PM	4	0	0	0	0	4	3	274	1	0	0	278	7	0	0	0	2	7	11	254	0	0	0	265	554
Hourly Total	14	0	1	0	5	15	16	1047	30	0	2	1093	38	0	2	0	13	40	46	965	0	1	0	1012	2160
Grand Total	19	0	2	0	13	21	22	1942	50	0	6	2014	66	0	3	0	19	69	91	1920	0	2	0	2013	4117
Approach %	90.5	0.0	9.5	0.0	-	-	1.1	96.4	2.5	0.0	-	-	95.7	0.0	4.3	0.0	-	-	4.5	95.4	0.0	0.1	-	-	-
Total %	0.5	0.0	0.0	0.0	-	0.5	0.5	47.2	1.2	0.0	-	48.9	1.6	0.0	0.1	0.0	-	1.7	2.2	46.6	0.0	0.0	-	48.9	-
Lights	19	0	2	0	-	21	22	1910	49	0	-	1981	64	0	3	0	-	67	90	1887	0	2	-	1979	4048
% Lights	100.0	-	100.0	-	-	100.0	100.0	98.4	98.0	-	-	98.4	97.0	-	100.0	-	-	97.1	98.9	98.3	-	100.0	-	98.3	98.3
Mediums	0	0	0	0	-	0	0	17	1	0	-	18	2	0	0	0	-	2	1	18	0	0	-	19	39
% Mediums	0.0	-	0.0	-	-	0.0	0.0	0.9	2.0	-	-	0.9	3.0	-	0.0	-	-	2.9	1.1	0.9	-	0.0	-	0.9	0.9
Articulated Trucks	0	0	0	0	-	0	0	15	0	0	-	15	0	0	0	0	-	0	0	15	0	0	-	15	30
% Articulated Trucks	0.0	-	0.0	-	-	0.0	0.0	0.8	0.0	-	-	0.7	0.0	-	0.0	-	-	0.0	0.0	0.8	-	0.0	-	0.7	0.7
Bicycles on Crosswalk	-	-	-	-	7	-	-	-	-	-	1	-	-	-	-	-	5	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	53.8	-	-	-	-	-	16.7	-	-	-	-	-	26.3	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	-	6	-	-	-	-	-	5	-	-	-	-	-	14	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	46.2	-	-	-	-	-	83.3	-	-	-	-	-	73.7	-	-	-	-	-	-	-	-

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: Taco Bell & Algonquin Rd (IL-62)
Site Code:
Start Date: 07/28/2018
Page No: 3

Turning Movement Peak Hour Data (12:00 PM)

Start Time	Taco Bell Southbound						IL-62 Westbound						Northbound Approach Northbound						IL-62 Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
12:00 PM	5	0	0	0	1	5	5	257	9	0	1	271	8	0	0	0	6	8	6	235	0	0	0	241	525
12:15 PM	4	0	1	0	3	5	5	251	11	0	0	267	7	0	1	0	3	8	11	233	0	0	0	244	524
12:30 PM	1	0	0	0	1	1	3	265	9	0	1	277	16	0	1	0	2	17	18	243	0	1	0	262	557
12:45 PM	4	0	0	0	0	4	3	274	1	0	0	278	7	0	0	0	2	7	11	254	0	0	0	265	554
Total	14	0	1	0	5	15	16	1047	30	0	2	1093	38	0	2	0	13	40	46	965	0	1	0	1012	2160
Approach %	93.3	0.0	6.7	0.0	-	-	1.5	95.8	2.7	0.0	-	-	95.0	0.0	5.0	0.0	-	-	4.5	95.4	0.0	0.1	-	-	-
Total %	0.6	0.0	0.0	0.0	-	0.7	0.7	48.5	1.4	0.0	-	50.6	1.8	0.0	0.1	0.0	-	1.9	2.1	44.7	0.0	0.0	-	46.9	-
PHF	0.700	0.000	0.250	0.000	-	0.750	0.800	0.955	0.682	0.000	-	0.983	0.594	0.000	0.500	0.000	-	0.588	0.639	0.950	0.000	0.250	-	0.955	0.969
Lights	14	0	1	0	-	15	16	1023	30	0	-	1069	37	0	2	0	-	39	46	953	0	1	-	1000	2123
% Lights	100.0	-	100.0	-	-	100.0	100.0	97.7	100.0	-	-	97.8	97.4	-	100.0	-	-	97.5	100.0	98.8	-	100.0	-	98.8	98.3
Mediums	0	0	0	0	-	0	0	12	0	0	-	12	1	0	0	0	-	1	0	6	0	0	-	6	19
% Mediums	0.0	-	0.0	-	-	0.0	0.0	1.1	0.0	-	-	1.1	2.6	-	0.0	-	-	2.5	0.0	0.6	-	0.0	-	0.6	0.9
Articulated Trucks	0	0	0	0	-	0	0	12	0	0	-	12	0	0	0	0	-	0	0	6	0	0	-	6	18
% Articulated Trucks	0.0	-	0.0	-	-	0.0	0.0	1.1	0.0	-	-	1.1	0.0	-	0.0	-	-	0.0	0.0	0.6	-	0.0	-	0.6	0.8
Bicycles on Crosswalk	-	-	-	-	3	-	-	-	-	-	1	-	-	-	-	-	5	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	60.0	-	-	-	-	-	50.0	-	-	-	-	-	38.5	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	8	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	40.0	-	-	-	-	-	50.0	-	-	-	-	-	61.5	-	-	-	-	-	-	-	-

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive
Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: East-West Drive & New Wilke Rd
Site Code:
Start Date: 07/28/2018
Page No: 1

Turning Movement Data

Start Time	New Wilke Rd Southbound					East-West Dr Westbound					New Wilke Rd Northbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
11:00 AM	159	6	0	0	165	3	0	0	8	3	1	116	0	0	117	285
11:15 AM	161	5	0	0	166	4	0	0	0	4	2	134	0	0	136	306
11:30 AM	158	3	0	0	161	7	1	0	6	8	1	131	0	0	132	301
11:45 AM	173	8	0	0	181	4	0	0	0	4	2	137	1	0	140	325
Hourly Total	651	22	0	0	673	18	1	0	14	19	6	518	1	0	525	1217
12:00 PM	162	5	0	0	167	7	0	0	3	7	7	152	0	0	159	333
12:15 PM	146	4	0	0	150	4	1	0	0	5	2	164	0	0	166	321
12:30 PM	188	3	0	0	191	5	1	0	7	6	4	127	0	0	131	328
12:45 PM	151	2	0	0	153	8	1	0	3	9	1	150	0	0	151	313
Hourly Total	647	14	0	0	661	24	3	0	13	27	14	593	0	0	607	1295
Grand Total	1298	36	0	0	1334	42	4	0	27	46	20	1111	1	0	1132	2512
Approach %	97.3	2.7	0.0	-	-	91.3	8.7	0.0	-	-	1.8	98.1	0.1	-	-	-
Total %	51.7	1.4	0.0	-	53.1	1.7	0.2	0.0	-	1.8	0.8	44.2	0.0	-	45.1	-
Lights	1279	36	0	-	1315	42	4	0	-	46	20	1094	1	-	1115	2476
% Lights	98.5	100.0	-	-	98.6	100.0	100.0	-	-	100.0	100.0	98.5	100.0	-	98.5	98.6
Mediums	19	0	0	-	19	0	0	0	-	0	0	8	0	-	8	27
% Mediums	1.5	0.0	-	-	1.4	0.0	0.0	-	-	0.0	0.0	0.7	0.0	-	0.7	1.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	9	0	-	9	9
% Articulated Trucks	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0	0.8	0.0	-	0.8	0.4
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	22	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	81.5	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	5	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	18.5	-	-	-	-	-	-	-

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive
Vernon Hills, Illinois, United States 60061
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Count Name: East-West Drive & New Wilke Rd
Site Code:
Start Date: 07/28/2018
Page No: 3

Turning Movement Peak Hour Data (12:00 PM)

Start Time	New Wilke Rd Southbound					East-West Dr Westbound					New Wilke Rd Northbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
12:00 PM	162	5	0	0	167	7	0	0	3	7	7	152	0	0	159	333
12:15 PM	146	4	0	0	150	4	1	0	0	5	2	164	0	0	166	321
12:30 PM	188	3	0	0	191	5	1	0	7	6	4	127	0	0	131	328
12:45 PM	151	2	0	0	153	8	1	0	3	9	1	150	0	0	151	313
Total	647	14	0	0	661	24	3	0	13	27	14	593	0	0	607	1295
Approach %	97.9	2.1	0.0	-	-	88.9	11.1	0.0	-	-	2.3	97.7	0.0	-	-	-
Total %	50.0	1.1	0.0	-	51.0	1.9	0.2	0.0	-	2.1	1.1	45.8	0.0	-	46.9	-
PHF	0.860	0.700	0.000	-	0.865	0.750	0.750	0.000	-	0.750	0.500	0.904	0.000	-	0.914	0.972
Lights	641	14	0	-	655	24	3	0	-	27	14	583	0	-	597	1279
% Lights	99.1	100.0	-	-	99.1	100.0	100.0	-	-	100.0	100.0	98.3	-	-	98.4	98.8
Mediums	6	0	0	-	6	0	0	0	-	0	0	4	0	-	4	10
% Mediums	0.9	0.0	-	-	0.9	0.0	0.0	-	-	0.0	0.0	0.7	-	-	0.7	0.8
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	6	0	-	6	6
% Articulated Trucks	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0	1.0	-	-	1.0	0.5
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	9	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	69.2	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	4	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	30.8	-	-	-	-	-	-	-

Count Name: Taco Bell & East-West Drive
(North Driveway)
Site Code:
Start Date: 07/28/2018
Page No: 1

[illegible]

Vernon Hills, Illinois, United States 60061
(847) 478-9700 jopitz@gha-engineers.com

Count Name: Taco Bell & East-West Drive
(North Driveway)
Site Code:
Start Date: 07/28/2018
Page No: 3

Turning Movement Peak Hour Data (12:00 PM)

Start Time	East-West Dr Westbound					Taco Bell Northbound					East-West Dr Eastbound					Int. Total
	Thru	Left	U-Turn	Peds	App. Total	Right	Left	U-Turn	Peds	App. Total	Right	Thru	U-Turn	Peds	App. Total	
12:00 PM	5	0	0	0	5	0	3	0	0	3	5	6	0	0	11	19
12:15 PM	2	0	0	0	2	0	3	0	0	3	0	6	0	0	6	11
12:30 PM	3	0	0	0	3	0	3	0	0	3	3	4	0	0	7	13
12:45 PM	9	0	0	0	9	0	2	0	0	2	2	1	0	0	3	14
Total	19	0	0	0	19	0	11	0	0	11	10	17	0	0	27	57
Approach %	100.0	0.0	0.0	-	-	0.0	100.0	0.0	-	-	37.0	63.0	0.0	-	-	-
Total %	33.3	0.0	0.0	-	33.3	0.0	19.3	0.0	-	19.3	17.5	29.8	0.0	-	47.4	-
PHF	0.528	0.000	0.000	-	0.528	0.000	0.917	0.000	-	0.917	0.500	0.708	0.000	-	0.614	0.750
Lights	19	0	0	-	19	0	11	0	-	11	10	17	0	-	27	57
% Lights	100.0	-	-	-	100.0	-	100.0	-	-	100.0	100.0	100.0	-	-	100.0	100.0
Mediums	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Mediums	0.0	-	-	-	0.0	-	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	0.0	-	-	-	0.0	-	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

APPENDIX B

Taco Bell Survey Data

Appendix B
Taco Bell Survey Data Summary - January 2018

Group 1 - Weekday Midday Peak Period (11 AM to 1 PM)

Location	Parking Demand Maximum	Drive-Thru Queue		Annual Average Daily Traffic (Year)	Notes
		Maximum	Average		
Mundelein, IL 2015 South Lake (US 45)	10	4	2	27,800 (2015)	Also contains a Long John Silvers.
Libertyville, IL 1308 North Milwaukee (IL 21)	16	3	2	23,100 (2015)	Also contains a Pizza Hut.
Glenview, IL 1757 Waukegan Road (IL 43)	6	4	2	21,800 (2015)	
Niles, IL 7535 North Harlem Avenue (IL 43)	8	3	1	22,800 (2013)	

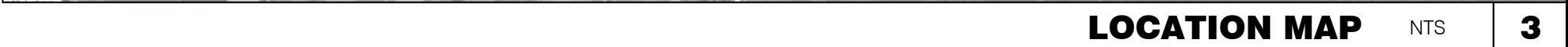
Group 2 - Weekday Evening Peak Period (4 to 6 PM)

Location	Parking Demand Maximum	Drive-Thru Queue		Annual Average Daily Traffic (Year)	
		Maximum	Average		
Mundelein, IL 900 Route 83	4	2	1	16,100 (2015)	
Lake Zurich, IL 801 West Main Street (IL 22)	6	3	1	19,800 (2015)	

Group 3 - Saturday Midday Peak Period (11 AM to 1 PM)

Location	Parking Demand Maximum	Drive-Thru Queue		Annual Average Daily Traffic (Year)	
		Maximum	Average		
Mundelein, IL 900 Route 83	6	2	1	16,100 (2015)	
Chicago, IL 3511 West Devon Ave	8	5	3	24,800 (2014)	

ZONING DATA	4
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- TACO BELL
100 W. ALGONQUIN RD.
CHICAGO HEIGHTS, IL



09-14-18 ROUND 1 REVISION

CONTRACT DATE: XX.XX.XX

BUILDING TYPE: EXP.

PLAN VERSION: SEPTEMBER, 20

SITE NUMBER: XXX-XY

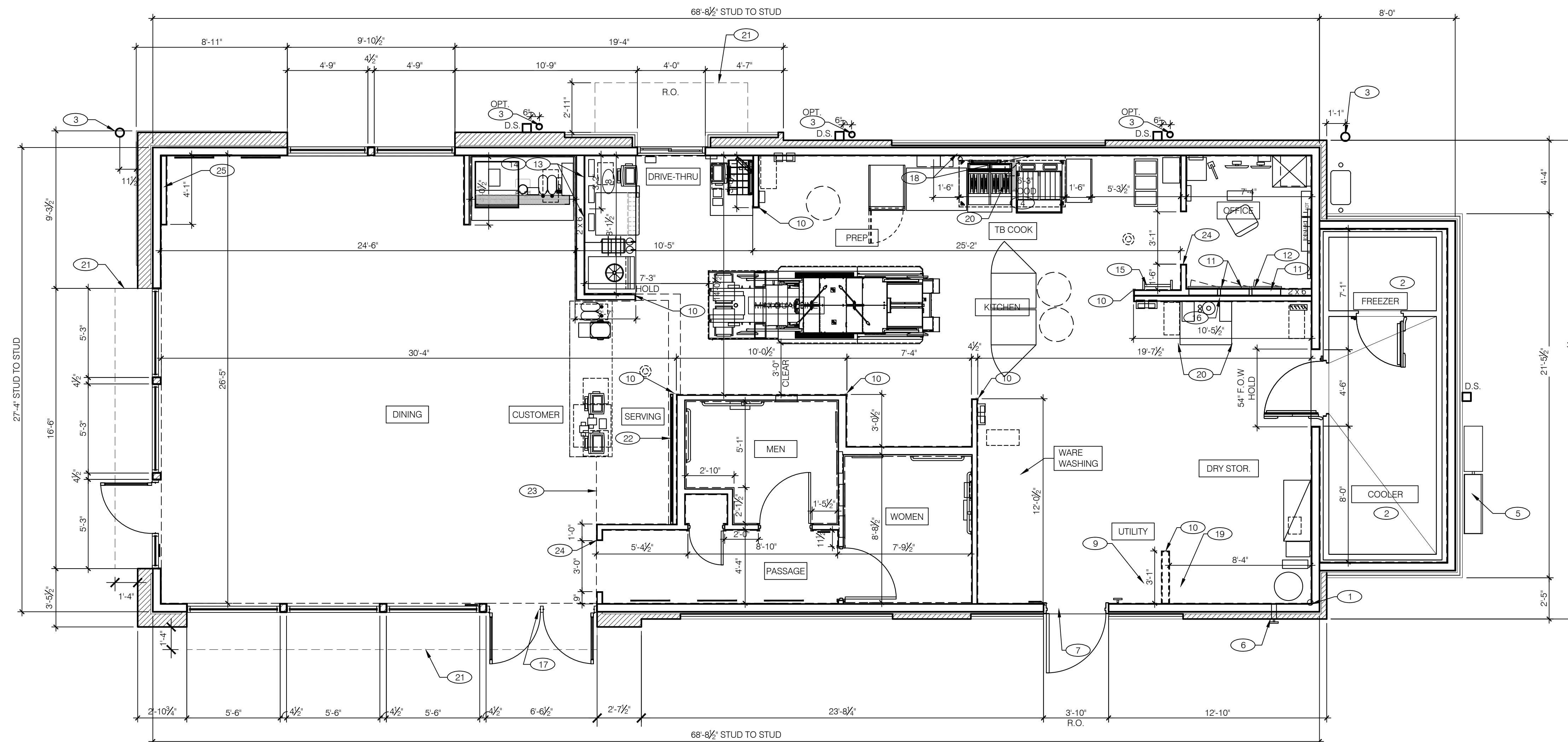
STORE NUMBER:

TACO BELL

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL



FLOOR PLAN $1/4'' = 1'-0''$



FLOOR PLAN $1/4'' = 1'-0''$

DIMENSIONS:

- A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
- B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:

- A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE
- B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES

- A. PROTECT THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
- B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH NSF INTERNATIONAL APPROVED SEALANTS
- C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

DECOR:

- A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
- B. SEE A7.0 FOR FLOOR FINISHES.
- C. SEE A8.0 - A8.3 FOR WALL FINISHES.
- D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:

- A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENCY.
- B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE
- C. ALL MATERIALS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH, PER 9/A6.2.
- D. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING MFPS. APPROVED

- (1) STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).
- (2) NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER.
- (3) PIPE BOLLARD. SEE DETAIL 8/C1.0.
- (4) HOOD WALL, SEE WALL LEGEND.
- (5) ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
- (6) CO2 FILL BOX LOCATION.
- (7) TILE TO METAL THRESHOLD.
- (8) KEEP CLEAR FOR UTILITIES & SYRUP LINES. SEE DETAIL 14 & 19/A6.4 FOR STUD LAYOUT REQUIREMENTS.
- (9) MOP SINK. REFER TO SHEET A2.0 & A2.1.
- (10) S.S. CORNER GUARD / WALL CAP [TM-2]. TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.3.
- (11) ELECT. PANELS RECESSED IN 2x6 WALL.
- (12) LIGHTING CONTROL PANEL RECESSED. REFER TO ELECT. DWGS.
- (13) SYRUP LINE CHASE (ABOVE). SEE DETAIL 19/A6.4.
- (14) 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 11/A6.4.

15. ROOF LADDER SEE 4/A6.0
16. ADD SECOND 2X4 WALL ON KITCHEN SIDE.
17. REMOVABLE ASTRAGAL FROM INSIDE ONLY.
18. METAL STUDS REQUIRED PER LOCAL CODES.
19. INDICATES WATER HEATER LOCATION.
20. SPLASH GUARD. SEE DETAIL 9/A6.3
21. LINE OF CANOPY ABOVE.
22. LIGHTED WALL. REFER TO DETAIL 5/A8.0
23. OUTLINE OF SEATING AREA (AREA = 648 SF).
24. CASED OPENING. REFER TO DETAIL 7/A6.4.
25. FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.

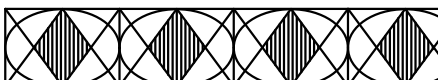
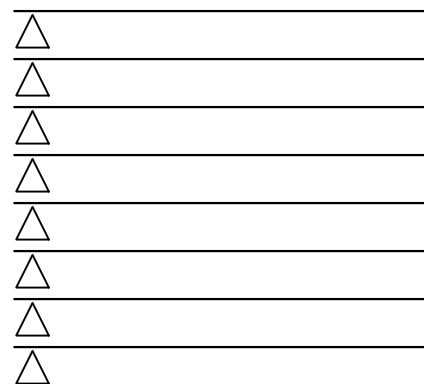
NOT USED	E
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FLOOR PLAN NOTES	D
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KEY NOTES	I
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FLOOR PLAN

A1.0

EXPLORER
MEDIUM - 40

10-02-18 ROUND 2 REVISIONS

09-14-18 ROUND 1 REVISIONS

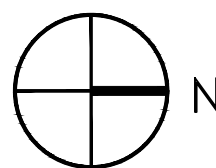
CONTRACT DATE: XX.XX.XXXX

BUILDING TYPE: EXP40

PLAN VERSION: SEPTEMBER, 2018

SITE NUMBER: XXX-XXX

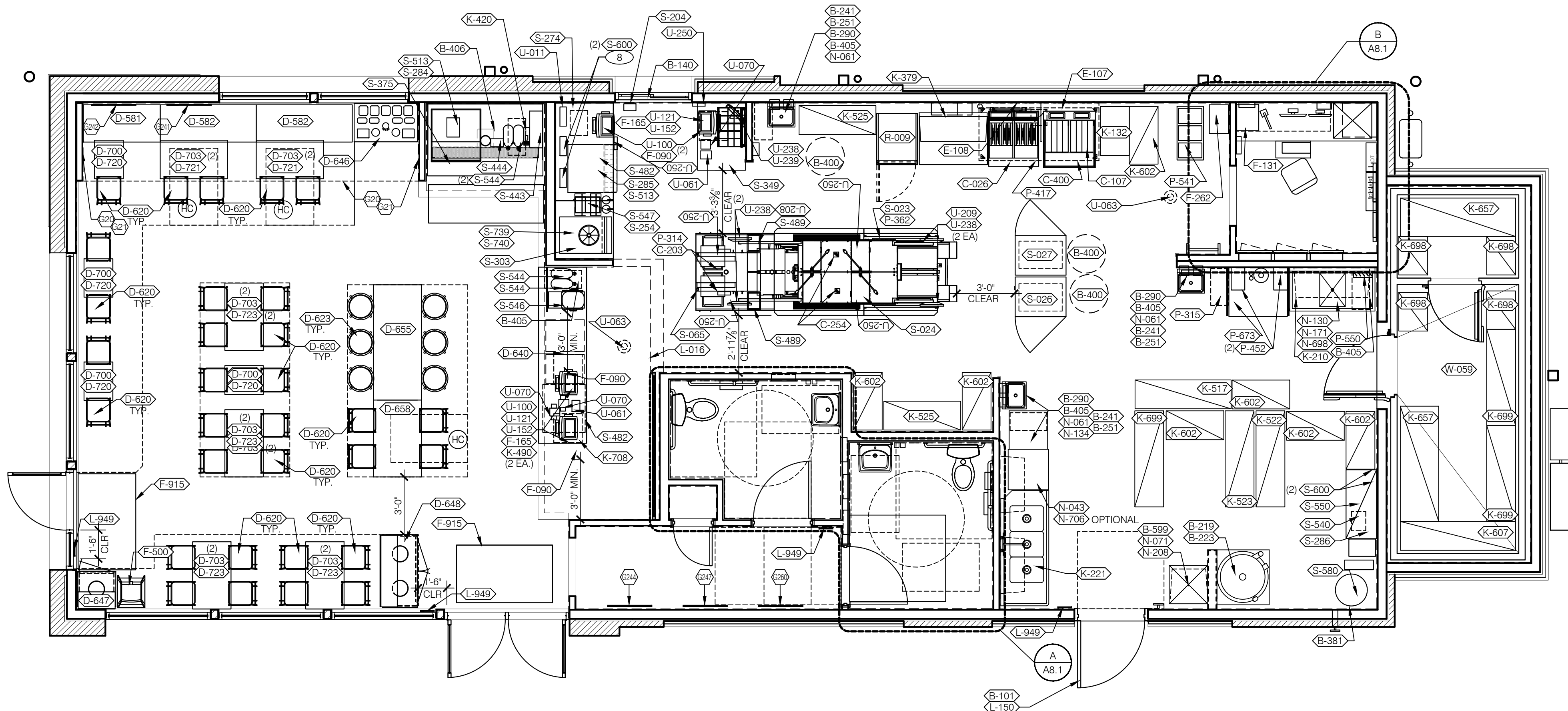
STORE NUMBER: XX



TACO BELL

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, ILEQUIPMENT
AND SEATING
PLAN

A2.0



EQUIPMENT/SEATING PLAN 1/4"=1'-0"

A

SYM.	QTY.	ITEM	SYM.	QTY.	ITEM
D-581	1	PINE PLANK SETTEE BOOTHS - 48"	D-721	2	24" X 42" ADA TABLE TOP - PLYWOOD
D-582	2	PINE PLANK SETTEE BOOTHS - 60"	D-723	4	24" X 42" TABLE TOP - PLYWOOD
D-620	31	RETRO CHAIR - 18"	D-750	TBD *	WINDOW SILL
D-623	6	BARREL BARSTOOL - 29"	D-753	TBD *	WAINSCOTING
D-640	1	SERVICE COUNTER & POS STATION	D-755	TBD *	CHAIRRAIL
D-646	1	CONDIMENT COUNTER - RECTANGLE	* CONSULTANT TO PROVIDE LINEAR FOOTAGE FOR SILLS, CHAIR RAILS AND SHROUDS.		
D-647	1	WASTE ENCLOSURE - SINGLE			
D-648	1	WASTE ENCLOSURE - DOUBLE			
D-655	1	WB HUB TABLE - 72"			
D-658	1	WB HUB TABLE ADA - 48"			
D-700	4	22" X 22" X 28.5"H FREE STANDING TABLE BASE			
D-703	12	22" X 5.5" X 28.5"H FREE STANDING TABLE BASE			
D-720	4	24" X 19" TABLE TOP - PLYWOOD			

SEATING PACKAGE - BY SEATING VENDOR U.O.N. (TOTAL SEATS = 43 INT)

E

(X)	QTY.	ITEM	REMARKS
D-520	2 1	SAUCE PACKET COMPILATION - ALCOVE ARTWORK 9'-5" X 4'-2" 17'-5" X 4'-2"	SEE A7.1 AND A8.0 FOR LOCATION
D-521		HOT SAUCE POP ART	OPT. ALCOVE ARTWORK
D-523	1	SAUCE CUP BELL PATTERN, 28"X40"	SEE A8.0 FOR LOCATION
D-524	1	LINEAR PACKETS, 28"X40"	SEE A8.0 FOR LOCATION
D-524	1	CONCRETE GRAFFITI, 28"X40"	SEE A8.0 FOR LOCATION
D-524	1	MASH UP, 28"X40"	SEE A8.0 FOR LOCATION
D-524	1	MASH UP, 28"X40"	SEE A8.0 FOR LOCATION

ARTWORK SCHEDULE

D

- DECOR
1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.
2. (H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.
3. (HC) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

GENERAL NOTES C1

STORAGE TYPE	LINEAR FT.
DRY STORAGE	53
COLD STORAGE	25
FROZEN STORAGE	10

SHELVING QUANTITIES REQUIRED

C2

- 1 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
- 2 SEE SHEET A1.1 FOR SECURITY DOOR PACKAGE.
- 3 MAINTAIN 36" MIN CLEAR AISLE EGRESS PATHS TO EXIT DOORS.
- 4 30" x 48" CLEAR FLOOR SPACE FOR HANDICAP ACCESS.
- 5 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
- 6 PULL STATION @ 3'-8" A.F.F.
- 7 GAS LINE DOWN TO EQUIPMENT.
- 8 COORDINATE LOCATION OF HORIZ PVC SYRUP CHASE THRU WALL TO COUNTER.
- 9 NOT USED.
- 10 SWITCHGEAR / ELECTRIC PANELS.
- 11 ROOF LADDER, SEE DETAILS 4 & 7/A6.0.
- 12 8' LADDER.
- 13 SAFE.
- 14 SPLASH GUARD. SEE 9 / A6.3.

KEYNOTES

B



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N.T.S.

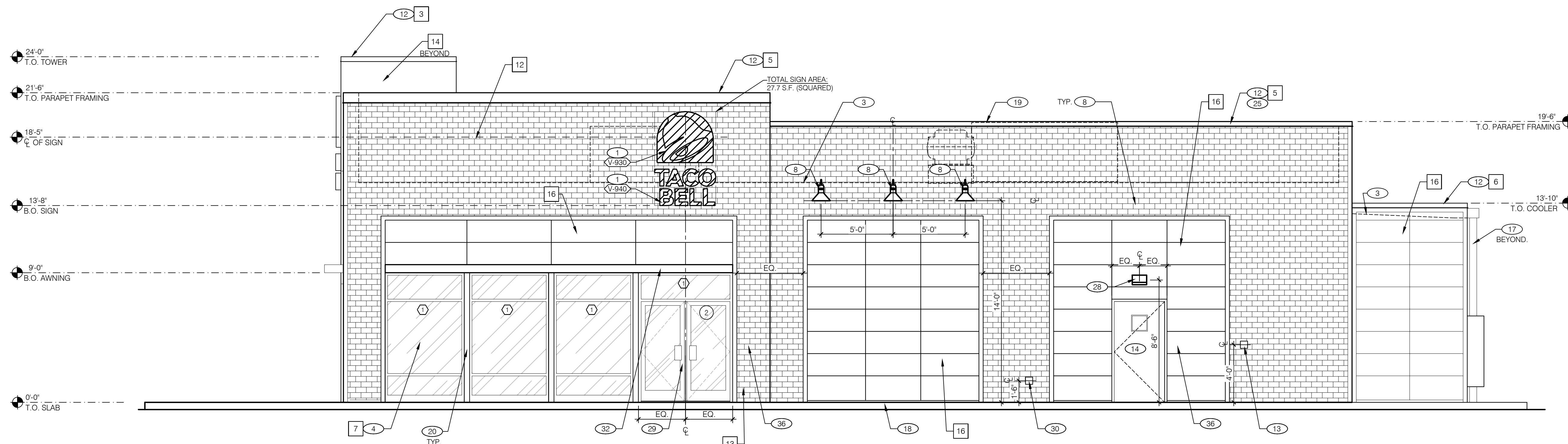
NOTE: SIGNAGE UNDER SEPARATE PERMIT

09-14-18 ROUND 1 REVISION

STORE NUMBER: _____ Y

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

A4.0



--	--

N.T.S.

NOTE: SIGNAGE UNDER SEPARATE PERMIT

09-14-18 ROUND 1 REVISION

SITE NUMBER: XXX-XX

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

A4.0

MISCELLANEOUS
A. SFF SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS

SEALERS (REFER TO SPECS):

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
- C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

***CRITICAL* DIMENSIONS:**
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

EXTERIOR FINISH SCHEDULE

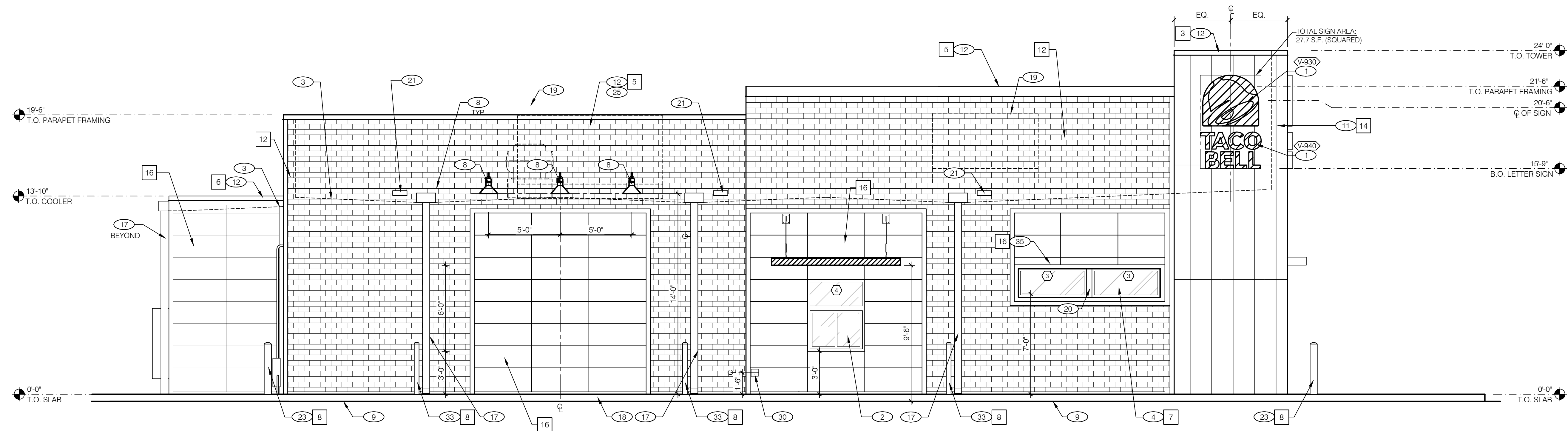
KEY NOTES

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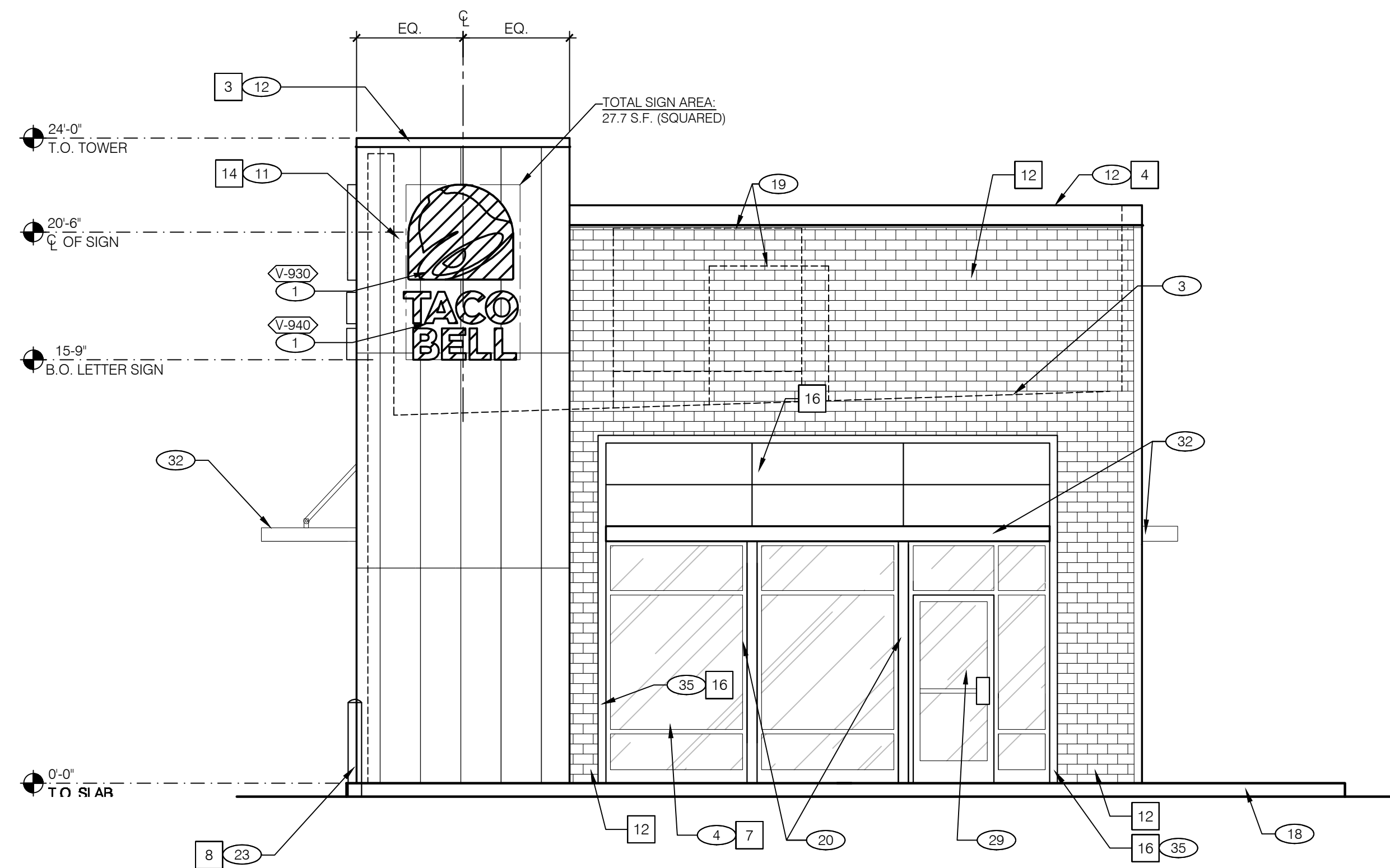
SYMBOL		AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
							SHERWIN WILLIAMS; BRAD HARRINGTON, 216-228-54988 (PHONE); BRAD.E.HARRINGTON@SHERWIN.COM (EMAIL)
3	PARAPET CAP (TOWER)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"				
4	PARAPET CAP (FRONT)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"				
5	PARAPET CAP (SIDES)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"				
6	PARAPET CAP (COOLER)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"				
7	STOREFRONT WINDOWS	TBD	CLEAR ANODIZED				
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL				
9	PARAPET BACK ROOFING	DUROLAST	THE COLOR SHALL BE FACTORY COLORED "TAN." EQUAL ALTERNATE ALLOWED.				DURO-LAST; LEE COBB, 800-434-3876 (PHONE)
12	BRICK	INTERSTATE BRICK COMPANY	ARCTIC WHITE				
14	METAL PANELS	WESTERN STATES METAL ROOFING	18" A606-4 RUSTWALL PANELS				WESTERN METAL DECK; RUSTY FAILS - RUSTY@METALDECK.COM - WWW.METALDECK.COM
16	EXTERIOR FIBER CEMENT PANELS	JAMES HARDIE	PAINT SW7048 URBANE BRONZE				



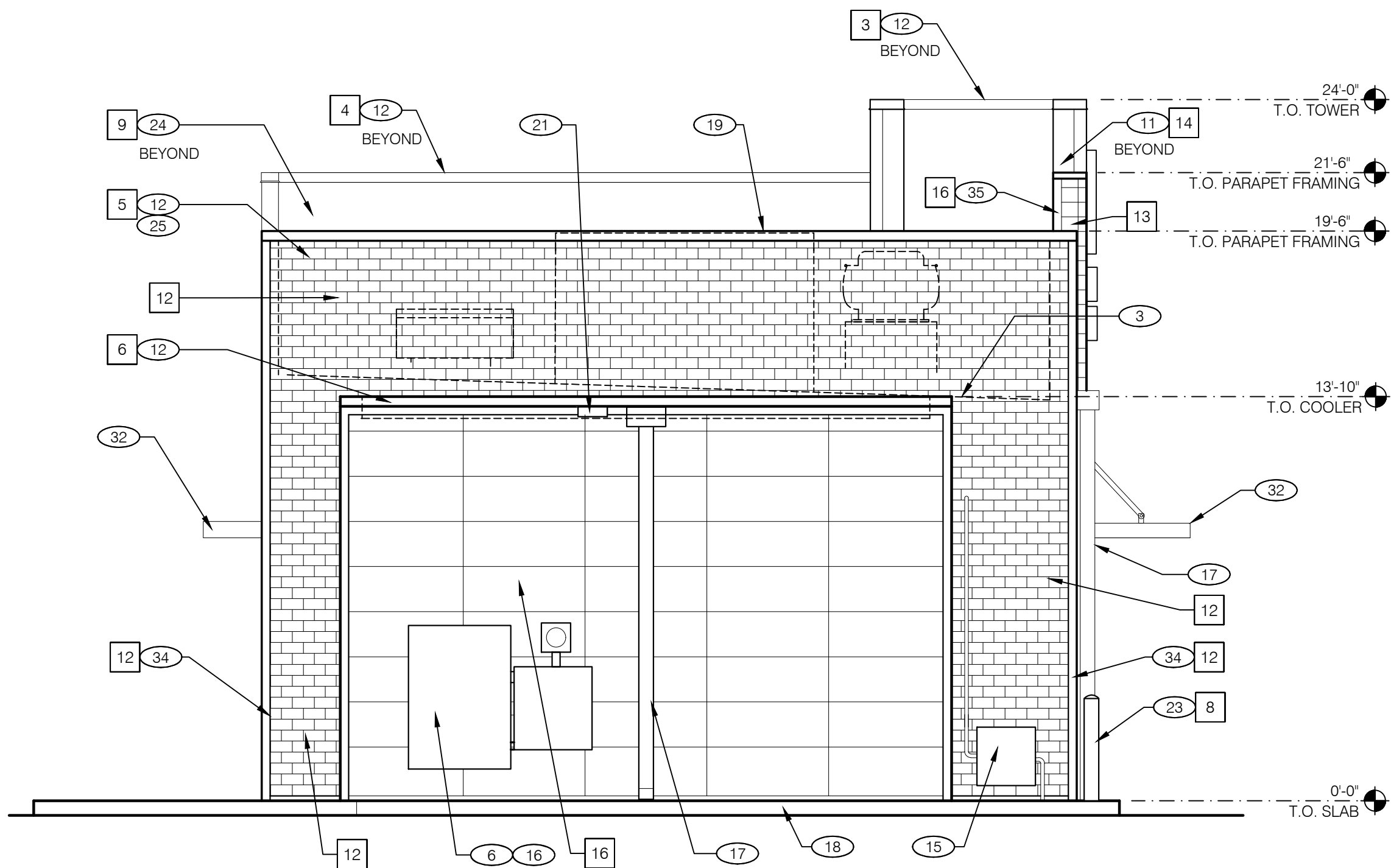
EXPLORER
MEDIUM - 40



LEFT SIDE ELEVATION 1/4" = 1'-0" A



FRONT ELEVATION 1/4" = 1'-0" C



REAR ELEVATION 1/4" = 1'-0" B

△	
△	
△	
△	
△	
△	
△	
△	

△	10-02-18	ROUND 2 REVISIONS
△	09-14-18	ROUND 1 REVISIONS

CONTRACT DATE:	XX.XX.XXXX
BUILDING TYPE:	EXP40
PLAN VERSION:	SEPTEMBER, 2018
SITE NUMBER:	XXX-XXX
STORE NUMBER:	XX

TACO BELL

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

EXTERIOR
ELEVATIONS

A4.1



MRV

ARCHITECTS, INC.

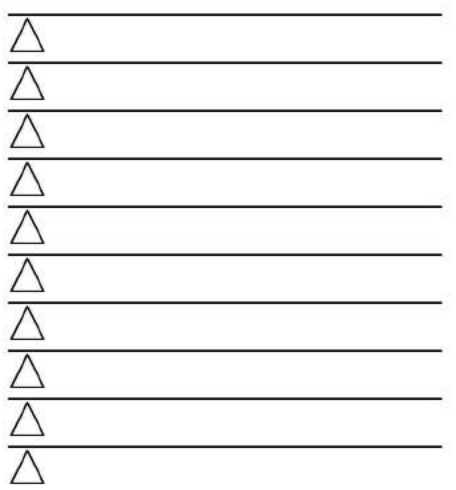


409 N. WILLEST, MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 224-735-3514

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EXPLORER
MEDIUM - 40



CONTRACT DATE: XXXX.XXXX
BUILDING TYPE: EXP40
PLAN VERSION: MAY, 2018
SITE NUMBER: XXX-XXX
STORE NUMBER: XX

TACO BELL

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

RENDERED
EXTERIOR
ELEVATIONS

A4.2

TACO BELL RESTAURANT

REMOVE AND REBUILD 1530 WEST ALGONQUIN ROAD ARLINGTON HEIGHTS, ILLINOIS

GENERAL NOTES AND SPECIFICATIONS

- All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
- All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
- Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
- All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (DOT gradation CA-6).
- Commonwealth Edison, A.T. & T. Telephone, NICOR Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
- Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
- Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
- All elevations shown are NAVD 88 datum.
- The Village of Arlington Heights Building, Engineering, and Public Works Departments shall be notified at least two working days prior to the start of construction.
- All structures shall be clean at time of final acceptance by the Village at no additional cost.
- All work to meet all State and local codes and requirements.
- Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
- Valve vault lids shall be stamped "Water", storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary".
- PVC sanitary sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212 unless otherwise noted on the drawings.
- D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
- All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4 inch to 1 inch in size, with minimum bedding thickness equal 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be DOT gradation CA-11 or CA-13 and shall be extended at least 12 inches above the top of the pipe when PVC pipe is used. Ductile iron does require stone bedding. If a concrete cradle or encasement is provided, bedding can be eliminated.
- All floor drains shall be connected to the sanitary sewer system. All downspouts and footing drains shall discharge into the storm sewer system.
- A non-shear mission coupling shall be used for the connection of sewer pipe of dissimilar materials.
- Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4" and greater. Meg-a-lugs are an acceptable alternative to concrete thrust blocks.
- PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
- Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
- Water service lines (2 1/2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all Village of Arlington Heights requirements. Water mains and service lines larger than 2 1/2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included.
- The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants, P.C., and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The contractor(s) is (are) solely responsible for jobsite safety.
- All concrete used shall be I.D.O.T. Class SL, except for concrete pavement which shall be Class PV.
- When connecting to an existing sewer main by other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
 - Using a circular coring machine, core drill an opening into the existing pipe and install a saddle or prefabricated tee.
 - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
 - With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold it firmly in place.
- All existing field drainage tile encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the Village Engineer whenever encountering a drainage tile.
- The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
- The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
- All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
- In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 15-19, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2014 edition.
- The sanitary sewer shall be tested in accordance with the specifications in the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Arlington Heights and MWRD requirements including deflection testing and air testing. All sanitary manholes shall be tested for leakage in accordance with ASTM C1244-02 (vacuum test).
- All construction and traffic control within the highway rights-of-way shall comply with all Illinois Department of Transportation and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind. All signage, traffic control devices, etc. shall comply with the Manual of Uniform Traffic Control Devices (MUTCD), latest adopted edition.
- All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
- The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
- Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
- The MWRD Local Sewer Section Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
- Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deteriorous material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density and shall comply with all the recommendations of the soils engineer.
- All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
- All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" latest edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current Village of Arlington Heights standards.
- All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or precast reinforced concrete. Flexible connections conforming to ASTM C-923 are required at all manhole pipe connections. See manhole details, sheet C-6.
- Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
- The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
- All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.
- Except for foundation/footing drains provided to protect buildings, and for underdrains serving green infrastructure, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers. Construction of new facilities of this type is prohibited, and all existing drain tiles and perforated pipes other than those serving green infrastructure, encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
- All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
- The contractor shall advise the site contains areas of trees and brush. He shall make his own investigation and shall include the cost of tree and brush removal in his total price bid. Any trees whose trunk is located on both sides of any Taco Bell property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees.

VILLAGE OF ARLINGTON HEIGHTS NOTES

- EXISTING SEWER AND WATER CONNECTIONS THAT SERVE THE PROPERTY SHALL BE ABANDONED AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH ALL ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- ANY REQUIRED ADA DETECTABLE WARNING SURFACES SHALL BE EAST JORDAN IRON WORKS 24" X 24" PANELS, OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL R.O.W. IMPROVEMENTS (INCLUDING ASPHALT PAVEMENT AND CONCRETE CURB AND GUTTER) SHALL BE INSPECTED BY THE VILLAGE PUBLIC WORKS DEPARTMENT BOTH BEFORE AND AFTER CONSTRUCTION TO VERIFY CONDITION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED PRIOR TO INSTALLATION OF NEW SIDEWALK.

SPECIAL NOTE:

THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND REQUIREMENTS.

ARCHITECT
MR. MARIO VALENTINI
MRV ARCHITECTS, INC.
5105 TOLLVIEW DRIVE, SUITE 209
ROLLING MEADOWS, IL 60008
224-318-2140

DEVELOPER
MR. NICHOLAS KALLERGIS
BUDDY BELLS, INC.
185 THIRD AVENUE, #379
FONTANA, WI 53125-1196
630-750-6998

OPERATES
24 HOURS
365 DAYS

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO. # 35 1/4 8-41-11
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

INDEX OF DRAWINGS

C-1	TITLE SHEET
C-2	SITE PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	STORM WATER POLLUTION PREVENTION PLAN
C-6	DETAILS
C-7	DEMOLITION PLAN
C-8	MWRD NOTES
C-9	IDOT STANDARDS
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P-1	36" CONTECH UNDERGROUND DETENTION SYSTEM
P-2	36" CONTECH UNDERGROUND DETENTION SYSTEM
P-3	36" CONTECH UNDERGROUND DETENTION SYSTEM
P-4	36" CONTECH UNDERGROUND DETENTION SYSTEM

BENCHMARKS:

B.M. NO.1 = 707.00 (NAVD 88)=VILLAGE OF ARLINGTON HEIGHTS MONUMENT NO. 84 = 3 1/2" DIA. BRASS DISC FLUSH IN CONCRETE LOCATED 44'± SOUTHEASTERLY OF THE CENTERLINE OF KENNICOTT AVENUE AND 42'± NORTHEASTERLY OF THE CENTERLINE OF ALGONQUIN ROAD AT THE NE CORNER OF THE INTERSECTION.

B.M. NO.2 = 697.76 (NAVD 88)=PAINTED SQUARE ON TOP OF CONCRETE LIGHT POLE FOUNDATION LOCATED APPROXIMATELY 71' NORTH AND EAST OF THE SOUTHEAST CORNER OF THE SUBJECT TACO BELL PARCEL.

REVISIONS

NO.	DATE	DESCRIPTION
1	7-30-18	REVISED PER IDOT REVIEW
2	9-20-18	REVISED PER VILLAGE REVIEW
3	10-9-18	REVISED PER VILLAGE REVIEW

PREPARED BY

**NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.**

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695

LICENSE EXPIRES APRIL 30, 2019

675 N. NORTH COURT

PALATINE, ILLINOIS 60067

(847) 520-8410

MAY 11, 2018



Daniel M. Havlik
10-9-18
LIC. EXP. 11-30-19

LEGEND

EXISTING		PROPOSED
620.12	WALK GRADE	W=631.75
624.21	CURB GRADE	C=630.62
619.94	GUTTER GRADE	G=630.39
618.82	PAVEMENT GRADE	P=631.25
619.75	GRADE	632.51
639	CONTOUR	639
=====	CONC. CURB TO BE REMOVED	
=====	RETAINING WALL	
=====	SANITARY SEWER	
=====	COMBINED SEWER	
=====	STORM SEWER	
W 12"	WATERMAIN	W 12"
-X-X-X-X-X-	METAL FENCE	-XX-XX-XX-
-+--+--+--	GUARD RAIL	
-+--+--+--	DITCH FLOWLINE	
⊙	MANHOLE	⊙
⊙	CATCH BASIN	⊙
⊙	INLET BASIN	⊙
⊙	VALVE VAULT	⊙
⊙	VALVE BOX	⊙
⊙	LIGHT POLE	⊙
⊙	WOOD POLE	⊙
⊙	FIRE HYDRANT	⊙
→	DIRECTION OF DRAINAGE	→
=====	CONCRETE WALK/PAVEMENT	
=====	ASPHALT PAVEMENT (FIRE LANE)	
=====	SILT FENCE	S
⊙	TREE	
---	PROPERTY LINE	---
E	UNDERGROUND ELECTRIC	E
G	GAS MAIN	G
T	UNDERGROUND TELEPHONE	T
OH	OVERHEAD WIRES	
→	OVERLAND FLOW ROUTE	→
=====	WOOD FENCE	

GENERAL DEVELOPMENT NOTES

- All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
- At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
- Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

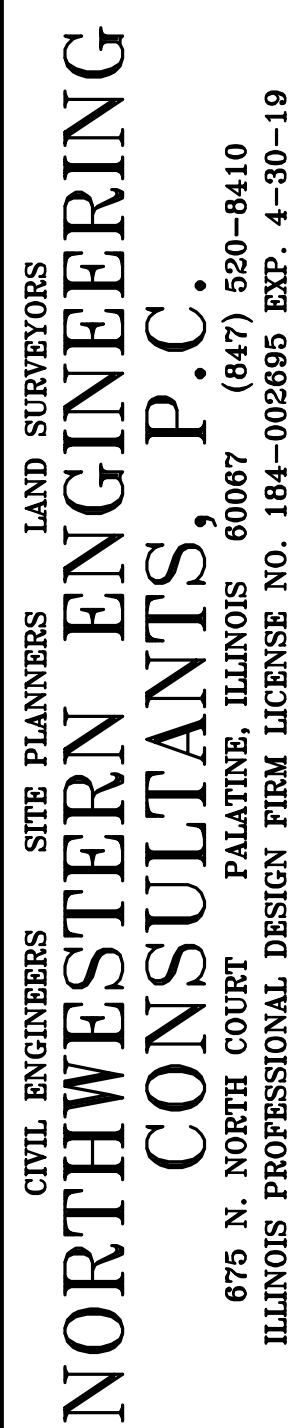
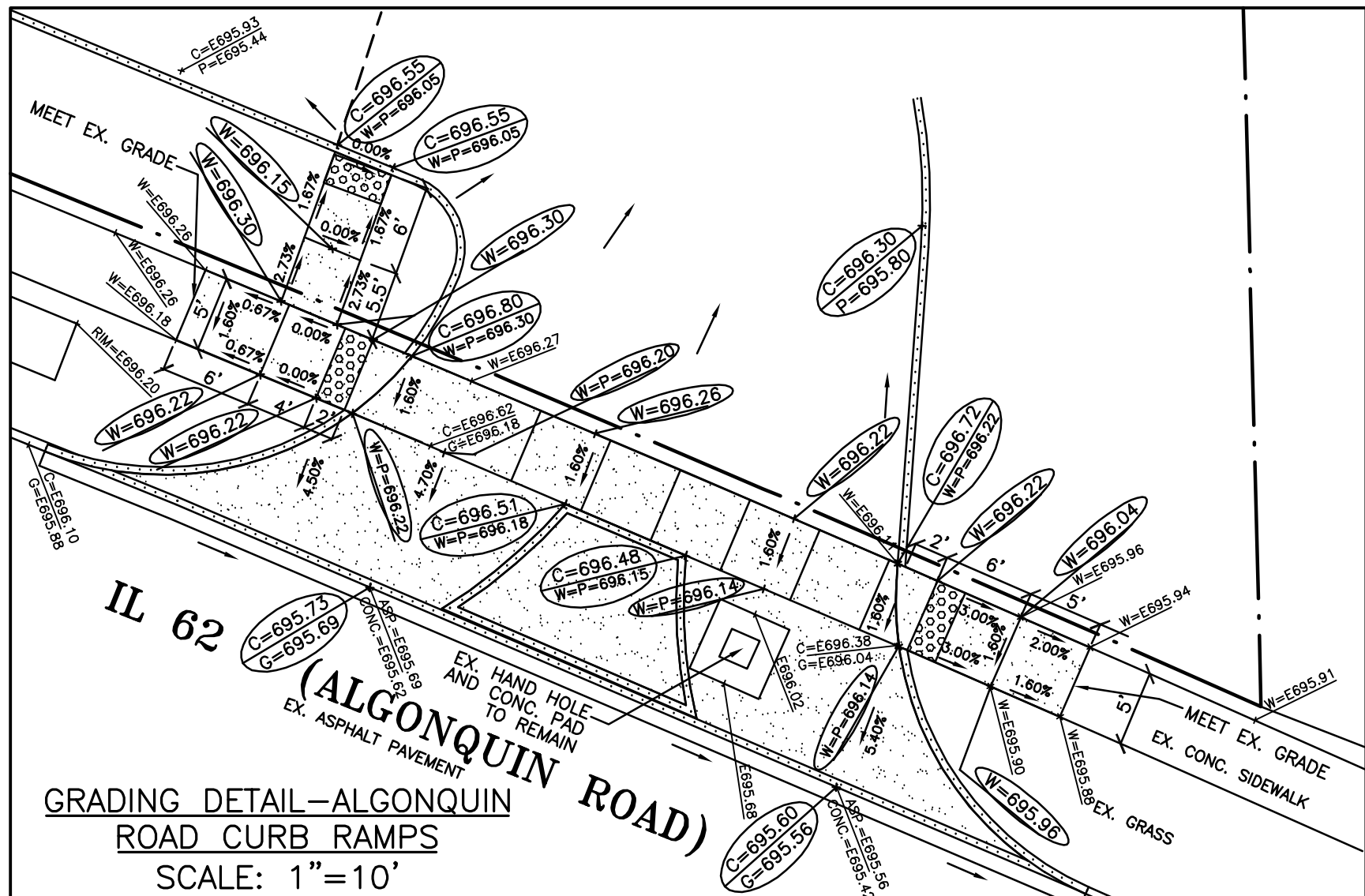
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OPERATES
24 HOURS
365 DAYS

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING: _____ COOK
COUNTY _____
CITY-TOWNSHIP ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO.# SE1/4 8-41-11

48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS



DRAWN BY:		KRL
CHECKED BY:		DWH
DATE:		5-11-18
SCALE:		1"=20'
C-3		
JOB NO.		
18-19		

UTILITY NOTES

- 1 MAKE WATER SERVICE PRESSURE CONNECTION TO EXISTING 12" WATER MAIN IN ACCORDANCE WITH ALL VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.
- 2 135 LF 6" DUCTILE IRON CL52 WATER SERVICE.
- 3 81 LF 6" PVC SAN. SEWER SDR 26 S=1.00%
- 4 61 LF 6" PVC SAN. SEWER SDR 26 S=1.38%
- 5 1 SF 6" PVC SAN. SEWER SDR 26 S=0.00%
- 6 PROPOSED 100 GALLON GREASE TRAP. SEE DETAIL, SHEET C-6.
(RIMN)=696.50; RIM(N)=696.40; INV.=690.98
- 7 8 LF 6" PVC SAN. SEWER SDR 26 S=3.12%
- 8 15 LF 6" PVC SAN. SEWER SDR 26 S=4.00%
- 9 EXTERIOR CLEAN OUT. SEE DETAIL, SHEET C-6.
- 10 16 LF 10" DUCT. IRON CL 52 STORM SEWER S=1.06%
- 11 91 LF 6" PVC STORM SEWER SDR 26 S=1.00% CONNECTED TO ROOF DRAIN.
- 12 5 LF 6" PVC STORM SEWER SDR 26 S=1.00% CONNECTED TO ROOF DRAIN.
- 13 5 LF 6" PVC STORM SEWER SDR 26 S=1.00% CONNECTED TO ROOF DRAIN.
- 14 72 LF 12" RCP C76 CLV STORM SEWER S=0.42%
- 15 104 LF 12" RCP C76 CLV STORM SEWER SDR 26 S=0.50%
- 16 10 LF 12" RCP C76 CLV STORM SEWER S=1.00%
- 17 5 LF 12" RCP C76 CLV STORM SEWER S=3.00%
- 20 2" DIAMETER HOLE IN PLATE. RESTRICTOR. SEE DETAIL, SHEET C-6.
- 14 LF 12" RCP C76 CLV STORM SEWER S=0.93%
- 23 CONTRACTOR TO VERIFY EXISTING INVERT ELEVATION AT THIS LOCATION PRIOR TO THE START OF CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY.
- 23 PORTION OF EXISTING 8" STORM SEWER IN CATCH BASIN OF CSTA #6 TO REMAIN. CONTRACTOR SHALL INSPECT AND CLEAN AS NECESSARY TO VERIFY STORM SEWER IS IN GOOD AND OPERATING CONDITION.
- 22 PVC EXTERIOR CLEAN OUT (OBSERVATION WELL). SEE DETAIL, SHEET C-6.
- 31 1 LF 4" PERFORATED PVC SDR 26 STORM SEWER (FOR VOLUME CONTROL). S=0.00%
- 24 ELECTRIC SERVICE SIZED AND ROUTED BY COMED.
- 25 GAS SERVICE SIZED AND ROUTED BY NICOR.
- 26 INSTALL NEENAH R-1916-C BOLT DOWN WATERTIGHT FRAME AND LID (OR EQUIV.) ON SANH #12.
- 27 INSTALL NEENAH R-1647-A FRAME AND LID (OR EQUIV.) ACCESS CASTING ON ACCESS RISER.
- 28 CONTRACTOR SHALL INSPECT EXISTING SANITARY MANHOLE IN THE PRESENCE OF THE VILLAGE AND MWRO INSPECTORS, AND MAKE ANY REPAIRS TO THE MANHOLE AS REQUIRED TO BRING THE MANHOLE INTO GOOD AND OPERATING CONDITION.
- 28 CONTRACTOR SHALL INSPECT EXISTING CATCH BASIN IN THE PRESENCE OF THE VILLAGE AND MWRO INSPECTORS, AND MAKE ANY REPAIRS TO THE CATCH BASIN AS REQUIRED TO BRING THE CATCH BASIN INTO GOOD AND OPERATING CONDITION.
- 28 EXISTING 8" SANITARY SEWER TO REMAIN. CONTRACTOR SHALL INSPECT AND CLEAN AS NECESSARY TO VERIFY STORM SEWER IS IN GOOD AND OPERATING CONDITION.
- 31 EXISTING WATER SERVICE FOR TACO BELL (EXACT LOCATION AND SIZE UNKNOWN) SHALL BE LOCATED BY THE CONTRACTOR AND ABANDONED AT THE EXISTING 12" WATER MAIN IN ACCORDANCE WITH ALL VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.
- 36 MAKE WATERTIGHT DIRECT CONNECTION TO EXISTING 8" SANITARY SEWER. EXIST. 8" INV.=689.00(VERIFY). PROP. 6" INV.=689.08.
- 33 EXTERIOR CLEAN OUT. SEE DETAIL, SHEET C-6.
- 34 PROPOSED FIRE HYDRANT #1. GRADE RING=696.50.

MWRD NOTES

1. ALL ABANDONED SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
2. THE MWRD SHALL HAVE 24 HOURS-A-DAY UNRESTRICTED ACCESS TO ALL MWRD STRUCTURES/SEWERS/FACILITIES.

SPECIAL NOTE FOR WORK IN ALGONQUIN ROAD
The contractor shall at all times conduct his work in a manner as to minimize hazards to vehicular and pedestrian traffic. Traffic controls and work site protection shall be in accordance with the applicable requirements of Chapter 16 (Traffic Control for Highway Construction and Maintenance Operations) of the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways. All signs, barricades, flaggers, etc. required for traffic control shall be furnished by the contractor, and comply with all IDOT Standards and Requirements. See IDOT Details, sheet C-9.

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES
24 HOURS
365 DAYS

 A circular sign with a diagonal slash over a cigarette, indicating no smoking.

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING: _____

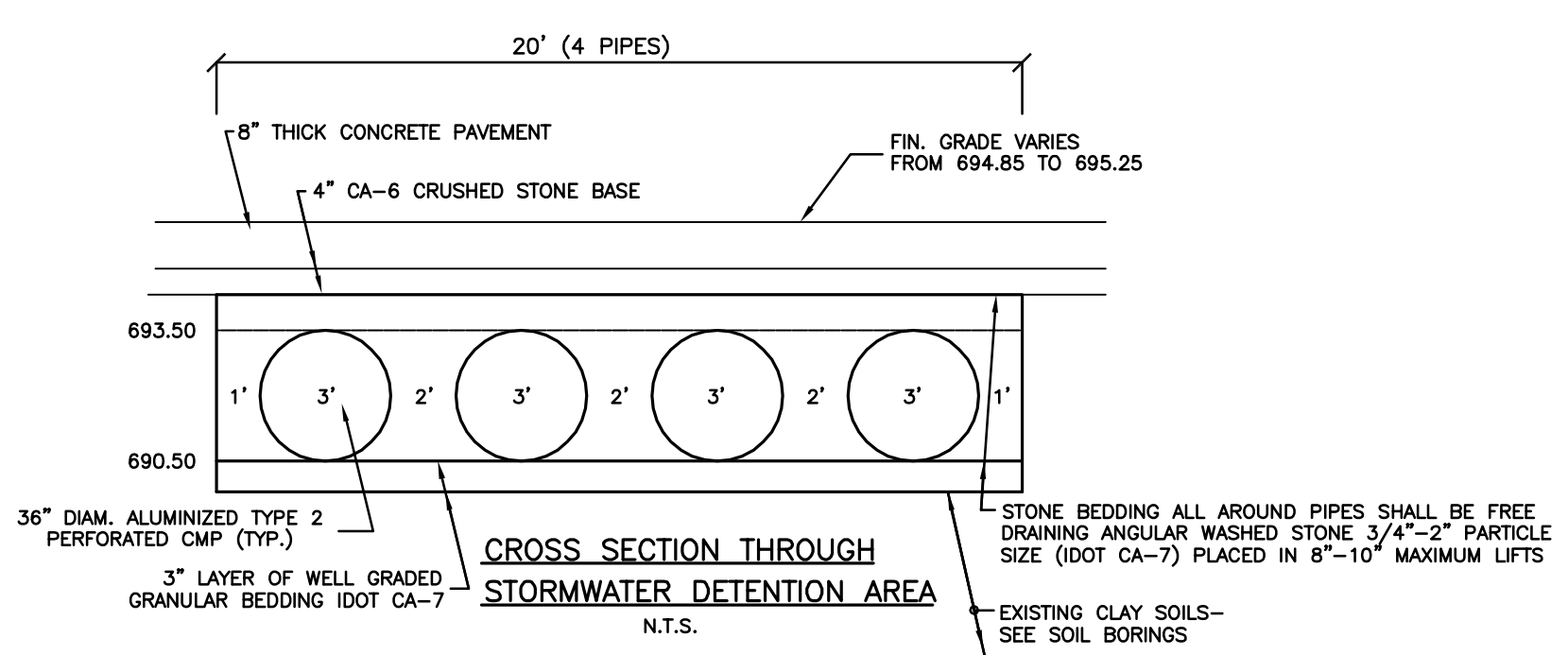
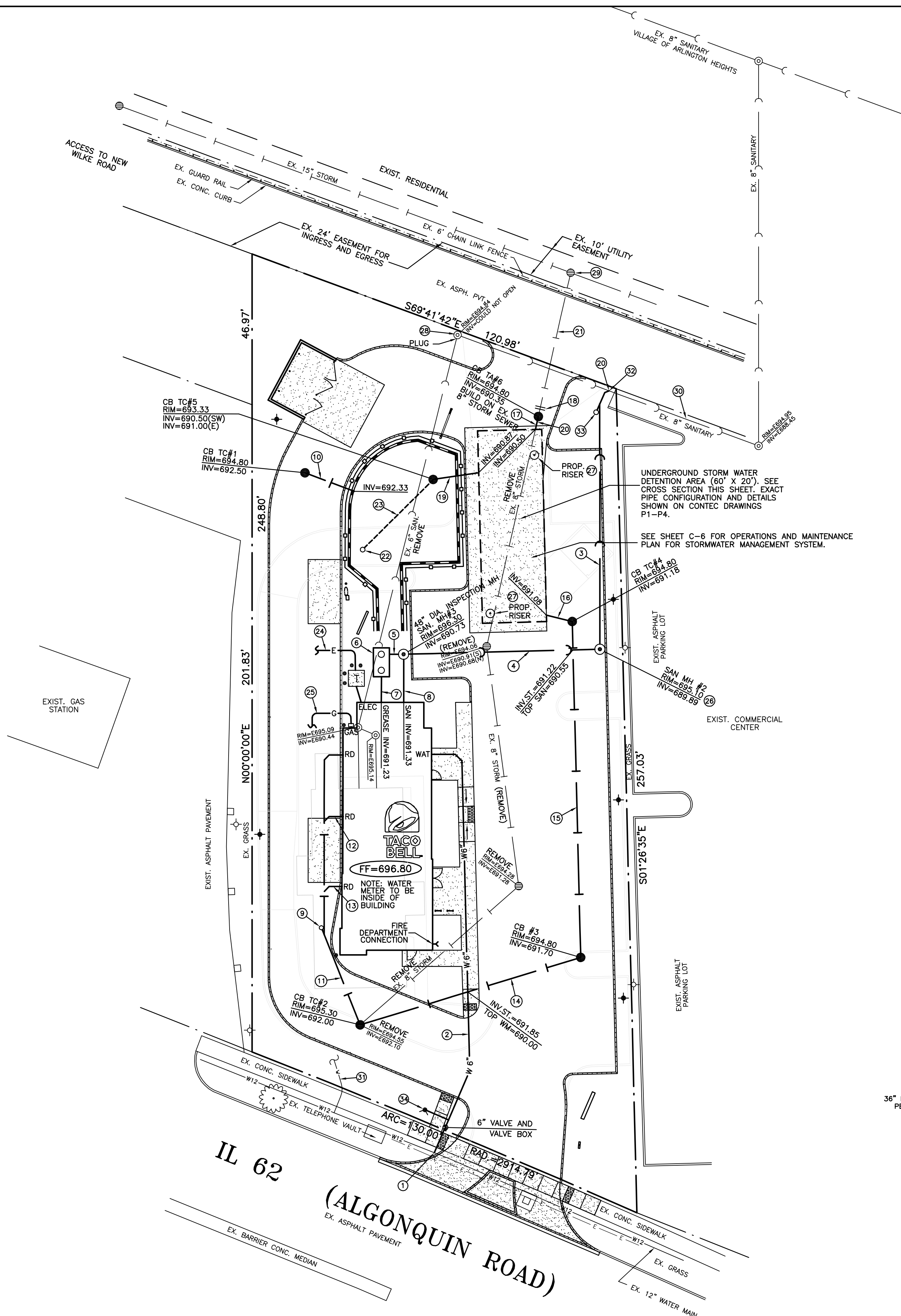
COUNTY _____ COOK

CITY-TOWNSHIP _____ ARLINGTON HEIGHTS

SEC. & 1/4 SEC. NO. # _____ SE 1/4 8-41-11

48 HOURS BEFORE YOU DIG

EXCLUDING SAT., SUN. & HOLIDAYS



NOTE:
Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

SPECIAL NOTE

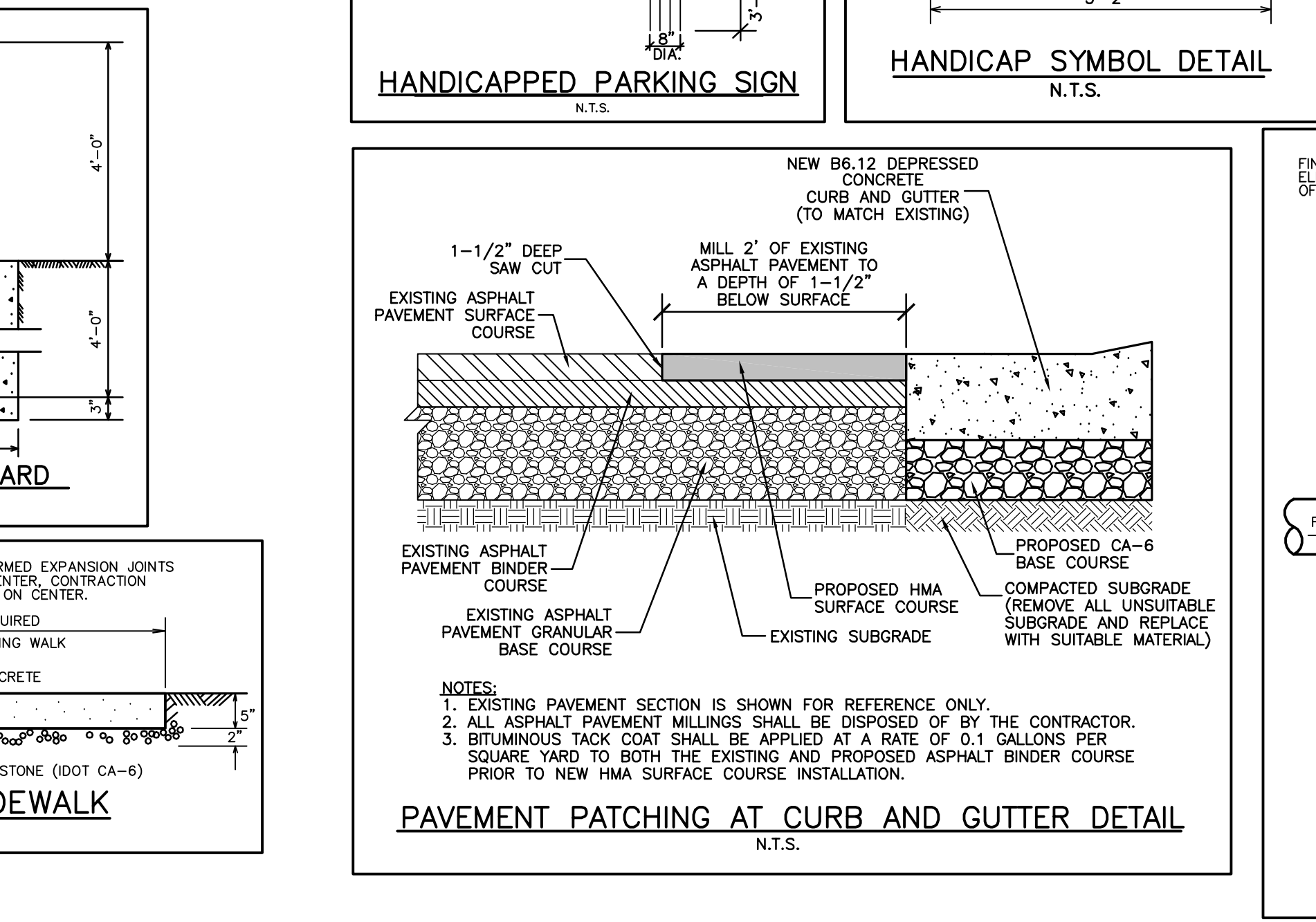
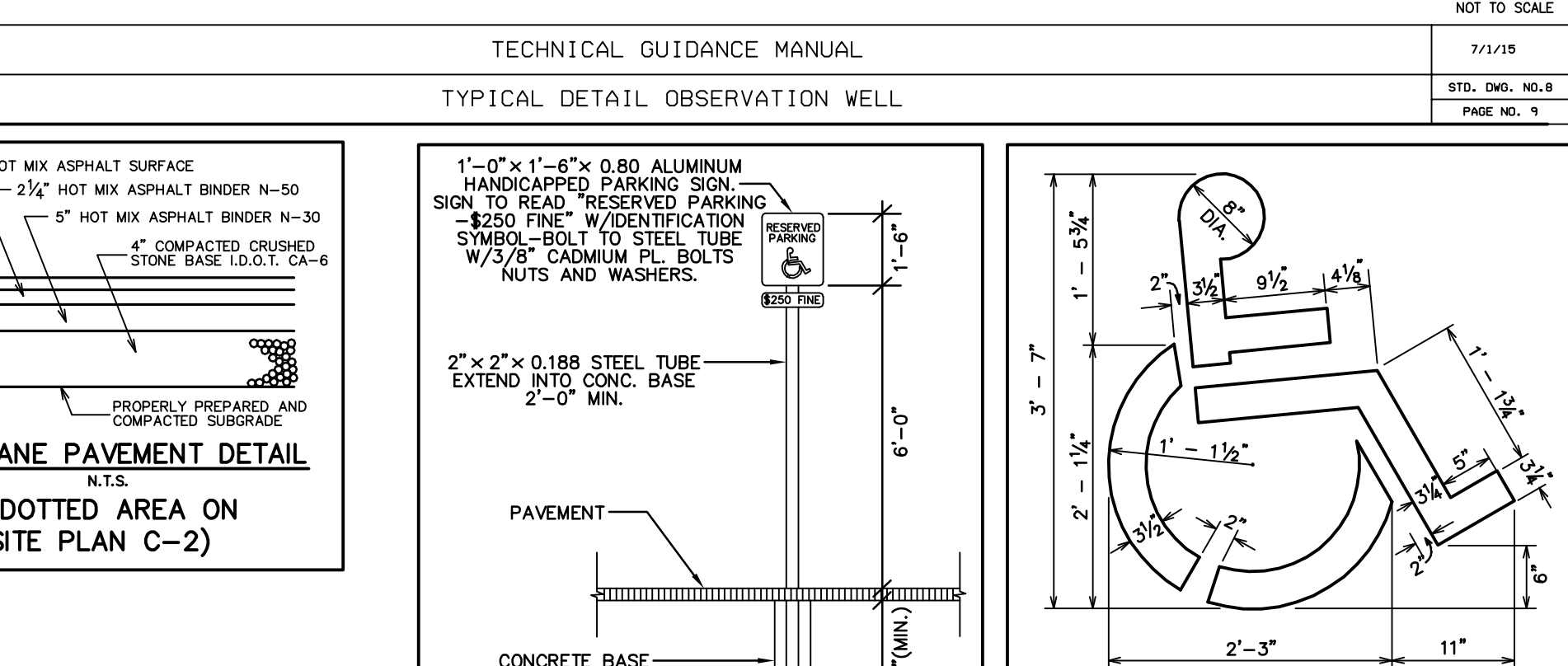
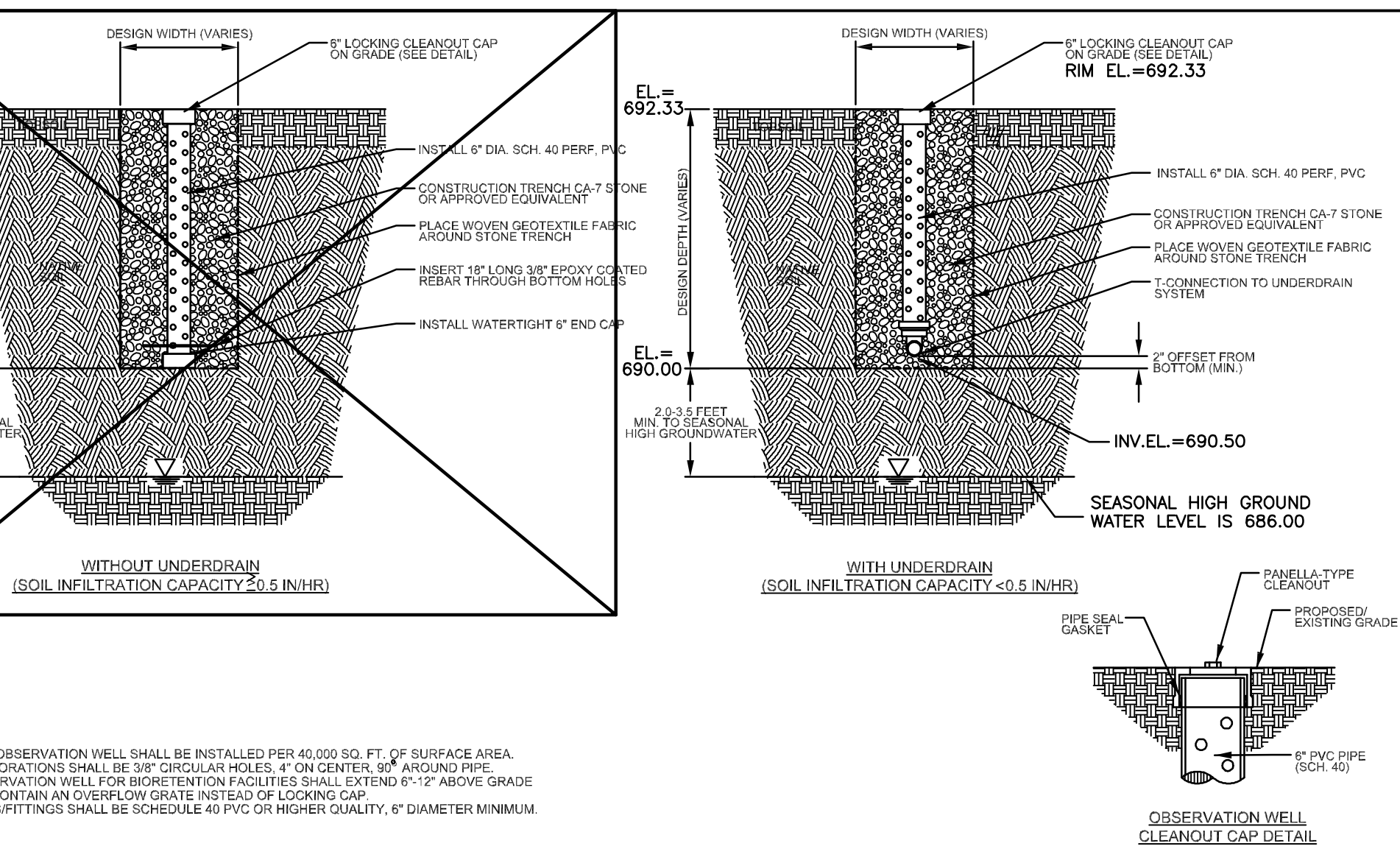
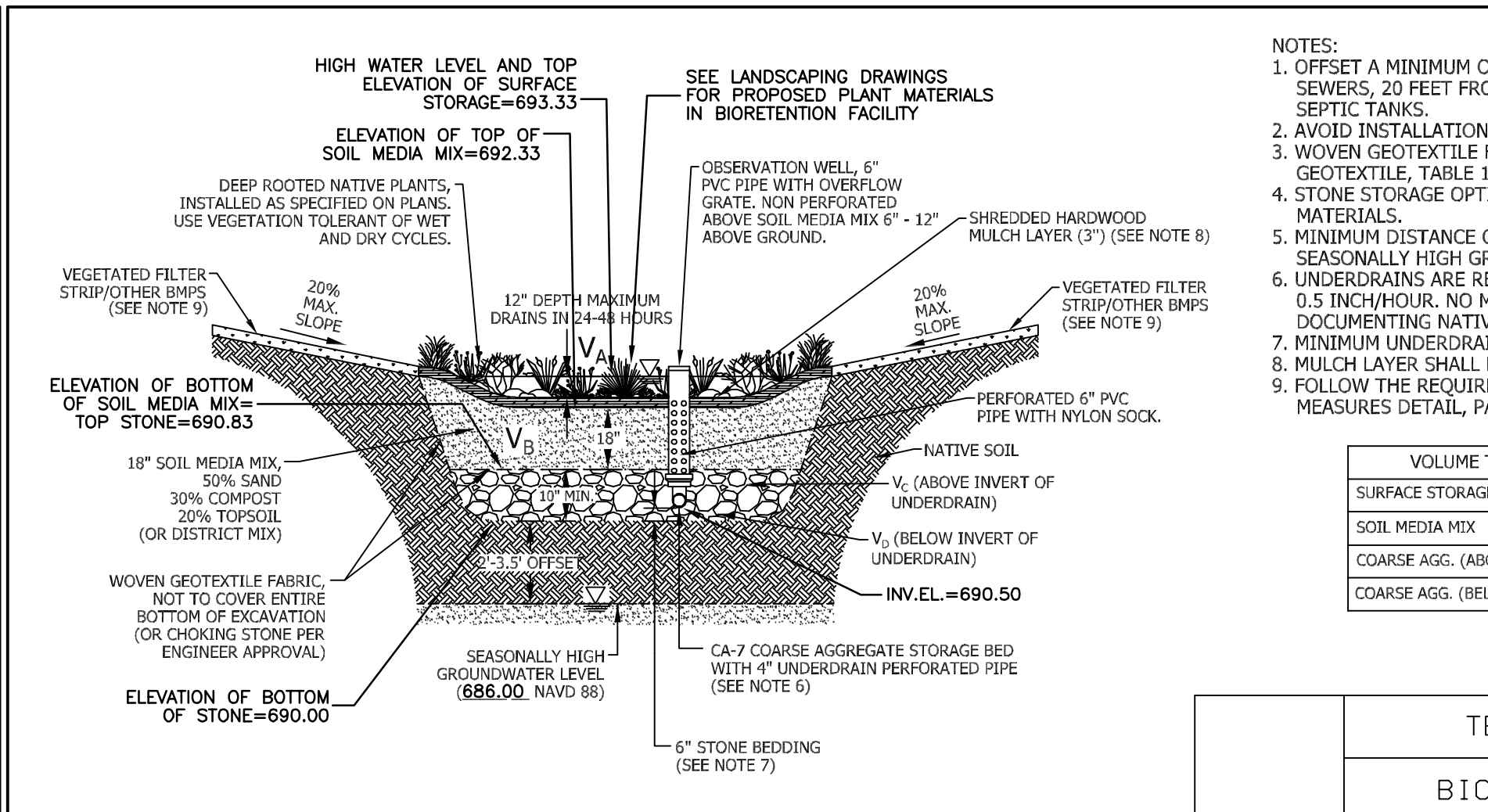
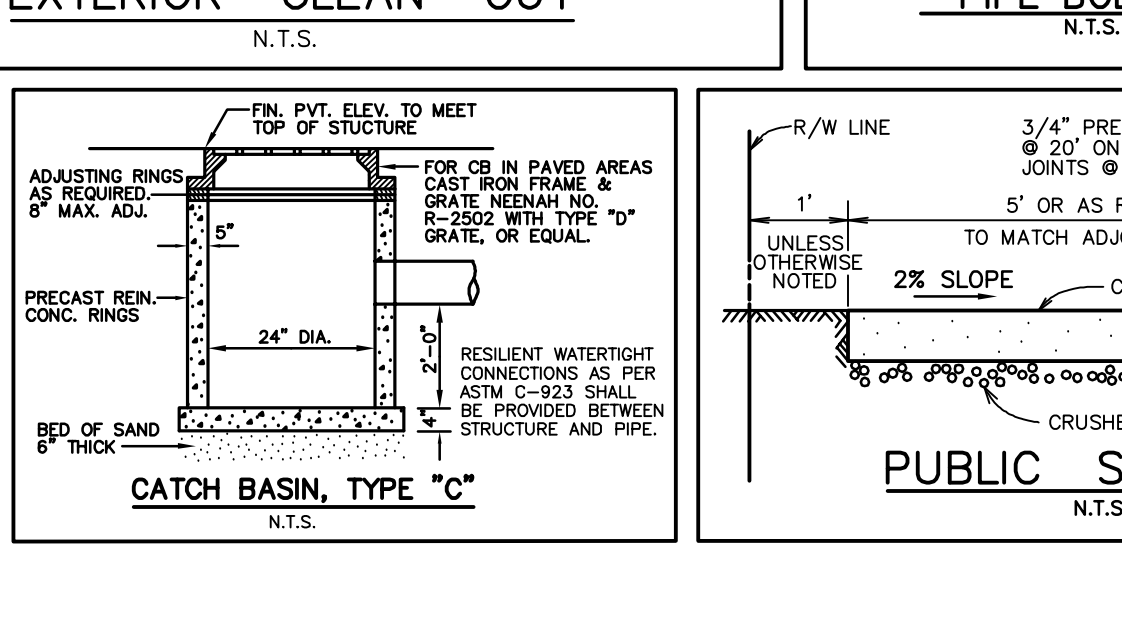
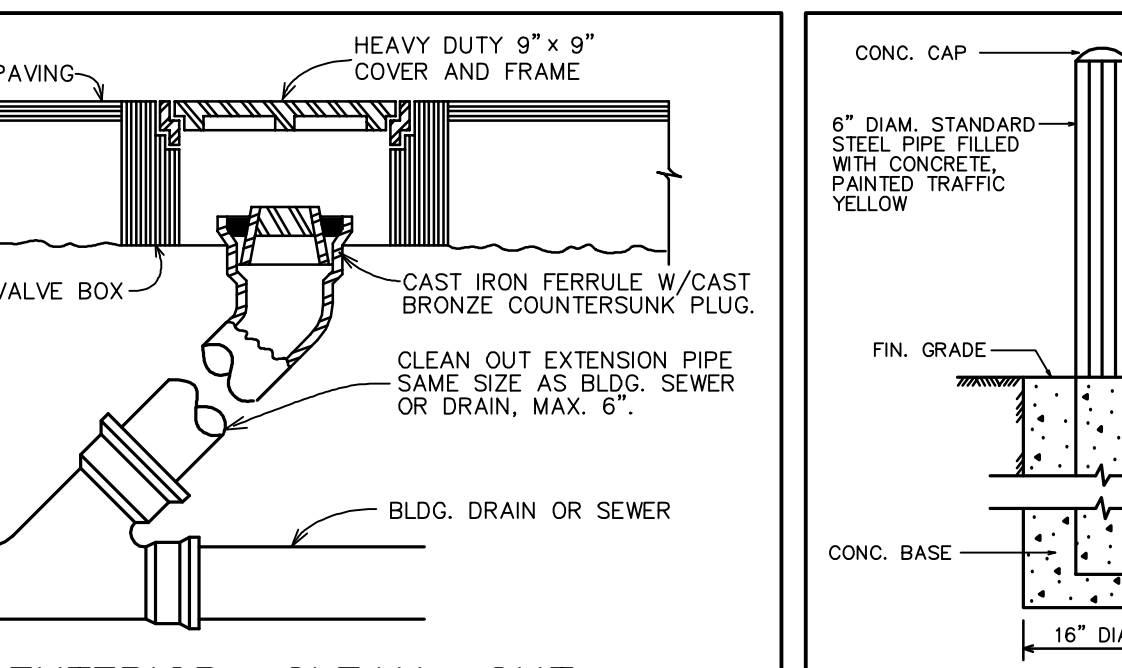
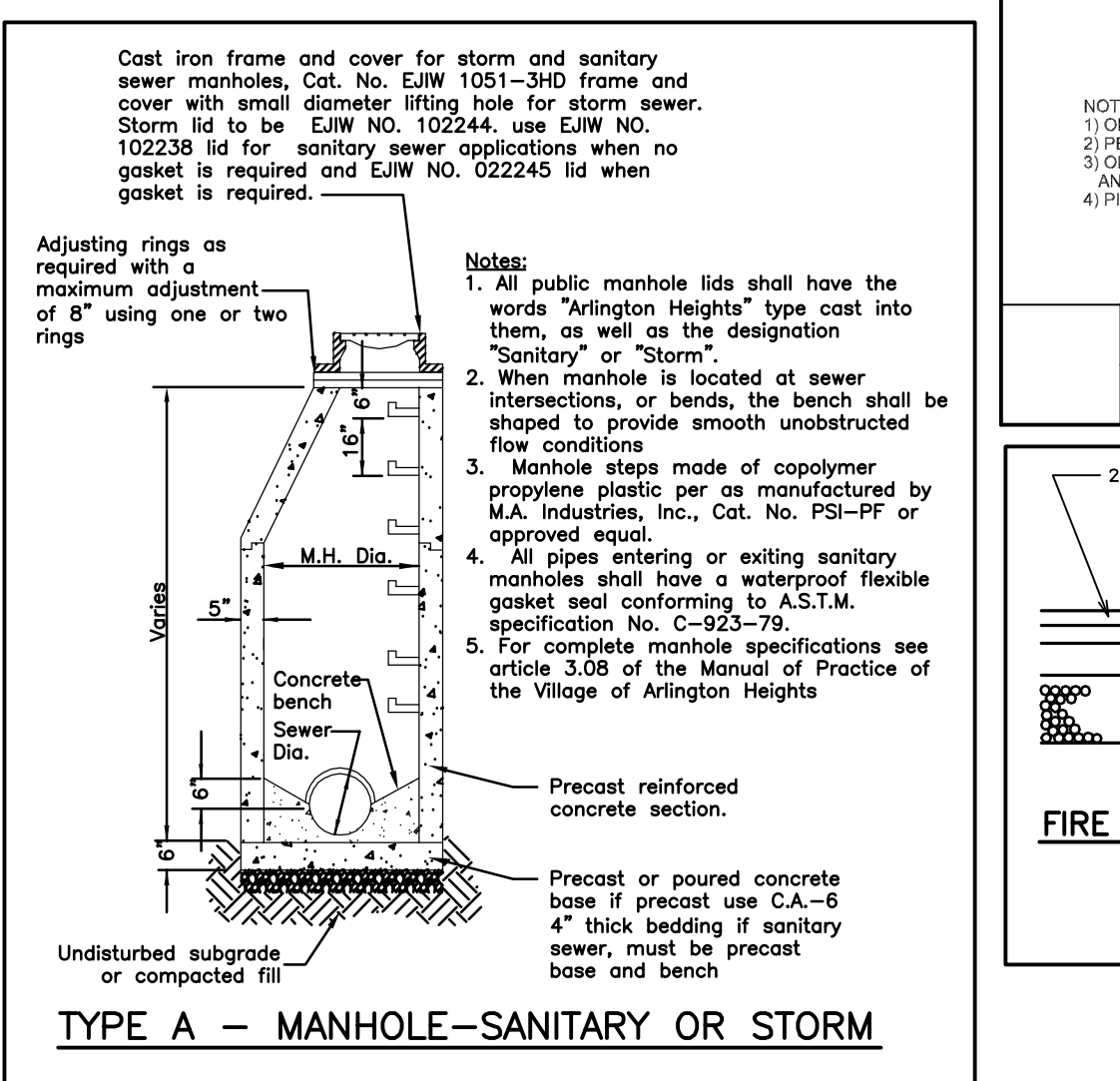
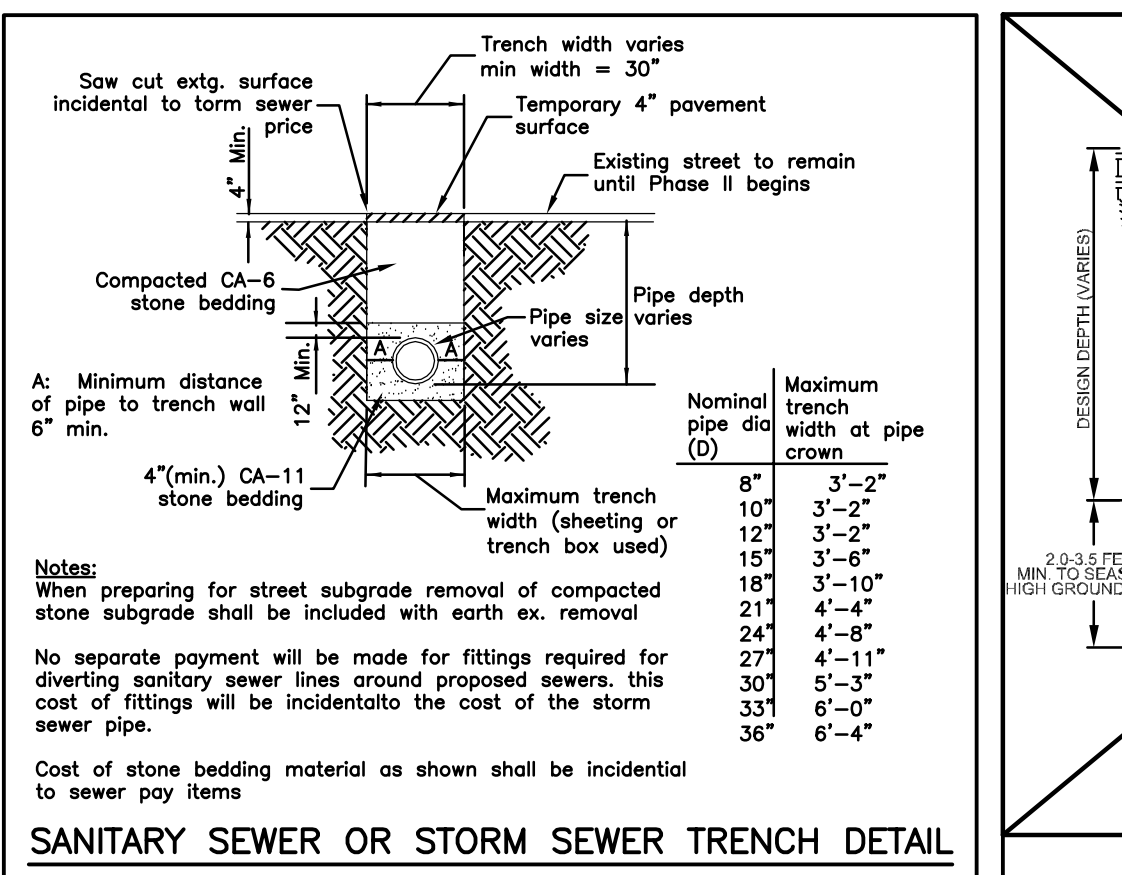
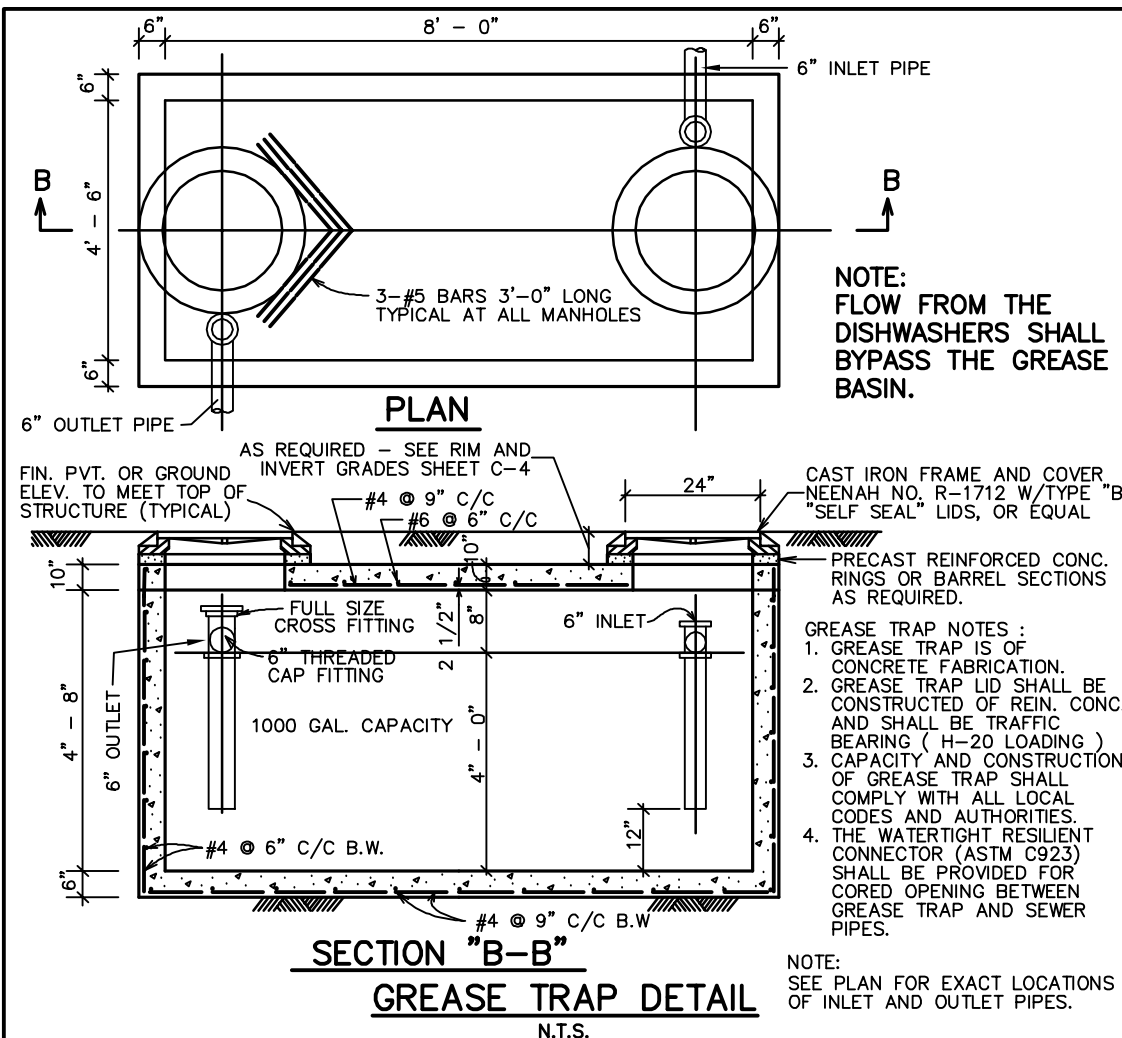
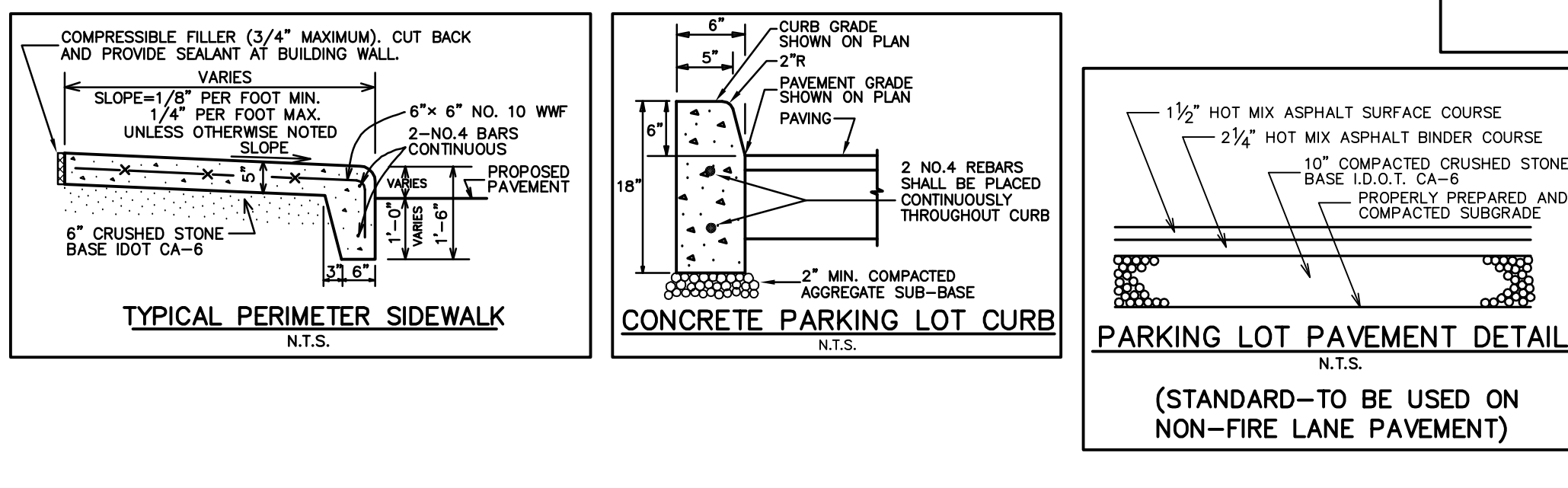
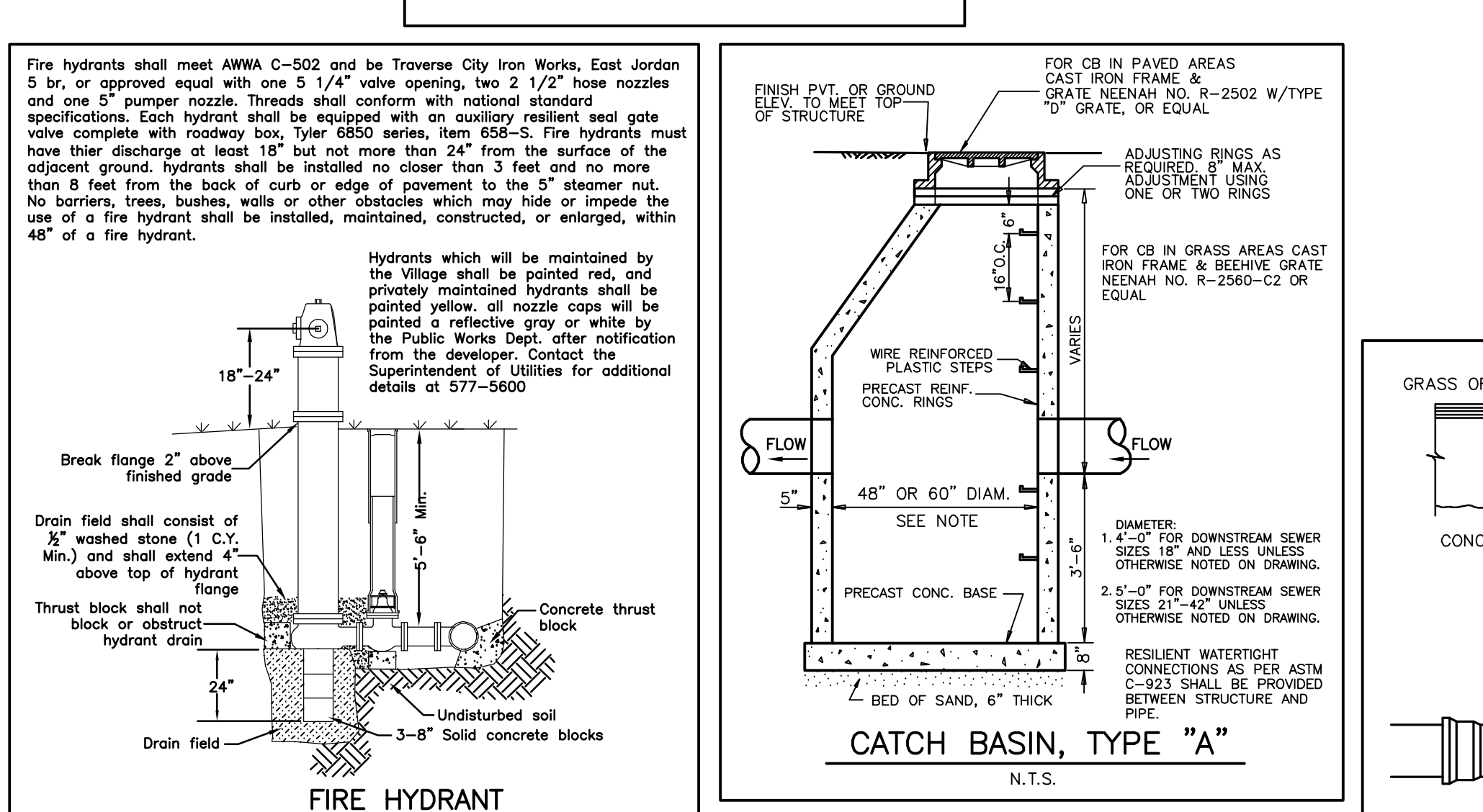
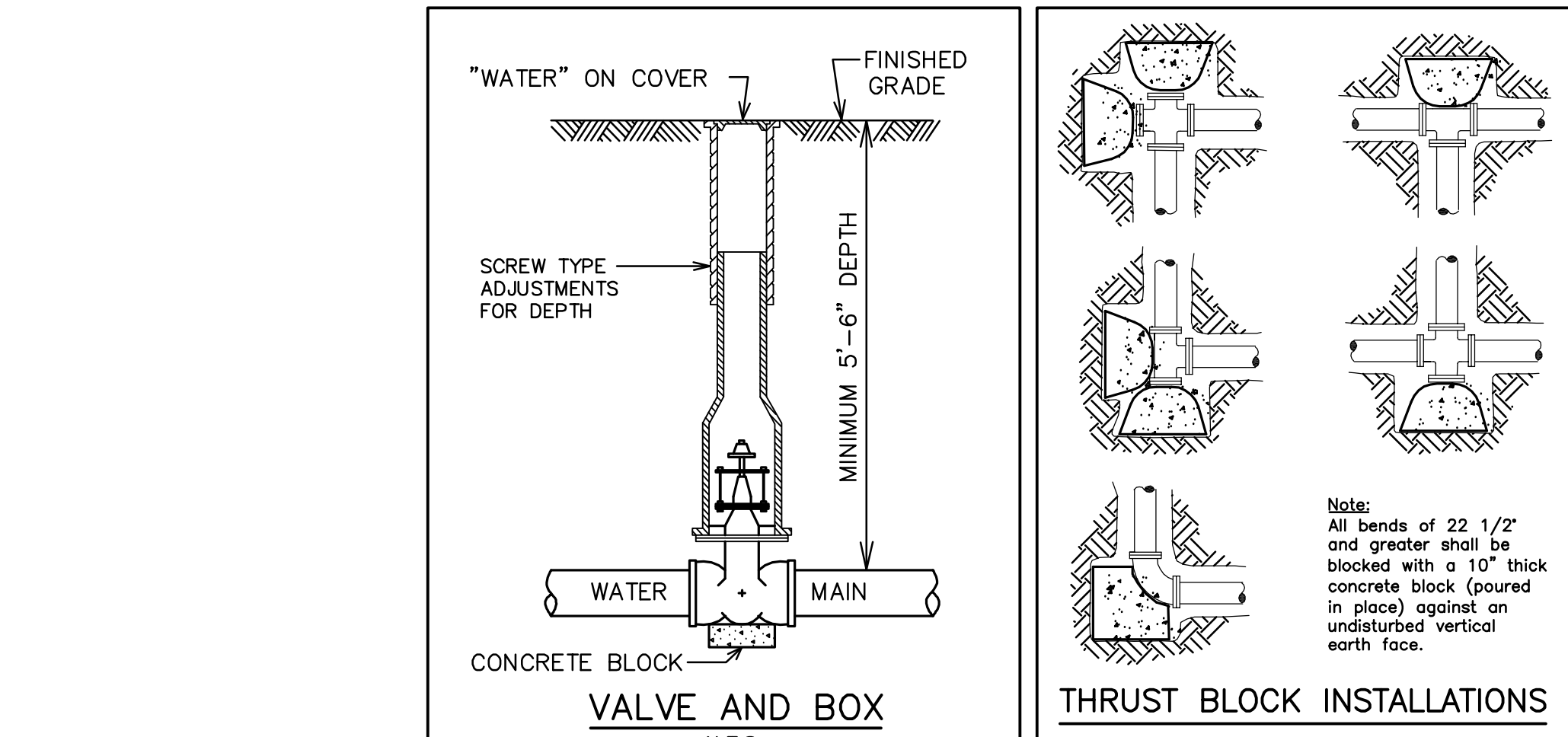
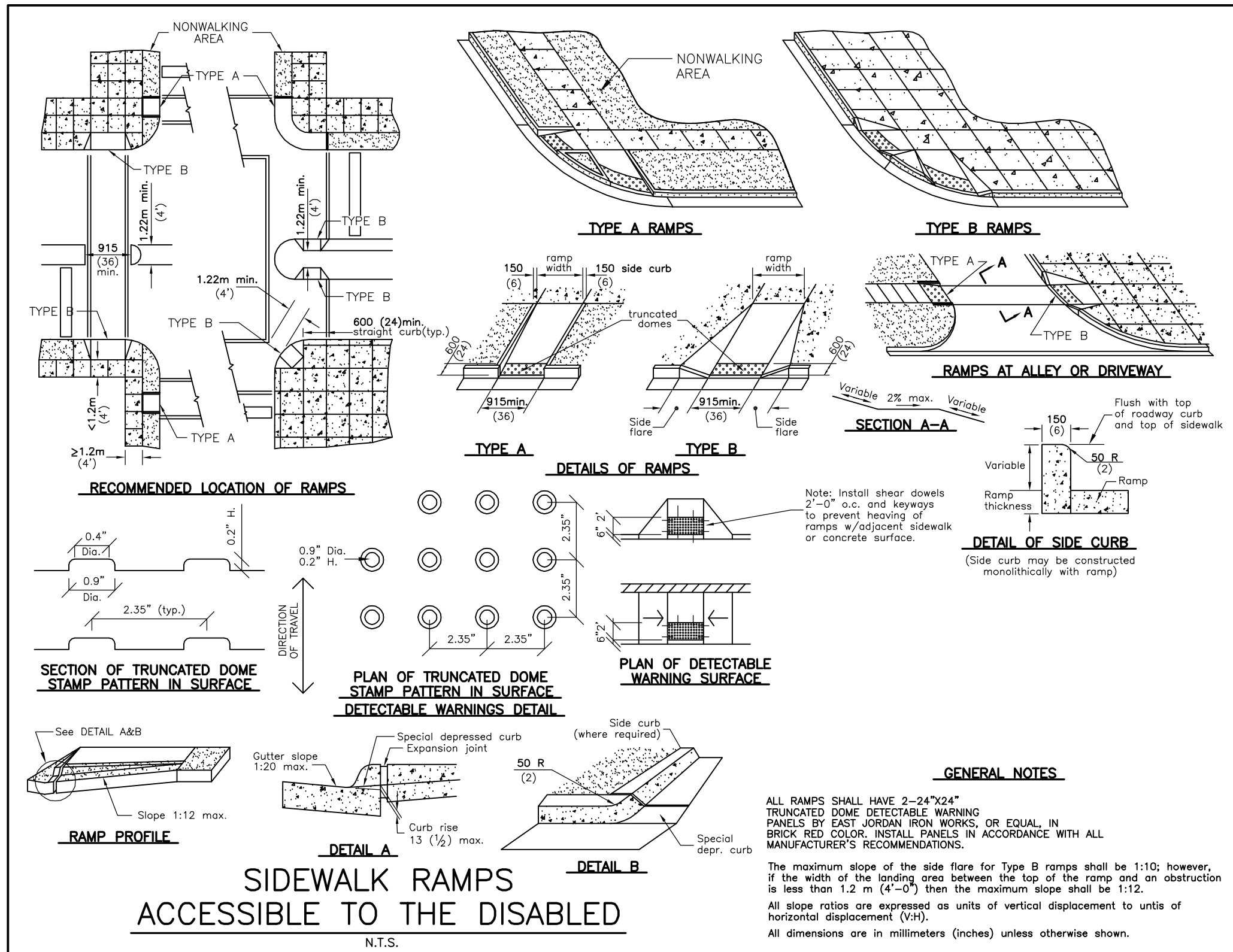
The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH BUILDING UTILITY SERVICE LINE FROM THE PLUMBING AND/OR MECHANICAL DRAWINGS AND SHALL COORDINATE UTILITY SERVICE LINE LOCATION WITH SAME.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES (SEWER, WATER, ELECTRIC, GAS, TELEPHONE, ETC.).
3. ANY EXISTING SEWER, WATER OR OTHER UTILITY LINES OR STRUCTURES (MANHOLES, ETC.) UNDER OR WITHIN 10' OF THE PROPOSED BUILDING OR TRASH ENCLOSURE SHALL BE REMOVED. PLUG ENDS OF REMAINING UTILITY LINES, BACKFILL TRENCHES WITH SELECTED GRANULAR BACKFILL COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY IN 8" LIFTS.

UTILITY PLAN TACO BELL RESTAURANT 1530 W. ALGONQUIN ROAD ARLINGTON HEIGHTS, ILLINOIS		CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS NORTHWESTERN ENGINEERING CONSULTANTS, P.C. 875 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-19	
REVISIONS			
3	10-9-18	REVISED PER VILLAGE REVIEW	
2	9-20-18	REVISED PER VILLAGE REVIEW	
1	9-20-18	REVISED PER DOT REVIEW	
NO	DATE	DESCRIPTION	
DRAWN BY: KRL CHECKED BY: DMH DATE: 5-11-18 SCALE: 1"=20'			
DRAWING NO. C-4			
JOB NO. 18-19			

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TECHNICAL GUIDANCE MANUAL

BIORETENTION FACILITY DETAIL

7/1/15

STD. DWG. NO. 1

PAGE NO. 1

OPERATIONS AND MAINTENANCE PRACTICES FOR STORM WATER MANAGEMENT SYSTEM

Activity Schedule (Detention Basins) - Volume Control Basin

Activity Schedule (Underground Detention Systems)

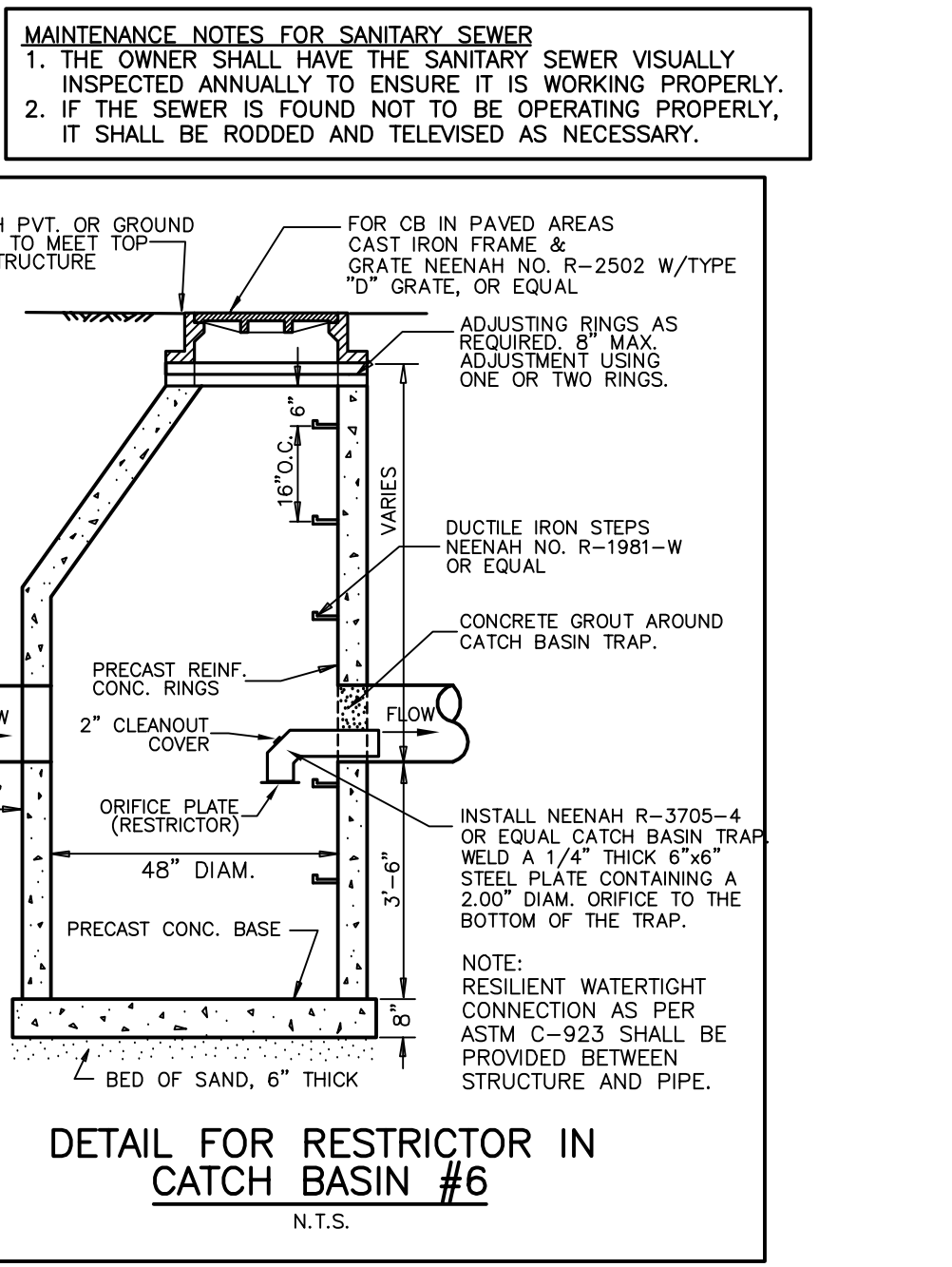
TECHNICAL GUIDANCE MANUAL

TYPICAL DETAIL OBSERVATION WELL

7/1/15

STD. DWG. NO. 8

PAGE NO. 1



REVISIONS

NO.	DATE	REVISION
1	7-30-18	REVISED PER DOT REVIEW
2	9-20-18	REVISED PER VILLAGE REVIEW

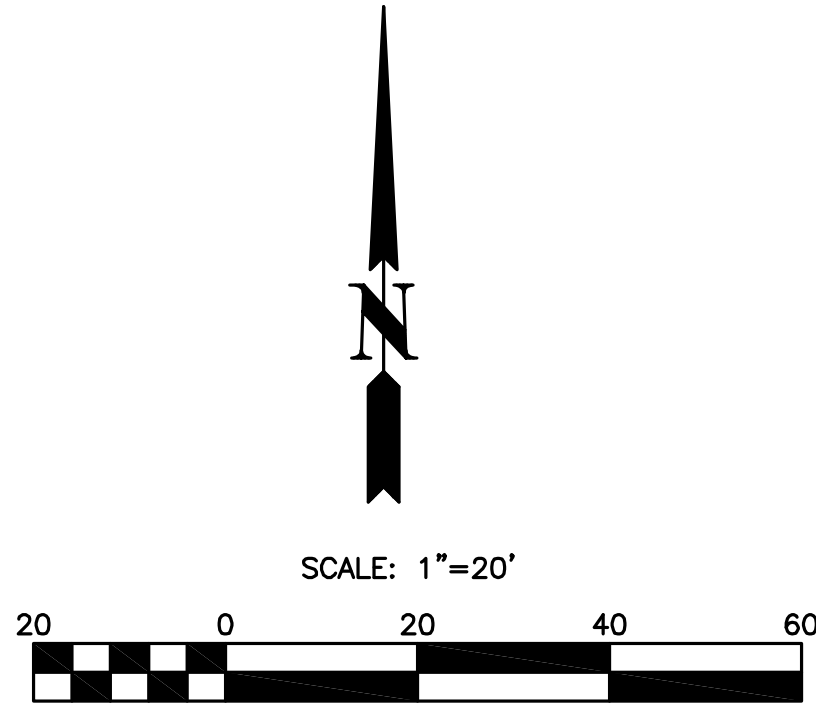
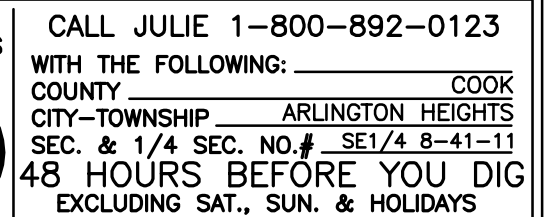
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-11-18
SCALE: N.T.S.

DRAWING NO.
C-6

JOB NO.
18-19

1. All utility companies are to be contacted to permit marking their facilities before any work is done on the site.
2. The contractor shall be fully responsible for the demolition of existing on site facilities above and underground. All existing structures, foundations, utilities, landscaping and other improvements on site are to be removed and disposed of off-site by the contractor, excepting that which is specifically noted to remain on site for re-use. The contractor is responsible for the removal from the site of all demolished materials, the filling of all depressions caused by demolition, and the grading of these areas so as not to be objectionable to view. The contractor shall observe all required safety measures in the demolition of existing structures and shall coordinate with all recommendations in the Safety Report for the site for the removal of existing facilities.
3. Contractor is to verify that all existing utility service lines have been shut off or disconnected at their respective main lines before any demolition or structural removal is initiated on the site.
4. All existing buildings, foundations, utilities, landscaping and other improvements on adjacent properties shall be protected at all times. The contractor shall be responsible for the removal of any materials, equipment, and/or manpower necessary to accomplish this.
5. The owner shall be provided with copies of all demolition permits and utility information prior to the commencement of demolition.
6. Any excavations caused by the removal of existing underground improvements shall be backfilled with compacted structural fill material in accordance with the soils engineer's requirements.
7. Any material to be removed shall be suitable existing on the site. Course material on the site. Stockpiled material approved by the soils engineer may be reused as part of the structural fill material required on the site.
8. The entrance of the main water line shall be removed from the site and legally disposed of by the contractor.
9. Existing trees on the site shall be protected and maintained in accordance with the City of Willgrove requirements. Any existing sewer or water service under or within 10 feet of the proposed building shall be removed. Each end of the proposed building section shall be protected with a trench shoring system.
10. The contractor shall meet with utility company representatives prior to commencing demolition work to review if there are any utility lines on the site serving other properties. If there are utility lines serving other properties, these lines shall be protected and maintained in accordance with the City of Willgrove requirements.
11. The contractor is advised that the site contains some trees and landscaping. The contractor shall make his own investigation and shall include the cost of the tree, tree stump, and landscaping removal in his demolition work as well as the cost of any trees and landscaping that are to remain and be protected, unless otherwise noted in writing. Written permission is obtained from the adjoining property owner to remove said trees.

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.



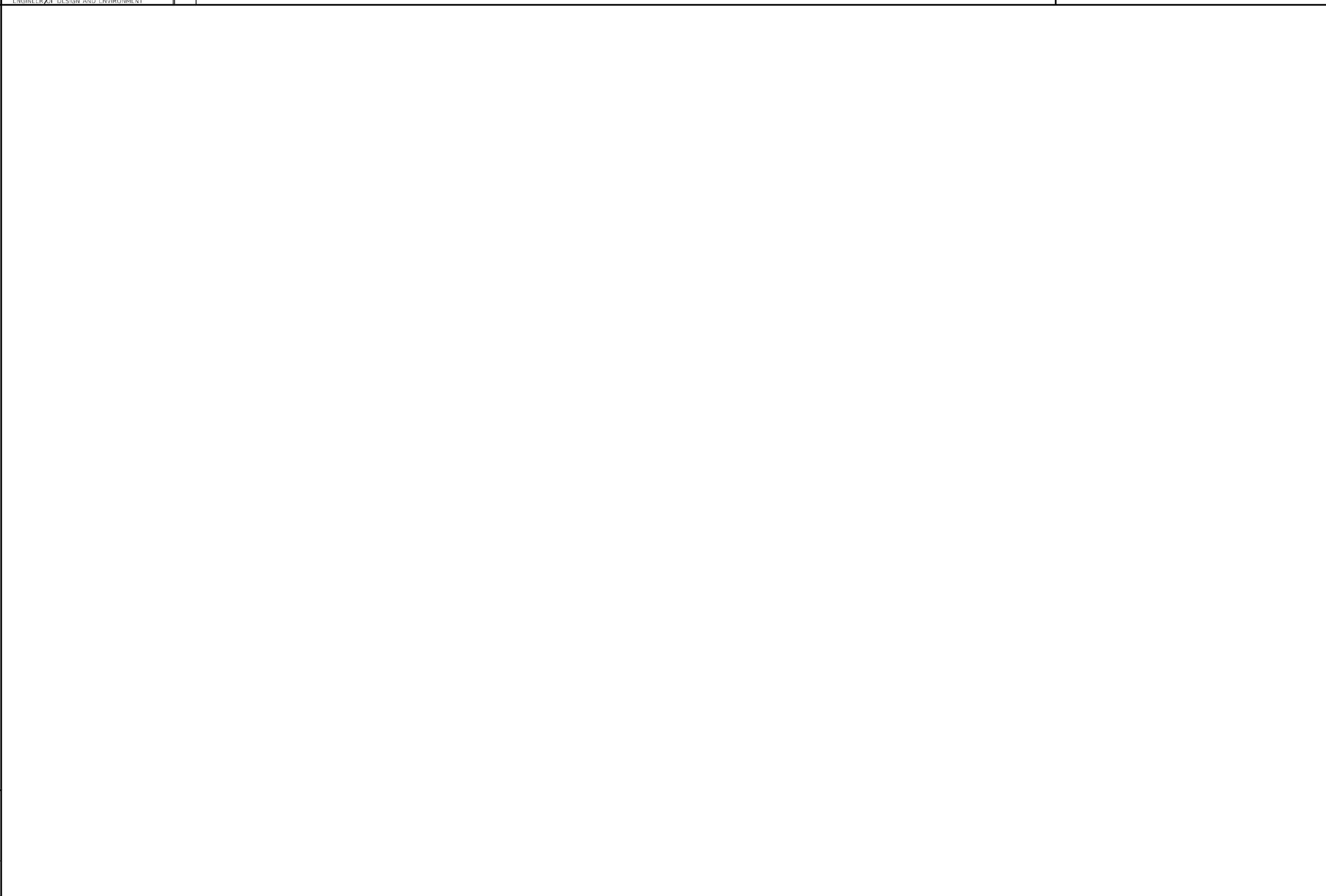
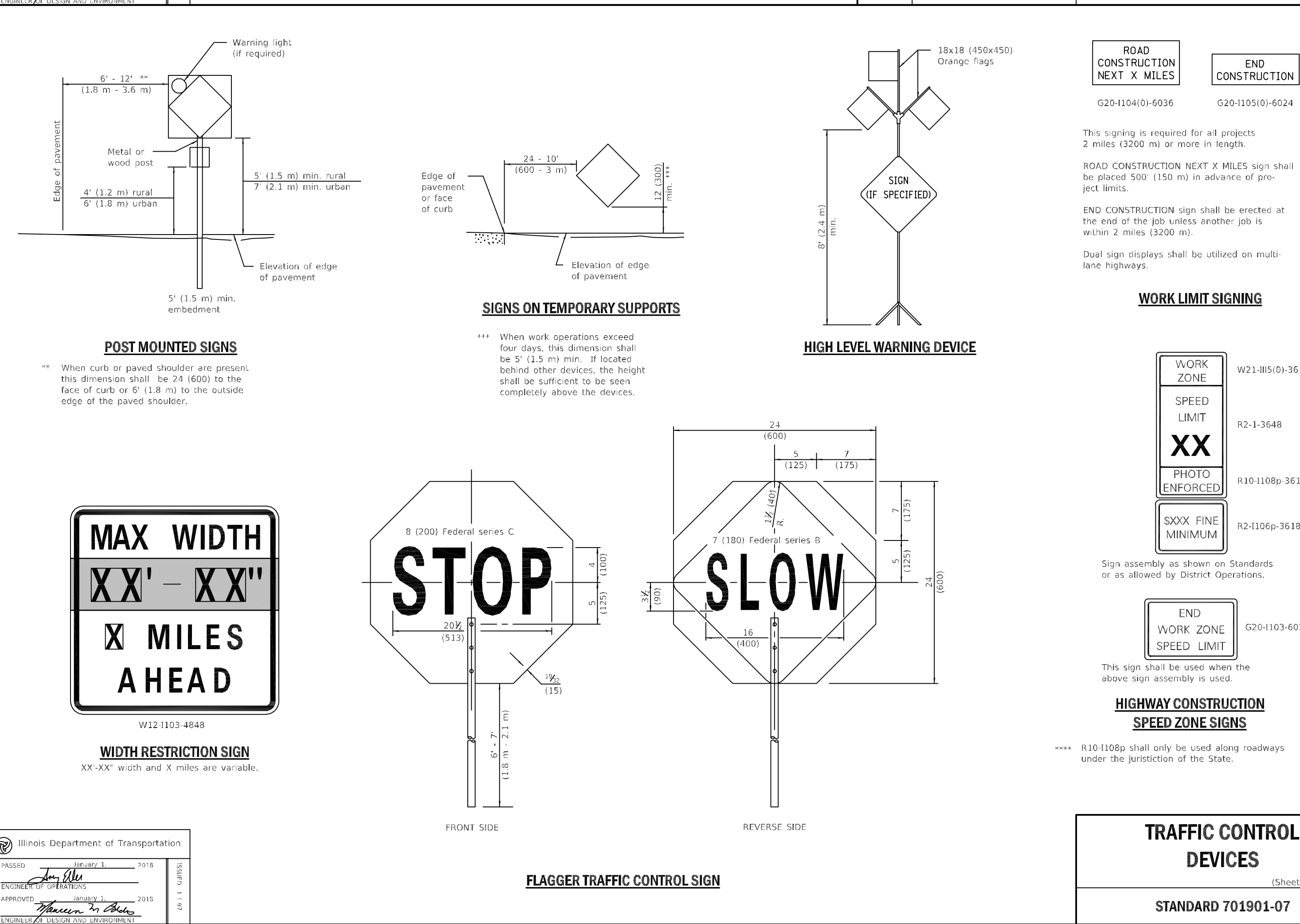
DEMOLITION PLAN
TACO BELL RESTAURANT
1530 W. ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS

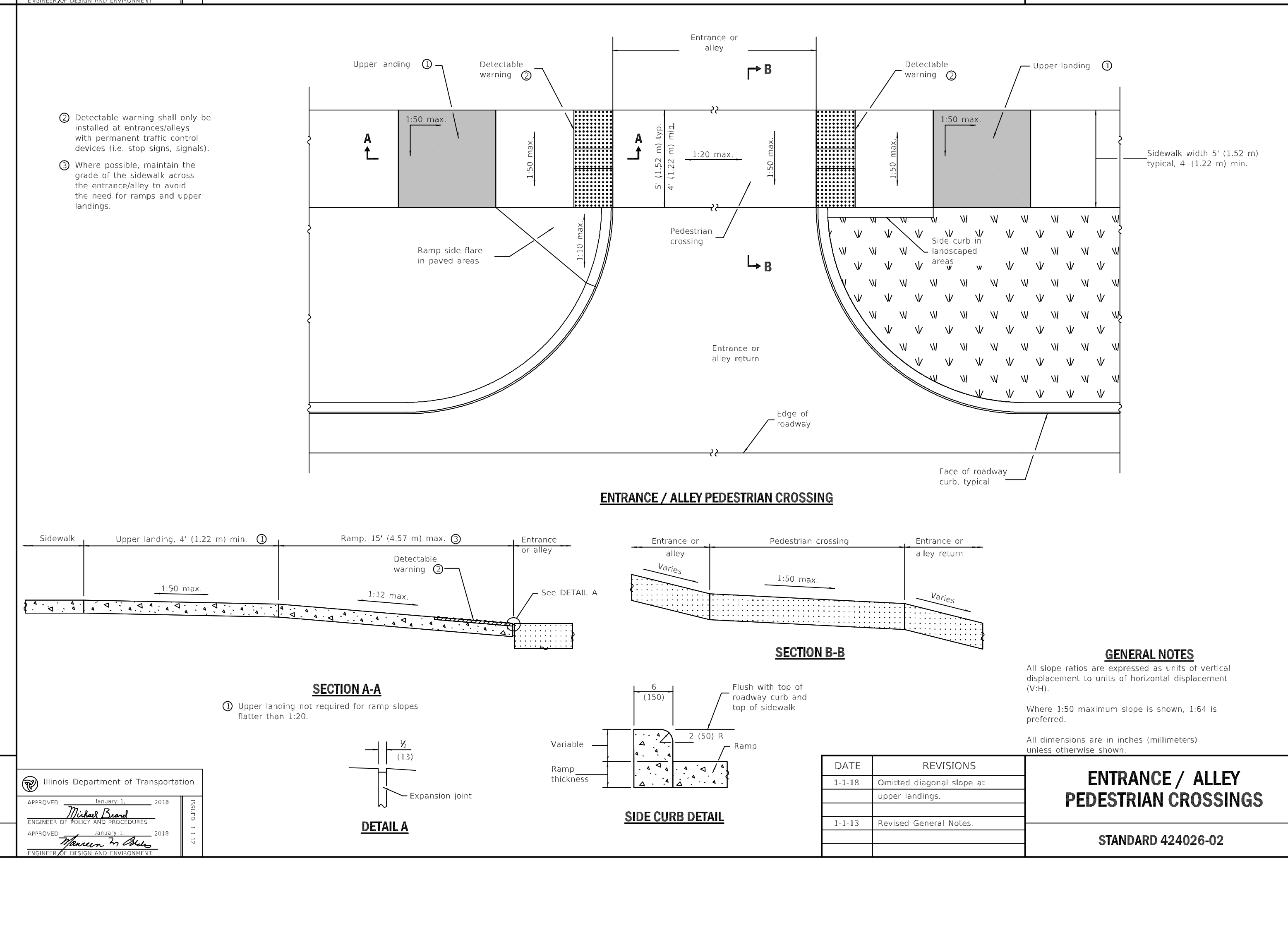
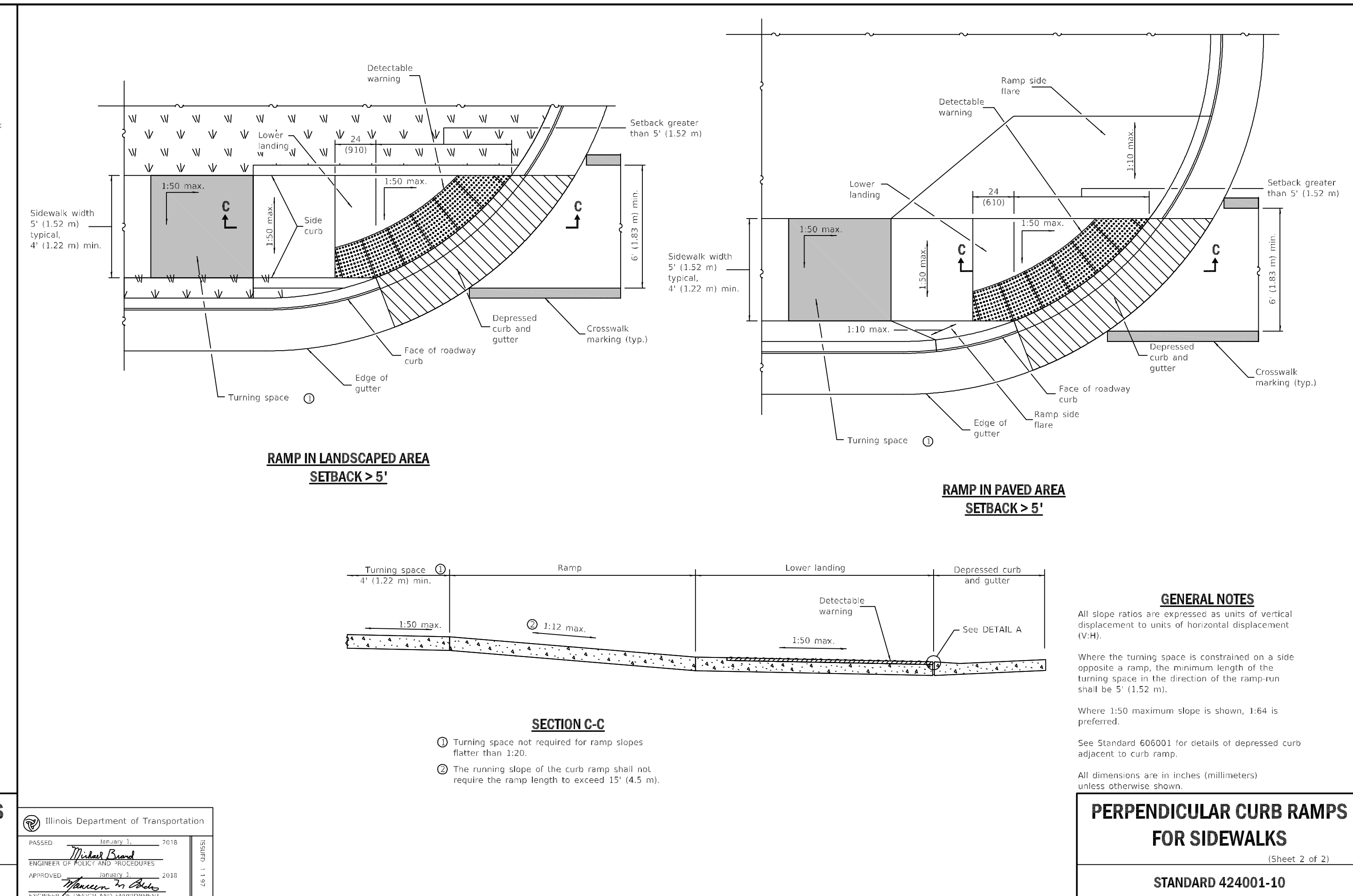
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2	9-20-18	REVISED PER VILLAGE REVIEW			
1	7-30-18	REVISED PER IDOT REVIEW			
NO.	DATE	DESCRIPTION			

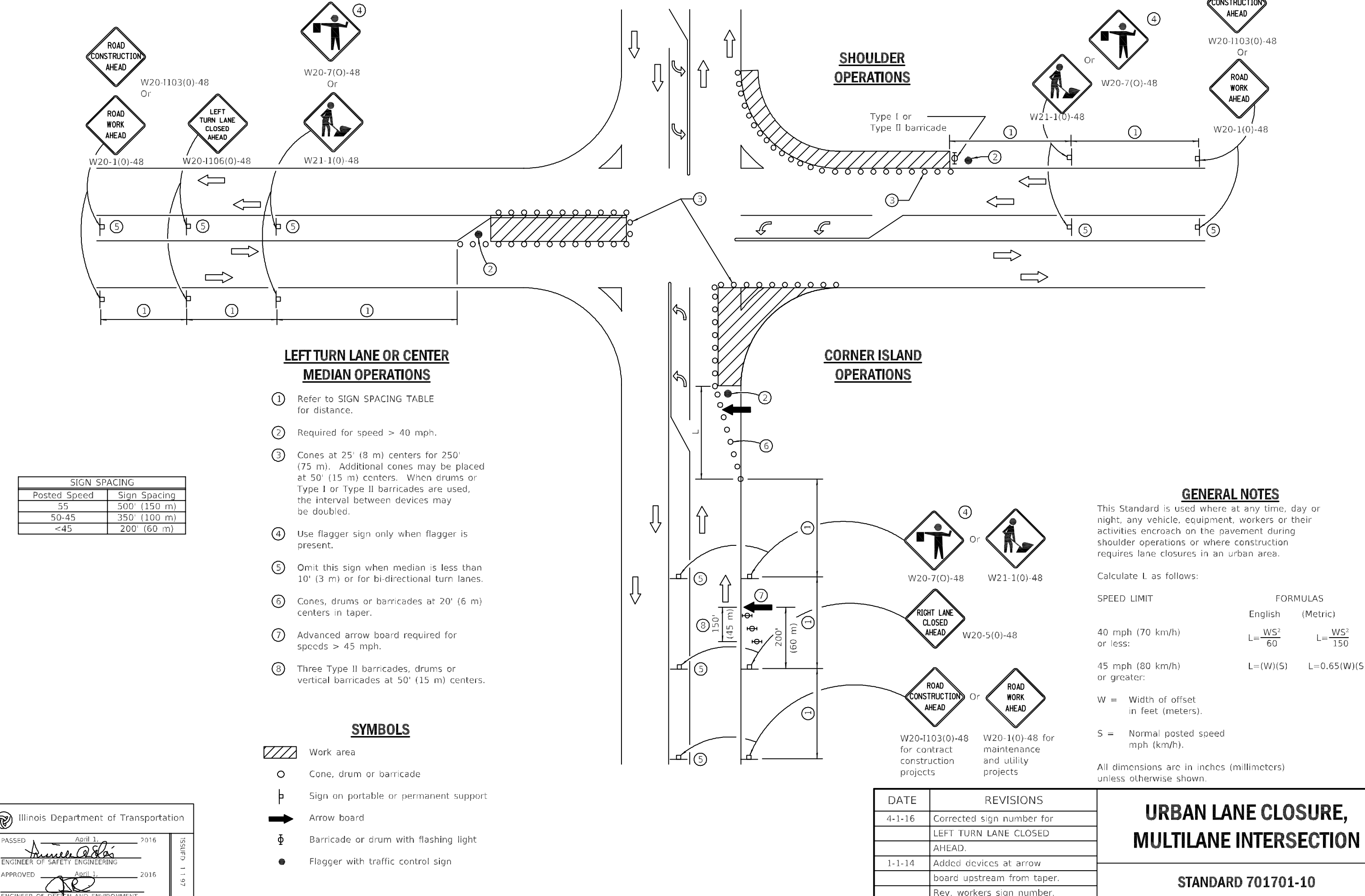
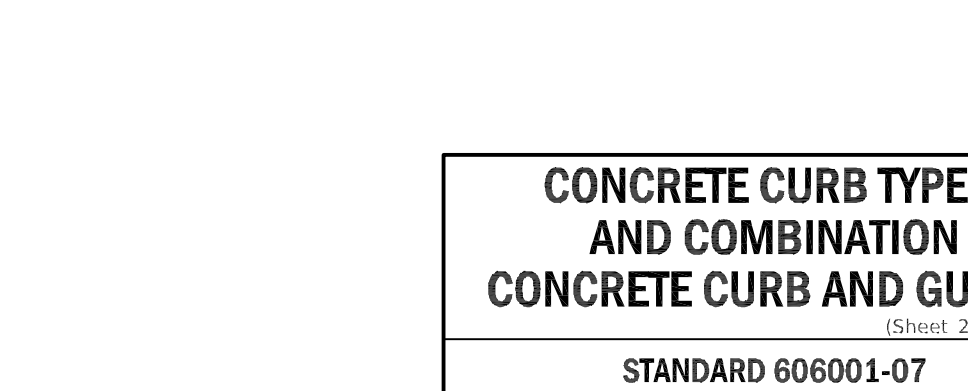
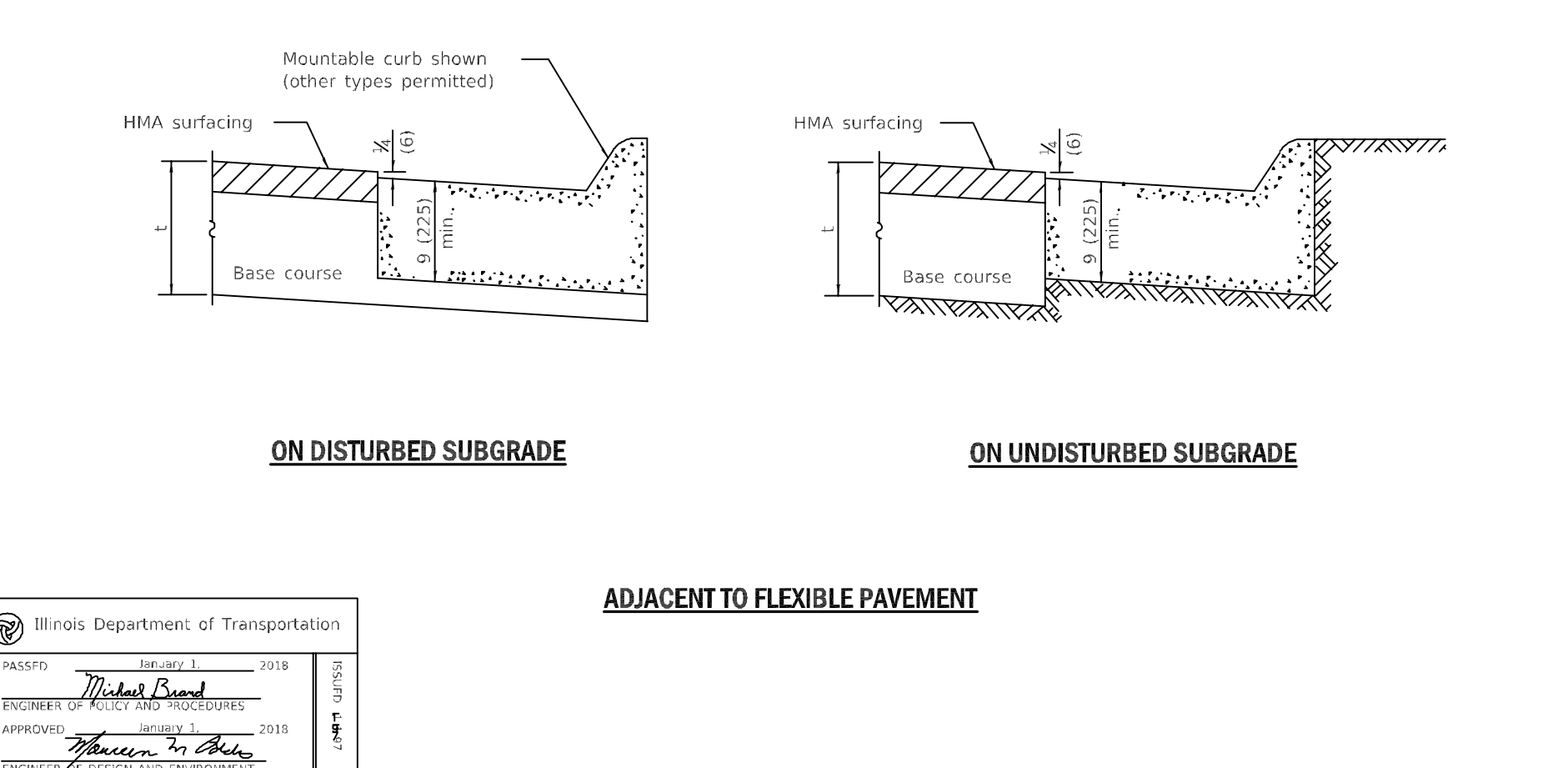
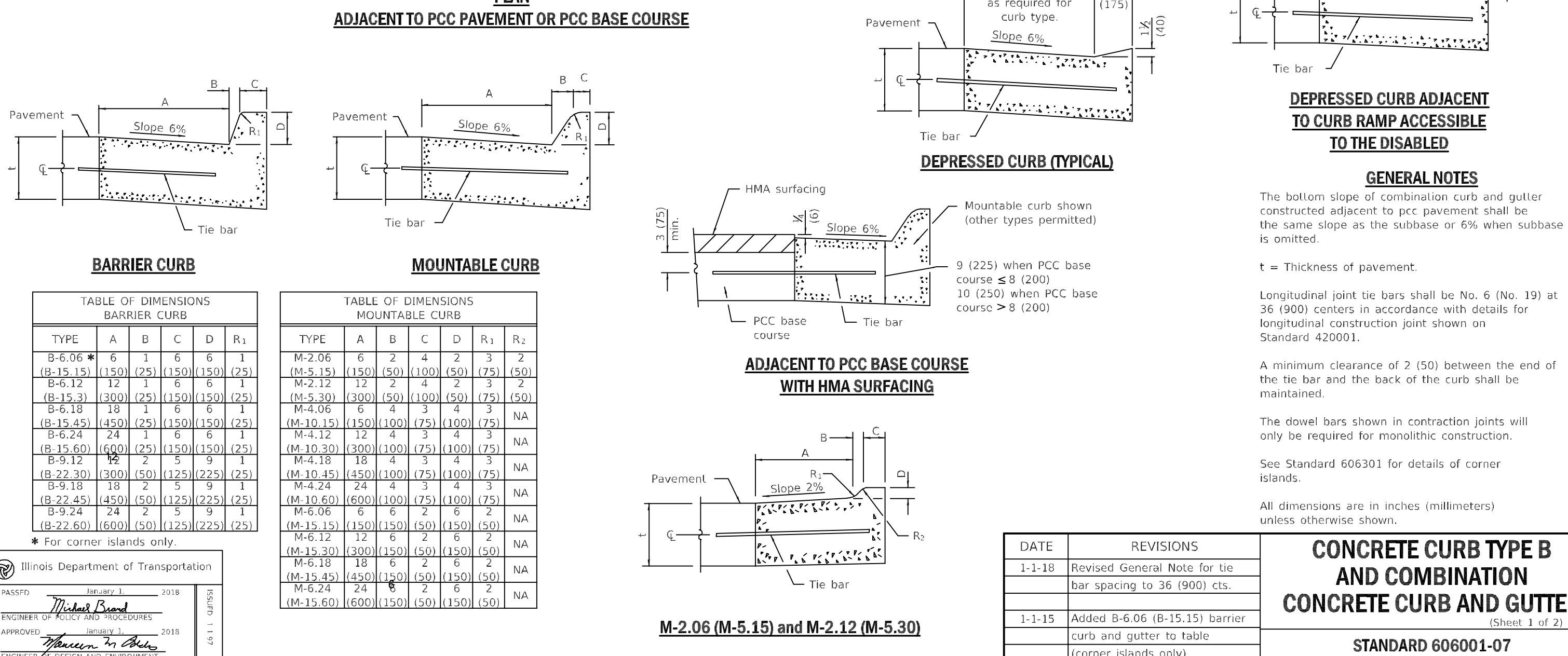
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-11-18
SCALE: 1"=20'

C-7

JOB NO. **18-19**

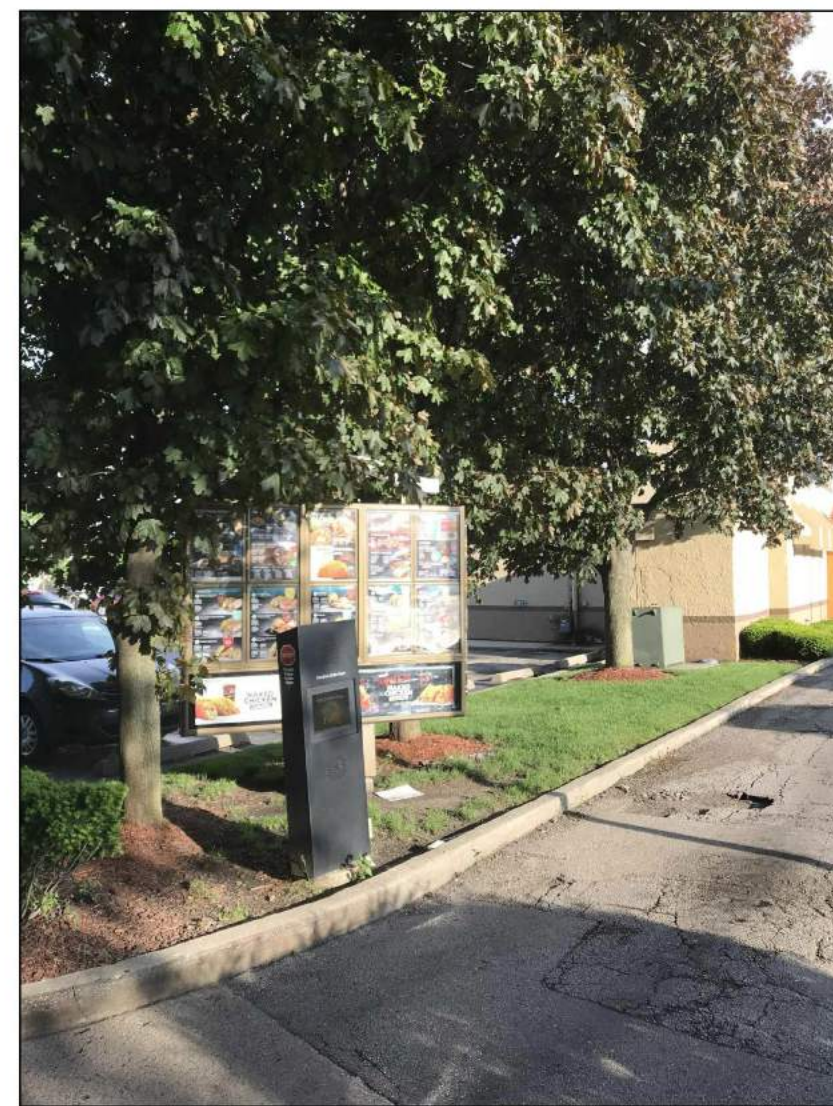








TREES #2-5



TREES #7-9

EXISTING CONDITIONS

CODE COMPLIANCE

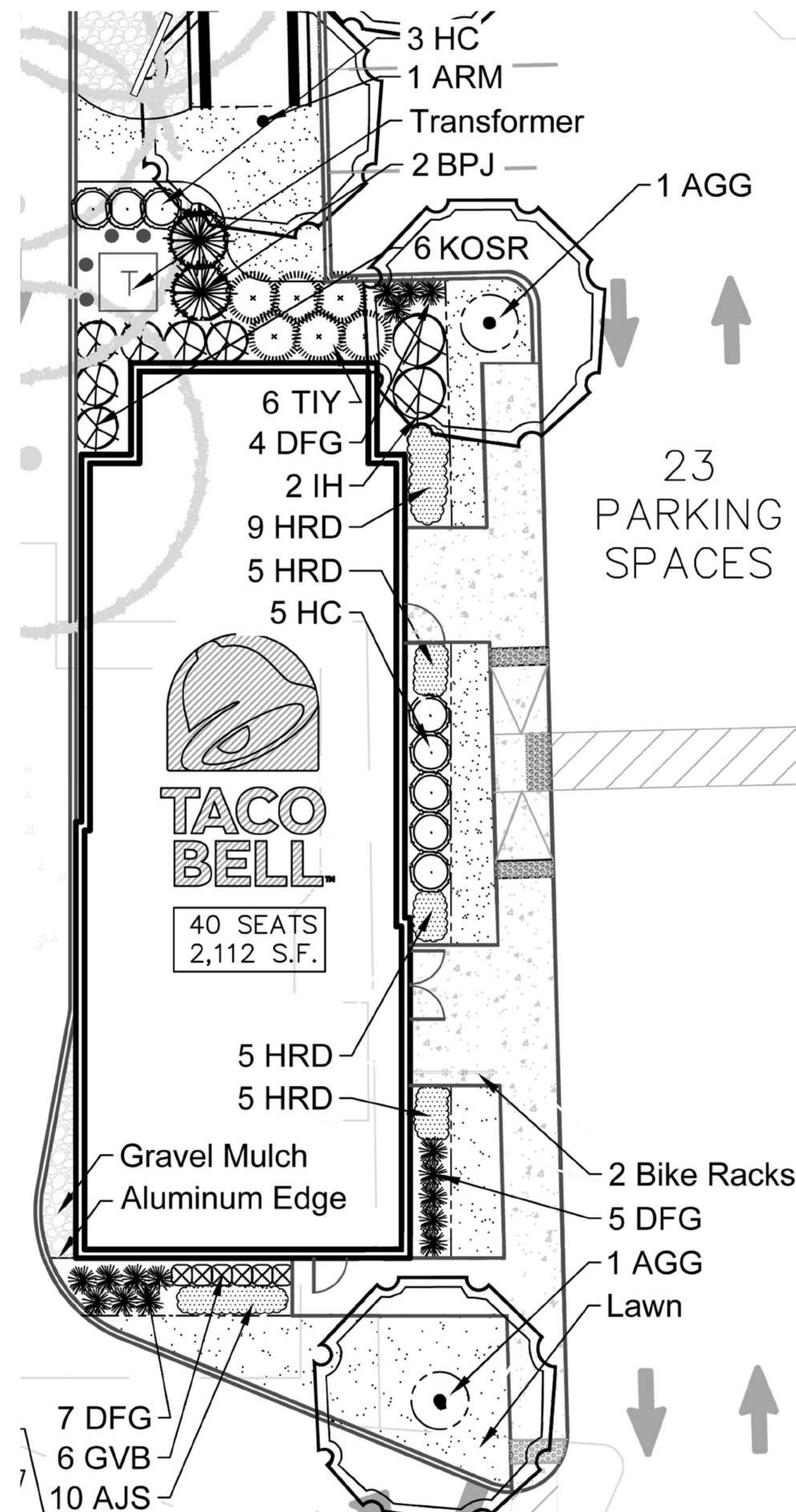


Call 48 hours before you dig
(Excluding Sat., Sun. & Holidays)

HERBACEOUS PERENNIALS

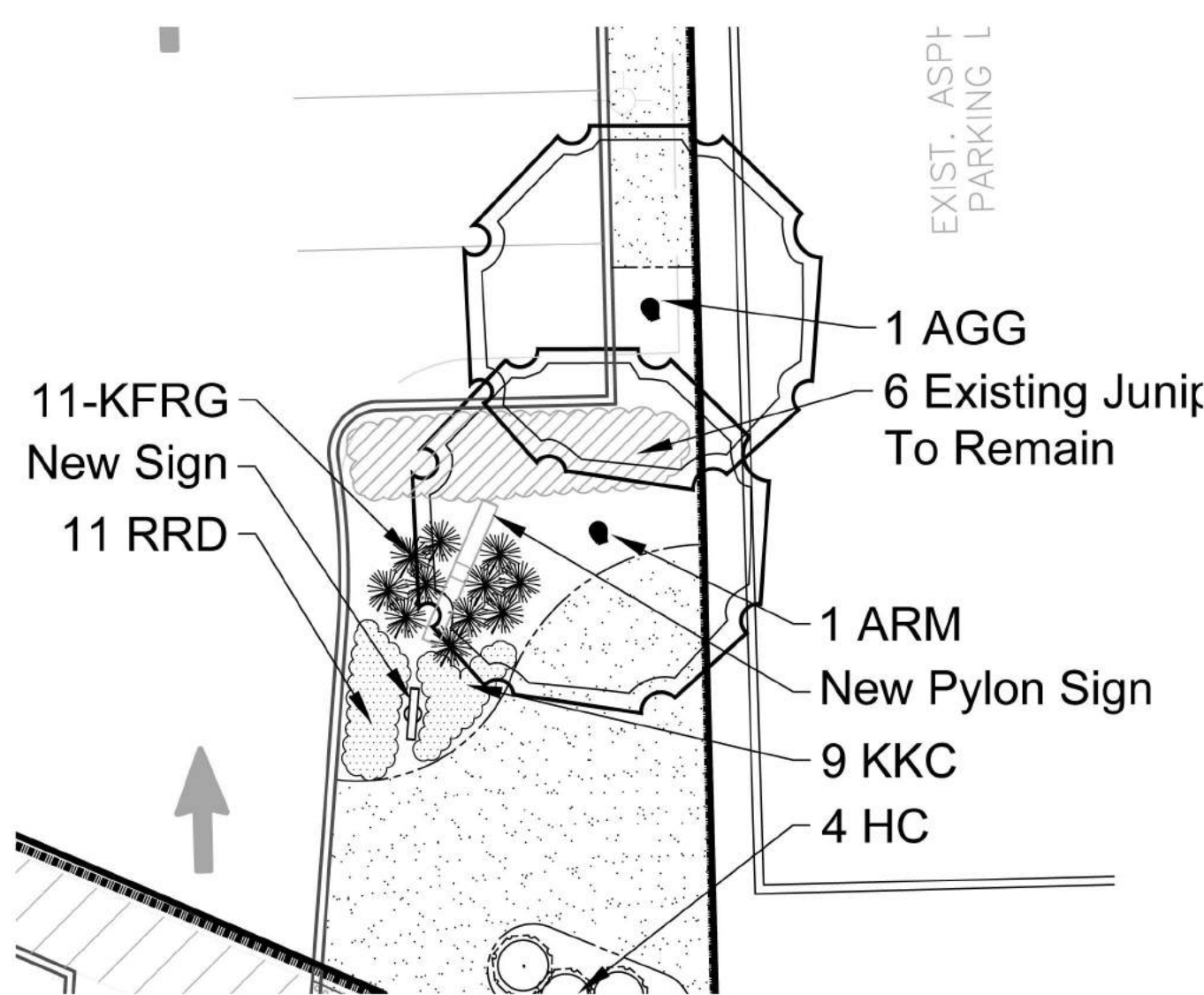
HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
KKC	Dwarf Catmint
AJS	Autumn Joy Sedum

PLANT ABBREVIATIONS



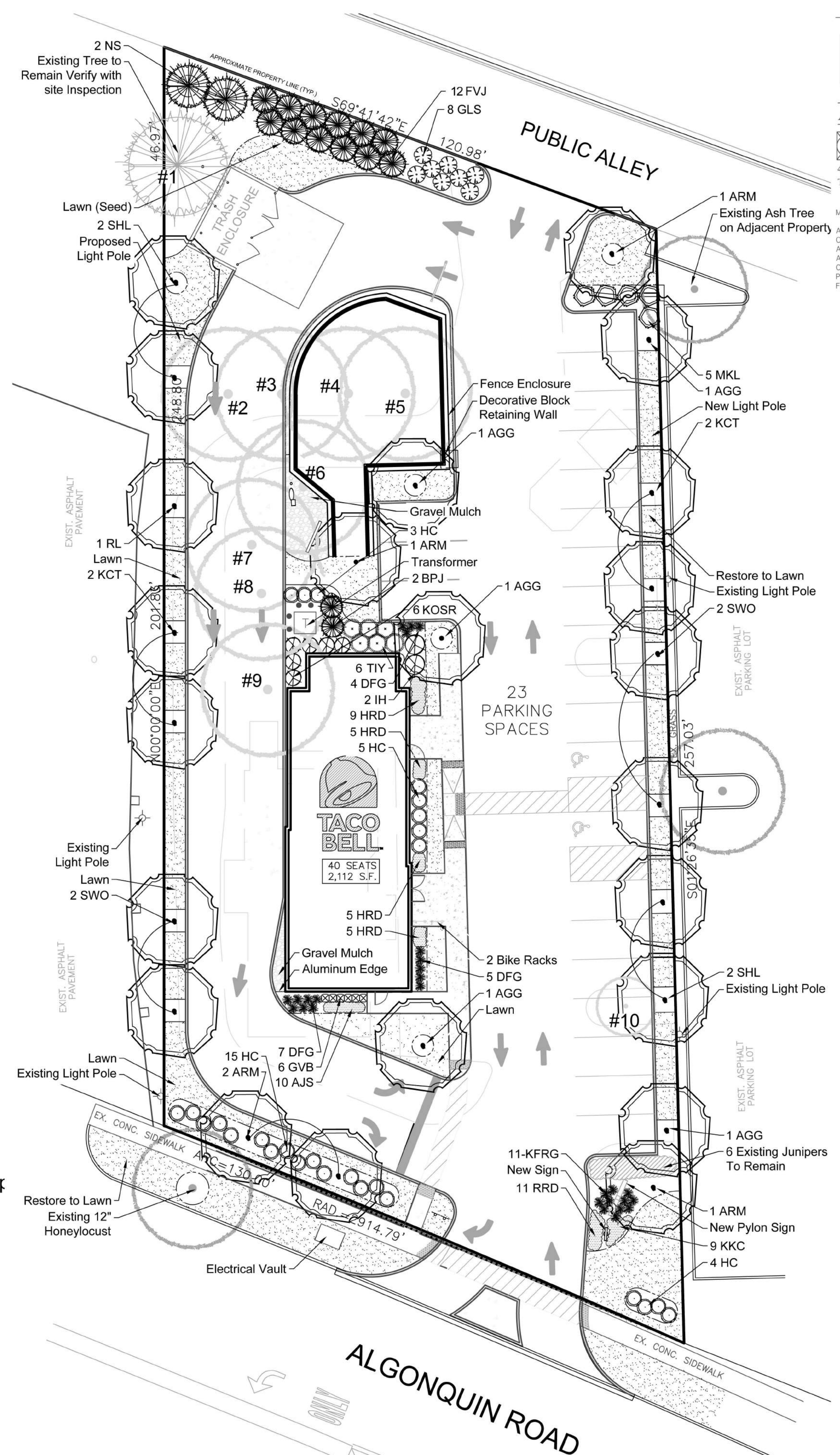
FOUNDATION ENLARGEMENT

Scale: 1"=10'-0"



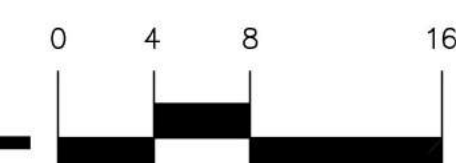
PYLON SIGN ENLARGEMENT

Scale: 1"=10'-0"



NORTH

Scale: 1" = 16'0"

[illegible]

RESULTS

ALGONQUIN RD. & NEW WILKE RD.
ARLINGTON HEIGHTS, IL

LANDSCAPE
PLAN

SHEET

L1.0

L1.1

STORMWATER REPORT AND PERMIT CALCULATIONS/EXHIBITS

FOR

TACO BELL RESTAURANT
REMOVE AND REBUILD
1530 W. ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS

May 11, 2018

Page 1	Cover
Pages 2-3	MWRD Narrative
Page 4	Narrative for Erosion & Sedimentation Control
Pages 5-9	Storm Water Management Calculations

PREPARED BY: NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT
PALATINE, IL 60067
Illinois Professional Design Firm License No. 184-002695
Expires April 30, 2019



5/11/2018

18-19 Stormwater Report.doc

D.M.H.
5-11-18

LIC. EXP. 11-30-19

MWRD NARRATIVE: NEW BUILDING AND PARKING LOT
TACO BELL RESTAURANT
1530 W. ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS

PREPARED BY: NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT
PALATINE, IL 60067
Illinois prof. design firm license No. 184-002695 Exp. April 30, 2019

The project includes the demolition of an existing Taco Bell Restaurant and parking lot, and the construction of a new building, new parking lot, and associated storm water management facilities for a new Taco Bell Restaurant. Existing land cover at the site consists of a building, concrete sidewalks, asphalt pavement, and landscaped areas. The existing impervious surface coverage of the site is 0.44 acres. The proposed impervious surface coverage of the site after the new development is completed will be 0.48 acres.

Total parcel size under Buddy Bells, Inc. ownership is 0.67 acres. Size of area under development for this project is 0.67 acres. The affidavit signed by the co-permittee is page 9 of the WMO Permit Application and page 2 of Schedule K.

Because the project is less than 3.00 acres in size, storm water detention is not required by the MWRD. However, storm water detention for the site is required by the Village of Arlington Heights. The storm water detention volume required by the Village is provided on the parking lot pavement to a maximum depth of 6" over the catch basin rims, in an underground storm sewer system, and in a storm water management facility.

Site volume control required by the MWRD for the new impervious areas created by the project will also be provided in the flat bottom storm water management facility being constructed as part of this project. The bottom portion of the storm water management facility is being designed in accordance with the MWRD requirements for a bioretention facility, in order to provide the required volume control volume.

All the storm water management facilities being constructed for the project will be interconnected, and discharge from the site will be through a 2" diameter restrictor located in a catch basin near the northeast corner of the site. This 2" restrictor will help detain the storm water in the various storm water management facilities on the site, allowing for more percolation into the underlying soils, before the storm water is discharged to the existing Village of Arlington Heights storm sewer system in an easement on the property to the north of the site.

Please note that it is our opinion as an Illinois licensed professional engineering firm that there are no flood protection areas (floodplain, wetland, or riparian environment) on or within 100 feet of the subject project.

See "Narrative for Erosion & Sedimentation Control" (next page) for information relative to erosion control practices in connection with this project.

5/11/2018

1819MWRDNarrative.doc

NARRATIVE FOR EROSION & SEDIMENTATION CONTROL

Existing land cover at the site is building, concrete sidewalks, asphalt parking lot, and landscaping. The project consists of constructing a new building, new parking lot and associated storm water management facilities. Proposed conditions at the site will include a new bioretention facility other storm water management facilities. Storm water runoff from the site currently drains primarily to an existing Village of Arlington Heights storm sewer in an easement on the property north of the Taco Bell site. At the completion of construction, storm water will continue to drain to the existing storm sewer through a new 2" diameter restrictor, installed as part of this project. Detention volume will be provided in a storm water management facility, on the parking lot pavement, and in underground storm sewer storage pipes. The bioretention facility will encourage storm water from the site to percolate into the underlying soils by use of the storm water retention system.

Since site disturbance is less than one acre for this project, an NPDES ILR-10 permit is not required. However, the project will comply with local erosion and sedimentation control requirements.

Proposed temporary erosion and sediment control facilities will consist of silt fencing, a stabilized construction site entrance, catch basin filtration systems installed in all new and existing affected catch basins, a temporary concrete washout facility location, and seeding and silt fencing for temporary construction stockpiles as needed. Details of the soil erosion control plan are shown on civil engineering sheet C-5.

A schedule of construction activities has been prepared and is shown as the Construction Sequence on civil engineering sheet C-5.

Inspections and maintenance of the erosion and sediment control facilities will be provided according to the "Inspection and Maintenance" plan shown on civil engineering sheet C-5.

Permanent erosion and sediment control will be provided by landscaping and ground cover, which must be established before temporary erosion control facilities are removed. During construction, the general contractor will be responsible for erosion control activities. Once the project is completed, the owner or his/her designated representative will be responsible for permanent sediment control and to comply with the "Operations and Maintenance Practices for Storm Water Management System", which is shown on civil engineering sheet C-6.

5/11/2018

1819MWRDErosionControlNarrative.doc

STORM WATER DETENTION AND VOLUME CONTROL

CALCULATIONS - 1530 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, IL

LOT AREA OF TACO BELL = 29,298 SF = 0.6727 AC.

VOLUME CONTROL CALCULATIONS (MWRD REQUIREMENTS)

EXISTING PERVIOUS AREAS BY SCALE AND PLANIMETER
FROM DEMOLITION PLAN:

$$\left(\frac{30+45}{2}\right)(21) - \frac{1}{2} \times 3 \times 3 - \frac{1}{2} \times 7 \times 3 + 1 \times 170 + 8 \times 18 + 7 \times 18 + \frac{1}{2} \times 50 \times 17 + \\ \frac{1}{2} \times 50 \times 18 + 20 \times 2.5 + 0.198 \times 20^2 \times 9.84 + 0.272 \times 20^2 \times 9.84 + \\ 0.225 \times 20^2 \times 9.84 + 1.5 \times 63 + 1.272 \times 20^2 \times 9.84 = 9974 \text{ SF}$$

$$\text{EXISTING IMPERVIOUS AREAS} = 29,298 \text{ SF} - 9974 = 19,324 \text{ SF}$$

PROPOSED PERVIOUS AREAS BY SCALE AND PLANIMETER
FROM SITE PLAN:

$$\begin{array}{lll} 9.5 \times 68 = 646 & 0.10 \times 20^2 \times 9.84 = 394 & 8 \times 48 = 344 \\ \frac{1}{2}(14 \times 4) = 28 & 5 \times 19.5 = 97.5 & 0.74 \times 20^2 \times 9.84 = 2913 \\ 5 \times 173 = 865 & 38 \times 22 = 836 & \\ 0.25 \times 20^2 \times 9.84 = 984 & 0.14 \times 20^2 \times 9.84 = 551 & \end{array}$$
$$\underline{8536 \text{ SF}}$$

$$\text{PROPOSED IMPERVIOUS AREA} = 29,298 - 8536 = 20,762 \text{ SF}$$

$$\text{INCREASE IN IMPERVIOUS AREA} = 20,762 - 19,324 = 1438 \text{ SF}$$

$$\text{MWRD VOLUME CONTROL VOLUME REQUIRED} = 20,762 \times \frac{1'}{12"} = \underline{1730 \text{ CF}} = 0.0397 \text{ AC-FT}$$

ILLINOIS PROFESSIONAL DESIGN FIRM #184-002695

DETENTION CALCULATIONS (VILLAGE REQUIREMENTS)

AREA FOR DETENTION CALCULATIONS = 0.6727

Q_P = 0.13 CFS/ALX 0.6727 AL = 0.121 CFS

IMPERVIOUS AREA = 20,762 SF = 0.4766 AL

PERVIOUS AREA = 0.6727 - 0.4766 = 0.1961 AL

$$C = \frac{0.95 \times 0.4766 + 0.50 \times 0.1961}{0.6727} = 0.819$$

VILLAGE OF ARLINGTON HEIGHTS DETENTION REQUIRED 0.1996 AL-FT
 = 8695 CF

(SEE SHEET 3)

100-YR PEAK FLOW RATE $CIA = 0.819 \times 820 \times 0.67 = 4.5$ CFS

CALCULATE VOLUME CONTROL PROVIDED — VOLUME CONTROL

WILL BE PROVIDED BELOW ELEVATION 693.33 IN THE STORM WATER MANAGEMENT BASIN

AREA @ 693.33 $0.34 \times 20^2 \times 9.84 = 1338$ SF

AREA @ 692.33 = $0.34 \times 20^2 \times 9.84 = 1338$ SF

VOLUME CONTROL STORAGE = $(1 \times 1338) + (1338 \times 0.25 \times 1.5 \times 0.5) +$
 $(1338 \times 0.36 \times 0.33 \times 0.5) + (1338 \times 0.36 \times 0.5)$
 = 1909 CF REQUIRED = 1780 CF $\therefore$ OK ✓

CALCULATE DETENTION PROVIDED — DETENTION WILL BE PROVIDED
 IN STORM WATER MANAGEMENT BASIN, ON PARKING LOT PAVEMENT,
 AND IN UNDERGROUND STORM SEWER STORAGE SYSTEM.

IN BASIN BELOW 693.33 — 1909 CF (SEE ABOVE)

IN BASIN ABOVE 693.33 AND BELOW HWL = 695.30

$1338(695.30 - 693.33) = 2636$ CF

ON PARKING LOT — AREA AT 695.30 = $(24 \times 24) + (22 \times 54) +$
 $(1.22 \times 20^2 \times 9.84) + (0.25 \times 20^2 \times 9.84) = 7550$ SF

AREA AT 694.60 (5 CFS) = $5 \times 3 = 15$ SF

VOLUME ON PARKING LOT = $\frac{7550 + 15}{2} \times 0.50 = 1891$ CF

JOB NO. 18--19
NAME Taco Bell
DATE 04-May-18
BY MKS

SHEET 3 OF 4

REQUIRED DETENTION MWRD METHOD BULLETIN 70

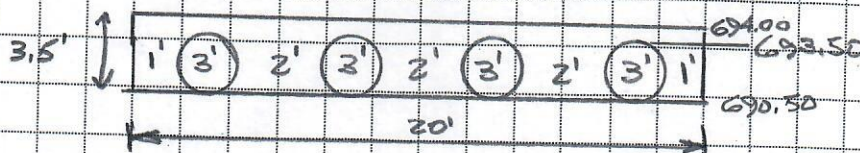
C Avg= 0.819
Area= 0.673 ACRES
Qr= 0.121 CFS

Time	I 100	Q 100	Qr	Q100-Qr	Storage
0.08	10.92	6.02	0.121	5.90	0.472
0.17	10.02	5.52	0.121	5.40	0.918
0.25	8.20	4.52	0.121	4.40	1.100
0.50	5.60	3.09	0.121	2.97	1.483
1.00	3.56	1.96	0.121	1.84	1.841
1.50	2.75	1.52	0.121	1.39	2.092
2.00	2.24	1.23	0.121	1.11	2.227
3.00	1.62	0.89	0.121	0.77	2.315
4.00	1.28	0.71	0.121	0.58	2.338
5.00	1.08	0.60	0.121	0.47	2.371
6.00	0.95	0.52	0.121	0.40	2.415
7.00	0.83	0.46	0.121	0.34	2.354
8.00	0.75	0.41	0.121	0.29	2.338
9.00	0.68	0.37	0.121	0.25	2.283
10.00	0.63	0.35	0.121	0.23	2.261
11.00	0.59	0.33	0.121	0.20	2.245
12.00	0.55	0.30	0.121	0.18	2.184
13.00	0.52	0.29	0.121	0.17	2.151
14.00	0.49	0.27	0.121	0.15	2.085
15.00	0.46	0.25	0.121	0.13	1.986
16.00	0.43	0.24	0.121	0.12	1.854
17.00	0.41	0.23	0.121	0.10	1.782
18.00	0.39	0.21	0.121	0.09	1.689

Maximum Stored = 2.415 CFS-HR

REQUIRED STORAGE = 0.1996 ACRE FEET

VOLUME IN CONTECH UNDERGROUND STORM SEWER STORAGE SYSTEM -
 FIGURE STORAGE IS PROVIDED TO 6" OVER THE PIPES



CROSS SECTIONAL AREA = $20 \times 3.5 = 70'$

ASSUME 36% VOIDS IN STONE

PIPE AREA = $4 \times \pi \times 1.5^2 = 28.27 \text{ SF}$

STONE AREA = $70 - 28.27 = 41.73 \text{ SF}$

VOLUME PER L.F. = $28.27 + (41.73 \times 0.36) = 43.3 \text{ CF/FT.}$

USE 58 LF OF 20' WIDE (4 PIPES) SECTION

$58 \times 43.3 \text{ CF/FT} = 2511 \text{ CF}$

CONTECH DETAIL DRAWINGS SAY 2480 CF

USE 2480 CF

TOTAL DETENTION VOLUME PROVIDED = $1909 + 2636 + 1891 + 2480$
 $= \underline{\underline{8916 \text{ CF}}}$

REQUIRED = 8695 CF $\therefore$ OK ✓

SIZE RESTRICTOR

TRY 2' PROJECTING RESTRICTOR

$C_d = 0.52$ PER MWD PAGE 5-72

H.W.L. = 695.30

INVERT AT RESTRICTOR = 690.35

$Q = C_d A \sqrt{2g} \times H$

$H = 695.30 - 690.35 = 4.95'$

$0.121 = 0.52 \times A \times \sqrt{2 \times 32.2 \times 4.95}$

$A = 0.0131$

$\pi R^2 = 0.0131$

$R = 0.0647'$

$D = 1.55"$

$\therefore$ USE 2' PROJECTING RESTRICTOR - MINIMUM PRACTICAL SIZE

CHECK EMERGENCY OVERFLOW CAPACITY $Q = C \times L \times H^{3/2}$

OUT N. DRIVEWAY USE $C = 3.0$
 0.2' DEEP

$Q = 3.0 \times 21 \times 0.2^{3/2} = 6.4 \text{ CFS OK, } \checkmark$

STORM SEWER DESIGN CALCULATIONS

Date: 5-4-18

Sheet No. / of

Job No. 18-19 ILLINOIS PROFESSIONAL DESIGN FIRM #184-002695

EXPIRES 4-30-19

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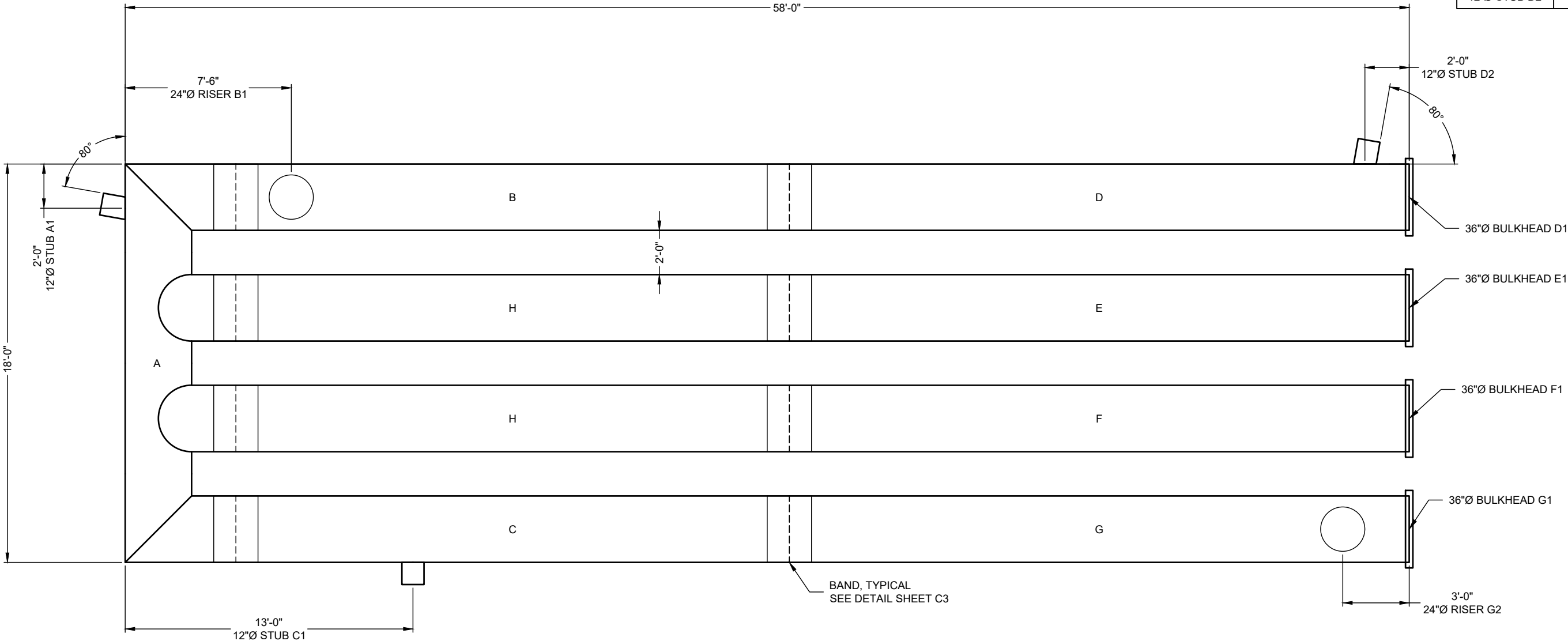
*Intensity for 100 year storm

2

I:\INTEL\PROJECTS\ACTIVE\591084\591084-10-CMP DETENTION\DRAWINGS\PROPOSAL\591084-010-CMP - PRO-B.DWG 5/9/2018 10:12 AM

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
24"Ø RISER B1	695.00	690.50
24"Ø RISER G2	695.20	690.50

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
12"Ø STUB A1	690.50	690.50
12"Ø STUB C1	690.87	690.50
12"Ø STUB D2	691.08	690.50



THE UNDERSIGNED HEREBY APPROVES THE ATTACHED
(4) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 1,682 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID W/ EXFILTRATION JOINT**
- **DIAMETER = 36"**
- **FINISH = ALT2**
- **CORRUGATION = 2 2/3x1/2 (PLAIN END, NO REROLL)**

CUSTOMER

DATE

ASSEMBLY

SCALE: 1" = 5'

PIPE STORAGE: 1,682 CF

STRUCTURAL BACKFILL STORAGE: 798 CF

TOTAL STORAGE PROVIDED: 2,480 CF

LOADING: H20

PIPE INV. = 690.50'±

STONE INV. = 690.25'±

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2²/₃" x 1¹/₂" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

MARK	DATE	REVISION DESCRIPTION	BY

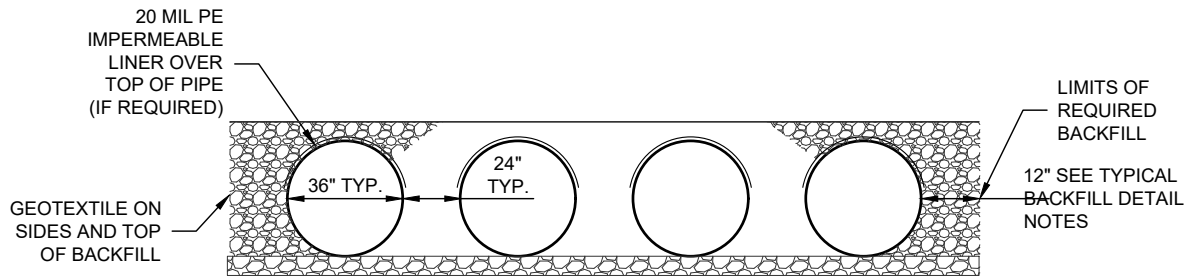
CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
CMP DETENTION SYSTEMS
CONTECH
PROPOSAL
DRAWING

36"Ø UNDERGROUND DETENTION SYSTEM - 591084-010
TACO BELL
ARLINGTON HEIGHTS, IL
SITE DESIGNATION:

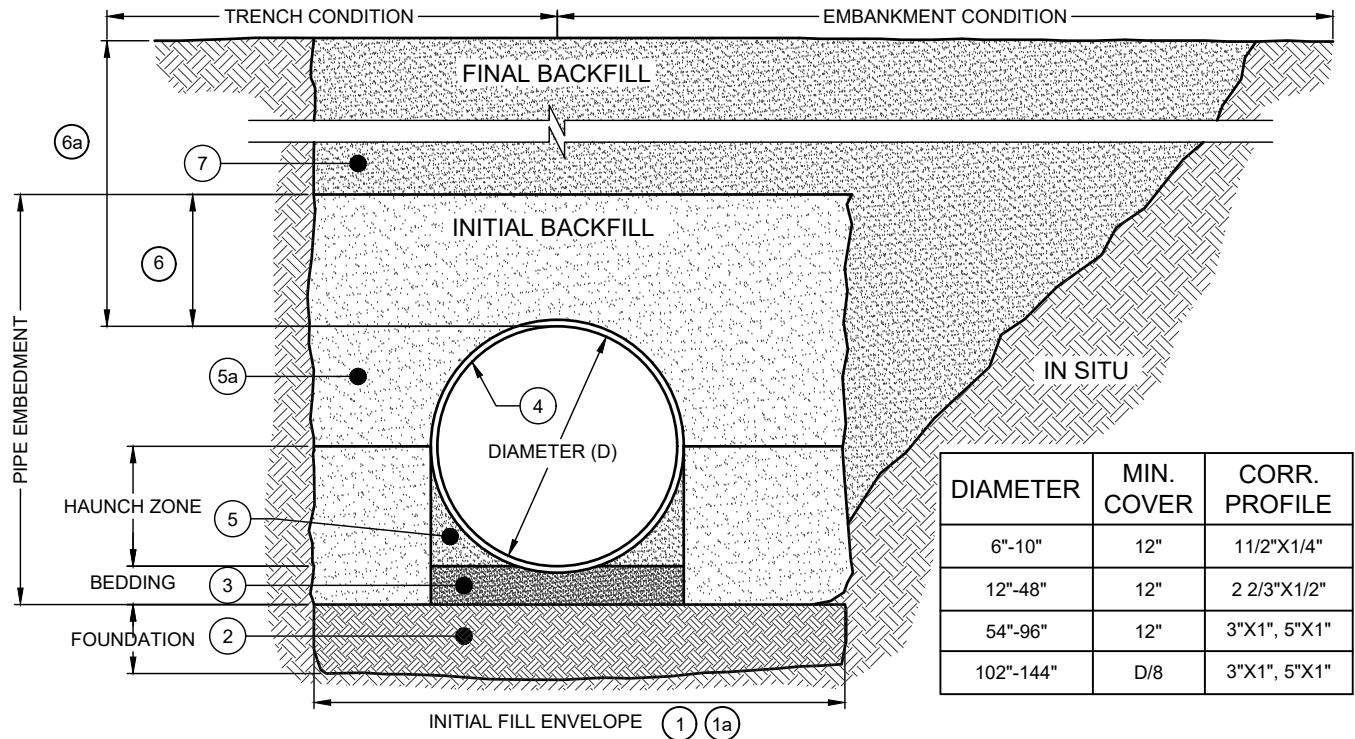
PROJECT No.: 591084	SEQ. No.: 010	DATE: 5/8/2018
DESIGNED: DRA	DRAWN: DRA	
CHECKED:	APPROVED:	
SHEET NO.: C1 OF 4		

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TYPICAL SECTION VIEW
NOT TO SCALE

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.



• **BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRFD BRIDGE DESIGN (SEC 12) and CONSTRUCTION (SEC 26).**

- 1 MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE MINIMUM TRENCH WIDTH (12.6.6.1):
PIPE ≤ 12": D + 16"
PIPE > 12": 1.5D + 12"
- 1a MINIMUM EMBANKMENT WIDTH (in feet) FOR INITIAL FILL ENVELOPE (12.6.6.2):
PIPE < 24": 3.0D
PIPE 24" - 144": D + 4'0"
PIPE > 144": D + 10'0"
- 2 THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).
- 3 BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE GRANULAR (CA-7) MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).
- 4 CORRUGATED STEEL PIPE (CSP) [HEL-COR].
- 5 HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).
- 5a INITIAL BACKFILL FOR PIPE EMBEDMENT SHALL BE FREE DRAINING ANGULAR WASHED STONE 3/8" MINIMUM PARTICLE SIZE (CA-7), COMPACTED TO 90% STANDARD PROCTOR (T-99). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (12.4.1.2). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL SIDE-TO-SIDE (26.5.4).
- 6 BACKFILL ABOVE PIPE SHALL INCLUDE GRANULAR ROAD BASE MATERIAL (CA-6).
- 6a TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.6.3).
- 7 FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.5.4.1).

- NOTES:
- GEOTEXTILE SHOULD BE CONSIDERED FOR USE TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
 - FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER. CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

TYPICAL BACKFILL DETAIL
NOT TO SCALE

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MARK	DATE	REVISION DESCRIPTION	BY



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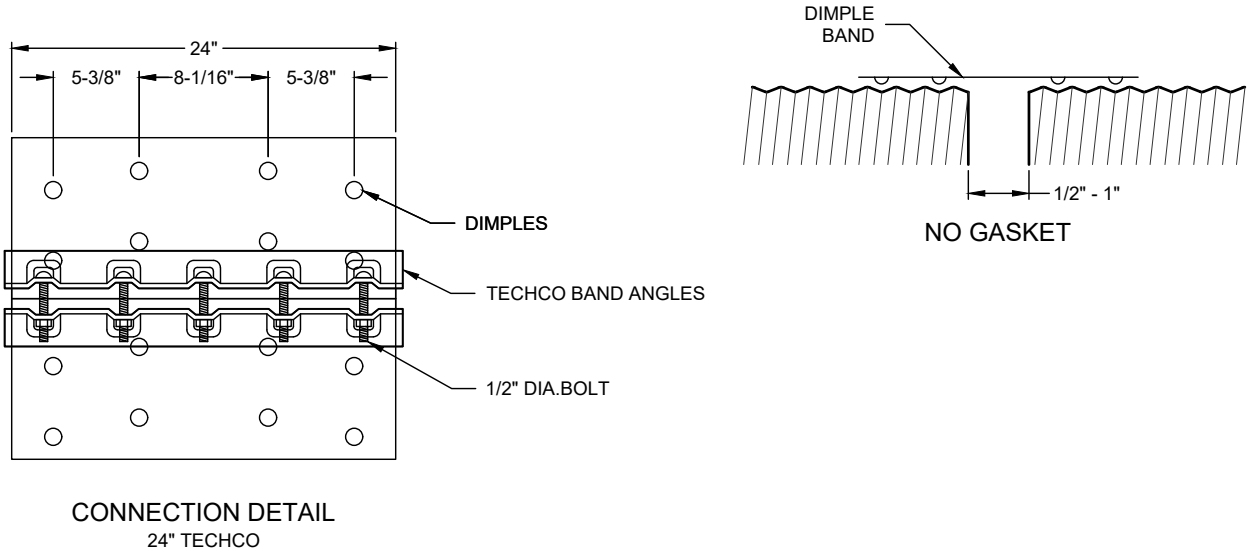
CONTECH
CMP DETENTION SYSTEMS

CONTECH
PROPOSAL
DRAWING

36"Ø UNDERGROUND DETENTION SYSTEM - 591084-010
TACO BELL
ARLINGTON HEIGHTS, IL
SITE DESIGNATION:

PROJECT No.: 591084	SEQ. No.: 010	DATE: 5/8/2018
DESIGNED: DRA	DRAWN: DRA	
CHECKED:	APPROVED:	
SHEET NO.: C2 OF 4		

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PLAIN END CMP PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
 - 12" THRU 48" 1-PIECE
 - 54" THRU 96" 2-PIECES
 - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
7. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

D-24 DIMPLE BAND EXFILTRATION DETAIL
NOT TO SCALE

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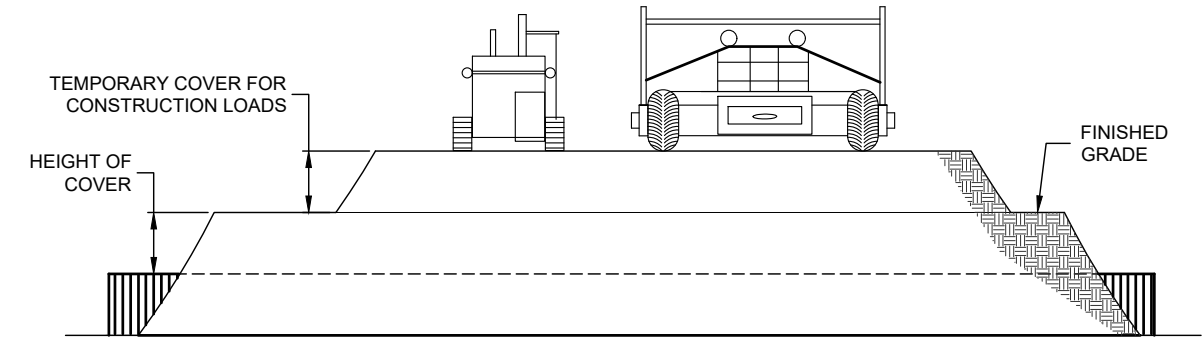
CONTECH
CMP DETENTION SYSTEMS

CONTECH
PROPOSAL
DRAWING

36"Ø UNDERGROUND DETENTION SYSTEM - 591084-010
TACO BELL
ARLINGTON HEIGHTS, IL
SITE DESIGNATION:

PROJECT No.: 591084	SEQ. No.: 010	DATE: 5/8/2018
DESIGNED: DRA	DRAWN: DRA	
CHECKED:	APPROVED:	
SHEET NO.: C3	OF 4	

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CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

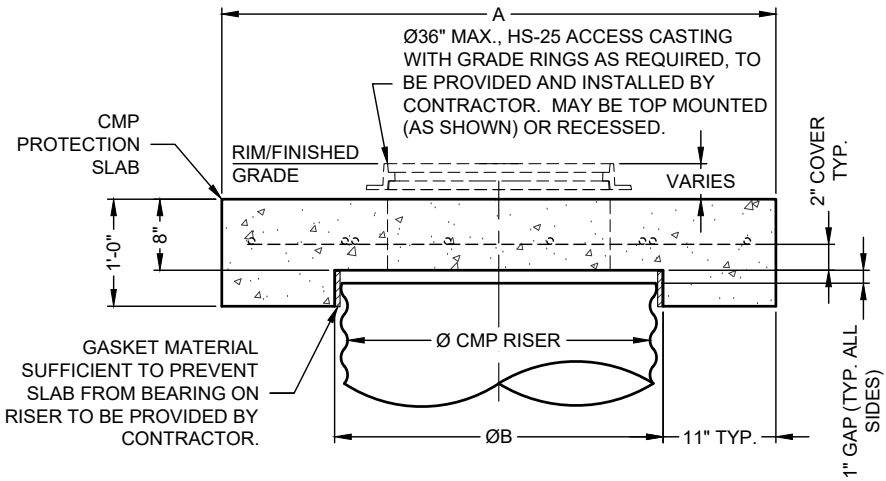
INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

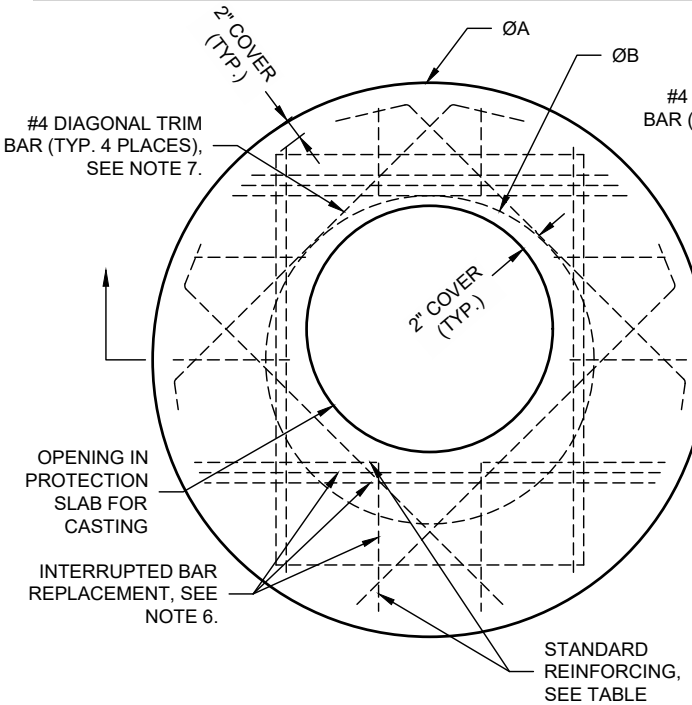
MATERIAL SPECIFICATION

SCALE: N.T.S.



SECTION VIEW

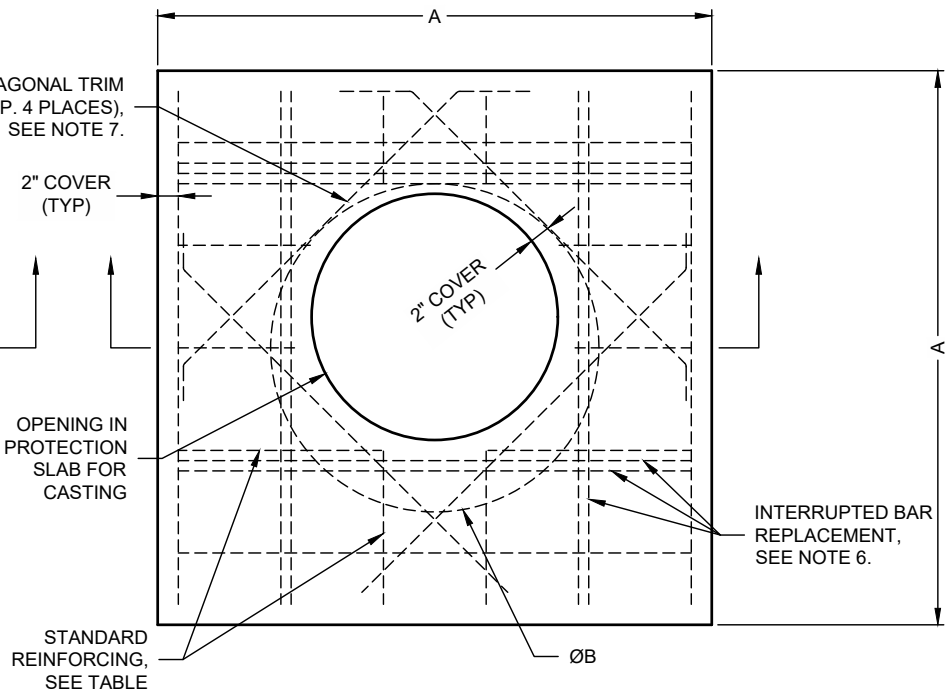
ACCESS CASTING NOT SUPPLIED BY CONTECH



ROUND OPTION PLAN VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	Ø 4'-6" 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670
36"	Ø 5' 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500
42"	Ø 5'-6" 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	Ø 6' 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

** ASSUMED SOIL BEARING CAPACITY



SQUARE OPTION PLAN VIEW

NOTES:

- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
- DESIGN LOAD HS25.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 4,000 psi
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL

NOT TO SCALE

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36"Ø UNDERGROUND DETENTION SYSTEM - 591084-010
TACO BELL
ARLINGTON HEIGHTS, IL
SITE DESIGNATION:

PROJECT No.: 591084	SEQ. No.: 010	DATE: 5/8/2018
DESIGNED: DRA	DRAWN: DRA	
CHECKED:	APPROVED:	
SHEET NO.: C4 OF 4		



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1530 W Algonquin Rd – Special Use Permit Amendment
PC#: 18-018 – Round 1
Date: September 5, 2018

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections to the request for an amendment to the Special Use Permit.

RECEIVED
SEP - 5 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 8/22/2018

P.C. Number: 18-018

Project Name: Special Use Permit Amendment

Project Location: 1530 W Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

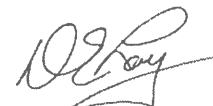
The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. The building shall have a fire suppression system complying with NFPA 13 as well as a Hood and Duct system. Fire department connections shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
3. Shop drawings for any fire alarm systems shall be submitted for review and approval prior to system installation. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
4. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
5. Buildings shall have approved address numbers.
6. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.

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AUG 23 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 08-22-18

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: August 24, 2018

Subject: 1530 W Algonquin Rd., P.C. #18-018

With regard to the proposed special use amendment, I have the following comments:

- 1) Provide a detail for the restricted catch basin (note 18 on Civil 18-19)
- 2) Provide a maintenance plan for the proposed underground detention basin.
- 3) Abandon all existing water services at the respective public water main.
- 4) Document condition of existing sidewalk and asphalt on rear easement both before and after construction and repair as necessary.
- 5) Verify condition of both existing sanitary and storm manholes that are proposed for re-use.

If you have any questions, please feel free to contact me.

C. file

RECEIVED
AUG 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-018
 Petitioner: Mario Valentini
MRV Architects, Inc. on behalf of the owner.
 Owner: Nick Kallergis
 Contact Person: Mario Valentini
 Address: 5105 Tollview Dr. #209
Rolling Meadows, IL 60008
 Phone #: (224)318-2140
 Fax #: _____
 E-Mail: mariov@mrvarch.com

P.I.N.# 08-08-401-064-0000
 Location: 1530 W. Algonquin Road, Arlington Heights
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: ☒
 # of Lots: 1 Current: 1 Proposed: 1
 PUD: ☒ For: Taco Bell
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Restaurant
 Proposed: Restaurant
 Site Gross Area: 29,343 S.F. / 0.67 Acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

- a. Underground Utilities
 Water _____ NO
 Sanitary Sewer _____ NO
 Storm Sewer _____ NO
 b. Surface Improvement
 Pavement _____ NO
 Curb & Gutter _____ NO
 Sidewalks _____ NO
 Street Lighting _____ NO
 c. Easements
 Utility & Drainage _____ NO
 Access _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC X b. IDOT X
 c. ARMY CORP _____ d. IEPA X
 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

- _____ X
 _____ X
 _____ N/A
 YES
 YES
 _____ X
 _____ X
 _____ X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: NORTHWESTERN ENG.
 DATE OF PLANS: 7-30-18

Director

Date

9/5/18

PLAN COMMISSION PC #18-018
Taco Bell Rebuild
1530 W Algonquin Rd
Preliminary Plat of Subdivision
Round 1

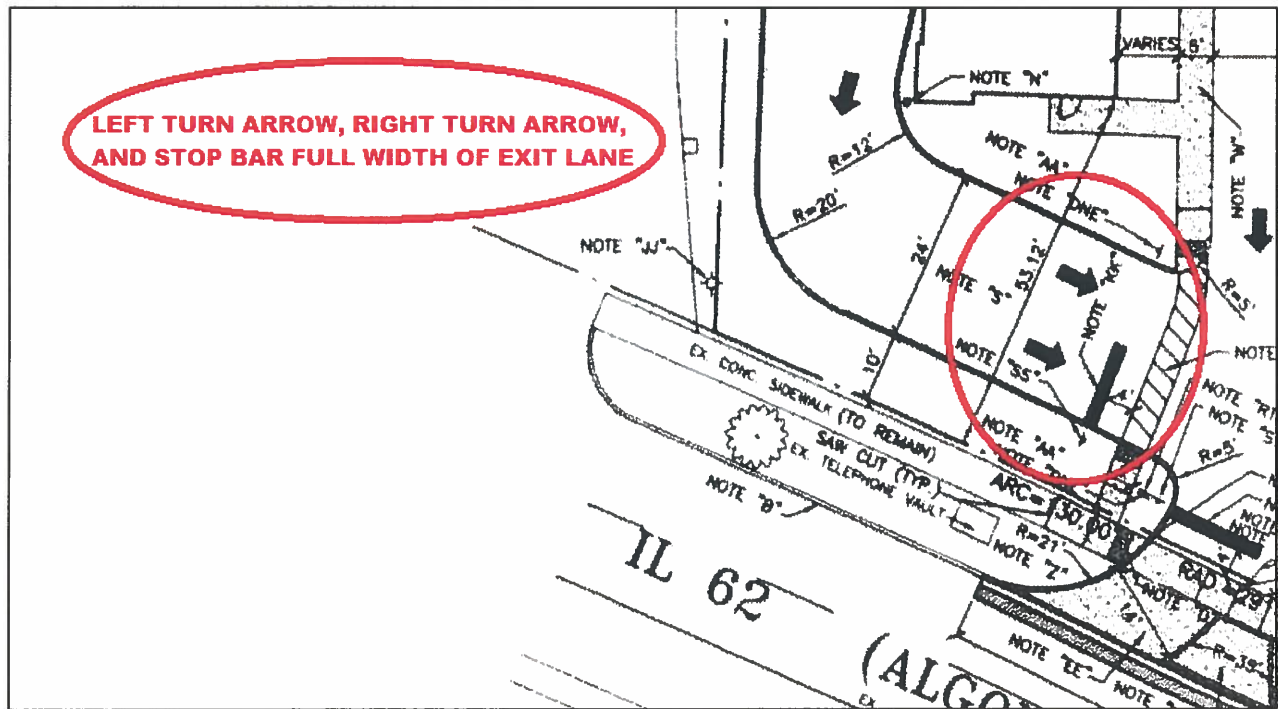
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DEVELOPMENT DEPARTMENT

1. 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.
2. 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

3. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Interim Director of Engineering for an editable version of the OUMA.
4. Regarding the detention, the 2" restrictor should be a plate restrictor with a trap, the plans should be revised according to the enclosed detail. The detention calculation verification based on a high water elevation of 695.30, invert elevation of 690.35, 2" diameter restrictor and a discharge coefficient of 0.61 for a plate restrictor calculates to a maximum volume provided of 7,154 cu ft, which is a 1,541 cu ft deficiency from the required 8,695 cu ft. The detention could be revised to provide the required volume, or the petitioner can elect to pay the balance between the required volume and the provided volume as a fee in-lieu-of detention at the rate of \$1.00 per cu ft.
5. It appears that the existing light poles are proposed to remain in place for the parking lot lighting. The lighting levels along the north easement line, adjacent to the single family homes, exceeds the 0.1fc lighting intensities permitted by code. The lighting and the site photometric lighting diagram must be brought into compliance. 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.
6. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck, from Algonquin Rd to the New Wilke Road access. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.

7. The fire lane adjacent to the building must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. The fire lane requires a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. The parking lot pavement cross section should be revised accordingly to accommodate the heavy duty pavement section.
8. All right-of-way improvements along Algonquin Rd shall also be reviewed and approved by the Illinois Department of Transportation (IDOT). The sidewalk at the entrance / exit along Algonquin Rd should extend through the driveway, revise the plans to eliminate the curb. The Village will defer to IDOT regarding all other comments for the entrance / exit, striping, signage and ADA detectable warning panels along Algonquin Rd.
9. All ADA related items shall also meet the requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG).
10. The sanitary service shall be a blind connection to the existing sanitary main.
11. Per Chapter 20, Section 20-106© of the Municipal Code, the applicant shall pay a permit fee for the plan inspection and review. The fee shall be equal to 3% of the approved Engineer's Estimate of Cost and shall be collected prior to approval of the final engineering plans. Please provide an Engineer's Estimate for the site development construction cost.
12. Revise the striping plan for the exit lane for a dedicated left turn only and right turn only. The stop bar should also extend the full width of the exit lane.



Michael L. Pagones 9/5/18
Michael L. Pagones, P.E. Date
Interim Director of Engineering

Attachments:

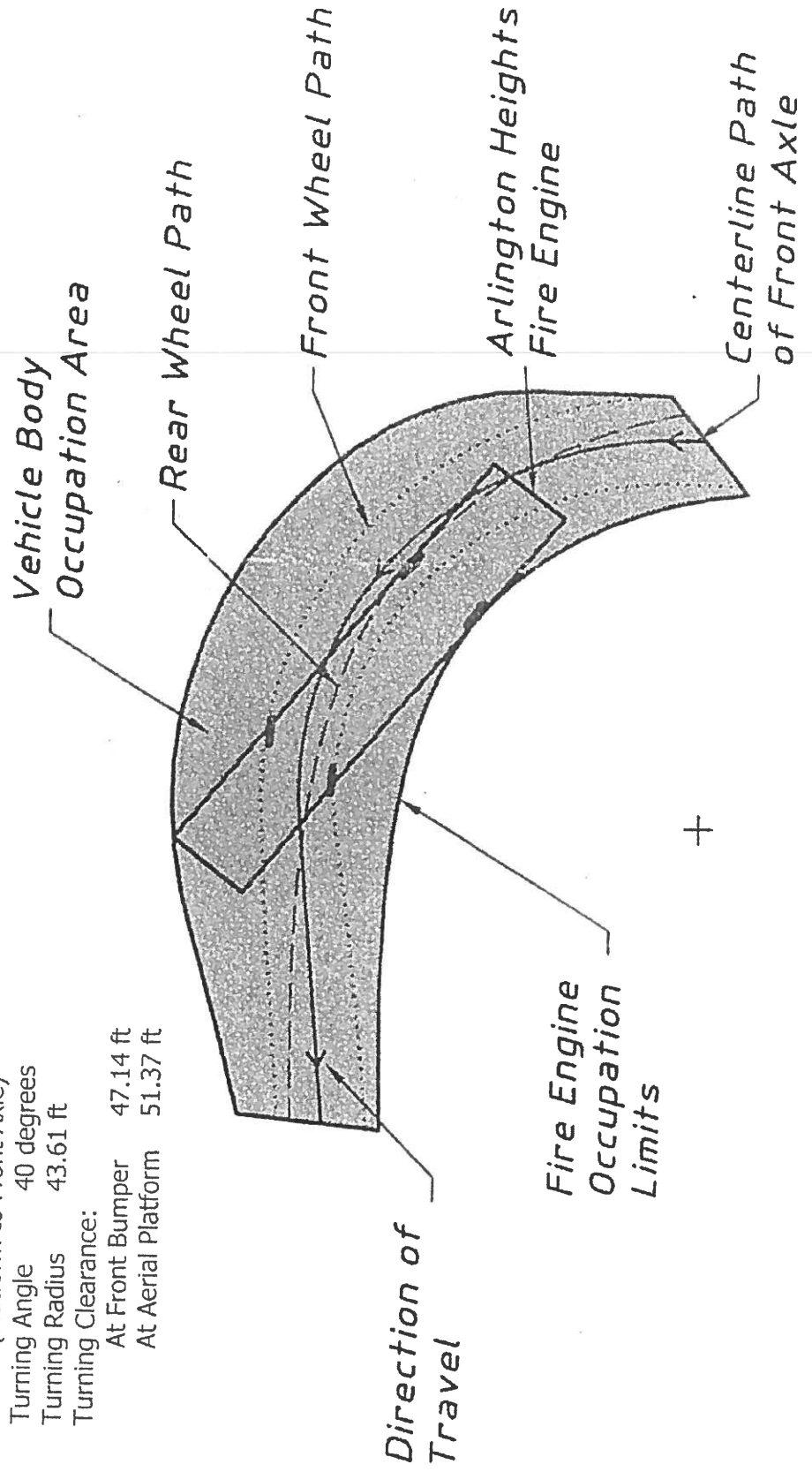
Fire Engine Turning Template Tower 131 (1 page)
Outlet Control Structure (1 page)

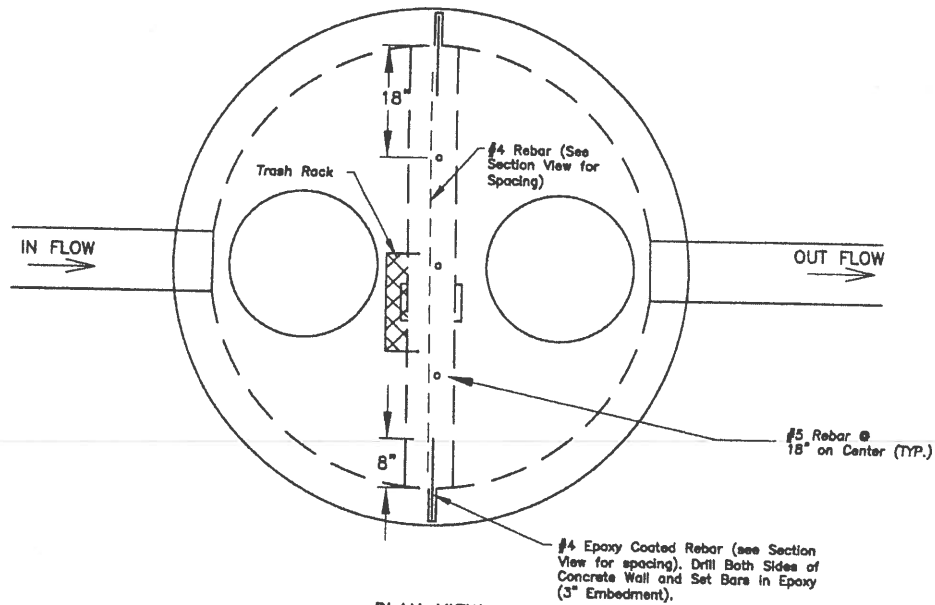
FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

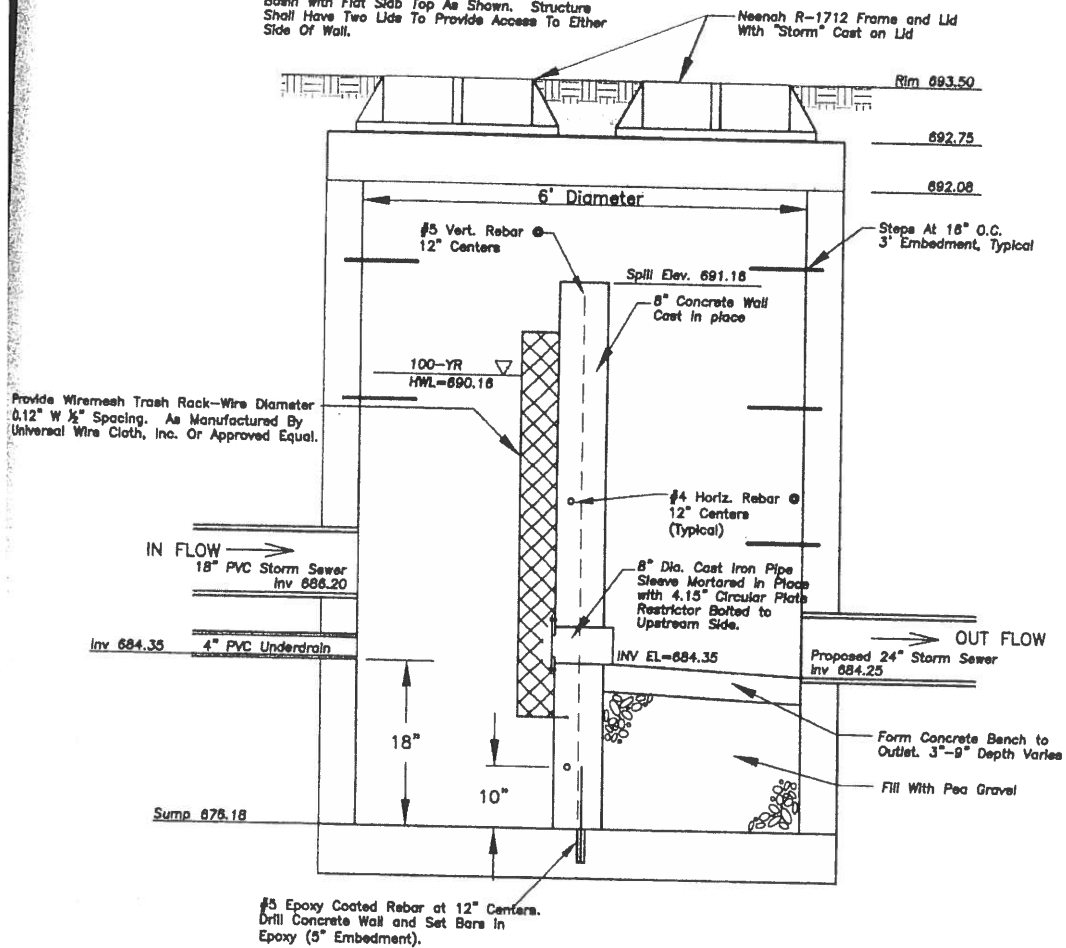
Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft





Note:
Structure Shall Be Modified 6' Diameter Catch
Basin with Flat Slab Top As Shown. Structure
Shall Have Two Lids To Provide Access To Either
Side Of Wall.



OUTLET CONTROL STRUCTURE



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-018

Project Name

Taco Bell Development

Project Location

1530 W. Algonquian Road

Planning Department Contact Sam Hubbard

General Comments

Round 1)

1. Building is to have have an approved sprinkler system.
2. A fully operational annunciator panel or alarm panel shall be installed at the main front entrance.
3. A Knox Box (key safe) shall be located at the main front entrance.
4. The Fire Department Connection shall be located at the main front entrance of the building, be fully visible, and accessible. It shall located within a maximum travel distance of 100 feet to the nearest fire hydrant.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 5, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Taco Bell
1530 W. Algonquin Road
#18-018

Round 1 Review Comments

09/06/2018

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 grounds should be illuminated especially during nighttime hours 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?

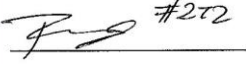
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

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.

 #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: policemail@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>18-018</u>	P.I.N.# <u>08-08-401-064-0000</u>
Petitioner: <u>Mario Valentini</u>	Location: <u>1530 W. Algonquin Road, Arlington Heights</u>
<u>MRV Architects, Inc. on behalf of the owner.</u>	Rezoning: <u> </u> Current: <u>B-2</u> Proposed: <u> </u>
	Subdivision: <u>✓</u>
Owner: <u>Nick Kallergis</u>	# of Lots: <u>1</u> Current: <u>1</u> Proposed: <u>1</u>
	PUD: <u>✓</u> For: <u>Taco Bell</u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Mario Valentini</u>	Land Use: <u> </u> Current: <u>Restaurant</u>
Address: <u>5105 Tollview Dr. #209</u>	Proposed: <u>Restaurant</u>
<u>Rolling Meadows, IL 60008</u>	
Phone #: <u>(224)318-2140</u>	Site Gross Area: <u>29,343 S.F. / 0.67 Acres</u>
Fax #: <u> </u>	# of Units Total: <u> </u>
E-Mail: <u>mariov@mrvarch.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Section 11-403 Requirements for Drive-Through Windows. Self-closing windows equipped with mechanical air curtains must be installed for all newly constructed or remodeled drive-through windows at restaurants.

RECEIVED
SEP - 5 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 8-9-4-18
Environmental Health Officer Date

[Signature] 9/4/18
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-018
 Petitioner: Mario Valentini
MRV Architects, Inc. on behalf of the owner.
 Owner: Nick Kallergis
 Contact Person: Mario Valentini
 Address: 5105 Tollview Dr. #209
Rolling Meadows, IL 60008
 Phone #: (224)318-2140
 Fax #: _____
 E-Mail: mariov@mrvarch.com

P.I.N.# 08-08-401-064-0000
 Location: 1530 W. Algonquin Road, Arlington Heights
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: ✓
 # of Lots: 1 Current: 1 Proposed: 1
 PUD: ✓ For: Taco Bell
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Restaurant
 Proposed: Restaurant
 Site Gross Area: 29,343 S.F. / 0.67 Acres
 # of Units Total: _____
 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. _____ _____ 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 COMMENTS

Sam AUBRA

9.5.18

Date



Planning & Community Development Dept. Review

September 5, 2018

REVIEW ROUND 1

Project: Taco Bell Redevelopment
SUP Amendment

Case Number: PC 18-018

General:

7. The following approvals have been requested:
 - a. **Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow redevelopment of the restaurant and drive-through.**
 - b. **Variation to landscape island requirements – TBD upon additional information**
 - c. **Illumination at property lines – TBD upon additional information**
8. Please note that all signage as shown on the plans must be reviewed and approved by the Design Planner as part of a separate process, and requested signage may require a variation. No signage will be reviewed and/or approved by the Plan Commission.
9. Please confirm that there will be no outdoor dining. Any future outdoor dining will require separate review and approval as an amendment to the existing SUP or through a SUP waiver request.
10. The project narrative contained no information on any green features or sustainable design. Please revise the project narrative to include this information. If no green features/sustainable design elements will be used, please make this clear.
11. A copy of document #26759365 was requested during the Conceptual Plan Review Committee preliminary review process. Please provide said document.
12. Please provide a formal response to my email from 8/21/18 regarding the ownership questions and a new check owed for the application fee.
13. The Elk Grove Township Assessor's office has been provided with information on the proposed development and has compiled a list of all PIN #'s of property within 250' of the subject property. Please obtain the list from the Assessor's office and prior to looking up the addresses associated with each PIN, please provide the list to me so that I can double check to ensure that all necessary PIN's have been included on the list. In addition, please note that when the mailing is sent out, it must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN.
14. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plans/Floor Plans:

15. The site plan (SP1.0) and landscape plan do not show the proposed transformer. Please include this element on both plans.
16. Other than the transformer proposed on the northwest side of the building and the rooftop mechanical units, are any above ground utility or mechanical units proposed on the site (HVAC equipment, generators, utility pedestals,

transformers, etc.)?

17. Please provide on the proposed trash enclosure (height, materials, style, etc.) on the plans.
18. How tall will the wooden split-rail fence be that is proposed around the detention area?
19. The photometric plan shows illumination levels at property lines in excess of the maximum allowable foot candle level of 2.0. Please revise the plan so that illumination levels at property lines do not exceed 2.0. Additionally, please provide catalog cut sheets for all proposed light fixtures within the parking area, as well as all proposed building mounted light fixtures.
20. Please clarify how the overall site size was determined as listed on the application form (site listed at 29,343 square feet). None of the documents submitted (including the Plat of Survey) included a calculation for site size.
21. Please add to sheet A1.0 a dashed line around the seating area within the restaurant and provide the total square footage for this area.

Use Restrictions:

22. Deliveries and loading related activities are prohibited between the hours of 10:00pm and 7:00am. Please outline when Taco Bell deliveries typically occur and acknowledge that Taco Bell will comply with the above restriction.
23. Conditions of approval as outlined below will likely be incorporated into any Plan Commission approval:
 - a. If there are complaints about the speaker volumes, the restaurant operator and the Village shall work together to resolve the volume issue, which may include a requirement for face-to-face ordering between specific hours overnight.
 - b. The restaurant operator shall make a good faith effort to reduce late night noise and other site issues that could impact neighboring residents.

Traffic/Parking/Circulation:

24. Please clarify how future access to the west would be provided given the proposed one-way west-to-east circulation within the site along the southern west/east travel lane (where this reciprocal access would occur). Please add a note to sheet SP1.0 outlining that future access will be provided upon the request of the Village.
25. The traffic study recommended reducing the width of the drive-through to a single lane at the exit. What was the rationale for this recommendation? Why would this change be beneficial. Please explain why it appears that this recommendation was not incorporated within the plans.
26. In the Taco Bell parking surveys, please explain what "Drive-thru cars 1/2 hour" means. Does it mean the total number of cars that were seen going through the drive through during a 1/2 hour period within the hour of observation? What does the "Parking space usage 1/2 hour" mean? Does it mean the maximum number of cars observed parked on-site as seen at 1/2 hour intervals during the one hour observation period?
27. Two bicycle parking spaces are required. Please add these spaces to the architectural, landscape, and engineering plans with a note clarifying that two bicycle spaces will be included.
28. The traffic/parking study observed that no more than 3 vehicles queued within the drive through lane at the subject property at any one time, and based on observations of other Taco Bell locations, a maximum of 5 cars queued at any one time. Please explain the need to push the drive-through lane to the rear to accommodate for 9 stacking spaces. Staff recommends reducing stacking space, which will allow the dumpster enclosure to be shifted farther from the rear of the property and for an expansion the greenspace/buffer area at the rear of the property.

1530 W. Algonquin Road

PC 18-018

September 5, 2018

Landscape Comments

- 1) Increase the buffer to the north adjacent to the residential district. Increase the width of the island adjacent to the alley by 15 feet to allow for 10 foot high evergreen trees. In order to increase the width of the island the landscape area north of the building will need to be reduced and the trash enclosure will need to shift to the south.
- 2) It appears that tree #1 could be preserved. Expand the island adjacent to the alley and preserve the Austrian Pine.
- 3) Along Algonquin, west of the drive aisle 10 Peking Cotoneaster are proposed. Provide additional landscaping in order to meet the code requirement for screening along the right of way.
- 4) Please show the transformer on the landscape plan and provide landscaping in order to screen the utility box.
- 5) The ends of all parking rows must include a 4 inch caliper shade tree. Relocate one of the proposed trees in the southeast corner to address the code requirement. Add a tree in the center island north of the three spaces. The tree west of the three spaces appears to conflict with the grease trap. Please evaluate.
- 6) Increase the size of the proposed shade trees. Per Chapter 28, Section 6.16, replacement trees and trees at the ends of the parking rows must be a minimum of 4 inch caliper.

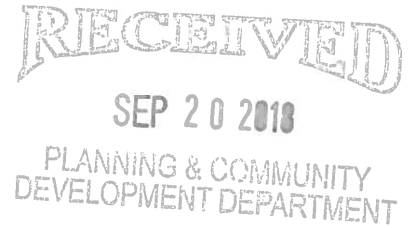
MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 Email: mariov@mrvarch.com

September 20, 2018

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



Re: 1530 W. Algonquin Road – Taco Bell Redevelopment / SUP Amendment
Plan Commission Review Round 1

Dear Mr. Hubbard,

Please see this letter as the response to the comments received on the September 5, 2018 letter regarding the first round of reviews for drawings submitted for the above noted location. Below is the response per item requesting clarification.

DEPARTMENT OF BUILDING & LIFE SAFETY

General Comments

1. All currently adopted codes shall apply.

Response: Understood.

2. The building shall have a fire suppression system complying with NFPA 13 as well as a Hood and Duct system. Fire department connections shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.

Response: Understood. The building will have a Hood and Duct system. See revised C-4 drawing for location of fire department connection and hydrant.

3. Shop drawings for any fire alarm systems shall be submitted for review and approval prior to system installation. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.

Response: Requested provisions will be made available for approval prior to installation. Contractor will be notified of the above listed requirements.

4. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

Response: We are aware of the requirement and will comply. Acceptability of Knox Box installation will be verified upon inspection.

5. Buildings shall have approved address numbers.

Response: Understood.

***M R V* ARCHITECTS, INC.**

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6. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction

Response: As submitted, there are no fire lanes proposed.

PUBLIC WORKS DEPARTMENT

Specific Comment(s):

1. Provide a detail for the restricted catch basing (note 18 on Civil 18-19)

Response: A detail for the restricted catch basin has been added to sheet C-6. We have removed the restrictor detail previously shown on sheet C-6

2. Provide a maintenance plan for the proposed underground detention basin.

Response: The maintenance plan for the underground storage is shown on sheet C-6.

3. Abandon all existing water services at the respective public water main.

Response: A note has been added to sheet C-4 near the likely location of the existing water service that the existing water service shall be abandoned at the main.

4. Document condition of existing sidewalk and asphalt on rear easement both before and after construction and repair as necessary.

Response: A note has been added to sheet C-2 to document the condition of the pavement in the rear easement before and after construction, and repair as necessary.

5. Verify condition of both existing sanitary and storm manholes that are proposed for re-use.

Response: Notes 28 and 29 have been added to sheet C-4 to verify condition of existing manhole and catch basin, and repair if necessary.

ENGINEERING DEPARTMENT

Specific Comment(s):

1. 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: It is acknowledged that more review comments may be forthcoming from the Village during the final review process.

2. Final engineering plans shall be georeferenced by using State Plan Coordinate System – Illinois East.

Response: The final engineering drawings will be georeferenced to the Illinois State Plane Coordinate System.

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3. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Interim Director of Engineering for an editable version of the OUMA.

Response: An Onsite Maintenance Agreement relative to the proposed detention/retention storage facility will be executed prior to final engineering approval for this project.

4. Regarding the detention, the 2" restrictor should be a plate restrictor with a trap, the plans should be revised according to the enclosed detail. The detention calculation verification based on a high water elevation of 695.30, invert elevation of 690.35, 2" diameter restrictor and a discharge coefficient of 0.61 for a plate restrictor calculates to a maximum volume provided of 7,154 cu ft, which is a 1,541 cu ft deficiency from the required 8,695 cu ft. the detention could be revised to provide the required volume, or the petitioner can elect to pay the balance between the required volume and the provided volume as a fee in-lieu-of detention at the rate of \$1.00 per cu ft.

Response: The 2" restrictor for the project has been revised so that it is now a 2" hole cut in a plate with a trap. The detail is shown on sheet C-6. We did not use the Outlet Control Structure detail included with the review letter, because that detail did not fit the conditions under which storm water detention is being provided for the Taco Bell site. This was verified in a phone conversation we had with Mr. Mike Pagones, Village Interim Director of Engineering. If during the preparation of the final engineering drawings and calculations it is determined that the volume provided is less than the required 8,695 cubic feet, the developer will elect to pay the balance between the required volume and the provided volume as a fee in-lieu-of detention at the rate of \$1.00 per cubic foot, as suggested in the Village review letter.

5. It appears that the existing light poles are proposed to remain in place for the parking lot lighting. The lighting levels along the north easement line, adjacent to the single-family homes, exceeds the 0.1fc lighting intensities permitted by code. The lighting and the site photometric lighting diagram must be brought into compliance. 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.

Response: See PH1.0 for revised photometric plan. As permitted by the code, lighting levels have been adjusted to not exceed 0.1 foot candles. Cut sheets for all site and building-mounted fixtures have been provided.

6. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck, from Algonquin Rd to the New Wilke Road access. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.

Response: We understand that the Fire Department will not require a truck turning exhibit for this site.

7. The fire lane adjacent to the building must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. The fire lane requires a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. The parking

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lot pavement cross section should be revised accordingly to accommodate the heavy duty pavement section.

Response: The pavement for the fire lane which runs from the Algonquin Road driveway to the north exit has been changed to heavy duty pavement. The location of this heavy duty pavement is shown on sheet C-2, and a detail for the heavy duty asphalt pavement is shown on sheet C-6. The heavy duty pavement over the underground storm water storage system is shown as 8" thick concrete.

8. All right-of-way improvements along Algonquin Rd shall also be reviewed and approved by the Illinois Department of Transportation (IDOT). The sidewalk at the entrance / exit along Algonquin Rd should extend through the driveway, revise the plans to eliminate the curb. The Village will defer to IDOT regarding all other comments for the entrance / exit, striping, signage and ADA detectable warning panels along Algonquin Rd.

Response: Plans for this project have previously been submitted to IDOT for review and approval of the work shown in the Algonquin Road right of way, and will be revised in response to any comments received from IDOT.

9. All ADA related items shall also meet the requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG).

Response: All ADA related items will meet the requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG).

10. The sanitary service shall be a blind connection to the existing sanitary main.

Response: The sanitary sewer service line connection to the existing sanitary sewer at the northeast corner of site has been revised on sheet C-4 to be a blind connection.

11. Per Chapter 20, Section 20-106© of the Municipal Code, the applicant shall pay a permit fee for the plan inspection and review. The fee shall be equal to 3% of the approved Engineer's Estimate of Cost and shall be collected prior to approval of the final engineering plans. Please provide an Engineer's Estimate for the site development construction cost.

Response: An Engineer's Estimate of Cost shall be prepared and provided to the Village once the final engineering drawings have been approved.

12. Revise the striping plan for the exit lane for a dedicated left turn only and right turn only. The stop bar should also extend the full width of the exit lane.

Response: The striping plan for the drive-thru exit has been revised as requested.

FIRE DEPARTMENT

General Comment(s):

1. Building is to have an approved sprinkler system.

Response: Understood. Sprinkler system will be designed by the contractor who will then seek approval with the Village.

2. A fully operational annunciator panel or alarm panel shall be installed at the main front entrance.

Response: Understood. Requirement to be verified upon inspection.

***M R V* ARCHITECTS, INC.**

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

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3. A Knox Box (key safe) shall be located at the main front entrance.

Response: We are aware of the requirement and can be verified upon inspection.

4. The Fire Department Connection shall be located at the main front entrance of the building, be fully visible, and accessible. It shall be located within a maximum travel distance of 100 feet to the nearest fire hydrant.

Response: The Fire Department Connection will be located at the Southeast corner of the building above the landscaped area and south of the proposed bike racks. See sheet C-4 for specific locations of the connection and new fire hydrant.

POLICE DEPARTMENT

Round 1 Review Comment(s):

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 grounds should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

Response: See Photometric Plan, PH1.0 for site lighting levels.

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.

This development should not create any additional traffic problems.

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.

Response: Emergency information/contact card will be completed and returned before construction begins.

HEALTH SERVICES DEPARTMENT

General Comment(s):

1. Section 11-403 Requirements for Drive-Through Windows.

Self-closing windows equipped with mechanical air curtains must be installed for all newly constructed or remodeled drive-through windows at restaurants.

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Response: Understood. Requirement shall be noted in the specifications and be verified at the time of inspection.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General Comment(s):

7. The following approvals have been requested:

- a. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow redevelopment of the restaurant and drive-through.
- b. Variation to landscape island requirements – TBD upon additional information.
- c. Illumination at property lines – TBD upon additional information.

8. Please note that all signage as shown on the plans must be reviewed and approved by the Design Planner as part of a separate process, and requested signage may require a variation. No signage will be reviewed and/or approved by the Plan Commission.

Response: Understood.

9. Please confirm that there will be no outdoor dining. Any future outdoor dining will require separate review and approval as an amendment to the existing SUP or through a SUP waiver request.

Response: As submitted, there will be no outdoor seating/dining.

10. The project narrative contained no information on any green features or sustainable design. Please revise the project narrative to include this information. If no green features/sustainable design elements will be used, please make this clear.

Response: See revised project narrative for green/sustainable features being utilized.

11. A copy of document # 26759365 was requested during the Conceptual Plan Review Committee preliminary review process. Please provide said document.

Response: The document was provided in the first submittal for plan commission. An additional copy has been provided.

12. Please provide a formal response to my email from 8/21/18 regarding the ownership questions and a new check owed for the application fee.

Response: Regarding the 8/21/18 email, a response has been provided on 9/20/18. A new check is provided in the amount of \$1,000. The previously provided check shall be returned.

13. The Elk Grove Township Assessor's office has been provided with information on the proposed development and has compiled a list of all PIN #'s of property within 250' of the subject property. Please obtain the list from the Assessor's office and prior to looking up the addresses associated with each PIN, please provide the list to me so that I can double check to ensure that all necessary PIN's have been included on the list. In addition, please note that when the mailing is sent out, it must go to the taxpayer of record of each PIN, and not to the actual property address of the PIN.

Response: Understood. A copy of the list has been provided.

14. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

MRV ARCHITECTS, INC.

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Response: See resubmitted plans/studies with new revision date of 9-14-18 and titled "Round 1 Revisions".

Site Plans/Floor Plans:

15. The site plan (SP1.0) and landscape plan do not show the proposed transformer. Please include this element on both plans.

Response: See revised SP1.0 and L1.0 for the addition of proposed transformer.

16. Other than the transformer proposed on the northwest side of the building and the rooftop mechanical units, are any above ground utility or mechanical units proposed on the site (HVAC equipment, generators, utility pedestals, transformers, etc.)?

Response: Other than those units mentioned, there are no other proposed utilities/units.

17. Please provide on the proposed trash enclosure (height, materials, style, etc.) on the plans.

Response: See revised Site Plan, SP1.0 for description of proposed trash enclosure.

18. How high wall will the wooden split-rail fence be that is proposed around the detention area?

Response: The wooden split-rail fence will be set at a height of 42 inches.

19. The photometric plan shows illumination levels at property lines in excess of the maximum allowable foot candle level of 2.0. Please revise the plan so that illumination levels at property lines do not exceed 2.0. Additionally, please provide catalog cut sheets for all proposed light fixtures within the parking area, as well as all proposed building mounted light fixtures.

Response: See PH1.0 for adjusted lighting levels. Along the northern property line, light levels are not to exceed 0.1 foot candles. At all other property lines, levels have been adjusted to not exceed 2.0. Cut sheets for the requested items are provided.

20. Please clarify how the overall site size was determined as listed on the application form (site listed at 29,343 square feet). None of the documents submitted (including the Plat of Survey) included a calculation for site size.

Response: Overall site size was calculated by taking the area contained by each side of the property line within the AutoCAD software.

21. Please add to sheet A1.0 a dashed line around the seating area within the restaurant and provide the total square footage for this area.

Response: See added Key Note 23 on sheet A1.0 for outline of the seating area and area calculation.

Use Restrictions:

22. Deliveries and loading related activities are prohibited between the hours of 10:00pm and 7:00am. Please outline when Taco Bell deliveries typically occur and acknowledge that Taco Bell will comply with the above restriction.

Response: Taco Bell will comply with the above noted restriction. Deliveries and loading activities will occur 2 times a week from 7:00am to 10:00am.

23. Conditions of approval as outlined below will likely be incorporated into any Plan Commission approval:

MRV ARCHITECTS, INC.

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a. If there are complaints about the speaker volumes, the restaurant operator and the Village shall work together to resolve the volume issue, which may include a requirement for face-to-face ordering b between specific hours overnight.

b. The restaurant operator shall make a good faith effort to reduce late night noise and other site issues that could impact neighboring residents.

Response: Noted. Owner will be notified of these conditions for approval.

Traffic/Parking/Circulation

24. Please clarify how future access to the west would be provided given the proposed one-way west-to-east circulation within the site along the southern west/east travel lane (where this reciprocal access would occur). Please add a note to sheet SP1.0 outlining that future access will be provided upon the request of the Village.

Response: See revised SP1.0 for note stating "Future access to be provided upon request of the village." The one-way west/east travel lane would be converted into a two-way.

Landscaping would also be altered to accommodate the conversion.

25. The traffic study recommended reducing the width of the drive-through to a single lane at the exit. What was the rationale for this recommendation? Why would this change be beneficial. Please explain why it appears that this recommendation was not incorporated within the plans.

Response: The rationale for not incorporating the change is similar to the reasoning provided for having a 9-car stack. Having a relief lane reduces congestion not just with regular drive-thru traffic, but with vehicles accessing the trash enclosure.

26. In the Taco Bell parking surveys, please explain what "Drive-thru cars ½ hour" means. Does it mean the total number of cars that were seen going through the drive through during a ½ hour period within the hour of observation? What does the "Parking space usage ½ hour" mean? Does it mean the maximum number of cars observed parked on-site as seen at ½ hour intervals during the one hour observation period?

Response: "Drive-thru cars ½ hour" refers to the total number of cars observed using the drive-through over ½ hour periods. Similarly, the values under the "Parking space usage ½ hour" column shows the maximum number of cars parked in the lot in ½ hour periods.

27. Two bicycle parking spaces are required. Please add these spaces to the architectural, landscape, and engineering plans with a note clarifying that two bicycle spaces will be included.

Response: See sheet SP1.0 for note pointing out the addition of two bicycle spaces. Bicycle spaces have been added to landscape and engineering plans as well.

28. The traffic/parking study observed that no more than 3 vehicles queued within the drive through lane at the subject property at any one time, and based on observations of other Taco Bell locations, a maximum of 5 cars queued at any one time. Please explain the need to push the drive-through lane to the rear to accommodate for 9 stacking spaces. Staff recommends reducing stacking space, which will allow the dumpster enclosure to be shifted farther from the rear of the property and for an expansion the greenspace/buffer area at the rear of the property.

Response: We understand the concern. However, the reason for the 9-stack drive-thru is because it's better to have more stacking than not. Since it's impossible to predict what impact the new building would have on stacking counts, being able to handle larger loads is

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beneficial in managing congestion. The trash enclosure has been shifted and the buffer expanded without reducing the amount of stacking. To achieve this, the detention area has been reduced slightly. In addition, this alteration allows tree #1 to be saved.

Landscape Comments:

1. Increase the buffer to the north adjacent to the residential district. Increase the width of the island adjacent to the alley 15 feet to allow for 10 foot high evergreen trees. In order to increase the width to the island the landscape area north of the building will need to be reduced and the trash enclosure will need to shift to the south.

Response: Width of aisle adjacent to all was increased to accommodate 10' high evergreen trees. The trash enclosure was moved to the south.

2. It appears that tree #1 could be preserved. Expand the island adjacent to the alley and preserve the Austrian Pine.

Response: We are showing tree #1 as being preserved. In-field adjustments for tree removal should be allowed per site inspection. Site inspection is required.

3. Along Algonquin, west of the drive aisle 10 Peking Cotoneaster are proposed. Provide additional landscaping in order to meet the code requirement for screening along the right of way.

Response: Six (6) existing junipers south of the parking lot that are 3' tall, will remain to provide screening from site. Additionally, 18 Hedge Cotoneaster are provided along the Right-of-Way.

4. Please show the transformer on the landscape plan and provide landscaping in order to screen the utility box.

Response: Transformer was added and plantings provided to screen.

5. The ends of all parking rows must include a 4 inch caliper shade tree. Relocate one of the proposed trees in the southeast corner to address the code requirement. Add a tree in the center island north of the three spaces. The tree west of the three spaces appears to conflict with the grease trap. Please evaluate.

Response: The tree in center island was shifted north. Shade tree was provided at end of parking lot island. All trees are shown at 4".

6. Increase the size of the proposed shade trees. Per Chapter 28, Section 6.16, replacement trees and trees at the ends of the parking rows must be a minimum of 4 inch caliper.

Response: Per Chapter 28, Section 6.16, all shade trees will have a 4" caliper, except the proposed Oak trees, which are shown as 2" caliper

Sincerely,



Mario Valentini
MRV Architects, Inc.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 9/21/2018

P.C. Number: 18-018

Project Name: Special Use Permit Amendment Round 2

Project Location: 1530 W Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

No additional comments.

Date 9-21-18

Reviewed By: 

Fire Safety Supervisor

RECEIVED
SEP 24 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-018
Taco Bell Rebuild
1530 W Algonquin Rd
Preliminary Plat of Subdivision
Round 2

13. The petitioner's response to comments #1- #3 are acceptable.
14. The petitioner's response to comment #4 is noted. Regarding the restrictor detail shown on sheet C-6, the restrictor should be installed vertically and a hood should be constructed over the outlet pipe. For reference, enclosed are a plate restrictor detail and hood detail from the Metropolitan Water Reclamation District. The revisions to the restrictor and the detention calculation verification for the fee in lieu of detention can be addressed at final engineering for the permit.
15. The petitioner's response to comments #5 - #7 are acceptable.
16. The petitioner's response to comment #8 is noted. The sidewalk through the entrance along Algonquin Rd should be 8" thick. This can be addressed at final engineering for the permit.
17. The petitioner's response to comments #9 - #12 are acceptable.
18. The petitioner should be made aware that there is the possibility of intersection improvements at Algonquin Rd and New Wilke Rd that would involve a new right turn lane for westbound traffic on Algonquin Rd. To construct this right turn lane, right-of-way acquisition and modifications to existing curb, sidewalk, etc. may be needed along the north side of Algonquin Rd that could impact the frontage for 1530 W Algonquin Rd.

 9/27/18

Michael L. Pagones, P.E. Date
Interim Director of Engineering

Attachments:

MWRD Plate Restrictor Detail
MWRD Removable Hood detail

RECEIVED
SEP 27 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

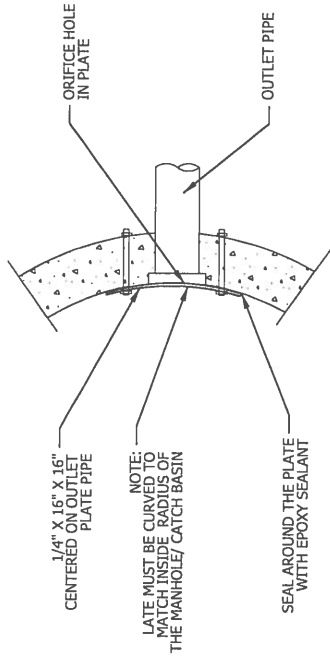
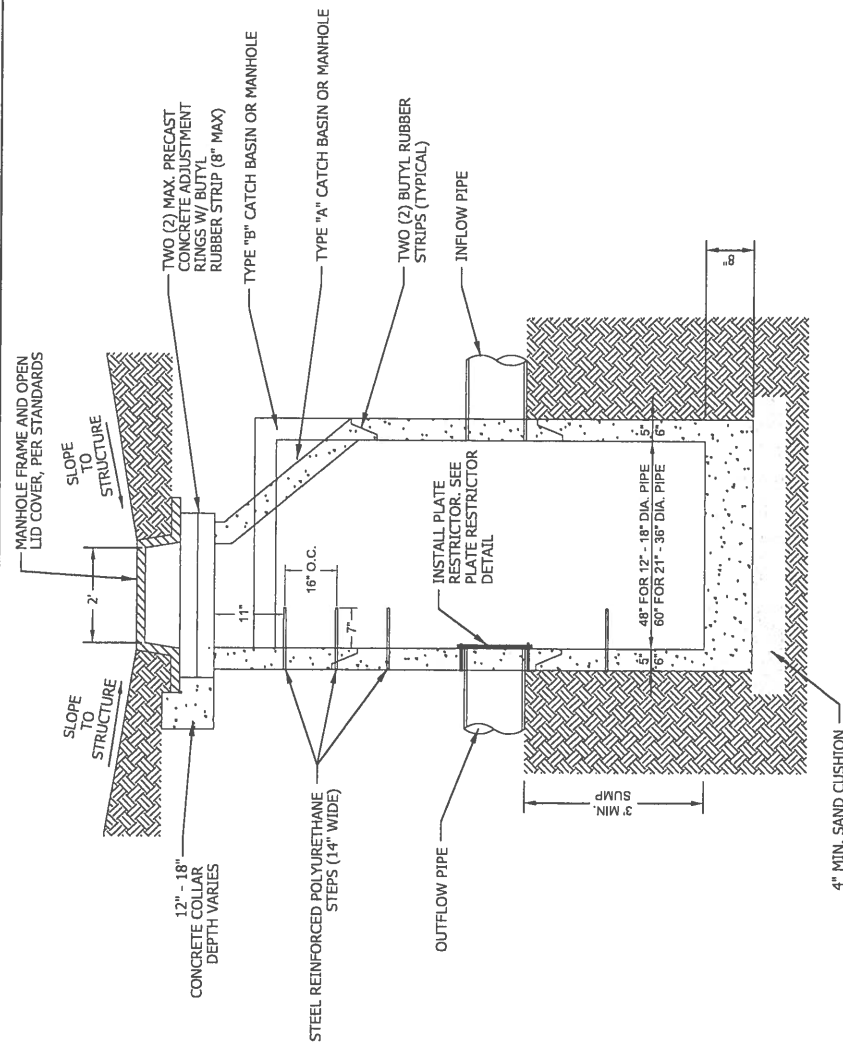


PLATE RESTRICTOR DETAIL: SECTION

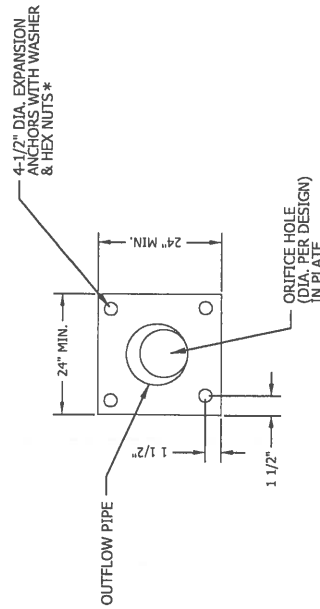


PLATE RESTRICTOR DETAIL: ELEVATION

NOTES:

1. CATCH BASINS MUST CONFORM TO ASTM C-478.
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
3. NON-STICK GROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-STICK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

* ANCHORS SHALL BE TACK WELDED TO THE PLATE.
ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE



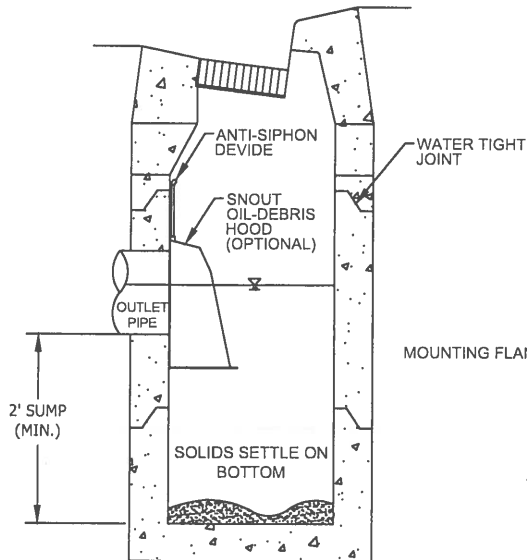
TECHNICAL GUIDANCE MANUAL

PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)

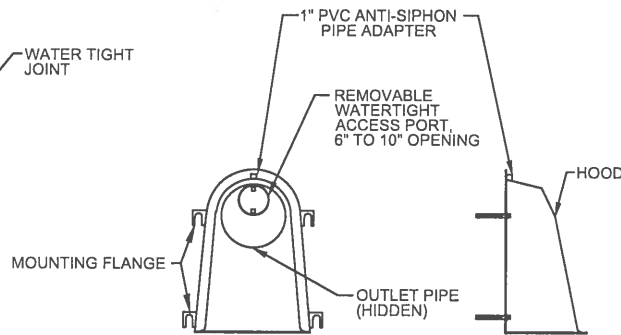
7/1/15

STD. DWG. NO. 24

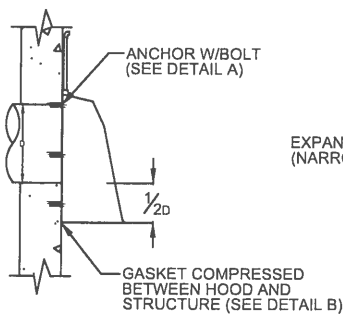
PAGE NO. 25



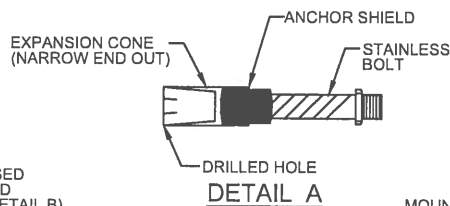
CATCH BASIN WITH OPTIONAL HOOD



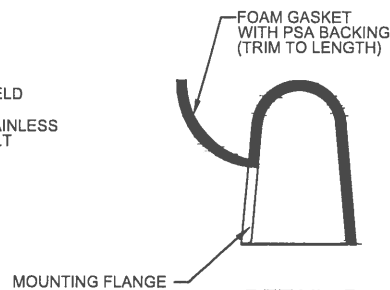
REMOVABLE SNOOT OIL-WATER-DEBRIS
SEPARATOR (OPTIONAL)



OUTLET PIPE



DETAIL A



DETAIL B

NOTES:

1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOOT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO $\frac{1}{2}$ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES $< 12"$ I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER $\frac{3}{8}"$ STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF $\frac{1}{2}"$ OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES $< 12"$ I.D. IS 6".
9. RESTRICTOR AND SNOOT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOOT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOOT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE



TECHNICAL GUIDANCE MANUAL

REMOVABLE HOOD basin and water
quality structure DETAIL

7/1/15

STD. DWG. NO.11

PAGE NO. 12



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-018 Round 2

Project Name

Taco Bell Development

Project Location

1530 W. Algonquian Road

Planning Department Contact Sam Hubbard

General Comments

Round 2)

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 25, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

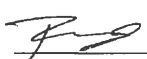
DEPARTMENT PLAN REVIEW SUMMARY

Taco Bell
1530 W. Algonquin Road
#18-018

Round 2 Review Comments

09/25/2018

1. **Character of use:**
Nothing Further.
2. **Are lighting requirements adequate?**
Nothing Further.
3. **Present traffic problems?**
Nothing Further.
4. **Traffic accidents at particular location?**
Nothing Further.
5. **Traffic problems that may be created by the development.**
Nothing Further.
6. **General comments:**
Nothing Further.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau



Planning & Community Development Dept. Review

September 28, 2018

REVIEW ROUND 2

Project: Taco Bell Redevelopment
SUP Amendment

Case Number: PC 18-018

General:

29. The response to comments #8-#16, #18, #19, and #21-#28 are acceptable.
30. The response to comment #7 is noted. Based on the revised photometric plan, the variation relative to illumination has been eliminated. However, there are still no landscape islands at either end of the row of three parking stalls. Therefore, a variation to waive this requirement would be required. Staff recommends reworking the site plan to eliminate this variation. If a variation is requested, a response to the four criteria for variation approval will be required. The following approvals have been requested:
 - a. **Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow redevelopment of the restaurant and drive-through.**
 - b. **Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for a landscape island including a shade tree at the ends of certain parking rows.**
 - c. **Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.**
31. The response to comment #17 is not acceptable. The dumpster enclosure must be of masonry construction in a material to match the materials of the building (wood gates are acceptable). Please clarify why the height of the dumpster enclosure is 8' tall. A 6' tall enclosure should be sufficient in size to screen the dumpsters.
32. The response to comment #20 does not provide sufficient clarity. To phrase the question another way, the application lists the property size as 29,343 sq. ft. and the impervious surface calculations list the property size as 29,298 sq. ft. The plat of survey lists the total site size as 36,132 sq. ft., which includes an "exception" area that is 155.16' x 46.98'. When this area is subtracted from the 36,132 sq. ft. overall property as shown on the plat, it yields a value of 28,843 sq. ft. for the Taco Bell property. Please clarify the actual lot size.
33. Given comment #18 from the Engineering Dept., additional ROW acquisition will likely be needed to accommodate for a new dedicated right-turn lane along Algonquin Road. Currently, there is approx. 25' between the existing back of curb on Algonquin and the back of curb of the proposed Taco Bell drive aisle parallel to Algonquin Road. The new lane on Algonquin will likely be 12' in width (worst case scenario), and the Village is recommending a 5' parkway and then a 5' sidewalk. Per code requirements, property lines must be setback 1' from the edge of a sidewalk, which equates to 23' of land needed for the new lane along Algonquin Rd. In order to provide sufficient landscaping, the Village is requesting that you push back the drive aisle parallel to Algonquin Rd. by 1', and reduce the driveway width to 23' (variation will be required but will be supported by the Planning Department). This will allow for a minimum of 4' of landscaping between the property line and the back of curb of the Taco Bell drive aisle. Please adjust the site plans and landscape plans accordingly.

Prepared by:

Sam Kuznetsov

1530 W. Algonquin Road

Taco Bell Redevelopment

PC #18-018

October 1, 2018

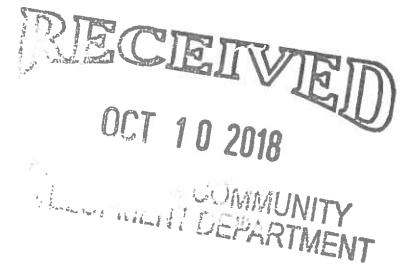
Landscape Comments

- 1) Along the north property line, the upright Junipers are planted approximately seven feet on center. Increase the quantity so that the Junipers are touching at time of installation. Please incorporate five additional Junipers.

M R V ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 Email: mariov@mrvarch.com



October 10, 2018

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

Re: 1530 W. Algonquin Road – Taco Bell Redevelopment / SUP Amendment
Plan Commission Review Round 2

Dear Mr. Hubbard,

Please see this letter as the response to the comments received on the September 28, 2018 letter regarding the second round of comments for drawings submitted for the above noted location. Below is the response per item requesting clarification.

FIRE SAFETY DIVISION

General Comments

13. The petitioner's response to comments #1- #3 are acceptable.

Response: Understood.

14. The petitioner's response to comment #4 is noted. Regarding the restrictor detail shown on sheet C-6, the restrictor should be installed vertically and a hood should be constructed over the outlet pipe. For reference, enclosed are a plate restrictor detail and hood detail from the Metropolitan Water Reclamation District. The revisions to the restrictor and the detention calculation verification for the fee in lieu of detention can be addressed at final engineering for the permit.

Response: Understood. Restrictor and detention calculation to be verified at final engineering.

15. The petitioner's response to comment #8 is noted. The sidewalk through the entrance along Algonquin Rd should be 8" thick. This can be addressed at final engineering for the permit.

Response: Understood. Sidewalk thickness to be addressed at final engineering.

16. The petitioner's response to comments #9- #12 are acceptable.

Response: Understood.

17. The petitioner should be made aware that there is the possibility of intersection improvements at Algonquin Rd and New Wilke Rd that would involve a new right turn lane for westbound traffic on Algonquin Rd. To construct this right turn lane, right-of-way acquisition and modifications to existing curb, sidewalk, etc. may be needed along the north side of Algonquin Rd that could impact the frontage for 1530 W Algonquin Rd.

***M R V* ARCHITECTS, INC.**

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 Email: mariov@mrvarch.com

Response: In the event that the noted intersection improvement should occur, the 24' drive aisle has been reduced to 23'. This should allow for the addition of a 12' right-turn drive aisle, 5' parkway and 5' sidewalk. Landscaping to be revised upon request of the village.

FIRE DEPARTMENT

General Comments

1. The Fire Department has no additional comments at this time.

Response: Understood.

POLICE DEPARTMENT, COMMUNITY SERVICES BUREAU

Round 2 Review Comments

1. Character of use: Nothing Further

Response: Understood.

2. Are lighting requirements adequate? Nothing Further

Response: Understood.

3. Present traffic problems? Nothing Further

Response: Understood.

4. Traffic accidents at particular location? Nothing Further

Response: Understood.

5. Traffic problems that may be created by the development. Nothing Further

Response: Understood.

6. General Comments: Nothing Further

Response: Understood.

PLANNING & COMMUNITY DEVELOPMENT DEPT.

General Comments

29. The response to comments #8-#16, #18, #19, and #21-#28 are acceptable.

Response: Understood.

30. The response to comment #7 is noted. Based on the revised photometric plan, the variation relative to illumination has been eliminated. However, there are still no landscape islands at either end of the row of three parking stalls. Therefore, a variation to waive this requirement would be required. Staff recommends reworking the site plan to eliminate this variation. If a variation is requested, a response to the four criteria for variation approval will be required. The following approvals have been requested:

- a. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow redevelopment of the restaurant and drive-through.

- b. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for a landscape island including a shade tree at the ends of certain parking rows.

- c. Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 Email: mariov@mrvarch.com

Response: To reduce the amount of variations, the site plan has been reworked as suggested. See revised Site and Landscape Plans for the addition of 7'-6" landscape islands as well as shade trees on both ends of the 3-parking stall row. Civil (sheets C-1 to C-5) plans have also been revised to accommodate these changes.

31. The response to comment #17 is not acceptable. The dumpster enclosure must be of masonry construction in a material to match the materials of the building (wood gates are acceptable). Please clarify why the height of the dumpster enclosure is 8' tall. A 6' tall enclosure should be sufficient in size to screen the dumpsters.

Response: The height of the trash enclosure may be adjusted. Will comply and set the enclosure height at 6'.

32. The response to comment #20 does not provide sufficient clarity. To phrase the question another way, the application lists the property size as 29,343 sq. ft. and the impervious surface calculations list the property size as 29,298 sq. ft. The plat of survey lists the total site size as 36,132 sq. ft., which includes an "exception" area that is 155.16' x 46.98'. When this area is subtracted from the 36,132 sq. ft. overall property as shown on the plat, it yields a value of 28,843 sq. ft. for the Taco Bell property. Please clarify the actual lot size.

Response: The "exception" area is not a true rectangle (in this case a parallelogram). Therefore, the area calculation for this area cannot be obtained with a simple multiplication of the two values. When calculating this area, it is found to be 6,834.8659 sq. ft. Subtracting this from the 36,132 sq. ft. of overall property yields an area calculation of about 29,298 sq. ft. This matches the property size listed in the impervious surface calculation. Therefore, the 29,343 sq. ft. listed in the application is incorrect and must be updated to match the correct value.

33. Given comment #18 from the Engineering Dept., additional ROW acquisition will likely be needed to accommodate for a new dedicated right-turn lane along Algonquin Road. Currently, there is approx. 25' between the existing back of curb on Algonquin and the back of curb of the proposed Taco Bell drive aisle parallel to Algonquin Road. The new lane on Algonquin will likely be 12' in width (worst case scenario), and the Village is recommending a 5' parkway and then a 5' sidewalk. Per code requirements, property lines must be setback 1' from the edge of a sidewalk, which equates to 23' of land needed for the new lane along Algonquin Rd. In order to provide sufficient landscaping, the Village is requesting that you push back the drive aisle parallel to Algonquin Rd. by 1', and reduce the driveway width to 23' (variation will be required but will be supported by the Planning Department). This will allow for a minimum of 4' of landscaping between the property line and the back of curb of the Taco Bell drive aisle. Please adjust the site plans and landscape plans accordingly.

Response: The 24' drive aisle has been revised to 23'. See revised Site and Landscape Plans for this revision.

Landscape Comments

1. Along the north property line, the upright Junipers are planted approximately seven feet on center. Increase the quantity so that the junipers are touching at time of installation. Please incorporate five additional Junipers.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 Email: mariov@mrvarch.com

Response: See revised Landscape drawing for the addition of 5 new Fairview Upright Junipers.

PUBLIC WORKS DEPT.

General Comments

1. The 12" x 6" pressure connection must be encompassed within a valve vault with a minimum diameter of 72". Please provide a detail for the pressure connection and vault.

Response: Will comply with requirement at construction.

2. Water meters and RPZ's will be sized once the plumbing plans have been submitted.

Response: Understood. Sizing to be verified upon submittal of plumbing plans.

3. Proposed roadway patch at Rte. 62 must match existing at a minimum.

Response: Will comply with requirement at construction.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mario Valentini", with a stylized, flowing script.

Mario Valentini
MRV Architects, Inc.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Taco Bell Redevelopment

PC Number: 18-018

Location: 1530 W. Algonquin Rd.

Requested Action:

1. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow for redevelopment of the site.
2. Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	06/13/18	-
Conceptual Plan Review Meeting (CPRC)	06/27/18	10
Awaiting PC Application	08/21/18	38
PC Application Submittal Date	08/21/18	-
1 st Round Department Comments	09/06/18	11
Petitioner's Response – 1 st Round	09/20/18	10
2 nd Round Department Comments	10/01/18	7
Petitioner's Response – 2 nd Round	10/10/18	7
PC Hearing	10/24/18	45 days from application date
Village Board	11/19/18	17
Anticipated Village Board Ord. Adoption	12/03/18	8



Item: Napleton Repair Facility - 3650 N. Wilke Rd. - PC#18-019

Department: Planning & Community Development

Requested Action

Rezoning from the M-1, Research, Development, and Light Manufacturing District to the B-3, General Service, Wholesale, and Motor Vehicles District.

Variations Required

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for 4" shade trees within certain parking lot landscape islands.
2. Chapter 28, Section 6.15-1.2(a), to reduce the required height for parking lot landscape screening adjacent to a public way from 36-inches to 12-inches.
3. Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Recommendation

A public hearing was held by the Plan Commission on October 24, 2018 where Commissioner Jensen moved and Commissioner Cherwin seconded:

A motion to recommend approval to the Village Board of Trustees of PC#18-019, a Rezoning from the M-1 District to the B-3 District and the following variation:

- A variation to Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer;

and denial of the other variations requested in PC#18-019 (which are outlined below), due to the fact that the Petitioner has not justified the variations based on the criteria for granting said variations:

1. Chapter 28, Section 6.15-1.2(B), to waive the requirement for four-inch shade trees within certain parking lot landscape islands.
2. Chapter 28, Section 6.15-1.2(A), to reduce the required height for parking lot landscape screening adjacent to a public way from 36-inches to 12-inches.

Approval shall be subject to the following conditions:

1. Outdoor storage of automobiles receiving any "major automobile repair" shall be prohibited.
2. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Cherwin, Dawson, Green, Lorenzini, Jensen, and Chair Ennes voted in favor. Commissioner Drost voted against. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 10/24/18 DRAFT	Minutes
Aerial	Exhibits
Project Narrative & Justification for Traffic Variation	Exhibits
Justification for Landscape Variations	Correspondence
Plat of Survey	Exhibits
Traffic Memorandum	Correspondence
Engineering & Landscape Plans	Exhibits
Floor Plans	Exhibits
Photometric Plan	Exhibits
Stormwater Calculations	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
PC Timeline Tracker	Exhibits



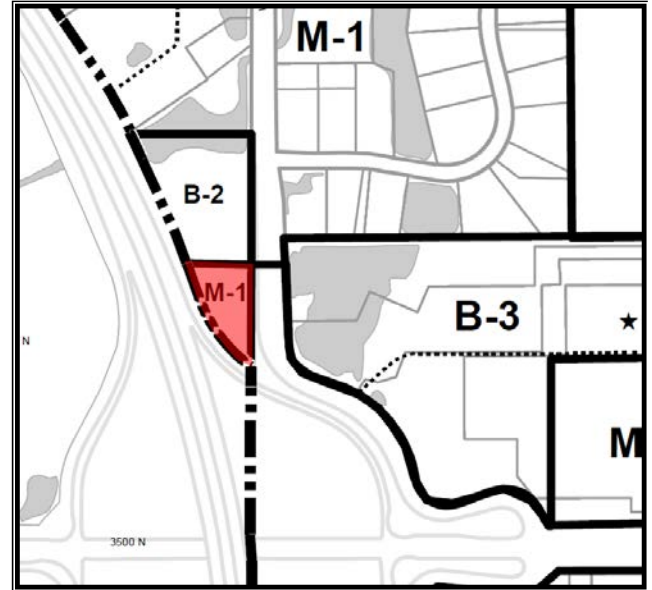
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC 18-019
Project Title: Napleton Repair Facility
Address: 3650 N. Wilke Rd.
PIN: 02-01-401-021

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: October 24, 2018
Date Prepared: October 19, 2018

Petitioner: Rick Brandstatter
 Napleton Automotive Group
Address: One Oakbrook Terrace – Suite 600
 Oakbrook Terrace, IL 60181

Existing Zoning: M-1: Research, Development,
 and Light Manufacturing District
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Retail District	Courtyard by Marriot Hotel	Mixed Use
South	- Village of Palatine -		
East	B-3: General Service, Wholesale, and Motor Vehicle District	Lexus Car Dealership	Commercial
West	- Village of Palatine -		

Requested Action:

- Rezoning from the M-1, Research, Development, and Light Manufacturing District to the B-3, General Service, Wholesale, and Motor Vehicles District.

Variations Required:

- Chapter 28, Section 6.15-1.2(b), to waive the requirement for 4" shade trees within certain parking lot landscape islands.
- Chapter 28, Section 6.15-1.2(a), to reduce the required height for parking lot landscape screening adjacent to a public way from 36-inches to 12-inches.
- Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Project Background:

The subject property is approximately 76,228 square feet in size (1.75 acres) and currently occupied by a two story industrial building of 15,776 square feet. The site contains 30 parking spaces and has two access driveways located on the east side of the site that provide ingress and egress to and from North Wilke Road. The southern driveway provides right-out egress only, and the northern driveway provides full access ingress and egress. Additionally, the north access drive is shared with the Courtyard Marriot Hotel (abutting the subject property on the north) and is governed by a reciprocal ingress and egress easement. The building on the subject property is currently vacant was formerly occupied by Suburban Press, a commercial printing business.

Napleton Automotive Group, the petitioner, has purchased the site and is proposing to convert the existing building into a repair facility for their dealership located approximately 2,000 feet to the southeast at 1155 West Dundee Road. The facility would provide general repair work for new and used cars, as well as light trucks, and would help relieve some of the parking congestion at the Dundee dealership. It would also allow Napleton to offer additional servicing of Jeep and RAM small delivery and light trucks, which they cannot currently accommodate at the dealership facility due to space constraints. Work will include cleaning, detailing, light touch up painting, and some engine work. There will not be any major reconditioning, collision service or overall vehicle painting (no paint booth) at this location. The facility would have 12-14 employees and would not be open to the general public. Clients who need repairs or service would drop their cars off at the Napleton dealership and their vehicles would then get transported the Wilke repair facility by porters.

In order to convert the facility to the proposed use, Napleton would like to add additional parking areas to the south, north, and east sides of the building. In total, the onsite parking would increase by 42 spaces to offer a total of 72 exterior parking spaces. The floor plans show the interior of the building as having 10 service bays, including two heavy duty truck bays allowing for service on medium sized trucks. However, the petitioner has indicated that as many as 14 bays may be included in the final buildout. Additionally, Napleton is proposing minor cosmetic improvements to the building, such as painting, tuck-pointing, and new signage.

Zoning and Comprehensive Plan

The proposed use falls under the zoning category of “Minor Automobile Repair” as based on the scope of repairs that will be offered. The subject property is currently zoned M-1, Research, Development, and Light Manufacturing District and auto repairs are neither a permitted nor special use in the M-1 District. Therefore, the petitioner is requesting to rezone the property into the B-3 district, which allows both “major” and “minor” auto repairs as a permitted uses. The minimum zoning district size for the B-3 district is four acres, and although the subject property is only 1.75 acres, it would be contiguous to a larger area of B-3 zoning to the east, which would make the district size here well over four acres and negate the need for a variation.

The Comprehensive Plan designates this property as “Mixed Use”. Staff believes that the proposed rezoning is compatible to neighboring uses given that the property directly to the east is also within the B-3 District and is used as a car dealership that offers minor auto repair services.

Although the petitioner is not proposing any major auto repair work that could entail the unsightly storage of severely damaged vehicles, should the property ever be sold to another owner, staff notes that major auto repair work is a permitted use within the B-3 District. Therefore, under the new B-3 zoning, a new owner would be allowed to engage in collision service, automobile painting, and major automobile reconditioning without the need for Special Use Permit review and approval. Therefore, staff is recommending a condition of approval that prohibits the outdoor storage of automobiles that need major automobile repairs.

Building, Site, Landscaping:

The existing building and site conform to all setback, bulk, and height restrictions of the B-3 District, and the petitioner will only be making minor modifications to the existing building (painting, tuck-pointing, etc.). No Design Commission review is required based on the scope of building improvements. The proposed site changes to incorporate 42 new parking stalls and onsite detention basin are also code compliant.

The proposed modifications to the parking area require the site to conform to current parking lot landscaping requirements. Specifically, all parking rows must terminate with a landscape island equal in size to a parking space, which landscape island must include a 4-inch caliper shade tree. Additionally, where fronting on a public street, the perimeter of the parking lot must be screened with a continuous row of 36-inch tall plantings. Neither of these standards have been met in their entirety as several parking rows have landscape islands with no shade tree (six shade trees missing), and the parking areas are screened with plantings that are only 12-inches in height. The petitioner has therefore requested the following variations:

- **Chapter 28, Section 6.15-1.2(b), to waive the requirement for 4" shade trees within certain parking lot landscape islands.**
- **Chapter 28, Section 6.15-1.2(a), to reduce the required height for parking lot landscape screening adjacent to a public way from 36-inches to 12-inches.**

The petitioner has provided written justification outlining how they believe the necessary criteria for variation approval have been met. However, staff does not support either variation and believes that the petitioner should comply with code requirements.

Parking and Traffic:

Petitions for rezoning involving buildings with a floor area over 5,000 square feet are required to include a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets as per Section 6.12 of the Zoning Code. The petitioner has requested a variation from this section and provided their written justification for the four hardship criteria for variation approval, summarized below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

In lieu of providing a full traffic and parking study, the petitioner has provided a technical memorandum from a certified traffic engineer, which along with their response to the above hardship criteria, is included within the information transmitted to the Plan Commission. Staff concurs with the petitioner that the necessary criteria for variation approval have been met relative to relief from the traffic and parking study requirement.

With regards to traffic, the proposed development is expected to generate 34 total trips during the morning peak hour and 49 trips during the evening peak hour. These estimates are conservative since they were generated using a standard for a retail related auto repair use. Since the proposed repair facility will not have customers arriving and picking up the cars, the likely traffic generation will be less than outlined in the

memorandum. Regardless, Wilke Road has sufficient capacity to handle the traffic volumes expected from the proposed development as outlined in the traffic memorandum.

Per the Village's bicycle parking requirements, four bike parking spaces are required, which the petitioner will provide near the southern side of the building.

Relative to parking, the proposed facility provides a surplus of 29 parking spaces. Staff believes the proposed number of parking spaces are sufficient. The full parking calculations are shown in **Table I** below:

Table I: Parking Calculations

Address	Tenant	Use	Square Feet	Number of Employees	Number of Bays	Parking Ratio	Parking Required
3650 N. Wilke Rd.	Napleton	Auto Service Station	15,776	14	14	3 Spaces per Bay + 1 per employee	56
TOTAL SQUARE FOOTAGE						PARKING REQUIRED	56
<i>PARKING PROVIDED *</i>							84
<i>SURPLUS / (DEFICIT)</i>							29

* Includes 14 interior bays

RECOMMENDATION

The Staff Development Committee recommends **approval** of the requested rezoning from the M-1 District to the B-3 District and **approval** of the variation to Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer, and **denial** of the following variations:

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for 4" shade trees within certain parking lot landscape islands.
2. Chapter 28, Section 6.15-1.2(a), to reduce the required height for parking lot landscape screening adjacent to a public way from 36-inches to 12-inches.

Approval shall be subject to the following conditions:

1. Outdoor storage of automobiles receiving any "Major Automobile Repair" shall be prohibited.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____, October 19, 2018
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: NAPLETON REPAIR FACILITY - 3650 NORTH WILKE ROAD - PC# 18-019
REZONE FROM M-1 TO B-3, VARIATION

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 24th day of October, 2018 at the hour of 8:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: We're going to move on to the second petition this

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evening, and that is Petition #18-019, 3650 North Wilke Road. I assume the Petitioner is here?

MR. PARK: Yes, Your Honor.

CHAIRMAN ENNES: Thank you for not --

MR. PARK: I'm sorry, I'm used to --

CHAIRMAN ENNES: Chair, yes. Okay, I take it you're the attorney for --

MR. PARK: Correct, I'm the assistant general counsel for Napleton, the Petitioner at this time.

CHAIRMAN ENNES: Okay, great. So, if you would spell your name, spell it and tell us your name.

MR. PARK: Sure. My name is Joon Park. It's pronounced like the month of June but it's spelled J-o-o-n, last name is Park, P-a-r-k.

CHAIRMAN ENNES: Okay, and would you tell us about your project?

MR. PARK: Yes. I was not only trying to be brief but I may be brief by necessity because I came on towards the tail end of this project for my predecessor Ryan Ponton, so I will try to do my best, and I appreciate --

CHAIRMAN ENNES: I'm sure you'll do a good job.

MR. PARK: I appreciate the opportunity to be here. The project is a request for rezoning from M-1 to a B-3 zoning. If you look at the first slide, the current building on this property at 3650 North Wilke is a vacant building. It used to be the offices and I believe with printing capability of printing processes for Suburban Press. It used to be a weekly news magazine or news publishing media organization. What we are seeking to do with that property is to turn into a light minor automotive repair facility to service Napleton's Chrysler, Dodge, Jeep, RAM dealership that's about a quarter mile southeast on Dundee Road.

So, the repair facility will not be open to the public. It would just be a facility that the dealership uses to repair, to do light automotive repair, some cleaning, servicing, carwashing I think of, you know, new, used automobiles in the facility.

CHAIRMAN ENNES: New car prep?

MR. PARK: New car prep, exactly. That's what one of the intended uses. In addition to the requested rezoning, we are seeking three variances. The first one is to not have all of the required shade trees at the end of the parking row, and I will go into each one of these individually. The second one is to request that we reduce the height of the shrubbery or the plant screening along the public way from 36 inches to 12. Then the third request is to waive the requirement of traffic and parking study.

Our understanding of the chapter for this ordinance is that it is intended to reduce the air and noise pollution and improve the appearance of the Village. So, with regard to the shade trees, trees are the natural enemy of automobile facilities because trees bring animals, animals bring waste, they tend fall over in bad weather. They present obstacles to be avoided by cars within the facility.

We had, excuse me, we had a consultant review the zoning requirements, and the yellow highlighted portions on this slide are what our consultant believed to be the required trees to meet your zoning requirements. So, there are 11 trees total at those locations. The green highlighted areas are the trees that Napleton proposes to have. There are five. So, we are seeking to omit six trees, and those are the yellow ones on the slide there, and that is the comparison of the zoning required trees and our proposed trees.

Now, if you look at the upper left-hand corner, the far northwest, that's an example of having two trees close to each other which Napleton believes can be

serviced by one tree. At the very southern end is another instance where you have two trees that would be serviced by one tree. There are two trees internally, I can't point to it, that we believe would not in any way affect the kind of purpose of the zoning requirement, so we are seeking to have those removed or omitted from the site plan. Then there is one tree that is near the detention basin that we are seeking to have removed because of our detention basin being located at that location. The last tree is one that we simply wish to move from one location to the end of the parking lot.

In response to the intended purpose, we believe that the omitted trees will have no material effect on the noise and air pollution. It's six trees and the appearance of the Village will not be affected in any way because of the trees that we are seeking to omit from our planning are internal and not visible from public access way.

Variation number two, we are seeking the reduction of the height of the plant material screening along our public way from 36 inches to 12. The statute, again the intended purpose as we understand it is to reduce air and noise pollution and improve the appearance of the Village. This is an example of our neighbor to the east and southeast which is the Lexington of Arlington Heights. The road that is on the slide there is North Wilke. If you can look closely, there's shrubbery that they have screening their property from North Wilke Road per the statute.

This is a closer version or picture of that scenario. Then this is our attempt to give you a measurement of their shrubbery. It's between 12 and 16 inches. It's not that clear from the slide, but it's 16 inches I believe on that measurement. So, our request is simply to be in compliance, or to be consistent with our neighbor. If the intent of the zoning requirement is to maintain the essential element and character of the business district, we believe that having a one-foot to 16, or yes, 16-inch plant shrubbery would be more consistent with that development. Having one business with three-foot high shrubs whereas another business has 16-inch high shrubs we believe would be inconsistent with the essential function and look of that business district. So, we are respectfully requesting that we just be treated and zoned similarly with our neighbor and retain the look and feel of the area. We do believe that this variance in any way contravenes the purpose of the statute or the ordinance.

Variation three, this is simply a request for a waiver of the traffic and parking study. My understanding is that Sam and the Staff have recommended that this be approved and of course we in no way disagree with that recommendation. Also, our understanding is that there are two conditions. Major automobile repair shall be prohibited. That is in fact true. The repair facility that we are proposing to have at that site will not have major automobile repair capability. They won't have the machinery or the equipment in order to do any sort of heavy collision, body work, major repairs. It would just be light automotive repair. Petitioner shall comply with all federal, state, and Village codes, regulations and policies. We understand and acknowledge these conditions and we intend to comply.

Thank you very much.

CHAIRMAN ENNES: Thank you. If you will have a seat, we'll get the Staff report and then go to questions. Sam?

MR. HUBBARD: All right. So, the subject property is currently zoned M-1. It's Research Development and Light Manufacturing District. In order for the Petitioner to establish an auto repair use, they would need either a land use variation to allow that use in the M-1 District, or as is recommended by Staff, they would need to rezone the property to B-3 which allows both light and major auto repairs by right without any special use permit. So, that's

what the Petitioner has requested this evening, a rezoning from the M-1 District to the B-3 District. As you've heard, they have requested three variations as well.

So, relative to the rezoning, as I mentioned, Staff is supportive of it. There is a minimum district size for the B-3 District at four acres, but this property is not quite four acres. However, if it is rezoned to the B-3, it would make a large continuous area of B-3. The use is consistent with the neighboring property to the east which is the Bob Rohrman dealership which also does repair operations as well. So, we are supportive of the rezoning that would allow the proposed use.

Here you can see an aerial of the property. To the east and right is the Bob Rohrman dealership. To the north is the Courtyard by Marriott Hotel. To the west and south is the Route 53 highway.

The Petitioner has proposed some modifications to the site, most namely, the expansion of some of the parking areas. If you could see the aerial, the parking, there is no current parking here, and they're proposing to add parking in this area. They are also proposing to expand the parking over here and then down here as well. You will see that reflected on the site plan, and then they'd be adding a small detention area on the west of the site.

The property currently conforms to all requirements in both M-1 and B-3 District and there are no variations to setbacks requested, or height or lot coverage or floor area ratio. I would point out that the condition Staff has recommended to restrict any major auto repair functions is a direct result of the rezoning. While the Petitioner is not proposing any major auto repair functions at the site, if the site was sold to another user, that user could initiate those functions, and that could have kind of unsightly characteristics that are associated with major auto repair. So, in light of this possibility, Staff has recommended a condition of approval to prohibit major auto repair at this location.

Petitioner has requested three variations, two relative to landscaping and one relative to the traffic and parking study. Staff is supportive of the variation to waive the traffic and parking study. Relative to the variation requested to the landscape islands, Staff is not supportive of this request. There are six landscape islands that the Petitioner has not proposed a tree within, and those six islands are located here. I think perhaps the landscape consultant maybe misunderstood the regulations of the Village, but the code-required shade trees within landscape islands are required in the six areas indicated here.

We believe that, you know, trees in landscape islands are an aesthetic issue, but also they help to reduce the effect. The six trees that are requested to be omitted would help mitigate this process. They are making islands, so we think they are necessary. We do not believe that a unique hardship has been presented and the standards for variation approval have been met.

We have occasionally granted variations for this requirement in the past. Mostly, it's when there's landscape island on top of say an underground storm retention vault and a tree really wouldn't fit there, or if there's some other infrastructure in the way that would prevent the planting of a tree here. In this case, we don't see that situation present, so we are recommending denial of this variation.

Relative to the parking lot screening, it's required to be 36 inches of height and the Petitioner is asking for 12 inches of height. These areas are indicated here where the 36-inch height screening is required. Again, we do not believe there is a unique hardship on the site to justify the variation. As the Petitioner has mentioned, the Bob Rohrman

site to the east has a smaller landscape screen. A variation was granted to that property, and the rationale was that they're selling cars from that site so they need visibility into their parking area for their products being sold.

On this site, there will be no car sales, it's just strictly auto repair. So, we don't believe that the criteria for variation approval has been met. Furthermore, this is just up the street north, Courtyard by Marriott Hotel, you'll see they have elaborate landscape screening over 36 inches of height. So, we do not believe that the variation would be consistent with the surrounding neighborhood.

Finally, this is a picture of the existing parking lot on the site. You can see that it actually does have currently, although not well maintained, it does currently have over 36-inch tall landscape screen around the parking area. So, to allow a less tall landscape screen we believe would be not an enhancement for the existing condition.

So, that being said, we are recommending approval of the rezoning and approval of the variation to waive the traffic and parking study, but denial of the two requested landscape variations, and subject to that one condition that I outlined this evening. Thank you.

CHAIRMAN ENNES: Thank you, Sam. Can I have a motion to approve the Staff report?

COMMISSIONER JENSEN: So moved.

CHAIRMAN ENNES: And a second?

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Thank you. Commissioner Jensen, would you like to start with questions?

CHAIRMAN ENNES: Sure.

CHAIRMAN ENNES: For the Petitioner and/or Staff?

COMMISSIONER JENSEN: Sure. Actually, this will be, I think some of this will be, most of this will be directed toward Staff. In the Rohrman facility, are they able to do major repair or are they also restricted to do only minor repair?

MR. HUBBARD: I don't believe a condition of approval was incorporated in that approval. Let me double check.

No, I don't see a condition of approval restricting that in that case.

COMMISSIONER JENSEN: This is more out of curiosity. Why would we want to, they don't want to do major repair, but why would we want to restrict that going forward for anybody if we're going to allow it for a fairly large dealership across the street?

MR. HUBBARD: Well, I don't think that they do major repair there. I think the likelihood that someone is going to purchase a major dealership just to operate major repair there is pretty slim. But a small site like this, I think there is a potential, if for example it was on the market, that somebody would want to do that here, but not as likely at the Bob Rohrman dealership.

COMMISSIONER JENSEN: Okay. With the trees, there were a couple of points made by the Petitioner. He said there were a couple of areas where there were double trees, there were two trees real close together. I didn't quite see that in your diagram but it is in

theirs. Is that true? We've got a couple of areas where we have trees and it could be fairly good size that are right next to each other?

MR. HUBBARD: No, I believe that their landscape consultant was maybe misinterpreting our regulations.

COMMISSIONER JENSEN: Okay. I would like to hear from the Petitioner. What is the damage you envision these extra trees are going to do to the cars?

MR. PARK: Well, trees attract birds and birds defecate. They attract squirrels, other small animals, and those animals defecate. When we park cars at that facility, we don't want animal excrement to be on our customer's vehicle. We believe that that is a harm.

Also, with regard to four-inch caliper trees and the branches that emanate from them, in severe weather, in windy weather, those trees have a tendency to fall over and trees break off, and that can damage vehicles. As an automobile repair facility and a garage and an automobile dealership, the preservation of our customers' vehicles is paramount. Those are our major concerns.

COMMISSIONER JENSEN: Sure. Then I guess I go back to Staff. Using Rohrman as sort of a reference point, are they totally in compliance with the landscaping that, you know, the patterned landscaping that we would be imposing on Napleton? Because it seems to me that Rohrman would have the same set of problems that had been outlined here in terms of damage to the cars. So, are they fully in compliance with the landscaping we require, or did they get some variances taking into account they don't want damage to their cars either?

MR. HUBBARD: They did get a variation to waive certain of the landscape requirements relative to the parking lot screening, but it was more for their storage areas. So, I don't know if, you know, their concerns at that time were relative to damage from trees because it was specifically in their storage areas.

COMMISSIONER DAWSON: Can I just, just really quick? Can I just interject? Could you, you have a slide that's a picture of Rohrman's parking lot?

MR. PARK: Yes.

COMMISSIONER DAWSON: I had the same thought that you did when I was looking at that picture, it turns out looking at it might be helpful.

COMMISSIONER DROST: That area or ones looking from --

COMMISSIONER DAWSON: Not this, but the Rohrman's, it was on Mr. Park's presentation, Sam.

COMMISSIONER JENSEN: Yes, the preview maybe.

COMMISSIONER CHERWIN: Yes, I was looking at the same thing. I noticed there are a number of trees out at Rohrman at the end of their parking lot. I don't know if there's exactly the amount of the landscape required but they do have some.

COMMISSIONER JENSEN: So, are we talking about trees that are similar to what the Rohrman's have in their dealership in their property?

MR. HUBBARD: Yes, these are examples of trees within landscape islands.

COMMISSIONER JENSEN: So, we would be asking them to do something roughly comparable to what Rohrman is doing?

MR. HUBBARD: Right.

COMMISSIONER JENSEN: Okay, and the screen, I do understand why Mr. Rohrman wanted to, as explained, wouldn't be able to sell their cars. But why is it so important for us to have the three-foot screening around this repair facility and, you know, not be

in keeping with the screening that's done across the street?

MR. HUBBARD: Well, I mean I think the rationale for not having it across the street is to sell vehicles, and they're not selling vehicles on the site. So, you know, we believe that the screening enhances the appearance of parking lots, softens the appearance of parking lots. We believe it's necessary here as well.

COMMISSIONER JENSEN: The traffic that will be going by is either on 53 or on the same, it almost verges on being a service road though. It goes to the hotel and it goes to these two dealerships.

MR. HUBBARD: Right. Our code doesn't distinguish between where a 36-inch tall landscape is required relative to if it's on a major arterial or not.

COMMISSIONER JENSEN: Sure. But I'm going to the issue of the aesthetic for whom is the question. You know, I mean if we've got very few people who are actually, it's not like you have something in the middle of a highly-trafficked area that's, you know, that's well developed with residential and so forth. So, it seems like I mean a little bit of overkill or overreach to say we want to have these standards met in this case and not across the street when we're really not going to have that many people who are going to notice the difference between a one-foot or a 1.5-foot tree and a three-foot tree.

MR. HUBBARD: I don't know if I agree with you but I respect your opinion.

COMMISSIONER JENSEN: Just an observation. At this point, I don't have anything further.

COMMISSIONER LORENZINI: So, Mr. Park, a few of us have been around a lot longer than you have on this issue. I remember we had this lively discussion with Mr. Rohrman himself about the 12-inch shrubbery. It was in the old city hall, that's how long ago it was.

MR. PARK: I've heard rumors about that.

COMMISSIONER LORENZINI: So, he let somebody give the presentation and then he couldn't hold back any longer and he was there. But he had made the argument for 12-inch bushes and we agreed it is for selling at least for selling their cars. But you know, Commissioner Jensen, I tend to disagree. I think --

COMMISSIONER JENSEN: It was just a question. It wasn't a statement.

COMMISSIONER LORENZINI: Okay, well, I think we need to stick to the code and go with the 36-inch bushes because you've got the hotel right next door and really it's just a matter of making the neighborhoods look better. Rohrman does have trees in his property, so I think we have to stick with the trees and the bushes as required by the code. That's all I have.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I have a much better memory of what happened that night. We actually approved it with 36-inch shrubs there. The Village Trustees gave them the variation. So, we did not reinterpret the code because there was no good reason that Rohrman had or, I'm sorry, Mr. Park, but your reasoning doesn't hold a lot of water with me. It just is kind of a weak argument.

So, I would say stick with the code. Let's not reinterpret the code, and you can make the presentation to the Trustees. So, I would agree with Staff.

CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I was at the Conceptual Review Plan, so I've seen this early on. I mean I think it's a nice and good use of the property. But I agree

with my fellow Commissioners that, you know, I would stick with the Staff's recommendation about the landscaping. I don't think that we really need to deviate, I don't think there's sufficient justification. That's all.

CHAIRMAN ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: Could you put up the slide of the trees? The one that has the green and the yellow, the very colorful one? Okay, and now, Sam, could you explain? So, it's the yellow and the green that's up at the top, and the yellow and the green that's down at the bottom that I believe you're saying could go down to one tree?

MR. PARK: Yes. Based on our understanding of the tree location from our landscaping architect, the consultant that we hired, we believe that the yellow locations where we were required to put a tree, and then the green locations are where we intend to put a tree.

COMMISSIONER DAWSON: Okay, so, but I thought that you were saying that the original plan, okay, so I guess could you go back to the all yellow one so I can see the difference? Okay, so see the two yellows? So, I believe what I said is correct, that there's two close to each and those two are the ones that you think could go down to one?

MR. PARK: Correct.

COMMISSIONER DAWSON: Sam, could you clarify? Perhaps you don't have that off the top of your head and that's okay. I know that you might not have a landscaping plan. But do you have any idea of, you were saying that you believe they misinterpreted it, where you feel that the trees would go?

MR. HUBBARD: This tree is not required. This tree is not required. This tree is not required. They haven't proposed a tree there or here or here or here or here or here or there where there are trees required.

COMMISSIONER DAWSON: Okay, does that clarify anything for you? So, it seems that there's areas where there should be trees per the code that aren't marked on your map.

MR. PARK: That is correct, and that is my understanding as well from Sam's representation.

COMMISSIONER DAWSON: Okay, and I wish Commissioner Warskow was here because she would talk to you about -- I'm sorry?

CHAIRMAN ENNES: She's our tree hugger.

COMMISSIONER DAWSON: She'd talk to you about our -- thank you, it's okay, about the air pollution and the benefits of trees. Believe me, if she was here, you'd get an education on that. She's not here and I am not the environmentalist on the board, but I'm a big fan of trees.

That being said, I think we should follow the code. But I could see that there might be some leeway in positioning, to some degree, so I'd be open to that. But I'd prefer if we had had an exact representation of where they should have gone and, from you, some suggestions on if we remove this one tree and this one tree, that would do a lot for us, thank you very much. But the way that it's presented, it's not, there's nothing I could support in your argument because you haven't presented it accurately in my opinion, and without specifics as to why certain trees being removed might be beneficial to your business.

So, I would suggest if you're going to go forward to the Trustees and ask for that, maybe go back and look at this a little bit more with the little specifics as to why certain trees removed might be better for your business or something to that extent. But right now, I don't have any grounds in which to support or agree with your argument, though I'm open

to hearing it. I can understand that there might be some leeway here. Some, not complete but some.

On the bushes, the 36-inch bushes, I'm just not understanding really the need on your end to go down to 12. Is it, I understand these are new cars primarily or cars that are being sold. Are you foreseeing this as another avenue of displaying to customers potential cars?

MR. PARK: That is an ancillary benefit of having the lower trees, just like it would be for Rohrman next door, because some of the people that we would be servicing would be new vehicles. Being able to display a new vehicle at this location, it's similar to the justification for Rohrman having to display vehicles at their location and having the lower screen. Now, granted, we're not a dealership at that location so we're not going to have new cars presented the way Rohrman does along the public way, but we are going to have Chrysler, Dodge, Jeep, RAM vehicles there and we would like to present them. People can see the Chrysler, Dodge, Jeep, RAM vehicles like they would see a Lexus, and our request is to just be similar to Rohrman's lot there.

I might add that their property extends pretty extensively, not just from southeast, the pictures that I presented in my slide, but farther north and directly east of the property of Lexington.

COMMISSIONER DAWSON: Do we have that? Maybe that was on yours, Sam, I just want to like to understand.

MR. PARK: In this aerial view that Sam would be putting up, you'll see that not all the property is used to display cars, and they're still allowed to have a 12-inch to 16-inch screen there. Some of their property is vacant, not all of their cars are brand new, beautiful new cars.

COMMISSIONER DAWSON: Okay, so, thank you. Where, can you point it out? This is all Rohrman, right, here? Sam, can you show me Rohrman? Can't follow my fingers, George?

COMMISSIONER DROST: I can't follow your fingers but I think you're right. It looks --

CHAIRMAN ENNES: Actually, those at the top and the left, those are two parcels of land that they intend to sell off to other car dealers. He just happens to be parking cars on those properties.

COMMISSIONER DAWSON: So, they don't have --

COMMISSIONER JENSEN: In terms of, you're talking about, probably the darker colored building is probably what you're talking about. The Rohrman stuff is sort of white.

CHAIRMAN ENNES: The Rohrman, right, the Rohrman property if you move back in that --

COMMISSIONER JENSEN: Can we go back to the aerial?

COMMISSIONER DAWSON: I guess what I'm trying to get at is I can see what you're saying though I don't know if that's enough justification for me to alter the code. But I do think that there is something to be said for aesthetics along the roadway, if it appears more of a nice continuum of the same height of bushes it will have a more aesthetic viewpoint. So, I could agree, I can understand that, but again I'd probably need to see more photos of it along that line.

But the justification otherwise, I understand, too, that it would be nice to display but it's not the purpose of your business there, so it's hard to justify it based on that.

You are doing auto repairs, so a little bit more screening would generally be preferable. But I can understand that along the roadway you're probably going to be displaying nicer looking cars.

So, again, tonight I don't know that I have enough to truly vary from the code. But going forward to the next step, I would suggest again maybe just more pictures to show the aesthetic viewpoint. Does that make any sense?

MR. PARK: That's making perfect sense, I totally understand. If I may, Commissioner, if I could address your other point with regard to the trees on the record, you are absolutely correct that my presentation was inaccurate based on the inaccurate information that we had. So, our goal here, my goal here was in fact to meet whatever your suggestion was, to have an accurate representation of where the zoning requires the trees to be and where we propose the trees to be.

COMMISSIONER DAWSON: Sure.

MR. PARK: So, my apologies to the entire Commission.

COMMISSIONER DAWSON: Sure, I don't mean to imply that you were trying to misinterpret or misrepresent. I just, I understand what you're saying, absolutely.

MR. PARK: Right. In that regard, with regard to the trees, we want to be as compliant with the zoning requirements as possible in the most minimal fashion possible. By that I mean, we want zero trees. No trees is better for a car dealership or a car automobile repair facility. To the extent that a zoning requires some trees, we perfectly intend to comply with that. If there's any room within that to where we can come to an agreement on the location of certain trees, we would be more than open to that.

So, instead of having an all or nothing from the 11 versus the five, if there are certain trees that we can come to an agreement between the Board and Napleton, we are open to that possibility as well. Napleton will comply with whatever the Commission and the Board ultimately approves.

COMMISSIONER DAWSON: You'll have some time between now and the Board, and so you can work with Staff and talk to them about that and come up with, you may not even agree when you get to the Village Trustee level, but you may have a better, or reach a closer agreement. So, my opinion would be that I'd be open to some leeway in here but I don't have enough right now to be even have that discussion.

MR. PARK: Well, thank you very much.

CHAIRMAN ENNES: Commissioner Drost?

COMMISSIONER DROST: Yes. I'm looking at consistency here. Actually, the lower level of the shrubbery makes much more sense. I think it helps the Village, too, to sort of attract customers to auto dealerships. There's consistency there and it's a B-3. Make it all kind of the same, don't pick and choose, and I'd be in favor of the lower level.

Then to take out some of the redundancy, Commissioner Dawson has -- work it out. I mean, we're not arborists; trees that have poop. You know, somebody's got to do that.

MR. PARK: Right.

COMMISSIONER DROST: But make it business sense and make it good for your enterprise.

MR. PARK: Absolutely, thank you.

CHAIRMAN ENNES: Thank you. I can appreciate your concern about animals and trees. You get the squirrels chewing through wires. You've got the birds. You got some sap, although I think if you pick the right trees, unlike there in my office parking lot, that

don't get sap. But I think that can be worked out. I also think it's very important to have the trees.

Is this lot going to have any fencing at all?

MR. PARK: I don't believe so. I think it's going to be all landscaping.

CHAIRMAN ENNES: I believe in consistency, and I do a lot of work with auto dealerships. The Village has granted variances for dealership sales lots where they have their cars presented. Arlington Heights Ford is a good example. Your store in Dundee is an example. Rohrman is an example. However, the higher screening bush, the 36, if you go and measure the bushes along, I forget what the name of the street is, Arlington Heights Ford, there's a north-south street there right at the light there, when you go back to their auto repair area, those bushes are actually like five feet tall. They also have an auto storage, I asked you before about the fact that would you be doing new car prep here. So, I'm thinking you might also use this lot for inventory storage when you have more cars than you can put on the dealership lot. It sounds like that might be a possibility?

MR. PARK: That is not our intention to have inventory vehicles stored there.

CHAIRMAN ENNES: Right, your intention is to have it for repair, and that's what we're considering this for.

MR. PARK: Yes.

CHAIRMAN ENNES: But like Arlington Heights Ford, they have a service lot a couple of streets behind the dealership where they own land, and that's all fenced. That again has three to five-foot bushes around that. So, I think if you go around and you look at not auto dealership retail sales lots but repair and/or storage, you'll see that a lot of those dealers have the higher bushes. That's been my experience.

So, I think that's warranted and I think that if, and earlier we were talking about the other businesses here, if you do drive down that road, there are a lot of nicely landscaped businesses back there. I think we would want to keep this facility and property in line with that.

I agree with Commissioner Drost that, you know, putting the right number of trees, if you can locate them in a way that you're not going to get damaged from branches falling, from storms and that type of thing, I'm fine with it. We sure don't want you to have higher expenses from that. But I'm a big supporter of trees because, not that they harm any of your inventory, but they help keep the climate cool.

My reference to my tree-hugging friend is not derogatory at all. She and I talked about this a number of times. It's important to have the trees. So, if you can locate them away from the cars, I would be okay with it. But work with the department and I think it's important to fulfill that. That's all I have. Are there any others?

COMMISSIONER JENSEN: Actually, Commissioner Green may have given you probably the best approach. You'd probably get a vote from this group that says you need to stay with code. But you can always appeal to a more political body of the Board which was where Mr. William was successful and you may be successful there. So, that's kind of where I come down. I try to see what I can do to force some issues that would make me want to change my mind and disagree with Staff on this because I think you made some little arguments, but quite frankly I'm at the point where I think we should stay with the code and that you should try to see what you can do at the Board level.

CHAIRMAN ENNES: Do I have a motion?

COMMISSIONER DROST: I wouldn't follow your recommendation, I'd modify it with two contingencies. I could make a motion like that, but you're probably --

COMMISSIONER JENSEN: Okay, sure. Well, I'd like to stay with the motion that Staff has written. Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 18-019, a Rezoning from the M-1 District to the B-3 District and the following variation:

- **A variation to Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer;**

and denial of the other variations requested in PC# 18-019 (which are outlined below), due to the fact that the Petitioner has not justified the variations based on the criteria for granting said variations:

1. **Chapter 28, Section 6.15-1.2(B), to waive the requirement for four-inch shade trees within certain parking lot landscape islands.**
2. **Chapter 28, Section 6.15-1.2(A), to reduce the required height for parking lot landscape screening adjacent to a public way from 36 inches to 12 inches.**

Approval shall be subject to the following conditions:

1. **Outdoor storage of automobiles receiving any "major automobile repair" shall be prohibited.**
2. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: Is there a second? We got a second, okay. Can we have a roll call vote?

MR. HUBBARD: Who had the second?

CHAIRMAN ENNES: Jay Cherwin.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: No, with comment.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

CHAIRMAN ENNES: Okay, any comments?

COMMISSIONER DAWSON: Yes.

CHAIRMAN ENNES: Let's start left to right.

COMMISSIONER DAWSON: Just to reiterate what we talked about, I would be supportive of an adjustment in the number of trees and location if you have the, you know, the information here. Also, I am also supportive of the 12-inch, variance to the 12-inch. If we could have a better view which is to see the aesthetic line, I would have probably been a no with comment as opposed to a yes.

COMMISSIONER DROST: My comments echo Commissioner Dawson's comments, that you need to modify the trees and be consistent with the shrubbery, and essentially consistent with the neighborhood within the B-3.

COMMISSIONER GREEN: My comment is just an observation. I think if you had a bunch of broken down Chryslers, you'd want to hide them behind 36-inch bushes. So, good luck with that.

MR. PARK: Thank you.

CHAIRMAN ENNES: Is that it?

COMMISSIONER GREEN: That's it.

CHAIRMAN ENNES: Okay, you had unanimous approval.

COMMISSIONER DROST: No, you don't. I voted no.

CHAIRMAN ENNES: You've got almost a unanimous approval. Is there a date set with the Village Board?

MR. HUBBARD: Tentatively, we're looking at November 5th but that's a heavy agenda, so it may be November 19th. But we'll be in touch.

CHAIRMAN ENNES: Thank you.

MR. PARK: Great, thank you very much.

CHAIRMAN ENNES: Good luck with your project.

MR. PARK: Thank you.

COMMISSIONER DROST: I'll make that motion to adjourn.

CHAIRMAN ENNES: To close.

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: And a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

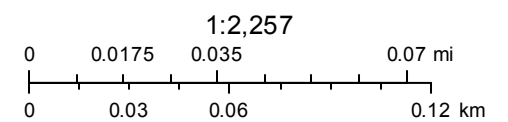
(No response.)

(Whereupon, the above-mentioned petition was adjourned at 9:14 p.m.)

3650 N Wilke Rd



May 17, 2018



RECEIVED

AUG 31 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

August 30, 2018

VIA PERSONAL DELIVERY

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: PROJECT DESCRIPTION AND PARKING STUDY VARIANCE
REQUEST

3650 N. Wilke Road, Arlington Heights, IL

Project Description

Napleton needs this facility in order to provide general repair work for new and used cars and light trucks which come exclusively through the Chrysler dealership located at 1155 W. Dundee.

The Wilke Road facility will help relieve some of the parking congestion at the Chrysler dealership. We will be relocating two medium size truck service bays from Chrysler which will then open up the Chrysler service area to service smaller vehicles. In addition, there will be 8 new bays for smaller vehicles. Work will include cleaning, detail, light touch up painting and some engine work. There will not be any major reconditioning, collision service or painting (no paint booth) at the location.

Environmentally sustainable LED lighting will be used throughout the facility and the parking lot.

The property will not be used for the storage of new vehicles. They will be located on site as they wait for repairs. We will provide 3 ADA parking stalls and the facility will have 12-14 employees.

The facility will be open from 7AM to 9PM Monday through Friday and 7AM to 5PM on Saturdays. We will have valets bring cars from the dealership to the facility throughout the day and anticipate roughly 40 cars being serviced on a daily basis. The only vehicles remaining overnight are those which are in the process of being repaired.

We informed Mr. Keith Likosar, the General Manager of the Courtyard by Marriott of our plans at the property and he has wished us the best of luck.

Variances – Written Justification Demonstrating Compliance with Standards of Approval

The petitioner would like to request a variation to waive the requirement for a traffic and parking study. This request is justified for the following reasons:

- A. The proposed use will not alter the essential character of the locality as it will meet the criteria for building development and landscaping and will be compatible with existing uses and zoning of nearby properties such as the Lexus dealership located due east of the property. As a quick note, while we will be repairing flashing and tuckpointing masonry, the appearance of the building itself will remain unchanged to the passing observer.
- B. The plight of the owner is due to unique circumstances. The property has been vacant for the past two years and the petitioner purchased it with the intent to renovate it due to the high volume of its sales at its Chrysler dealership and the limited size of its repair/service facilities there.
- C. The variation is in harmony with Chapter 28 of the Arlington Heights Municipal Code (Sec 28-2) as the facility will protect the public health, safety, convenience and general welfare by making use of an otherwise vacant property and providing off-street parking of vehicles in various states of repair and conditioning.
- D. The variance is the minimum variance necessary to allow the requested reasonable use of the property.
- E. The new service facility will not generate notable traffic congestion in the area as there will not be customers filing in and out and there will be no required parking needs. Naturally, with no increase in traffic, there will be no related noise and/or greenhouse gasses which further justify the granting of the variation.

Once again, we appreciate all of the help and cooperation we receive from Arlington Heights and look forward to our ongoing successful relationship.

Very truly yours,



Ryan B. Ponton
Assistant General Counsel



Enclosure

cc: Richard P. Brandstatter, Director of Real Estate

October 18, 2018

VIA EMAIL: shubbard@vah.com

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: JUSTIFICATION FOR LANDSCAPING VARIANCE REQUEST
PURSUANT TO VARIATION CRITERIA
3650 N. Wilke Road, Arlington Heights, IL

Zoning requirement:

Three-foot-high plant material to screen parking/paved areas adjacent to public way

Variation requested:

One-foot-high plant material to screen parking/paved areas adjacent to public way

Criteria A. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property

Response: The Petitioner's variation request is specifically intended to address this criterion. Our proposed variance will bring the property into compliance with the essential character of the locality and be compatible with existing uses and zoning of nearby properties. Petitioner's neighbor to the immediate north, Courtyard by Marriott, maintains a screen of varying heights and consistency along N. Wilke Road. Petitioner's proposed one-foot-high screen will be more uniform and more attractive than its northern neighbor's. Petitioner's proposed variance will not only not alter the essential character of the locality, but improve it.

Furthermore, Petitioner's next closest neighbor is Lexus of Arlington Heights to its east and southeast. Petitioner's request for a variance is specifically intended to maintain the essential character of the locality by being compatible with this nearby property. Lexus of Arlington Heights maintains a one-foot-high screen of plant material along N. Wilke Road. Petitioner's request is to maintain a one-foot-high screen of plant material along N. Wilke Road.

Criteria B. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned

Response: The plight of the owner/Petitioner is indeed due to unique circumstances. The property had been zoned M-1 and been vacant for two years. Petitioner is seeking re-zoning to B-3 and wishes to bring it ‘up to code.’ More specifically, the property had been the location of Suburban Press, a weekly news publication, with offices and printing capability on site. Petitioner intends to use the property as an automobile repair facility to ease the congestion at its Chrysler dealership nearby on Dundee Road which has limited repair/service facilities and a high volume of sales traffic. Upon information and belief, the subject property has been vacant for at least two years. In that time, it has deteriorated. Petitioner’s goal is to bring what had been a vacant property into compliance with B-3 zoning requirements.

Criteria C: The proposed variation is in harmony with the spirit and intent of this Chapter

Response: The variation is in harmony with Chapter 28 of the Arlington Heights Municipal Code (Sec 28-2) as the facility will protect the public health, safety, convenience and general welfare by making use of an otherwise vacant property. The proposed variation improves on what is currently at the location and is further in harmony with the spirit and intent of the Chapter than it would be otherwise.

Criteria D: The variance requested is the minimum variance necessary to allow reasonable use of the property

Response: The proposed variation is not only the minimum variance necessary to allow reasonable use of the property, but also to bring it into compliance with Criteria A and C above. The one-foot-tall screen is in harmony with the spirit and intent of the Code to protect the public health, safety, convenience, and general welfare of the public as it will improve the condition of the property as it sits currently. Furthermore, the variation is the minimum necessary to maintain the essential character of the area which currently sports the very variance Petitioner is requesting here.

Zoning requirement:

Four-inch caliper shade trees at the end of each parking row

Variation requested:

Four-inch caliper shade trees only at the end of the parking rows most visible to the public

Criteria A. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property

Response: The Petitioner's variation request will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby properties. Petitioner's neighbor to its immediate north, Courtyard by Marriott, maintains trees of various caliper throughout its property. There is no indication to the casual observer that the trees are in a designated location for a specific purpose. Petitioner's proposed variance will not only not alter the essential character of the area as compared to its northern neighbor, but will improve upon what is currently at the location by planting trees where there otherwise would be none.

Furthermore, Petitioner's next closest neighbor is Lexus of Arlington Heights to its east and southeast. This neighbor too maintains trees of various caliper and in locations not necessarily at the end of parking rows where some are inadequate or missing altogether. Petitioner's variance would in no way deviate from the essential character of the locality and will be more compatible with this nearby property.

Criteria B. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

Response: The plight of the owner/Petitioner is indeed due to unique circumstances. Petitioner intends to use the property as an automotive repair facility. As a result, cars awaiting repair or cars awaiting delivery following completion of repair will need to be parked on the property. Trees are the natural enemy of automobile repair facilities. Trees produce leaves, branches, animal excrement, and other potential detritus that is damaging to vehicles. Trees also have the potential of falling over in extreme weather and present additional obstacles to be avoided, both potentially causing damage to vehicles.

Criteria C: The proposed variation is in harmony with the spirit and intent of this Chapter.

Response: The variation is in harmony with Chapter 28 of the Arlington Heights Municipal Code to protect the health, safety, convenience, and general welfare of the public. Petitioner is seeking to plant 5 trees (instead of the required 11) at the locations indicated in its proposed site plan. Petitioner does not seek to omit trees at the ends of parking rows that are most visible to traffic on North Wilke Road and Route 53. As such, Petitioner's variance will still adhere to the spirit and intent of this Chapter. Petitioner respectfully requests relief from a requirement that is potentially damaging to its intended purpose and has no bearing on the spirit and intent of this Chapter.

Criteria D: The variance requested is the minimum variance necessary to allow reasonable use of the property.

Response: The proposed variation is indeed the minimum variance necessary to allow reasonable use of the property. As mentioned, trees are the enemy of automobiles.



Petitioner's preference is to have no trees at all at the end of any parking row. However, in order to be in harmony with the spirit and intent of this requirement, Petitioner believes five trees in the locations most visible to the public is the minimum necessary to allow reasonable use of the property. Requiring more than the five trees placed at the proposed locations is superfluous and will not provide the intended zoning result.

Once again, we appreciate all of the help and cooperation we receive from Arlington Heights and look forward to our ongoing successful relationship.

Very truly yours,

/s/ Joon Park

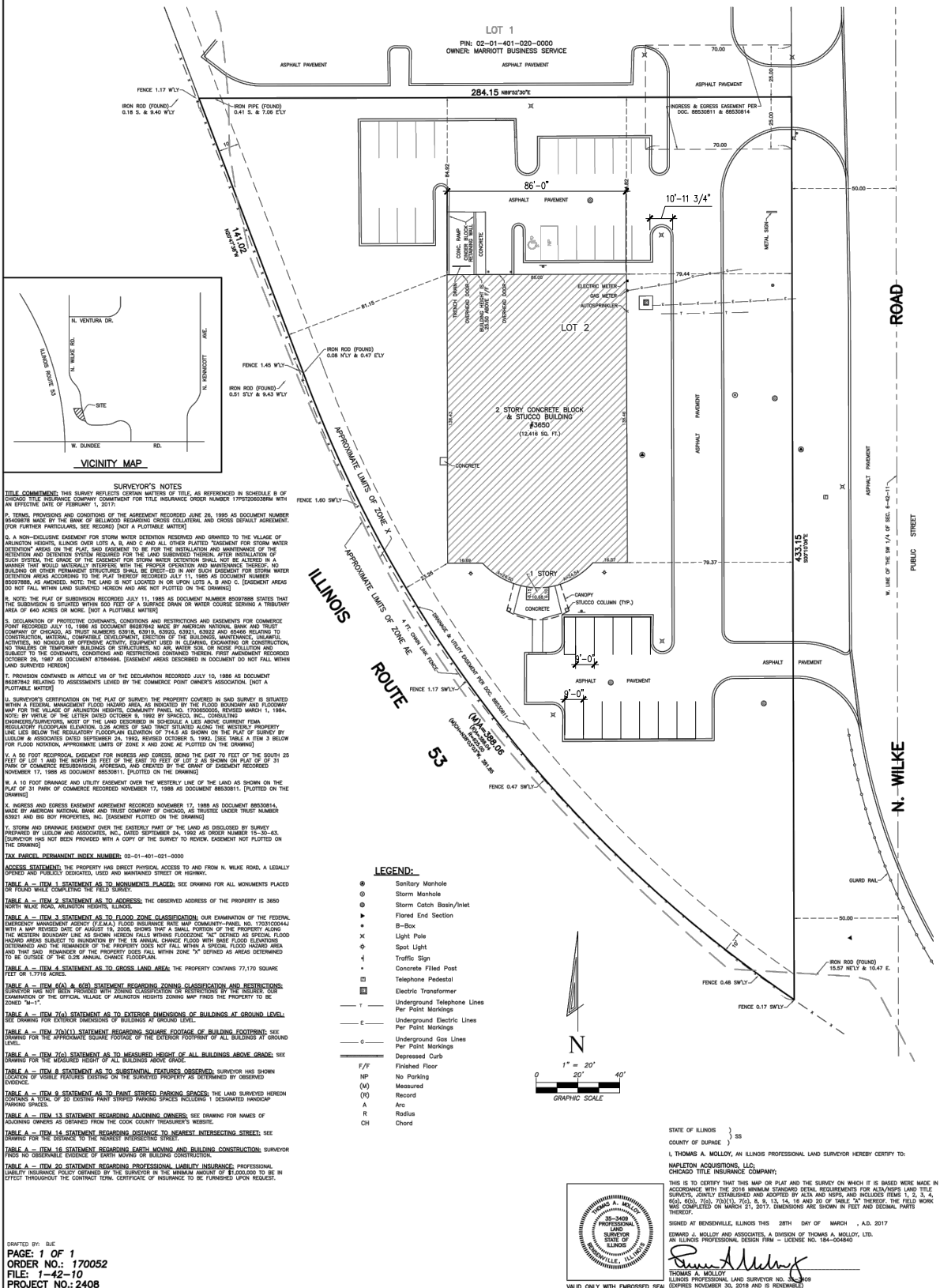
Joon Park
Assistant General Counsel

cc: Richard P. Brandstatter, Director of Real Estate

EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2800 Fax (630) 595-4700
e-mail: tmolloy@jmolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF
LOT 2 IN 31 PARK OF COMMERCE, BEING A RESUBDIVISION OF LOT 31 IN 53 PARK OF COMMERCE, BEING A SUBDIVISION OF
PART OF GOVERNMENT LOTS 1 AND 2 IN THE WEST 1/2 OF SECTION 8 TOWNSHIP 42 NORTH, RANGE 11 AND THE EAST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 1 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED NOVEMBER 17, 1988 AS DOCUMENT #8830811, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 3650 N. WILKE ROAD, ARLINGTON HEIGHTS, ILLINOIS





Memorandum

TO: Joon Park
Napleton Automotive Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: October 11, 2018

RE: Napleton Repair Facility
3650 Wilke Road
Arlington Heights, Illinois

This memorandum summarizes a traffic evaluation for the redevelopment of the former Suburban Press building at 3650 Wilke Road in Arlington Heights, Illinois. Napleton Automotive Group plans to redevelop the building into an automotive repair facility. Parking is provided by 73 spaces including 3 accessible spaces. The existing driveways on Wilke Road will remain with a full access drive and a right-out only drive. The purpose of the study was estimate the traffic generated by the changes in the site plan

Site Location

The subject site currently has a 15,324 square foot building that was used by the Suburban Press as a printing facility. Route 53 is located to the south and west of the site. A hotel is located immediately to the north and a car dealership is located to the east across Wilke Road.

Wilke Road is a north-south secondary arterial extending from Lake Cook Road across Dundee Road south to Palatine Road. By the site it has two lanes in each direction. Traffic signals are located at Lake Cook Road, Dundee Road, and the Lexus dealership entrance. It is under the jurisdiction of the Village of Arlington Heights with a 30 mph posted speed limit.

The current site has two access drives on Wilke Road. A full access drive on the north property line which it shares with the Courtyard by Marriott hotel. It has one inbound lane and one outbound lane under stop sign control. The second driveway is approximately 270 feet to the south and only allows right-turns out of the site.

Site Trip Generation

Suburban Press previously occupied the building and used it as a printing facility with approximately 15 employees. It printed and shipped newspapers.

Napleton Automotive Group proposes to redevelop the building as an automotive repair facility to expand capacity at their existing Chrysler Dodge Jeep Ram dealership on Dundee Road. The 15,342 square foot building will remodeled with 10 service bays, a wash station, parts storage, and office space. Twelve to fifteen employees are expected to work there. Seventy three parking spaces are provided for employees and the storage of vehicles that are awaiting repair/parts or completed vehicles. Customers will drop-off and pick-up cars at the dealership. Employees will drive vehicles between the building and the dealership.

The site traffic generated by the prior and proposed uses were estimated from data in the Institute of Transportation Engineer's Trip Generation 10th Ed. manual which contains trip generation surveys of similar land uses. The resulting site traffic volumes are shown in **Table 1**. Please note that the trip generation estimates for the repair facility are based on retail repair facilities where customers drive directly to the repair center. They may wait for the service, get a loaner, or be picked-up/dropped-off by a friend. This generates more traffic than the proposed facility. The customers will use the dealership for drop-off and pick-up. Dealership staff will likely drive a finished car to the dealership and drive back in another car requiring repair. This cuts down the overall number of trips.

Table 1
Trip Generation Comparison

Use	Size	Morning Peak			Evening Peak		
		In	Out	Total	In	Out	Total
Suburban Press - Prior ⁽¹⁾	15,423 sq. ft.	9	2	11	1	9	10
Napleton Repair -Proposed ⁽²⁾		22	12	34	24	25	49
Net Increase in Trips		+13	+10	+23	+23	+16	+39

(1) ITE Land Use Code 110 – Light Industrial

(2) ITE Land Use Code 942 – Automobile Care Center

Trip Assignment

With traffic signals at Lake Cook Road and Dundee Road, employee trips will be arriving from the north or south on Wilke Road. Traffic to and from the dealership on Dundee Road will turn right out of the site to go south to the dealership and left into the site when returning from the dealership. Inbound or outbound turning movements to and from the site will be one vehicle every two to five minutes.

Traffic Impact

Assuming all the inbound traffic originates from the dealership, the westbound right turn lane on Dundee Road would have 22 to 24 additional vehicles an hour. Outbound traffic to the dealership would add 12 to 25 vehicles per hour to the southbound left-turn lane on Wilke Road. The additional volumes will not materially impact the traffic operation of those movements.

Wilke Road is a four lane road and can easily accommodate the additional traffic volumes.

Conclusions

The preceding traffic analysis analyzed the redevelopment of Suburban Press building into a Napleton repair facility and developed the following conclusions:

- The repair facility will not adversely impact the level-of-service of study area intersections.
- The two existing driveways access driveway will adequately serve the site.

User: matt.whisler File: J:\2018\18.NPL.C01 Arlington Heights CDR\02-DWG\01--Preliminary\02-Sheets\CO Title Sheet.dwg Time: Oct 10, 2018 - 12:26pm

SYMBOL AND LINE LEGEND

EXISTING / PROPOSED		EXISTING / PROPOSED	
	VALVE VAULT		WATERMAIN PIPE
	WATER B-BOX		STORM SEWER PIPE
	WATER VALVE BOX		STORM UNDERDRAIN
	FIRE HYDRANT		SANITARY SEWER PIPE
	WELL HEAD		COMBINED SEWER PIPE
	FIRE DEPARTMENT CONNECTION		ELECTRICAL DUCT BANK
	STORM INLET		NATURAL GAS LINE
	STORM MANHOLE		COMMUNICATIONS LINE
	CATCH BASIN		CHILLED WATER SUPPLY
	STORM CLEANOUT		CHILLED WATER RETURN
	DOWNSPOUT		TELEVISION CABLE
	FLARED END SECTION		UNDERGROUND WIRE
	SANITARY MANHOLE		TELEPHONE CABLE
	SANITARY CLEANOUT		FIBER OPTIC CABLE
	LIGHT POLE		AERIAL WIRES
	TELEPHONE MANHOLE		CONSTRUCTION LIMITS
	POWER POLE		PROPERTY LINE
	GAS VALVE		EASEMENT LINE
	GAS METER		VENT LINE
	HAND HOLE		HIGH WATER LINE
	MAIL BOX		NORMAL WATER LINE
	ELECTRICAL MANHOLE		CHAIN LINK FENCE
	CABLE TV PEDESTAL		BARBED-WIRE FENCE
	TELEPHONE PEDESTAL		WOODEN FENCE
	TRAFFIC OR STREET SIGN		SILT FENCE
	SOIL BORING		DECIDUOUS TREE
	SPOT ELEVATION		SHRUB OR BUSH
	SURFLACE FLOW		EVERGREEN TREE
	100-YEAR OVERFLOW		

LOCATION MAP

LOCATION

PRELIMINARY
ENGINEERING PLANS

FOR
AUTO REPAIR FACILITY
3650 N. WILKE ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PIN NUMBER: 02-01-401-021-0000

OWNER / DEVELOPER

EFN DUNDEE PROPERTY, LLC
1 OAKBROOK TERRACE, SUITE 600
OAKBROOK TERRACE, IL 60181

CONTACT: RYAN PONTON
PHONE#: 630-455-2946

BENCHMARK

CONTROL BENCHMARKS:

NATIONAL GEODETIC SURVEY MONUMENT: C0053 1B PID: AJ2849
STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF IL RT 68 AND IL RT 53.

ELEVATION 738.25 (NAVD 88)

NATIONAL GEODETIC SURVEY MONUMENT: LD019 PID: DM3896
STATION IS LOCATED IN THE TOP OF THE EAST CORNER OF THE NORTH END OF A BOX CULVERT FOR BUFFLALO CREEK UNDER LAKE COOK ROAD.
ELEVATION 704.99 (NAVD 88)

SITE BENCHMARK:

IRM OF SANITARY STRUCTURE LOCATED EAST OF SITE.
ELEVATION 718.97 (NAVD 88)

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO, THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL. REV. STAT. CH. 48, PAR.60 AT SEQ.). AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (IL. REV. STAT. CH.17 ½ PAR.51 ET. SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

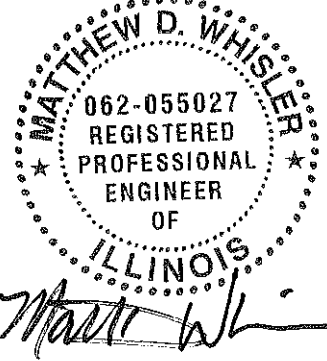
NOTES

- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE IN FORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

Sheet List Table	
Sheet Number	Sheet Title
C0	TITLE SHEET
C1	DEMOLITION PLAN
C2	SITE PLAN
C3	GRADING PLAN & DRAINAGE PLAN
T1	TRAFFIC TURNING EXHIBIT
EX-100	EXISTING LANDSCAPE CONDITIONS
LP-100	LANDSCAPE PLAN
LP-500	PLANTING DETAILS

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

Sheets C0 to C3, & T1 were prepared at or under the direction of:


ILLINOIS REGISTERED PROFESSIONAL ENGINEER No. 062-055027
MATTHEW D. WHISLER
LICENSE EXPIRES: 11/30/19
SIGNED: 10/10/18

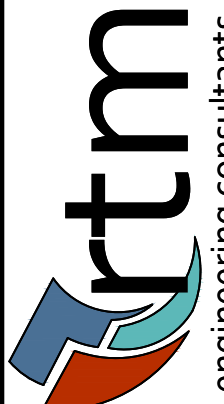


Know what's below.
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG WITH THE FOLLOWING INFORMATION

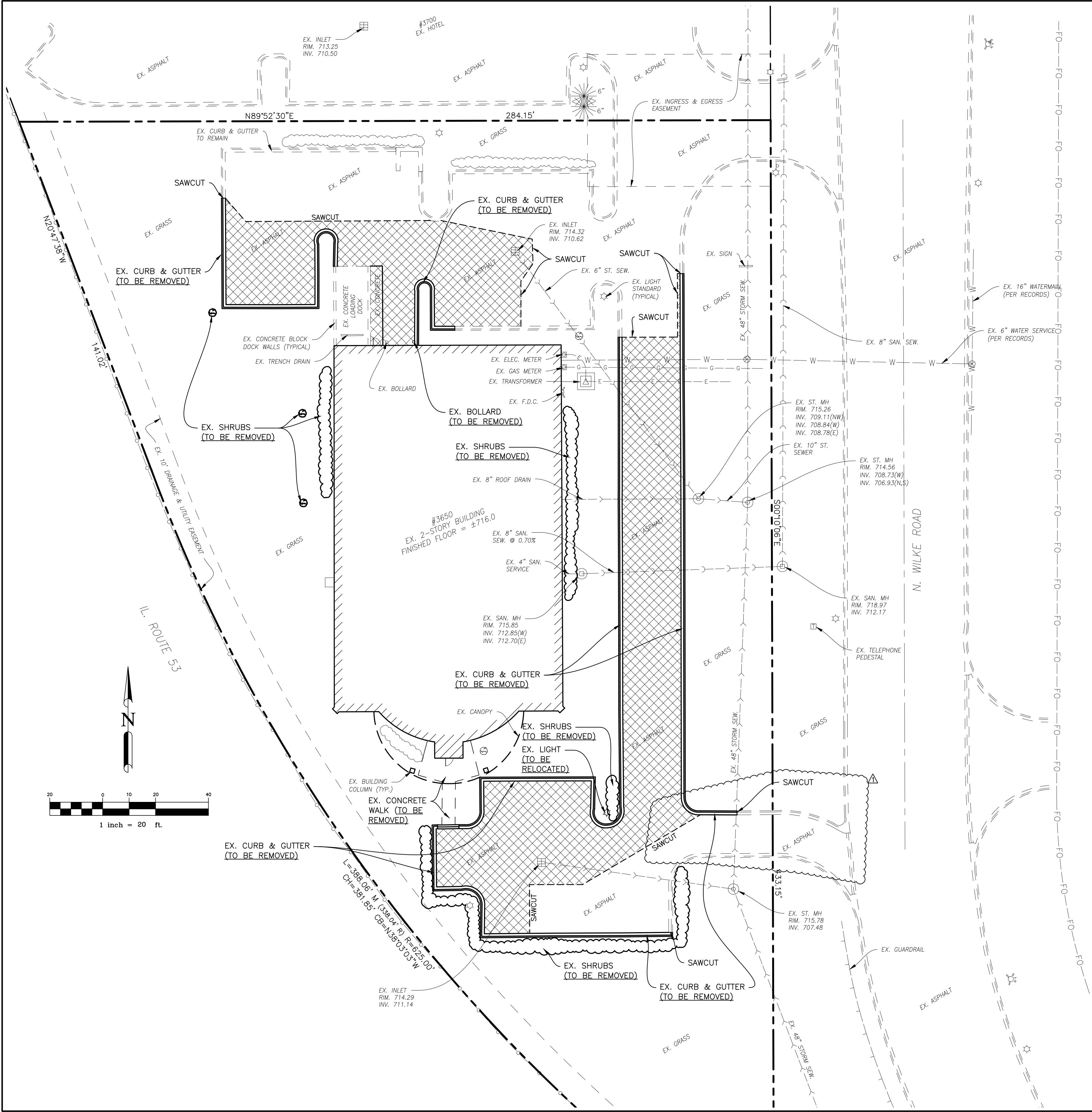
COUNTY NAME: COOK
TOWNSHIP NAME OR NUMBER: 42N, 10E
SECTION NUMBER: 1

PROJECT: EXPANSION OF NAPLETON ARLINGTON HEIGHTS CDJR		TITLE SHEET		 engineering consultants 650 E. Algonquin Rd., Ste. 260, Schaumburg, IL 60173 T. 847.7264.180 www.rtmassociates.com									
PROJECT No. 18.NPL.C01		No.		DATE		DESCRIPTION		No.		DATE		DESCRIPTION	
SHEET No. C0		1		8/27/18		PRELIMINARY ENGINEERING		1		10/10/18		REVISED PER VILLAGE	
OF 5 SHEETS													


600 E. Algonquin Rd., Ste 250, Schaumburg, IL 60173 T: 647.756.4180 www.rtmassociates.com

TITLE SHEET

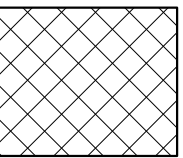
3650 N. WILKE INKTON HEIGHTS, IL



NOTES:

1. ALL SITE CLEARING, TOPSOIL STRIPPING, EXCAVATION, EMBANKMENT, GRADING, COMPACTION, SUB GRADE PREPARATION AND OTHER WORK HEREIN CONTEMPLATED SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, JANUARY 2016 EDITION, (HEREINAFTER REFERRED TO AS STANDARD SPECIFICATIONS) EXCEPT THAT PAYMENT WILL BE DEFINED AS DETAILED IN THE STANDARD SPECIFICATIONS FOR WATER AND SEWER SIXTH EDITION, 2009.
2. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS.
3. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY GRADES BEFORE ANY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STREET AND SIDEWALK CLOSURES WITH THE MUNICIPALITY.
5. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO INSURE MINIMAL INTERFERENCE WITH OWNER OPERATIONS.
6. INSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
7. ALL ITEMS TO BE REMOVED SHALL BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
8. AT LOCATIONS OF UTILITY REMOVAL, ANY OPEN TRENCHES REQUIRED, SHALL BE BACKFILLED WITH COMPACTED TRENCH BACKFILL.
9. NOTIFY UTILITY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
11. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE A/E IMMEDIATELY.
12. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER ERRORS DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
13. THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
15. EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
16. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE, AND LOCAL ORDINANCES WITH REGARD TO REMOVAL AND DISPOSAL OF MATERIALS FOR ALL ITEMS TO BE DEMOLISHED. WORK INCLUDES THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL OBJECTS AND MATERIALS (REGARDLESS OF THEIR NATURE) INCLUDING BUT NOT LIMITED TO TREE ROOTS, ORGANIC SOIL, DRUMS, TIRES, WOOD, BROKEN CONCRETE PIECES, AND FENCES ABOVE THE REQUIRED ELEVATION.
17. BURNING ON OWNERS PROPERTY IS NOT PERMITTED.
18. SIDEWALK DEMOLITION SAWCUTS SHALL BE AT THE NEAREST EXISTING JOINT.
19. FULL DEPTH SAWCUTS ARE REQUIRED FOR PAVEMENT REMOVALS, ADJACENT TO EXISTING PAVEMENT TO REMAIN.
20. SAWCUT ALL TREE ROOTS ENCOUNTERED IN LIEU OF USING SHOVELS (HAND SHOVELS OR MECHANICAL).
21. ALL CONCRETE SAWCUTTING SHALL BE PERFORMED WITH A WETSAW TO CONTROL DUST.

DEMOLITION LEGEND

 FULL DEPTH PAVEMENT REMOVAL INCLUDING AGGREGATE BASE

PROJECT:	EXPANSION OF		ARLINGTON HEIGHTS, IL
	NAPLETON ARLINGTON		
	HEIGHTS CDJR		
PROJECT No.	18.NPL.C01		3650 N. WILKE RD.
SHEET No.	C1		
OF 5 SHEETS			
DESCRIPTION	DATE	No.	
PRELIMINARY ENGINEERING	8/27/18	1	
REVISIONS PER VILLAGE	10/10/18	1	
			
650 E. Algonquin Rd., Ste 250 Schaumburg, IL 60173 T: 847.756.4180 www.rtmassociates.com			



NOTES

- TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION INCLUDING, STRUCTURES, UTILITIES, PROPERTY LIMITS & INFORMATION IS OBTAINED FROM A OWNER PROVIDED SURVEY. RTM ENGINEERING CONSULTANTS, LLC. HAS UTILIZED THIS INFORMATION AND MAKES NO WARRANTY REGARDING THE ACCURACY THEREOF.
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLAN, HE MUST IMMEDIATELY REPORT SAME TO THE A/E BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITIES. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAIL, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE A/E PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE A/E SHALL BE FINAL AND CONCLUSIVE.
- COORDINATE BUILDING LAYOUT AND CONNECTION POINTS TO EXISTING BUILDING PER ARCHITECTURAL PLANS, SHOWN ON CIVIL FOR REFERENCE ONLY.
- EXISTING LIGHTING TO REMAIN.
- SCORING PATTERN ON CONCRETE SIDEWALKS SHALL MATCH ADJACENT SIDEWALK PATTERN.
- ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED PER THE LANDSCAPE PLANS.

PAVED SURFACE LEGEND

- FULL DEPTH CONCRETE PAVEMENT**
6" IDOT CLASS PV CONCRETE
4" COMPACTED CA-6 BASE COURSE
(12.5' MAXIMUM JOINT SPACING)
- EX. ASPHALT MILL & OVERLAY**
1-1/2" COLD-MILLING
1-1/2" HMA SURFACE COURSE, MIX "D", N50, IL9.5
- STANDARD DUTY ASPHALT PAVEMENT**
1-1/2" HMA SURFACE COURSE
2-1/2" HMA BINDER COURSE
IDOT MIX; N50, IL9.5
8" COMPACTED CA-6
- CONCRETE SIDEWALK**
5" IDOT CLASS SI CONCRETE
4" COMPACTED CA-6
- HEAVY DUTY ASPHALT PAVEMENT**
2" HMA SURFACE COURSE, MIX "D", N50, IL9.5
2-1/4" HMA BINDER, IL-19.0, N50
5" HMA BINDER, IL-19.0, N30
4" COMPACTED CA-6

DIRECTIONAL SIGN LEGEND

- EXISTING STOP SIGN

ZONING MATRIX

	B-3 DISTRICT CODE REQUIRED	PROPOSED
LOT SIZE	N/A	77,170 SF
LOT WIDTH	N/A	N/A
SETBACKS		
NORTH (REAR)	0'	84.84'
SOUTH (FRONT)	0'	23.11'
EAST (SIDE)	0'	78.51'
WEST (SIDE)	0'	23.11'
FIRST FLOOR AREA	NONE	12,416 SF
MEZZANINE AREA	NONE	3,360 SF
GROSS FLOOR AREA	NONE	15,776
F.A.R.	350%	20.4% (15,776/77,170)
BUILDING LOT COVERAGE	NONE	12,416 SF
IMPERVIOUS SURFACE COVERAGE	NONE	43,462 SF
BUILDING HEIGHT	NONE	±25'-10"
OFF-STREET PARKING SPACES		72 SPACES

PROJECT: EXPANSION OF NAPLETON ARLINGTON HEIGHTS CDJR

PROJECT No. 18.NPL.C01

SHEET No. C2

OF 5 SHEETS

3650 N. WILKE RD. ARLINGTON HEIGHTS, IL

SITE PLAN

rtm engineering consultants

650 E. Algonquin Rd., Ste 250 Schaumburg, IL 60173 T:647.756.4180 www.rtmassociates.com

DESCRIPTION	DATE	No.
PRELIMINARY ENGINEERING	8/27/18	1
REVISIONS PER VILLAGE	10/10/18	1



NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS/TOP OF PAVEMENT, UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
4. ALL GRADING, BACKFILLING, COMPACTION, EXCAVATION, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT. REFER TO THE REPORT FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SPOT ELEVATIONS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
6. OWNER'S REPRESENTATIVE TO VERIFY THAT BUILDING FOUNDATION AND PAVED ARE SUBGRADE SOILS ARE SUITABLE AND COMPACTED PER GEOTECHNICAL REPORT.
7. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY INTECH CONSULTANTS DATED JULY 24, 2018.

GRADING PLAN LEGEND

RIDGE LINE	---
TOP OF CURB	TC:XX.XX
TOP OF WALK	W:XX.XX
TOP OF PAVEMENT	P:XX.XX
TOP OF DEPRESSED CURB	D:XX.XX
FLOW LINE	F:XX.XX
EDGE OF PAVEMENT	EP:XX.XX
FINISHED GRADE	G:XX.XX
MATCH EXISTING	ME:XX.XX

STORMWATER SUMMARY

VILLAGE OF ARLINGTON HEIGHTS:
TOTAL SITE = 77,170 S.F.

EXISTING PERVIOUS AREA = 42,854 S.F. = 0.984 AC.
EXISTING IMPERVIOUS AREA = 34,316 S.F. = 0.788 AC.
WEIGHTED "C" FACTOR = 0.70
STORAGE REQUIRED PER VAH SPREADSHEET = 0.46 AC.FT.

PROPOSED PERVIOUS AREA = 33,808 S.F. = 0.776 AC.
PROPOSED IMPERVIOUS AREA = 43,362 S.F. = 0.995 AC
WEIGHTED "C" FACTOR = 0.75
STORAGE REQUIRED PER VAH SPREADSHEET = 0.470 AC.FT.

DIFFERENCE STORAGE REQUIRED TO BE PROVIDED = 0.044 AC.FT.
= 1,901 CU.FT.

STORAGE PROVIDED IN PROPOSED BASIN = 0.045 AC.FT.
= 1,944 CU.FT.

VILLAGE OF ARLINGTON HEIGHTS ALLOWABLE RELEASE RATE = 0.18 CFS/ACRE
SITE AREA = 0.788 ACRES
ALLOWABLE RELEASE RATE = 0.32 CFS
PROVIDE 2.5" DIAMETER PLATE RESTRICTOR AT ELEV. 711.74
ACTUAL RELEASE RATE AT HWL 715.00 = 0.30 CFS (OKAY)

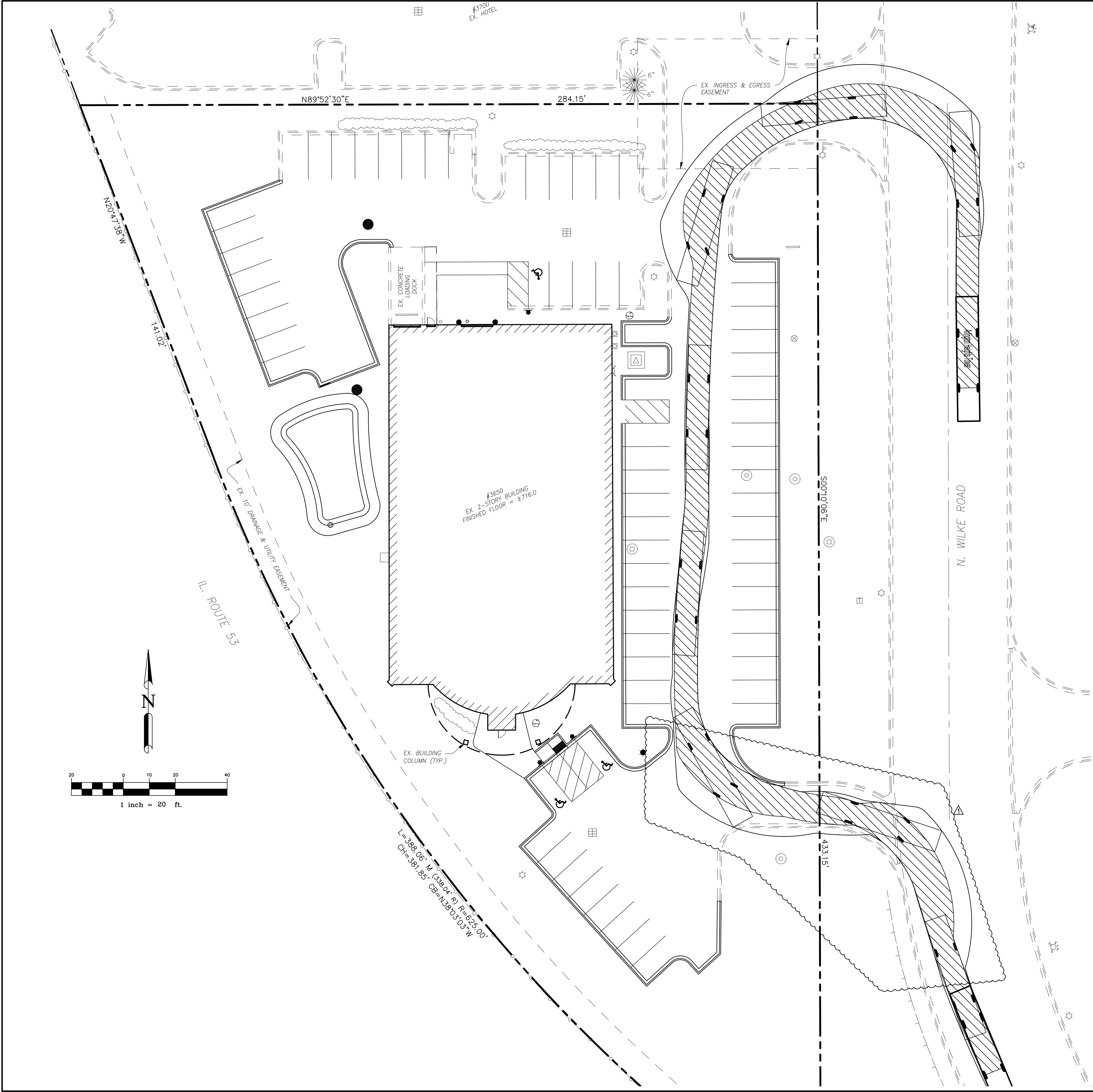
MWRD VOLUME CONTROL SUMMARY:
TOTAL AREA = 34,639F. = 0.80

IMPERVIOUS AREA = 21,107 S.F. = 0.48 AC.

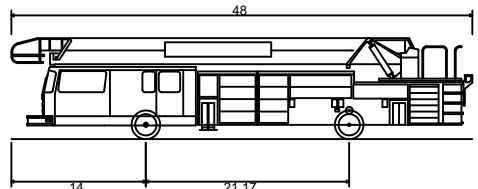
VOLUME CONTROL REQUIRED = 21,107 * $\frac{1}{12}$ = 1,758 CU.FT.

VOLUME STORAGE PROVIDED = 1,944 CU.FT.

PROJECT:	EXPANSION OF NAPLETON ARLINGTON HEIGHTS CDJR	3650 N. WILKE RD. ARLINGTON HEIGHTS, IL	SHEET No. C3 OF 5 SHEETS	PROJECT No. 18.NPLC01	DESCRIPTION	No.	DATE	No.	DATE	DESCRIPTION	
						1	8/27/18				PRELIMINARY ENGINEERING
						2	10/10/18				REVISIONS PER VILLAGE
						3					
					 650 E. Algonquin Rd., Ste 250 Schaumburg, IL 60173 T: 847.756.4180 www.rtmassociates.com						

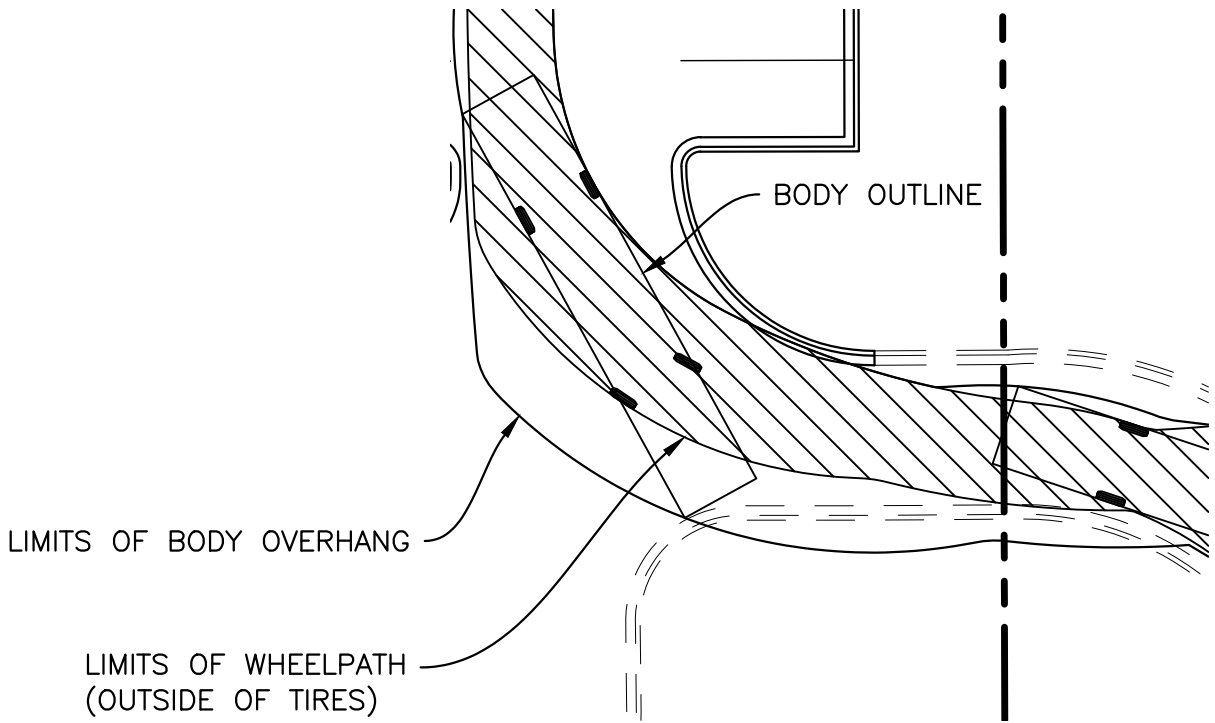


ARLINGTON HEIGHTS TOWER 131

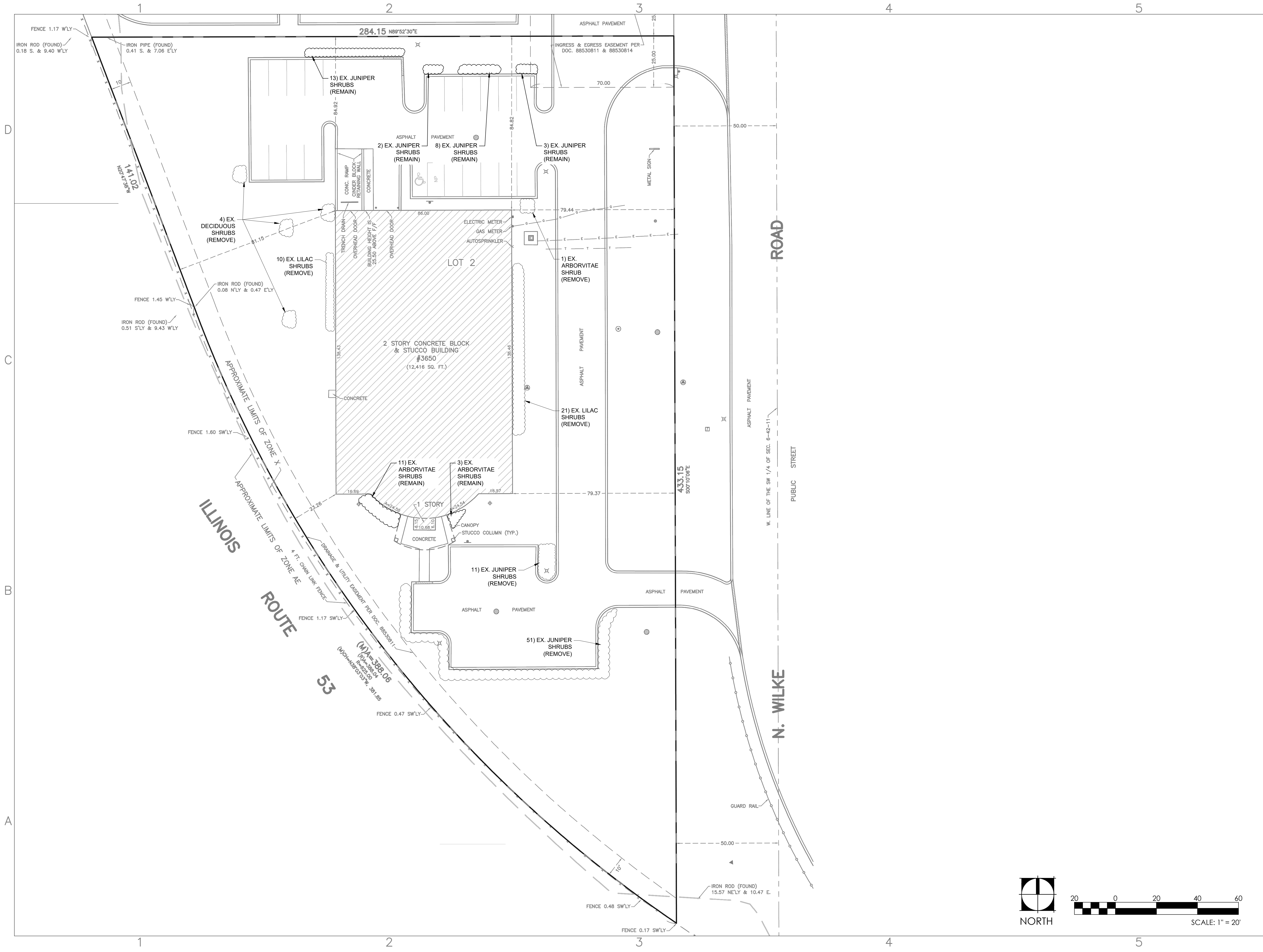


Arlington Heights Tower
Overall Length 48.000ft
Overall Width 8.500ft
Overall Body Height 10.519ft
Min Body Ground Clearance 0.950ft
Track Width 8.500ft
Lock-to-lock time 4.00s
Max Wheel Angle 40.00°

TURNING EXHIBIT LEGEND



PROJECT: EXPANSION OF NAPLETON ARLINGTON HEIGHTS CDJR		PROJECT No. 18.NPL.C01		 engineering consultants 650 E. Algonquin Rd., Ste. 200, Schaumburg, IL 60173 631.7756.4180 rtmassociates.com			
SHEET No. T1		SHEET No. T1					
3650 N. WILKE RD. ARLINGTON HEIGHTS, IL							
		</					



Auto Repair Facility
3650 N. Wilke Road
Arlington Heights, IL
60004



1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

REV.	COMMENT	DATE
1	ZONING APPLICATION APPROVAL	8/24/18

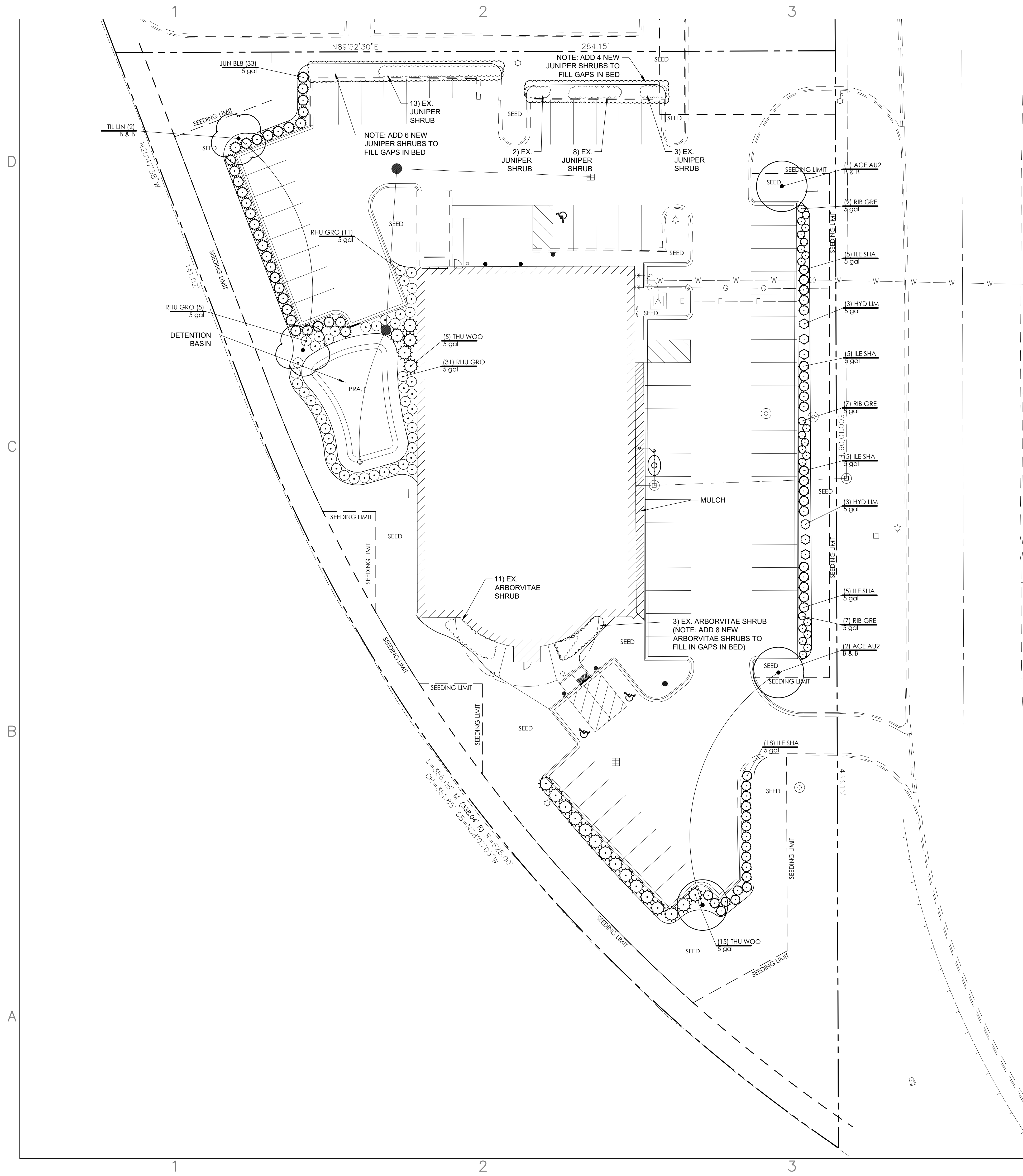
SEAL:



DATE: 6/13/2018
JOB NO.: 18-8004
DRAWN BY: CE
CHECKED BY: TS

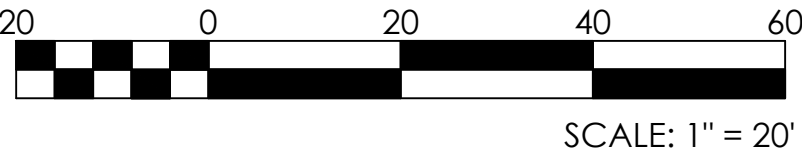
DRAWING TITLE:
EXISTING
LANDSCAPE
CONDITIONS
SHEET NO.:

EX-100



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
ACE AU2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	4"Cal	3
TIL LIN	Tilia americana / American Linden	B & B	4"Cal	2
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
HYD LIM	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	3 gal	12"H.	6
ILE SHA	Ilex glabra 'Shamrock' / Inkberry	3 gal	12"H.	38
JUN BL8	Juniperus virginiana 'Blue Mountain' / Blue Mountain Juniper	3 gal	12"H.	43
RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	12"H.	47
RIB GRE	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal	12"H.	23
THU WOO	Thuja occidentalis 'Woodwardii' / Woodward Arborvitae	3 gal	12"H.	28
SEED	Bluegrass, Rye and Fescue Blend with Blanket		14,000 sf	
PRA.1	Stormwater Seed Mix with Blanket		1,600 sf	



Auto Repair Facility
3650 N. Wilke Road
Arlington Heights, IL
60004



1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

REV.	COMMENT	DATE
1	ZONING APPLICATION	8/24/18
2	APPROVAL	
	REVISIONS PER	10/10/18
	VILLAGE	

SEAL:



DATE:6/13/2018
JOB NO.:18-8004
DRAWN BY:CE
CHECKED BY:TS

DRAWING TITLE:
LANDSCAPE
PLAN

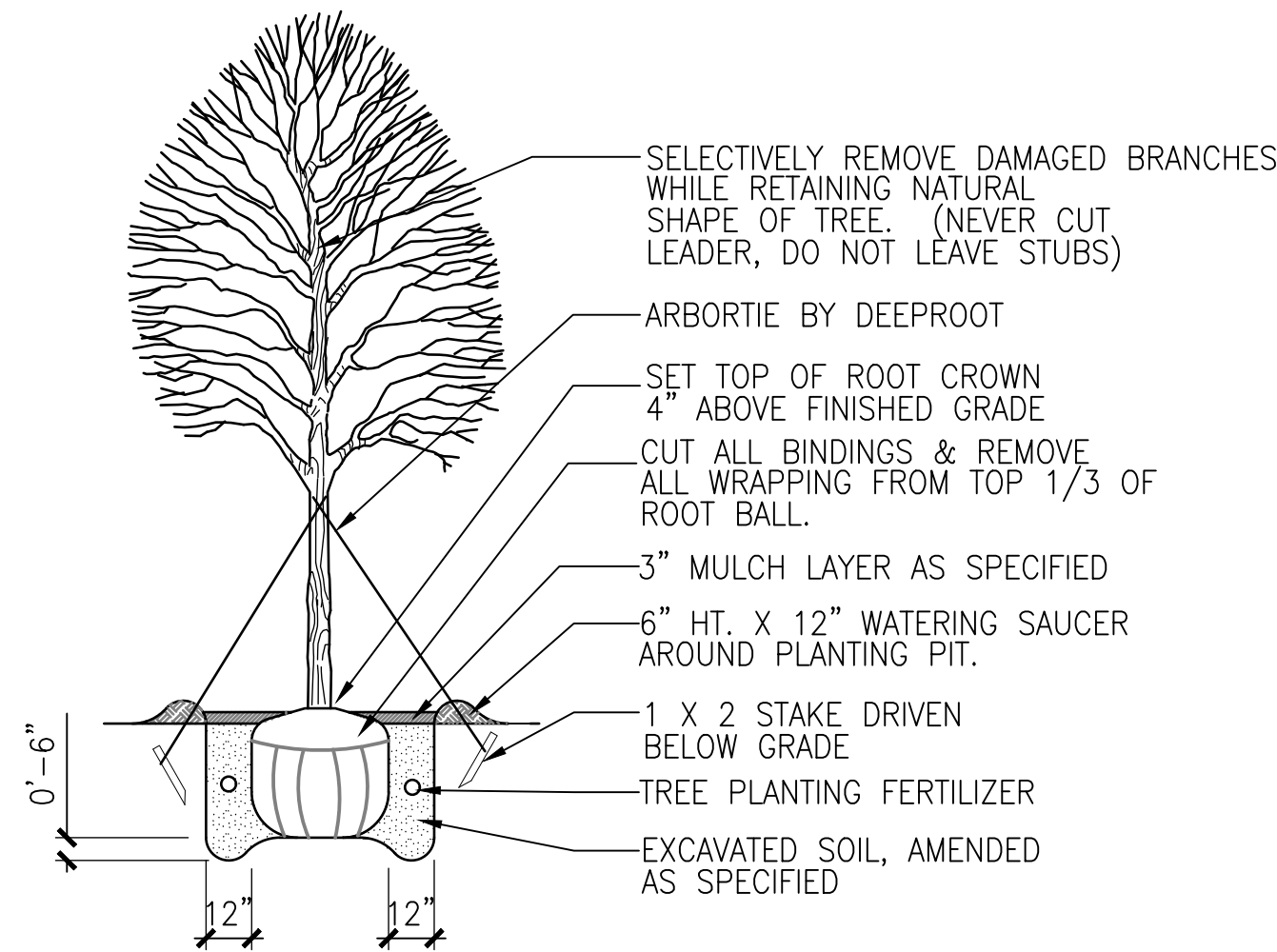
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LP-100

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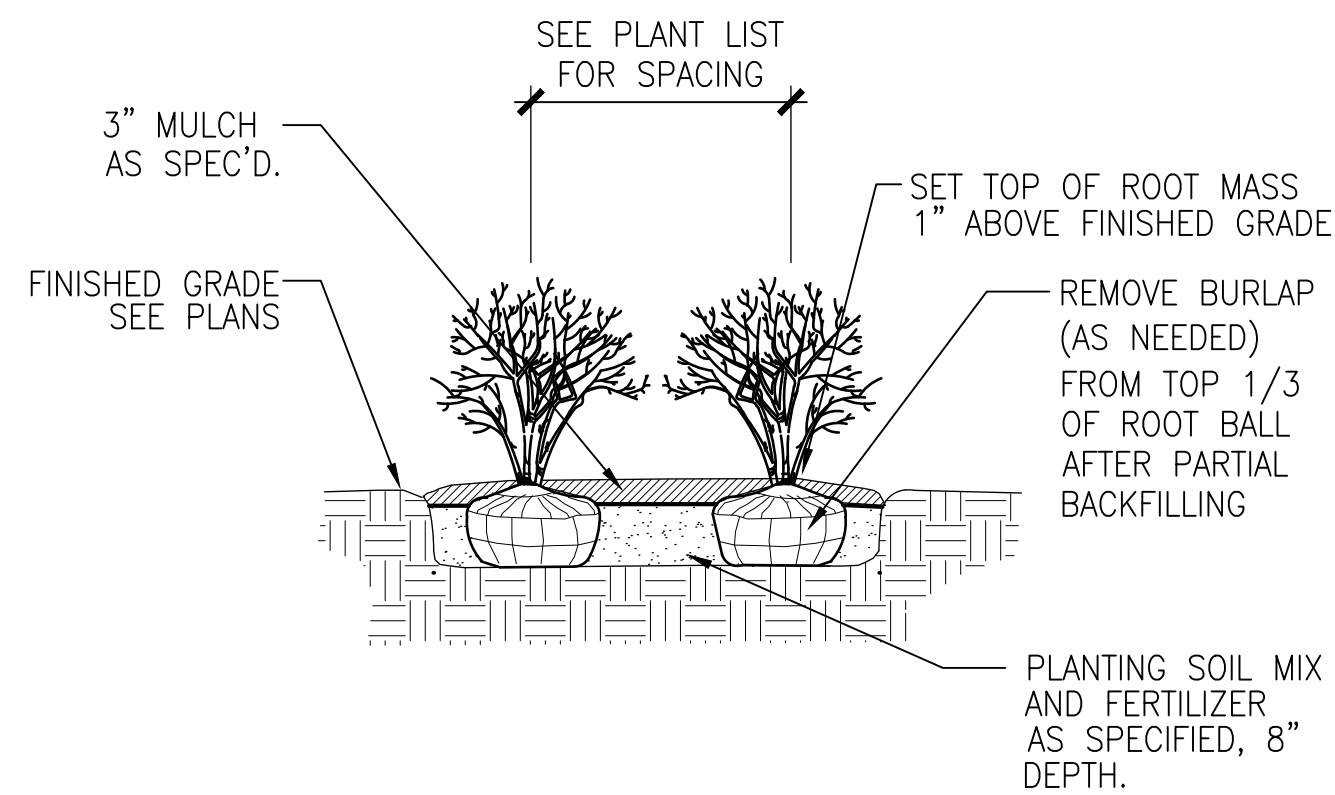
C

B

A

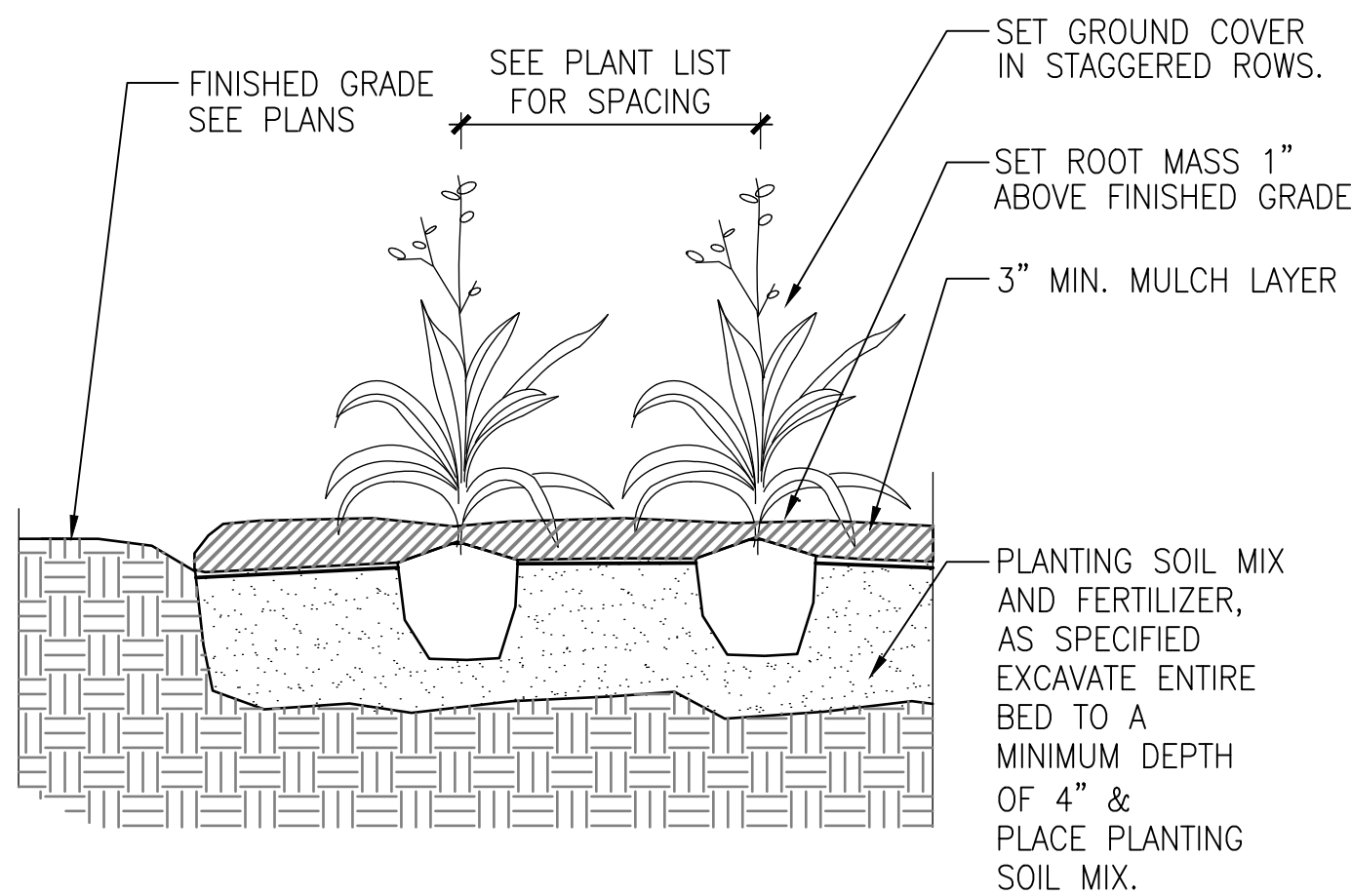


DT-tree-w-wire-gyn



ALL PLANTS TO BE INSTALLED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON PLANS

DT-shrub-gyn



DT-groundcover-gyn

1. THE LANDSCAPE CONTRACTOR SHALL BE REPSONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.

2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/- 1/10TH OF AN INCH.

5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.

6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:

SHRUBS – LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.

TREES – STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.

8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.

10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.

12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.

13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.

14. ALL MULCH TO BE PREMIUM SHREDDED HARDWOOD MULCH, NATURAL BROWN COLOR.

15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER. REFER TO CIVIL DRAWINGS PREPARED BY OTHERS.

16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 4/1 – 6/15
2. FALL PLANTING: 9/1 – 11/1

DT-plantnote-gyn

Auto Repair Facility
3650 N. Wilke Road
Arlington Heights, IL
60004

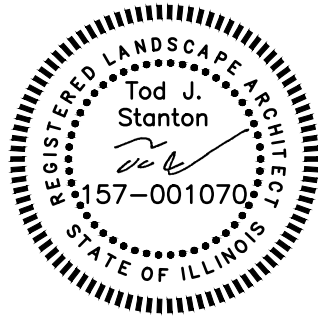


1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563

Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

REV.	COMMENT	DATE
1	ZONING APPLICATION APPROVAL	8/24/18

SEAL:



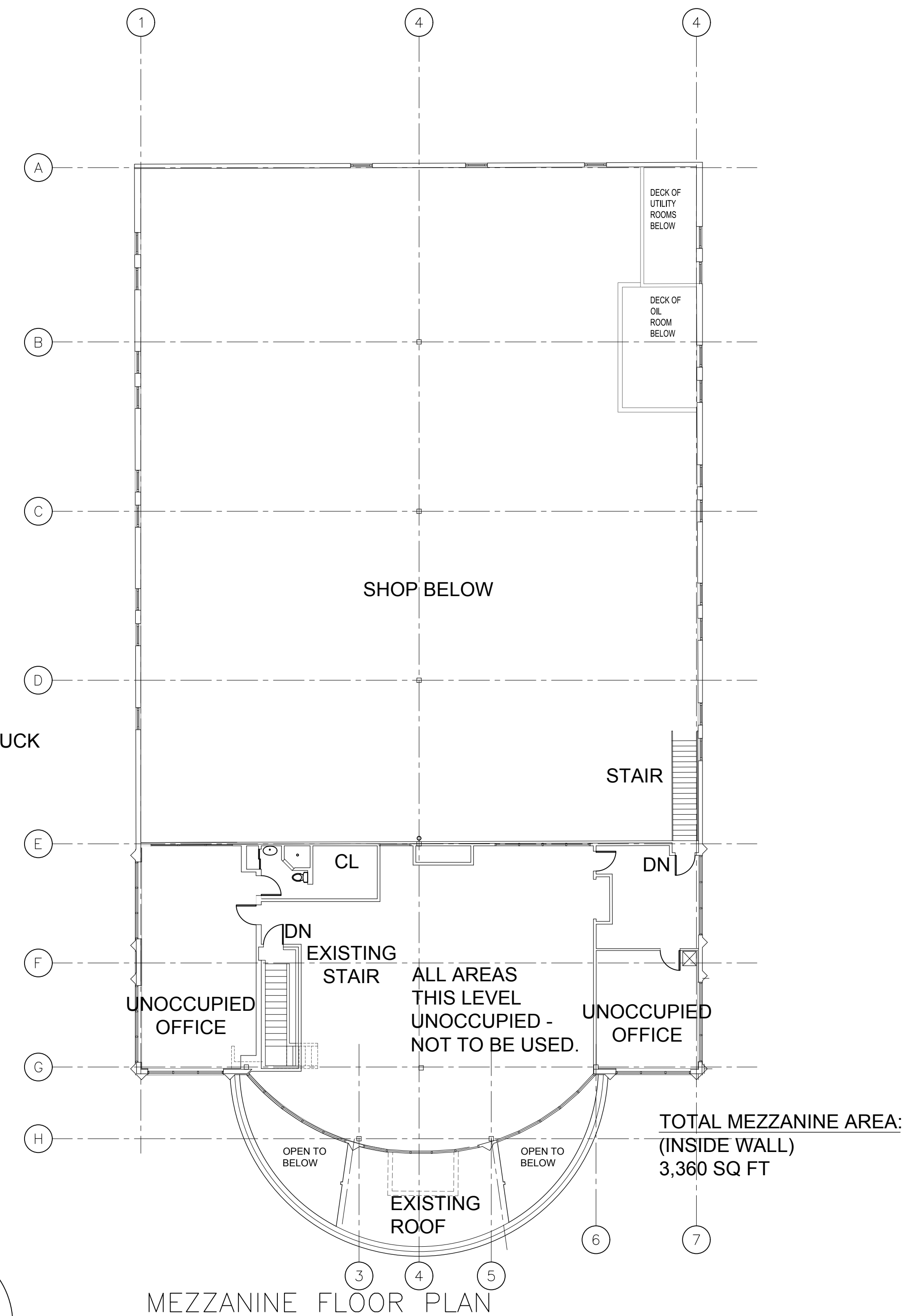
DATE:6/13/2018
JOB NO.:18-8004
DRAWN BY:CE
CHECKED BY:TS

DRAWING TITLE:
PLANTING
DETAILS

SHEET NO.:

LP-500

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3650 Wilkie Road
Arlington Heights, IL

ST FLOOR PLAN &
MEZZ FLOOR PLAN

A1.0

COPYRIGHT 2011

Lighting Layout For:
Napleton Automotive Group
Arlington Heights Service Building
3650 Wilke Road

STAMP

REVISIONS		
NO	DATE	BY

DRAWN BY:
WPROCTOR
ISSUE DATE
7/17/18
DRAWING CHECKED BY: RT

SHEET SIZE ARCH Expanded D (36.00 X 24.00 inches)

CB13483-SITE1

LIGHTING NOTES:

- Existing 20'+/- tall light poles are to have new LED fixtures installed by E.C. One existing pole is being relocated as noted on the plan.
- Existing wall packs are to be replaced with new LED fixtures unless noted otherwise. These are mounted on the parapet wall at approximately 26' A.F.G.
- Footcandle values are calculated at grade.

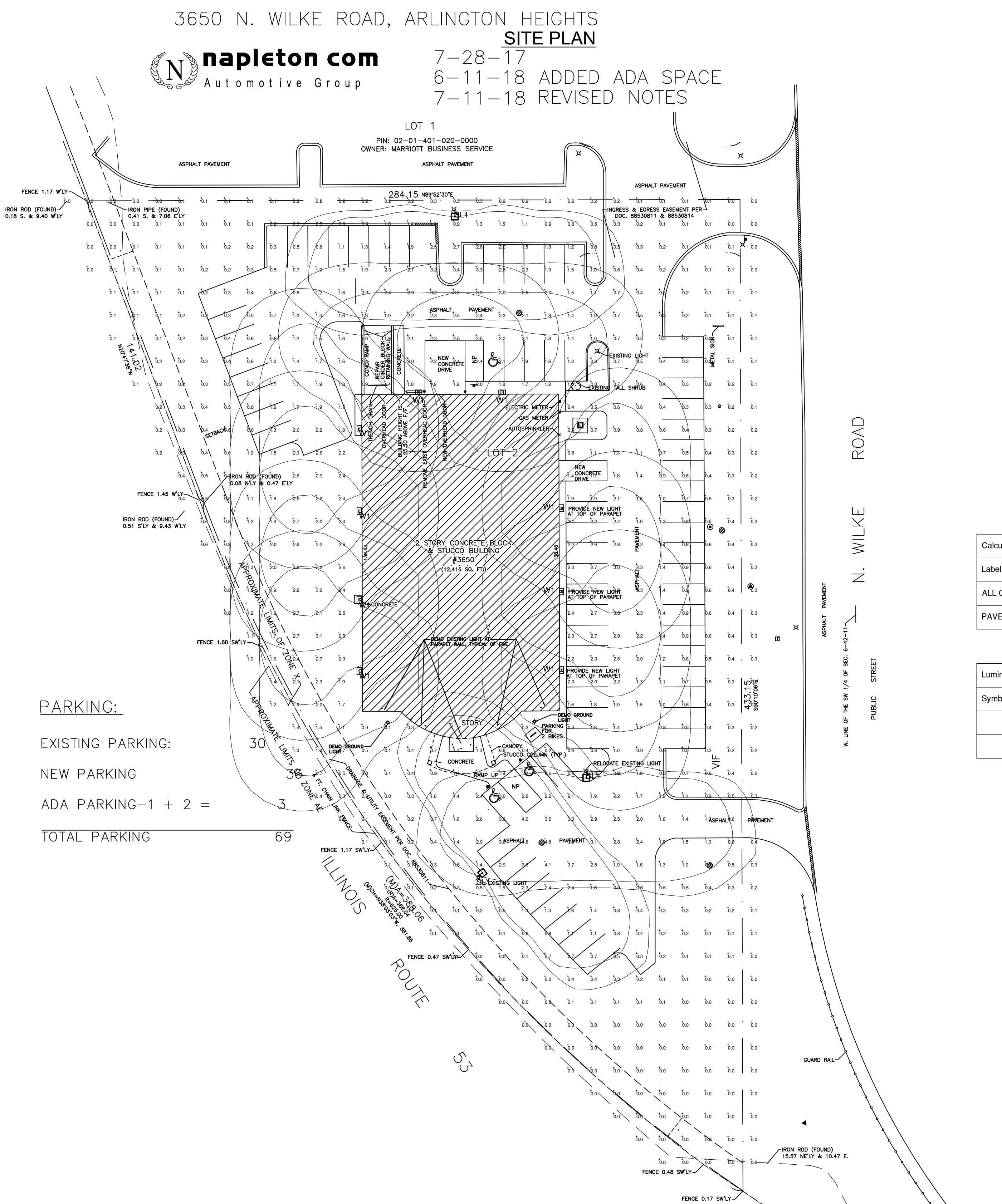
National Lighting Vendor:

For pricing and technical assistance contact: Rob Thomson of CBMC INC, tel# 317-828-4119 / rthomson@cbmcinc.com
William Proctor - Lighting Consultant - wproctor@cbmcinc.com



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
ALL CALC POINTS	Illuminance	Fc	0.96	4.8	0.0	N.A.
PAVED AREAS	Illuminance	Fc	1.55	4.8	0.1	15.50

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Total Watts
+	9	W1	SINGLE	WALL MOUNT DL119453 / TYPE FT OPTIC / 76 WATT LED / 5000K	76	684
→	3	SL1	SINGLE	SINGLE DL131470 - DL103167 / TYPE 3 OPTIC / INTERNAL LOUVER/ 93 WATT LED / 5000K	93.1	279.3



PARKING:
EXISTING PARKING:
NEW PARKING
ADA PARKING-1 + 2 =
TOTAL PARKING 69

1 LIGHTING PLAN
SCALE: 1 = 30



AUTO REPAIR FACILITY

3650 N. Wilke Road
Arlington Heights, IL 60004
18.NPL.C01

August 27, 2018
Revised October 10, 2018

PRELIMINARY STORM WATER COMPUTATIONS



LICENSE EXPIRES: 11/30/19

SIGNED: 10/10/2018

Expansion of Napleton Arlington Heights CDJR

3650 N. Wilke Road

Existing Conditions Stormwater Detention Requirements

Site area = 1.77 Acres
 Allowed Release Rate (Area x 0.18 cfs/Ac.) = 0.32 cfs
 Total Impervious Area (0.95) = 0.788 Acres
 Total Pervious Area (0.50) = 0.984 Acres
 Weighted "C" Factor = 0.70

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		Rainfall Intensity	Site Area	Inflow Rate (CxlxA)	Release Rate	Storage Rate	Storage Required	
Factor "C"	(min)	(hrs)	"I" (in/hr"	"A" (acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.70	5	0.08	10.92	1.77	13.55	0.32	13.23	3,810	0.087
0.70	10	0.17	10.02	1.77	12.43	0.32	12.11	7,413	0.170
0.70	15	0.25	8.20	1.77	10.17	0.32	9.85	8,869	0.204
0.70	30	0.50	5.60	1.77	6.95	0.32	6.63	11,932	0.274
0.70	60	1.00	3.56	1.77	4.42	0.32	4.10	14,753	0.339
0.70	90	1.50	2.75	1.77	3.41	0.32	3.09	16,702	0.383
0.70	120	2.00	2.24	1.77	2.78	0.32	2.46	17,714	0.407
0.70	180	3.00	1.62	1.77	2.01	0.32	1.69	18,265	0.419
0.70	240	4.00	1.28	1.77	1.59	0.32	1.27	18,279	0.420
0.70	300	5.00	1.08	1.77	1.34	0.32	1.02	18,382	0.422
0.70	360	6.00	0.95	1.77	1.18	0.32	0.86	18,575	0.426
0.70	420	7.00	0.83	1.77	1.03	0.32	0.71	17,920	0.411
0.70	480	8.00	0.75	1.77	0.93	0.32	0.61	17,621	0.405
0.70	540	9.00	0.68	1.77	0.84	0.32	0.53	17,010	0.391
0.70	600	10.00	0.63	1.77	0.78	0.32	0.46	16,667	0.383
0.70	660	11.00	0.59	1.77	0.73	0.32	0.41	16,369	0.376
0.70	720	12.00	0.55	1.77	0.68	0.32	0.36	15,713	0.361
0.70	780	13.00	0.52	1.77	0.65	0.32	0.33	15,281	0.351
0.70	840	14.00	0.49	1.77	0.61	0.32	0.29	14,580	0.335
0.70	900	15.00	0.46	1.77	0.57	0.32	0.25	13,612	0.312
0.70	960	16.00	0.43	1.77	0.53	0.32	0.21	12,376	0.284
0.70	1020	17.00	0.41	1.77	0.51	0.32	0.19	11,631	0.267
0.70	1080	18.00	0.39	1.77	0.48	0.32	0.17	10,707	0.246

Max Volume = 0.426 Acre Feet
 18,575 cu-ft

Expansion of Napleton Arlington Heights CDJR

3650 N. Wilke Road

Existing Conditions Stormwater Detention Requirements

Site area = 1.77 Acres
 Allowed Release Rate (Area x 0.18 cfs/Ac.) = 0.32 cfs
 Total Impervious Area (0.95) = 0.995 Acres
 Total Pervious Area (0.50) = 0.776 Acres
 Weighted "C" Factor = 0.75

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration (min)	(hrs)	Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Inflow Rate (CxlxA) (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required (cu-ft)	(Ac-ft)
0.75	5	0.08	10.92	1.77	14.56	0.32	14.24	4,101	0.094
0.75	10	0.17	10.02	1.77	13.36	0.32	13.04	7,981	0.183
0.75	15	0.25	8.20	1.77	10.93	0.32	10.61	9,553	0.219
0.75	30	0.50	5.60	1.77	7.47	0.32	7.15	12,866	0.295
0.75	60	1.00	3.56	1.77	4.75	0.32	4.43	15,940	0.366
0.75	90	1.50	2.75	1.77	3.67	0.32	3.35	18,078	0.415
0.75	120	2.00	2.24	1.77	2.99	0.32	2.67	19,209	0.441
0.75	180	3.00	1.62	1.77	2.16	0.32	1.84	19,886	0.457
0.75	240	4.00	1.28	1.77	1.71	0.32	1.39	19,987	0.459
0.75	300	5.00	1.08	1.77	1.44	0.32	1.12	20,184	0.463
0.75	360	6.00	0.95	1.77	1.27	0.32	0.95	20,477	0.470
0.75	420	7.00	0.83	1.77	1.11	0.32	0.79	19,858	0.456
0.75	480	8.00	0.75	1.77	1.00	0.32	0.68	19,623	0.450
0.75	540	9.00	0.68	1.77	0.91	0.32	0.59	19,052	0.437
0.75	600	10.00	0.63	1.77	0.84	0.32	0.52	18,769	0.431
0.75	660	11.00	0.59	1.77	0.79	0.32	0.47	18,533	0.425
0.75	720	12.00	0.55	1.77	0.73	0.32	0.41	17,915	0.411
0.75	780	13.00	0.52	1.77	0.69	0.32	0.37	17,535	0.403
0.75	840	14.00	0.49	1.77	0.65	0.32	0.33	16,869	0.387
0.75	900	15.00	0.46	1.77	0.61	0.32	0.29	15,914	0.365
0.75	960	16.00	0.43	1.77	0.57	0.32	0.25	14,671	0.337
0.75	1020	17.00	0.41	1.77	0.55	0.32	0.23	13,956	0.320
0.75	1080	18.00	0.39	1.77	0.52	0.32	0.20	13,049	0.300

Max Volume = 0.470 Acre Feet
 20,477 cu-ft

Existing Site Required = 0.426 Acre Feet
 Proposed Site Requires = 0.470 Acre Feet
Difference in Storage to be provided with project = 0.044 Acre Feet
 1,901 Cubic Feet

PROPOSED CONDITIONS

ORIFICE/WEIR STRUCTURE RATING ANALYSIS

10/10/2018

PROJECT NAME: Expansion of Napleton Arlington Heights CDJR

PROJ. NO.: 18.NPL.C01

OUTLET:

SITE AREA = 1.77 ACRES
ADDITIONAL TRIB. DISTURBED AREA = 0.00 ACRES
TOTAL TRIBUTARY DETENTION/VOLUME CONTROL AREA = 1.77 ACRES
ALLOWABLE RELEASE RATE (0.18 CFS/ACRE) = 0.32 CFS

OUTLET:

ORIFICE:	2.5 IN. DIA. @ ELEV	711.74
WEIR:	10 FEET WIDE @ ELEV	715.10

ORIFICE FLOW EQUATION: $Q = C_d A (2gH)^{0.5}$

WEIR FLOW EQUATION: $Q = 3.0L(H)^{1.5}$

HYDRAULIC DIMENSIONS

	# 1
ORIFICE AREA (ft ²)	0.0341
ORIFICE DIAMETER (in)	2.50
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	711.74
TAILWATER OR CENTROID (ft-NAVD88)	711.844
WEIR LENGTH (ft)	10.00
WEIR COEFFICIENT	3.0
WEIR ELEV. (ft-NAVD88)	715.10

ELEVATION-DISCHARGE RELATIONSHIP

Elevation (feet)	Q-Orifice (cfs)	Q-Weir (cfs)	Q-Total (cfs)
711.74	0.00	0.00	0.00
712.00	0.07	0.00	0.07
713.00	0.18	0.00	0.18
714.00	0.25	0.00	0.25
715.00	0.30	0.00	0.30

Detention HWL

PROPOSED STORMWATER VOLUME				
			Cumulative total	
ELEV.	Contour area	Storage	CU.FT.	ACRE-FEET
715.00	1596	1307	1944	0.045
714.00	1017	446	637	0.015
713.50	766	192	192	0.004
713.00	0		0	0.000



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 3650 N Wilke Rd – Rezoning from M-1 to B-3, Variation
PC#: 18-019 – Round 1
Date: September 14, 2018

Sam –

I do not have any objections to the rezoning or variation requested.

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SEP 14 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety

Date: 9/4/2018

P.C. Number: 18-019

Project Name: Rezoning from M-1 to B-3

Project Location: 3650 N. Wilke Rd

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply for any work proposed.
2. The fire sprinkler shall be NFPA compliant and capable of protecting the proposed use. Verification will be required before occupancy is approved.
3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
4. Fire protection equipment and service rooms shall be identified in an approved manner.
5. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
6. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
7. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
8. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
9. Buildings shall have approved address numbers.

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SEP - 5 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 09-04-18

Reviewed By:


Fire Safety Supervisor

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 13, 2018
Subject: 3650 N. Wilke Road, P.C. #18-019 Round 1

With regard to the proposed rezoning, I have the following comments:

- 1) The existing water meters and RPZ's have been inactive and are considered obsolete, they must be replaced as a condition of reuse;
 - a. 6" x 3" compound meter
 - b. 6" RPZ
 - c. 1.5" RPZ
- 2) Further comments will be submitted upon receipt of plans with plumbing schedule. A suitable grease trap/oil separator will also be needed.

If you have any questions, please feel free to contact me.

C. file

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SEP 21 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-019
 Petitioner: EFN Dundee Property, LLC
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Owner: EFN Dundee Property, LLC
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Contact Person: Ryan Ponton
 Address: One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Phone #: (630) 455-2946
 Fax #: (630) 321-1190
 E-Mail: RYAN@napleton.com

P.I.N.# 02-01-401-021-0000
 Location: 3650 N. Wilke Road Arlington Hts, IL
 Rezoning: ✓ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 77,170 sq. ft.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ 20 _____

Sanitary Sewer _____ 20 _____

Storm Sewer _____ 20 _____

b. Surface Improvement

Pavement _____ 20 _____

Curb & Gutter _____ 20 _____

Sidewalks _____ 20 _____

Street Lighting _____ 20 _____

c. Easements

Utility & Drainage _____ 20 _____

Access _____ 20 _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X 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>SEE COMMENTS</u>
_____	<u>N/A</u>	_____
_____	<u>X</u>	<u>NEGOED</u>
<u>X</u>	_____	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RYM ENGINEERING
 DATE OF PLANS: 8-27-18

Director

Date

Michael J. Leger 9/14/18

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SEP 17 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-019
Napleton Automotive Group
Auto Repair Facility
3650 N Wilke Rd
Rezoning from M-1 to B-3 variation
Round 1

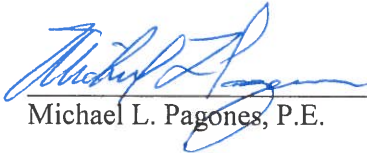
1. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, 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.
2. 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

3. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Interim Director of Engineering for an editable version of the OUMA.
4. Regarding the release rate for the detention basin, additional information must be provided. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

TRAFFIC

5. The request to waive the requirement for a traffic and parking study is not endorsed since there are several traffic concerns related to the proposed use at this site. Responses to the following topics should be supplemented by a technical memorandum addressing the following:
 - a.) Based upon the existing building square footage, what code required parking is necessary for this zoning use.
 - b.) A comparison of the existing 40 stall parking lot to the proposed 72 parking stalls must be further explained.
 - c.) The anticipated trip generated values for inbound and outbound traffic during peak morning and evening roadway rush hours should be provided.
6. The revision to the existing southerly driveway removing the right turn only operation is not supported. This driveway exists on the apex of a compound reverse curve in the roadway to the south with limited sight distance. The right turn only configuration must be kept. Verify that the Fire Department's tower truck can maneuver through the right turn only.
7. All light fixtures must be mounted parallel with the ground and shining down, and not out away from the building.

 9/14/18
Michael L. Pagones, P.E. Date

Interim Director of Engineering

Attachments:



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-019

Project Name

Napleton Repair Facility

Project Location

3650 N. Wilke Road

Planning Department Contact Sam Hubbard

General Comments

Round 1:

- 1) The Fire Department will defer to Don Lay from the Fire Safety Division as to whether the change of occupancy changes any code requirements for an existing structure. Sprinkler flow requirements are of particular concern.
- 2) A Knox Box will be located at the main front entrance.
- 3) Install a fully operational annunciator panel or alarm panel at the main entrance.
- 4) The Fire Department Connection is to be fully visible and assessable by the Fire Department.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 12, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-019
 Petitioner: EFN Dunder Property, LLC
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Owner: EFN Dunder Property, LLC
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Contact Person: RYAN PONTON
 Address: ONE OAKBROOK TERRACE, Suite 600
OAKBROOK TERRACE, IL 60181
 Phone #: (630) 455-2946
 Fax #: (630) 321-7190
 E-Mail: RYAN@napleton.com

P.I.N.# 02-01-401-021-0000
 Location: 3650 N. Wilke Road, Arlington Hs, IL
 Rezoning: ☒ Current: ☐ Proposed: ☐
 Subdivision: ☐
 # of Lots: ☐ Current: ☐ Proposed: ☐
 PUD: ☐ For: ☐
 Special Use: ☐ For: ☐
 Land Use Variation: ☐ For: ☐
 Land Use: ☐ Current: ☐
 Proposed: ☐
 Site Gross Area: 77,170 sq ft.
 # of Units Total: ☐
 1BR: ☐ 2BR: ☐ 3BR: ☐ 4BR: ☐

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

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SEP 13 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 9/11/18

Environmental Health Officer

Date

James McCalister 9/11/18

tor

Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-019
 Petitioner: EFN Dundee Property, LLC
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Owner: EFN Dundee Property, LLC
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Contact Person: RYAN PONTON
 Address: One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Phone #: (630) 455-2946
 Fax #: (630) 321-1190
 E-Mail: RYAN@NAPLETON.COM

P.I.N.# 02-01-401-021-0000
 Location: 3650 N. Wilke Road, Arlington Hts, IL
 Rezoning: ☒ Current: ☐ Proposed: ☐
 Subdivision: ☐
 # of Lots: ☐ Current: ☐ Proposed: ☐
 PUD: ☐ For: ☐
 Special Use: ☐ For: ☐
 Land Use Variation: ☐ For: ☐
 Land Use: ☐ Current: ☐
 Proposed: ☐
 Site Gross Area: 77,170 Sft.
 # of Units Total: ☐
 1BR: ☐ 2BR: ☐ 3BR: ☐ 4BR: ☐

(Petitioner: Please do not write below this line.)

YES NO

1. ☒ ☐ COMPLIES WITH COMPREHENSIVE PLAN?
2. ☒ ☐ COMPLIES WITH THOROUGHFARE PLAN?
3. ☒ ☐ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. ☐ ☒ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. ☐ ☒ SUBDIVISION REQUIRED?
6. ☐ ☒ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

SEE ATTACHED COMMENTS

SAM HUBER

9.17.18

Date



Planning & Community Development Dept. Review

September 17, 2018

REVIEW ROUND 1

Project: 3650 N. Wilke Rd.
Rezoning from M-1 to B-3, Variation to Waive Traffic and Parking Study

Case Number: PC 18-014

7. The following approvals have been requested:
 - a. **Rezoning from the M-1, Research, Development, and Light Manufacturing District to the B-3, General Service, Wholesale, and Motor Vehicles District.**
 - b. **Variation to Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer.**
8. Please ensure that all plans resubmitted as a result of the Round 1 review comments include a revision date.
9. The Palatine Township Assessor's office is compiling a list of all PIN #'s of property within 250' of the subject property. Please reach out to the Palatine Township assessor to obtain this list. You must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the taxpayer of record of each PIN, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience.
10. Previous correspondence indicated that there may be a small retaining wall along Wilke. The plans do not show this wall, is it no longer necessary? Additionally, will the rear detention area include a retaining wall?
11. Sheet C2 includes a F.A.R. calculation for the site, showing that the proposed F.A.R. at 199%. Per my calculations, site FAR is 32.17% (1st floor is 12,416 sq. ft., 2nd floor is 12,416 sq. ft. including mezzanine and volume space, for a total of 24,832 sq. ft.). Please clarify how the 199% F.A.R. was calculated. Please correct the table on sheet C2 if there is an error.
12. Sheet C-2 indicates the building lot coverage to be 15,324 sq. ft. Based on the Plat of Survey, the building footprint is 12,416 sq. ft. and there are no other roofed structures on the site. Please correct the table on sheet C2 or clarify why the building lot coverage is listed at 15,324 sq. ft.
13. Please add a note to the site plan clarifying that the proposed bike rack will include space for a minimum of 4 bicycles.
14. The project narrative indicates that the lot will not be used for automobile storage and that the only vehicles that will be stored overnight are vehicles awaiting repairs. How many vehicles are anticipated to be stored overnight on a typical day? Will any of these automobiles have collision damage or other physical damages to where they could be considered unsightly? Will any of the vehicles brought to and stored on the site be inoperable?
15. Please explain the need for 72 parking spaces. Per the zoning code only 55 parking spaces are required. In addition to the 72 exterior spaces, there are 10 interior spaces/bays for automobiles, which brings the total onsite automobile storage capacity to 82 vehicles. This is 50% surplus above code requirements. Per the project narrative, around 40 vehicles will be serviced on a typical day. In combination with the estimated 14 employees, it appears that parking for around 55 spaces may be sufficient to accommodate typical demand.

Prepared by: SAM J. WISNIEWSKI

3650 N. Wilke Road
PC 18-019
September 13, 2018

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree. (Chapter 28, Section 6.15-1.2b).
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/paved areas that are adjacent to the public way. Please increase the size of the plant material so that it is a minimum of 3 feet high at time of installation.
- 3) Per Chapter 28, landscaping must be provided at the perimeter of the detention basin.
- 4) Provide foundation plantings adjacent to the proposed building. The proposed plantings are minimal and should consist of a mix of shrubs and perennials.
- 5) It is recommended that trees be provided along the Route 53 frontage.
- 6) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at time of permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

October 12, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: B. _____ Response to Comments from Village of Arlington Heights Department of Building & Life Safety (Fire Safety)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Agreed.
2. Agreed.
3. Agreed.
4. Agreed.
5. Agreed. See attached Floor Plan A1.
6. Agreed.
7. Agreed. See attached Floor Plan A1.
8. Agreed.
9. Agreed.

October 12, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: C. _____ Response to Comments from Interim Director of Engineering (Michael L. Pagones, P.E.)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Understood and acknowledged.
2. The topographic survey was collected on the requested coordinate system. The coordinate system data has been added to the Title Sheet Numbered C0. See attached Title Sheet C0.
3. Petitioner, via its vendor RTM, will coordinate the OUMA, Onsite Utility Maintenance Agreement, prior to Final Engineering approval.
4. The basin will drain via the French Drain. The flow through the gravel trench will limit the runoff to 1.3 cfs. Since this exceeds the Village Allowable rate of 0.18 cfs/acre, a 2.5" restrictor has been added to the new Catch Basin #2, which restricts the outflow from the basin to 0.30 cfs, which is less than allowable rate of 0.32 cfs. See attached Exhibit C4.

TRAFFIC

5. Petitioner hereby requests that our waiver of a traffic study be reconsidered. The number of repair jobs in a day would likely range from 30-60. The number of vehicles being brought over to the Property will be dispersed throughout the day with a slight uptick before and after peak traffic hours at the start and end of the day. Further Wilke Road is not heavily trafficked and the slight increase caused by the vehicles brought in for repair will be negligible.
 - 5a.) The current code required parking necessary for the zoning use is 37 spaces.
 - 5b.) The need for additional parking spaces is because of the anticipated number of cars on the Property during the repair process. The 12-14 bays will at any time have roughly that number of cars on the racks being serviced throughout the day. The great majority of the repairs done are for customers who drop off their vehicles in the morning and pick them up after 5PM, or even at a later date. If



one extrapolates the number of cars that will have to sit on the property before and after being serviced until they are delivered to the owners, along with the spaces necessary for our 12-14 employees, the need for the additional spaces is necessitated.

- 5c.) Please see analysis from Eriksson Engineering Memorandum, attached.
6. The two-way improvement has been removed from the improvements and the existing driveway will remain. A Truck Turn Exhibit has been provided to demonstrate the Fire Department's tower truck can maneuver the site and reconfigure drive aisles. Please see attached Turning Exhibit T1.
7. Understood and acknowledged.

October 12, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: D. _____ Response to Comments from Arlington Heights Fire Department (Lt. Mark Aleckson)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Pending Mr. Lay's comments.
2. Agreed. Please see Floor Plan A1.
3. Agreed. Please see Floor Plan A1.
4. Understood and acknowledged.

October 12, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: E. _____ Response to Comments from Arlington Heights Police Department (Brandi Romag, Crime Prevention Officer)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Agreed.
2. Understood and acknowledged.
3. Agreed.
4. Agreed.
5. Agreed
6. Please see attached emergency contact card.

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: policemail@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)	Napleton Automotive Group
Address/City	One Oakbrook Terrace , Suite 600, Oakbrook Terrace, IL 60181
Telephone Number	630-350-3955
Date Information Obtained	10/11/2018

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name	Rick Viceri
Address/City	One Oakbrook Terrace , Suite 600, Oakbrook Terrace, IL 60181
Telephone Number	630-350-3955
Cell Number	847-571-3687

Contact #2

Name	Stephanie Brennan
Address/City	One Oakbrook Terrace , Suite 600, Oakbrook Terrace, IL 60181
Telephone Number	630-350-3955
Cell Number	248-798-4065

Alarm System

☐ No

☒ Yes

Phone number:

312-545-0291

Alarm Company Name

Specialty Alarm Engineering



October 12, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: F. _____ Response to Comments from Arlington Heights Public Works Department
(Chris Papiernak, Assistant Director of Public Works)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Understood and acknowledged. The meters will be replaced and plans submitted at building permitting.
2. Awaiting comments upon submitted Site Plan C2.

October 12, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: G. _____ Response to Comments from Arlington Heights Planning & Community
Development Department Review (Sam Hubbard, Development Planner)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

7. Agreed
8. Understood and acknowledged.
9. Letters sent out on October 5, 2018. Please see copy attached as Exhibit G9.
10. The Property will not have any retaining walls. There will be no retaining wall along Wilke and the rear detention area will not include a retaining wall.
11. Zoning Matrix has been revised. Please see attached Site Plan C2.
12. Zoning Matrix has been revised. Please see attached Site Plan C2.
13. Done.
14. The anticipated number of vehicles to be stored overnight on a typical day is roughly 20-40. These would be vehicles awaiting repairs, in the process of repair but awaiting parts, and vehicles that have completed repairs and awaiting delivery to customer. The Petitioner's automobile repair facility will not be equipped for collision damage repair. Therefore, the Property will not have many vehicles, if any, with visible physical damage that would be considered unsightly. There may be visible physical damage to some vehicles brought in for repair, but the facility is not intended to be a "collision or body repair shop" so the number should be very small. There will be some vehicles brought in and stored for repair that will be inoperable until such time as the repairs are completed.
15. The anticipated need for 72 parking spaces is based on the projected volume of repairs on any given day as well as the nature of some of the vehicles to be serviced. The number of repair jobs per day will naturally vary. The 12-14 bays will at any time have roughly that number of cars in its bay being serviced. The average length of time for a repair job is 1



hour. The approximate total number of repairs in a day is therefore 112 (8 hours x 14 bays). There will also be a need for employee parking for 12 to 14 employees. (However, if the actual bays contain vehicles, the number of remaining vehicles requiring parking is reduced by 14, making it a net draw.) Furthermore, some of the vehicles being repaired may be larger, mid-size, commercial trucks and vans or vehicles of wider dimensions that require more surface area to park. Such vehicles would require more than one parking space. Finally, because many of the vehicles will be returned to the dealership upon completion of repairs, the number of cars that will have to be parked at any given time will be lower. Based on the above calculation, Petitioner believes 72 spaces will be adequate.

October 12, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: H. Landscape Issues

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Petitioner requests a variance from the requirement of having 4" caliper shade trees at the ends of all parking rows. Trees are the natural enemy of automobile related facilities. Trees produce leaves, branches, animal excrement, and other potential detritus that is damaging to vehicles. Trees also have the potential of falling over in extreme weather that would also damage vehicles. Petitioner respectfully requests the Village allow it to plant 5 trees (instead of the required 11) at the locations indicated in the attached site plan. These trees will be placed at the ends of parking rows that are most visible to traffic on North Wilke Road and Route 53. To the extent this zoning requirement is for aesthetic purposes, having more than the 5 trees placed at the proposed locations is superfluous and will not provide the intended zoning result. Please see Landscape Plan LP-100.
2. Petitioner requests a variance from the requirement of having a 3-foot-high screen of plant material around the parking/paved areas on the Property. Petitioner's neighbor to the immediate southeast, Bob Rohrman's Lexus of Arlington car dealership, is observed to have a plant material screen that is 1-foot high. Petitioner respectfully requests its requirement be consistent with that of its neighbor. Having a plant screen at the same height as its neighbor's will maintain the aesthetic look and feel of the entire area. Petitioner has been made aware that the variance granted to Rohrman was its need to display vehicles for sale that would otherwise be covered by a 3-foot-high plant screen. However, Petitioner will advise the Village that not all of Rohrman's vehicles are necessarily new or visibly pleasing. Furthermore, Rohrman does not display vehicles on a large swath of its parking/paved areas but is still allowed to maintain a 1-foot-high screen. Again, Petitioner respectfully requests its requirements be consistent with the rest of the Village.
3. Understood and acknowledged. Please see Landscape Plan LP-100.
4. Petitioner requests a variance from the requirement of having foundation plantings adjacent to the proposed building. Due to Petitioner's need for additional parking in the area adjacent to the proposed building, there will be no space available for perennials and shrubs

along the foundation. Furthermore, because of the cars that will be parked in this area, any perennials or shrubs were it to be planted would not be visible to passersby.

5. Agreed. Petitioner will provide plantings (grasses and shrubs) along the Route 53 frontage to the extent the area is not controlled by the Illinois Department of Transportation.
6. Understood and acknowledged.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Napleton Repair Facility

PC Number: 18-019

Location: 3650 N. Wilke Rd.

Requested Action:

1. Rezoning from the M-1, Research, Development, and Light Manufacturing District to the B-3, General Service, Wholesale, and Motor Vehicles District.
2. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for 4" shade trees within certain parking lot landscape islands.
3. Variation to Chapter 28, Section 6.15-1.2(a), to reduce the required height for parking lot landscape screening adjacent to a public way from 36-inches to 12-inches.
4. Variation to Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	06/15/18	-
Conceptual Plan Review Meeting (CPRC)	06/27/18	8
Awaiting PC Application	08/31/18	46
PC Application Submittal Date	08/31/18	-
1 st Round Department Comments	09/17/18	10
Petitioner's Response – 1 st Round	10/12/18	19
PC Hearing	10/24/18	37 days from application date
Village Board	11/19/18	17
Anticipated Village Board Ord. Adoption	12/03/18	8



Item: Sign Code Modifications - DC#18-079

Department: Planning & Community Development

BACKGROUND

This report covers proposed amendments for five separate signage matters. Two of these matters (wall signs for permitted non-residential uses located in residential zoning districts and awning signage) are intended to be less restrictive than current code, to allow more signage flexibility for these applications. The proposed changes regarding wall signs for multi-story building are intended to clarify code to be consistent with current practice for this type of signage. Finally, the proposed changes regarding perimeter window lighting and window signage are intended to address concerns raised by the Design Commission regarding poor aesthetics and character.

RECOMMENDATION

A public meeting was held by the Design Commission on August 28, 2018 where the following recommendations were made:

Residential Wall Signs:

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-203, RESIDENTIAL (R) DISTRICTS SIGNAGE PROVISIONS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING REVISION:

1. A MAXIMUM OF THREE WALL SIGNS.

Roll Call Vote: Commissioners Kingsley, Kubow, Seyer, Eckhardt, and Chair Fitzgerald voted in favor. Motion carried.

Wall Signs for Multi-Story Buildings:

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-402, NUMBER, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

Roll Call Vote: Commissioners Kingsley, Kubow, Seyer, Eckhardt, and Chair Fitzgerald voted in favor. Motion carried.

Awning Signage:

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-201.h.2.b, DOWNTOWN DISTRICT SIGN REQUIREMENTS, AND SECTION 30-701 CANOPIES, AWNINGS AND MARQUEES, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018, WITH THE FOLLOWING REVISION:

1. DO NOT ALLOW AWNING SIGNAGE TO INCLUDE PRODUCTS PRODUCED OR SOLD OR SERVICES RENDERED.

Roll Call Vote: Commissioners Kingsley, Kubow, Seyer, Eckhardt, and Chair Fitzgerald voted in favor. Motion carried.

Perimeter Window Lighting:

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-120 PROHIBITED SIGNS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018, WITH THE FOLLOWING REVISION:

1. THAT ADDITIONAL LANGUAGE BE INCLUDED THAT ADDRESSES A LOW LIGHT LEVEL FOR THE SEASONAL HOLIDAY LIGHTING, WITH THE SPECIFIC LIGHT LEVEL LIMIT TO BE DETERMINED BY STAFF.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

2. THAT LANGUAGE BE ADDED STATING THAT TEMPORARY CUSTOMARY HOLIDAY AND SEASONAL DECORATIONS AND LIGHTING BE ALLOWED FOR A REASONABLE PERIOD OF TIME.

Roll Call Vote: Commissioners Kingsley, Kubow, Seyer, Eckhardt and Chair Fitzgerald voted in favor. Motion carried.

Window Signs:

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE

BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-103 EXEMPTIONS, AND SECTION 30-201h.3&4, DOWNTOWN (B-5) DISTRICT SIGN REQUIREMENTS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

Roll Call Vote: Commissioners Kingsley, Kubow, Seyer, Eckhardt, and Chair Fitzgerald voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Proposed Chapter 30 Text Amendments - Revised 10-1-18	Exhibits
DC Staff Report - 8-28-18	Board or Commission Report
DC Minutes 8-28-18	Minutes

ATTACHMENT I

DC 18-079, October 1, 2018

PROPOSED CHAPTER 30

TEXT AMENDMENTS

REVISED OCTOBER 1, 2018

Yellow Highlight = Text to be Added

~~Strikethrough~~ = Text to be Deleted

Green Highlight = Design Commission Recommendations
on August 28, 2018

Blue Highlight = Additional Staff Recommendations

RESIDENTIAL WALL SIGNS

Section 30-203 Residential (R) Districts Signage Provisions. Only the following signs are permitted in Residential Districts. All requirements and restrictions outlined in this Section pertain only to those properties zoned Residential.

(Add the following subsection c in its entirety, and re-letter the existing subsequent subsections c through h accordingly.)

- c. Wall signs accessory to a permitted non-residential use, provided that the size of such sign shall not exceed 25% of the signable area or a maximum of 45 square feet, whichever is less. One wall sign is permitted per street frontage. One additional wall sign, 20 square feet maximum, shall be permitted at a main building entrance which does not have street frontage. Total number of wall signs shall not exceed three. All signs shall be comprised of separate individual letters with or without a logo or emblem, and must be designed to be compatible with the architectural style of the development. Internal illumination is prohibited but external illumination is permitted. Refer to Article IV, Sections 30-401 and Sections 30-404 for additional applicable requirements.

WALL SIGNS FOR MULTI-STORY BUILDINGS

Section 30-402 Number.

- a. Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that a building which serves serving more than one establishment.

(Add the following subsection b in its entirety.)

- b. Multi-story buildings. For multi-story buildings with a shared common entrance, only one wall sign is allowed at the top of the building per building per street frontage. A business establishment located on the ground floor of a multi-story building that has a separate dedicated main entrance (not a shared common entrance) shall be permitted one wall sign per street frontage. Said wall sign must be mounted directly above/adjacent to their ground floor space, and an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for a building which serves more than one establishment. No business shall be permitted more than two wall signs.

AWNING SIGNAGE

Section 30-201.h.2.b) Downtown (B-5) District Sign Requirements.

Message: Simplicity is the key to legibility and elegance. Bold, simple lettering and recognized symbols are recommended. The words used on a sign should be limited to the name of the business and other pertinent information related to its operation, products produced or sold or services rendered; signs should not be used for product advertising. On awnings, lettering shall not project above or beyond the physical dimensions of the awning; it shall not exceed 20% of the awning surface, and it shall only denote name, address, ~~products produced or sold or services rendered,~~ and/or logo of the business. ~~At no time shall the logo on an awning exceed 25% of the permitted signable area.~~

(Caption to Image) Signage on awnings cannot project above or beyond the physical dimension of the awning and the sign shall not cover more than 20% of the surface area. ~~If a logo is to be part of the signage on an awning it can be no larger than 25% of the signage permitted.~~

(Caption to Image) Awnings should be compatible with the architecture of the building.

Section 30-801 Canopies, Awnings and Marquees.

c. Signage

1. Canopies and Awnings. Except for the name or logo of the owner and the business, industry or pursuit conducted within the premises, ~~and/or products produced or sold or services rendered,~~ no sign may be painted or otherwise permanently placed on a canopy or awning. Lettering **Signage** shall not project above or beyond the physical dimensions of the awning and shall not exceed 20% of the awning surface. ~~In no case, shall the logo portion of the signage exceed 25% of the total awning signage.~~

(Caption to Image) Signs on awnings can cover no more than 20% of the awning surface, ~~and if a logo is part of the sign, it can be no larger than 25% of the size of the sign.~~

PERIMETER WINDOW LIGHTING

Section 30-120 Prohibited Signs. The following signs are prohibited in all zoning districts.

(Add the following subsection k in its entirety.)

- k. It shall be unlawful for any person to install or to display around the perimeter of windows, doors or similar building features, strings of LED (light emitting diode) lighting, neon tube lighting, rope lighting, or other similar lighting if such lighting is visible from the public right of way. This section is not intended to prohibit temporary customary holiday and seasonal decorations and lighting, ~~not to exceed 4 lumens in brightness per bulb, displayed for a reasonable period of time.~~ Within 45 days after the effective date of this Section, the Village shall notify each owner with lighting in violation of the requirements of this section stating that their lighting violates this provision and that all perimeter lighting existing on the effective date of this section shall be removed within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.

WINDOW SIGNS

Section 30-103 Exemptions. No permit shall be required for the following signs, provided however, said signs shall be subject to the provisions of this Chapter concerning construction, location and maintenance. Refer to Article VI for requirements of temporary signs.

- e. Window Signs. Window signs posted in public view shall not exceed 40% of the individual window pane or surface area through which or on which they are seen. The window sign shall be contained within the individual window. Window signs shall not be combined together to form larger signs. Within 45 days after the effective date of this Section, the Village shall notify each owner with signage in violation of the requirements of this section stating that their signage violates this provision and that all non-conforming window signage existing on the effective date of this section shall be removed or made to conform within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.

The following are design considerations for window signs: high quality graphics that promote a cohesive and tasteful display are encouraged; carefully constructed artistic signage is encouraged to brand the store and maintain the identity of the retail center; low quality paper banners and vinyl stick-on lettering are discouraged; and window signs placed on the exterior of the window are encouraged to be the thickness of one layer of paint or film

Section 30-201.h.3&4 Downtown (B-5) District Sign Requirements.

(Re-number the following sections as noted.)

- 3.b)1- 4. Window Signs: Signs can also be placed on glass windows, with permanent signage not to exceed 20% of the glass area individual window pane through which or on which they are seen. The window sign shall be contained within the individual window. Window signs shall not be combined together to form larger signs. At no time shall the total of temporary and permanent window signage exceed more than 40% of the glass area. Within 45 days after the effective date of this Section, the Village shall notify each owner with signage in violation of the requirements of this section stating that their signage violates this provision and that all non-conforming window signage existing on the effective date of this section shall be removed or made to conform within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.
- 4. 3.c) Number: Each business shall be permitted no more than one wall sign for each street it fronts on.

SIGN CODE AMENDMENTS

DC 18-079, August 28, 2018

Department of Planning and Community Development

Prepared by: Steve Hautzinger

STAFF REPORT

1. Residential Wall Signs
 - A. Background
 - B. Possible Options
 - C. Recommendation
2. Wall Signs for Multi-Story Buildings
 - A. Background
 - B. Possible Options
 - C. Recommendation
3. Awning Signage
 - A. Background
 - B. Possible Options
 - C. Recommendation
4. Perimeter Window Lighting
 - A. Background
 - B. Possible Options
 - C. Recommendation
5. Window Signs
 - A. Background
 - B. Possible Options
 - C. Recommendation

ATTACHMENTS

- I. **Proposed Chapter 30 Text Amendments**, dated August 28, 2018
- II. **Residential Wall Signs - Summary of Existing Residential Wall Signs**, dated August 28, 2018
- III. **Multi-Tenant, Multi-Story Building Wall Signs - Examples**, dated August 28, 2018
- IV. **Downtown Awning Signage - Examples**, dated August 28, 2018
- V. **Perimeter Window Lighting - Examples**, dated August 28, 2018
- VI. **Perimeter Window Lighting - Design Commission Meeting Minutes**, dated November 29, 2016
- VII. **Window Signs - Examples**, dated August 28, 2018

INTRODUCTION

This report covers proposed amendments for five separate signage matters. Two of these matters (wall signs for permitted non-residential uses located in residential zoning districts and awning signage) are intended to be less restrictive than current code, to allow more signage flexibility for these applications. The proposed changes regarding wall signs for multi-story building are intended to clarify code to be consistent with current practice for this type of signage. Finally, the proposed changes regarding perimeter window lighting and window signage are intended to address concerns regarding poor aesthetics and character.

1. RESIDENTIAL WALL SIGNS

A. BACKGROUND:

The Zoning Code allows certain non-residential uses (ex. places of worship, schools, and park facilities) to be located in residential zoning districts. Currently, the sign code only allows ground signs for these applications, and wall signs are not allowed.

ISSUE:

Although not currently allowed by code, all of the schools and many of the churches, and park facilities already have wall signs. Additionally, numerous requests have been received for this type of signage. Not allowing some amount of wall signage for these uses is overly restrictive and problematic, and can result in unnecessary sign variation requests.

RESEARCH:

Attachment II includes a summary of the existing wall signs on many of Arlington Heights' churches, schools, and park buildings. A common characteristic of these signs is that none of the signs are internally illuminated, which is appropriate in a residential location. The sizes of the signs vary, with the majority of the signs being less than 45 square feet, and a few instances of signs larger than 45 square feet. The existing wall signs generally face an adjacent street, but there are some instances of signage above an entrance that does not face the street, which should also be allowed.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to not allow wall signage for permitted non-residential uses located in residential zoning districts.

Option 2: Modify the code to allow wall signs for permitted non-residential uses located in residential zoning districts.

- Wall signs shall not exceed 25% of the signable wall area, or a maximum of 45 square feet, whichever is less.
- One wall sign shall be permitted per street frontage.
- One additional wall sign, 20 square feet maximum, shall be permitted at a main building entrance which does not have street frontage.
- All signs shall be designed to be compatible with the architectural style of the development.
- Internal illumination shall be prohibited but external illumination shall be allowed.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in **Option 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

2. WALL SIGNS FOR MULTI-STORY BUILDINGS

A. BACKGROUND:

For wall signs, the current sign code states, “Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that building serving more than one establishment.” This generally works well for most businesses, including multi-tenant single-story buildings, such as a typical retail center where each business has a separate entrance with a wall sign above their storefront.

However, code does not specifically address wall signage for multi-tenant, multi-story buildings, such as a typical multi-story office building where wall signage can be located at the top of the building. Multi-tenant, multi-story buildings typically share a common building entrance, which is unique from multi-tenant, single-story buildings, where each business has a separate entrance. Additional wall signs facing the parking area are used to guide customers from the parking area to the business entrance, which is not necessary when there is a shared common entrance.

ISSUE:

If each business in a multi-tenant, multi-story building had a wall sign facing each street frontage, it could result in signage clutter on the building wall, with signage scattered at various locations and levels over the building facade. Fortunately, most landlords prohibit excess wall signage and generally allow just one wall sign for their major tenant. Furthermore, additional wall signs facing the parking area are not necessary due to the use of a common shared entrance, except for ground floor tenants with a separate dedicated entrance. Staff’s policy/practice has been to encourage just one wall sign at the top of the building for multi-story buildings, but code should be updated to be consistent with this practice.

RESEARCH:

Attachment III includes examples of multi-story buildings with one wall sign at the top of the building per street frontage along with an example of a multi-story building with excessive signage.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to allow one wall sign per street frontage for each business in multi-story buildings.
- Continue to allow additional wall signs for each business in multi-story buildings facing the parking area.

Option 2: Modify the code to limit wall signs for multi-story buildings to one wall sign at the top of the building per building per street frontage. Additional wall signs would still be allowed for ground floor businesses with separate dedicated entrances.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

2. Modify the current code as outlined in **Options 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

3. AWNING SIGNAGE

A. BACKGROUND:

The current sign code allows signage on awnings up to 20% of the awning surface area. However, the code limits the size of a logo to 25% of the 20% signable area, which equates to logos being limited to just 5% of the awning surface area.

Current sign code also states that signage on awnings shall only denote the name, address, and/or logo of the business, whereas other types of signage can include other pertinent information related to the business, such as products sold or services rendered.

ISSUE:

The limitation on logo size is overly restrictive and has been problematic for some businesses. Branding design for each business is unique, and some businesses rely on logos as their primary signage identity. Logo designs are generally attractive forms of signage, which should be allowed up to the full 20% of the awning surface area.

Some businesses prefer to include additional information about their business on their awnings, such as products sold or services rendered to effectively promote their business.

RESEARCH:

Attachment IV includes examples of awnings with logos used as the primary signage, and examples of awnings with pertinent supplemental information related to the business.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to limit logos on awnings to 25% of the 20% signable awning area.
- Continue to limit signage on awnings to the name, address, and/or logo of the business.

Option 2: Omit the 25% restriction for logos.

Option 3: Modify the code to allow awning signage to include other pertinent information related to the business, such as products sold or services rendered.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

3. Modify the current code as outlined in **Options 2 & 3** above. See Attachment I, Proposed Chapter 30 Text Amendments.

4. PERIMETER WINDOW LIGHTING

A. BACKGROUND:

Many area communities as part of their sign regulations prohibit various attention getting devices, including any type of flashing or blinking signs. Currently, Arlington Heights' sign regulations prohibit the following:

“All flashing, moving, rotating, undulating, swinging or blinking signs are strictly prohibited in the Village.”

“All miscellaneous attention getting devices like pennants, character balloons and spotlights are prohibited by code”.

In an effort to call attention to their business without the use of prohibited blinking or flashing lights, or other specifically prohibited attention getting devices, some businesses have installed steady lit lights around the perimeter of their storefront windows and doors. While intended as attention getting devices, such perimeter window lighting is not currently specifically prohibited by the Village.

Perimeter window lighting often consists of either neon tubes or a string of steady lit lights, such as LED, attached to either the interior or exterior of storefront windows. Each window pane is typically outlined in lights. Perimeter window lighting is most commonly seen installed in ground level storefront locations. Typical users tend to be small businesses such as nail and hair salons, liquor stores, smoke/vape shops and other smaller independent retailers. Attachment V includes photo examples of perimeter window lighting in Arlington Heights.

ISSUE:

Concerns regarding the use of perimeter window lighting have been expressed, including specific complaints from the Design Commission regarding this matter (see Attachment VI, Design Commission Meeting Minutes dated November 29, 2016). Most of these concerns relate to the poor aesthetics of perimeter window lighting, and the view that they call too much attention and dampen a community's image.

RESEARCH:

A number of communities have instituted prohibitions on perimeter window lighting. Staff, along with the aid of the Northwest Municipal Conference and the American Planning Association, surveyed area municipalities to ascertain whether perimeter window lighting is allowed in their community. Table 1 below summarizes local communities that have been identified as either prohibiting, or allowing, steady lit perimeter window lighting. Of the **39** communities listed in the Chicago area, **25** currently prohibit perimeter window lighting.

Some of the communities contacted for this survey who responded that perimeter window lighting was not prohibited in their community, typically did so because like Arlington Heights, their ordinance did not specifically address the matter or specifically prohibit perimeter window lighting. Some communities also indicated that while their code presently does not address perimeter window lighting, the issue of perimeter window lighting has been recently raised in their community.

Many of the communities that prohibit perimeter window lighting make the distinction in their code to allow temporary traditional seasonal holiday lighting.

Table 1. Perimeter Window Lighting - Summary of Area Communities Prohibition:

PERIMETER WINDOW LIGHTING	
Prohibited	Not Prohibited
Antioch Algonquin Barrington Barrington Hills Buffalo Grove Blue Island Cary Deerfield Downers Grove Franklin Park Glenview Glen Ellyn Grayslake Highland Park Hoffman Estates Lake Zurich Mundelein Niles Oakbrook Oak Park Schaumburg Wilmette Wheaton Wood Dale Woodridge	Addison Carol Stream Des Plaines Elk Grove Village Lincolnshire Lombard Mount Prospect Naperville Northbrook Northfield Palatine Rolling Meadows Streamwood Villa Park
25 TOTAL	14 TOTAL

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to allow perimeter window lighting.

Option 2: Modify the code to prohibit perimeter window lighting.

- Prohibit LED lighting, neon tube lighting, rope lighting, and other similar lighting around windows, doors, and other similar building features.
- Do not prohibit temporary customary holiday and seasonal decorations and lighting.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

4. Modify the current code as outlined in **Option 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

5. WINDOW SIGNAGE

A. BACKGROUND:

The current sign code states that window signs posted in public view shall not exceed 40% (20% in the Downtown) of the window or surface area through which or on which they are seen. This requirement is vaguely stated, and can be confusing to follow. Since sign permits are not required for window signs, there is no opportunity to check proposed window signs for code compliance, so the requirements should be clarified. Window signage is intended to be pedestrian scale, with signs contained within individual windows.

ISSUE:

Some businesses have taken advantage of the loosely stated window signage requirements to create large oversized window signs. This is done by breaking the sign message into several sections and installing the signage over multiple windows side-by-side to create one large sign.

RESEARCH:

Attachment VIII includes examples of window signage combined to create an oversized sign as compared to examples of appropriately designed window signage.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

Option 2: Modify the code to clarify that window signs shall be contained within individual window panes, and shall not be combined together to form larger signs.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

5. Modify the current code as outlined in **Options 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

ATTACHMENT I

DC 18-079, August 28, 2018

PROPOSED CHAPTER 30 TEXT AMENDMENTS

RESIDENTIAL WALL SIGNS

Section 30-203 Residential (R) Districts Signage Provisions. Only the following signs are permitted in Residential Districts. All requirements and restrictions outlined in this Section pertain only to those properties zoned Residential.

(Add the following subsection c in its entirety, and re-letter the existing subsequent subsections c through h accordingly.)

- c. Wall signs accessory to a permitted non-residential use, provided that the size of such sign shall not exceed 25% of the signable area or a maximum of 45 square feet, whichever is less. One wall sign is permitted per street frontage. One additional wall sign, 20 square feet maximum, shall be permitted at a main building entrance which does not have street frontage. All signs must be designed to be compatible with the architectural style of the development. Internal illumination is prohibited but external illumination is permitted. Refer to Article IV, Sections 30-401 and Sections 30-404 for additional applicable requirements.

WALL SIGNS FOR MULTI-STORY BUILDINGS

Section 30-402 Number.

- a. Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that a building which serves serving more than one establishment.

(Add the following subsection b in its entirety.)

- b. Multi-story buildings. For multi-story buildings with a shared common entrance, only one wall sign is allowed at the top of the building per building per street frontage. A business establishment located on the ground floor of a multi-story building that has a separate dedicated main entrance (not a shared common entrance) shall be permitted one wall sign per street frontage. Said wall sign must be mounted directly above/adjacent to their ground floor space, and an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for a building which serves more than one establishment. No business shall be permitted more than two wall signs.

AWNING SIGNAGE

Section 30-201.h.2.b) Downtown (B-5) District Sign Requirements.

Message: Simplicity is the key to legibility and elegance. Bold, simple lettering and recognized symbols are recommended. The words used on a sign should be limited to the name of the business and other pertinent information related to its operation, products produced or sold or services rendered; signs should not be used for product advertising. On awnings, lettering shall not project above or beyond the physical dimensions of the awning; it shall not exceed 20% of the awning surface, and it shall only denote name, address, **products produced or sold or services rendered**, and/or logo of the business. ~~At no time shall the logo on an awning exceed 25% of the permitted signable area.~~

(Caption to Image) Signage on awnings cannot project above or beyond the physical dimension of the awning and the sign shall not cover more than 20% of the surface area. ~~If a logo is to be part of the signage on an awning it can be no larger than 25% of the signage permitted.~~

(Caption to Image) Awnings should be compatible with the architecture of the building.

Section 30-801 Canopies, Awnings and Marquees.

c. Signage

1. Canopies and Awnings. Except for the name or logo of the owner and the business, industry or pursuit conducted within the premises **and/or products produced or sold or services rendered**, no sign may be painted or otherwise permanently placed on a canopy or awning. **Lettering Signage** shall not project above or beyond the physical dimensions of the awning and shall not exceed 20% of the awning surface. ~~In no case, shall the logo portion of the signage exceed 25% of the total awning signage.~~

(Caption to Image) Signs on awnings can cover no more than 20% of the awning surface, ~~and if a logo is part of the sign, it can be no larger than 25% of the size of the sign.~~

PERIMETER WINDOW LIGHTING

Section 30-120 Prohibited Signs. The following signs are prohibited in all zoning districts.

(Add the following subsection k in its entirety.)

- k. It shall be unlawful for any person to install or to display around the perimeter of windows, doors or similar building features, strings of LED (light emitting diode) lighting, neon tube lighting, rope lighting, or other similar lighting if such lighting is visible from the public right of way. This section is not intended to prohibit temporary customary holiday and seasonal decorations and lighting. Within 45 days after the effective date of this Section, the Village shall notify each owner with lighting in violation of the requirements of this section stating that their lighting violates this provision and that all perimeter lighting existing on the effective date of this section shall be removed within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.

WINDOW SIGNS

Section 30-103 Exemptions. No permit shall be required for the following signs, provided however, said signs shall be subject to the provisions of this Chapter concerning construction, location and maintenance. Refer to Article VI for requirements of temporary signs.

- e. Window Signs. Window signs posted in public view shall not exceed 40% of the individual window pane or surface area through which or on which they are seen. The window sign shall be contained within the individual window. Window signs shall not be combined together to form larger signs. Within 45 days after the effective date of this Section, the Village shall notify each owner with signage in violation of the requirements of this section stating that their signage violates this provision and that all non-conforming window signage existing on the effective date of this section shall be removed or made to conform within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.

The following are design considerations for window signs: high quality graphics that promote a cohesive and tasteful display are encouraged; carefully constructed artistic signage is encouraged to brand the store and maintain the identity of the retail center; low quality paper banners and vinyl stick-on lettering are discouraged; and window signs placed on the exterior of the window are encouraged to be the thickness of one layer of paint or film

Section 30-201.h.3&4 Downtown (B-5) District Sign Requirements.

(Re-number the following sections as noted.)

- 3.b)1- 4. Window Signs: Signs can also be placed on glass windows, with permanent signage not to exceed 20% of the glass area individual window pane through which or on which they are seen. The window sign shall be contained within the individual window. Window signs shall not be combined together to form larger signs. At no time shall the total of temporary and permanent window signage exceed more than 40% of the glass area. Within 45 days after the effective date of this Section, the Village shall notify each owner with signage in violation of the requirements of this section stating that their signage violates this provision and that all non-conforming window signage existing on the effective date of this section shall be removed or made to conform within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.
- 4. 3.c) Number: Each business shall be permitted no more than one wall sign for each street it fronts on.

ATTACHMENT II, SUMMARY OF EXISTING RESIDENTIAL WALL SIGNS

DC18-079, August 28, 2018

	Facility	Address	Number of Wall Signs	Approx. Sign Sizes
CHURCHES				
	St. John's United Church of Christ	308 N. Evergreen	Two	40 sf 12 sf
	Southminster Presbyterian Church	916 E. Central Rd.	One	17 sf
	Church of the Incarnation United Methodist	330 W. Golf	One	45 sf
	First Baptist Church of Arlington Heights	1211 W. Campbell	One	10 sf

	First Presbyterian Church	302 N. Dunton	Two	20 sf
SCHOOLS				
	Westgate	500 S. Dwyer Ave	Two	20 sf 9 sf
	Olive-Mary Stitt	303 E. Olive St	One	50 sf
	South Middle	400 S. Highland Ave	One	35 sf

	Dunton (Admin.)	~ 77 E. Cypress St	One	8 sf
	Juliette Low	1530 S. Highland Ave	One	33 sf
	Miner	1101 E. Miner St	One	7 sf
	Windsor	1315 E. Miner St	One	7 sf

	Patton	1616 N. Patton Ave	Three	26 sf 18 sf 9 sf
	Our Lady of the Wayside School	432 S. Mitchell Ave	Two	75 sf 24 sf
PARKS / OTHER				
	Forest View Tennis Club	800 Falcon Dr	One	10 sf
	Camelot Park	1005 E. Suffield Dr	One	44 sf

	Olympic Park Aquatic Center	660 N. Ridge Ave	One	54 sf (Note: Two additional 64 sf signs proposed for new addition)
	Memorial Library	500 N. Dunton Ave	Three	76 sf 33 sf 28 sf

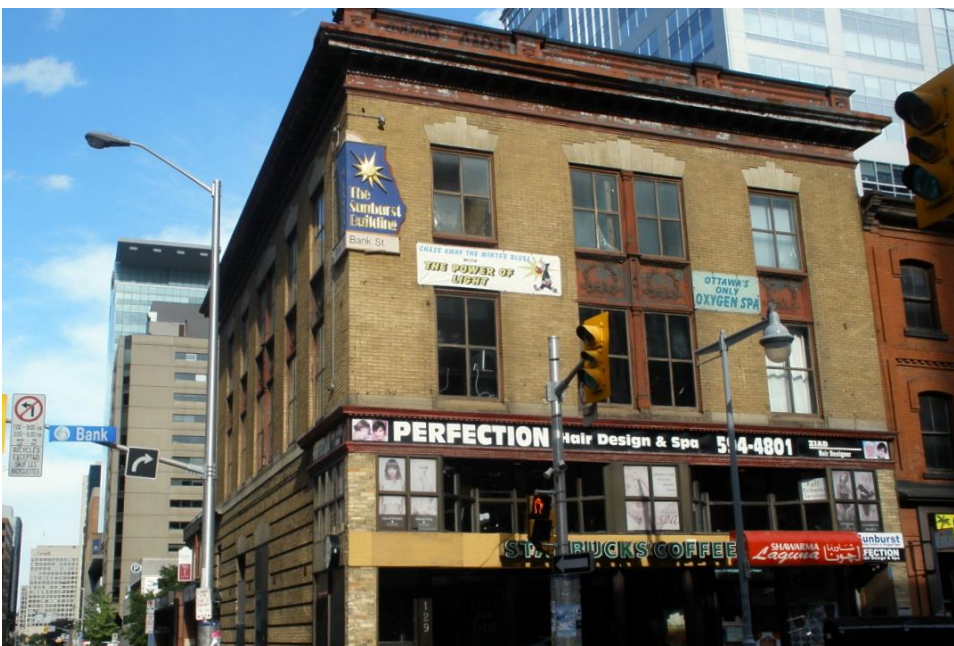
ATTACHMENT III, MULTI-STORY BUILDING WALL SIGNS

DC18-079, August 28, 2018

EXAMPLES OF MULTI-STORY BUILDINGS WITH ONE WALL SIGN PER STREET FRONTAGE



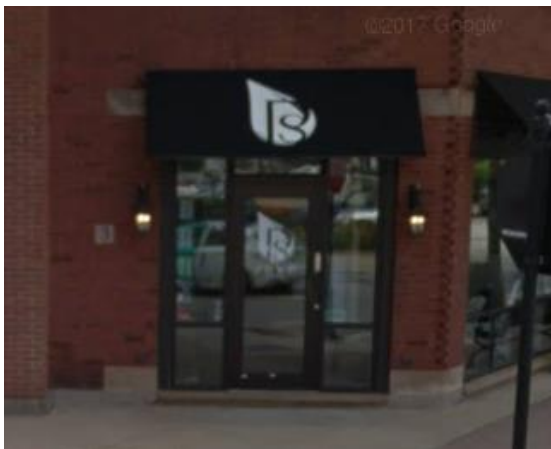
AN EXAMPLE OF EXCESSIVE WALL SIGNAGE



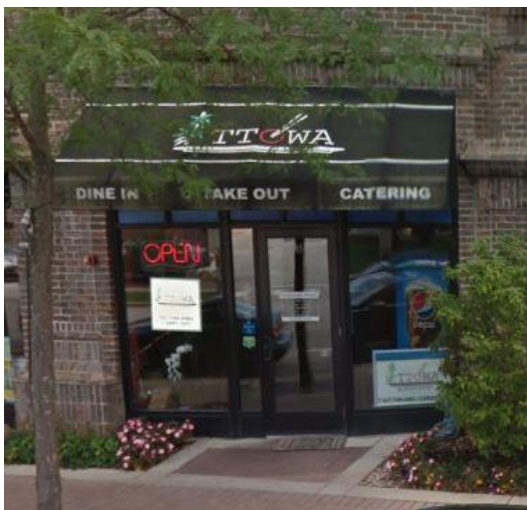
ATTACHMENT IV, DOWNTOWN AWNING SIGNAGE

DC18-079, August 28, 2018

EXAMPLES OF AWNINGS WITH LOGOS



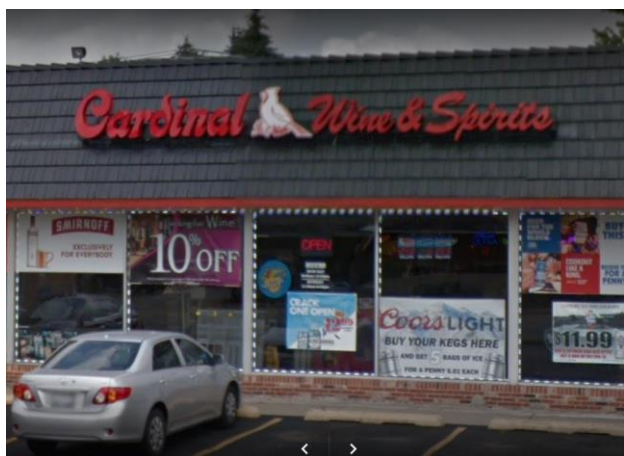
EXAMPLES OF AWNINGS WITH PRODUCTS SOLD AND SERVICES RENDERED



ATTACHMENT V, PERIMETER WINDOW LIGHTING

DC18-079, August 28, 2018

EXAMPLES OF PERIMETER WINDOW LIGHTING



ATTACHMENT VI, PERIMETER WINDOW LIGHTING – DESIGN COMMISSION MEETING MINUTES

11/29/16 DC

DC18-079, August 28, 2018

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 29, 2016

Chair Eckhardt called the meeting to order at 6:35 p.m.

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Kirsten Kingsley
Jonathan Kubow

Members Absent: Anthony Fasolo

Also Present: John Kosich, K Realty for *Medical Office Building*
Steve Hautzinger, Staff Liaison

ITEM 2. PRELIMINARY DISCUSSION - LED STOREFRONT LIGHTING

LED Storefront Lighting

Mr. Hautzinger said that this issue was brought up at the previous meeting and it was placed on tonight's agenda for a preliminary discussion per the request of the Design Commission. He explained that the commissions' concerns about this type of lighting are shared by Staff, who also agrees that this is an issue; however, the Village Board has asked Staff to focus on the matter of electronic signs as our first priority.

Chair Eckhart asked how difficult it would be to conduct a high level of review of the current code to see if it actually applies to prohibit what is being done with this type of high intensity, high wattage, high illuminated specialty lighting found in some storefront windows. It appears as though some businesses are using this lighting as attention-getting devices that are not code compliant, and he felt a determination should be made whether this lighting is code compliant. He recently had an opportunity to talk with several Board members and the Village President about this issue, who all seem to share his concerns about the this lighting, and he stressed the importance of this issue not waiting until electronic signage is complete because of the possibility of a significant number of additional businesses putting this lighting in. There are already too many of them at the brightness that they are now.

Mr. Hautzinger felt it was reasonable for Staff to have a discussion about the brightness level of these lights, and whether they can be at the very least toned down, and if not, be totally removed at this time, while Staff works towards prohibiting them. Chair Eckhardt questioned if Staff could visit these businesses and ask for a voluntary toning down of these lights. Commissioner Kingsley said she has seen only one location where this type of storefront lighting is not nearly as offensive; a second-floor palm reader business near the Fire Station in Mt. Prospect. She believes the lighting is located along the window sills only and the bulbs are not visible because it is on the second-floor. Mr. Hautzinger said that preliminary research of other communities found a restriction of these lights when placed around all four sides of a window (100% coverage), which may be why that installation used them on the window sills only. Mr. Hautzinger presented photos of LED storefront lights taken at various businesses throughout Arlington Heights.

Chair Eckhardt said that the exhibits presented by Staff speak for themselves; this is a growing and serious problem, and he suggested Staff send the Chamber of Commerce a letter alerting them to this issue and the Village's possible legislation prohibiting these lights. Commissioner Kingsley asked if there are current regulations on how much light is emitted from a space and Mr. Hautzinger replied that there are provisions in the sign code about brightness, however, they are difficult to measure and enforce; however, these issues can also be shared with the Building Department and Health Department.

Chair Eckhardt reiterated that there needs to be some action taken now; it is almost too late. Mr. Hautzinger said that as a possible outcome of this study, another item may be added to the existing "Prohibited Signs" section of the sign code simply stating that LED lighting around storefront windows is prohibited.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO ADD THE FOLLOWING LANGUAGE INTO THE EXISTING SIGN CODE, UNDER 'PROHIBITED SIGNS':

1. LED LIGHTING AROUND STOREFRONT WINDOWS IS STRICTLY PROHIBITED.

There was no second to the motion.

Chair Eckhardt suggested a motion to direct Staff to prepare specific language for the commissioners to discuss and review, which would then move forward to the Village Board. Mr. Hautzinger felt this issue needed to be further studied by Staff and documentation prepared and presented to the commissioners for review prior to any motion. Chair Eckhardt reiterated his suggestion for a motion to direct Staff to prepare language about this issue, so it can

move expeditiously forward. Commissioner Kingsley did not understand why this issue could not be addressed prior to the matter of electronic signage, since it is less cumbersome. Chair Eckhardt agreed and felt the issue of LED storefront lighting should go first before electronic signs; it needed to move along.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO REQUIRE STAFF TO PREPARE CODE LANGUAGE TO PROHIBIT LED STOREFRONT LIGHTING, OR FOR STAFF TO REVIEW HOW THE CURRENT CODE RESTRICTIONS FOR 'MISCELLANEOUS ATTENTION GETTING DEVICES' AND BRIGHTNESS RESTRICTIONS CAN BE USED TO PROHIBIT STOREFRONT LIGHTING.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.

ATTACHMENT VII, WINDOW SIGNS - EXAMPLES

DC18-079, August 28, 2018

EXAMPLES OF OVERSIZED WINDOW SIGNS



EXAMPLES OF CODE COMPLIANT WINDOW SIGNS



APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 28, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt
Jonathan Kubow
Scott Seyer

Members Absent: None

Also Present: Michael Jones, DMG Contractors for *Stonebridge Apartments*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 14, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF AUGUST 14, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN CODE MODIFICATIONS

DC#18-079 – Sign Code Modifications

Mr. Hautzinger began by explaining that the Staff Report covers proposed amendments for five separate signage matters. Two of these matters (wall signs for permitted non-residential uses located in residential zoning districts and awning signage) are intended to be less restrictive than current code, to allow more signage flexibility for these applications. The proposed changes regarding wall signs for multi-story building are intended to clarify code to be consistent with current practice for this type of signage. Finally, the proposed changes regarding perimeter window lighting and window signage are intended to address concerns regarding poor aesthetics and character.

1. RESIDENTIAL WALL SIGNS

Mr. Hautzinger explained that the Zoning Code allows certain non-residential uses (ex. places of worship, schools, and park facilities) to be located in residential zoning districts. Currently, the sign code only allows ground signs for these applications, and wall signs are not allowed.

Although not currently allowed by code, all of the schools and many of the churches, and park facilities already have wall signs. Additionally, numerous requests have been received for this type of signage. Not allowing some amount of wall signage for these uses is overly restrictive and problematic, and can result in unnecessary sign variation requests.

A summary of the existing wall signs on many of Arlington Heights' churches, schools, and park buildings was presented. A common characteristic of these signs is that none of the signs are internally illuminated, which is appropriate in a residential location. The sizes of the signs vary, with the majority of the signs being less than 45 square feet, and a few instances of signs larger than 45 square feet. The existing wall signs generally face an adjacent street, but there are some instances of signage above an entrance that does not face the street, which should also be allowed.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to not allow wall signage for permitted non-residential uses located in residential zoning districts.

Option 2: Modify the code to allow wall signs for permitted non-residential uses located in residential zoning districts.

- Wall signs shall not exceed 25% of the signable wall area, or a maximum of 45 square feet, whichever is less.
- One wall sign shall be permitted per street frontage.
- One additional wall sign, 20 square feet maximum, shall be permitted at a main building entrance which does not have street frontage.
- All signs shall be designed to be compatible with the architectural style of the development.
- Internal illumination shall be prohibited but external illumination shall be allowed.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions as outlined in Option 2, with the proposed text amendments as outlined in Attachment 1.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30,

SECTION 30-203, RESIDENTIAL (R) DISTRICTS SIGNAGE PROVISIONS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

Commissioner Kingsley asked for clarification that a wall sign would be allowed per street, as well as on the main entrance facing a parking lot. Mr. Hautzinger replied that Staff is recommending that one wall sign per street frontage be allowed, as well as a second wall sign up to 20 sf that might be above a main entrance that does not have street frontage. This is coming from what Staff found in their survey that schools and churches can be laid out differently than commercial businesses that face major roads, with entrances sometimes facing parking areas on the back of the building. These wall signs would be non-illuminated and not have the impact of an illuminated sign. Commissioner Kingsley pointed out that along with a ground sign, many buildings would now be allowed 4 signs, which she felt was too much. She suggested allowing a wall sign on either the main entrance or the street, or eliminating the monument sign; a maximum of only 3 signs. Mr. Hautzinger reiterated that ground signs for these uses are limited to six feet in height and are generally non-illuminated, which is less impactful than a commercial building that is allowed 16 ½ feet tall illuminated ground signs and much larger wall signs. He referred to the survey that shows that most schools have only 1 or 2 wall signs. Chair Fitzgerald liked the idea of allowing a total of 3 signs, with the option for a variation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING REVISION:

1. A MAXIMUM OF THREE WALL SIGNS.

Mr. Hautzinger clarified that the motion supports what Staff recommended, with the extra condition of three wall signs maximum, and the commissioners agreed. Commissioner Seyer clarified that this would have no impact on the number or location of monument signs, and Mr. Hautzinger concurred.

KINGSLEY, AYE; KUBOW, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

2. WALL SIGNS FOR MULTI-STORY BUILDINGS

Mr. Hautzinger reviewed the Staff Report. For wall signs, the current sign code states, "Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that building serving more than one establishment." This generally works well for most businesses, including multi-tenant single-story buildings, such as a typical retail center where each business has a separate entrance with a wall sign above their storefront.

Code does not specifically address wall signage for multi-tenant, multi-story buildings, such as a typical multi-story office building where wall signage can be located at the top of the building. Multi-tenant, multi-story buildings typically share a common building entrance, which is unique from multi-tenant, single-story buildings, where each business has a separate entrance. Additional wall signs facing the parking area are used to guide customers from the parking area to the business entrance, which is not necessary when there is a shared common entrance.

If each business in a multi-tenant, multi-story building had a wall sign facing each street frontage, it could result in signage clutter on the building wall, with signage scattered at various locations and levels over the building facade. Fortunately, most landlords prohibit excess wall signage and generally allow just one wall sign for their major tenant. Furthermore, additional wall signs facing the parking area are not necessary due to the use of a common shared entrance, except for ground floor tenants with a separate dedicated entrance. Staff's policy/practice has been to encourage just one wall sign at the top of the building for multi-story buildings, but code should be updated to be consistent with this practice.

Staff presented examples of multi-story buildings with one wall sign at the top of the building per street frontage, and an example of a multi-story building with excessive signage.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to allow one wall sign per street frontage for each business in multi-story buildings.
- Continue to allow additional walls signs for each business in multi-story buildings facing the parking area.

Option 2: Modify the code to limit wall signs for multi-story buildings to one wall sign at the top of the building per building per street frontage. Additional wall signs would still be allowed for ground floor businesses with separate dedicated entrances.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in Option 2, with the proposed text amendments as outlined in Attachment 1.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30- 402, NUMBER, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

KINGSLEY, AYE; KUBOW, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

3. AWNING SIGNAGE

Mr. Hautzinger explained that the current sign code allows signage on awnings up to 20% of the awning surface area. However, the code limits the size of a logo to 25% of the 20% signable area, which equates to logos being limited to just 5% of the awning surface area. Current sign code also states that signage on awnings shall only denote the name, address, and/or logo of the business, whereas other types of signage can include other pertinent information related to the business, such as products sold or services rendered.

The limitation on logo size is overly restrictive and has been problematic for some businesses. Branding design for each business is unique, and some businesses rely on logos as their primary signage identity. Logo designs are generally attractive forms of signage, which should be allowed up to the full 20% of the awning surface area. Some businesses prefer to include additional information about their business on their awnings, such as products sold or services rendered to effectively promote their business.

Examples of awnings with logos used as the primary signage, and examples of awnings with pertinent supplemental information related to the business were presented.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to limit logos on awnings to 25% of the 20% signable awning area.
- Continue to limit signage on awnings to the name, address, and/or logo of the business.

Option 2: Omit the 25% restriction for logos.

Option 3: Modify the code to allow awning signage to include other pertinent information related to the business, such as products sold or services rendered.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in Options 2 & 3, with the proposed text amendments as outlined in Attachment 1.

Commissioner Seyer was concerned about awning signage becoming too busy, and referred to one of the examples shown. Commissioner Kubow felt that including products and services on awnings looks cheap, and he was in favor of keeping the code as is, except for the change to the logo size. Commissioner Seyer agreed, and Commissioner Eckhardt added that information such as products sold or services could be accomplished with window signage.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-201.h.2.b, DOWNTOWN DISTRICT SIGN REQUIREMENTS, AND SECTION 30-701 CANOPIES, AWNINGS AND MARQUEES, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018, WITH THE FOLLOWING REVISION:

1. DO NOT ALLOW AWNING SIGNAGE TO INCLUDE PRODUCTS PRODUCED OR SOLD OR SERVICES RENDERED.

KINGSLEY, AYE; KUBOW, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

4. PERIMETER WINDOW LIGHTING

Mr. Hautzinger reported that concerns regarding the use of perimeter window lighting have been expressed, including specific complaints from the Design Commission regarding this matter. Most of these concerns relate to the poor aesthetics of perimeter window lighting, and the view that they call too much attention and dampen a community's image.

Currently, Arlington Heights' sign regulations prohibit the following:

- All flashing, moving, rotating, undulating, swinging or blinking signs are strictly prohibited in the Village.
- All miscellaneous attention getting devices like pennants, character balloons and spotlights are prohibited by code.

In an effort to call attention to their business without the use of prohibited blinking or flashing lights, or other specifically prohibited attention getting devices, some businesses have installed steady lit lights around the perimeter of their storefront windows and doors. While intended as attention getting devices, such perimeter window lighting is not currently specifically prohibited by the Village.

Staff surveyed a number of communities that have instituted prohibitions on perimeter window lighting. Staff, along with the aid of the Northwest Municipal Conference and the American Planning Association, also surveyed area municipalities to ascertain whether perimeter window lighting is allowed in their community. Table 1 summarizes local communities that have been identified as either prohibiting, or allowing, steady lit perimeter window lighting. Of the 39 communities listed in the Chicago area, 25 currently prohibit perimeter window lighting.

Some of the communities contacted for this survey who responded that perimeter window lighting was not prohibited in their community, typically did so because like Arlington Heights, their ordinance did not specifically address the matter or specifically prohibit perimeter window lighting. Some communities also indicated that while their code presently does not address perimeter window lighting, the issue of perimeter window lighting has been recently raised in their community. Many of the communities that prohibit perimeter window lighting make the distinction in their code to allow temporary traditional seasonal holiday lighting.

POSSIBLE OPTIONS:

Option 1: Make no change to the current code.

- Continue to allow perimeter window lighting.

Option 2: Modify the code to prohibit perimeter window lighting.

- Prohibit LED lighting, neon tube lighting, rope lighting, and other similar lighting around windows, doors, and other similar building features.
- Do not prohibit temporary customary holiday and seasonal decorations and lighting.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in Option 2, with the proposed text amendments as outlined in Attachment 1.

Chair Fitzgerald felt that 'temporary' should be defined, and he suggested a maximum of 1 and ½ months, from Thanksgiving to just past the New Year's holiday. Commissioner Eckhardt was not opposed to a scenario where an antique store has very low level Italian-style lights that are woven in a wooden trellis that is very attractive, which is not the same as an O'Hare airport landing strip around the windows. He felt the Sign code should include specific light levels. Commissioner Kingsley agreed, and asked if the current sign code includes language about how much light levels can emit from a store; there should be some kind of link to the current standard of what is allowed to emit from a store. Mr. Hautzinger stated that there is language in the code about light levels which will already apply because it applies to all signage, but it can be difficult to measure and enforce. He asked for clarification if the Design Commission is okay with perimeter window lighting if they were less bright. Commissioner Eckhardt said

no, definitely not, and he clarified that any holiday and seasonal lights in the window need to have a specific light level. Chair Fitzgerald and Commissioner Kingsley agreed.

Commissioner Eckhardt supported Option 2, with language added to let Staff determine the appropriate light levels for holiday lighting.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-120 PROHIBITED SIGNS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018, WITH THE FOLLOWING REVISION:

1. THAT ADDITIONAL LANGUAGE BE INCLUDED THAT ADDRESSES A LOW LIGHT LEVEL FOR THE SEASONAL HOLIDAY LIGHTING, WITH THE SPECIFIC LIGHT LEVEL LIMIT TO BE DETERMINED BY STAFF.

Chair Fitzgerald felt the motion should include specific language pertaining to the time period for 'temporary'. Mr. Hautzinger said that the primary goal is to prohibit the type of permanent perimeter window lighting shown in the examples presented tonight; there have been no issues with seasonal window lighting, and he recommended re-visiting seasonal lighting in the future if necessary. Commissioner Eckhardt suggested using the language 'reasonable period of time'.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

2. THAT LANGUAGE BE ADDED STATING THAT TEMPORARY CUSTOMARY HOLIDAY AND SEASONAL DECORATIONS AND LIGHTING BE ALLOWED FOR A REASONABLE PERIOD OF TIME.

KINGSLEY, AYE; KUBOW, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

5. WINDOW SIGNAGE

Mr. Hautzinger explained that the current sign code states that window signs posted in public view shall not exceed 40% (20% in the Downtown) of the window or surface area through which or on which they are seen. This requirement is vaguely stated, and can be confusing to follow. Since sign permits are not required for window signs, there is no opportunity to check proposed window signs for code compliance, so the requirements should be clarified. Window signage is intended to be pedestrian scale, with signs contained within individual windows.

Some businesses have taken advantage of the loosely stated window signage requirements to create large oversized window signs. This is done by breaking the sign message into several sections and installing the signage over multiple windows side-by-side to create one large sign.

Examples of window signage combined to create an oversized sign as compared to examples of appropriately designed window signage were presented.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

Option 2: Modify the code to clarify that window signs shall be contained within individual window panes, and shall not be combined together to form larger signs.

It is recommended that the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in Option 2.

Commissioner Kingsley questioned the definition of a window sign, and asked if it could be something more artistic that goes from one window pane to another, connecting them. Mr. Hautzinger replied that simple graphics that might extend across windows would probably be acceptable, but it is difficult to write code language to address every possible scenario, and the goal is to communicate the intent to avoid oversized signs. He added that language is also being included for the timeframe for removing existing window signs that are in violation of this change. Commissioner Kubow asked about enforcement of these signs and if a ticket can be issued, and Mr. Hautzinger replied that citations can be issued that carry a fine and a hearing date if necessary.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-103 EXEMPTIONS, AND SECTION 30-201h.3&4, DOWNTOWN (B-5) DISTRICT SIGN REQUIREMENTS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

KINGSLEY, AYE; KUBOW, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated for the record that there is nobody in the audience at this time.