Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 26, 2022
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

IIIAPPROVAL OF MINUTES

A. Chapter 28 Overlay Zone Amendment - Arlington International Racecourse - 10/12/22

IV.PUBLIC HEARINGS

A. Orchard Evangelical Free Church - 1330 N. Douglas Ave. - PC#22-007
Plat of Subdivision to Consolidate

B. Ecole 360 Childcare Center - 1515-1519 W. Dundee Rd. - PC#22-008
Special Use Permit to allow a Day Care Center, Variations

V. OTHER BUSINESS

A. Public Comment

VI.ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Plan Commission
10/26/2022

Item:	Chapter 28 Overlay Zone Amendment - Arlington International Racecourse - 10/12/22
Department:	Planning & Community Development

ATTACHMENTS:

Description	Type
Overlay Zone Amendment Arlington Racecourse - 10/12/22	Minutes

PLAN
COMMISSION

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

RE: CHAPTER 28 OVERLAY ZONE AMENDMENT - ARLINGTON INTERNATIONAL RACECOURSE - PC# 22-011

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 12th day of October, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Planning Department Deputy Director
CHARLES WITHERINGTON-PERKINS, Planning Department Director
HART PASSMAN, Village Counsel

DRAFT

CHAIRPERSON DAWSON: All right, let's call it to order.
(Pledge of Allegiance recited.)
CHAIRPERSON DAWSON: All right, let's do roll call.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Here.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Here.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Here.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Here.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Here.
MR. ENRIGHT: Commissioner Warskow.
COMMISSIONER WARSKOW: Here.
MR. ENRIGHT: Chair Dawson.
CHAIRPERSON DAWSON: Here.
MR. ENRIGHT: For the record, George Drost and Lynn Jensen are not present.
CHAIRPERSON DAWSON: All right, let's do our approval of the minutes please.
COMMISSIONER GREEN: I'd like to make a motion to approve the minutes from La Zingara.
COMMISSIONER CHERWIN: I'll second.
MR. ENRIGHT: A voice vote is fine.
CHAIRPERSON DAWSON: Call the vote, all those in favor?
(Chorus of ayes.)
COMMISSIONER ENNES: I abstain; I was not here.
CHAIRPERSON DAWSON: All right, so I think we have an affirmative vote. Any opposed?
(No response.)
CHAIRPERSON DAWSON: All right, so the first petition on the agenda is the motion to recommend to the Village of Trustees the proposed ordinance. I'm sorry, my computer is not with me tonight which is when I usually have it. Have all public notices been given?
MR. ENRIGHT: Yes, they have.
CHAIRPERSON DAWSON: Great. So, do we have the Petitioner here to give us a presentation?
MR. ENRIGHT: The Village of Arlington Heights is the Petitioner, so I will be presenting.
CHAIRPERSON DAWSON: Okay.
MR. ENRIGHT: Thank you. Tonight's petition is a text amendment to Chapter 28, an ordinance amending the Arlington International Racecourse Overlay Zoning District. In July of 2021, you'll recall the Village Board adopted Ordinance 21-024 establishing the Arlington International Racecourse Overlay Zoning District. The overlay established additional zoning and subdivision regulations for redevelopment of the former racecourse site, including a

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requirement that any development shall be part of an approved Planned Unit Development. In addition, the overlay encourages Transit Oriented Development near the Metra Rail Station.

The Chicago Bears Football Club have indicated that they intend to include a Sports Wagering Facility as part of their master plan for the property. Currently, a Sports Wagering Facility is not a permitted or a special use in the B-3 district, which is the underlying zoning for the racetrack property, nor the Overlay Zone that was established in 2021. At this time, the Village is proposing adding to the Overlay Zone as a special use a Sports Wagering Facility. The proposed ordinance, which would add as a special use a Sports Wagering Facility, is attached in your packet and was on the Village's website for review.

This ordinance includes a definition of a Sports Wagering Facility and a section adding this use as a special use. The ordinance would require that the Sports Wagering Facility is part of an approved development that includes a professional sports stadium. Therefore, consideration and approval of a special use for a Sports Wagering Facility would have to be concurrent with, or thereafter, approval of a special use for a professional sports stadium.

Now, what is a special use? Obviously, the Plan Commissioners have dealt with a lot of special uses over the years, but for the public's edification, the principal objective of the Zoning Code is to provide for an orderly arrangement of compatible building and land uses, and for the proper location of all types of uses required in the social and economic welfare of the Village. To accomplish this objective, each type and kind of use is classified as permitted in one or more of the various districts established by Chapter 28 zoning. However, in addition to those uses specifically classified and permitted in each district, there are certain additional uses which it may be necessary to allow because of their unusual characteristics or the service they provide the public. These "special uses" require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community. The conditions controlling the location and operation of special uses are established by the provisions outlined in Section 8 of Chapter 28, which are the factors for evaluating a special use.

It's important to note that the proposed amendment before you tonight does not approve a Sports Wagering Facility. It merely allows for the Sports Wagering Facility to be considered as a special use, subject to review and approval of the Village Board at a future time.

The Ordinance Review Committee, of which several of you sit on, met on September 28th of 2022 and recommended approval of the ordinance amending the Overlay Zone. There was discussion about a “stadium” and whether that was defined or not. After consultation with Village Counsel, we believe that it wasn't necessary to define stadium; however, we did add a couple of words to clarify that this would be a professional sports stadium. So, those two descriptor words were added in front of the word 'stadium' to classify or differentiate it from other types of stadiums that could possibly be built, not necessarily in this location but, you know, somewhere in the Village. Therefore, we didn't recommend adding a specific definition of stadium.

The Ordinance Review Committee as well as Staff would recommend that the Plan Commission review this and recommend approval to the Village Board of this ordinance. At this point, Staff would conclude and answer any questions.

CHAIRPERSON DAWSON: Thank you.

Can I have a motion to include the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER SIGALOS: I'll second.
CHAIRPERSON DAWSON: Terrific.
Voice vote, right? All in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: Any opposed?
(No response.)
CHAIRPERSON DAWSON: Any abstain?
(No response.)
CHAIRPERSON DAWSON: Terrific, all right, thank you.
Okay, initial questions? I'm going to look at you, Commissioner Ennes. Do you have any questions?
COMMISSIONER ENNES: You know, I sat on the Ordinance Review and I was satisfied with the modifications, but I'd like to hear anything else that comes up from the other Commissioners before deciding if I have any additional comments or questions.
CHAIRPERSON DAWSON: Terrific.
Commissioner Sigalos?
COMMISSIONER SIGALOS: No, I really don't have any other questions. I've read through this all and really at this point I don't have any questions.
COMMISSIONER CHERWIN: No questions. I appreciate the presentation by Mr. Enright, I think as it clarified we're not approving anything other than setting up the process by which the wagering facility would have to be approved. So, that's it, thank you.
CHAIRPERSON DAWSON: Commissioner Green?
COMMISSIONER GREEN: No questions. I was on the Ordinance Review Committee as well.
COMMISSIONER LORENZINI: No, I think it was written up very well. No questions.
COMMISSIONER WARSKOW: Although I wasn't at the Ordinance Review, I think it's pretty straight-forward and I have no questions either.
CHAIRPERSON DAWSON: I have no questions. I was also at Ordinance Review and I'm the one who picked on you guys about putting the definition into place, that I appreciate you explaining why it was decided that it wasn't necessary. So, thank you for that.
All right, so at this time, because this is just an ordinance review, are we opening to public commentary?
MR. ENRIGHT: Yes.
CHAIRPERSON DAWSON: Okay, just confirming.
Okay, I'm going to open up to public commentary then, and we're again, as all public commentary, limited to three minutes. If you've heard somebody else say something, please keep it succinct.
So, I'm assuming, I'm looking over here, Petitioners, am I right? Okay, thank you. In the back?
(No response.)
CHAIRPERSON DAWSON: No, no commentary. Okay, so here we are. Yes, come on up please.

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PUBLIC COMMENT ON PC# 22-011

MS. CAYER: Melissa Cayer speaking. I'm not interested in betting over there, and I thought the Arlington Park Racetrack wasn't going to sell to another betting facility.

CHAIRPERSON DAWSON: Thank you very much. Thank you.

Any other public commentary from that area?

(No response.)

CHAIRPERSON DAWSON: Okay. All right, with that, we close public commentary and we're open to public until deliberation by the Plan Commissioners.

Any comments, questions, or do I have a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 22-011, a proposed Ordinance amending the Arlington Racecourse Overlay Zoning District to include as a Special Use a Sports Wagering Facility.

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON DAWSON: Can we have roll call?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

Terrific. So, again, this is just the ordinance approval. This is the first stage, am I correct, in the process. So, unanimous approval, thank you very much. With that this motion passes.

Are there any other items on the agenda?

MR. ENRIGHT: There are not.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER ENNES: I would like to raise a question.

CHAIRPERSON DAWSON: Yes, for sure.

COMMISSIONER ENNES: Totally unrelated to this, but something that's been brought to my attention by people in town on a totally different subject. It appears that there has, over the last five-six months or so, there's been a significant increase in, what people believe they are seeing as an increase in panhandlers in town. I believe our zoning regulations, that people who want to collect money on corners have to get a permit, is that under the Plan Commission or Planning Department?

MR. WITHERINGTON-PERKINS: That's a solicitor's license. They would need to go to the Building Department --

COMMISSIONER ENNES: Building Department.

MR. WITHERINGTON-PERKINS: -- and file an application and get their approval that way.

COMMISSIONER ENNES: Okay, then I have nothing else to say on this, but that might be the direction that type of an inquiry should be headed, Building Department.

MR. WITHERINGTON-PERKINS: Correct.

COMMISSIONER ENNES: Okay.

MR. WITHERINGTON-PERKINS: There is one other item on the agenda, and that's the public comment section for anyone to make public comment on an item that's not on the agenda.

CHAIRPERSON DAWSON: Thank you for reminding me. Usually I can rely on Commissioner Warskow to remind me of that. Yes, public commentary, thank you.

PUBLIC COMMENT ON OTHER BUSINESS

MS. CAYER: Melissa Cayer speaking. I was wondering if, I noticed around the area a lot of the projects that go to the Conceptual Plan Review Committee don't make it past that committee. I was wondering if the Staff could contact the petitioners and find out why they didn't forward with their projects and periodically report to the Plan Commission why those projects failed to go forward.

CHAIRPERSON DAWSON: Thank you.

So, we'll try to gather that information for you if you can contact Staff for more information.

MR. WITHERINGTON-PERKINS: Well, I can answer that now.

CHAIRPERSON DAWSON: Oh, terrific.

MR. WITHERINGTON-PERKINS: I mean, you know, we have to prioritize our work. So, you know, the Village Manager and the Board direct us on our workload. I can tell you that the petitioners that go to Conceptual Plan Review Committee, many of them have lots of decisions to make as far as spending money on plans, and financing, and the economy, and there could be a variety of reasons. Just because they don't move forward immediately doesn't mean the project isn't going to move forward, and that I can tell you now, but we won't be contacting, you know, petitioners and reporting back. We are in contact with those that are active and we'll continue to do that.

CHAIRPERSON DAWSON: Well, thank you. I understand there's a process, and it's hard for everyone to understand the process and things take time.

So, yes? Oh, public commentary, please.

MR. MOENS: Thank you, Chair Dawson. See, I've got just a request or a comment. It looks like there's lots of projects that might be coming through here in the next couple, two or three years. If there was anybody at the Planning Department who could provide information available to the public on what petitioners have pulled applications to go through the process, either have submitted them or pulled them, so we can see, you know, who's trying to apply for the Commission process. One question in particular is the Urban Street Group, have they pulled an application recently after they went through the early review process? Thank you.

MR. WITHERINGTON-PERKINS: No.

CHAIRPERSON DAWSON: Okay, great answer, but I think the expanded answer is when people pull petitions, can we respond to that? I think, you know, it's just a pulling of petition, it's hard, people pull petitions all the time. So, could the Staff respond to the notification if someone has asked for a request?

MR. WITHERINGTON-PERKINS: We can evaluate the request and report back on that item.

CHAIRPERSON DAWSON: All right, okay.

MR. MOENS: In particular, if they submitted a completed application.

CHAIRPERSON DAWSON: Okay, so all right. So, thank you.

MR. ENRIGHT: And certainly anybody can contact the Planning Department and ask if they're interested, and we will tell them.

CHAIRPERSON DAWSON: Sure. Sure, I think that when it comes down to the public notice, it's when they have reached the stage of requesting the review is when the public notice triggers, right? But you're saying any time you have a question, you can contact Staff. But the public notice requirement is triggered when we move forward to the Commission, the approval stage, correct? Am I correct?

MR. WITHERINGTON-PERKINS: That's correct.

CHAIRPERSON DAWSON: Okay, and what's difficult with the public notice is that you can always expand and expand and expand. So, we found this in all the years that many of us have been on the Commission, we have to stick to what the statute says because you can keep expanding that request. But what they're telling you at Staff is call any time, contact them, and they're open to giving you that information. It's just whether or not the official public notice is required that is the question that you triggered.

MR. MOENS: Thank you.

CHAIRPERSON DAWSON: Okay, thank you. I hope you can get that, I mean, I'm sure, we've worked with Staff for years and they'll be open to giving that information. So, with that, I think we've closed public commentary.

Anybody else?

(No response.)

CHAIRPERSON DAWSON: Okay, so we've closed public commentary.

Do I have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Any abstain?

(No response.)

CHAIRPERSON DAWSON: All right, with that we close the meeting.

(Whereupon, at 7:45 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2022.

_____
NOTARY PUBLIC

DRAFT

Plan Commission
10/26/2022

Item: Orchard Evangelical Free Church - 1330 N. Douglas Ave. - PC#22-007

Department: Planning & Community Development

Requested Action

1. Preliminary and Final Plat of Subdivision to consolidate the subject property into one lot.

2. Amendment to the Comprehensive Plan to reclassify portions of the site from "Single-Family Detached" to the "Institutional" land use classification.

Variations Required

No variations required

Recommendation

The Staff Development Committee reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot and to amend the Comprehensive Plan to reclassify portions of the site from "Single-Family Detached" to the "Institutional" land use classification, and recommends APPROVAL of the application subject to the following:

1. The property owner shall continue to work with the Village on maintenance of their required landscaping.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits
CPRC Minutes - 5-11-22	Minutes
Project Narrative	Exhibits

Plat of Survey	Exhibits
Final Plat	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

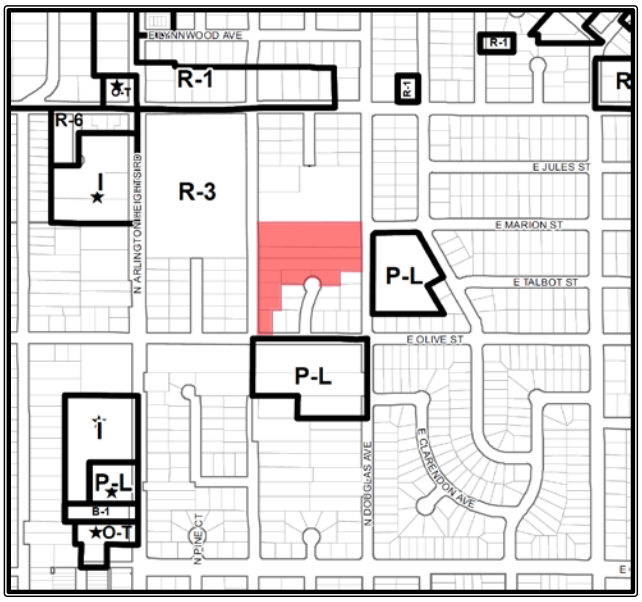
STAFF DEVELOPMENT COMMITTEE REPORT

***Project File Number**: PC 22-007*
***Project Title**: Orchard Evangelical Free Church Lot Consolidation*
***Address**: 1330 N. Douglas Ave.*
***PIN**: Multiple PIN's*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: October 26, 2022*
***Date Prepared**: October 21, 2022*

***Petitioner**: Arlington Heights Evangelical Free Church*
***Address**: 1330 N. Douglas Avenue*
Arlington Heights, Illinois 60004

***Existing Zoning**: R-3: One-Family Dwelling District*
***Comprehensive Plan**: Institutional, Single-Family Detached*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Green Slopes Park	Government
South	P-L: Public Lands District R-3: One-Family Dwelling District	Single-Family Homes, Olive-Mary Stitt Elementary School	Parks, Single-Family Detached
East	P-L: Public Lands District R-3: One-Family Dwelling District	Single-Family Homes, Hickory Meadows Park	Government, Single-Family Detached
West	R-3: One-Family Dwelling District	Single-Family Homes, Thomas Middle School	Schools, Single-Family Detached

Requested Action:

1. Preliminary and Final Plat of Subdivision to consolidate the subject property into one lot.
2. Amendment to the Comprehensive Plan to reclassify portions of the site from "Single-Family Detached" to the "Institutional" land use classification.

Variations Required:

1. No variations required.

Project Background:

The subject property is the Orchard Evangelical Free Church, located at 1330 N. Douglas Avenue and consisting of seven platted lots of record, along with a small portion of an eighth lot. The site is approximately 5.10 acres in size and includes the church building, parking areas to the north, south and east, and a small detention lot at the southeast corner of the site. The site has a total parking capacity for 405 cars. Access to the site comes from two curb cuts along Douglas Avenue, two curb cuts along Belmont Avenue, and a single curb cut along Olive Street.

The subject property is home to the church administrative offices, which are open Monday through Friday 8:00am-5:00pm. Religious worship services are held on Sundays at 8:00am, 9:30am, and 11:00am and Sunday school is held on Sunday mornings. The property is also used for student and adult group teachings, in addition to fellowship meetings, which are held throughout the week.

The Orchard Evangelical Free Church is proposing to consolidate the property into one lot, which will clearly delineate unified property ownership, facilitate the combination of the ten PINs that make up the subject property into one PIN number, and allow the church to update the underlying title policies for the respective parcels making up the church so that the property can be insured under a single title policy. No change to the site or building is proposed; the project is simply to consolidate the various parcels into a singular platted lot.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, and the existing religious use of the site is classified as a permitted use within the R-3 District. Relative to the Comprehensive Plan, the northern portion of the site is classified as "Institutional" and the southern portion of the site is classified as "Single-Family Detached". The division between these two classifications cuts through the southern side of the church building, leaving a small portion of the church building within the "Single-Family Detached" classification, along with certain drive aisles, the southern parking lot, and the detention lot. In order to better align with the improvements on the site, the Staff Development Committee has recommended a modification to the Comprehensive Plan, which would place the entirety of the church building and associated improvements within the "Institutional" classification but leave a small portion of the parking area at the southeast of the site within the "Single-Family Detached classification (see **Exhibit 1** at the end of this report).

Conceptual Plan Review Committee

The petitioner appeared before the Conceptual Plan Review Committee on May 11th of this year. No concerns were expressed relative to the conceptual lot consolidation presented at the meeting. The minutes from this meeting are included within the packet provided to the Plan Commission.

Building, Site, Landscaping:

As mentioned above, the petitioner is not proposing any site modifications as part of this petition. Since the only change proposed is to the underlying lot lines of the platted portions of land, the Staff Development Committee did not recommend a neighborhood meeting be held. However, the petitioner sent out an informational letter to all property owners within 250 feet (i.e. the same group of property owners that would have been invited to a neighborhood meeting) to let them know of the project and to provide contact information should they have any questions. To date, neither the church nor Village staff have received any inquiries from residents relative to this project.

During review of the application, staff examined the existing site landscaping. The parking lot and perimeter landscaping is substantially compliant with code requirements and no major upgrades are needed. However, staff has made the petitioner aware of certain areas of perimeter landscaping along Belmont and Douglas that have thinned and needs maintenance. The Church has agreed to work with staff on infilling these small areas.

The proposed subdivision does not trigger any new stormwater upgrades or infrastructure improvements. The Plat complies with all code requirements and contains the necessary code required setbacks. It should be noted that, at the request of staff, the petitioner has provided 25' wide enhanced side yard and exterior side yard setbacks to better align with the existing structures and properties that abut the church property. As no changes to the building are proposed, no Design Commission application was required for this project.

Parking and Traffic:

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is only required for subdivisions in the R-3 District that involve at least 100 dwelling units or more. Since the petitioner is proposing a single-lot consolidation, no traffic study is required. No changes to the church operations or activities that occur on the site have been proposed as part of this application. Accordingly, the proposed lot consolidation shall have no impact on the traffic and parking demand generated by the church.

Since no new parking spaces are required, no update to the onsite bicycle parking spaces is required at this time.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot and to amend the Comprehensive Plan to reclassify portions of the site from "Single-Family Detached" to the "Institutional" land use classification, and recommends **APPROVAL** of the application subject to the following:

1. The property owner shall continue to work with the Village on maintenance of their required landscaping.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ October 21, 2022
Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit 1

Existing Comprehensive Plan Classification



Institutional Single Family Detached

Proposed Comprehensive Plan Classification



NOTIFICATION AFFIDAVIT

I, Caitlin Csuk hereby certify as follows:

1. That on the 11th day of October, 2022, affiant caused to be mailed in the Post Office of Naperville, Illinois, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..

2. That the parties to whom said notice was mailed are set forth on the attached list.

3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Caitlin E. Csuk
Signature

Subscribed and Sworn to before me
this 11th day of October, 2022.

Joellen M. Leavy
Notary Public

JOELLEN M. LEAVY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 10, 2024

October 10, 2022

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for approval of a Preliminary and Final Plat of Subdivision to consolidate multiple lots into one lot.

The location of the property is 1330 N. Douglas Avenue, Arlington Heights, IL 60004 (the "Property").

Arlington Heights Evangelical Free Church is the beneficial owner of the Property. The purpose of the request is to consolidate the Property into one lot. No changes are proposed as to the existing building, layout, or operations of The Orchard church on the Property.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including without limitation, special use permits, variations, map or text amendments, or other special approvals.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd Floor, at 7:30 PM on Wednesday, October 26, 2022.

Caitlin E. Csuk
Attorney for Arlington Heights Evangelical Free Church

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5791 (Voice) or (847) 368-5980 (Fax) or rmaldonado@vah.com

03-20-304-028; 03-20-304-003; -004; -005; -016; -019; -022; -017; -018; 03-20-311-001
ORCHARD EVANGELICAL
1330 N. DOUGHLAS AVE.
ARLINGTON HT, IL 60004-4815

03-20-304-025
S & H SAFFORD
1320 N DOUGLAS AVE
ARLINGTN HTS, IL 60004-4815

03-20-304-029
MARK & LISA RUDY
1318 N. HADDOW AVE.
ARLINGTON HT, IL 60004-4819

03-20-304-023
D & S LAVIN
1317 N HADDOW AVE
ARLINGTN HTS, IL 60004-4818

03-20-304-026
LYNN C WERTKE
1316 N DOUGLAS
ARLNGTON HTS, IL 60004-4815

03-20-304-021
SCOTT A HAGEN
1314 N HADDOW AVE
ARLINGTN HTS, IL 60004-4819

03-20-304-024
C & S KERSEMEIER
1313 N HADDOW AVE
ARLINGTN HTS, IL 60004-4818

03-20-304-027
JAMES R MURRAY JR
1312 N DOUGLAS
ARLNGTON HTS, IL 60004-4815

03-20-311-002
JEFFREY & STACEY HARTM
406 E OLIVE ST
ARLINGTN HTS, IL 60004-4756

03-20-311-003
IAN BEAMER
1304 N HADDOW AVE
ARLINGTN HTS, IL 60004-4819

03-20-312-001
BOBA
1303 N HADDOW AVE
ARLINGTON HT, IL 60004-4818

03-20-312-002
DANIEL J MROZEK SR
506 E OLIVE ST
ARLNGTON HTS, IL 60004-4757

03-20-312-003
NABIL QUAFISHEF
510 E OLIVE
ARLINGTN HTS, IL 60004-4757

03-20-312-004
JOHN BORYSENKO
1304 N DOUGLAS AV
ARLINGTON HT, IL 60004-4815

03-20-417-001
JENNIFER C EICHORN
1303 N DOUGLAS AVE
ARLNGTON HTS, IL 60004-4814

03-20-310-010
CHRIS SLUSARCZYK
1322 N BELMONT AVE
ARLNGTON HTS, IL 60004-4812

03-20-310-009
RONALD E JANKAUSKAS
1318 N BELMONT AV
ARLNGTON HTS, IL 60004-4812

03-20-310-008
CHINH & COLLEEN PHAM
1314 N BELMONT AVE
ARLINGTN HTS, IL 60004-4812

03-20-310-007
K LAKSHMINARAYAN
1310 N BELMONT
ARLINGTON HT, IL 60004-4812

03-20-310-006
PERRY ENGSTROM
1306 N BELMONT AV
ARLNGTON HTS, IL 60004-4812

03-20-310-005
TIANSHU QI
316 E OLIVE ST
ARLNGTON HTS, IL 60004-4755

03-20-310-004
BLAKE T HEDLIN
1303 N PINE AVE
ARLNGTON HTS, IL 60004-4820

03-20-310-003
B & B LARSON
1307 PINE AVE
ARLINGTON HT, IL 60004-4820

03-20-310-002
JACK P MUSZYNSKI
1311 N PINE ST
ARLNGTON HTS, IL 60004-4820

03-20-310-001
ANGELA OBRIEN & WILLIA
1315 N PINE AVE
ARLNGTON HTS, IL 60004-4820

03-20-310-012
AZIZ HARRINGTON
1319 N PINE AVE
ARLNGTON HTS, IL 60004-4820

03-20-310-011
ROBERT & BABY MARTI
1323 N PINE AV
ARLNGTON HTS, IL 60004-4820

03-20-400-006
MARK B BRANT
1427 N DOUGLAS AV
ARLNGTON HTS, IL 60004-4816

03-20-400-007
RACHID RAFIK
1421 N DOUGLAS AVE
ARLNGTON HTS, IL 60004-4816

03-20-400-008
ROBERTA & CASEY JUSTIC
1415 N DOUGLAS AVE
ARLNGTON HTS, IL 60004-4816

03-20-400-009
JOYCE C LEWIS
1407 N DOUGLAS AVE
ARLNGTN HTS, IL 60004-4816

03-20-400-010
A & C FONTANETTA
1200 ALEC ST
ARLINGTN HTS, IL 60004-8437

03-20-400-016
SHARON L HIGUS
1420 N HICKORY AV
ARLNGTON HTS, IL 60004-4936

03-20-400-017
ANGELO TSAGALIS
1414 N HICKORY AVE
ARLNGTON HTS, IL 60004-4936

03-20-400-018
THE THERESA J STUEBER
1408 N HICKORY AVE
ARLNGTON HTS, IL 60004-4936

03-20-400-019
JAMES N FINN & MELISSA
616 E MARION ST
ARLNGTON HTS, IL 60004-4943

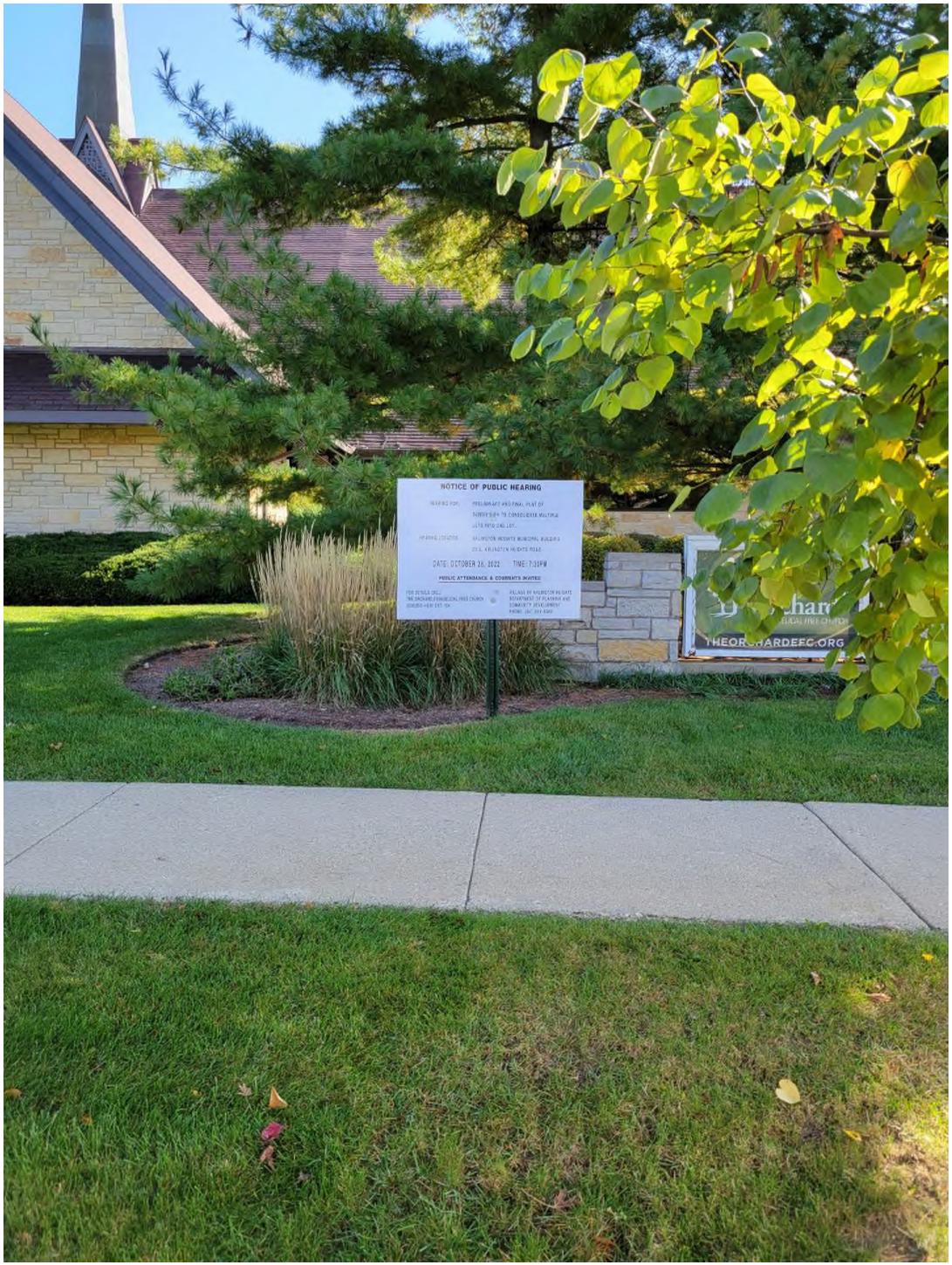
03-20-416-003
DENIS E JONES II
702 E MARION ST
ARLINGTON HT, IL 60004-4945

03-20-418-001
ROBERT & JILL PELLICAN
703 MARION ST
ARLNGTN HTS, IL 60004-4944

03-20-306-040; -041; -051; -039; 03-20-303-006
Arlington Heights School District 25
1200 South Dunton Avenue
Arlington Heights, IL 60005

03-20-304-009; -010; 03-20-417-011
Arlington Heights Park District
410 N. Arlington Heights Road
Arlington Heights, IL 60004


NOTICE OF PUBLIC HEARING
HEARING FOR:
PRELIMINARY AND FINAL PLAT OF SUBDIVISION TO CONSOLIDATE MULTIPLE LOTS INTO ONE LOT.
HEARING LOCATION:
ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS ROAD
DATE: OCTOBER 26, 2022
TIME: 7:30PM
PUBLIC ATTENDANCE & COMMENTS INVITED
FOR DETAILS CALL:
141 SHEWARD EVANGELICAL FREE CHURCH
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
PHONE (847)368-5210


NOTICE OF PUBLIC HEARING
DATE: OCTOBER 26, 2022
TIME: 7:30PM
PUBLIC ATTENDANCE & COMMENTS INVITED


NOTICE OF PUBLIC HEARING
HEARING FOR:
PRELIMINARY AND FINAL PLAT OF SUBDIVISION TO CONSOLIDATE MULTIPLE LOTS INTO ONE LOT.
HEARING LOCATION:
ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS ROAD
DATE: OCTOBER 26, 2022
TIME: 7:30PM
PUBLIC ATTENDANCE & COMMENTS INVITED
FOR DETAILS CALL:
THE ORCHARD EVANGELICAL FREE CHURCH
(630)359-4660 EXT. 134
OR
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
PHONE: (847)368-5283


NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON OCTOBER 26, 2022, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 22-008, an application for a Special Use Permit to allow a Day Care Center on the subject property, said property located at 1515-1519 W. Dundee Road in Arlington Heights, IL, and legally described as follows:

LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation to Section 6.5-2, to allow accessory structures (playground structure) in a front yard.
- Variation to Section 6.5-7b, to a 540 square foot accessory structure (playground structure) where code restricts the maximum size of an accessory structure to 300 square feet.
- Variation to Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 11, 2022 (4589612)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park,Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

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

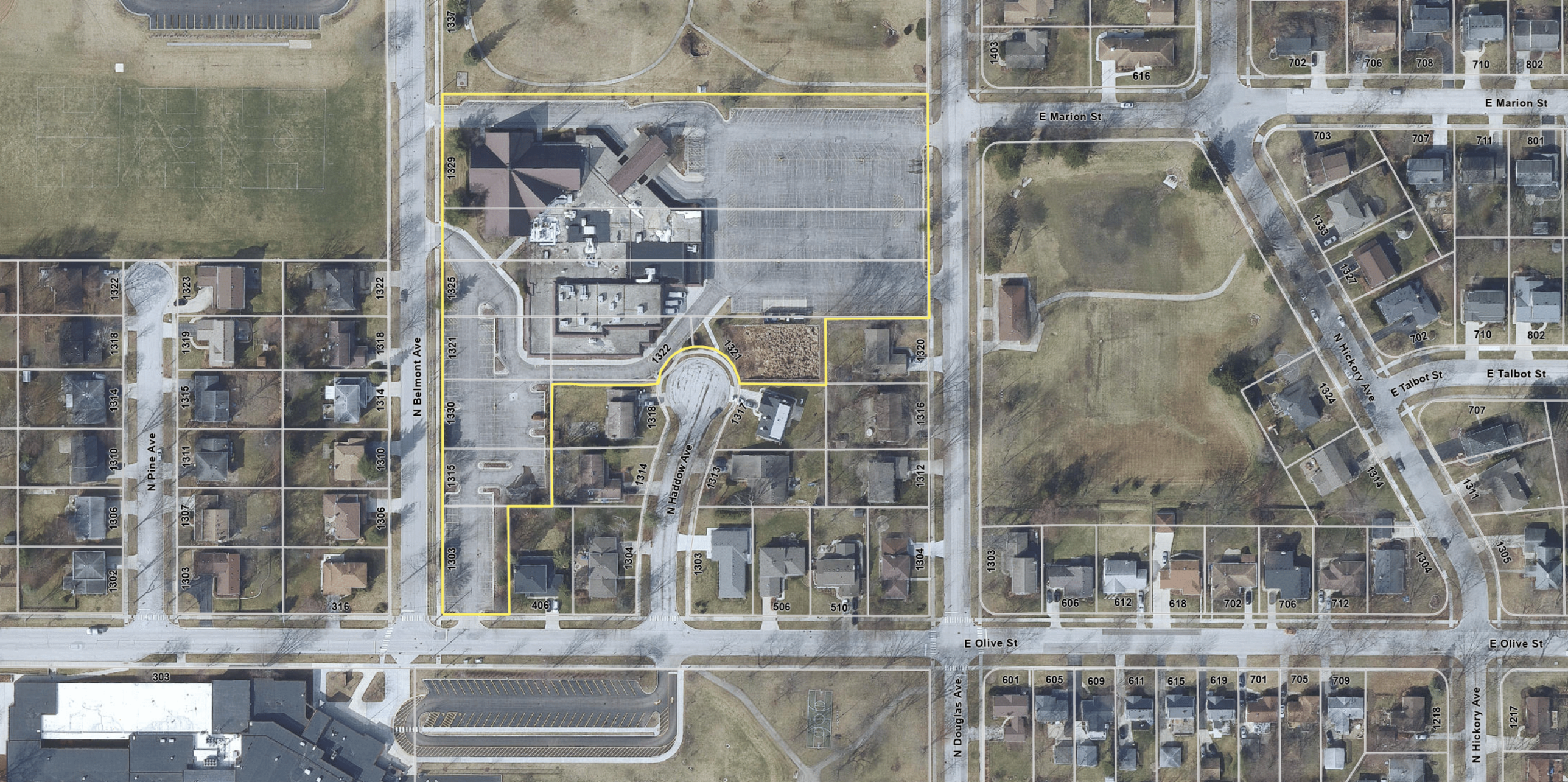
I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/11/2022
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Ballinger
Designee of the Publisher and Officer of the Daily Herald

Control # 4589612


E Marion St
E Talbot St
E Olive St
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N Pine Ave
N Haddow Ave
N Hickory Ave
N Douglas Ave
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REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON: May 11, 2022

Project Title: Orchard Evangelical Free Church Lot Consolidation

Address: 1330 N. Douglas Avenue

Petitioner: Caitlin Csuk
Rosanova & Whitaker, Ltd.

Address: 127 Aurora Avenue
Naperville, IL 60540

Requested Action:

1. Plat of Subdivision to Consolidate the Subject Property into one lot.

Variations Required:

- None identified at this time.

Attendees: Caitlin Csuk, Rosanova & Whitaker, Ltd.
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is the Orchard Evangelical Free Church, located at 1330 N. Douglas Avenue and consisting of seven platted lots of record, along with a small portion of an eighth lot. The site is approximately 5.10 acres in size and includes the church building, parking areas to the north, south and east, and a small detention lot at the southeast corner of the site. The site has a total parking capacity for 405 cars. Access to the site comes from two curb cuts along Douglas Avenue, two curb cuts along Belmont Avenue, and a single curb cut along Olive Street.

The Orchard Evangelical Free Church is proposing to consolidate the property into one lot, which will clearly delineate unified property ownership, facilitate the combination of the ten PINs that make up the subject property into one PIN number, and allow the church to update the underlying title policies for the respective parcels making up the church so that the property can be insured under a single title policy.

Meeting Discussion:

Ms. Csuk stated that the applicant is the owner and operator of the Orchard Evangelical Free Church. Their property is made up of 10 different parcels that were all acquired at different times since 1986. Seeking to consolidate the 10 parcels into one parcel in order to provide a single unified campus for the church. She stated the consolidation will allow them to plat all the applicable easements, setbacks that are pursuant to the current Village Code and it will also allow them to update the title policies all under one. Finally, it will allow the principal building to sit on one lot, which is compatible with the intent of the Zoning Ordinance.

Mr. Hubbard stated that the proposed consolidation was not due to a Village requirement; it was a church initiated project. Staff is supportive of this project. It is a fairly straightforward project, they are simply consolidating all of the platted lots into one lot. The property is made up of seven platted lots and a small slice of an eighth lot. There are no changes proposed to the building or site at this time. The Comprehensive Plan designates the northern portion of the site as Institutional which is appropriate for the church. The southern portion of the site is within the Single Family Detached classification. The Village is recommending that the entire site be classified as Institutional on the Comprehensive Plan as part of the consolidation

process. The consolidation unifies the site and makes it more difficult to sell off any of the existing seven platted lots for other uses, so reclassification of the site as Institutional makes sense. The petitioner will need to work with staff to include the necessary language and items on the Plat of Subdivision document that were required by code. Staff is supportive of this concept.

Commissioner Sigalos stated it makes sense to consolidate. In favor of the proposal and didn't have any questions.

Commissioner Jensen stated he was in favor.

Commissioner Green said he supported the project.

Commissioner Green opened up the floor for public comment.

Ms. Cayer asked what the 4th floor of Village Hall is used for.

Commissioner Green explained that public comment needed to be relative to the specific items that were on the agenda for this meeting, but that Mr. Hubbard could provide an explanation after the meeting has been adjourned.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

STATE OF ILLINOIS)
)
COUNTY OF COOK)
)
VILLAGE OF ARLINGTON HEIGHTS)

RECEIVED
JUN 27 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION FOR SUBDIVISION

THE UNDERSIGNED Petitioner, The Orchard Evangelical Free Church, an Illinois not-for-profit corporation (hereinafter the "**Petitioner**"), as the record owner of the property commonly known as 1330 N. Douglas Ave., Arlington Heights, IL 60004 and which is comprised of ten (10) parcels (the "**Church Property**") respectfully petitions the Village of Arlington Heights ("**Village**") to (i) approve a Plat of Subdivision consolidating the ten (10) parcels into a single parcel as further detailed herein; (ii) approve aa modification from the Comprehensive Plan to designate the Church Property as "Institutional"; and (iii) approve such other relief from the Village of Arlington Heights zoning and subdivision ordinances as may be deemed necessary and appropriate to consolidate the Church Property.

1. Petitioner purchased its first five parcels of what is now a part of the existing Church Property in 1986 and are commonly known as 1333, 1329, 1325, 1321, and 1331 Belmont Avenue.
2. In 2003, Petitioner acquired an additional parcel commonly known as 1321 N. Haddow Avenue, which was added to the Church Property for water detention purposes.
3. In 2006, Petitioner acquired an additional three parcels commonly known as 1315 N. Belmont Avenue, 1322 N Haddow Avenue, and 1303 N. Belmont Avenue which were added to the Church Property.
4. In 1999, Petitioner acquired a parcel for the Church Property commonly known as 1318 N Haddow Avenue and subsequently conveyed this parcel in 2014 excepting the northern

4.90 feet, which was retained by the Petitioner. The original 1318 N. Haddow Avenue parcel was then subdivided in Cook County to create two parcels effectively identifying the appropriate ownership of this property.

5. Petitioner now seeks to consolidate the ten parcels making up the Church Property into a single lot to provide for the integrated operation of a single and unified campus.

OBJECTIVE OF CONSOLIDATION

The objective of the proposed subdivision is to provide for a single unified, integrated campus to further facilitate Petitioner's church operations which have historically attracted visitors to the Village of Arlington Heights for the benefit of the community. As mentioned, Petitioner currently utilizes the Property as the Arlington Heights campus for The Orchard Evangelical Free Church which has 6 campuses throughout the Chicagoland area. Petitioner seeks no departures or exceptions from the Village's zoning ordinance or subdivision regulations. Petitioner now seeks approval of a Plat of Subdivision to consolidate the existing 10 parcels making up the Church Property into a single parcel for the purposes of providing a single unified and integrated campus in order to clearly delineate unified property ownership, ensure there is one principal building located on a single lot in accordance with the intent of the Village of Arlington Heights zoning and subdivision ordinances, and to facilitate the continued success of Petitioner's operations. In addition, the Petitioner's request allows for the platting of all applicable and appropriate easements located on the Church Property in addition to platting the Church Property consistent with all requirements as stipulated and set forth in the Village's subdivision and zoning ordinance. The consolidation will allow Petitioner to update the underlying title policies for the respective parcels making up the Church Property so that the Church Property can be insured under a single title policy, which will clearly

delineate the Church Property ownership, clarify the Church Property's chain of title, and set forth all easements and building lines as reflected on the recorded plat of subdivision.

Currently, a portion of the Church Property is designated for residential land use and the remainder is designated for Institutional land use under the Village's Comprehensive Plan. Upon consolidation, Petitioner requests the entire Church Property be designated for Institutional Use under the Comprehensive Plan.

SUBDIVISION/CONSOLIDATION OF THE PROPERTY

1. As described above and shown on the Plat of Consolidation, which will be included with the formal application materials, Petitioner desires to consolidate the existing 10 parcels in order to create a single, lot for purposes set forth herein.

2. As the proposed Plat of Consolidation is compliant with the Village's Code of Ordinances, Petitioner requests the Plat of Consolidation be approved.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the Village (i) approves a Plat of Subdivision consolidating the ten (10) parcels into a single parcel; and (ii) approve such other relief from the Village of Arlington Heights zoning and subdivision ordinances as may be deemed necessary and appropriate to consolidate the Church Property.

RESPECTFULLY SUBMITTED this 24th day of June, 2022.

PETITIONER:
The Orchard Evangelical Free Church,
an Illinois not-for-profit corporation

By: _____
ROSANOVA AND WHITAKER LTD.
Attorneys for Petitioner

PLAT OF SURVEY

LEGAL DESCRIPTION

THE NORTH 264 FEET OF LOT 28 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) RECORDED OCTOBER 19, 1906 AS DOCUMENT NO. 3941663, IN COOK COUNTY, ILLINOIS.

LOTS 1, 2, 3, 4, 7 AND THE NORTH 4.9 FEET OF LOT 5 IN GIA'S RESUBDIVISION OF THE SOUTH 66 FEET OF LOT 28 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) AND THE NORTH HALF OF LOT 30 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) ALL IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,ACCORDING TO THE PLAT RECORDED JANUARY 25, 1974 AS DOCUMENT NO. 22606349, IN COOK COUNTY, ILLINOIS.

LOT 1 IN LE-MANS SUBDIVISION, A RESUBDIVISION OF THE SOUTH HALF OF LOT 30 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN(EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS.

GENERAL NOTES

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, VILLAGE OF ARLINGTON HEIGHTS ATLASES AND A JULIE, LOCATE; REQUESTED BY THE OWNER AT THE TIME THIS SURVEY WAS PERFORMED AND MAY NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT WHICH WOULD DISCLOSE RECORDED EASEMENTS AFFECTING THE SUBJECT PROPERTY AT TIME OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SHOWN ON THE ANNEXED PLAT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 15th DAY OF APRIL A.D. 20 13

PROFESSIONAL LAND SURVEYOR
JOEL C. VIETTI
035-003561
WHEATON ILLINOIS
STATE OF ILLINOIS

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: Joel C. Vietti

ILLINOIS LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2014
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
GFE = GARAGE FLOOR ELEVATION
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB = POINT OF BEGINNING
CONC = CONCRETE
T/P = TOP OF PIPE
TW = TOP OF WALL
B/W = BOTTOM OF WALL
ENCL = ENCLOSURE
ELEV = ELEVATION

LINE	LEGEND
———	= BOUNDARY LINE
———	= LOT LINE
— — —	= SETBACK LINE
- - - -	= EASEMENT LINE

FIELDWORK COMPLETED 4-4-2013

LEGEND

YD	YARD DRAIN		MAILBOX
	SANITARY MANHOLE		DOWNSPOUT
	SANITARY CLEANOUT		LIGHT POLE
	STORM MANHOLE		OVERHEAD LIGHT POLE
	STORM CATCH BASIN	E	ELECTRIC MANHOLE
	STORM INLET		TRAFFIC SIGNAL POLE
	STORM CLEANOUT		TRAFFIC CONTROL BOX
	FLARED END SECTION		TRAFFIC SIGNAL VAULT
	TRANSFORMER		RAILROAD SIGNAL POLE
	ELECTRICAL BOX		RAILROAD SIGNAL VAULT
	CABLE T.V. BOX		UTILITY POLE
	TELEPHONE BOX	OH	OVERHEAD WIRES
	TRAFFIC CONTROL BOX	E	UNDERGROUND ELECTRIC
	ELECTRIC HANDHOLE	G	UNDERGROUND GAS
	COMMUNICATION MANHOLE	T	UNDERGROUND TELEPHONE
	TELEPHONE MANHOLE	C T	UNDERGROUND CABLE T.V.
	ELECTRIC METER	W	WATER MAIN
	GAS METER		SANITARY SEWER
	GAS VALVE		STORM SEWER
	B-BOX	X X	FENCE LINE
	WATER VALVE		GUARD RAIL
	WATER VALVE VAULT		DECIDUOUS TREE
	FIRE HYDRANT		PINE TREE
PIV	POST INDICATOR VALVE		DROVE IRON PIPE
M	WATER METER		FOUND IRON PIPE
	PARKING METER		CROSS CUT IN CONCRETE
	SIGN	M	M = MEASURED DIMENSION
	FLAG POLE	R	R = RECORD DIMENSION
PLM	PIPELINE MARKER		

CURVE DATA

CURVE C1

RADIUS=50.00
ARC=145.06
CHB=S89°47'30"E
CHD=99.28

Rev.	Date	Description	By

PLAT OF SURVEY

LOCATION: 1330 N. DOUGLAS AVE. ARLINGTON HEIGHTS, IL

PREPARED FOR: THE ORCHARD EVANGELICAL FREE CHURCH, 1330 N. DOUGLAS AVE., ARLINGTON HEIGHTS, IL 60004, PHONE: 847.392.4840

WEBSTER, McGRATH & AHLBERG LTD.

WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
(630)668-7603 Fax (630)682-1760 Email: wmaltd@wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
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THE ORCHARD EVANGELICAL FREE CHURCH
PLAT OF CONSOLIDATION

IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PLAT PREPARED BY:

WEBSTER, MCGRATH & AHLBERG, LTD.
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: 630.668.7603

DATE OF FINAL PREPARATION OF THE FINAL PLAT: 8-4-2022

PERMANENT INDEX NUMBERS

03-20-304-003
03-20-304-004
03-20-304-005
03-20-304-016
03-20-304-017
03-20-304-018
03-20-304-019
03-20-304-022
03-20-304-028
03-20-311-001

SEND TAX BILL TO:

THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004

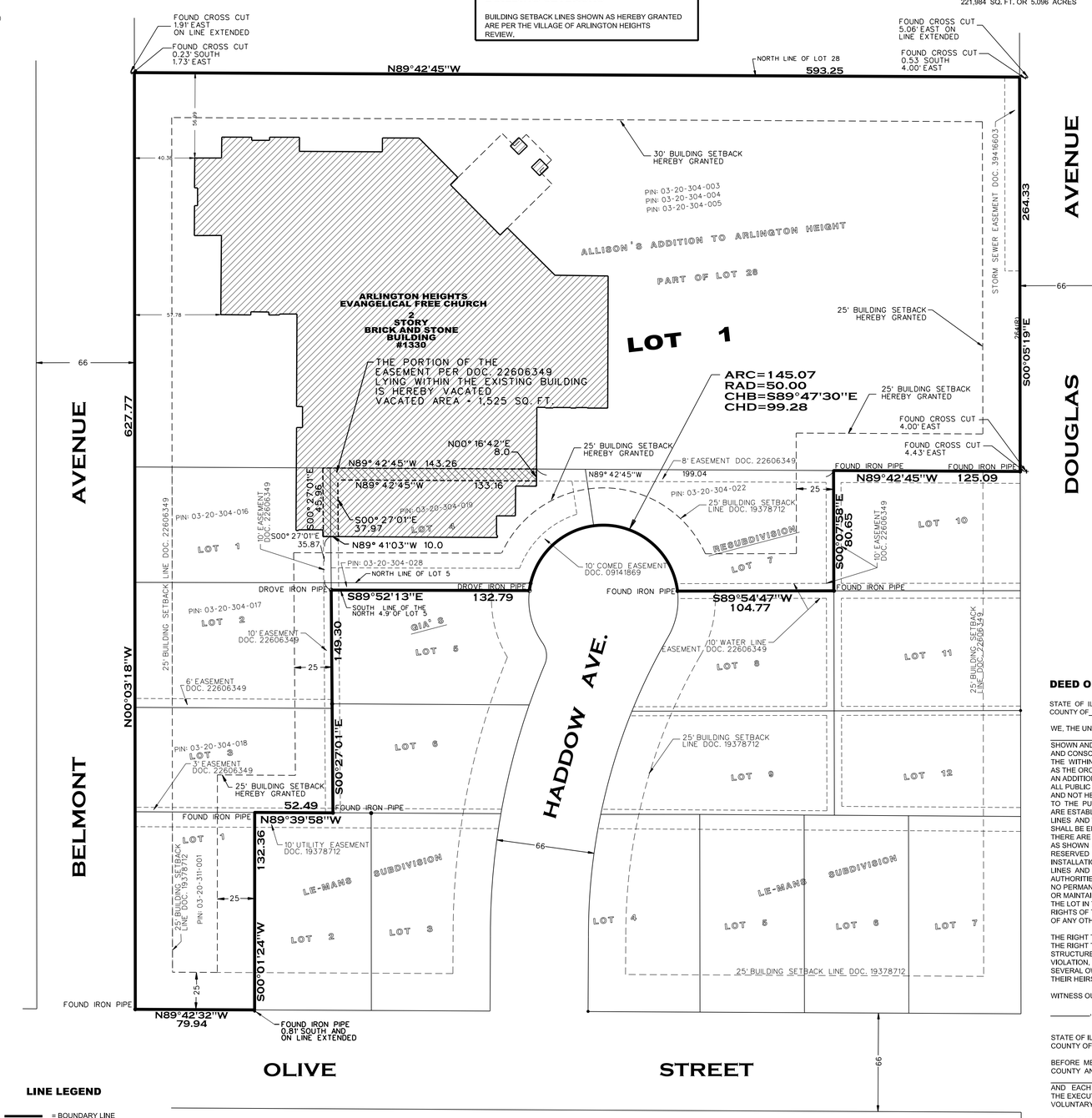
RESERVED FOR COOK COUNTY RECORDER

BUILDING SETBACKS

BUILDING SETBACK LINES SHOWN AS HEREBY GRANTED ARE PER THE VILLAGE OF ARLINGTON HEIGHTS REVIEW.

AREA BEING CONSOLIDATED

221,984 SQ. FT. OR 5.096 ACRES



COMMONWEALTH EDISON COMPANY

STATE OF ILLINOIS)
COUNTY OF _____) SS

COMMONWEALTH EDISON COMPANY
EASEMENTS APPROVED AND ACCEPTED

BY: _____ DATE: _____,20___

TITLE: _____

AT&T

STATE OF ILLINOIS)
COUNTY OF _____) SS

AT&T
EASEMENTS APPROVED AND ACCEPTED

BY: _____ DATE: _____,20___

TITLE: _____

NICOR

STATE OF ILLINOIS)
COUNTY OF _____) SS

NICOR
EASEMENTS APPROVED AND ACCEPTED

BY: _____ DATE: _____,20___

TITLE: _____

COMCAST

STATE OF ILLINOIS)
COUNTY OF _____) SS

COMCAST
EASEMENTS APPROVED AND ACCEPTED

BY: _____ DATE: _____,20___

TITLE: _____

WIDE OPEN WEST

STATE OF ILLINOIS)
COUNTY OF _____) SS

WIDE OPEN WEST
EASEMENTS APPROVED AND ACCEPTED

BY: _____ DATE: _____,20___

TITLE: _____

OWNER AND SUBDIVIDER

THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004
PHONE: 847.392.4840

ADJACENT OWNERS

SCOTT A HAGEN
1314 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 6 LEMANS SUBDIVISION
P.I.N. 03-20-304-021-0000

MARK AND LISA RUDY
1318 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
PART LOT 5 -LEMANS SUBDIVISION
P.I.N. 03-20-304-029-0000

JEFFREY & STACEY HARTM
406 E. OLIVE ST,
ARLINGTON HEIGHTS, IL 60004
LOT 2-LEMANS SUBDIVISION
P.I.N. 03-20-311-002

D & S LAVIN
1317 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 8-LEMANS SUBDIVISION
P.I.N. 03-20-304-023

S & H SAFFORD
1320 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 10-LEMANS SUBDIVISION
P.I.N. 03-20-304-025

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R=RECORD MEASUREMENT

LINE LEGEND

= BOUNDARY LINE
= LOT LINE
= EASEMENT LINE
= SETBACK LINE

PLAN COMMISSION AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS,

THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

_____
PRESIDENT

_____
VILLAGE CLERK

_____
APPROVED BY THE VILLAGE COLLECTOR

_____
APPROVED BY THE VILLAGE ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____, ILLINOIS,

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

_____
COUNTY CLERK

_____
PLEASE TYPE/PRINT NAME

DEED OF DEDICATION

STATE OF ILLINOIS)
COUNTY OF_____)SS

WE, THE UNDERSIGNED, _____
_____OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOUT, PLAT AND CONSOLIDATE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS PLAT SHALL BE KNOWN AND DESIGNATED AS THE ORCHARD EVANGELICAL FREE CHURCH PLAT OF CONSOLIDATION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL PUBLIC STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, VARIOUS WIDTHS, AS SHOWN ON THIS PLAT AND MARKED EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNER OF THE LOT IN THIS CONSOLIDATION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF ANY OTHER LOTS IN THIS SUBDIVISION.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____DAY OF

_____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) 55.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED,

AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS____ DAY OF 20_____ .

_____
NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF_____)SS

THIS IS TO CERTIFY THAT THE ORCHARD EVANGELICAL FREE CHURCH IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENTS FOR PUBLIC UTILITIES, SANITARY SEWER, DRAINAGE, TEMPORARY AND WATER MAIN OF SAID PROPERTY, SHOWN HEREON.

WE FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

HARPER COLLEGE DISTRICT #512
TOWNSHIP HIGH SCHOOL DISTRICT 214 ARLINGTON HEIGHTS
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

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

_____
SIGNATURE

_____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF_____) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR 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 AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

A.D., 20_____.

BY:_____
NOTARY

_____
PRINT NAME

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, JOEL C. VIETTI HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY ME ON APRIL12, 2013 AND THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE SHOWN THE MATERIALS THAT THEY ARE MADE OF.

LEGAL DESCRIPTION

THE NORTH 264 FEET OF LOT 28 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) RECORDED OCTOBER 19, 1906 AS DOCUMENT NO, 3941663, IN COOK COUNTY, ILLINOIS,

LOTS 1, 2, 3, 4, 7 AND THE NORTH 4.9 FEET OF LOT 5 IN GIA'S RESUBDIVISION OF THE SOUTH 66 FEET OF LOT 28 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) AND THE NORTH HALF OF LOT 30 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) ALL IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,ACCORDING TO THE PLAT RECORDED JANUARY 25, 1974 AS DOCUMENT NO, 22606349, IN COOK COUNTY, ILLINOIS,

LOT 1 IN LE-MANS SUBDIVISION, A RESUBDIVISION OF THE SOUTH HALF OF LOT 30 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS,

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED,

AND THAT THE PROJECT IS IN ZONE X (UNSHADED) AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F,I,R,M,) 17031C0201J FOR THE VILLAGE OF ARLINGTON, ILLINOIS, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY,

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____, A.D., 20_____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

IL. PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603

Rev	Date	Description	By
1	6-1-2022	REVISED PER VILLAGE REVIEW	JCV
2	8-4-2022	REVISED PER VILLAGE REVIEW	JCV
3	8-22-2022	REVISED PER VILLAGE REVIEW	JCV
4	8-24-2022	REVISED PER VILLAGE REVIEW	JCV

PLAT OF CONSOLIDATION

LOCATION: 1330 N. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

PREPARED FOR: THE ORCHARD EVANGELICAL FREE CHURCH 1330 N. DOUGLAS AVE. ARLINGTON HEIGHTS, IL 60004 PHONE: 847.392.4840

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
43267	6-2-2022	1"= 40'
SURV: JCV	DRAWN: JCV	DESIGN: XXX
FILE #: COOK CO, 20-42-11 CONSOLIDATION		SHEET #: 1 of 1

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 – Building & Fire Life Safety Review

Subject: 1313 N Douglas Ave – Preliminary & Final Plat of Subdivision to Consolidate the Lots into One Lot

PC#: 22-007– Round 1

Date: July 7, 2022

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I have reviewed the request to consolidate 10 lots into one and have no objections or comments.

RECEIVED
JUL - 8 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-007
Petitioner: Arlington Heights Evangelical Free Chruch

Owner: Arlington Heights Evangelical Free Chruch

Contact Person: Caitlin E. Csuk, Attorney
Address: 127 Aurora Avenue, Naperville, IL 60126

Phone #: 630-355-4600 x104
Fax #:
E-Mail: caitlin@rw-attorneys.com

P.I.N.# 03-20-304-016; 03-20-304-017; 03-20-304-018; 03-20-304-019; 03-20-304-022; 03-20-304-028; 03-20-311-001; 03-20-304-003; 03-20-304-004; 03-20-304-005
Location: 1330 N. Douglas Avenue
Rezoning: ____ Current: R-3 Proposed: ____
Subdivision: ✓
of Lots: ____ Current: 10 Proposed: 1
PUD: ____ For: ____
Special Use: ____ For: ____
Land Use Variation: ____ For: ____

Land Use: ____ Current: Institutional & SF
Proposed: Institutional
Site Gross Area: 5.096 acres or 221,984 sf
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		NO	
Water			
Sanitary Sewer			
Storm Sewer			
b. Surface Improvement			
Pavement			
Curb & Gutter			
Sidewalks			
Street Lighting			
c. Easements			
Utility & Drainage			
Access			

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC ____ b. IDOT N/A
c. ARMY CORP ____ d. IEPA ____
e. CCHD ____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?			
5. PRELIMINARY PLAT ACCEPTABLE?		X	
6. TRAFFIC STUDY ACCEPTABLE?		N/A	
7. STORM WATER DETENTION REQUIRED?			
8. CONTRIBUTION ORDINANCE EXISTING? 4 PINS	X		#60-30, #65-61
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ____
DATE OF PLANS: ____

Director Date

PLAN COMMISSION PC #22-007
Orchard Evangelical Free Church Lot Consolidation
1330 N Douglas Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. There are no public improvements required for this development, and detention facilities were completed in 2016 as part of MWRD permit 14-260, RL 15-066.

13. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

14. The existing detention facility is a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed. Please contact the Village Engineer for an editable version of the OUMA.

15. Provide the PINs on the respective lots.

16. There is an existing easement that goes through the building. Clarify if any easements are to be vacated as part of the lot consolidation.

Preliminary Plat of Subdivision:

17. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-6 and -10 are complete. The following checklist items are incomplete:
    a) Item 7,11 and 12, provide dimensions for all easements and adjust line type to distinguish easements from building setback lines.

Final of Subdivision:

18. The plat was reviewed against the attached Final Plat of Subdivision Checklist. The following checklist items are incomplete:
    a) Item a. Provide the date of preparation of the final plat and by whom prepared.
    b) Item n. Provide a deed of dedication, add a signature block for the Village Collector, and revise the signature block from the Director of Engineering to Village Engineer.
    c) Item q. Revise the date from 2018 to 2022 for the notarized statement from the owner indicating the school districts.
    d) Item t. Fill in the "Send Tax Bill to" block.

19. Add the utility signature blocks

7/8/22

Michael L. Pagones, P.E. Date
Village Engineer

Attachments:
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ○ 1. The name of the proposed subdivision.
- ○ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ○ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ○ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ○ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ○ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ○ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ○ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ○ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ○ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ○ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ○ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ○ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ○ a. The date of preparation of the final plat and by whom prepared.
- ○ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ○ c. All permanent survey monuments, markers and bench marks.
- ○ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ○ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ○ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ○ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ○ h. All easements for rights of way established for public use and utilities.
- ○ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ○ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ○ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ○ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ○ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ○ n. A deed of dedication in the form set forth in Section 29-217(a):
  The Final plat shall contain a deed of dedication substantially as follows:

  "We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

_____
Notary Public"

○ o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

_____
President

_____
Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

○ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

_____

Superintendent of Highways
Cook County, Illinois

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Orchard Church Lot Consolidation
1313 N Douglas

Round 1 Review Comments **07/08/2022**

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 exterior of the building 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.

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

A. O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: 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

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.

Print Form (To Mail)

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

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-007
Petitioner: Arlington Heights Evangelical Free Chruch

Owner: Arlington Heights Evangelical Free Chruch

Contact Person: Caitlin F. Csuk, Attorney
Address: 127 Aurora Avenue, Naperville, IL 60126

Phone #: 630-355-4600 x104
Fax #:
E-Mail: caitlin@rw-attorneys.com

03-20-304-016; 03-20-304-017; 03-20-304-018;
03-20-304-019; 03-20-304-022; 03-20-304-028; 03-20-311-001
P.I.N.# 03-20-304-003; 03-20-304-004; 03-20-304-005
Location: 1330 N. Douglas Avenue
Rezoning: Current: R-3 Proposed:
Subdivision: ✓
of Lots: Current: 10 Proposed: 1
PUD: For:
Special Use: For:
Land Use Variation: For:

Land Use: Current: Institutional & SF
Proposed: Institutional
Site Gross Area: 5.096 acres or 221,984 sf
of Units Total:
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 6/29/22
Environmental Health Officer Date

James McCalister 6/29/22
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-007
Petitioner: Arlington Heights Evangelical Free Chruch

Owner: Arlington Heights Evangelical Free Chruch

Contact Person: Caitlin E. Csuk, Attorney
Address: 127 Aurora Avenue, Naperville, IL 60126

Phone #: 630-355-4600 x104
Fax #:
E-Mail: caitlin@rw-attorneys.com

03-20-304-016; 03-20-304-017; 03-20-304-018;
03-20-304-019; 03-20-304-022; 03-20-304-028; 03-20-311-001
P.I.N.# 03-20-304-003; 03-20-304-004; 03-20-304-005
Location: 1330 N. Douglas Avenue
Rezoning: ____ Current: R-3 Proposed: ____
Subdivision: ✓
of Lots: ____ Current: 10 Proposed: 1
PUD: ____ For: ____
Special Use: ____ For: ____
Land Use Variation: ____ For: ____

Land Use: ____ Current: Institutional & SF
Proposed: Institutional
Site Gross Area: 5.096 acres or 221,984 sf
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.		X	VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.		X	VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.	X		SUBDIVISION REQUIRED?
6.		X	SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

Please See Attached Comments.

Sam Hubbard 7.13.22
Date

Planning & Community Development Dept. Review

July 13, 2022

REVIEW ROUND 1

Project: Orchard Evangelical Free Church Lot Consolidation – 1330 N. Douglas Ave
Proposed Subdivision to Consolidate

Case Number: PC 22-007

General:

7. The following approvals have been requested:
   a. **Preliminary and Final Plat of Subdivision to consolidate multiple lots into one lot.**

8. It is encouraged that you hold a neighborhood meeting to introduce the project to the surrounding property owners, prior to appearing before the Plan Commission for a public hearing. Please reach out to me for information on this process.

9. Please outline all activities that occur on the property (worship services, community services, offices, daycare, camps, weddings, misc. events, etc.).

10. What are the future plans for this overall site and the Orchard Evangelical Free Church campus at this location?

11. A legal description for only the land included within the subdivision are must be provided. The legal description within the Plat of Survey appeared to include other areas not owned by the petitioner.

12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the tentative August 24th Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

13. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval.

14. Please include a revision date on all documents revised and resubmitted as a result of these comments.

15. All documents resubmitted as a result of these comments must also be resubmitted electronically via email or USB.

Final Plat of Subdivision:

16. Staff is recommending that the setbacks be revised to maintain the existing 25' setback along certain elevations. Please review the exhibit attached at the end of these comments and revise the Plat accordingly. Although code allows a 10' setback along Douglas and Belmont, staff encourages a 25' setback, which would be more compatible with the existing 25' setback along this frontage.

17. The surveyors license is listed as having expired on November 20th of 2018.

18. Please revise the certificates on the Plat to include the Deed of Dedication as required by Section 29-217(a). The 2nd and 3rd paragraphs can be omitted since no covenants have been proposed.

19. Bring the School District certificate within and included by the notary signature. This section can be incorporated within the Deed of Dedication if applicable. Please include all applicable school districts.

Prepared by: 

THE ORCHARD EVANGELICAL FREE CHURCH PRELIMINARY PLAT OF CONSOLIDATION

IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DESPOSES AND STATES AS FOLLOWS:

THE HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF CONSOLIDATION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED PLAT LIES IS/ARE:

TOWNSHIP HIGH SCHOOL DISTRICT 214 ARLINGTON HEIGHTS
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

DATED THIS _____ DAY OF _____, 2018.

_____
OWNER

N

40 0 40 80
GRAPHIC SCALE FEET
40 0.00

OWNER AND SUBDIVIDER

THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004
PHONE: 847.392.4840

ADJACENT OWNERS

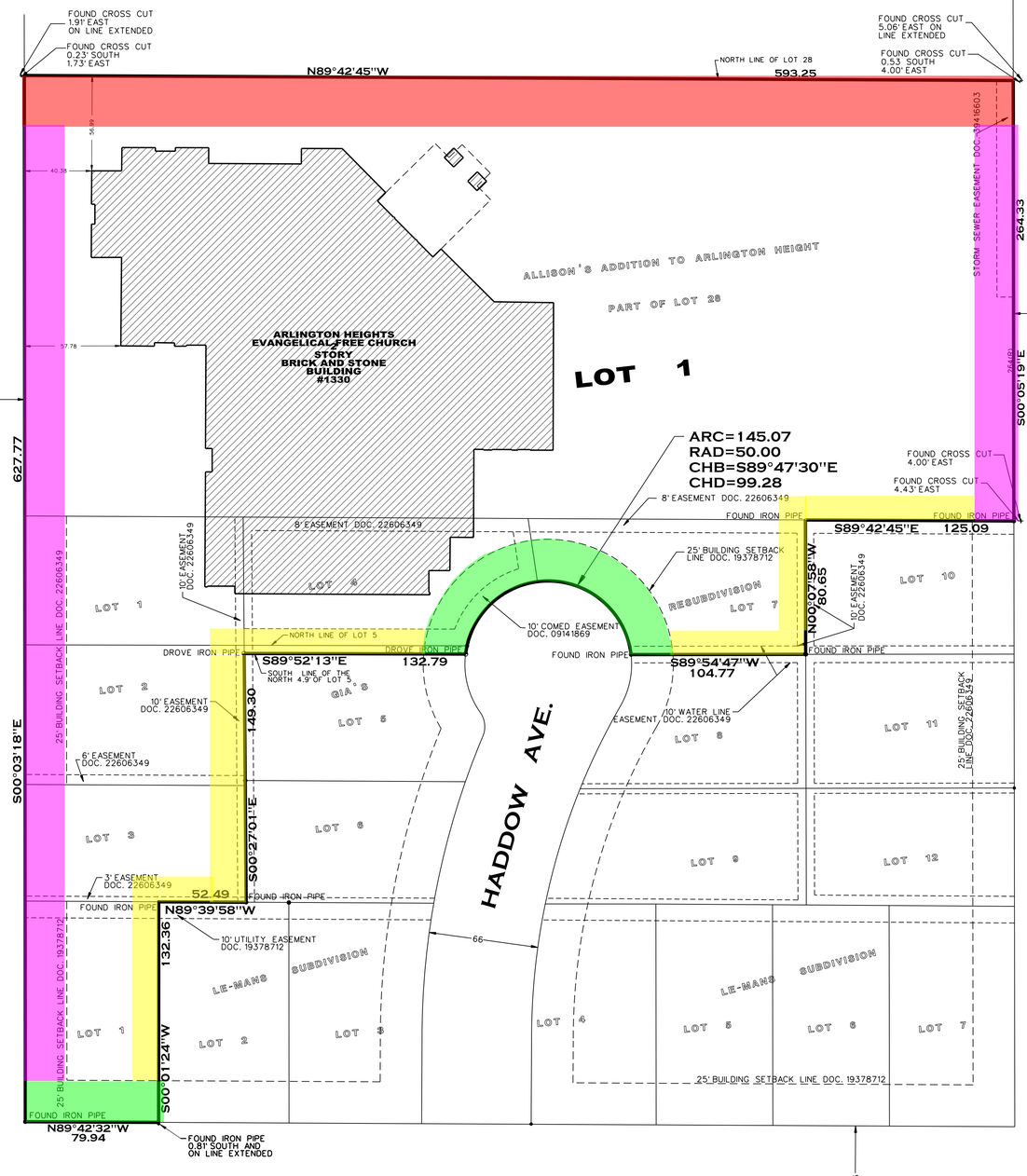
SCOTT A HAGEN
1314 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 6 LEMANS SUBDIVISION
P.I.N. 03-20-304-021-0000

MARK AND LISA RUDY
1318 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
PART LOT 5 -LEMANS SUBDIVISION
P.I.N. 03-20-304-029-0000

JEFFREY & STACEY HARTM
406 E. OLIVE ST.
ARLINGTON HEIGHTS, IL 60004
LOT 2-LEMANS SUBDIVISION
P.I.N. 03-20-311-002

D & S LAVIN
1317 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 8-LEMANS SUBDIVISION
P.I.N. 03-20-304-023

S & H SAFFORD
1320 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 10-LEMANS SUBDIVISION
P.I.N. 03-20-304-025



LINE LEGEND

= BOUNDARY LINE
= LOT LINE
= EASEMENT LINE
= SETBACK LINE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R=RECORD MEASUREMENT

AREA BEING CONSOLIDATED

221,984 SQ. FT. OR 5.096 ACRES

PERMANENT INDEX NUMBERS

03-20-304-003
03-20-304-004
03-20-304-005
03-20-304-016
03-20-304-017
03-20-304-018
03-20-304-019
03-20-304-022
03-20-304-028
03-20-311-001

RESERVED FOR COOK COUNTY RECORDER

SEND TAX BILL TO:
_____
_____
_____
_____

30' REAR
25' FRONT
ENHANCED 25' SIDE
ENHANCED 25' EXTERIOR SIDE

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

LEGAL DESCRIPTION

THE NORTH 264 FEET OF LOT 28 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) RECORDED OCTOBER 19, 1906 AS DOCUMENT NO, 3941663, IN COOK COUNTY, ILLINOIS.

LOTS 1, 2, 3, 4, 7 AND THE NORTH 4.9 FEET OF LOT 5 IN GIA'S RESUBDIVISION OF THE SOUTH 66 FEET OF LOT 28 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) AND THE NORTH HALF OF LOT 30 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) ALL IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,ACCORDING TO THE PLAT RECORDED JANUARY 25, 1974 AS DOCUMENT NO, 22606349, IN COOK COUNTY, ILLINOIS,

LOT 1 IN LE-MANS SUBDIVISION, A RESUBDIVISION OF THE SOUTH HALF OF LOT 30 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN(EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

AND THAT THE PROJECT IS IN ZONE X (UNSHADED) AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) 17031C0201J FOR THE VILLAGE OF ARLINGTON, ILLINOIS, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____, A.D., 20_____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

IL, PROF. LAND SURVEYOR NO, 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF_____)SS

THIS IS TO CERTIFY THAT THE ORCHARD EVANGELICAL FREE CHURCH IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENTS FOR PUBLIC UTILITIES, SANITARY SEWER, DRAINAGE, TEMPORARY AND WATER MAIN OF SAID PROPERTY, SHOWN HEREON.

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

_____
SIGNATURE

_____
_____
_____
_____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF_____) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR 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 AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

A.D., 20_____.

BY:_____
NOTARY

_____
PRINT NAME

PLAN COMMISSION AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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 DIRECTOR OF ENGINEERING _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____, ILLINOIS, THIS _____ DAY

OF _____, A.D., 20_____.

_____
COUNTY CLERK

_____
PLEASE TYPE/PRINT NAME

FIELDWORK COMPLETED ON 4-12-13

Rev.	Date	Description	By

PLAT OF CONSOLIDATION

LOCATION:
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL

PREPARED FOR:
THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004
PHONE: 847.392.4840

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
207 South Naperville Road Wheaton, Illinois 60187
(630)668-7603 Fax: (630)682-1760 Email: wmaltd@wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
43267	3-23-18	1"=40'
SURV: JCV	DRAWN: JCV	DESIGN: ----
FILE #: COOK CO. 20-42-11 CONSOLIDATION		SHEET #: 1 of 1

Orchard Evangelical Free Church
1313 N. Douglas Avenue
PC #22-007
July 13, 2022

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen is required along the perimeter of a parking area adjacent to the right of way. It was noted that some of the code required shrubs along Douglas Avenue are declining or dead. Please replace the shrubs. In addition, please infill along Belmont Avenue where any shrubs are absent.

PLAN COMMISSION PC #22-007

Orchard Evangelical Free Church Lot Consolidation

1330 N Douglas Ave

Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
    So acknowledged and understood.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. There are no public improvements required for this development, and detention facilities were completed in 2016 as part of MWRD permit 14-260, RL 15-066.
    So noted.

13. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
    So noted. Please advise as to whether County signatures are required at this point as well (County signatures are usually obtained immediately prior to recording.)

14. The existing detention facility is a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed. Please contact the Village Engineer for an editable version of the OUMA.
    So noted.

15. Provide the PINs on the respective lots.
    Revised as requested.

16. There is an existing easement that goes through the building. Clarify if any easements are to be vacated as part of the lot consolidation.
    No easements will be vacated.

Preliminary Plat of Subdivision:

17. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-6 and -10 are complete. The following checklist items are incomplete:
    a) Item 7,11 and 12, provide dimensions for all easements and adjust line type to distinguish easements from building setback lines.
    Revised as requested.

Final of Subdivision:

18. The plat was reviewed against the attached Final Plat of Subdivision Checklist. The following checklist items are incomplete:
    a) Item a. Provide the date of preparation of the final plat and by whom prepared. Revised.
    b) Item n. Provide a deed of dedication, add a signature block for the Village Collector, and revise the signature block from the Director of Engineering to Village Engineer. Revised.
    c) Item q. Revise the date from 2018 to 2022 for the notarized statement from the owner indicating the school districts. Revised.
    d) Item t. Fill in the "Send Tax Bill to" block. Revised.

19. Add the utility signature blocks
    Revised.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Round 1 Review Comments

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 exterior of the building 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.
   The Orchard has lighting throughout the parking lot and around the building structure which complies with the Village' standards. The lights are on timers and sensors. The Orchard also has security cameras installed around the property, which is an additional deterrent to 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.

   This information is with the Arlington Heights Police Department. However, we are submitting the information for reference.

   –Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   Landscaping is compliant with Municipal requirements.

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

PLANNING & COMMUNITY DEVELOPMENT DEPT. REVIEW
JULY 13, 2022

PC 22-007

General:

7. The following approvals have been requested:
    a. **Preliminary and Final Plat of Subdivision to consolidate multiple lots into one lot.**

8. It is encouraged that you hold a neighborhood meeting to introduce the project to the surrounding property owners, prior to appearing before the Plan Commission for a public hearing. Please reach out to me for information on this process.
   Per discussions with Village Staff, Petitioner will not be holding a neighbor meeting. However, Petitioner will be sending out informational letters to the neighbors who will be receiving public notice to advise them of the public hearing that will be held and the request that will be heard by the Plan Commission at that public hearing. Petitioner will provide all information relative to the request and provide contact information for Petitioner and its attorney who will be available for questions prior to the public hearing date.

9. Please outline all activities that occur on the property (worship services, community services, offices, daycare, camps, weddings, misc. events, etc.).
   Church administrative offices are onsite Monday through Friday 8:00am-5:00pm. Worship services are offered Sundays at 8:00am, 9:30am, and 11:00am. Sunday school is held on Sunday mornings. There are also student and adult group teachings throughout the week in addition to fellowship meetings held throughout the week.

10. What are the future plans for this overall site and the Orchard Evangelical Free Church campus at this location?
    Petitioner proposes no changes to the current operations of the Church.

11. A legal description for only the land included within the subdivision are must be provided. The legal description within the Plat of Survey appeared to include other areas not owned by the petitioner.
    Revised as requested.

12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the tentative August 24th Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
    So noted.

13. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval.
    So noted.

14. Please include a revision date on all documents revised and resubmitted as a result of these comments.
    Revised as requested.

15. All documents resubmitted as a result of these comments must also be resubmitted electronically via email or USB.
    So noted.

Final Plat of Subdivision:

16. Staff is recommending that the setbacks be revised to maintain the existing 25' setback along certain elevations. Please review the exhibit attached at the end of these comments and revise the Plat accordingly. Although code allows a 10' setback along Douglas and Belmont, staff encourages a 25' setback, which would be more compatible with the existing 25' setback along this frontage.
    Revised as requested.

17. The surveyors license is listed as having expired on November 20th of 2018.
    Revised to reflect current license term.

18. Please revise the certificates on the Plat to include the Deed of Dedication as required by Section 29-217(a). The 2nd and 3rd paragraphs can be omitted since no covenants have been proposed.
    Revised as requested and as discussed with Staff.

19. Bring the School District certificate within and included by the notary signature. This section can be incorporated within the Deed of Dedication if applicable. Please include all applicable school districts.

Revised as requested.

From: Caitlin Paloian
To: Hubbard, Sam
Subject: RE: Round 2 Submittal - PC 22-007 (Orchard Evangelical Lot Consolidation)
Date: Thursday, August 11, 2022 12:19:43 PM

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Sam,

The Orchard will commit to replacing the shrubs along Douglas that are declining or dead and along Belmont where there are no shrubs.

Thank you,
Caitlin

Orc

Caitlin Csuk

Rosanova & Whitaker, Ltd
127 Aurora Avenue
Naperville, Illinois 60540
(630) 355-4600 ext. 104

NONBINDING NATURE OF TRANSMISSION: Nothing in this email message or any attachment hereto constitutes a binding offer, acceptance, agreement or legal commitment on behalf of any client represented by Rosanova & Whitaker, Ltd.

CONFIDENTIALITY NOTICE: The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender, delete the material from any computer and destroy all copies.

From: Hubbard, Sam <shubbard@vah.com>
Sent: Wednesday, August 10, 2022 12:07 PM
To: Caitlin Paloian
Subject: RE: Round 2 Submittal - PC 22-007 (Orchard Evangelical Lot Consolidation)

Hi Caitlin,

I'm not seeing a response to the landscape comments (last page of the attachment). Can you provide a response via email before the end of the week?

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

P: 847-368-5223
F: 847-368-5988

www.vah.com

PLAN COMMISSION PC #22-007
Orchard Evangelical Free Church Lot Consolidation
1330 N Douglas Ave
Round 2

20. The petitioner's response to comment nos. 11, 12, 14, 15, 17 and 19 are acceptable.

21. The petitioner's response to comment no. 13 is noted. The County Clerk Certificate is required; however, a certificate for the Cook County Highway Department is not required.

22. The petitioner's response to comment no. 16 is noted. It is recommended that the easement that goes through the building be vacated as part of the lot consolidation.

Final Plat of Subdivision:

23. The plat was reviewed against the Final Plat of Subdivision Checklist. Add Harper College District #512 to the plat.

Michael L. Pagones, P.E. Date 8/17/22
Village Engineer

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Orchard Church Lot Consolidation
1313 N Douglas

Round 2 Review Comments **08/16/2022**

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.

A. Ov #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

683

Supervisor's Signature

Planning & Community Development Dept. Review

August 17, 2022

REVIEW ROUND 2

Project:	Orchard Evangelical Free Church Lot Consolidation – 1330 N. Douglas Ave Proposed Subdivision to Consolidate
Case Number:	PC 22-007

General:

20. The response to the following comments is acceptable: #7, #11-#17, and #19.

21. The response to comment #8 is noted. Please provide a copy of the letter sent, the date the letter was sent, and whether any of the recipients have reached out to either the Church or yourself.

Final Plat of Subdivision:

22. Please revise the last sentence in the first paragraph of the Deed of Dedication as follow (red text included to show areas of change):

    NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNER OF THE LOT IN THIS CONSOLIDATION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF ANY OTHER LOTS IN THIS SUBDIVISION.

Prepared by: _____

Orchard Evangelical Free Church – Lot Consolidation
1313 N. Douglas Avenue
PC #22-007
August 17, 2022

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen is required along the perimeter of a parking area adjacent to the right of way. It was noted that some of the code required shrubs along Douglas Avenue are declining or dead. Please replace the shrubs. In addition, please infill along Belmont Avenue where the shrubs are absent.

   The petitioner has indicated that they will address the comment above per the e-mail received August 11, 2022.

   There are no additional comments.

Plan Commission
10/26/2022

Item: Ecole 360 Childcare Center - 1515-1519 W. Dundee Rd. - PC#22-008

Department: Planning & Community Development

Requested Action

Special Use Permit for a Day Care Center on the subject property.

Variations Required

1. Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.

2. Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.

3. Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

Recommendation

The Staff Development Committee (SDC) reviewed the requested Special Use Permit to allow a Day Care Center on the subject property, as well as the following variations:

- Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.
- Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.
- Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

The Staff Development Committee recommends APPROVAL of the application subject to the following conditions:

1. The playground equipment/shade structure shall be shifted east to avoid encroachment into the platted 40-foot setback along the western side of the site.

2. Within the two-foot space between the six-foot privacy fence and the curb, the

petitioner shall install landscaping between each bollard, which shall consist of salt/drought tolerant greenery such as ornamental grasses.

3. The bicycle parking spaces proposed within the parking stall shall be relocated the triangular landscape area at the east of the primary building entrance.

4. The petitioners shall install stop signs for control of outbound movements from the site at the two exit drives where they each intersect with Wilke Road.

5. The petitioners shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Public Notice	Agreement
Aerial	Exhibits
CPRC Minutes 5-25-22	Minutes
Project Narrative	Correspondence
Justification for Special Use & Variations	Correspondence
Plat of Survey	Exhibits
Architectural Plans	Exhibits
Rendering	Exhibits
Engineering Plans	Exhibits
Fence Details	Exhibits
Landscape Plan	Exhibits
Market Analysis	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

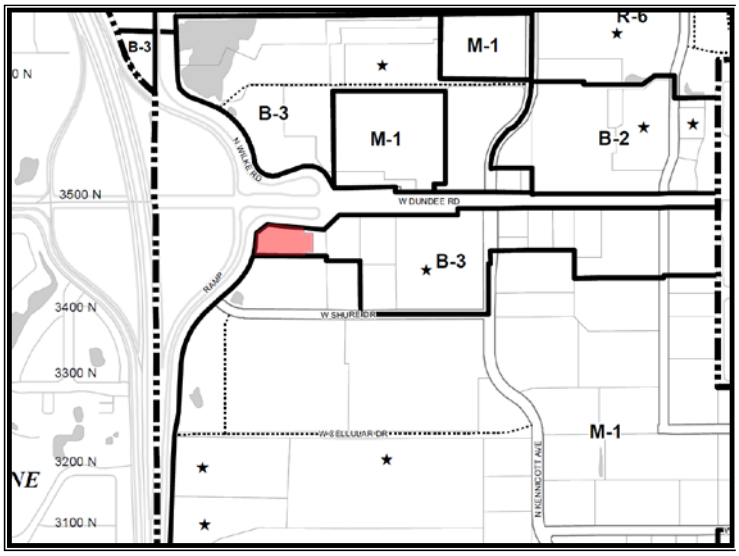
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC #22-008*
***Project Title**: Ecole 360 Childcare Center*
***Address**: 1515-1519 W. Dundee Rd.*
***PIN**: 03-07-102-014*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: October 26, 2022*
***Date Prepared**: October 21, 2022*

***Petitioner**: Mesut Birgun*
Ecole 360 Child Development Center
***Address**: 1540 W Algonquin Road*
Palatine, IL 60067

***Existing Zoning**: B-3: General Service, Wholesale and Motor Vehicle District,*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District	Car Dealership (Rohrman Lexus)	Commercial
South	M-1: Research, Development, and Light Manufacturing District	Multi-Family Residential Development	Offices Only
East	B-3: General Service, Wholesale, and Motor Vehicles District	Hotel (Days Inn & Suites)	Commercial
West	B-3: General Service, Wholesale, and Motor Vehicles District	Highway off-ramp	Open Space

Requested Action:

1. Special Use Permit for a Day Care Center on the subject property.

Variations Required:

1. Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.
2. Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.
3. Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

Project Background:

The subject property is 79,325 square feet in size (1.82 acres) and was last occupied as a two-tenant commercial building by a medical office (Amita Health) and a bank with a drive-through (Huntington Bank). The building is currently vacant and consists of approximately 7,931 square feet of floor area. Access to the site comes from two full access curb cuts along New Wilke Road, one of which is shared with the property abutting to the south and governed by a perpetual cross access easement. In addition, the site has access to a third full access curb cut to New Wilke Road located on the Days Inn property to the east that is also governed by a perpetual cross access easement. Adjacent to this third access point, New Wilke Road intersects with Dundee Road with a full access signaled intersection. Via internal drive aisles, the Days Inn property is connected to the restaurant to the east (Jameson's Charhouse), which is also connected to the Napleton Dealership and eventually provides access to Kennicott Drive. Although this internal connection to Kennicott Drive exists, it does not appear to be formalized through an access easement to the benefit of the subject property. Parking is shared between both the Days Inn property and the subject property, which together contains a total of 205 parking stalls.

Mesut and Meg Birgen, owners and operators of Ecole 360 Child Care Center (with two existing day care facilities in Palatine and Schaumberg) have the site under contract and have proposed a third day care location on the subject property. The facility would offer care for children aged six weeks through age five. The daycare anticipates a maximum of 130 children with 22 full time staff members. Hours of operation would be between 6:30am and 6:30pm, Monday through Friday. There would be a total of eight classrooms; one infant room, two toddler rooms, three rooms for children aged two years old and above, and two preschool classrooms.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale and Motor Vehicle District. Day Care Centers are required to obtain a special use permit within the B-3 District, and the petitioner has provided a written response to the three Special Use Permit approval criteria, which criteria has been included below:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The Staff Development Committee believes the necessary approval criteria have been met and supports the proposed special use permit for the following reasons. One, pursuant to the petitioner's market assessment of 10 other day care facilities within a 5-mile radius, there are few options for families that are seeking a non-corporate daycare that provides a high-quality curriculum with college educated instructors at a price point that is tenable for families in the vicinity. Two, the proposed special use request will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity as the site has excellent access, an abundance of parking, and the use is compatible with the surrounding office and hotel uses. Third, the Comprehensive Plan designates the site as "Commercial" and the proposed day care center is compatible with this designation.

Conceptual Plan Review Committee

The petitioners appeared before the Conceptual Plan Review Committee for a preliminary review of their development concept on May 25, 2022. In general, the commissioners were supportive of the proposed use. The petitioners indicated that they were interested in a variation to waive the traffic and parking study. During discussion of the concept, the Conceptual Plan Review Committee members encouraged the petitioners to submit the code required traffic and parking study as part of their Plan Commission application.

Building, Site and Landscaping

The petitioners are not proposing any significant changes to the exterior of the building. The proposed exterior work consists of minor maintenance repairs, new signage, and the conversion of several windows into exit doors. The paint color of the building will remain as existing. Given the scope of the proposed exterior work, Design Commission review is not required.

Overall, the site is well suited to function as a daycare with good visibility from Dundee Road, multiple points of access, and an abundance of parking. Furthermore, the building and play area are centered on the site and not located in close proximity to neighboring buildings or residential uses. The petitioners have proposed removal of the existing drive-through equipment located on the western side of the building but would keep the canopy that covers the existing drive-through area. With exception to a small pass-through lane to the west of the canopy, all pavement in the drive-through area would be covered with a rubberized surface to be used for the outdoor play areas. The area would be fenced with a six-foot tall solid fence, and playground equipment would be added within the fenced area. Because this area is considered the front yard per the Zoning Code, the following variations are required:

- **Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.**
- **Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.**
- **Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.**

All variations must conform to the four hardship criteria (included below), and the petitioner has provided a written response explaining how each requested variation conforms to the approval criteria, which response has been included in the packet provided to the Plan Commission:

- **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.**

Staff supports the requested variations for the following reasons. One, while the playground area is technically a "front yard" as per the definition in the Zoning Code, given the orientation of the building and the location of the front entrance, the playground equipment and fence are located in what appears more like an exterior side yard than a front yard. Two, the six-foot tall fence enhances safety for the children in comparison to a three-foot tall open fence as would be allowed by Code. Three, the accessory structure size variation is required due to the playground shade canopy, which has no walls and is open on all four sides. Given the lack of walls, the bulk of this structure will have a minimal appearance.

However, in order to minimize the impact of the requested variations, staff is recommending two conditions of approval:

1. The proposed playground equipment/shade structure shall be shifted east to avoid encroachment into the platted 40-foot setback along the western side of the site.
2. Within the two-foot space between the six-foot privacy fence and the curb, the petitioner shall install landscaping between each bollard, which shall consist of salt/drought tolerant greenery such as ornamental grasses.

Traffic, Parking, and Circulation:

Per code, the petitioner has submitted a traffic and parking study from a certified traffic engineer (KLOA), which assessed access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations. The study has concluded that there is sufficient capacity at neighboring intersections to accommodate for the anticipated traffic that will be generated by the proposed daycare during peak travel times (7:45am-8:45am and 4:15pm-5:15pm). Additionally, parents/guardians will be required to park and walk their child to/from the building during drop-off/pick-up times; with the abundance of parking onsite, drop-off/pick-up operations are not expected to be a problem. However, the study recommended that stop-signs be added to the western and northern drive aisles where they intersect with Wilke Road. As these improvements are not currently shown on the plans, a condition of approval to require these signs has been recommended below.

The site currently operates with two-way traffic circulation, with exception to the existing drive-through lanes where the traffic flow reverts to one-way heading in a counter clockwise direction. The proposed removal of the drive-through and construction of the curbed playground will maintain the one-way circulation in this area. As previously mentioned, the subject property has a cross access agreement with the Days Inn hotel located to the east, which property has internal connections east to the Napleton Dealership property that has access to Kennicott Avenue. Additionally, the subject property has internal access to the office property abutting to the south, which has a secondary access point onto Wilke Road and also access to Shure Drive (although it should be noted that the only formalized access on/through the southern property is through their shared connection to Wilke Road). The KLOA study evaluated cut through-traffic occurring on the site to determine its potential impact on drop-off/pick-up operations and found minimal cut-through traffic occurring, with around five vehicles travelling through the site during the AM peak hour and around six vehicles during the PM peak hour.

With regards to parking, since the subject property shares a parking field with the Days Inn hotel to the east that is governed by a reciprocal shared parking agreement, the amount of code required parking is calculated based on the sum of both uses. Relative to code requirements, there is a 47-space parking surplus. The parking row along the northern side of the site adjacent to the main front entrance will be the optimal area for drop-off/pick-up parking as it is closest to the primary building entrance. This parking row contains 12 parking spaces with a 13th space proposed to be converted into a bike parking zone that would include 10 bicycle parking stalls. To preserve this 13th space as an automobile parking stall, the Staff Development Committee has recommended the proposed bike parking be relocated to the triangular area east of the main entrance to the building. A condition of approval relative to this change been included in the recommendation below. The detailed parking calculations for the subject property have been included in **Table I** located on the next page.

Table I: Parking Calculations

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	NUMBER OF CHILDREN	NUMBER OF HOTEL ROOMS	PARKING RATIO	PARKING REQUIRED
Ecole 360 Childcare	Day Care Center	22	8	130	N/A	1.5 spaces per employee	33
Days Inn	Hotel	N/A	N/A	N/A	123	1 Space per Hotel Room	123
						Total Parking Required	156
						Total Parking Provided	203
						Parking **Surplus**/(Deficit)	**47**

Per Code, two bike parking stalls are required and the ten proposed bike parking stalls will satisfy the code requirement. However, the Staff Development Committee has recommended a condition of approval to relocate the proposed bike parking spaces from the existing automobile parking stall within the northern parking row to the small triangular landscape area to the east of the main front entrance. Unless the petitioner anticipates that 10 bike parking stalls are necessary to accommodate for the bike parking demand generated by employees or customers, a reduction to two bike parking spaces is encouraged, which would comply with Code and also maximize the greenspace within the triangular area.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the requested Special Use Permit to allow a Day Care Center on the subject property, as well as the following variations:

- **Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.**
- **Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.**
- **Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.**

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. The playground equipment/shade structure shall be shifted east to avoid encroachment into the platted 40-foot setback along the western side of the site.
2. Within the two-foot space between the six-foot privacy fence and the curb, the petitioner shall install landscaping between each bollard, which shall consist of salt/drought tolerant greenery such as ornamental grasses.
3. The bicycle parking spaces proposed within the parking stall shall be relocated the triangular landscape area at the east of the primary building entrance.
4. The petitioners shall install stop signs for control of outbound movements from the site at the two exit drives where they each intersect with Wilke Road.
5. The petitioners shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ October 21, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTIFICATION AFFIDAVIT

I, Mesut Birgun hereby certify as follows:

1. That on the 11th day of October, 2022, affiant caused to be mailed in the Post Office of Palatine, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..

2. That the parties to whom said notice was mailed are set forth on the attached list.

3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Signature

Subscribed and Sworn to before me
this 11th day of October, 2022.

Notary Public

GURBIR SINGH
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 5, 2026

RECEIVED
OCT 11 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Ecole 360 Special Use Permit: Mailing List for Public Hearing Notification Letters

PIN's that must receive a notification letter	PROPERTY ADDRESS			MAILING ADDRESS		
03063020230000	1510 DUNDEE RD	ARLINGTON HEIGHTS	60004	ROBERT V ROHRMAN	1510 W DUNDEE RD	ARLNGTON HTS, IL 60004
03063020240000	1400 W DUNDEE RD	PALATINE		ROHRMAN GENERAL LLC	1510 W DUNDEE RD	ARLNGTON HTS, IL 60004
03071020030000	1415 W DUNDEE RD	ARLINGTON HEIGHTS	60004	AH LODGING LLC	1415 W DUNDEE RD	ARLNGTON HTS, IL 60004
03071020080000	1500 SHURE DR	ARLINGTON HEIGHTS	60004	YPI ARLINGTON LLC	21900 BURBANK BLVD 250	WOODLNDHILLS, CA 91367
03071020130000	1500 SHURE DR	ARLINGTON HEIGHTS	60004	YPI ARLINGTON LLC	21900 BURBANK BLVD 250	WOODLNDHILLS, CA 91367
03071020140000	1515 W DUNDEE RD	ARLINGTON HEIGHTS	60004	HUNTINGTON NATIONAL BK	PO BOX 182334	COLUMBUS, OH 43218
03071020150000	1415 W DUNDEE RD	ARLINGTON HEIGHTS	60004	AH LODGING LLC	1415 W DUNDEE RD	ARLNGTON HTS, IL 60004
02122060400000	0 IDOT ROUTE 53	PALATINE		IDOT Region 1, c/o Jose Rios	201 W. Center Ct.	Schaumburg, IL 60196

RECEIVED
OCT 11 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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OCT 11 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 10/07/2022

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for:

- A Special Use Permit for a Day Care Center on the subject property.
- A Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.
- A Variation to Chapter 28, Section 6.5-7b, to allow accessory structures in excess of 300 square feet.
- A Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

The location of the subject property is: 1515-1519 W. Dundee Road, Arlington Heights, IL.

The Huntington National Bank is the beneficial owner of the subject property.

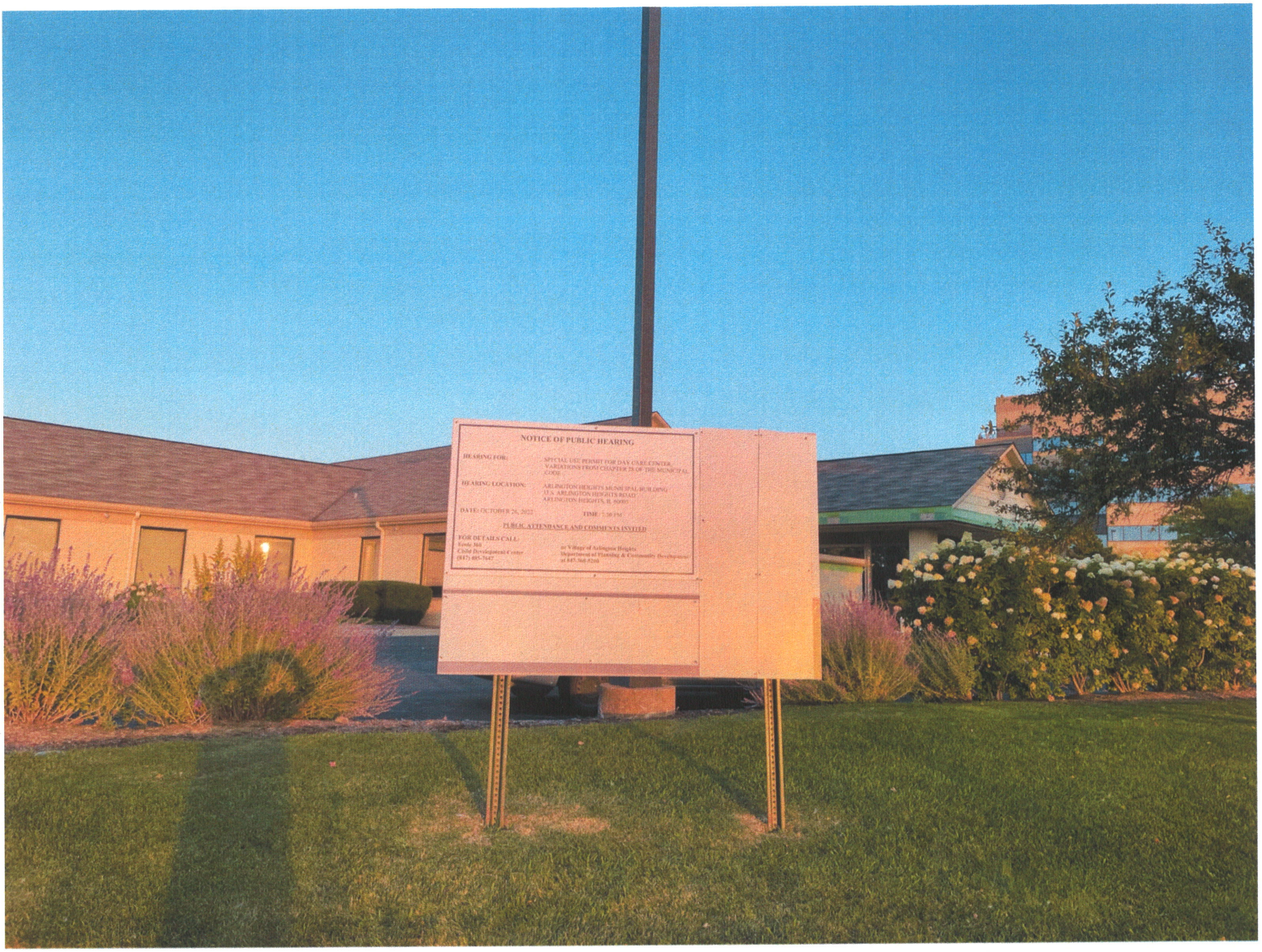
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd Floor, at 7:30PM, on Wednesday, October 26, 2022.

Ecole 360 Child Development Center
Mesut Birgun

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5791 (Voice) or 847-368-5980 (Fax) or rmaldonado@vah.com

Notice sign @ 1515 W Dundee Rd (from N Wilke Rd)



RECEIVED
OCT 11 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON OCTOBER 26, 2022, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 22-008, an application for a Special Use Permit to allow a Day Care Center on the subject property, said property located at 1515-1519 W. Dundee Road in Arlington Heights, IL, and legally described as follows:

LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation to Section 6.5-2, to allow accessory structures (playground structure) in a front yard.
- Variation to Section 6.5-7b, to a 540 square foot accessory structure (playground structure) where code restricts the maximum size of an accessory structure to 300 square feet.
- Variation to Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 11, 2022 (4589612)

CERTIFICATE OF PUBLICATION

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Northwest Suburbs
Daily Herald

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

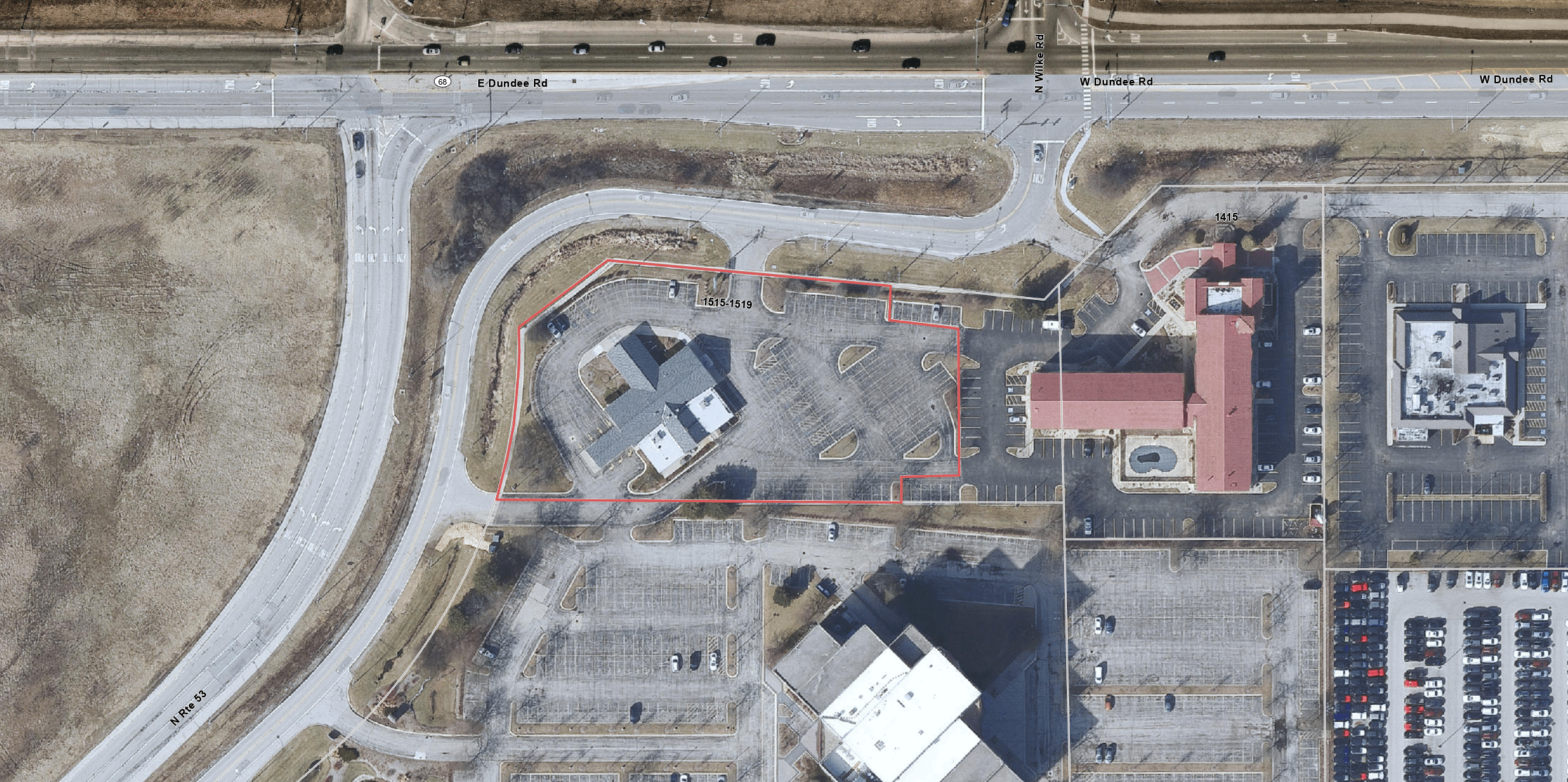
I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/11/2022
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Ballinger
Designee of the Publisher and Officer of the Daily Herald

Control # 4589612


68
E Dundee Rd
N Wilke Rd
W Dundee Rd
W Dundee Rd
1515-1519
1415
N Rte 53

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON: May 25, 2022

Project Title: Ecole 360 Childcare

Address: 1515-1519 W. Dundee Rd.

Petitioner: Mesut Birgen
Ecole 360 Childcare

Address: 1540 W. Algonquin Rd.
Palatine, IL 60067

Requested Action:

1. Special Use Permit for a Day Care Center on the subject property.
2. Land Use Variation to allow a "Private School" in the B-3 District.

Variations Required:

- None identified at this time

Attendees: Meg Birgun, Ecole 360
Mesut Birgun, Ecole 360
Birol Topaloglu, Project Architect
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 79,325 square feet in size (1.82 acres) and was last occupied as a two-tenant commercial building by a medical office (Amita Health) and a bank with a drive-through (Huntington Bank). The building is currently vacant and consists of approximately 7,900 square feet of floor area. Access to the site comes from two full access curb cuts along New Wilke Road, as well as a third full access curb cut to New Wilke Road located on the Days Inn property to the east (granted by a perpetual access easement). Adjacent to this third access point, New Wilke Road intersects with Dundee Road with a full access signaled intersection. Via internal drive aisles, the Days Inn property is connected to the restaurant to the east (Jameson's Charhouse), which also leads to the Napleton Dealership and eventually provides access to Kennicott Drive. Although this internal connection exists, it does not appear to be formalized through an access easement. Parking is shared between both the hotel property and the subject property, which together contains a total of 205 parking stalls.

Mesut Birgen, who is owner and operator of Ecole 360 Child Care Center and has existing daycare facilities in Palatine and Schaumberg, has the subject property under contract and is interested in establishing a third daycare location in Arlington Heights. The facility that would offer care for children aged six weeks old through age 12. The proposed facility anticipates a maximum of 130 children with 22 full time staff members. Hours of operation would be between 6:30am and 6:30pm Monday through Friday. There would be a total of eight classrooms; one infant room, two toddler rooms, three rooms for children aged two years old and above, and two elementary school classrooms.

Meeting Discussion:

Ms. Birgun the owner said they are proposing a daycare/preschool in Arlington Heights. It would be their third location, they have one in Schaumberg and one in Palatine. They will have 6 weeks babies through 12 years old. Operating hours will be 6:30 am – 6:30 pm. They are licensed by DCFS. Planning one infant classroom from 6 weeks to 15 months. Two toddler

classrooms from 15 months to 24 months old, and two classrooms for kids 2-3 years old. A preschool classroom for kids 3-4 years old, and a pre-kindergarten classroom for up to 20 kids. Every classroom will be staffed 4:1. Their license will be for kids up to 12 years old but they will only provide care for children up to Kindergarten age. They do not provide elementary age education. She stated there will be 22 staff members. The daycare will offer breakfast, lunch and snack. There will be a kitchen. Drop off starts from 6:30am to 9:00 or 10:00am. Peak time for drop off will be from 7:30am to 9:00am. Pick up time starts at 3:00-3:3:30pm, and it continues until 6:30pm. Parents park the cars in the parking lot of pick up and they enter the building. Normally they get a passcode to enter the classrooms for pick-up and drop-off. There are no plans for exterior changes, but the interior will be modified. There is plenty of parking, they have a good surplus.

Mr. Hubbard stated the property is the B-3 Zoning district, which is a General Service, Wholesale and Motor Vehicles District. The district allows daycare uses through issuance of a Special Use Permit. The petitioner will need to justify their request per the three criteria for Special Use approval. Additionally, the petitioner will need to provide further clarity on the ages of children that would be in the facility, which could kick in the need for a land use variation for a private school in the B-3 District. If children of 6 years or older attend the daycare it will be necessary to get the land use variation.

Ms. Birgun asked if they get the permit now for up to kindergarten as described, what if something changes?

Mr. Hubbard responded that if they don't get a land use variation for a school, then you can only have children less than six years old at the facility. You would need to reapply in the future if something changed. Mr. Hubbard explained if there are children only up to five years old and no older, it would be just a special use request.

Ms. Birgun stated that they would provide services to children only through five years old.

Mr. Hubbard said that the site is designated as commercial on the Comprehensive Plan. Mr. Hubbard stated as part of any special use request, Staff would require a market study be provided, it should identify the similarities or anything unique about this daycare that sets it apart from the other daycares in the vicinity.

He said they are not proposing much change to the exterior of the building. Some of the pavement on the west of the building will be removed and made to outdoor play area. A Design Commission application is not being required. However, staff is asking for details on all proposed fencing, the new dumpster enclosure that is needed, and details on all the play equipment. Fire Department is asking for a fire truck turning exhibit so that will need to be provided. There are areas that have to be enhanced with landscaping. A plan is needed. Traffic and Parking study is required with the special use permit; staff would like to hear feedback from the CPRC relative to the need for a traffic and parking study. Staff is open to a variation to waive this requirement. Access doesn't seem to be a problem with this site. There is a parking agreement shared between the hotel to the east and this site, both properties rely on the same parking. As far as the parking there is a 50-space surplus. Staff is generally supportive of this project.

Commissioner Cherwin stated he feels a traffic and parking study should be completed for this project given the site. Questioned the cross access within the parking lot. Wanted to make sure the play area was sufficiently protected from the drive aisles, specifically with traffic coming from the abutting property. The existing swale would protect the play area from Wilke Road.

Mr. Topaloglu stated they are installing a 5-foot privacy fence along with guard rail for protection.

Commissioner Sigalos stated he is also concerned with the playground area and fencing material. Wanted to make sure play area was safe from traffic coming through site. He said he is supportive of the concept for re-use.

Commissioner Green stated he is supportive of the project and also agrees that a traffic study should be completed.

Commissioner Green opened up the floor for public comment

No comments from the public were received.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

ECOLE 360
CHILD DEVELOPMENT CENTER

Project Narrative

Ecole 360 Arlington Heights in 1515 W Dundee Rd

Ecole 360 was founded in 2017 by Meg and Mesut Birgun with the intention of European touch to childcare. Meg's dedication in life has always been education. She has successfully obtained her BA in teaching and MBA in Educational Management. Meg is Director Qualified by DCFS in Illinois. After the completion of her studies, she has had the pleasure of teaching all age groups in various school settings. Mesut, after obtaining a degree in Political Science, initially worked in the event management business for NGOs and governments for quite some time. The couple brought their different backgrounds, and professional experiences together for the development of Ecole 360 Child Development Center. Ecole 360's concept is a totally new approach in childcare industry. Meg and Mesut's only wish is to make the dream of the families come true who are wishing for their kids the best.

First location in Palatine was opened in August 2017 with the capacity of 96 children. Ecole 360 Palatine never closed doors even staying open during the pandemic as an emergency center for essential worker families. Now Ecole 360 Palatine with 18 fulltime staff members has 95 children enrolled serving families all year around. Second location, Ecole 360 Schaumburg opened in August 2020 with the capacity of 126 children from ages 6 weeks through 12 years old. The center with 20 staff member is already 80% full serving the families in Schaumburg and vicinity.

Ecole 360 looks forward to meeting community in Arlington Heights area and have the opportunity of offering them quality and affordable childcare and preschool. Ecole 360's passionate team works hard to meet every child and family's needs from loving to structured learning environment. Ecole 360 Arlington Heights planned to have capacity of 130 children from 6 weeks to 5 years old in 8 classrooms with 22 staff members. Regular operating hours will be 6:30am-6:30pm M-F, and breakfast, lunch and afternoon snack will be provided through third party catering services. Ecole 360 has full open-door policy with password secured doors which allows families to drop off and pick-up in the building.

The property, 1515 W Dundee Rd Arlington Heights, is a 7,931 SF building in a 79,094 SF lot. Proposed project includes inside alterations as shown in the floor plan, and two playgrounds in the SW side of the building and fence around the building to maintain the safety of children. On the façade of the building, current paint and color will be kept, except maintenance needs, but additional exit doors will be open as shown in the floor plan. Monument sign structure will be saved but the face will be changed with new branding after permits granted.

ECOLE 360 Child Development Center

JUSTIFICATION FOR SPECIAL PERMIT

Since ECOLE 360 Child Development Center offering childcare and preschool for children from 6 weeks through 5 years old in B3 zoning at 1515 W Dundee Road, it is looking for a special use permit.

With that, the three Special Use Permit Criteria can be addressed briefly as below:

A. Necessary for the Public Convenience

Up to the data that came in 2021 there are 1381 0-4 yrs. old children in 1 mile radius of 1515 W Dundee Rd. This number goes up 6287 in 3 miles and 13.927 in 5 miles. The area is full of Full-Time working couples. Local Area families are always looking for a childcare center the closest home for the most convenient. ECOLE 360 will be located in an area very easy to reach for lots of families' way to their work or/and way to home which are highly important factors for this service. It means that it is highly valuable community asset. ECOLE 360 is very valuable to the families in the proposed family-convenient location.

B. Not Detrimental

ECOLE 360 will not under any circumstances be detrimental to the health, safety, morals or general welfare of families residing or working in the vicinity. There is nothing dangerous about the service that ECOLE 360 offers. Indeed, it will be such an asset for the community of Arlington Heights. ECOLE 360 not only meets the "Not Detrimental" standard, it improves the quality of life for the local families.

C. Comply with Regulations and Conditions

There is no question, but that ECOLE 360 will comply with all applicable regulations and conditions, as imposed by the Village. The owners are very familiar with such compliance protocols since they have two more ECOLE 360 in the villages of Schaumburg and Palatine. They are excellent how to read and follow all applicable rules and only with Village but also DCFS (IL Department of Children and Family Services).

ECOLE 360
CHILD DEVELOPMENT CENTER

Justification for Variations

Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
    - Correct. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 98 outdoor playground is a requirement for childcare facilities. The proposed playset structures and accessories are consistent with the essential character of the locality.

2) *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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*
    - Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of utilizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
    - Correct. Petitioner is only seeking to install playset equipment to serve the children's need and DCFS requirement.

Variation to Chapter 28, Section 6.5-7b, to allow accessory structures in excess of 300 square feet..

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
    - Correct. Playset dimensions in preschool playground area is 222" x 270.25" x 120.25"(height). According to manufacturer's guidelines this size of playset can serve 26-40 children.

2) *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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*
    - Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of sizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
    - Correct. Petitioner is only seeking to install playset equipment to serve the children's need and DCFS requirement. In daily use this will allow the petitioner to utilize the playset for two classrooms at the same time (Max 40 children). This is required to supply the minimum outdoor play time for every child.

Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
    - Correct. The 6 feet privacy fence application proposed in the front yard in where the neighboring plots are frontage and highway which is not a commercial or residential plot. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 94 outdoor playground fences will at least 48 inches in height. Which is higher than 3'. In addition to this as per the location of the site, playground will be subjected to highway noise. Higher fence is expected to reduce the noise level. Higher fence is expected to create advantage in cleaning and maintenance due to reducing the scraps carried by the wind. Most importantly, cutting visual contact with outside is beneficial in case of unexpected and undesired observers may be coming close. 6' high privacy fence is necessary for Ecole 360 to supply the privacy we promised to our children and families.

2) *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.*
    - Correct. The property is unique in that the property is bordered by both highways and
    - commercial properties. Extra (3) feet fencing will serve to keep all children safe and private.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*
    - Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of installing a 3 feet higher fence in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

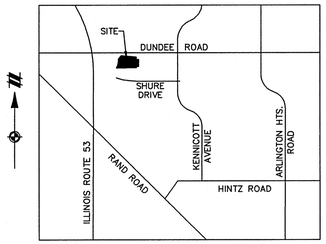
- Correct. As petitioner is only seeking to increase the fence height by 3 feet, petitioner is taking care to ensure that all children are kept safely on the property, and so as not to disturb any of the neighboring properties.

ALTA/ACSM LAND TITLE SURVEY

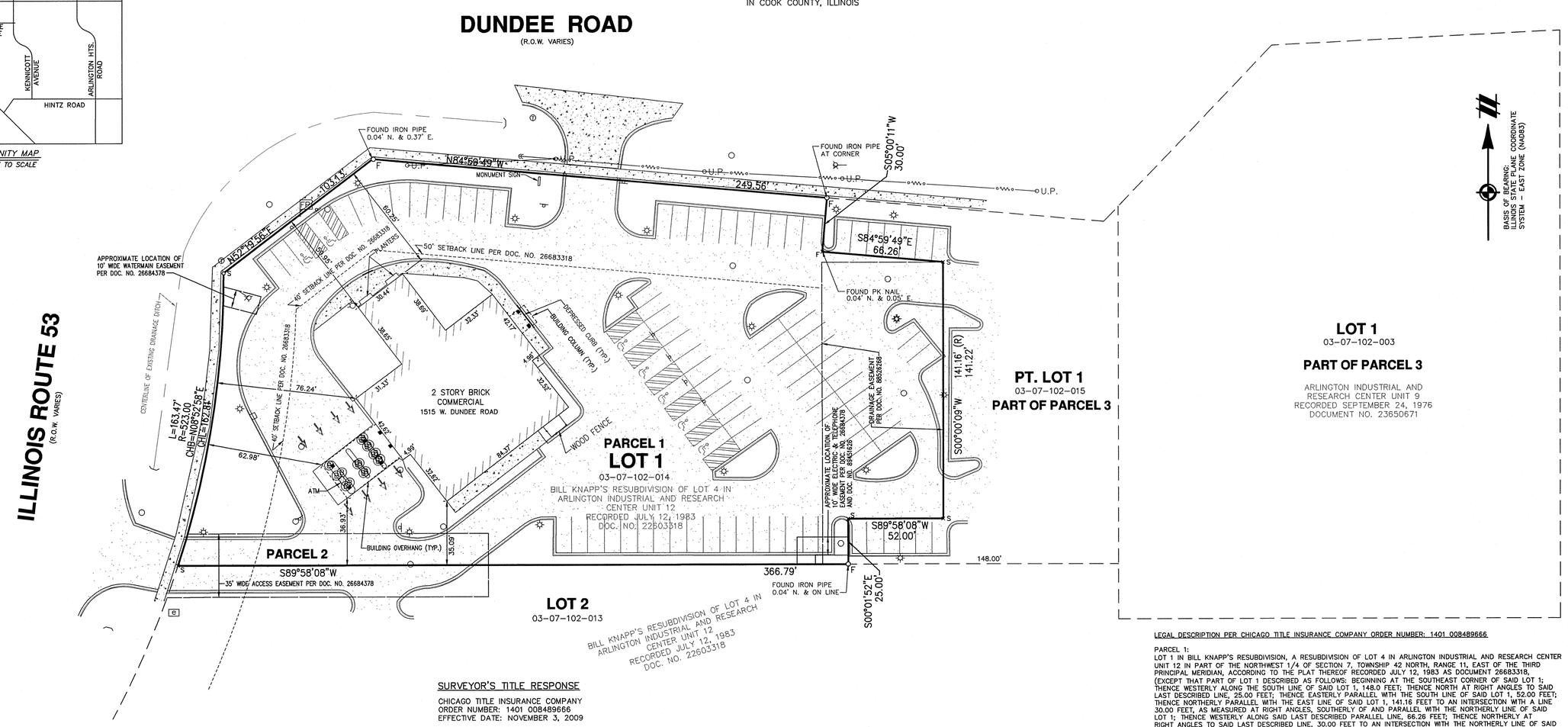
OF

PART OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBER:
03-07-102-014



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1.) COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAMETO SURVEYOR AT ONCE.
2.) UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
3.) CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
4.) NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
5.) FIELD WORK COMPLETED ON 12/06/2009.
6.) OBSERVED PARKING SPACES: 76 STANDARD AND 7 HANDICAP ACCESSIBLE.
7.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COOK COUNTY ILLINOIS AND INCORPORATED AREAS HAVING MAP NUMBER 17031C0044J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

×F	FOUND PK NAIL
oF	FOUND IRON PIPE
×S	SET PK NAIL
oS	SET IRON ROD
○	EXISTING MANHOLE/CATCH BASIN
⊢	EXISTING HYDRANT
×	EXISTING WATER VALVE
	EXISTING FIRE CONNECTION
E	EXISTING ELECTRIC TRANSFORMER
	EXISTING SIGN
	EXISTING LIGHT POLE
oU.P.	EXISTING UTILITY POLE
Ⓑ	EXISTING BOLLARD
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING ASPHALT

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SURVEYOR'S TITLE RESPONSE

CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: 1401 008489666
EFFECTIVE DATE: NOVEMBER 3, 2009

13. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
RESPONSE: PARCELS AS SHOWN HEREON, SEE DOCUMENTS FOR TERMS, PROVISIONS AND CONDITIONS.

15. ORDER ESTABLISHING FREEWAY AND ROUTE LOCATION DECISION, BOTH RECORDED AUGUST 29, 1962 AS DOCUMENTS 18576703 AND 18576704, RESPECTIVELY, PURPORTING TO GIVE NOTICE BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, STATE OF ILLINOIS, OF THE INTENT OF SAID BODY TO ESTABLISH A FREEWAY ON, OVER, ACROSS OR CONTIGUOUS TO THE LAND IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS ONLY AT ENTRANCES PROVIDED FOR SAID PURPOSES. (AFFECTS UNDERLYING OF PARCEL 1)
RESPONSE: DOCUMENTS DESCRIBE PLANNED ROUTE OF HIGHWAY, NO PLOTTABLE MATTERS OF SURVEY.

16. EASEMENTS, TERMS AND PROVISIONS CONTAINED IN THE EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24, 1977 AND KNOWN AS TRUST NUMBER 53022; DUNDEE WILKE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, THE OWNER OF THE BENEFICIAL INTEREST OF TRUST NO. 53022 AND BILL KNAPP'S PROPERTIES, INC., DATED JUNE 21, 183 AND RECORDED JULY 12, 1983 AS DOCUMENT 26684378. (AFFECTS THE LAND AND OTHER PROPERTY)
RESPONSE: AS SHOWN HEREON.

17. WE HAVE EXAMINED THE PLAT OF BILL KNAPP'S RESUBDIVISION, RECORDED JULY 12, 1983 AS DOCUMENT 26683318 BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS. RELATIVE THERETO WE NOTE THE FOLLOWING:
(A) A 10 FOOT WATERMAIN EASEMENT AS SHOWN ON THE PLAT OF RESUBDIVISION. (AFFECTS PART OF THE NORTH WESTERLY LINE OF LOT 1)
(B) RESERVATION AND GRANT OF A NON-EXCLUSIVE ACCESS RIGHT TO THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF MANHOLES, INLETS, CATCH BASINS, SANITARY LINE AND APPURTENANCES, STORM SEWER LINES, AND APPURTENANCES, WATER MAINS AND APPURTENANCES, AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND ADJOINING PROPERTY WITH SANITARY, STORM AND WATER SERVICES OVER, UNDER AND UPON THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION. (AFFECTS PART OF THE NORTH WESTERLY LINE OF LOT 1 AND THE EAST 20 FEET OF LOT 1)
(C) EASEMENT OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET, SAID 170 FEET AS MEASURED ON THE SOUTH LINE OF LOT 1 FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND UPKEEP AS SHOWN ON THE PLAT OF RESUBDIVISION AND AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378.
(D) EASEMENT TO ENTER UPON THE LAND OTHER PROPERTY RESERVED AND GRANTED TO THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND CABLENET, INC., THEIR SUCCESSORS AND ASSIGNS, WITH RIGHT TO CUT, TRIM OR REMOVE TREES AND BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED AS SHOWN ON THE PLAT OF RESUBDIVISION.
(E) A 40 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION OVER THE WESTERLY AND NORTH WESTERLY LINES OF LOT 1.
(F) A 50 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION OVER PART OF THE NORTH LINE OF LOT 1.
RESPONSE: ALL EASEMENTS AS SHOWN HEREON, WATERMAIN EASEMENT LOCATION IS APPROXIMATE.

18. ONSITE UTILITY MAINTENANCE AGREEMENT RECORDED JULY 28, 1983 AS DOCUMENT 26707494 MADE BY BILL KNAPP'S RESTAURANT AND THE TERMS AND CONDITIONS THEREIN CONTAINED. (AFFECTS PARCEL 1)
RESPONSE: DOCUMENT DESCRIBES LOT 1 ENTIRELY, NO PLOTTABLE MATTERS OF SURVEY.

19. CROSS ACCESS AND CROSS PARKING EASEMENT MADE BY AND BETWEEN LA QUINTA MOTOR INNS INC. AND BILL KNAPP'S PROPERTIES INC. GRANTING A NON-EXCLUSIVE USE OF AN EASEMENT FOR THE USE, BENEFIT AND ENJOYMENT OF LAND EAST AND ADJOINING AND ITS SUCCESSORS AND ASSIGNS IN, TO, OVER, ACROSS AND THROUGH THE COMMON AREA CONSISTING OF THE DRIVEWAYS, ENTRANCES, EXITS, PARKING AND DRIVEWAY AREAS FOR INGRESS AND EGRESS BY PEDESTRIAN OR VEHICULAR TRAFFIC AND A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING AND DRIVEWAY AREAS AND THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 19, 1988 AS DOCUMENT 88160821 AND AS MODIFIED BY MODIFICATION RECORDED SEPTEMBER 25, 1989 AS DOCUMENT 89451627. (AFFECTS PARCEL 3)
RESPONSE: PARCELS AS SHOWN HEREON, SEE DOCUMENTS FOR TERMS, PROVISIONS AND CONDITIONS.

20. RESTRICTION CONTAINED IN DECLARATION OF RESTRICTION RECORDED APRIL 19, 1988 AS DOCUMENT 88160822 MADE BY BILL KNAPP'S PROPERTIES INC. THAT KNAPP'S LAND LYING WITHIN 1,000 FEET OF ANY BOUNDARY LINE OF THE LAND DESCRIBED ON EXHIBIT B ATTACHED THERETO SHALL NOT BE DEVELOPED OR USED AS A HOTEL OR MOTEL OR OTHER SIMILAR FACILITY, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
RESPONSE: DOCUMENT DESCRIBES PARCELS 1, 2 & 3 SHOWN HEREON, NO PLOTTABLE MATTERS OF SURVEY.

21. STORM DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 15, 1988 AS DOCUMENT 88526268, AGREEMENT ENTERED BY AND BETWEEN BILL KNAPP'S PROPERTIES INC. AND LA QUINTA MOTOR INNS FOR THE PURPOSE OF DEFLECTING, DISPERSING AND DRAINING STORM WATER FROM A PORTION OF THE LO TRACT INTO THE TWO EXISTING DRAIN BASINS THAT CONSTITUTE A PART OF THE EXISTIHG UNDERGROUND KNAPP'S DRAINAGE SYSTEM LOCATED WITHIN THE EASEMENT AREA.
RESPONSE: AS SHOWN HEREON.

22. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 89451626, AFFECTING THE PART OF THE LAND AS SHOWN ON SKETCH ATTACHED TO THE DOCUMENT.
RESPONSE: APPROXIMATE LOCATION OF EASEMENT AS SHOWN HEREON.

23. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT 90075125, AFFECTING THAT PAT OF THE LAND AS SHOWN ON SKETCH ATTACHED TO THE DOCUMENT. (AFFECTS PARCEL 1)
RESPONSE: APPROXIMATE LOCATION OF EASEMENT AS SHOWN HEREON.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER: 1401 008489666

PARCEL 1:
LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOW: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LASALLE NATIONAL BANK, A A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24, 1977 AND KNOWN AS TRUST NUMBER 53022, DUNDEE WILKE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, THE OWNER OF 100 PERCENT OF THE BENEFICIAL INTEREST OF TRUST NO. 53022 AND BILL KNAPP'S PROPERTIES, INC., DATED JUNE 21, 1983 AND RECORDED JULY 12, 1983 AS DOCUMENT 26684378, FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND UPKEEP OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND: THE NORTH 17.5 FEET OF THE WEST 170 FEET OF LOT 2 (SAID 170 FEET AS MEASURED ON THE NORTH LINE OF LOT 2) IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LA QUINTA MOTOR INNS, INC., A TEXAS CORPORATION AND BILL KNAPPS' PROPERTIES, INC., A MICHIGAN CORPORATION DATED MAY 29, 1987 AND RECORDED APRIL 19, 1988 AS DOCUMENT 88160821, AS MODIFIED BY MODIFICATION OF COMMON-ACCESS AND CROSS-PARKING EASEMENT AGREEMENT FOR ROADWAYS AND DRIVEWAYS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON THAT PORTION OF THE COMMON AREA OF THE LA QUINTA MOTOR PARCEL.

THE SUBJECT PROPERTY CONTAINS 1.82 ACRES OR 79,325 SQUARE FEET, MORE OR LESS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: FIRST BANK
FIRSTMERIT BANK, N.A.
KATTEN MUCHIN ROSENMAN LLP
CHICAGO TITLE INSURANCE COMPANY
AND THE SUCCESSORS AND/OR ASSIGNS OF THE ABOVE LISTED PARTIES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) AND 13, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 4TH DAY OF FEBRUARY, 2010.

ERIC W. BRAND
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2010

STATE OF ILLINOIS ★ ERIC W. BRAND 035-3706 NAPERVILLE IL ★ PROFESSIONAL LAND SURVEYOR

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

ATWELL
866.850.4200 | www.atwell-group.com
OFFICES IN NORTH AMERICA AND ASIA
Design Firm #184-001533

SECTION 7
TOWNSHIP 42 NORTH, RANGE 11 EAST
WHEELING TOWNSHIP
COOK COUNTY, ILLINOIS

CLIENT: FIRST BANKS, INC.

ALTA/ACSM LAND TITLE SURVEY

DATE
12/18/2009

02/24/10 PER REVISED TITLE COMMITMENT

REVISIONS

ATWELL

SCALE 0 15 30
1" = 30 FEET

DR. REW | CH. EWB
P.M. E. BRAND
BOOK 137
CAD FILE: 09002415AS-001
JOB 09002415
FILE CODE: AS-0-1
SHEET NO.
1 OF 1



NORTH WEST FACADE



SOUTH WEST FACADE



NORTH EAST FACADE



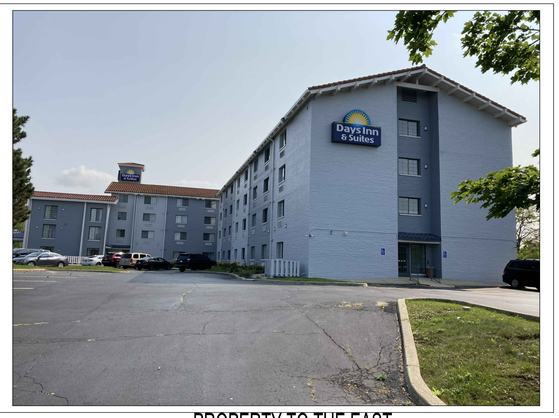
SOUTH EAST FACADE



DUNDEE ROAD AND PROPERTY TO THE NORTH



DUNDEE ROAD AND WILKW ROAD CONNECTION TO THE NORTH



PROPERTY TO THE EAST



PROPERTY TO THE SOUTH



HIGHWAY 53 AND WILKE FRONTAGE ROAD TO THE WEST

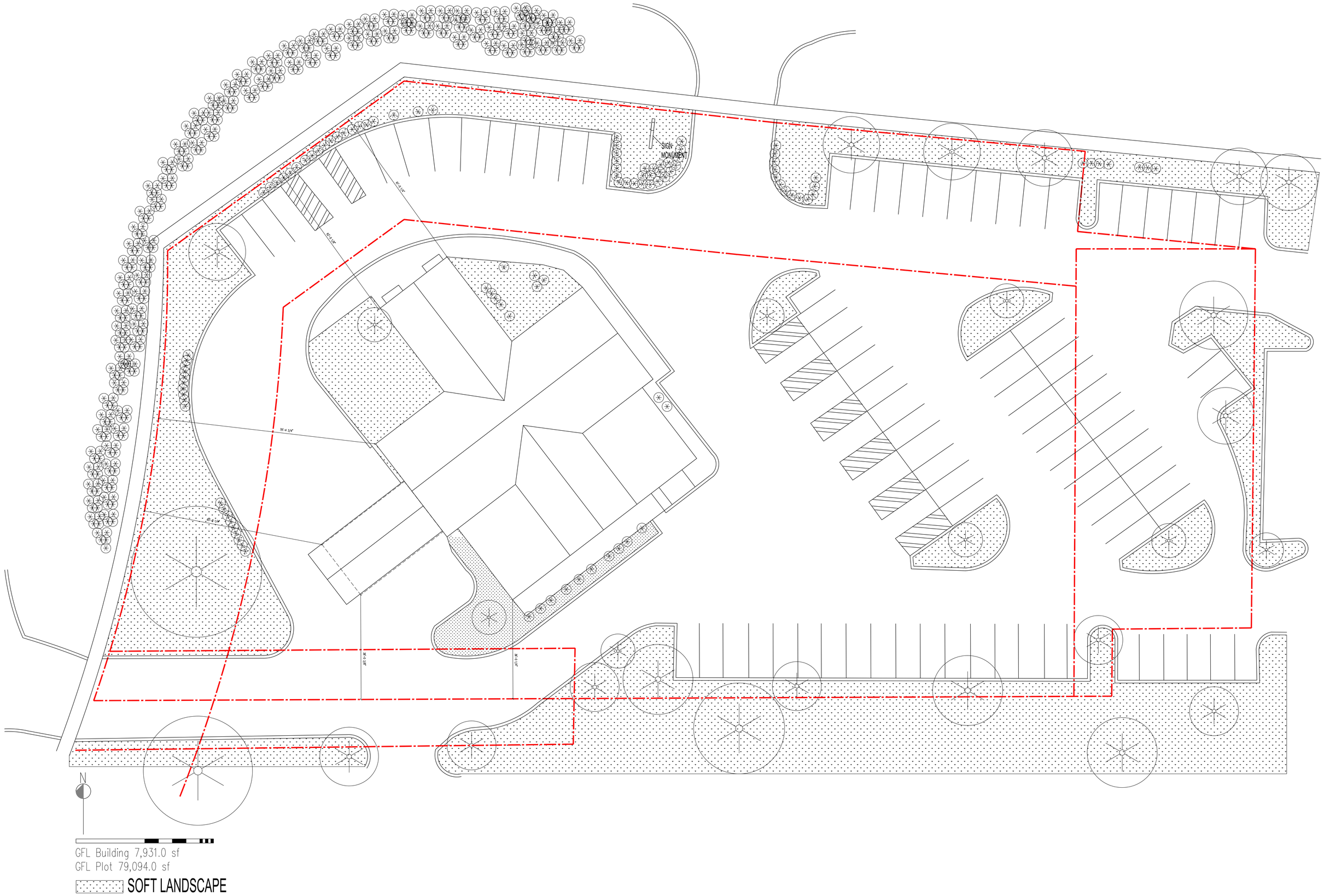
ECOLE 360
CHILD DEVELOPMENT CENTER

ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
EXISTING PHOTOS

09/22/2022

Rev. no	Description	Date

drawing by: ecole360 inhouse



GFL Building 7,931.0 sf
GFL Plot 79,094.0 sf

SOFT LANDSCAPE

ECOLE 360
CHILD DEVELOPMENT CENTER

ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
EXISTING SITE PLAN
3/32" = 1'-0"
05/29/2022

Rev. no	Description	Date

drawing by: ecole360 inthouse



N

GFL Building 7,931.0 sf
GFL Plot 79,094.0 sf

SITE CALCULATIONS

Lot size = 79,094.00 sf
Max FAR = 300% of the lot area
79,094.00 x 3 = 237,282.00 sf
Total Gross Building Area = 7,931.00 sf
Actual FAR = 7,931.00 / 79,094.00 = 10%

PARKING CALCULATIONS

Required Parking= 3 spaces for every 2 emplyees.
Total number of proposed staff= 22
Minimum parking required= **33 stalls**
(22 / 2) x 3 = **33 stalls**
Parking provided = **82 stalls**
Spaces allocated for drop off / pick up = 13 stalls
Bicycle parking provided = 10

01

ECOLE 360
CHILD DEVELOPMENT CENTER

ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
SITE PLAN - ROOF
3/32" = 1'-0"
05/29/2022

Rev. no	Description	Date
01	General revisions. (Village round 1 comments)	09.26.2022

drawing by: ecole360 inhouse



N

GFL Building 7,931.0 sf
GFL Plot 79,094.0 sf

SITE CALCULATIONS

Lot size = 79,094.00 sf
Max FAR = 300% of the lot area
79,094.00 x 3 = 237,282.00 sf
Total Gross Building Area = 7,931.00 sf
Actual FAR = 7,931.00 / 79,094.00 = 10%

PARKING CALCULATIONS

Required Parking= 3 spaces for every 2 emplyees.
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01

ECOLE 360
CHILD DEVELOPMENT CENTER

ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
SITE PLAN
3/32" = 1'-0"
05/29/2022

Rev. no	Description	Date
01	General revisions. (Village round 1 comments)	09.26.2022

drawing by: ecole360 inhouse

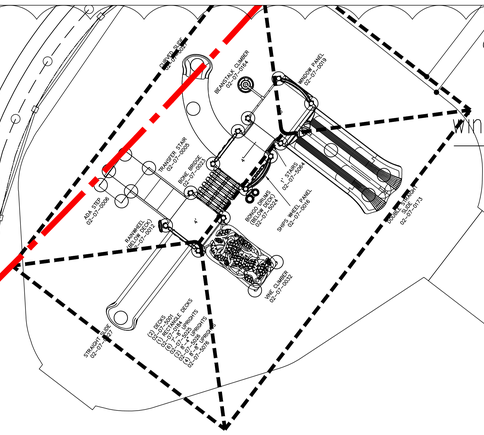


ECOLE 360
CHILD DEVELOPMENT CENTER

ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
EXISTING FLOOR PLAN
1/4" = 1'-0"
05/29/2022

Rev. no	Description	Date

drawing by: ecole360 inthouse



Shade
Use zone

window to be turned to door

Pour in place rubber surfacing with 6' fall height certification

PRESCHOOL PLAYGROUND
1
3902 sf

bollard

vinyl privacy fence
h=6 feet

5'-0"

picket fence
h=4 feet

window to be turned to door

window to be openned

MANHOLE
RIM=731.30
INV=N/A

INFANT PLAYGROUND
2
2211 sf

Pour in place rubber surfacing with 6' fall height certification

Use zone

existing light

01

art cabinet

ENTRY
100
53 sf

STAFF ROOM
102
146 sf

OFFICE
101
146 sf

RECEPTION
103
433 sf

REST RM 1
104
52 sf

SPRINKLER ROOM
105
66 sf

PARENTS' ROOM
106
98 sf

2 YEARS 3
107
593 sf
DCFS 573 sf
min DCFS 560 sf

2 YEARS 3 BATHROOM
108
50 sf

- 4 Units
- 36 in W x 30 in H x 12 in D
- Wall Kitchen Cabinet (White)

~~2 Units (1 with sink - 1 plain counter)~~
- 37 in W x 24 in H x 19 in D
- Bathroom Vanity (White)
- Cultured Marble Vanity Top
White with White Sink

h= 4' wall

h= 4' door

TODDLER 1
109
565 sf
DCFS 539 sf
min DCFS 525 sf

- 3 Units (2 with sink - 1 plain counter)
- 37 in W x 36 in H x 19 in
- Bathroom Vanity (White)
- Cultured Marble Vanity Top
White with White Sink

TODD BATHROOM
111
50 sf

TODDLER 2
110
565 sf
DCFS 539 sf
min DCFS 525 sf

Brick wall to be removed.
Steel beam to be added above.
Steel columnn to be added if necessary

REST RM 2
120
52 sf

- 2 Units
- 37 in W x 36 in H x 19 in D
- Bathroom Vanity (White)
- Cultured Marble Vanity Top
White with White Sink

CORRIDOR
121
413 sf

INFANT
112
695 sf
DCFS 675 sf
min DCFS 660 sf

ELECTRICAL & TECH. ROOM
124
148 sf

Brick wall to be removed.
Steel beam to be added above.
Brick chimney to be removed

KITCHEN
122
144 sf

LAUNDRY STORAGE
123
61 sf

door to be openned

2 YEARS 1 BATHROOM
114
50 sf

2 YEARS 1
113
593 sf
DCFS 573 sf
min DCFS 560 sf

- 2 Units (1 with sink - 1 plain counter)
- 37 in W x 24 in H x 19 in D
- Bathroom Vanity (White)
- Cultured Marble Vanity Top
White with White Sink

- 4 Units
- 36 in W x 30 in H x 12 in D
- Wall Kitchen Cabinet (White)

h= 4' door
h= 4' wall

2 YEARS 2 BATHROOM
116
50 sf

2 YEARS 2
115
593 sf
DCFS 573 sf
min DCFS 560 sf

PRESCHOOL BATHROOM
119
72 sf

PRESCHOOL 1
117
731 sf
DCFS 711 sf
min DCFS 700 sf

Brick wall to be removed.
Steel beam to be added above.
Steel columnn to be added if necessary

PRESCHOOL 2
118
730 sf
DCFS 710 sf
min DCFS 700 sf

SETBACK LINE

5'-0"

window to be turned to door

window to be turned to door

window to be closed

NEW CONC WALK

picket fence
h=4 feet

GFL Building 7,931.0 sf
GFL Plot 79,094.0 sf

01

12

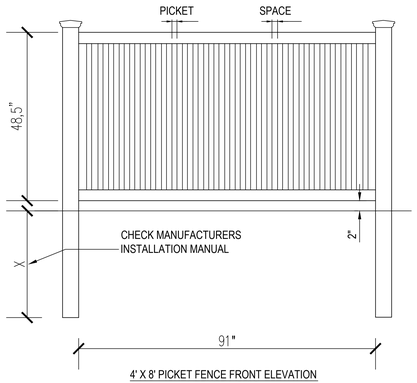
13

ECOLE 360
CHILD DEVELOPMENT CENTER

ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
FLOOR PLAN
1/4" = 1'-0"
05/29/2022

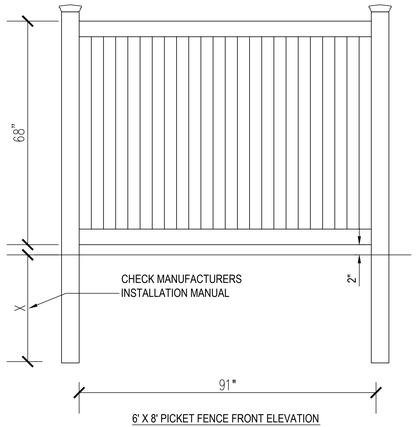
Rev. no	Description	Date
01	General revisions in site plan and room tag revision. (Village round 1 comments)	09.26.2022

drawing by: ecole360 inhouse



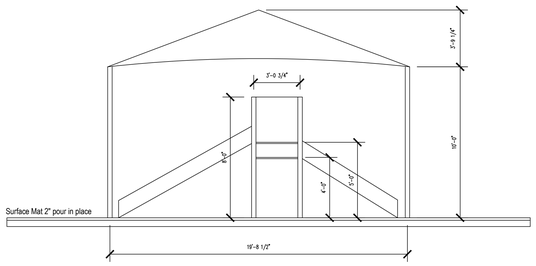
4' X 8' PICKET FENCE FRONT ELEVATION
VERANDA OHIO
SEE SITE PLAN FOR LOCATIONS

01 - Picket fence principal details

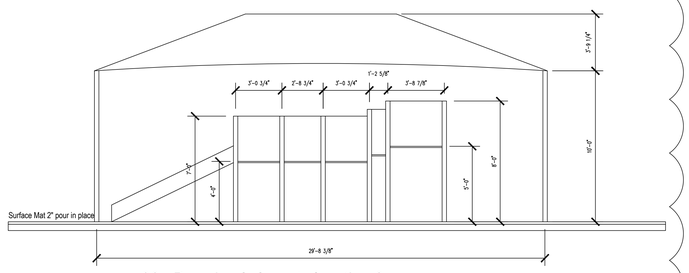


6' X 8' PICKET FENCE FRONT ELEVATION
VERANDA LINDEN
SEE SITE PLAN FOR LOCATIONS

02 - Privacy fence principal details



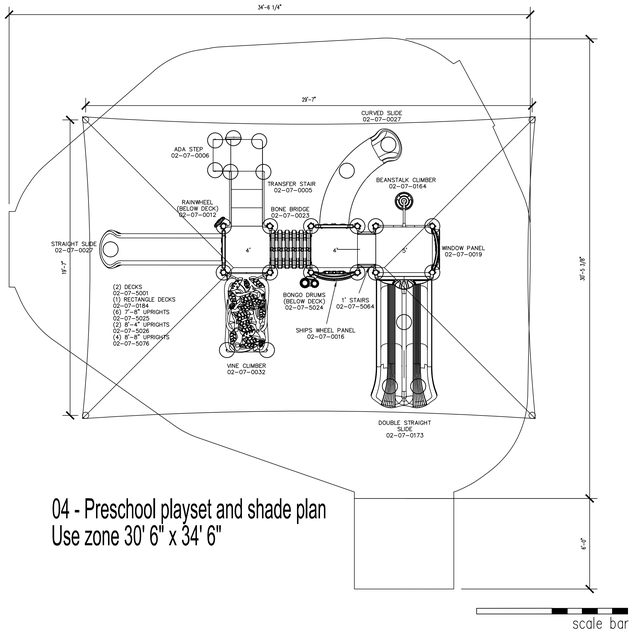
05 - Preschool playset elevation 1



06 - Preschool playset elevation 2



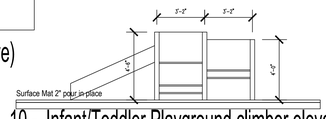
07 - Preschool playset visual
Willy Goat - Keegan's Kastle Play System - 2 to 5 Years



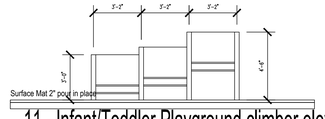
04 - Preschool playset and shade plan
Use zone 30' 6" x 34' 6"



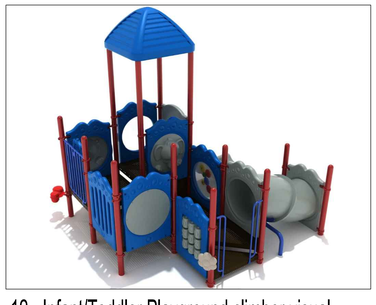
08 - Preschool playground shade visual (color is indicative)



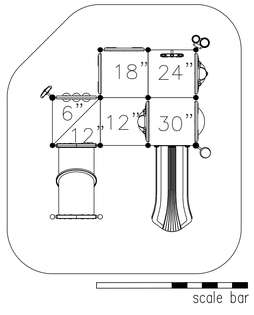
10 - Infant/Toddler Playground climber elevation 1



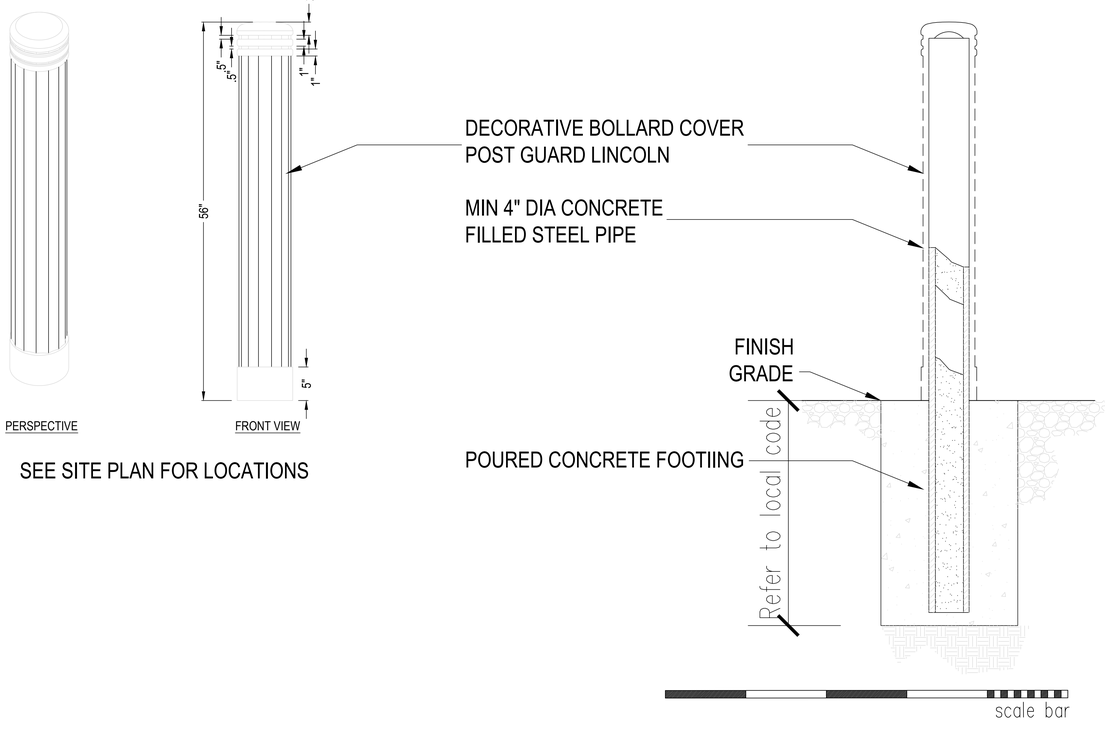
11 - Infant/Toddler Playground climber elevation 2



12 - Infant/Toddler Playground climber visual
Willy Goat - Stamford Playground - 6 to 24 Months



09 - Infant/Toddler Playground climber plan
Use zone 15' 6" x 17' 10"



SEE SITE PLAN FOR LOCATIONS

03 - Bollard principle detail

01

ECOLE 360 CHILD DEVELOPMENT CENTER

ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
SITE DETAILS
Scale various
05/29/2022

Rev. no	Description	Date
1	General revision	09.26.2022

drawing by: ecole360 inhouse





REVISIONS:		
No.	Date	Revision Description

studio.g
architects LLC
125 E. Lake St #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.677.6655

1515 W DUNDEE RD.,
ARLINGTON HEIGHTS IL 60004

SCALE:

DATE: 06.23.2022

JOB NAME: 22BT357

DRAWING TITLE:
AERIAL PERSPECTIVE

SHEET NUMBER:
A01



1 PERSPECTIVE VIEW
N.T.S.



2 PERSPECTIVE VIEW
N.T.S.



3 PERSPECTIVE VIEW
N.T.S.



4 PERSPECTIVE VIEW
N.T.S.

REVISIONS:

No.	Date	Revision Description

studio.g
architects LLC
info@studiogarchitectsllc.com
ph. 773.677.6655
125 E. Lake St #106
Bloomingdale IL 60108

1515 W DUNDEE RD.,
ARLINGTON HEIGHTS IL 60004

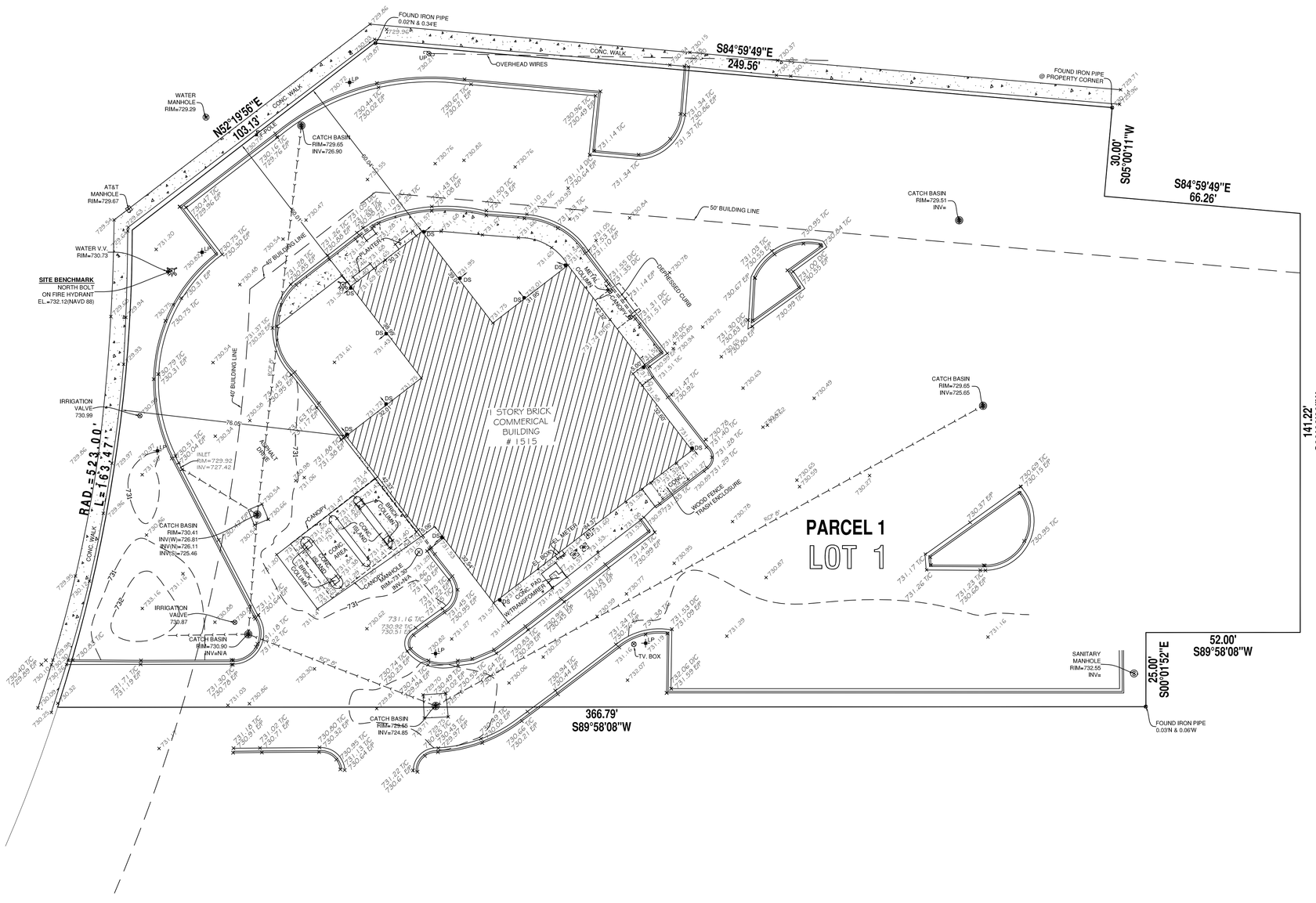
SCALE: N.T.S.
DATE: 06.23.2022
JOB NAME: 22BT357

DRAWING TITLE:
PERSPECTIVE VIEW

SHEET NUMBER:
A02

TOPOGRAPHICAL SURVEY

SCALE
1"=20'


FOUND IRON PIPE
0.02'N & 0.34'E
S84°59'49"E
249.56'
FOUND IRON PIPE
@ PROPERTY CORNER
N52°19'56"E
103.13'
CONC. WALK
OVERHEAD WIRES
WATER
MANHOLE
RIM=729.29
CATCH BASIN
RIM=729.65
INV=726.90
AT&T
MANHOLE
RIM=729.67
WATER V.V.
RIM=730.73
SITE BENCHMARK
NORTH BOLT
ON FIRE HYDRANT
EL.=732.12(NAVD 88)
50' BUILDING LINE
40' BUILDING LINE
CATCH BASIN
RIM=729.51
INV=
M.H.
RIM=730.47
INV=726.84
M.H.
RIM=730.47
INV=726.84
CATCH BASIN
RIM=729.65
INV=725.65
IRRIGATION
VALVE
730.99
76.05'
INLET
RIM=729.92
INV=727.42
RAD.=523.00'
L=163.47'
CONC. WALK
ASPHALT
DRIVE
CANOPY
CONC.
PLANTER
BRICK
COLUMN
METAL
CANOPY
COLUMN
DEPRESSED CURB
1 STORY BRICK
COMMERICAL
BUILDING
1515
CANOPY
CONC.
PLANTER
BRICK
COLUMN
ZONE
AREA
CANOPY
CONC.
PLANTER
BRICK
COLUMN
CANOPY
CONC.
PLANTER
BRICK
COLUMN
CANOPY
CONC.
PLANTER
BRICK
COLUMN

GENERAL NOTES:

1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
2. GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
4. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNER'S EXPENSE.
2. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
3. PROPER TRAFFIC CONTROL (IDOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.
4. GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
5. ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGE'S OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
6. REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
7. ANY VILLAGE STREET THAT IS DISTURBED WILL BE RESTORED AS FOLLOWS:
   - 7.1. ASPHALT PAVEMENTS (2-INCH BITUMINOUS SURFACE COURSE AND 8-INCH BAM)
   - 7.2. CONCRETE PAVEMENTS (7" PCC CLASS PP WITH #6 BARS DOWELED 30"O.C. INTO THE ADJACENT PAVEMENT).
8. ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS SI CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER A THREE-INCH COMPACTED CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT ¼" PER FOOT TOWARD THE ROADWAY.
17. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
18. THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES, FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
19. ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
20. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
21. AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
22. STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
23. ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPER'S OR HOMEOWNER'S EXPENSE.
24. ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE/TOWNSHIP/CITY STANDARDS.
25. RECORD DRAWINGS SHALL BE PROVIDED FOLLOWING CONSTRUCTION.
26. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

SOIL EROSION / SEDIMENT CONTROL NOTES:

1. ALL EXISTING CATCH BASIN INLETS SHALL BE PROTECTED USING A BASKET FILTER PER DETAILS ER-8 AND ER-9.
2. INSPECT SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AS INCREASED SEDIMENT AND OTHER MATERIALS TEND TO ACCUMULATE DURING STORMS.

LEGEND & ABBREVIATIONS:

BM	BENCHMARK (BM)
×	ELEVATION POINT
—×—	FENCE
	FLOW LINE
ROW	RIGHT OF WAY (ROW)
100.0	CONTOUR
ADJ	STRUCTURE TO BE ADJUSTED
AEG	AVERAGE EXISTING GRADE
R	STRUCTURE TO BE REMOVED
R&R	STRUCTURE TO BE REM.& REP.
ASPH	ASPHALT
CONC, PCC	CONCRETE
FC	FRAME & COVER
AR	ADJUSTING RINGS
AR&FC	ADJUSTING RINGS & FRAME & COVER
FV	FIELD VERIFY
CGC	CONCRETE DR. GOOD CONDITION
CFC	CONCRETE DR. FAIR CONDITION
CPC	CONCRETE DR. POOR CONDITION
BGC	BITUMINOUS DR. GOOD CONDITION
BFC	BITUMINOUS DR. FAIR CONDITION
BPC	BITUMINOUS DR. POOR CONDITION
BRP	BRICK PAVER
NW	NO WORK
EOP	EDGE OF PAVEMENT
B-B	BACK OF CURB TO BACK OF CURB
E-E	EDGE OF PAVEMENT TO EDGE OF PAV

Tree
Wood Fence
Wire Fence
Iron Fence
= CONCRETE
= BUILDING
Fire Hydrant
Water Valve
B-Box
Water Manhole
Storm Manhole
Catch Basin
Inlet
SanitaryCombined Manhole
Wood Power Pole
Down Spout
Combined Sewer
Storm Sewer
Sanitary Sewer
Water Main
Overhead Wires

N. = North
S. = South
W. = West
E. = East
T/F = Top of Foundation
B/S = Bottom of Siding
F.FL. = Finish Floor
G/S = Garage Slab
TC = Top of Curb
G = Gutter
TW = Top of Wall
T/P = Top of Pipe
Conc. = Concrete

SITE PROTECTION NOTES:

1. PROVIDE A 6-FOOT HIGH LINK FENCE AROUND WORK AREA BEFORE STARTING CONSTRUCTION (ORANGE SNOW FENCE IS NOT PERMITTED). FENCING MUST REMAIN IN PLACE THROUGHOUT ENTIRE DURATION OF CONSTRUCTION UNTIL VILLAGE ALLOWS REMOVAL.
2. PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE INSPECTIONAL SERVICES DEPARTMENT.
3. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.
4. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.

DEMOLITION NOTES:

1. AN APPROVED DEMOLITION PLAN/PERMIT MUST BE AVAILABLE ON THE BUILDING SITE.
2. EXISTING UTILITY SERVICES SHALL REMAIN AND BE PROTECTED IN PLACE.
3. MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.

GRADING & DRAINAGE NOTES:

1. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR IMPERVIOUS SURFACE. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
2. RUNOFF FROM ROOF OF STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
3. ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
4. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
5. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
7. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
8. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.

LEGAL DESCRIPTION:

PARCEL 1 : LOT 1 IN BILL KNAPP'S RESUBDIVISION , A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7 , TOWNSHIP 42 NORTH , RANGE 11 , EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED JULY 12 , 1983 AS DOCUMENT 26683318 , (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 ; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 , 148.0 FEET ; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE , 25.00 FEET ; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 , 52.00 FEET ; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1 , 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET , AS MEASURED AT RIGHT ANGLES , SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 : THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE , 66.26 FEET ; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE , 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1 : THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 , 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY UNE ; THENCE NORTHEASTERLY ALONG THE NORTHERLY UNE OF SAID LOT 1 , 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 : THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 , 197.00 FEET TO THE POINT OF BEGINNING) , IN COOK COUNTY . ILLINOIS .

PARCEL 2 : EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LASALLE NATIONAL BANK , A A NATIONAL BANKING ASSOCIATION , AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24 , 1977 AND KNOWN AS TRUST NUMBER 53022 , DUNDEE WILKE VENTURE , AN ILLINOIS GENERAL PARTNERSHIP , THE OWNER OF 100 PERCENT OF THE BENEFICIAL INTEREST OF TRUST NO . 53022 AND BILL KNAPP'S PROPERTIES , INC . , DATED JUNE 21 , 1983 AND RECORDED JULY 12 , 1983 AS DOCUMENT 26684378 , FOR INGRESS AND EGRESS , CONSTRUCTION , MAINTENANCE AND UPKEEP OVER , UPON AND ACROSS THE FOLLOWING DESCRIBED LAND : THE NORTH 17.5 FEET OF THE WEST 170 FEET OF LOT 2 (SAID 170 FEET AS MEASURED ON THE NORTH LINE OF LOT 2) IN BILL KNAPP'S RESUBDIVISION , A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 12 , BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7 , TOWNSHIP 42 NORTH , RANGE 11 , EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED JULY 13 , 1978 AS DOCUMENT 24533497 , IN COOK COUNTY . ILLINOIS .

PARCEL 3 EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LA QUINTA MOTOR INNS , INC . , A TEXAS CORPORATION AND BILL KNAPPS ' PROPERTIES , INC . , A MICHIGAN CORPORATION DATED MAY 29 , 1987 AND RECORDED APRIL 19 , 1988 AS DOCUMENT 88160821 , AS MODIFIED BY MODIFICATION OF COMMON - ACCESS AND CROSS - PARKING EASEMENT AGREEMENT FOR ROADWAYS AND DRIVEWAYS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON THAT PORTION OF THE COMMON AREA OF THE LA QUINTA MOTOR PARCEL.

AREA = 79,325 SQ. FT. OR 1.821 ACRE

LOT COVERAGE SUMMARY:

TOTAL AREA: 79,325 SF

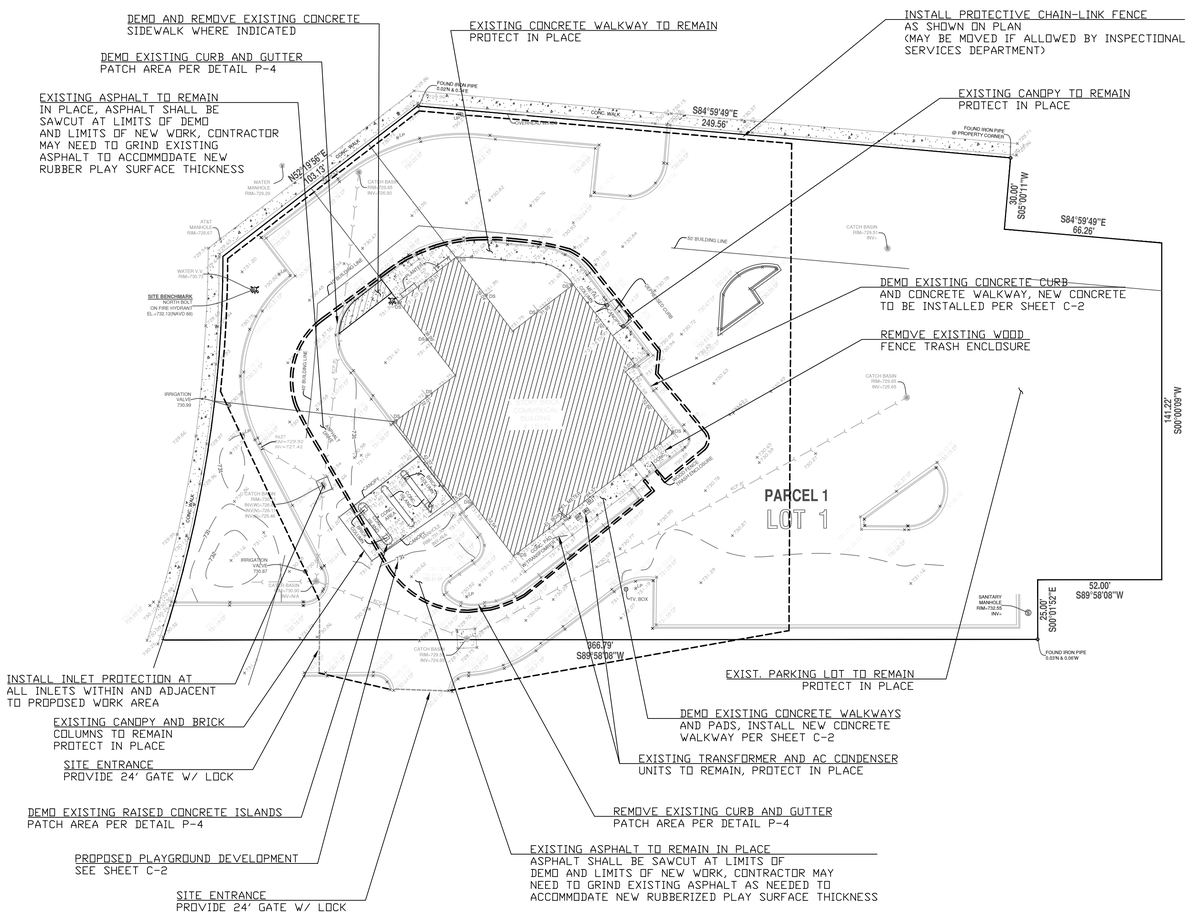
	EXISTING IMP. AREA	PROPOSED IMP. AREA	NET CHANGE
BUILDING	7,925 SF	7,925 SF	+ 0 SF
IMPERVIOUS SURFACES	57,770 SF	59,904 SF	+ 2,134 SF
TOTAL	65,695 SF	67,829 SF	+ 2,134 SF
% OF LOT	82.8 %	85.5 %	+ 2.7 %

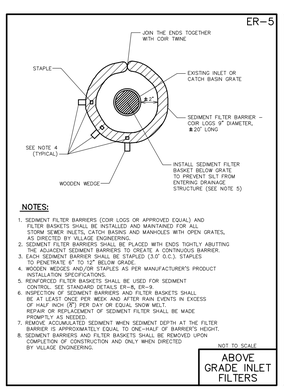
EXISTING SITE PLAN

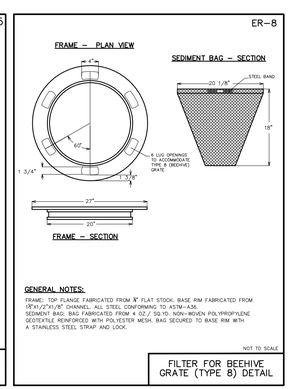
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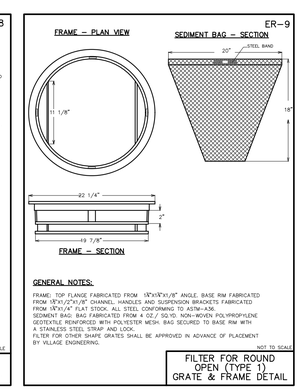
GRAPHIC SCALE (1 inch = 20 feet) 0 15' 30' 60'

N









ISSUE	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	09/21/2022

EXISTING CONDITIONS, DEMOLITION, & SITE PROTECTION

COMMERCIAL RENOVATION PROJECT
1515 W DUNDEE RD
ARLINGTON HEIGHTS, IL 60074

PE STAMP

EXP. 11/30/2023

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

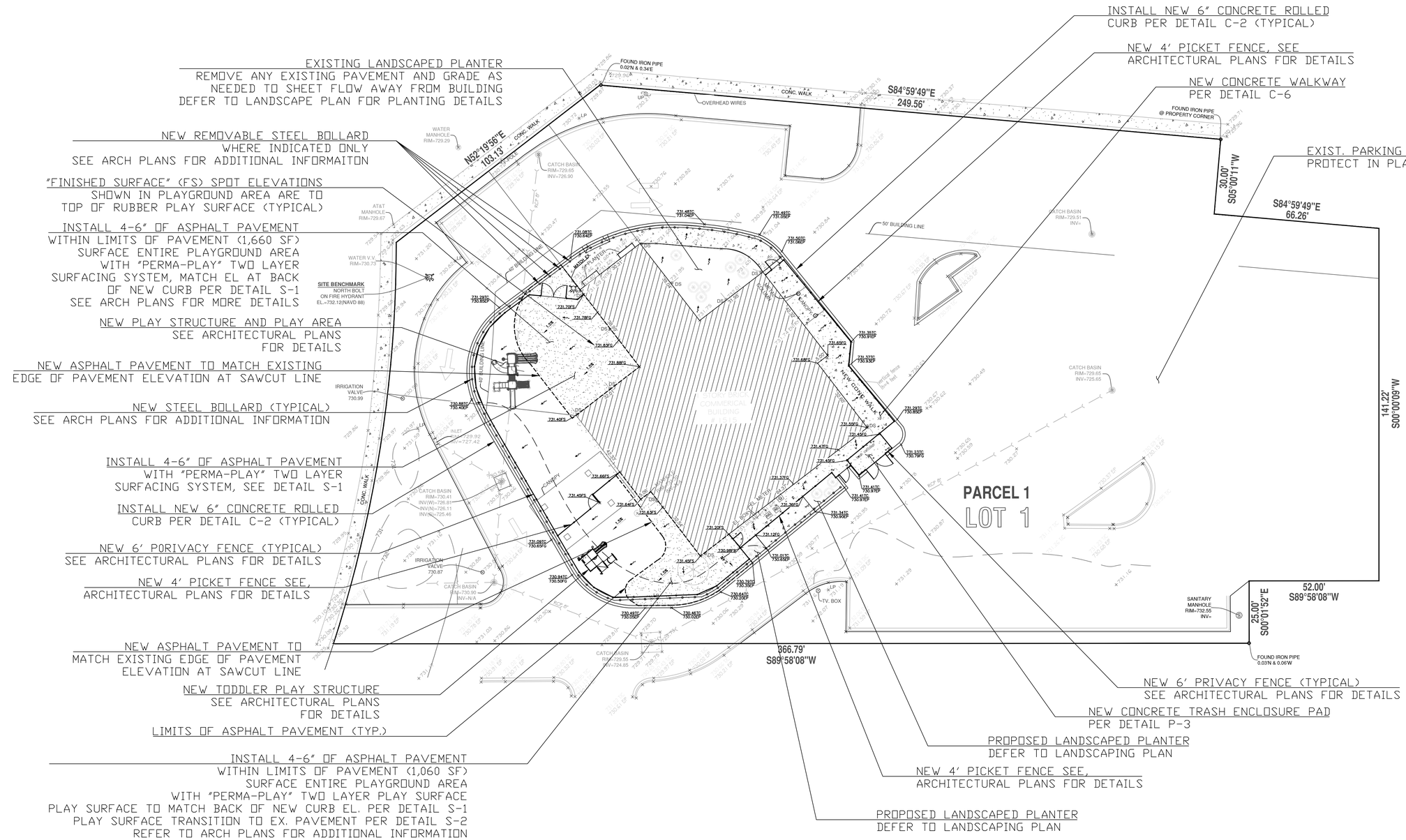
EMAIL
ENGINEERING@LUKAVEN.COM

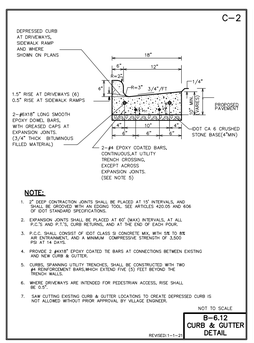
SHEET NO
C-1

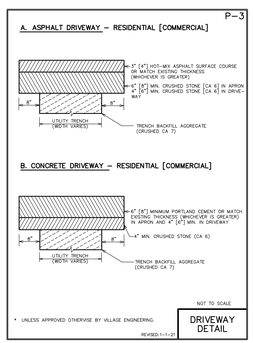
PROPOSED SITE PLAN

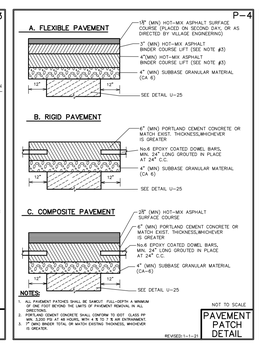
SCALE: 1" = 15'

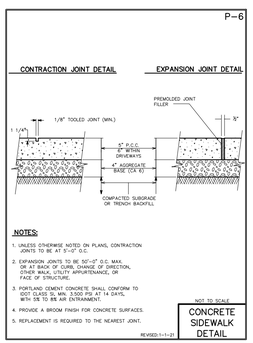
GRAPHIC SCALE (1 inch = 15 feet)

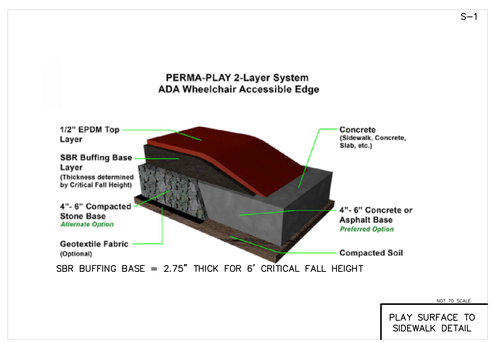


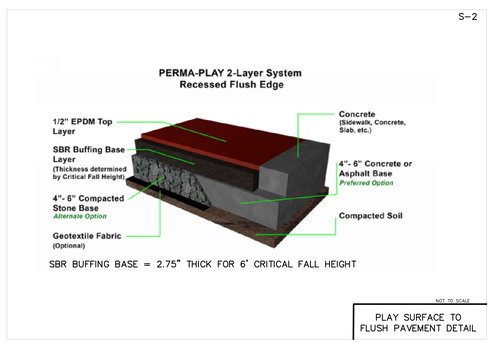












ISSUE	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	09/21/2022

PROPOSED STRUCTURES, DRAINAGE, & SITE UTILITIES

COMMERCIAL RENOVATION PROJECT
1515 W DUNDEE RD
ARLINGTON HEIGHTS, IL 60074

PE STAMP

EXP. 11/30/2023

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

EMAIL
ENGINEERING@LUKAVEN.COM

SHEET NO
C-2



VERANDA | Barrette

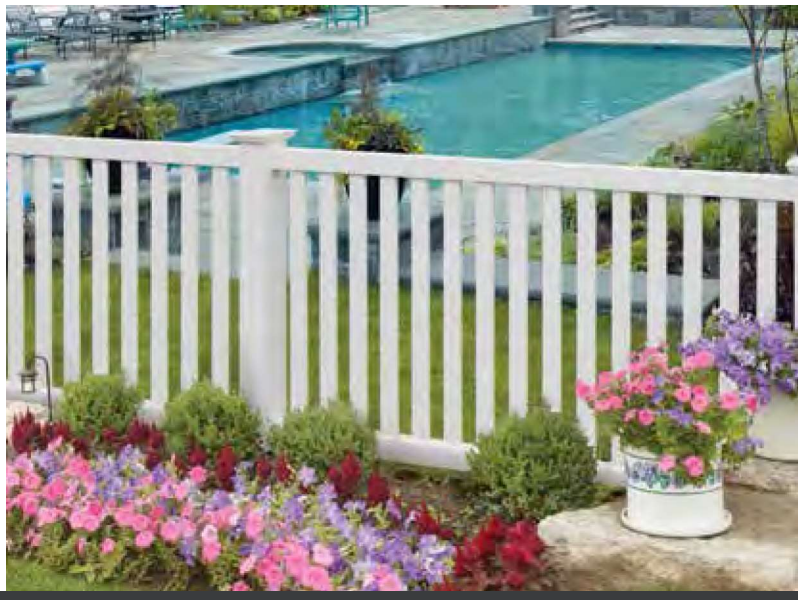
Veranda Products. Built by Barrette.

Veranda® Vinyl Fence

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51010287 SAP V1 3/15
210431SOM

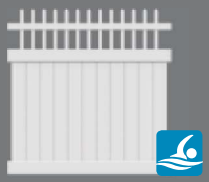
Vinyl Fencing Style Overview

Available in a variety of styles, Veranda Vinyl Fencing is perfect for your outdoor space.

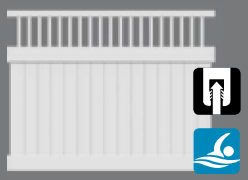
PRIVACY PANELS:



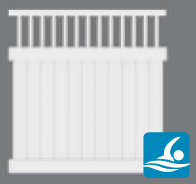
Potomac
6x8, Page 34



Tennessee
6x6, Page 36



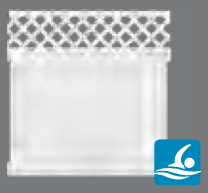
Canyon
6x8, Page 38



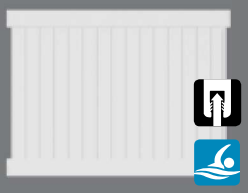
Missouri
6x6, Page 40



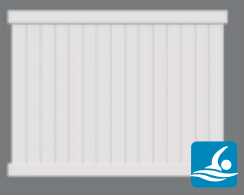
Yellowstone
6x8, Page 42



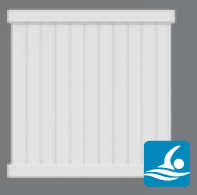
Valley
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Linden
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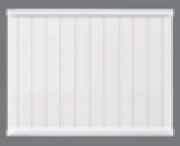


Bryce
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Washington
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PRIVACY PANELS:



Estate
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American
Dog-Ear Shadowbox
6x6, Page 69



Lattice Top
6x6, Page 70



Windham
6x6, Page 72

Features:



Pool Code Approved



Panels use ProSeal™



Wind Code Approved



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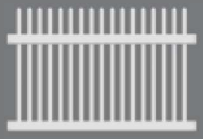
PICKETS PANELS:



Yukon Straight
4x8, Page 14



Yukon Scallop
4x8, Page 16



Ottawa Straight
4x6, Page 18



Ottawa Scallop
4x6, Page 20



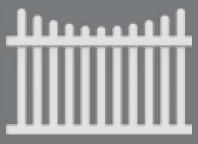
Kettle Straight
4x8, Page 22



Kettle Scallop
4x8, Page 24



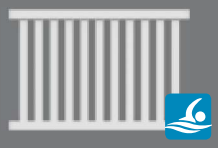
Seneca Straight
4x6, Page 26



Seneca Scallop
4x6, Page 28



Ohio
4x8, Page 30



Colorado
4x6, Page 32



Post and Rail
4x8, Page 64

PICKETS PANELS:



Chelsea
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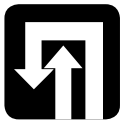


Glendale
4x8, Page 67

Features:



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Decorative Panels

4'x8' Ohio

Color: White, Sand and Cypress
Features: 3" Pickets with 2⅞" Spacing



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4'x8' Ohio - White

Model	Description
73012319	4ft. x 8ft. Ohio Closed Picket Fence Kit (C) (Actual Size 48½in. H x 91in. W)
73014767	4ft. x 4ft. Ohio Closed Picket Walk Gate Kit* (Actual Size 48½in. H x 46in. W)
73014768	4ft. x 5ft. Ohio Closed Picket Drive Gate Kit* (Actual Size 48½in. H x 58in. W)
73012186	5in. x 5in. x 84in. Line Post (C)
73012187	5in. x 5in. x 84in. Corner Post (C)
73012188	5in. x 5in. x 84in. End/Gate Post (C)
73003718	5in. x 5in. x 82in. Gate Post Insert (For use with 5in. x 5in. x 84in. Posts)
73003095	5in. x 5in. New England Post Top
73014080	Post Top Clips

Fence panel


Walk Gate


Drive Gate

4'x8' Ohio - Sand

Model	Description
73012322	4ft. x 8ft. Ohio Closed Picket Fence Kit (C) (Actual Size 48½in. H x 91in. W)
73014769	4ft. x 4ft. Ohio Closed Picket Walk Gate Kit* (Actual Size 48½in. H x 46in. W)
73014770	4ft. x 5ft. Ohio Closed Picket Drive Gate Kit* (Actual Size 48½in. H x 58in. W)
73012192	5in. x 5in. x 84in. Line Post (C)
73012193	5in. x 5in. x 84in. Corner Post (C)
73012194	5in. x 5in. x 84in. End/Gate Post (C)
73003718	5in. x 5in. x 82in. Gate Post Insert (For use with 5in. x 5in. x 84in. Posts)
73003761	5in. x 5in. New England Post Top
73014080	Post Top Clips

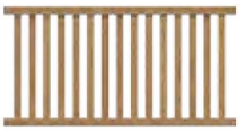
Fence panel


Walk Gate


Drive Gate

4'x8' Ohio - Cypress

Model	Description
73014474	4ft. x 8ft. Ohio Closed Picket Fence Kit (C) (Actual Size 48½in. H x 91in. W)
73014773	4ft. x 4ft. Ohio Closed Picket Walk Gate Kit* (Actual Size 48½in. H x 46in. W)
73014774	4ft. x 5ft. Ohio Closed Picket Drive Gate Kit* (Actual Size 48½in. H x 58in. W)
73014475	5in. x 5in. x 84in. Line Post (C)
73014476	5in. x 5in. x x 84in. Corner Post (C)
73014477	5in. x 5in. x 84in. End/Gate Post (C)
73003718	5in. x 5in. x 82in. Gate Post Insert (For use with 5in. x 5in. x 84in. Posts)
73013828	5in. x 5in. New England Post Top
73014080	Post Top Clips


Fence panel


Walk Gate


Drive Gate

Gate Hinges




Standard Wrap Hinge

Gate Post Inserts




Gate Post Insert

PRO•TIP
Required support for gate posts and strength for hardware connections

* All gate kits include Boerboel® Gate Solutions hinges. For more information on gates and hardware see pages 76-79.
For additional post top options and accessories see pages 74-75.

6'x8' Linden

Color: White, Sand and Cypress
Features: 6" Tongue & Groove Boards with 1¾" x 7" Top & Bottom Rail



Browse **HomeDepot.com** and shop anywhere, anytime

6'x8' Linden - White

Model	Description
73014713	6ft. x 8ft. Linden Fence Kit (CC) (Actual Size 68in. H x 91in. W)
73014520	6ft. x 4ft. Linden Walk Gate Kit* (Actual Size 68in. H x 46in. W)
73014521	6ft. x 5ft. Linden Drive Gate Kit* (Actual Size 68in. H x 58in. W)
73014881	5in. x 5in. x 108in. Line Post (CC)
73014883	5in. x 5in. x 108in. Corner Post (CC)
73014882	5in. x 5in. x 108in. End/Gate Post (CC)
73024502	5in. x 5in. x 108in. Transitional Line Post (CC-QR) (6' to 5')
73024503	5in. x 5in. x 108in. Transitional Right Corner Post (CC-QR) (6' to 5')
73024504	5in. x 5in. x 108in. Transitional Left Corner Post (CC-QR) (6' to 5')
73024548	5in. x 5in. x 108in. Transitional Line Post - White (CC-QS) (6' to 4')
73024549	5in. x 5in. x 108in. Transitional Right Corner Post - White (CC-QS) (6' to 4')
73024550	5in. x 5in. x 108in. Transitional Left Corner Post - White (CC-QS) (6' to 4')
73003463	5in. x 5in. x 106in. Gate Post Insert (For use with 5in. x 5in. x 108in. Posts)
73013119	5in. x 5in. Contemporary Post Top
73014080	Post Top Clips

Fence panel


Walk Gate


Drive Gate

6'x8' Linden - Sand

Model	Description
73013297	6ft. x 8ft. Linden Fence Kit (CC) (Actual Size 68in. H x 91in. W)
73014522	6ft. x 4ft. Linden Walk Gate Kit* (Actual Size 68in. H x 46in. W)
73014523	6ft. x 5ft. Linden Drive Gate Kit* (Actual Size 68in. H x 58in. W)
73013302	5in. x 5in. x 108in. Line Post (CC)
73013301	5in. x 5in. x 108in. Corner Post (CC)
73013805	5in. x 5in. x 108in. End/Gate Post (CC)
73024508	5in. x 5in. x 108in. Transitional Line Post (CC-QR) (6' to 5')
73024509	5in. x 5in. x 108in. Transitional Right Corner Post (CC-QR) (6' to 5')
73024510	5in. x 5in. x 108in. Transitional Left Corner Post (CC-QR) (6' to 5')
73024548	5in. x 5in. x 108in. Transitional Line Post - White (CC-QS) (6' to 4')
73024549	5in. x 5in. x 108in. Transitional Right Corner Post - White (CC-QS) (6' to 4')
73024550	5in. x 5in. x 108in. Transitional Left Corner Post - White (CC-QS) (6' to 4')
73003463	5in. x 5in. x 106in. Gate Post Insert (For use with 5in. x 5in. x 108in. Posts)
73013807	5in. x 5in. Contemporary Post Top
73014080	Post Top Clips


Fence panel


Walk Gate


Drive Gate

6'x8' Linden - Cypress

Model	Description
73014524	6ft. x 8ft. Linden Fence Kit (CC) (Actual Size 68in. H x 91in. W)
73014528	6ft. x 4ft. Linden Walk Gate Kit* (Actual Size 68in. H x 46in. W)
73014529	6ft. x 5ft. Linden Drive Gate Kit* (Actual Size 68in. H x 58in. W)
73014525	5in. x 5in. x 108in. Line Post (CC)
73014526	5in. x 5in. x 108in. Corner Post (CC)
73014527	5in. x 5in. x 108in. End/Gate Post (CC)
73003463	5in. x 5in. x 106in. Gate Post Insert (For use with 5in. x 5in. x 108in. Posts)
73013828	5in. x 5in. New England Post Top
73014080	Post Top Clips


Fence panel


Walk Gate


Drive Gate

* All gate kits include Boerboel® Gate Solutions hinges. For more information on gates and hardware see pages 76-79.
For additional post top options and accessories see pages 74-75.

Assembly Instructions
Instrucciones de ensambleje

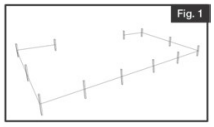
READ INSTRUCTIONS PRIOR TO INSTALLATION
LEA LAS INSTRUCCIONES ANTES DE LA INSTALACIÓN

Materials Needed
Materiales necesarios

- ☐ Panel / Panel
- ☐ Post Tops / Remates para poste
- ☐ Concrete / Concreto
- ☐ Posts / Postes
- ☐ Vinyl Cement / Cemento para vinilo
- ☐ Pea Gravel / Gravila tipo guisante

1. Fence Location
Mark the fence location using string and line stakes.

Ubicación de la cerca
Marque la ubicación de la cerca utili-zando una cuerda y estacas alineadas.


Fig. 1

2. Post Location:
Measure the width of the fence panel (X) plus the width of the post (Y). This is the common center-to-center measurement (unless there is a cut-down panel) for post hole location (Fig. 2).

Ubicación del poste:
Mida el ancho del panel de valla (X); y sume el ancho del poste (Y). Esta es la medida normal de centro a centro (a menos que se corte el panel) (Fig. 2).

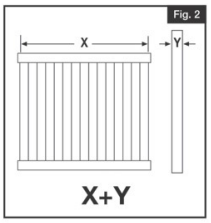


Fig. 2

3. Post Installation:
Dig first two post holes 10" in diameter down to your specified frost line. Insert filler/gravel into the bottom of both holes and then set first post in post holes. Add wet or dry concrete mix according to the manufacturer's instruction to the top of the hole for first post only and level it (Figure 3).

Example: When your frost line is 36" insert 12" of gravel/filler and 24" of post with concrete surrounding.

Instalación del poste:
Cave los primeros dos agujeros para poste de 10 pulgadas en diámetro hasta la línea de penetración del congelamien-to. Inserte el relleno o grava en el fondo de ambos agujeros y, a continuación, coloque el primer poste en el agujero. Añada una mezcla de concreto húmedo o seco de conformidad con las instrucciones del fabricante hasta la parte superior del agujero para el primer poste y nivele. (Figura 3).

Ejemplo: Cuando la línea de penetración del congelamiento es de 36", inserte 12" de grava o relleno y las restantes 24 pulgadas del poste con concreto.

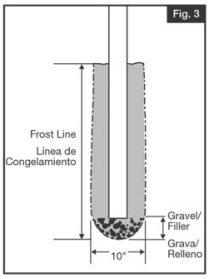


Fig. 3

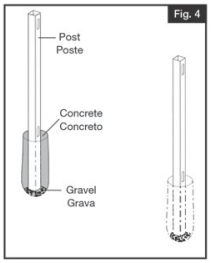


Fig. 4

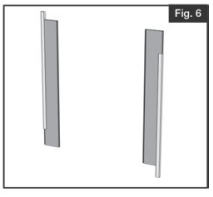
4. Insert bottom rail into bottom post route holes (Fig. 5).

Inserte el travesaño inferior en el orificio rebajado inferior del primer poste solamente (Fig. 5).


Fig. 5

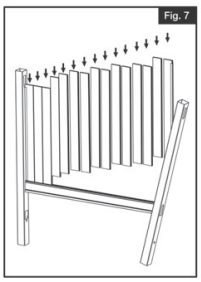
5. Attach U-channels to boards (Fig. 6).

Sujete los canaletas en U a las tablas (Fig.6)


Fig. 6

6. Insert boards from left to right into bottom rails ensuring U-channels are on both ends (Fig. 7).

Encastre las tablas de izquierda a derecha en los travesaños inferiores, y asegúrese de que los canaletas en U estén unicados en ambos extremos (Fig. 7).


Fig. 7

7. Insert the top rail into the left side of the post route then guide over top of boards (Fig. 8).

Inserte el travesaño superior en el lado izquierda del orificio rebajado y lugeo deslícelo sobre las tablas (Fig. 8).


Fig. 8

8. Insert the completed fence panel into the route hole of the second fence post. Plumb and level the post and add concrete according to manufacturer's instructions (Fig. 9).

Encastre el panel completo de la cerca en los orificios rebajados del segundo poste y añada concreto de acuerdo con las instrucciones del fabricante (Fig. 9).


Fig. 9

9. Check to ensure the second post is level, then measure panel plus the dimensions from center of second post to center of next and dig the third post hole accordingly (Fig. 10).

Encastre el panel completo de la cerca en los orificios rebajados del segundo poste y añada concreto de acuerdo con las instrucciones del fabricante (Fig. 10).



Fig. 10

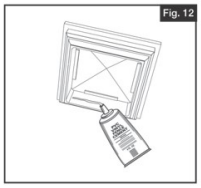
10. Repeat steps 2 to 9 until all fence panels and posts have been installed (Fig.11).

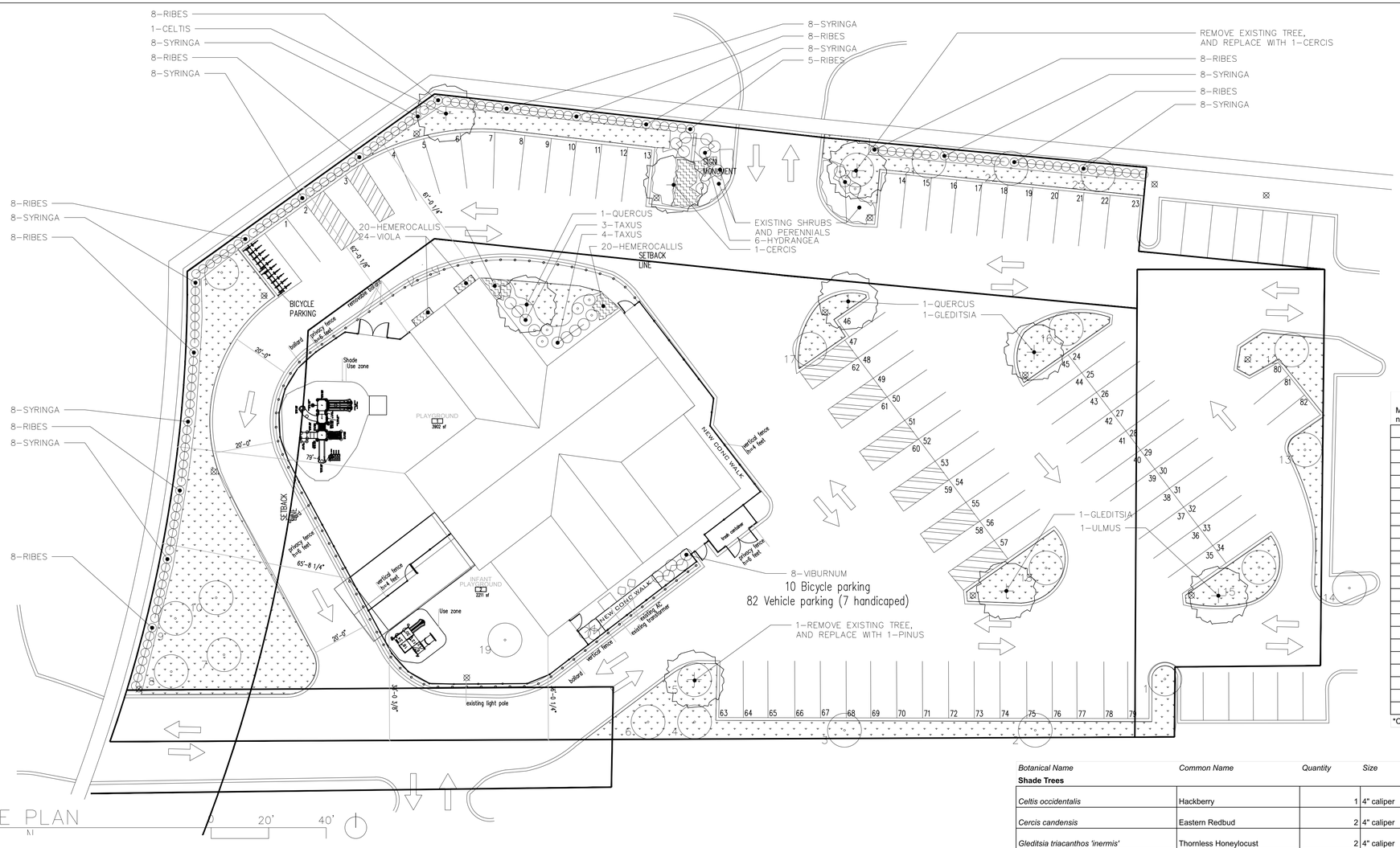
Repita el procedimiento de los pasos 2 a 9 hasta que todos los paneles y postes de la cerca estén instalados (Fig.11).


Fig. 11

11. Apply glue on inside rim of post tops, then attach to posts (Fig.12).

Aplique pegamento en los bordes interiores de la parte superior de los postes y adhiéralos a los postes (Fig.12).


Fig. 12



LANDSCAPE PLAN

SCALE: 1"=20'–0"

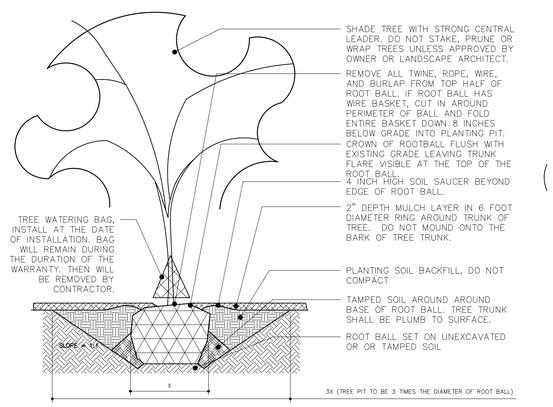
0 20' 40'

Existing Trees

Marker number	Genus Name	Common Name	Size (DBH)	Condition*	Use
1	Tilia	Linden	9"	2	Keep and protect
2	Acer	Maple	11"	2	Keep and protect
3	Acer	Maple	11"	1	Keep and protect
4	Pinus	Pine	15"	1	Keep and protect
5	Pinus	Pine	8"	4	Remove
6	Pinus	Pine	11"	2	Keep and protect
7	Malus	Crabapple	6" Multi	3	Keep and prune
8	Malus	Crabapple	6" Multi	3	Keep and prune
9	Malus	Crabapple	6" Multi	3	Keep and prune
10	Malus	Crabapple	6" Multi	3	Keep and prune
11	Crataegus	Hawthorn	6" Multi	1	Keep and protect
12	Acer	Maple	10"	3	Keep and protect
13	Tilia	Linden	11"	3	Keep and protect
14	Gleditsia	Honeylocust	6"	3	Keep and protect
15	Ulmus	Elm	8.5"	1	Keep and protect
16	Gleditsia	Honeylocust	6"	1	Keep and protect
17	Gleditsia	Honeylocust	6"	1	Keep and protect
18	Ulmus	Elm	7"	1	Keep and protect
19	Amelanchier	Serviceberry	12' ht	1	Keep and protect
20	Malus	Crabapple	8"	4	Remove
21	Acer	Maple	7"	2	Keep and protect
22	Acer	Maple	7"	2	Keep and protect
23	Acer	Maple	6"	2	Keep and protect

*Condition is ranked 1 - 5, 1 is great condition and 5 is dead

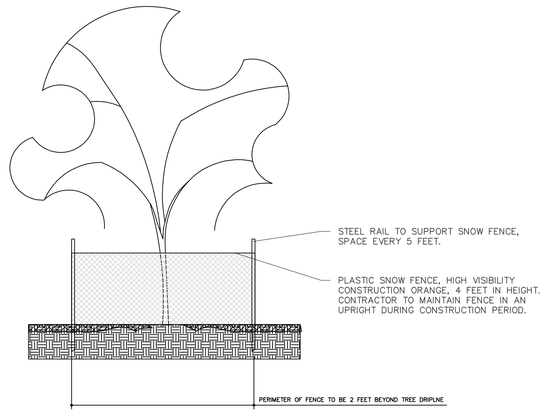
Botanical Name	*Common Name*	*Quantity*	*Size*	*Condition*	*Notes*
Shade Trees					
Celtis occidentalis	Hackberry	1	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Cercis candensis	Eastern Redbud	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Gleditsia triacanthos 'inermis'	Thornless Honeylocust	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Quercus imbricaria	Shingle Oak	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Ulmus carpinifolia	Elm	1	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Evergreen Trees					
Pinus strobus	Eastern White Pine	1	8 foot height	B&B	Locate close to existing pine location
Shrubs					
Ribes alpinum	Alpine Currant	77	3 foot height	B&B	
Syringa meyeri palibin	Meyer Lilac	72	4 foot height	B&B	
Viburnum dentatum	Arrowwood Viburnum	8	3 foot height	B&B	
Hydrangea paniculata	Limelight Hydrangea	6	3 foot height	B&B	
Taxus cuspidata	Japanese Yew	7	2 foot height	B&B	
Perennials and Annuals					
Hemerocallis spp.	Happy Returns Daylily	40		1 gallon	
Viola spp.	Pansy	24		1 quart	



DECIDUOUS TREE DETAIL

SCALE: 1/4"=1'–0"

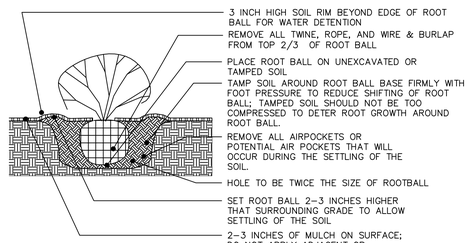
0 4' 8'



TREE PROTECTION DETAIL

SCALE: 1/4"=1'–0"

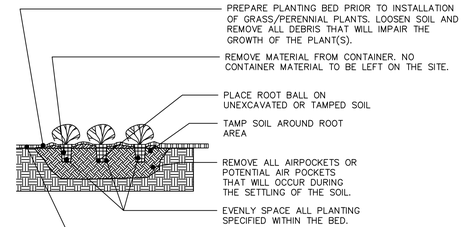
0 4' 8'



SHRUB DETAIL

SCALE: 1/4"=1'–0"

0 4' 8'



PERENNIAL DETAIL

SCALE: 1/4"=1'–0"

0 4' 8'

LICENSED LANDSCAPE ARCHITECT
GARY W. LEHMAN
157-001193
STATE OF ILLINOIS

REVISIONS	ISSUE	DATE
SPECIAL USE PERMIT	1	09-24-22

PROJECT STAFF

PROJECT MANAGER: G. LEHMAN RLA
L.ARCHITECT: G. LEHMAN RLA

Studio 360
LANDSCAPE ARCHITECTURE
1800 S. Prairie Ave.
Chicago, Illinois 60605
glehman@studio360design.net
773.702.0311

LANDSCAPE PLAN

ECOLE 360

1515 WEST DUNDEE ROAD

ARLINGTON HEIGHTS , ILLINOIS

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PROJECT NO.: 22021

ISSUE DATE: SEPT 24, 2022

SCALE: SEE DRAWINGS

SHEET NUMBER

L1

Market Analysis for Ecole 360 Arlington Heights in 1515 W Dundee Rd.

The need for childcare has increased across the country in response to changing social and economic conditions. Ecole 360 has a focus on meeting the local community need for childcare and preschool (6 weeks thru 5 years old) services within the 5-mile radius of 1515 W Dundee Rd. Students will be taken in flexibly on either a full-time or part-time basis.

Up to the data that came in 2021 there are 1381 0-4 yrs. old children in 1 mile radius. This number goes up 6287 in 3 miles and 13.927 in 5 miles. The area is full of Full-Time working couples with average household income per year: $89,615 in 1 mile, $117,399 in 3 miles, and $127,510 in 5 miles.

With inflation continuing to rise each year, the typical American family now requires dual or supplemental incomes for sure. This trend has created a need for quality childcare/ preschool services. We do not see this model changing in the foreseeable future. In fact, based on the growth in the Arlington Heights area, we expect the need to increase.

It is now known fact that there is a new investment in the area that Chicago Bears is building a new potential stadium. According to this fact, the population growth rate for Arlington Heights is expected high in the near future. New investment in the area will lead more population moving to the area and a residential construction boom thus becoming potential customers.

Currently there are more family caregivers than licensed childcare facilities nationwide. However, this business model can't keep up with the needs of the growing childcare industry. In the family care giver paradigm, space is limited, and quality of care is questionable – in many cases viewed as only slightly higher quality than babysitter services.

Price, service, certification and reputation are critical success factors in the childcare services industry. Ecole 360 will compete well in our market by offering competitive prices, high-quality childcare and preschool services, and leading-edge educational programs with certified, college-educated instructors, and by maintaining an excellent reputation with parents and the community in which we serve. Referral marketing, direct-mail campaigns and community activity days will be the primary types of marketing strategies utilized. Maintaining and enhancing its reputation with families and in the community will be crucial in obtaining the planned market share growth of this target market.

Our main competitors in 5 - mile are:

1. Kiddie Academy of Arlington Heights

Strengths: Very high tuition

Weaknesses: Chain, no individual touch for family and child needs.

2. Bright Horizons North Kennicott

Strengths: Accredited center

Weaknesses: During covid they struggled with proper staffing and lost reputation

3. La Joie Daycare

Strengths: Open half day on Saturdays

Weaknesses: Lack of family diversity

4. A Plus Day School

Strengths: Daily drop in program, flexible schedules

Weaknesses: Safety since they accept daily children

5. Little University

Strengths: Gives home feeling

Weaknesses: Only licensed for 20 children, no aged- based approach

6. Shepherd's Flock

Strengths: Silver Circle of Quality for Child Care by ExceleRate Illinois.

Weaknesses: May not appeal to customers of different religious beliefs.

7. Learning Loft

Strengths: Already established in the area and market

Weaknesses: Lack of quality teachers

8. Little Learners Education Center

Strengths: Family owned

Weaknesses: Lack of quality curriculum

9. Kindercare Learning Center

Strengths: Lots of other locations with the option of transfer when families move

Weaknesses: Too big chain, no proper communication with families

10. Magic Island

Strengths: Russian speaking teachers

Weaknesses: Lack of diverse families

Ecole 360 recognizes the necessity of education. We believe that there are 3 main components that contribute to the success of each child's educational foundation. These components consist of a good quality

curriculum, well trained and experienced teachers, and quality families. Ecole 360 is committed to attracting parents who share the same vision and core values for childcare in Arlington Heights area. A good quality teacher is the most influential component in your loved one's educational foundation. Our entire team, both directors and teachers, with combined daycare and preschool experience of 175 years, have obtained degrees in early childhood education or a related field. In addition, Ecole 360 CDC provides ongoing trainings and coaching to promote retention and maintain the consistency of quality educators. Ecole 360 believes that lifelong learning starts with the partnership of the families and schools. We believe Arlington Heights families will be amazed with their experience with us. We also offer in our schools and Facebook Live parenting classes to help our parents feel more connected, involved and focused on their child. Ecole 360 schools offer our families parent-school partnership program offering them incentives for their referring us new families. We have also personalized secure entrance and camera systems all over the school. Making every effort to keep your child safe, happy, and healthy is our number one priority. Ecole 360 offers children and families 360-degree healthy lifelong habits. We offer healthy choices for our growing kids with 100% organic menus include a variety of foods with fresh fruit and veggies which meet daily nutritional needs and satisfy licensing requirements. We also offer substitutions for allergies and dietary.

Ecole 360 will change the criteria of childcare and preschool in the area and we are very excited to meet the families Arlington Heights.

Traffic Impact Study
Proposed Ecole Day Care Center

Arlington Heights, Illinois



Prepared For:

ecole360 ECOLE 360
CHILD DEVELOPMENT CENTER

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

September 6, 2022

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Ecole day care center to be located at 1515 W. Dundee Road in Arlington Heights, Illinois. The site is located on the south side of Wilke Road south of its intersection with Dundee Road and currently contains an existing building that was previously occupied by Amita Health and Huntington Bank. As proposed, the existing building will be remodeled and occupied by a day care center with a maximum enrollment of 130 children and 22 employees. As part of the redevelopment, the westerly portion of the parking lot, which currently contains the vacated bank drive-through lanes, will be converted into a fenced playground. 82 parking spaces will be provided within the existing parking lot.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed day care will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

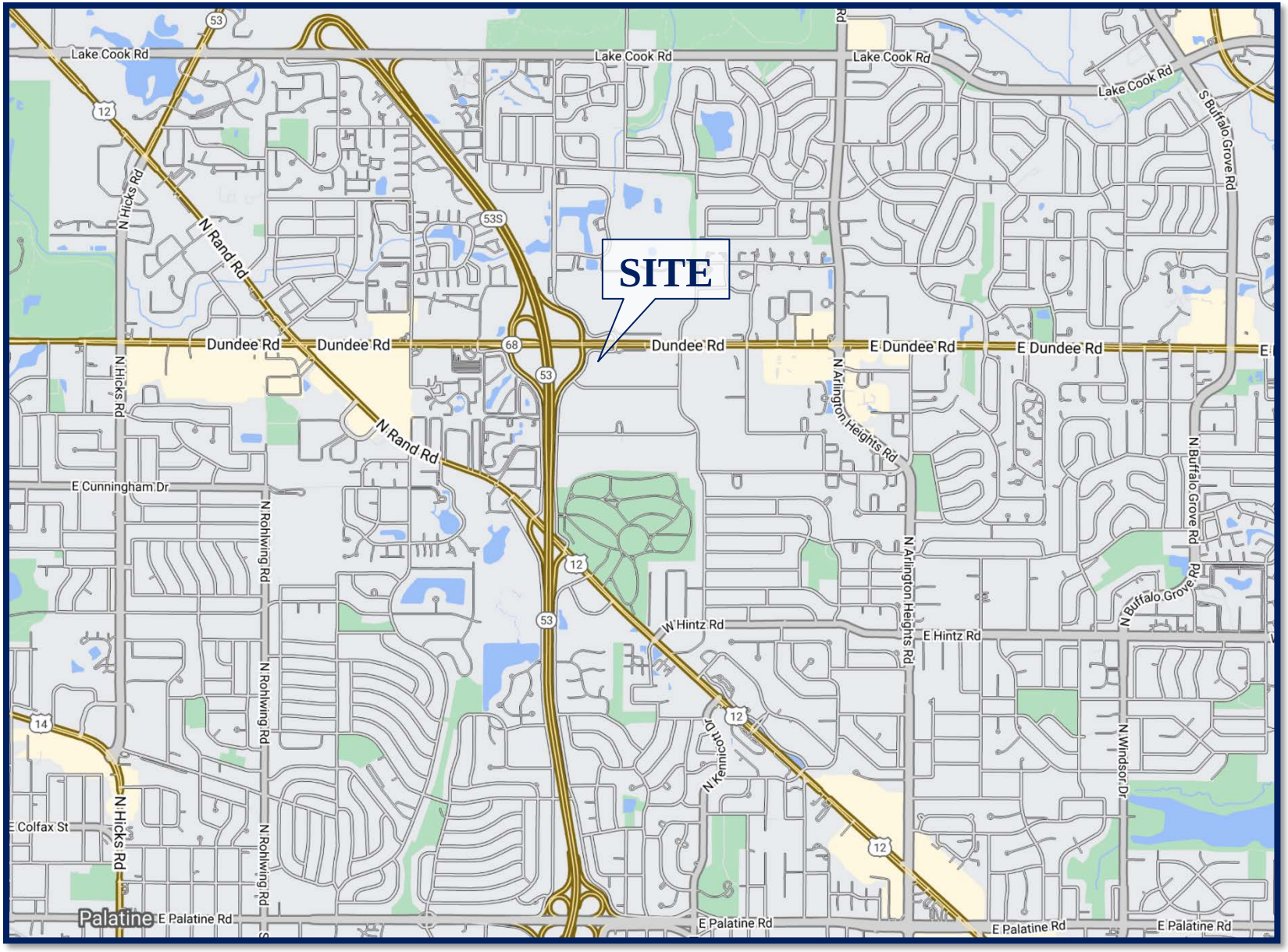
The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed day care
- Directional distribution of the day care traffic
- Vehicle trip generation for the day care
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the adequacy of the parking supply

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

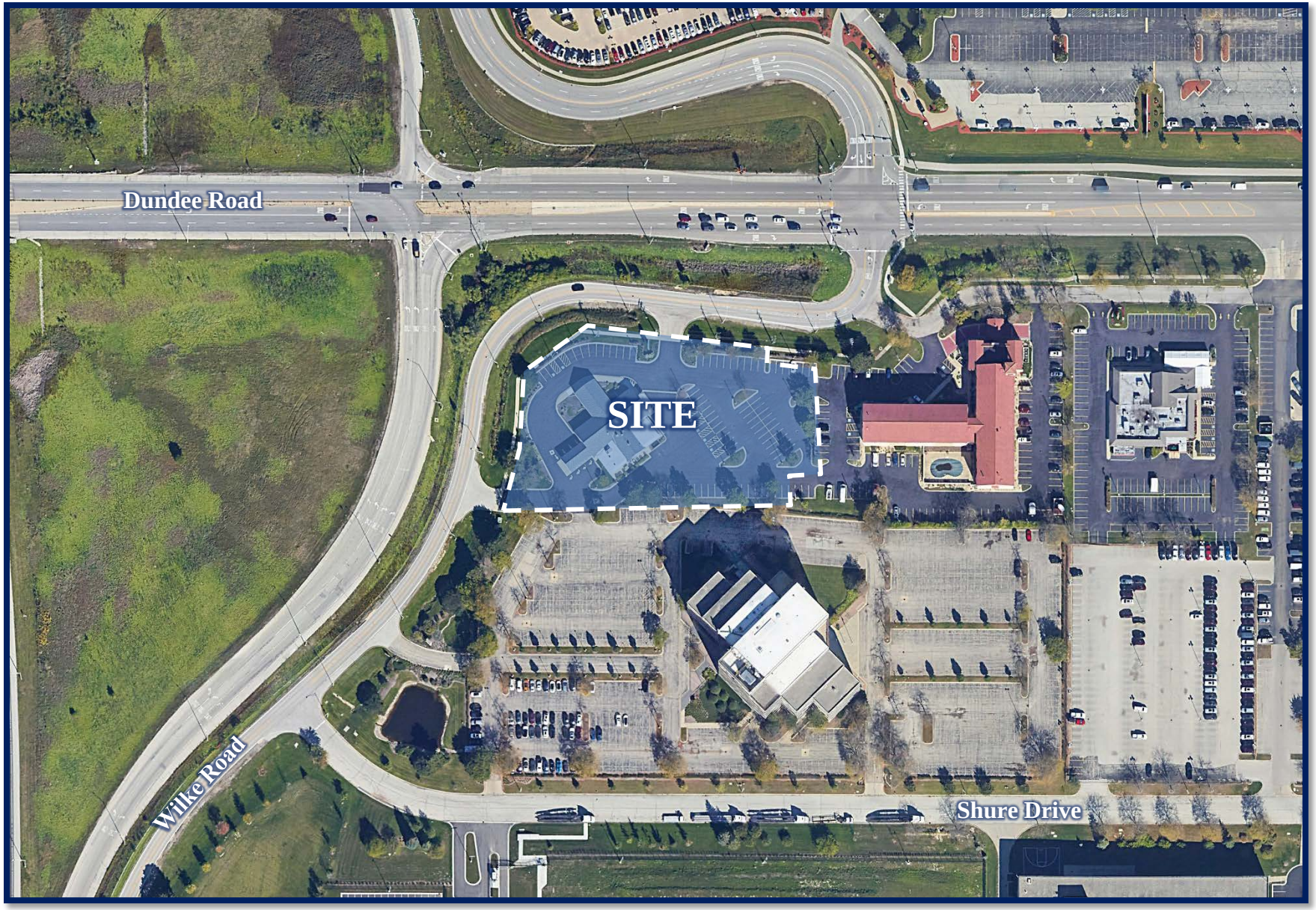
1. Year 2022 Base Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes conducted in 2017 and 2022 adjusted to reflect typical conditions.

2. Year 2028 Projected Conditions – Analyzes the capacity of the future roadway system using the traffic volumes that include the background traffic volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**

Proposed Ecole Day Care
Arlington Heights, Illinois



Aerial View of Site

Proposed Ecole Day Care
Arlington Heights, Illinois

Figure 2

2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site is generally bounded by Wilke Road to the north and west, Days Inn & Suites to the east, and the One North Arlington Office building to the south. Land uses in the vicinity of the site are primarily commercial along Dundee Road and a mixture of office and light industrial to the south.

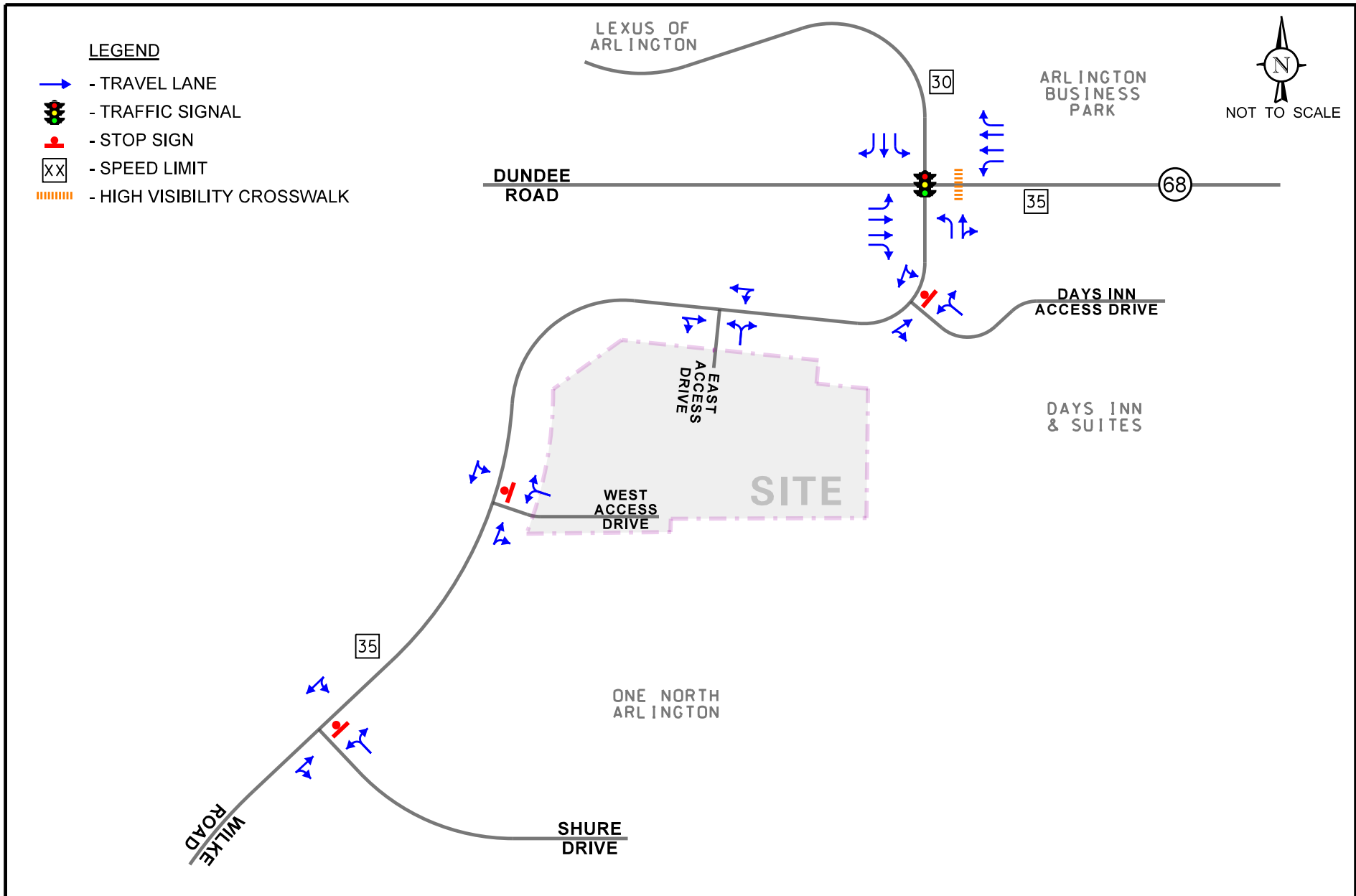
Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed location of the day care are illustrated in **Figure 3** and described below.

Dundee Road (IL Route 68) is an east-west other principal arterial roadway that in the vicinity of the site provides two lanes in each direction. At its signalized intersection with Wilke Road, Dundee Road provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the eastbound and westbound approaches. A high visibility crosswalk is provided on the eats leg of this intersection. Dundee Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of 26,300 (IDOT 2021), and has a posted speed limit of 35 miles per hour.

Wilke Road is a north-south frontage roadway that extends from Rand Road (US Route 12) to the south to Lake Cook Road to the north. In the vicinity of the site, Wilke Road provides one lane in each direction south of Dundee Road and two lanes in each direction north of Dundee Road. At its signalized intersection with Dundee Road, Wilke Road provides an exclusive left-turn lane and a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the southbound approach. At its unsignalized intersections with Shure Drive, the Days Inn access drive, and the site access drives Wilke Road provides one lane in each direction and no exclusive turn lanes. Wilke Road is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 35 miles per hour south of Dundee Road and 30 miles per hour north of Dundee Road.

Shure Drive is an east-west local roadway that extends from Wilke Road to the west to Kennicott Avenue to the east. Shure Drive provides one lane in each direction. At its unsignalized intersection with Wilke Road, Shure Drive provides one westbound lane under stop sign control. Shure Drive is under the jurisdiction of the Village of Arlington Heights.



Ecole Day Care
Arlington Heights, Illinois

Existing Roadway Characteristics

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Figure: 3

Traffic Signal Interconnect

The intersection of Dundee Road with Wilke Road is part of a ten-signal interconnect system that is maintained by IDOT. The system runs along Dundee Road from Baldwin Lane to the west to Weidner Road/Crofton Lane to the east. The intersection of Dundee Road and Arlington Heights Road is the master controller. All the traffic signals operate at a 140-second cycle length during the weekday morning and evening peak periods.

Year 2022 Base Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period classification and traffic counts using Miovision Scout Video Collection Units on Thursday, June 16, 2022, during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

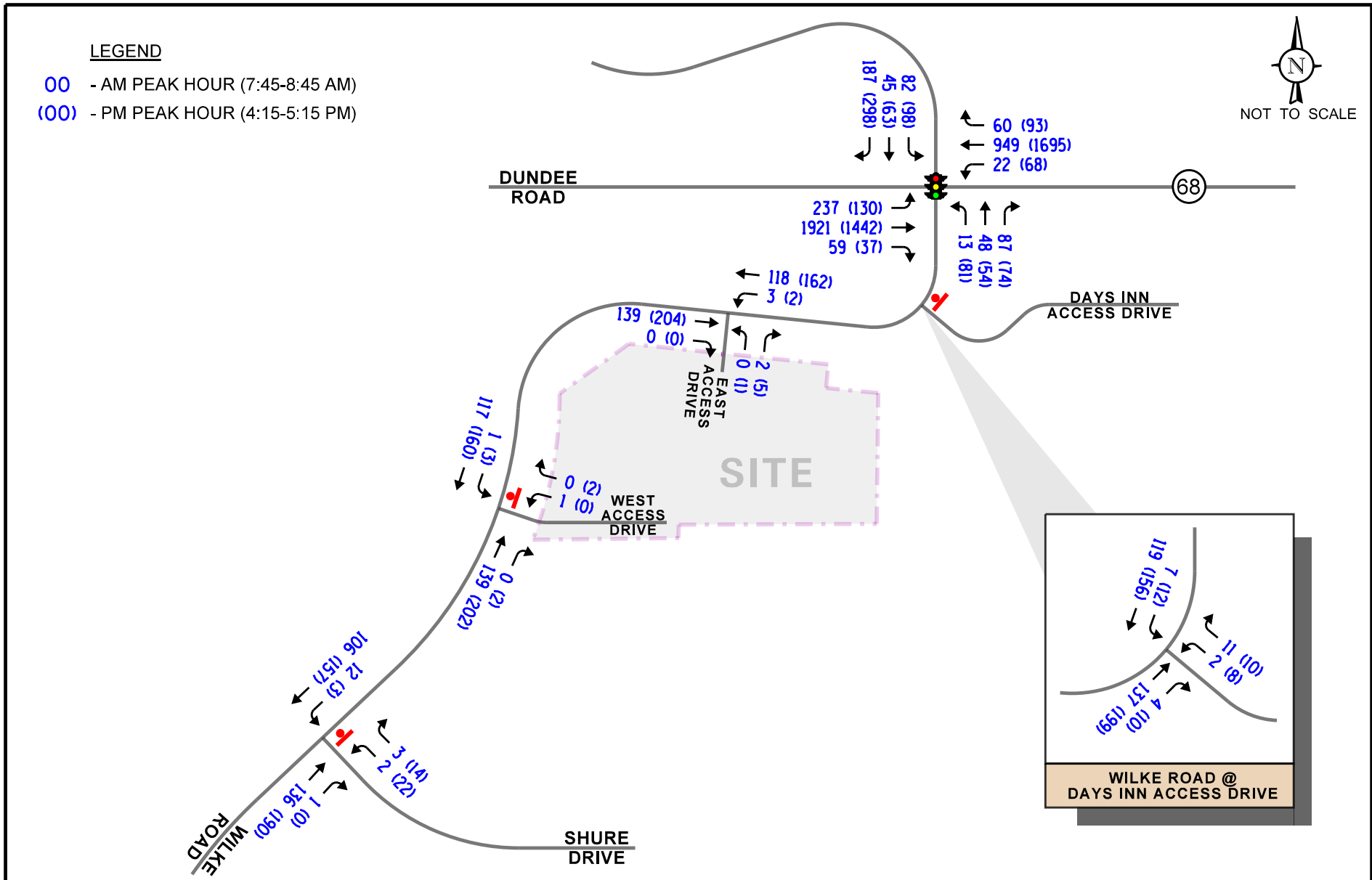
- Wilke Road with the Days Inn access drive
- Wilke Road with the site access drives
- Wilke Road with Shure Drive

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 A.M. to 8:45 A.M. and the evening peak hour of traffic occurs from 4:15 P.M. to 5:15 P.M. In order to ensure the traffic counts reflect typical conditions, the 2022 counts were supplemented with counts previously conducted by KLOA, Inc. at the intersection of Dundee Road with Wilke Road in June 2017. The Year 2017 traffic volumes were increased by a regional growth factor, as discussed later, for five years to estimate Year 2022 traffic volumes. The through traffic volumes along Wilke Road were balanced to match the increased 2017 counts. The Year 2022 base traffic volumes are shown in **Figure 4.**

Crash Analysis

KLOA, Inc. obtained accident data[1] for the most recent available past five years (2017 to 2021) for the intersections of Wilke Road with Dundee Road, Shure Drive, and the site access drives. A review of the crash data revealed four crashes were reported at the intersection of Wilke Road with the east site access drive, one crash was reported at the intersection of Wilke Road with the west site access drive, and no crashes were reported at the intersection of Wilke Road with Shure Drive. Further, no fatalities were reported at any of the studied intersections during the review period. A summary of the crash data for the intersection of Dundee Road with Wilke Road is shown in **Table 1**.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



Ecole Day Care
Arlington Heights, Illinois

Year 2022 Base Traffic Volumes

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Figure: 4

Table 1
DUNDEE ROAD WITH WILKE ROAD – CRASH SUMMARY

Year	Type of Accident Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2017	2	0	12	0	2	0	16
2018	0	1	10	2	3	0	16
2019	0	1	3	0	3	0	7
2020	0	0	2	0	3	0	5
2021	1	0	2	1	7	0	11
Total	**2**	**2**	**29**	**3**	**18**	0	**55**
Average/Year	**<1.0**	**<1.0**	**5.8**	**<1.0**	**3.6**	**--**	**11.0**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Ecole Day Care Center

As proposed, the day care center will remodel and occupy the existing approximately 7,931 square-foot building on site. As part of the development, the west portion of the parking lot, which currently contains the vacant bank drive-through lanes, will be replaced with a fenced playground. 82 parking spaces will be provided within the existing parking lot.

The day care will be open weekdays from 6:30 A.M. to 6:00 P.M., will have a maximum student capacity of approximately 130 children (six weeks to six years old) and will have up to 22 total staff members. Students will primarily arrive at the site with their parents or other guardians, and most will arrive via personal vehicle. Typical of day care facilities, parents will park in the parking lot and walk their children into the day care center.

Site Access

Access to the proposed day care center will be provided as follows:

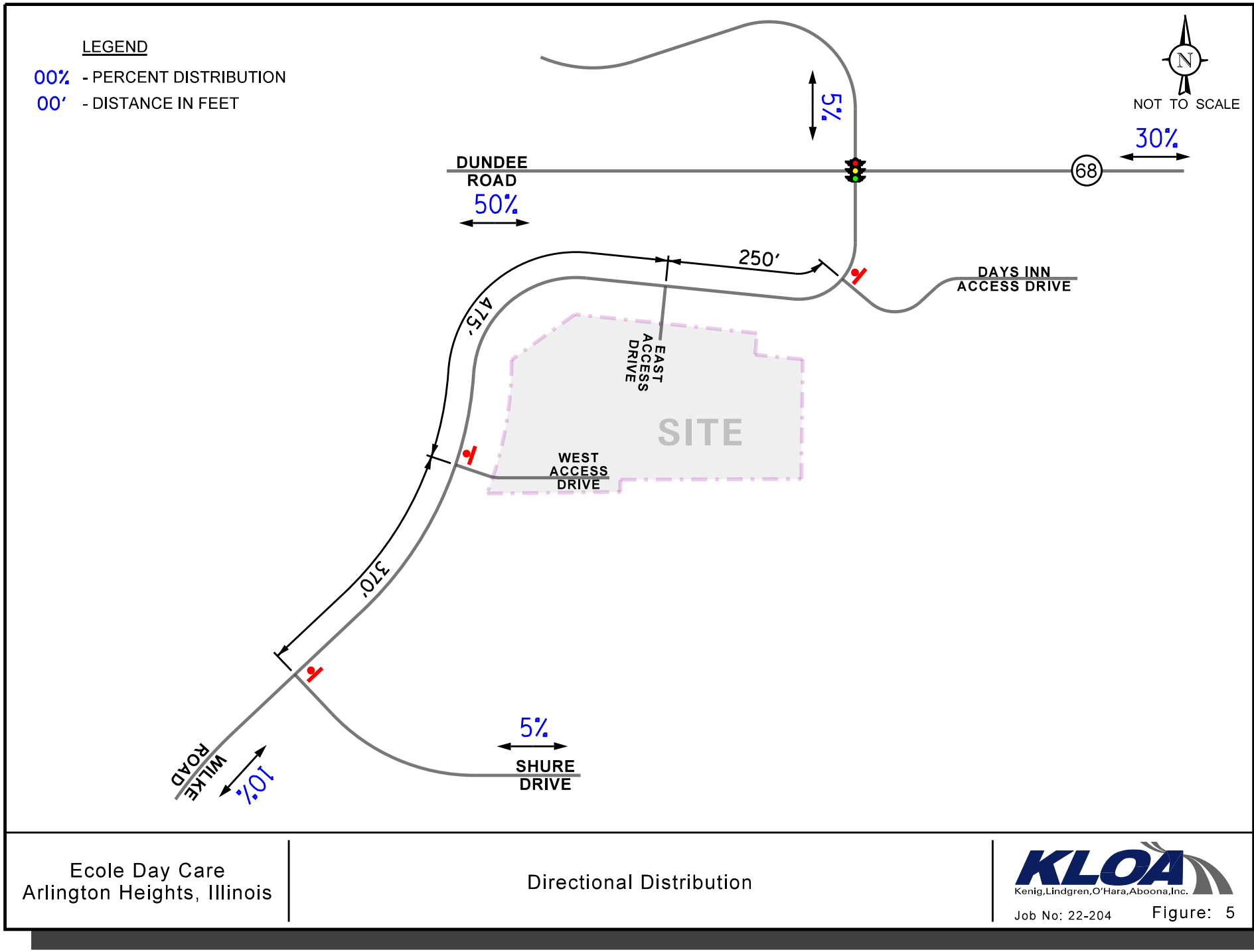
- The existing east site access drive which intersects Wilke Road approximately 380 feet southwest of Dundee Road. This access drive provides one inbound lane and one outbound lane. It is recommended that outbound movements from this access drive be placed under stop sign control.

- The existing west site access drive which intersects Wilke Road approximately 850 feet southwest of Dundee Road. This access drive provides one inbound lane and one outbound lane. It is recommended that outbound movements from this access drive be placed under stop sign control.

- The existing cross-access connection to Days Inn & Suites and the existing cross-access connection to One North Arlington.

Directional Distribution of Site Traffic

The directional distribution of how traffic will approach and depart the proposed day care center was based on the existing travel patterns, the existing roadway characteristics, and the traffic controls surrounding the site. **Figure 5** illustrates the estimated directional distribution for the proposed day care center traffic.



Ecole Day Care
Arlington Heights, Illinois

Directional Distribution

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Figure: 5

Estimated Site-Generated Traffic

The estimate of traffic to be generated by the proposed day care center was based on trip generation information published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. As previously indicated, the approximately 7,931 square-foot day care center will serve a maximum of 130 students. **Table 2** summarizes the estimated peak hour trip generation based on both variables using the 11th Edition. As can be seen from Table 2, the trips estimated to be generated based on both methodologies were consistent, with the trip generation based on students being the higher. As such, the trip generation based on the number of students was utilized for the purpose of this evaluation to be conservative in analysis.

Table 2
ESTIMATED TRIP GENERATION – PEAK HOUR AND DAILY

ITE Land Use	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
565	Day Care (7,931 s.f.)	46	41	87	41	47	88	189	189	378
565	Day Care (130 Students)	50	44	94	43	49	92	266	266	532

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated peak hour traffic volumes that will be generated by the proposed day care were assigned to the roadway system in accordance with the previously described directional distribution. **Figure 6** illustrates the assignment of the traffic volumes estimated to be generated by the proposed development. It should be noted that to provide a conservative analysis, all site traffic was assumed to use the site access drives and not the cross-access connections. Further, given the cross-access connections, the existing traffic using the site access drives was not removed.

Background (No-Build) Traffic Conditions

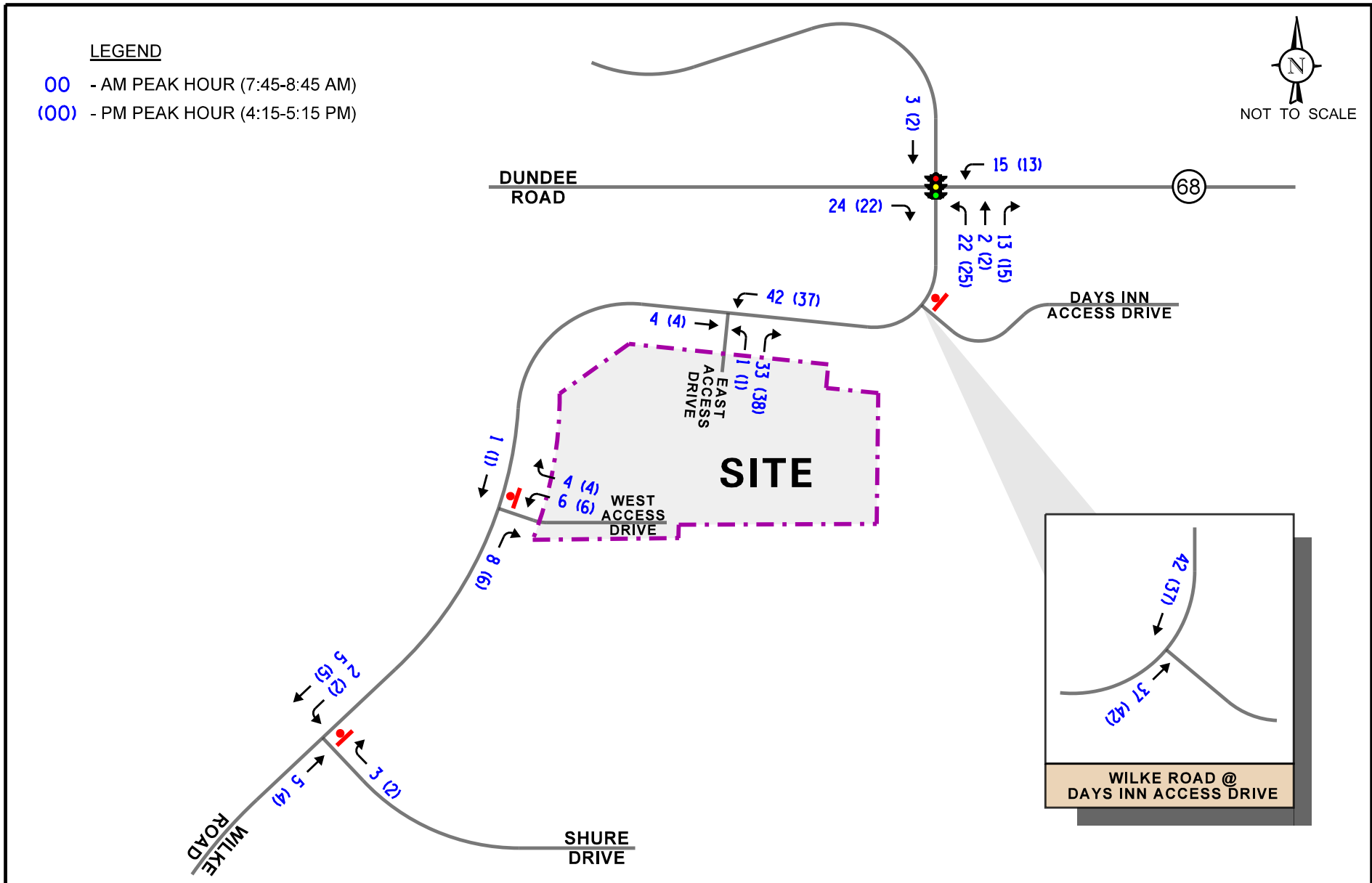
The Year 2022 base traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), an increase of approximately 0.4 percent per year compounded annually is projected. As such, a total background growth of 2.4 percent (buildout year plus five years) was added to project Year 2028 conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

In addition, the traffic estimated to be generated by the proposed warehouse/distribution development to be located on the north side of Dundee Road east of the Lexus of Arlington dealership was added to the base traffic volumes. The traffic volumes estimated to be generated by the development were based on the KLOA, Inc. traffic study dated February 3, 2022.

Figure 7 illustrates the Year 2028 no-build traffic volumes, which include the base traffic volumes increased by the ambient growth factor and the traffic estimated to be generated by the warehouse development.

Total Projected Traffic Volumes

The development-generated traffic was added to the Year 2028 no-build traffic volumes to determine the Year 2028 total projected traffic volumes, as illustrated in **Figure 8**.



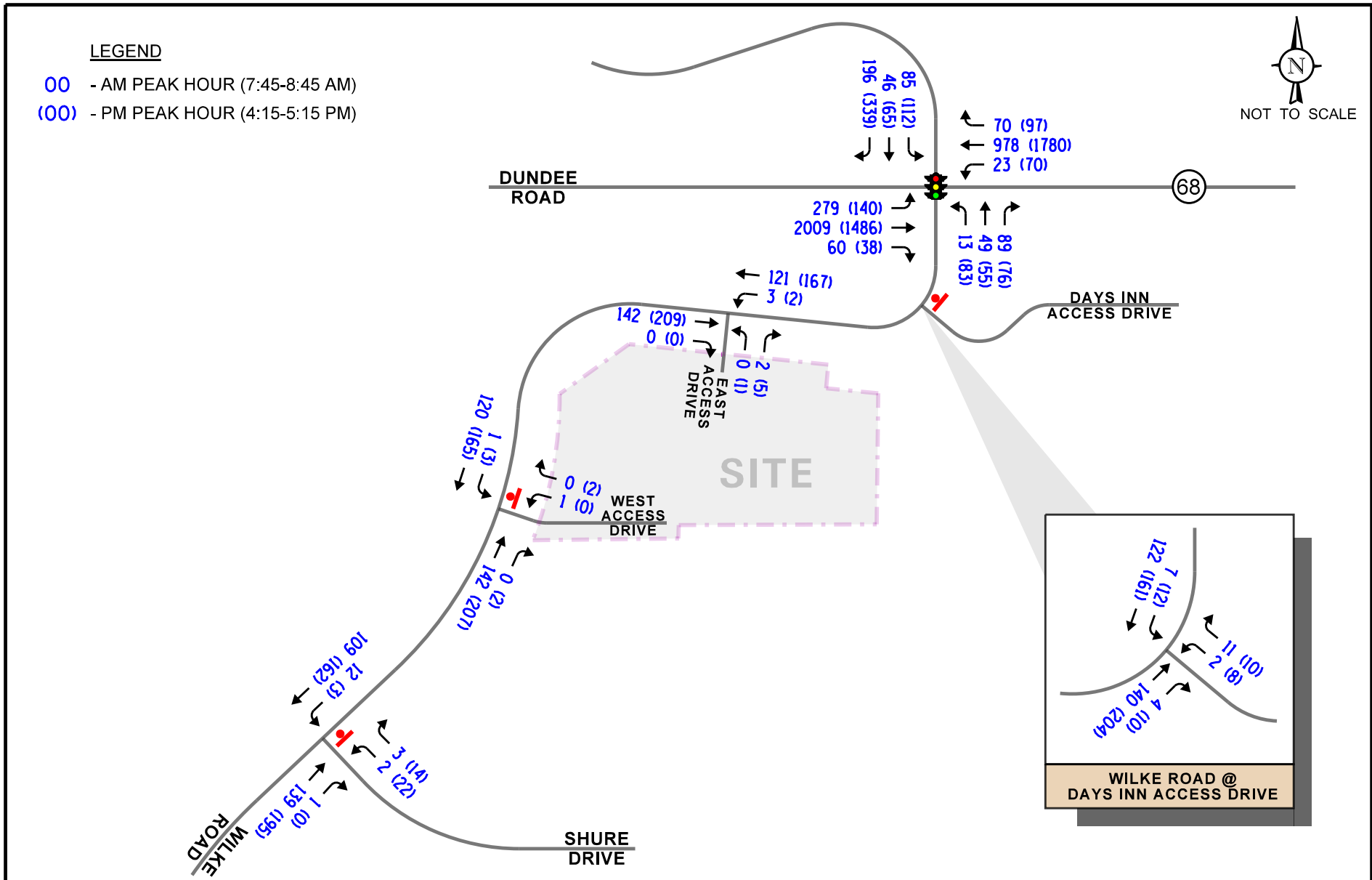
Ecole Day Care
Arlington Heights, Illinois

Site-Generated Traffic Volumes

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Figure: 6



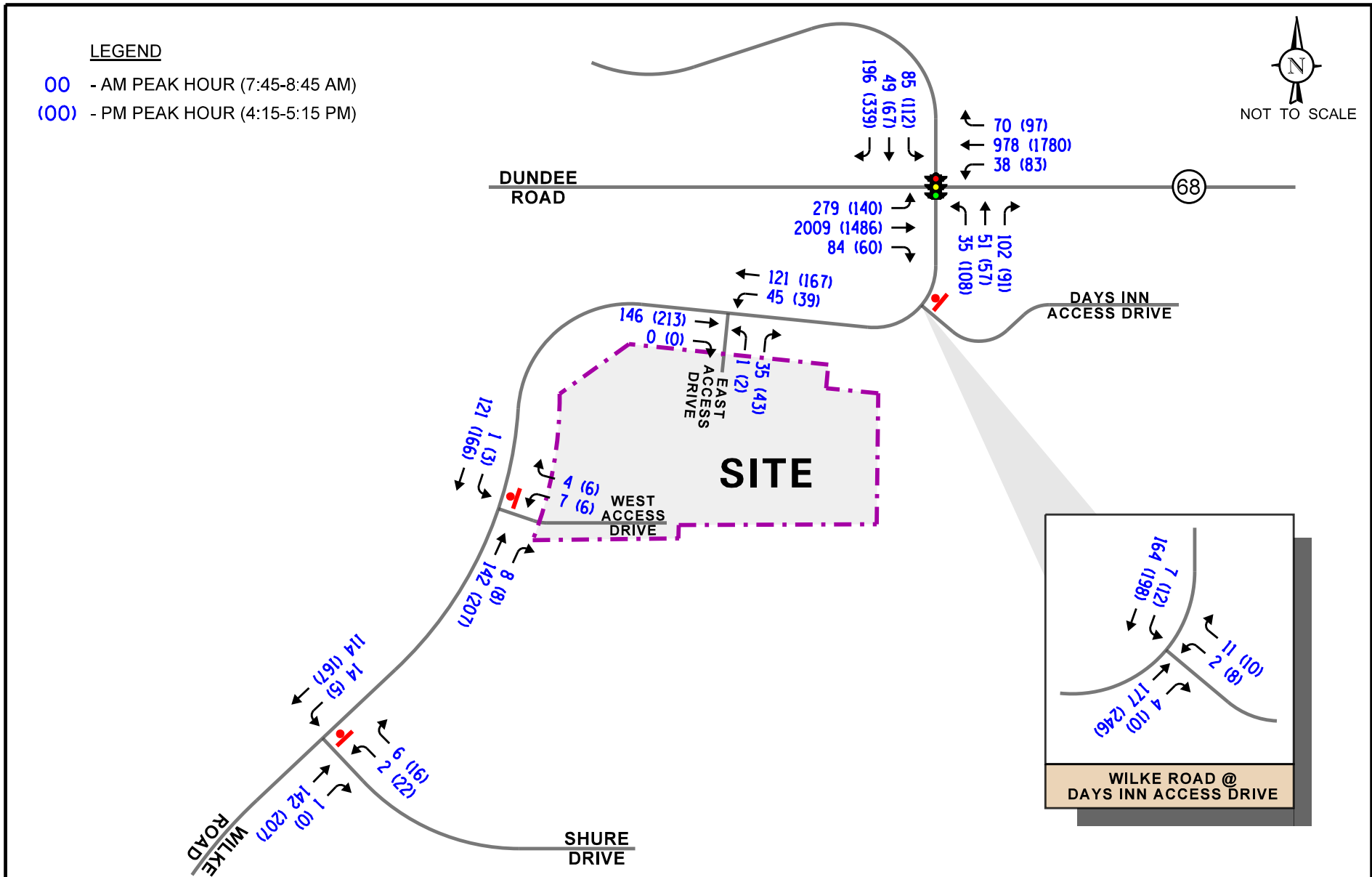
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Year 2028 No-Build Traffic Volumes

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Figure: 7



Ecole Day Care
Arlington Heights, Illinois

Year 2028 Total Projected Traffic Volumes

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Job No: 22-204

Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the Year 2022 base and year 2028 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the Year 2022 base and Year 2028 total projected conditions are presented in **Tables 3** through **5**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3
CAPACITY ANALYSIS RESULTS – DUNDEE ROAD WITH WILKE ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Year 2022 Base Conditions	Weekday Morning Peak Hour	B 11.7	B 17.9	A 2.8	B 12.6	B 14.0	A 0.6	D 41.0	D 53.9		D 48.8	D 53.3	A 7.3	B 18.0
		B – 16.9			B – 13.2			D – 52.8			C – 24.7			
	Weekday Evening Peak Hour	C 31.1	C 28.0	A 4.5	A 8.3	B 19.1	A 1.1	D 47.5	E 57.6		D 50.8	E 62.9	D 51.2	C 27.3
		C – 27.7			B – 17.8			D – 53.7			D – 52.7			
Year 2028 Total Projected Conditions	Weekday Morning Peak Hour	C 20.1	C 21.8	A 3.2	C 20.6	B 15.5	A 1.0	D 41.9	E 56.6		D 49.2	D 55.3	B 11.0	C 21.3
		C – 20.9			B – 14.8			D – 53.9			C – 27.4			
	Weekday Evening Peak Hour	C 29.7	C 30.4	A 5.8	B 11.6	D 38.4	A 1.2	D 49.0	E 59.6		D 52.9	E 62.6	E 57.5	D 36.8
		C – 29.4			D – 35.4			E – 55.1			E - 57.2			

L = Left R = Right
T = Through Delay is measured in seconds.

Table 4
CAPACITY ANALYSIS RESULTS – BASE CONDITIONS – UNSIGNALIZED

Location	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wilke Road with the Days Inn Access Drive				
• Westbound Approach	A	9.2	B	10.3
• Southbound Left Turn	A	7.7	A	7.7
Wilke Road with the East Site Access Drive				
• Northbound Approach	A	9.0	A	9.8
• Westbound Left Turn	A	7.5	A	7.6
Wilke Road with the West Site Access Drive				
• Westbound Approach	B	10.3	A	9.3
• Southbound Left Turn	A	7.5	A	7.6
Wilke Road with Shure Drive				
• Westbound Approach	A	9.5	B	10.6
• Southbound Left Turn	A	7.5	A	7.6

LOS - Level of Service
Delay is measured in seconds.

Table 5
CAPACITY ANALYSES RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Location	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wilke Road with the Days Inn Access Drive				
• Westbound Approach	A	9.5	B	10.8
• Southbound Left Turn	A	7.8	A	7.8
Wilke Road with the East Site Access Drive				
• Northbound Approach	A	9.3	A	9.8
• Westbound Left Turn	A	7.6	A	7.7
Wilke Road with the West Site Access Drive				
• Westbound Approach	B	10.0	B	10.2
• Southbound Left Turn	A	7.6	A	7.7
Wilke Road with Shure Drive				
• Westbound Approach	A	9.5	B	10.7
• Southbound Left Turn	A	7.6	A	7.7

LOS - Level of Service
Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements needed to accommodate the day care-generated traffic.

Dundee Road with Wilke Road

The results of the capacity analyses indicate that overall, this intersection currently operates at LOS B during the weekday morning peak hour and at LOS C during the weekday evening peak hour. Under Year 2028 total projected conditions, this intersection is projected to operate at LOS C during the weekday morning peak hour and LOS D during the weekday evening peak hour with increase in delay of approximately three and 10 seconds, respectively. In addition, all movements are projected to continue operating at LOS E or better during the peak hours.

This overall increase in delay is primarily due to the ambient increase in traffic and the proposed distribution development. This is evident in the fact that the northbound approach is projected to operate with an increase in delay of approximately one second during both peak hours. Further, the proposed development is projected to increase the volume of traffic traversing this intersection by approximately two percent during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed day care center and no roadway improvements or signal modifications will be required.

Wilke Road with the Days Inn Access Drive

The results of the capacity analyses indicate that all critical movements at this intersection currently operate at LOS B or better during the during the weekday morning and evening peak hours. Under Year 2028 total projected conditions, all critical movements are projected to continue to operate at the same LOS with increased in delay of less than one second. As such, the proposed day care center will have limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Wilke Road with the East Site Access Drive

The results of the capacity analyses indicate that all critical movements at this intersection currently operate at LOS A during the during the weekday morning and evening peak hours. As proposed, this access drive will be maintained and will serve the proposed day care center. As previously mentioned, it is recommended that outbound movements from this access drive be placed under stop sign control. Under Year 2028 total projected conditions, outbound movements from the access drive are projected to operate at LOS A during the weekday morning and weekday evening peak hours. Further, the westbound left-turn inbound movement to the site is projected to operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles, which will have a limited impact on the through traffic along Wilke Road. As such, this access drive will be adequate in accommodating the traffic projected to be generated by the proposed day care center and will ensure efficient and flexible access is provided.

Wilke Road with the West Site Access Drive

The results of the capacity analyses indicate that all critical movements at this intersection currently operate at LOS B or better during the during the weekday morning and weekday evening peak hours. As proposed, this access drive will be maintained and will serve the proposed day care center. As previously mentioned, it is recommended that outbound movements from this access drive be placed under stop sign control. Under Year 2028 total projected conditions, outbound movements from the access drive are projected to operate at LOS B during the weekday morning and weekday evening peak hours. Further, the southbound left-turn inbound movement to the site is projected to operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles, which will have a limited impact on the through traffic along Wilke Road. As such, this access drive will be adequate in accommodating the traffic projected to be generated by the proposed day care center and will ensure efficient and flexible access is provided.

Wilke Road with Shure Drive

The results of the capacity analyses indicate that all critical movements at this intersection currently operate at LOS B or better during the during the weekday morning and evening peak hours. Under Year 2028 total projected conditions, all critical movements are projected to continue to operate at the same LOS with increased in delay of less than one second. As such, the proposed day care center will have limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

6. Parking and Circulation Evaluation

The following provides an evaluation of the proposed day care center parking supply and on-site circulation.

Parking Supply Evaluation

Parking for the day care center will be provided via 82 spaces within the existing parking lot.

Village of Arlington Heights Requirements

The Village of Arlington Heights Municipal Code requires a parking ratio of three spaces for every two employees Based on the village ordinance the development should provide parking as follows:

- 33 parking spaces for 22 employees (ratio of three spaces for every two employees)

Based on the above, the proposed development should provide 33 parking spaces resulting in a surplus of 49 parking spaces.

ITE Parking Generation Manual

In reviewing the survey data published in the Institute of Transportation Engineers' (ITE) 5th Edition of the *Parking Generation Manual*, the following average peak parking demand was determined based on Land Use Code 565 (Day Care):

- 34 parking spaces for 130 students (ratio of 0.24 spaces per student)

or

- 19 parking spaces for a 7,931 square-foot day care (ratio of 2.45 spaces per 1,000 square feet)

Based on the above, the proposed development should provide a total of 34 parking spaces to accommodate the peak parking demand, which results in a surplus of 48 parking spaces.

Parking Evaluation

The proposed day care center will exceed the Village of Arlington Heights parking requirements as well as the projected peak parking demand based on ITE. As such, the 82-space parking lot will adequately accommodate peak parking demands of the proposed day care center and will promote efficient pick-up and drop-off operations.

Pick-Up and Drop-Off Operations Evaluation

As previously indicated, children will arrive at the proposed day care center via personal vehicle, transported by their parents or other guardians. For the purposes of this evaluation, it was assumed that most children will be driven to the facility, the vehicle parked, and then the children walked into the building. Once dropped off, the driver will return to the vehicle and leave the site. At the end of the day, to depart, the children are assumed to be walked out of the facility by their respective parent or guardian to the parked vehicle.

The development will provide 82 parking spaces. The number of available parking spaces on site is projected to exceed the parking demand of the proposed development by over 40 parking spaces. This number of spaces exceeds the number of vehicles that will drop off or pick up students during either peak hour. As such, the proposed site will adequately accommodate drop-off and pick-up activities.

AutoTurns and Emergency Vehicle Circulation

KLOA, Inc. examined the ability of emergency vehicles to traverse the intersection of Dundee Road with Wilke Road, access the development site, and circulate internally. Specifically, AutoTurn software was used to show the ability of firetrucks to make the required turns to approach and circulate the site of the proposed day care center. The results indicated that emergency vehicles will be able to approach and circulate without conflict. The AutoTurn exhibits, **Figures A1** and **A2**, are included in the Appendix.

7. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The results of the capacity analysis indicate that the proposed day care center traffic will not have a significant impact on the area roadways.
- The existing access system serving the site will be adequate in accommodating the traffic projected to be generated by the proposed day care center.
- Outbound movements from the site access drives should be placed under stop sign control.
- The 82-space parking lot will surpass Village code as well as ITE peak parking rates and will be adequate in accommodating the projected parking demand.
- The drop-off/pick-up operations of the proposed day care center will be adequately accommodated on site.
- Emergency vehicles will be able to access and circulate the site without conflict.

Appendix

Traffic Count Summary Sheets
Preliminary Site Plan
ITE Trip Generation Worksheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
AutoTurn Exhibits (Figure A1 and A2)

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Dundee and Wilke
Site Code:
Start Date: 06/24/2017

Turning Movement Data

Start Time	Dundee Eastbound						Dundee Westbound						Wilke Northbound						Wilke Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
12:00 PM	1	24	306	10	0	341	0	14	324	20	0	358	0	6	5	12	0	23	0	22	10	50	0	82	804
12:15 PM	1	29	316	6	0	352	1	5	342	16	0	364	0	8	7	15	0	30	0	16	11	37	0	64	810
12:30 PM	0	27	322	9	0	358	0	7	358	23	0	388	0	2	4	15	0	21	0	15	7	48	0	70	837
12:45 PM	2	34	311	3	0	350	0	6	330	15	0	351	0	7	5	10	0	22	0	12	15	35	0	62	785
Hourly Total	4	114	1255	28	0	1401	1	32	1354	74	0	1461	0	23	21	52	0	96	0	65	43	170	0	278	3236
1:00 PM	1	31	294	5	0	331	0	4	286	18	0	308	0	3	8	9	0	20	0	19	9	31	0	59	718
1:15 PM	2	25	274	4	0	305	1	16	293	18	0	328	0	2	12	11	0	25	0	14	4	44	0	62	720
1:30 PM	1	29	281	2	0	313	0	8	288	16	0	312	0	4	5	14	0	23	0	17	2	45	1	64	712
1:45 PM	0	36	291	6	0	333	0	8	267	17	0	292	0	5	6	13	0	24	0	13	4	32	0	49	698
Hourly Total	4	121	1140	17	0	1282	1	36	1134	69	0	1240	0	14	31	47	0	92	0	63	19	152	1	234	2848
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	24	443	13	0	480	0	5	239	9	1	253	0	5	8	11	0	24	0	18	8	42	0	68	825
7:15 AM	1	52	429	10	0	492	0	4	228	19	1	251	0	3	11	25	0	39	0	17	6	51	0	74	856
7:30 AM	0	45	509	11	0	565	0	5	258	11	0	274	0	6	13	26	0	45	0	24	16	43	0	83	967
7:45 AM	0	76	455	14	0	545	0	5	226	13	0	244	0	2	17	24	0	43	0	20	10	46	1	76	908
Hourly Total	1	197	1836	48	0	2082	0	19	951	52	2	1022	0	16	49	86	0	151	0	79	40	182	1	301	3556
8:00 AM	0	58	490	23	0	571	0	8	218	16	0	242	0	2	6	10	0	18	0	19	12	43	1	74	905
8:15 AM	0	38	449	20	0	507	0	8	211	14	1	233	0	6	12	25	0	43	0	11	6	37	0	54	837
8:30 AM	0	53	467	19	0	539	0	3	216	9	0	228	0	5	12	14	0	31	0	17	6	26	0	49	847
8:45 AM	0	50	450	18	0	518	0	7	208	19	0	234	0	9	6	22	0	37	1	15	7	28	1	51	840
Hourly Total	0	199	1856	80	0	2135	0	26	853	58	1	937	0	22	36	71	0	129	1	62	31	134	2	228	3429
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	40	292	7	0	339	0	11	410	15	0	436	0	20	10	13	0	43	0	20	14	69	0	103	921
4:15 PM	0	26	333	11	0	370	0	7	486	21	0	514	0	16	12	13	0	41	0	10	6	49	0	65	990
4:30 PM	0	39	316	5	0	360	0	21	408	22	0	451	0	21	15	14	0	50	0	28	14	65	0	107	968
4:45 PM	0	32	341	8	0	381	0	18	398	31	0	447	0	15	15	17	0	47	0	12	10	56	0	78	953
Hourly Total	0	137	1282	31	0	1450	0	57	1702	89	0	1848	0	72	52	57	0	181	0	70	44	239	0	353	3832
5:00 PM	0	25	351	5	0	381	0	14	384	23	0	421	0	32	17	15	0	64	0	41	18	99	0	158	1024
5:15 PM	0	30	368	13	0	411	0	13	421	13	0	447	0	15	10	25	0	50	0	27	18	89	0	134	1042
5:30 PM	0	40	354	10	0	404	0	22	459	24	0	505	0	17	11	16	0	44	0	16	16	48	0	80	1033
5:45 PM	0	38	378	5	0	421	0	12	353	24	0	389	0	24	13	19	0	56	0	23	11	43	0	77	943
Hourly Total	0	133	1451	33	0	1617	0	61	1617	84	0	1762	0	88	51	75	0	214	0	107	63	279	0	449	4042
Grand Total	9	901	8820	237	0	9967	2	231	7611	426	3	8270	0	235	240	388	0	863	1	446	240	1156	4	1843	20943
Approach %	0.1	9.0	88.5	2.4	-	-	0.0	2.8	92.0	5.2	-	-	0.0	27.2	27.8	45.0	-	-	0.1	24.2	13.0	62.7	-	-	-
Total %	0.0	4.3	42.1	1.1	-	47.6	0.0	1.1	36.3	2.0	-	39.5	0.0	1.1	1.1	1.9	-	4.1	0.0	2.1	1.1	5.5	-	8.8	-

Lights	8	886	8633	234	-	9761	2	229	7423	417	-	8071	0	232	237	388	-	857	1	442	238	1132	-	1813	20502
% Lights	88.9	98.3	97.9	98.7	-	97.9	100.0	99.1	97.5	97.9	-	97.6	-	98.7	98.8	100.0	-	99.3	100.0	99.1	99.2	97.9	-	98.4	97.9
Buses	0	0	15	0	-	15	0	0	8	3	-	11	0	0	1	0	-	1	0	0	1	8	-	9	36
% Buses	0.0	0.0	0.2	0.0	-	0.2	0.0	0.0	0.1	0.7	-	0.1	-	0.0	0.4	0.0	-	0.1	0.0	0.0	0.4	0.7	-	0.5	0.2
Single-Unit Trucks	1	11	110	1	-	123	0	2	115	6	-	123	0	3	1	0	-	4	0	4	0	11	-	15	265
% Single-Unit Trucks	11.1	1.2	1.2	0.4	-	1.2	0.0	0.9	1.5	1.4	-	1.5	-	1.3	0.4	0.0	-	0.5	0.0	0.9	0.0	1.0	-	0.8	1.3
Articulated Trucks	0	3	60	0	-	63	0	0	64	0	-	64	0	0	0	0	-	0	0	0	0	4	-	4	131
% Articulated Trucks	0.0	0.3	0.7	0.0	-	0.6	0.0	0.0	0.8	0.0	-	0.8	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.3	-	0.2	0.6
Bicycles on Road	0	1	2	2	-	5	0	0	1	0	-	1	0	0	1	0	-	1	0	0	1	1	-	2	9
% Bicycles on Road	0.0	0.1	0.0	0.8	-	0.1	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.4	0.0	-	0.1	0.0	0.0	0.4	0.1	-	0.1	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Dundee and Wilke
Site Code:
Start Date: 06/24/2017

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Dundee Eastbound						Dundee Westbound						Wilke Northbound						Wilke Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	1	52	429	10	0	492	0	4	228	19	1	251	0	3	11	25	0	39	0	17	6	51	0	74	856
7:30 AM	0	45	509	11	0	565	0	5	258	11	0	274	0	6	13	26	0	45	0	24	16	43	0	83	967
7:45 AM	0	76	455	14	0	545	0	5	226	13	0	244	0	2	17	24	0	43	0	20	10	46	1	76	908
8:00 AM	0	58	490	23	0	571	0	8	218	16	0	242	0	2	6	10	0	18	0	19	12	43	1	74	905
Total	1	231	1883	58	0	2173	0	22	930	59	1	1011	0	13	47	85	0	145	0	80	44	183	2	307	3636
Approach %	0.0	10.6	86.7	2.7	-	-	0.0	2.2	92.0	5.8	-	-	0.0	9.0	32.4	58.6	-	-	0.0	26.1	14.3	59.6	-	-	-
Total %	0.0	6.4	51.8	1.6	-	59.8	0.0	0.6	25.6	1.6	-	27.8	0.0	0.4	1.3	2.3	-	4.0	0.0	2.2	1.2	5.0	-	8.4	-
PHF	0.250	0.760	0.925	0.630	-	0.951	0.000	0.688	0.901	0.776	-	0.922	0.000	0.542	0.691	0.817	-	0.806	0.000	0.833	0.688	0.897	-	0.925	0.940
Lights	1	228	1829	58	-	2116	0	22	879	58	-	959	0	13	45	85	-	143	0	78	43	172	-	293	3511
% Lights	100.0	98.7	97.1	100.0	-	97.4	-	100.0	94.5	98.3	-	94.9	-	100.0	95.7	100.0	-	98.6	-	97.5	97.7	94.0	-	95.4	96.6
Buses	0	0	5	0	-	5	0	0	1	1	-	2	0	0	1	0	-	1	0	0	1	5	-	6	14
% Buses	0.0	0.0	0.3	0.0	-	0.2	-	0.0	0.1	1.7	-	0.2	-	0.0	2.1	0.0	-	0.7	-	0.0	2.3	2.7	-	2.0	0.4
Single-Unit Trucks	0	2	34	0	-	36	0	0	30	0	-	30	0	0	0	0	-	0	0	2	0	5	-	7	73
% Single-Unit Trucks	0.0	0.9	1.8	0.0	-	1.7	-	0.0	3.2	0.0	-	3.0	-	0.0	0.0	0.0	-	0.0	-	2.5	0.0	2.7	-	2.3	2.0
Articulated Trucks	0	1	14	0	-	15	0	0	20	0	-	20	0	0	0	0	-	0	0	0	0	1	-	1	36
% Articulated Trucks	0.0	0.4	0.7	0.0	-	0.7	-	0.0	2.2	0.0	-	2.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.5	-	0.3	1.0
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	2
% Bicycles on Road	0.0	0.0	0.1	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	2.1	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Dundee and Wilke
Site Code:
Start Date: 06/24/2017

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Dundee Eastbound						Dundee Westbound						Wilke Northbound						Wilke Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:45 PM	0	32	341	8	0	381	0	18	398	31	0	447	0	15	15	17	0	47	0	12	10	56	0	78	953
5:00 PM	0	25	351	5	0	381	0	14	384	23	0	421	0	32	17	15	0	64	0	41	18	99	0	158	1024
5:15 PM	0	30	368	13	0	411	0	13	421	13	0	447	0	15	10	25	0	50	0	27	18	89	0	134	1042
5:30 PM	0	40	354	10	0	404	0	22	459	24	0	505	0	17	11	16	0	44	0	16	16	48	0	80	1033
Total	0	127	1414	36	0	1577	0	67	1662	91	0	1820	0	79	53	73	0	205	0	96	62	292	0	450	4052
Approach %	0.0	8.1	89.7	2.3	-	-	0.0	3.7	91.3	5.0	-	-	0.0	38.5	25.9	35.6	-	-	0.0	21.3	13.8	64.9	-	-	-
Total %	0.0	3.1	34.9	0.9	-	38.9	0.0	1.7	41.0	2.2	-	44.9	0.0	1.9	1.3	1.8	-	5.1	0.0	2.4	1.5	7.2	-	11.1	-
PHF	0.000	0.794	0.961	0.692	-	0.959	0.000	0.761	0.905	0.734	-	0.901	0.000	0.617	0.779	0.730	-	0.801	0.000	0.585	0.861	0.737	-	0.712	0.972
Lights	0	125	1397	36	-	1558	0	66	1637	89	-	1792	0	79	53	73	-	205	0	96	62	290	-	448	4003
% Lights	-	98.4	98.8	100.0	-	98.8	-	98.5	98.5	97.8	-	98.5	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	99.3	-	99.6	98.8
Buses	0	0	1	0	-	1	0	0	2	1	-	3	0	0	0	0	-	0	0	0	0	0	-	0	4
% Buses	-	0.0	0.1	0.0	-	0.1	-	0.0	0.1	1.1	-	0.2	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	1	11	0	-	12	0	1	12	1	-	14	0	0	0	0	-	0	0	0	0	2	-	2	28
% Single-Unit Trucks	-	0.8	0.8	0.0	-	0.8	-	1.5	0.7	1.1	-	0.8	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.7	-	0.4	0.7
Articulated Trucks	0	0	5	0	-	5	0	0	10	0	-	10	0	0	0	0	-	0	0	0	0	0	-	0	15
% Articulated Trucks	-	0.0	0.4	0.0	-	0.3	-	0.0	0.6	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	1	0	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Bicycles on Road	-	0.8	0.0	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with E Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Data

Start Time	Wilke Rd Eastbound					Access Dr Westbound					Wilke Rd Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	17	0	0	17	0	1	3	0	4	0	0	14	0	14	35
7:15 AM	0	29	2	0	31	0	0	3	1	3	0	1	16	0	17	51
7:30 AM	0	25	1	0	26	0	2	4	0	6	0	0	21	1	21	53
7:45 AM	0	31	0	0	31	0	1	4	0	5	0	1	23	0	24	60
Hourly Total	0	102	3	0	105	0	4	14	1	18	0	2	74	1	76	199
8:00 AM	0	29	0	0	29	0	0	1	0	1	0	3	23	0	26	56
8:15 AM	0	27	4	0	31	1	0	4	0	5	0	3	26	0	29	65
8:30 AM	0	32	0	0	32	0	0	2	0	2	0	0	27	0	27	61
8:45 AM	0	17	1	0	18	0	1	3	0	4	0	0	20	0	20	42
Hourly Total	0	105	5	0	110	1	1	10	0	12	0	6	96	0	102	224
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	36	3	0	39	0	0	4	2	4	0	3	24	0	27	70
4:15 PM	0	37	2	0	39	0	4	4	0	8	0	0	31	0	31	78
4:30 PM	0	32	2	0	34	0	1	1	0	2	0	4	31	0	35	71
4:45 PM	0	32	5	0	37	0	1	1	0	2	1	4	35	1	40	79
Hourly Total	0	137	12	0	149	0	6	10	2	16	1	11	121	1	133	298
5:00 PM	0	41	1	0	42	0	2	4	0	6	0	3	26	0	29	77
5:15 PM	0	33	2	1	35	0	3	5	0	8	0	3	33	0	36	79
5:30 PM	0	26	2	1	28	0	0	1	0	1	0	3	31	1	34	63
5:45 PM	0	36	1	1	37	0	2	2	0	4	0	5	19	1	24	65
Hourly Total	0	136	6	3	142	0	7	12	0	19	0	14	109	2	123	284
Grand Total	0	480	26	3	506	1	18	46	3	65	1	33	400	4	434	1005
Approach %	0.0	94.9	5.1	-	-	1.5	27.7	70.8	-	-	0.2	7.6	92.2	-	-	-
Total %	0.0	47.8	2.6	-	50.3	0.1	1.8	4.6	-	6.5	0.1	3.3	39.8	-	43.2	-
Lights	0	472	25	-	497	0	17	46	-	63	0	31	388	-	419	979
% Lights	-	98.3	96.2	-	98.2	0.0	94.4	100.0	-	96.9	0.0	93.9	97.0	-	96.5	97.4
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	6	0	-	6	0	0	0	-	0	1	0	3	-	4	10
% Single-Unit Trucks	-	1.3	0.0	-	1.2	0.0	0.0	0.0	-	0.0	100.0	0.0	0.8	-	0.9	1.0
Articulated Trucks	0	1	0	-	1	1	1	0	-	2	0	1	0	-	1	4
% Articulated Trucks	-	0.2	0.0	-	0.2	100.0	5.6	0.0	-	3.1	0.0	3.0	0.0	-	0.2	0.4
Bicycles on Road	0	1	1	-	2	0	0	0	-	0	0	1	9	-	10	12
% Bicycles on Road	-	0.2	3.8	-	0.4	0.0	0.0	0.0	-	0.0	0.0	3.0	2.3	-	2.3	1.2
Pedestrians	-	-	-	3	-	-	-	-	3	-	-	-	-	4	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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Count Name: N Wilke Rd with E Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Wilke Rd Eastbound					Access Dr Westbound					Wilke Rd Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:45 AM	0	31	0	0	31	0	1	4	0	5	0	1	23	0	24	60
8:00 AM	0	29	0	0	29	0	0	1	0	1	0	3	23	0	26	56
8:15 AM	0	27	4	0	31	1	0	4	0	5	0	3	26	0	29	65
8:30 AM	0	32	0	0	32	0	0	2	0	2	0	0	27	0	27	61
Total	0	119	4	0	123	1	1	11	0	13	0	7	99	0	106	242
Approach %	0.0	96.7	3.3	-	-	7.7	7.7	84.6	-	-	0.0	6.6	93.4	-	-	-
Total %	0.0	49.2	1.7	-	50.8	0.4	0.4	4.5	-	5.4	0.0	2.9	40.9	-	43.8	-
PHF	0.000	0.930	0.250	-	0.961	0.250	0.250	0.688	-	0.650	0.000	0.583	0.917	-	0.914	0.931
Lights	0	114	4	-	118	0	1	11	-	12	0	5	96	-	101	231
% Lights	-	95.8	100.0	-	95.9	0.0	100.0	100.0	-	92.3	-	71.4	97.0	-	95.3	95.5
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	4	0	-	4	0	0	0	-	0	0	0	1	-	1	5
% Single-Unit Trucks	-	3.4	0.0	-	3.3	0.0	0.0	0.0	-	0.0	-	0.0	1.0	-	0.9	2.1
Articulated Trucks	0	0	0	-	0	1	0	0	-	1	0	1	0	-	1	2
% Articulated Trucks	-	0.0	0.0	-	0.0	100.0	0.0	0.0	-	7.7	-	14.3	0.0	-	0.9	0.8
Bicycles on Road	0	1	0	-	1	0	0	0	-	0	0	1	2	-	3	4
% Bicycles on Road	-	0.8	0.0	-	0.8	0.0	0.0	0.0	-	0.0	-	14.3	2.0	-	2.8	1.7
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with E Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Wilke Rd Eastbound					Access Dr Westbound					Wilke Rd Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:15 PM	0	37	2	0	39	0	4	4	0	8	0	0	31	0	31	78
4:30 PM	0	32	2	0	34	0	1	1	0	2	0	4	31	0	35	71
4:45 PM	0	32	5	0	37	0	1	1	0	2	1	4	35	1	40	79
5:00 PM	0	41	1	0	42	0	2	4	0	6	0	3	26	0	29	77
Total	0	142	10	0	152	0	8	10	0	18	1	11	123	1	135	305
Approach %	0.0	93.4	6.6	-	-	0.0	44.4	55.6	-	-	0.7	8.1	91.1	-	-	-
Total %	0.0	46.6	3.3	-	49.8	0.0	2.6	3.3	-	5.9	0.3	3.6	40.3	-	44.3	-
PHF	0.000	0.866	0.500	-	0.905	0.000	0.500	0.625	-	0.563	0.250	0.688	0.879	-	0.844	0.965
Lights	0	141	10	-	151	0	7	10	-	17	0	11	123	-	134	302
% Lights	-	99.3	100.0	-	99.3	-	87.5	100.0	-	94.4	0.0	100.0	100.0	-	99.3	99.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	1	0	-	1	0	0	0	-	0	1	0	0	-	1	2
% Single-Unit Trucks	-	0.7	0.0	-	0.7	-	0.0	0.0	-	0.0	100.0	0.0	0.0	-	0.7	0.7
Articulated Trucks	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	-	0.0	-	12.5	0.0	-	5.6	0.0	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with N Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Data

Start Time	Wilke Rd Eastbound					Wilke Rd Westbound					Access Dr Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	15	0	0	15	0	1	14	0	15	0	1	0	0	1	31
7:15 AM	0	30	0	0	30	0	0	17	0	17	0	0	1	0	1	48
7:30 AM	0	26	0	0	26	0	0	23	0	23	0	0	0	0	0	49
7:45 AM	0	31	0	0	31	0	0	23	0	23	0	0	0	0	0	54
Hourly Total	0	102	0	0	102	0	1	77	0	78	0	1	1	0	2	182
8:00 AM	0	28	0	0	28	1	1	22	0	24	0	0	1	0	1	53
8:15 AM	0	30	0	0	30	0	0	27	0	27	0	0	0	0	0	57
8:30 AM	0	31	0	0	31	0	1	26	0	27	0	0	1	0	1	59
8:45 AM	0	19	0	0	19	0	1	20	0	21	0	0	0	0	0	40
Hourly Total	0	108	0	0	108	1	3	95	0	99	0	0	2	0	2	209
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	38	0	0	38	0	1	23	0	24	0	0	2	0	2	64
4:15 PM	0	39	0	0	39	0	1	34	0	35	0	0	0	0	0	74
4:30 PM	0	34	0	0	34	0	1	31	0	32	0	0	1	0	1	67
4:45 PM	0	35	0	0	35	0	0	36	0	36	0	0	2	0	2	73
Hourly Total	0	146	0	0	146	0	3	124	0	127	0	0	5	0	5	278
5:00 PM	0	42	0	0	42	0	0	28	0	28	0	1	2	0	3	73
5:15 PM	0	35	0	0	35	0	1	34	0	35	0	0	0	0	0	70
5:30 PM	0	27	0	0	27	1	1	28	0	30	0	0	0	0	0	57
5:45 PM	0	36	0	0	36	0	0	22	0	22	0	0	1	0	1	59
Hourly Total	0	140	0	0	140	1	2	112	0	115	0	1	3	0	4	259
Grand Total	0	496	0	0	496	2	9	408	0	419	0	2	11	0	13	928
Approach %	0.0	100.0	0.0	-	-	0.5	2.1	97.4	-	-	0.0	15.4	84.6	-	-	-
Total %	0.0	53.4	0.0	-	53.4	0.2	1.0	44.0	-	45.2	0.0	0.2	1.2	-	1.4	-
Lights	0	489	0	-	489	1	9	396	-	406	0	2	10	-	12	907
% Lights	-	98.6	-	-	98.6	50.0	100.0	97.1	-	96.9	-	100.0	90.9	-	92.3	97.7
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	-	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	4	0	-	4	1	0	2	-	3	0	0	1	-	1	8
% Single-Unit Trucks	-	0.8	-	-	0.8	50.0	0.0	0.5	-	0.7	-	0.0	9.1	-	7.7	0.9
Articulated Trucks	0	1	0	-	1	0	0	1	-	1	0	0	0	-	0	2
% Articulated Trucks	-	0.2	-	-	0.2	0.0	0.0	0.2	-	0.2	-	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	2	0	-	2	0	0	9	-	9	0	0	0	-	0	11
% Bicycles on Road	-	0.4	-	-	0.4	0.0	0.0	2.2	-	2.1	-	0.0	0.0	-	0.0	1.2
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with N Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Wilke Rd Eastbound					Wilke Rd Westbound					Access Dr Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:45 AM	0	31	0	0	31	0	0	23	0	23	0	0	0	0	0	54
8:00 AM	0	28	0	0	28	1	1	22	0	24	0	0	1	0	1	53
8:15 AM	0	30	0	0	30	0	0	27	0	27	0	0	0	0	0	57
8:30 AM	0	31	0	0	31	0	1	26	0	27	0	0	1	0	1	59
Total	0	120	0	0	120	1	2	98	0	101	0	0	2	0	2	223
Approach %	0.0	100.0	0.0	-	-	1.0	2.0	97.0	-	-	0.0	0.0	100.0	-	-	-
Total %	0.0	53.8	0.0	-	53.8	0.4	0.9	43.9	-	45.3	0.0	0.0	0.9	-	0.9	-
PHF	0.000	0.968	0.000	-	0.968	0.250	0.500	0.907	-	0.935	0.000	0.000	0.500	-	0.500	0.945
Lights	0	116	0	-	116	0	2	96	-	98	0	0	2	-	2	216
% Lights	-	96.7	-	-	96.7	0.0	100.0	98.0	-	97.0	-	-	100.0	-	100.0	96.9
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	-	-	0.0	0.0	0.0	0.0	-	0.0	-	-	0.0	-	0.0	0.0
Single-Unit Trucks	0	3	0	-	3	1	0	0	-	1	0	0	0	-	0	4
% Single-Unit Trucks	-	2.5	-	-	2.5	100.0	0.0	0.0	-	1.0	-	-	0.0	-	0.0	1.8
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
Bicycles on Road	0	1	0	-	1	0	0	2	-	2	0	0	0	-	0	3
% Bicycles on Road	-	0.8	-	-	0.8	0.0	0.0	2.0	-	2.0	-	-	0.0	-	0.0	1.3
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with N Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Wilke Rd Eastbound					Wilke Rd Westbound					Access Dr Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:15 PM	0	39	0	0	39	0	1	34	0	35	0	0	0	0	0	74
4:30 PM	0	34	0	0	34	0	1	31	0	32	0	0	1	0	1	67
4:45 PM	0	35	0	0	35	0	0	36	0	36	0	0	2	0	2	73
5:00 PM	0	42	0	0	42	0	0	28	0	28	0	1	2	0	3	73
Total	0	150	0	0	150	0	2	129	0	131	0	1	5	0	6	287
Approach %	0.0	100.0	0.0	-	-	0.0	1.5	98.5	-	-	0.0	16.7	83.3	-	-	-
Total %	0.0	52.3	0.0	-	52.3	0.0	0.7	44.9	-	45.6	0.0	0.3	1.7	-	2.1	-
PHF	0.000	0.893	0.000	-	0.893	0.000	0.500	0.896	-	0.910	0.000	0.250	0.625	-	0.500	0.970
Lights	0	150	0	-	150	0	2	128	-	130	0	1	4	-	5	285
% Lights	-	100.0	-	-	100.0	-	100.0	99.2	-	99.2	-	100.0	80.0	-	83.3	99.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	1	-	1	1
% Single-Unit Trucks	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	20.0	-	16.7	0.3
Articulated Trucks	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Articulated Trucks	-	0.0	-	-	0.0	-	0.0	0.8	-	0.8	-	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with Shure Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Data

Start Time	Shure Dr Westbound					Wilke Rd Northbound					Wilke Rd Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
7:00 AM	0	0	1	0	1	0	14	1	0	15	0	4	7	0	11	27
7:15 AM	0	0	0	0	0	0	35	0	0	35	0	2	14	0	16	51
7:30 AM	0	1	4	0	5	0	26	0	0	26	0	2	20	0	22	53
7:45 AM	0	1	3	0	4	0	24	1	0	25	0	6	17	0	23	52
Hourly Total	0	2	8	0	10	0	99	2	0	101	0	14	58	0	72	183
8:00 AM	0	1	0	0	1	0	28	0	0	28	0	0	21	0	21	50
8:15 AM	0	0	0	0	0	0	36	0	0	36	0	3	23	0	26	62
8:30 AM	0	0	0	0	0	0	28	0	0	28	0	3	24	0	27	55
8:45 AM	0	0	1	0	1	0	24	0	0	24	0	0	21	0	21	46
Hourly Total	0	1	1	0	2	0	116	0	0	116	0	6	89	0	95	213
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	5	5	0	10	0	32	0	0	32	0	1	28	0	29	71
4:15 PM	0	10	6	0	16	0	32	0	0	32	0	1	33	0	34	82
4:30 PM	0	5	3	0	8	0	34	0	0	34	0	1	29	0	30	72
4:45 PM	0	4	2	0	6	0	32	0	0	32	0	1	34	0	35	73
Hourly Total	0	24	16	0	40	0	130	0	0	130	0	4	124	0	128	298
5:00 PM	0	3	3	0	6	0	36	0	0	36	0	0	30	0	30	72
5:15 PM	0	0	2	0	2	0	33	0	0	33	0	0	35	0	35	70
5:30 PM	0	0	7	0	7	0	21	0	0	21	0	1	30	0	31	59
5:45 PM	0	4	2	0	6	0	38	0	0	38	0	0	20	0	20	64
Hourly Total	0	7	14	0	21	0	128	0	0	128	0	1	115	0	116	265
Grand Total	0	34	39	0	73	0	473	2	0	475	0	25	386	0	411	959
Approach %	0.0	46.6	53.4	-	-	0.0	99.6	0.4	-	-	0.0	6.1	93.9	-	-	-
Total %	0.0	3.5	4.1	-	7.6	0.0	49.3	0.2	-	49.5	0.0	2.6	40.3	-	42.9	-
Lights	0	34	38	-	72	0	466	1	-	467	0	25	380	-	405	944
% Lights	-	100.0	97.4	-	98.6	-	98.5	50.0	-	98.3	-	100.0	98.4	-	98.5	98.4
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	4	0	-	4	0	0	2	-	2	6
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.8	0.0	-	0.8	-	0.0	0.5	-	0.5	0.6
Articulated Trucks	0	0	0	-	0	0	1	1	-	2	0	0	1	-	1	3
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.2	50.0	-	0.4	-	0.0	0.3	-	0.2	0.3
Bicycles on Road	0	0	1	-	1	0	2	0	-	2	0	0	3	-	3	6
% Bicycles on Road	-	0.0	2.6	-	1.4	-	0.4	0.0	-	0.4	-	0.0	0.8	-	0.7	0.6
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: N Wilke Rd with Shure Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Shure Dr Westbound					Wilke Rd Northbound					Wilke Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:45 AM	0	1	3	0	4	0	24	1	0	25	0	6	17	0	23	52
8:00 AM	0	1	0	0	1	0	28	0	0	28	0	0	21	0	21	50
8:15 AM	0	0	0	0	0	0	36	0	0	36	0	3	23	0	26	62
8:30 AM	0	0	0	0	0	0	28	0	0	28	0	3	24	0	27	55
Total	0	2	3	0	5	0	116	1	0	117	0	12	85	0	97	219
Approach %	0.0	40.0	60.0	-	-	0.0	99.1	0.9	-	-	0.0	12.4	87.6	-	-	-
Total %	0.0	0.9	1.4	-	2.3	0.0	53.0	0.5	-	53.4	0.0	5.5	38.8	-	44.3	-
PHF	0.000	0.500	0.250	-	0.313	0.000	0.806	0.250	-	0.813	0.000	0.500	0.885	-	0.898	0.883
Lights	0	2	3	-	5	0	111	1	-	112	0	12	84	-	96	213
% Lights	-	100.0	100.0	-	100.0	-	95.7	100.0	-	95.7	-	100.0	98.8	-	99.0	97.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	3	0	-	3	0	0	0	-	0	3
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	2.6	0.0	-	2.6	-	0.0	0.0	-	0.0	1.4
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 Road	0	0	0	-	0	0	2	0	-	2	0	0	1	-	1	3
% Bicycles on Road	-	0.0	0.0	-	0.0	-	1.7	0.0	-	1.7	-	0.0	1.2	-	1.0	1.4
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with Shure Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Shure Dr Westbound					Wilke Rd Northbound					Wilke Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:15 PM	0	10	6	0	16	0	32	0	0	32	0	1	33	0	34	82
4:30 PM	0	5	3	0	8	0	34	0	0	34	0	1	29	0	30	72
4:45 PM	0	4	2	0	6	0	32	0	0	32	0	1	34	0	35	73
5:00 PM	0	3	3	0	6	0	36	0	0	36	0	0	30	0	30	72
Total	0	22	14	0	36	0	134	0	0	134	0	3	126	0	129	299
Approach %	0.0	61.1	38.9	-	-	0.0	100.0	0.0	-	-	0.0	2.3	97.7	-	-	-
Total %	0.0	7.4	4.7	-	12.0	0.0	44.8	0.0	-	44.8	0.0	1.0	42.1	-	43.1	-
PHF	0.000	0.550	0.583	-	0.563	0.000	0.931	0.000	-	0.931	0.000	0.750	0.926	-	0.921	0.912
Lights	0	22	14	-	36	0	134	0	-	134	0	3	125	-	128	298
% Lights	-	100.0	100.0	-	100.0	-	100.0	-	-	100.0	-	100.0	99.2	-	99.2	99.7
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	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	1	-	1	1
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	0.8	-	0.8	0.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with W Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Data

Start Time	Access Dr Westbound					Wilke Rd Northbound					Wilke Rd Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
7:00 AM	0	0	0	0	0	0	19	0	0	19	0	0	18	0	18	37
7:15 AM	0	0	0	0	0	0	27	0	0	27	0	0	14	0	14	41
7:30 AM	0	0	0	0	0	0	32	0	0	32	0	2	25	0	27	59
7:45 AM	0	1	0	0	1	0	27	0	0	27	0	0	24	0	24	52
Hourly Total	0	1	0	0	1	0	105	0	0	105	0	2	81	0	83	189
8:00 AM	0	0	0	0	0	0	27	0	0	27	0	0	21	0	21	48
8:15 AM	0	0	0	0	0	0	34	0	0	34	0	1	28	0	29	63
8:30 AM	0	0	0	0	0	0	23	0	0	23	0	0	22	0	22	45
8:45 AM	0	0	0	0	0	0	20	2	0	22	0	1	20	0	21	43
Hourly Total	0	0	0	0	0	0	104	2	0	106	0	2	91	0	93	199
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	1	0	2	0	35	1	0	36	0	0	19	0	19	57
4:15 PM	0	0	0	0	0	0	36	1	0	37	0	2	32	0	34	71
4:30 PM	0	0	0	0	0	0	35	1	0	36	0	0	34	0	34	70
4:45 PM	0	0	2	0	2	0	35	0	0	35	0	1	31	0	32	69
Hourly Total	0	1	3	0	4	0	141	3	0	144	0	3	116	0	119	267
5:00 PM	0	0	0	0	0	0	42	0	0	42	0	0	32	0	32	74
5:15 PM	0	0	0	0	0	0	32	0	0	32	0	0	33	0	33	65
5:30 PM	0	1	0	0	1	0	32	1	0	33	0	0	27	0	27	61
5:45 PM	0	0	0	0	0	0	39	0	0	39	0	0	23	0	23	62
Hourly Total	0	1	0	0	1	0	145	1	0	146	0	0	115	0	115	262
Grand Total	0	3	3	0	6	0	495	6	0	501	0	7	403	0	410	917
Approach %	0.0	50.0	50.0	-	-	0.0	98.8	1.2	-	-	0.0	1.7	98.3	-	-	-
Total %	0.0	0.3	0.3	-	0.7	0.0	54.0	0.7	-	54.6	0.0	0.8	43.9	-	44.7	-
Lights	0	3	3	-	6	0	488	6	-	494	0	7	392	-	399	899
% Lights	-	100.0	100.0	-	100.0	-	98.6	100.0	-	98.6	-	100.0	97.3	-	97.3	98.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	4	0	-	4	0	0	2	-	2	6
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.8	0.0	-	0.8	-	0.0	0.5	-	0.5	0.7
Articulated Trucks	0	0	0	-	0	0	1	0	-	1	0	0	1	-	1	2
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.2	0.0	-	0.2	-	0.0	0.2	-	0.2	0.2
Bicycles on Road	0	0	0	-	0	0	2	0	-	2	0	0	8	-	8	10
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.4	0.0	-	0.4	-	0.0	2.0	-	2.0	1.1
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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Rosemont, Illinois, United States 60018
(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with W Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Access Dr Westbound					Wilke Rd Northbound					Wilke Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:45 AM	0	1	0	0	1	0	27	0	0	27	0	0	24	0	24	52
8:00 AM	0	0	0	0	0	0	27	0	0	27	0	0	21	0	21	48
8:15 AM	0	0	0	0	0	0	34	0	0	34	0	1	28	0	29	63
8:30 AM	0	0	0	0	0	0	23	0	0	23	0	0	22	0	22	45
Total	0	1	0	0	1	0	111	0	0	111	0	1	95	0	96	208
Approach %	0.0	100.0	0.0	-	-	0.0	100.0	0.0	-	-	0.0	1.0	99.0	-	-	-
Total %	0.0	0.5	0.0	-	0.5	0.0	53.4	0.0	-	53.4	0.0	0.5	45.7	-	46.2	-
PHF	0.000	0.250	0.000	-	0.250	0.000	0.816	0.000	-	0.816	0.000	0.250	0.848	-	0.828	0.825
Lights	0	1	0	-	1	0	107	0	-	107	0	1	94	-	95	203
% Lights	-	100.0	-	-	100.0	-	96.4	-	-	96.4	-	100.0	98.9	-	99.0	97.6
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	-	-	0.0	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	3	0	-	3	0	0	0	-	0	3
% Single-Unit Trucks	-	0.0	-	-	0.0	-	2.7	-	-	2.7	-	0.0	0.0	-	0.0	1.4
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 Road	0	0	0	-	0	0	1	0	-	1	0	0	1	-	1	2
% Bicycles on Road	-	0.0	-	-	0.0	-	0.9	-	-	0.9	-	0.0	1.1	-	1.0	1.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

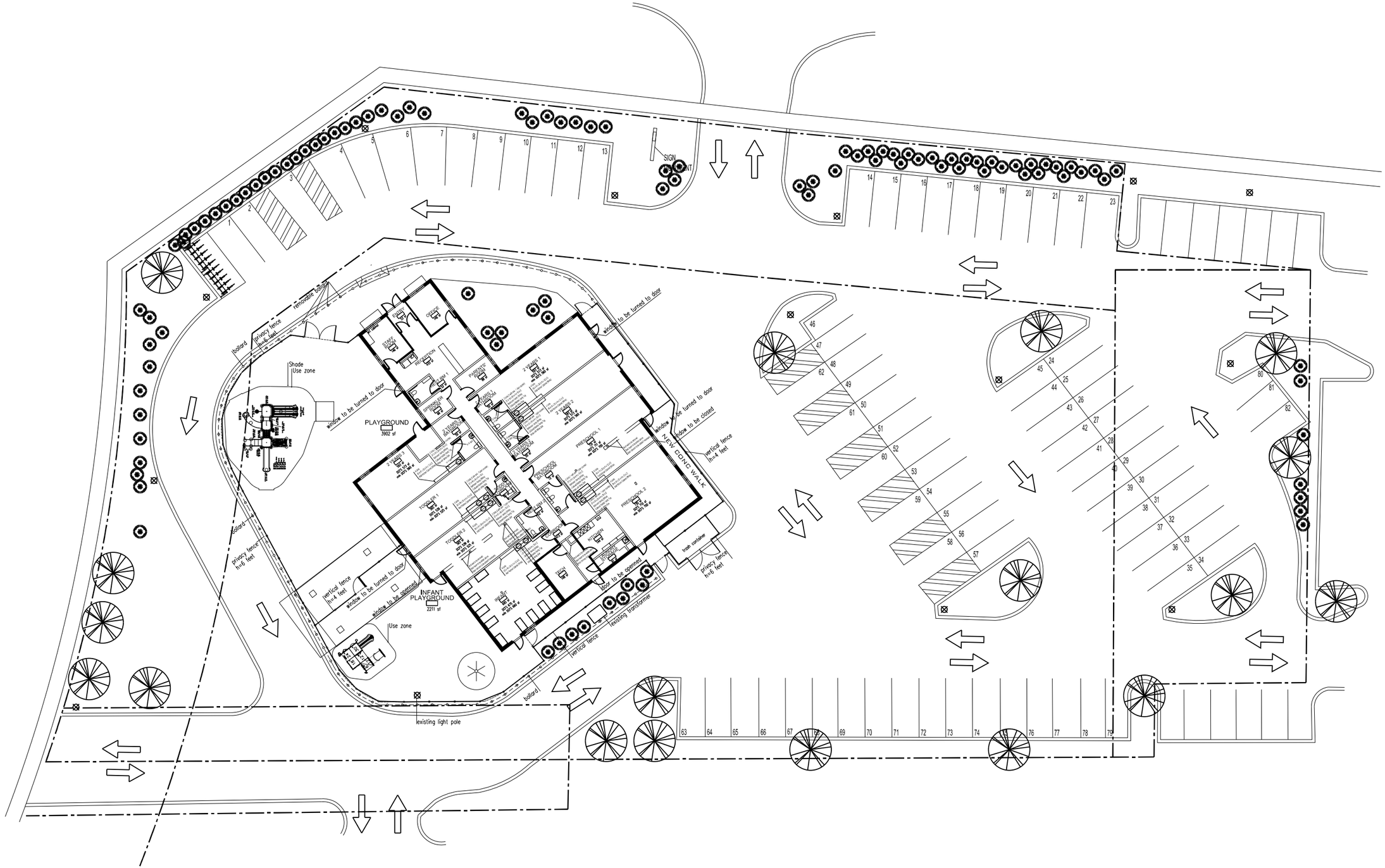
Rosemont, Illinois, United States 60018
(847)518-9990 abowen@kloainc.com

Count Name: N Wilke Rd with W Access Dr
Site Code:
Start Date: 06/16/2022

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Access Dr Westbound					Wilke Rd Northbound					Wilke Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:15 PM	0	0	0	0	0	0	36	1	0	37	0	2	32	0	34	71
4:30 PM	0	0	0	0	0	0	35	1	0	36	0	0	34	0	34	70
4:45 PM	0	0	2	0	2	0	35	0	0	35	0	1	31	0	32	69
5:00 PM	0	0	0	0	0	0	42	0	0	42	0	0	32	0	32	74
Total	0	0	2	0	2	0	148	2	0	150	0	3	129	0	132	284
Approach %	0.0	0.0	100.0	-	-	0.0	98.7	1.3	-	-	0.0	2.3	97.7	-	-	-
Total %	0.0	0.0	0.7	-	0.7	0.0	52.1	0.7	-	52.8	0.0	1.1	45.4	-	46.5	-
PHF	0.000	0.000	0.250	-	0.250	0.000	0.881	0.500	-	0.893	0.000	0.375	0.949	-	0.971	0.959
Lights	0	0	2	-	2	0	148	2	-	150	0	3	128	-	131	283
% Lights	-	-	100.0	-	100.0	-	100.0	100.0	-	100.0	-	100.0	99.2	-	99.2	99.6
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	0.0	-	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	1	-	1	1
% Articulated Trucks	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.8	-	0.8	0.4
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Preliminary Site Plan



N

GFL Building 7,931.0 sf
GFL Plot 79,094.0 sf

CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

March 8, 2021

Brendan S. May
Senior Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Dundee Road -Kennicott Avenue - Lake-Cook Road***
IDOT

Dear Mr. May:

In response to a request made on your behalf and dated March 8, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Dundee Rd east of IL 53	25,700	28,700
Kennicott Ave, @ Dundee Rd	4,300	4,800
Lake Cook Rd east of IL 53	49,900	51,100

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2020 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Quigley (IDOT)
2021_CY_TrafficForecast\ArlingtonHeights\ck-30-21\ck-30-21.docx

ITE Trip Generation Worksheets

Day Care Center
(565)

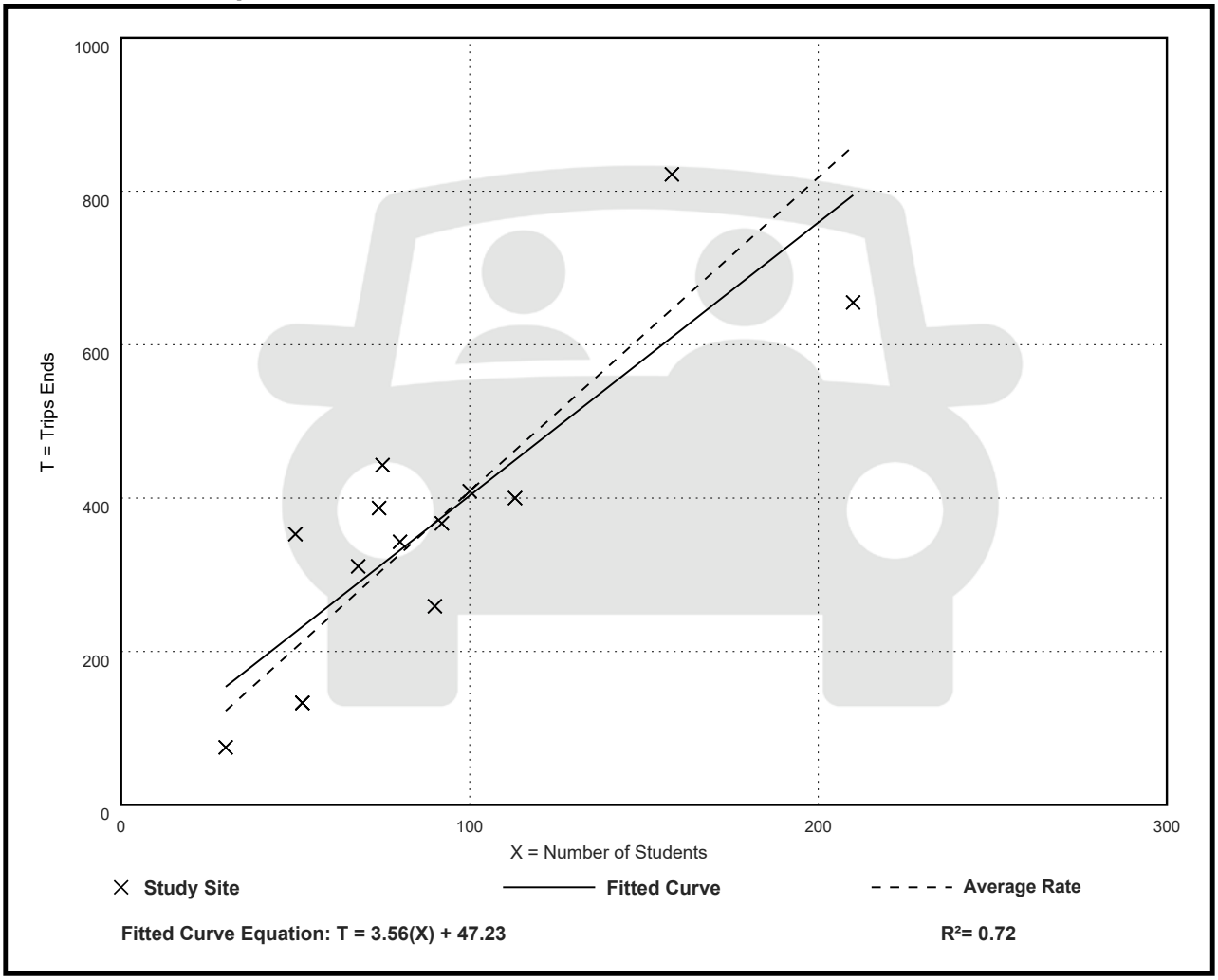
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Fitted Curve Equation: T = 3.56(X) + 47.23

R^2= 0.72

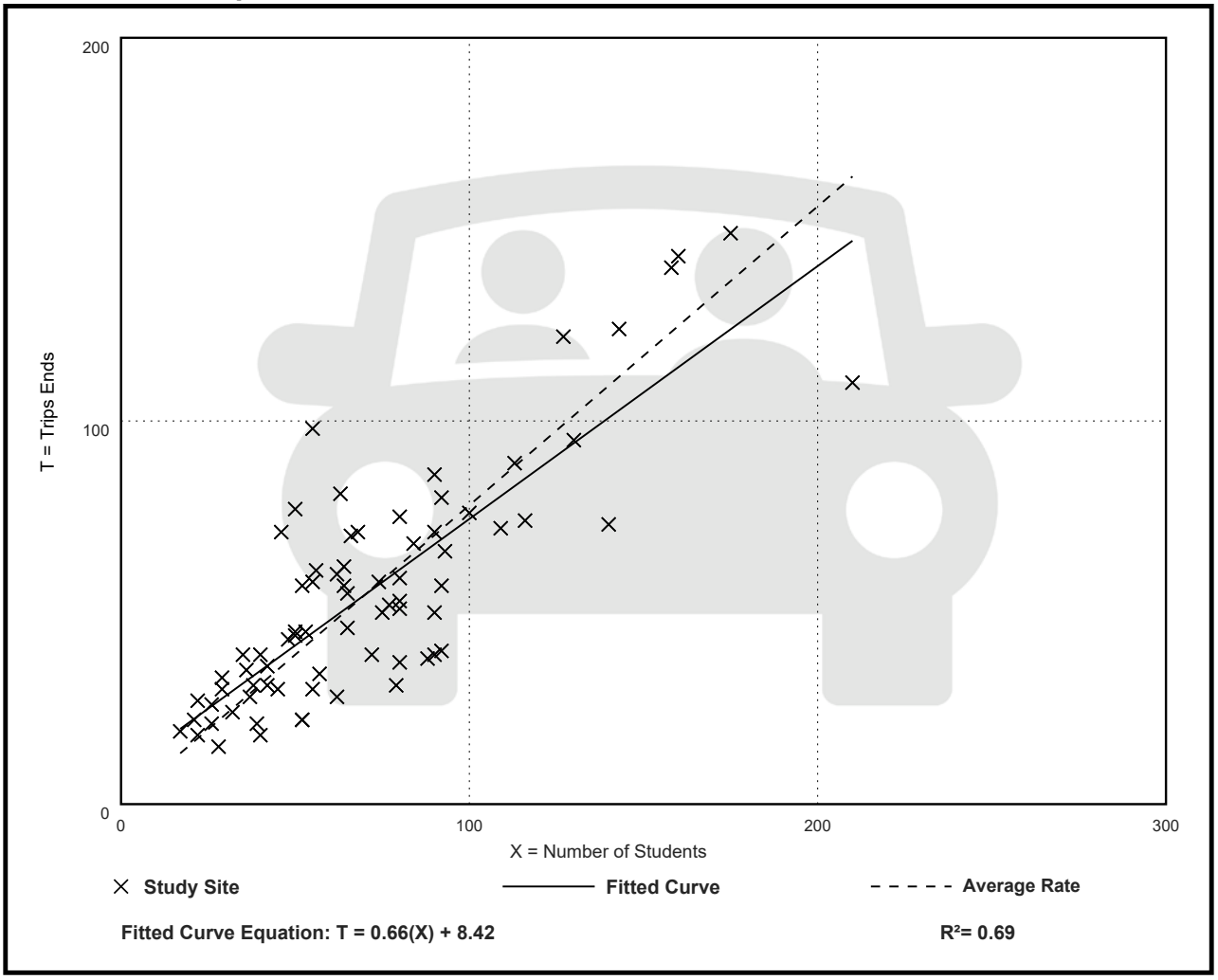
Day Care Center
(565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 75
Avg. Num. of Students: 71
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



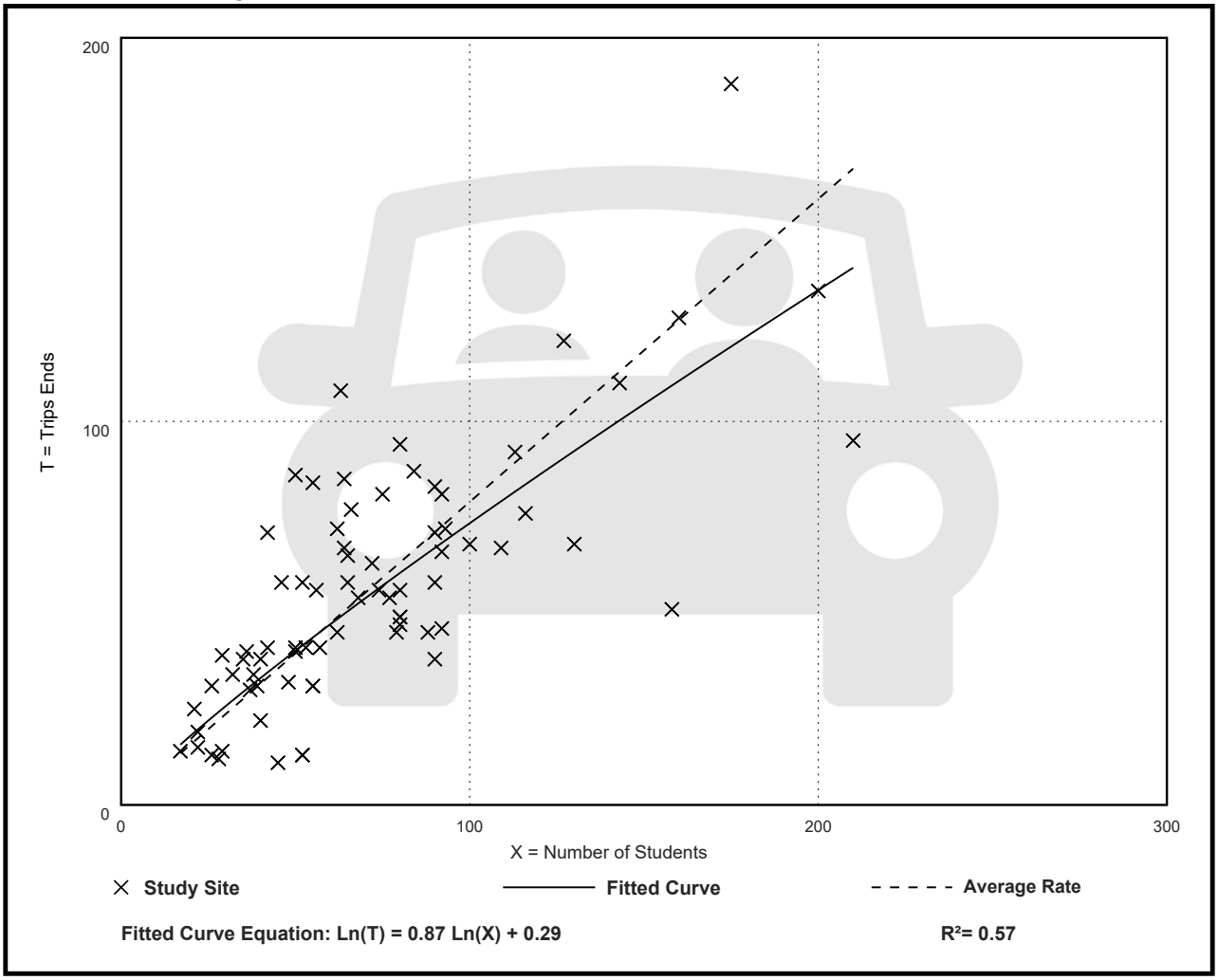
Day Care Center
(565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 75
Avg. Num. of Students: 72
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



Level of Service Criteria

LEVEL OF SERVICE CRITERIA

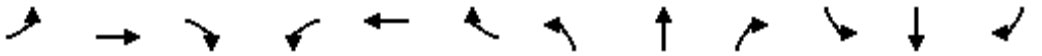
Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Year 2022 Base Weekday Morning Peak Hour Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	237	1921	59	22	949	60	13	48	87	82	45	187
Future Volume (vph)	237	1921	59	22	949	60	13	48	87	82	45	187
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	11	11	11	11	11	11
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		115	195		230	125		0	255		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	140			155			145			160		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.903				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	3689	1615	1805	3619	1583	1745	1635	0	1711	1895	1473
Flt Permitted	0.216			0.048			0.726			0.354		
Satd. Flow (perm)	406	3689	1615	91	3619	1583	1333	1635	0	637	1895	1473
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			51			78		54				196
Link Speed (mph)		35			35			35			30	
Link Distance (ft)		623			1164			144			573	
Travel Time (s)		12.1			22.7			2.8			13.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	3%	0%	0%	5%	2%	0%	4%	0%	2%	2%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	252	2044	63	23	1010	64	14	144	0	87	48	199
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA	pm+ov
Protected Phases	5	2	3	1	6	7	3	8		7	4	5
Permitted Phases	2		2	6		6	8			4		4
Detector Phase	5	2	3	1	6	7	3	8		7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	6.0		3.0	6.0	3.0
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0	6.5	6.5	25.0		6.5	12.0	6.5
Total Split (s)	22.0	86.0	14.0	14.0	78.0	15.0	14.0	25.0		15.0	26.0	22.0
Total Split (%)	15.7%	61.4%	10.0%	10.0%	55.7%	10.7%	10.0%	17.9%		10.7%	18.6%	15.7%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5		0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0		3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	102.8	94.4	106.8	93.3	84.8	101.2	22.8	13.8		30.2	19.6	37.6
Actuated g/C Ratio	0.73	0.67	0.76	0.67	0.61	0.72	0.16	0.10		0.22	0.14	0.27

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.61	0.82	0.05	0.17	0.46	0.05	0.06	0.69		0.40	0.18	0.37
Control Delay	11.7	17.5	2.8	12.6	14.0	0.6	41.0	53.9		48.7	53.3	7.3
Queue Delay	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0		0.1	0.0	0.0
Total Delay	11.7	17.9	2.8	12.6	14.0	0.6	41.0	53.9		48.8	53.3	7.3
LOS	B	B	A	B	B	A	D	D		D	D	A
Approach Delay		16.9			13.2			52.8			24.7	
Approach LOS		B			B			D			C	
Queue Length 50th (ft)	65	465	6	5	213	0	10	80		65	39	2
Queue Length 95th (ft)	m102	932	m10	m19	258	5	28	151		110	72	70
Internal Link Dist (ft)		543			1084			64			493	
Turn Bay Length (ft)	210		115	195		230	125			255		
Base Capacity (vph)	480	2486	1289	192	2191	1177	286	268		225	282	598
Starvation Cap Reductn	0	122	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	8	0	0	35	0	0	1		4	0	1
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.53	0.86	0.05	0.12	0.47	0.05	0.05	0.54		0.39	0.17	0.33

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 55 (39%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 18.0		Intersection LOS: B	
Intersection Capacity Utilization 82.9%		ICU Level of Service E	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Wilke Road & Dundee Road



Intersection	
Int Delay, s/veh	0.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	11	137	4	7	119
Future Vol, veh/h	2	11	137	4	7	119
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	3	0	14	1
Mvmt Flow	2	12	147	4	8	128

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	293	149	0	0	151	0
Stage 1	149	-	-	-	-	-
Stage 2	144	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.24	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.326	-
Pot Cap-1 Maneuver	702	903	-	-	1360	-
Stage 1	884	-	-	-	-	-
Stage 2	888	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	698	903	-	-	1360	-
Mov Cap-2 Maneuver	698	-	-	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	883	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.2	0	0.4
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	864	1360	-
HCM Lane V/C Ratio	-	-	0.016	0.006	-
HCM Control Delay (s)	-	-	9.2	7.7	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	139	0	3	118	0	2
Future Vol, veh/h	139	0	3	118	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	0	0	0	0	0
Mvmt Flow	146	0	3	124	0	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	146	0	276	146
Stage 1	-	-	-	-	146	-
Stage 2	-	-	-	-	130	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1448	-	718	906
Stage 1	-	-	-	-	886	-
Stage 2	-	-	-	-	901	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1448	-	717	906
Mov Cap-2 Maneuver	-	-	-	-	717	-
Stage 1	-	-	-	-	886	-
Stage 2	-	-	-	-	899	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	906	-	-	1448	-
HCM Lane V/C Ratio	0.002	-	-	0.002	-
HCM Control Delay (s)	9	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	139	0	1	117
Future Vol, veh/h	1	0	139	0	1	117
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	0	0	3	0	0	0
Mvmt Flow	1	0	167	0	1	141

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	310	167	0	0	167	0
Stage 1	167	-	-	-	-	-
Stage 2	143	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	687	882	-	-	1423	-
Stage 1	867	-	-	-	-	-
Stage 2	889	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	686	882	-	-	1423	-
Mov Cap-2 Maneuver	686	-	-	-	-	-
Stage 1	867	-	-	-	-	-
Stage 2	888	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.3	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	686	1423	-
HCM Lane V/C Ratio	-	-	0.002	0.001	-
HCM Control Delay (s)	-	-	10.3	7.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	3	136	1	12	106
Future Vol, veh/h	2	3	136	1	12	106
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	0	3	0	0	0
Mvmt Flow	2	3	155	1	14	120

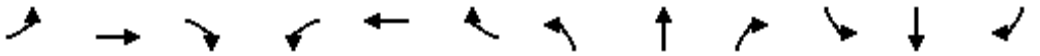
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	304	156	0	0	156	0
Stage 1	156	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	692	895	-	-	1436	-
Stage 1	877	-	-	-	-	-
Stage 2	884	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	685	895	-	-	1436	-
Mov Cap-2 Maneuver	685	-	-	-	-	-
Stage 1	877	-	-	-	-	-
Stage 2	875	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.5	0	0.8
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	797	1436	-
HCM Lane V/C Ratio	-	-	0.007	0.009	-
HCM Control Delay (s)	-	-	9.5	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Capacity Analysis Summary Sheets

Year 2022 Base Weekday Evening Peak Hour Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	130	1442	37	68	1695	93	81	54	74	98	63	298
Future Volume (vph)	130	1442	37	68	1695	93	81	54	74	98	63	298
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	11	11	11	11	11	11
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		115	195		230	125		0	255		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	140			155			145			160		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.914				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3762	1615	1787	3762	1583	1745	1679	0	1745	1933	1546
Flt Permitted	0.046			0.123			0.570			0.621		
Satd. Flow (perm)	86	3762	1615	231	3762	1583	1047	1679	0	1141	1933	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			51			81		40				82
Link Speed (mph)		35			35			35			30	
Link Distance (ft)		623			1164			144			573	
Travel Time (s)		12.1			22.7			2.8			13.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	1%	0%	1%	1%	2%	0%	0%	0%	0%	0%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	134	1487	38	70	1747	96	84	132	0	101	65	307
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA	pm+ov
Protected Phases	5	2	3	1	6	7	3	8		7	4	5
Permitted Phases	2		2	6		6	8			4		4
Detector Phase	5	2	3	1	6	7	3	8		7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	6.0		3.0	6.0	3.0
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0	6.5	6.5	12.0		6.5	12.0	6.5
Total Split (s)	20.0	88.0	15.0	14.0	82.0	14.0	15.0	24.0		14.0	23.0	20.0
Total Split (%)	14.3%	62.9%	10.7%	10.0%	58.6%	10.0%	10.7%	17.1%		10.0%	16.4%	14.3%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5		0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0		3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	103.0	92.1	111.9	93.7	84.2	100.2	27.2	13.6		23.8	13.2	29.7
Actuated g/C Ratio	0.74	0.66	0.80	0.67	0.60	0.72	0.19	0.10		0.17	0.09	0.21

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.61	0.60	0.03	0.30	0.77	0.08	0.31	0.66		0.43	0.36	0.78
Control Delay	31.1	27.5	4.5	8.3	17.5	1.1	47.5	57.6		50.8	62.9	51.0
Queue Delay	0.0	0.5	0.0	0.0	1.6	0.0	0.0	0.0		0.0	0.0	0.2
Total Delay	31.1	28.0	4.5	8.3	19.1	1.1	47.5	57.6		50.8	62.9	51.2
LOS	C	C	A	A	B	A	D	E		D	E	D
Approach Delay		27.7			17.8			53.7			52.7	
Approach LOS		C			B			D			D	
Queue Length 50th (ft)	56	667	4	11	288	1	63	81		77	56	195
Queue Length 95th (ft)	m92	m684	m12	m26	446	m3	109	150		103	104	305
Internal Link Dist (ft)		543			1084			64			493	
Turn Bay Length (ft)	210		115	195		230	125			255		
Base Capacity (vph)	261	2475	1307	277	2261	1161	275	250		243	234	427
Starvation Cap Reductn	0	502	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	319	0	0	0		0	0	6
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.51	0.75	0.03	0.25	0.90	0.08	0.31	0.53		0.42	0.28	0.73

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 60 (43%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.78			
Intersection Signal Delay: 27.3		Intersection LOS: C	
Intersection Capacity Utilization 81.2%		ICU Level of Service D	
Analysis Period (min) 15			

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Wilke Road & Dundee Road



Intersection	
Int Delay, s/veh	0.7

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	8	10	199	10	12	156
Future Vol, veh/h	8	10	199	10	12	156
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	13	0	1	0	0	0
Mvmt Flow	8	10	205	10	12	161

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	395	210	0	0	215	0
Stage 1	210	-	-	-	-	-
Stage 2	185	-	-	-	-	-
Critical Hdwy	6.53	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	589	835	-	-	1367	-
Stage 1	800	-	-	-	-	-
Stage 2	821	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	583	835	-	-	1367	-
Mov Cap-2 Maneuver	583	-	-	-	-	-
Stage 1	800	-	-	-	-	-
Stage 2	813	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	10.3	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	700	1367	-
HCM Lane V/C Ratio	-	-	0.027	0.009	-
HCM Control Delay (s)	-	-	10.3	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	204	0	2	162	1	5
Future Vol, veh/h	204	0	2	162	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	1	0	20
Mvmt Flow	210	0	2	167	1	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	210	0	381	210
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	171	-
Critical Hdwy	-	-	4.1	-	6.4	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.48
Pot Cap-1 Maneuver	-	-	1373	-	625	787
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	864	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1373	-	624	787
Mov Cap-2 Maneuver	-	-	-	-	624	-
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	862	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	754	-	-	1373	-
HCM Lane V/C Ratio	0.008	-	-	0.002	-
HCM Control Delay (s)	9.8	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	2	202	2	3	160
Future Vol, veh/h	0	2	202	2	3	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	0	0	1
Mvmt Flow	0	2	210	2	3	167

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	384	211	0	0	212	0
Stage 1	211	-	-	-	-	-
Stage 2	173	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	623	834	-	-	1370	-
Stage 1	829	-	-	-	-	-
Stage 2	862	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	622	834	-	-	1370	-
Mov Cap-2 Maneuver	622	-	-	-	-	-
Stage 1	829	-	-	-	-	-
Stage 2	860	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.3	0	0.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	834	1370	-
HCM Lane V/C Ratio	-	-	0.002	0.002	-
HCM Control Delay (s)	-	-	9.3	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	22	14	190	0	3	157
Future Vol, veh/h	22	14	190	0	3	157
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	0	0	1
Mvmt Flow	24	15	209	0	3	173

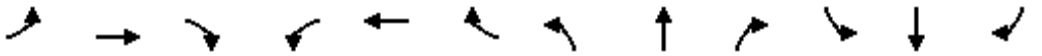
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	388	209	0	0	209	0
Stage 1	209	-	-	-	-	-
Stage 2	179	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	619	836	-	-	1374	-
Stage 1	831	-	-	-	-	-
Stage 2	857	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	618	836	-	-	1374	-
Mov Cap-2 Maneuver	618	-	-	-	-	-
Stage 1	831	-	-	-	-	-
Stage 2	855	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	10.6	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	688	1374	-
HCM Lane V/C Ratio	-	-	0.058	0.002	-
HCM Control Delay (s)	-	-	10.6	7.6	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

2028 Projected Weekday Morning Peak Hour Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	279	2009	84	38	978	70	35	52	102	85	49	196
Future Volume (vph)	279	2009	84	38	978	70	35	52	102	85	49	196
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	11	11	11	11	11	11
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		115	195		230	125		0	255		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	140			155			145			160		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.900				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	3689	1615	1805	3619	1583	1745	1631	0	1711	1895	1473
Flt Permitted	0.199			0.050			0.696			0.406		
Satd. Flow (perm)	374	3689	1615	95	3619	1583	1278	1631	0	731	1895	1473
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			51			78		59				172
Link Speed (mph)		35			35			35			30	
Link Distance (ft)		623			1164			144			573	
Travel Time (s)		12.1			22.7			2.8			13.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	3%	0%	0%	5%	2%	0%	4%	0%	2%	2%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	297	2137	89	40	1040	74	37	164	0	90	52	209
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA	pm+ov
Protected Phases	5	2	3	1	6	7	3	8		7	4	5
Permitted Phases	2		2	6		6	8			4		4
Detector Phase	5	2	3	1	6	7	3	8		7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	6.0		3.0	6.0	3.0
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0	6.5	6.5	25.0		6.5	12.0	6.5
Total Split (s)	22.0	86.0	14.0	14.0	78.0	15.0	14.0	25.0		15.0	26.0	22.0
Total Split (%)	15.7%	61.4%	10.0%	10.0%	55.7%	10.7%	10.0%	17.9%		10.7%	18.6%	15.7%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5		0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0		3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	101.7	91.1	108.9	91.0	82.0	98.5	26.3	14.8		27.8	16.7	33.8
Actuated g/C Ratio	0.73	0.65	0.78	0.65	0.59	0.70	0.19	0.11		0.20	0.12	0.24

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.73	0.89	0.07	0.29	0.49	0.07	0.13	0.73		0.41	0.23	0.43
Control Delay	20.1	19.9	3.2	20.6	15.5	1.0	41.9	56.6		49.2	55.3	11.0
Queue Delay	0.0	1.8	0.0	0.0	0.1	0.0	0.0	0.0		0.1	0.0	0.0
Total Delay	20.1	21.8	3.2	20.6	15.5	1.0	41.9	56.6		49.2	55.3	11.0
LOS	C	C	A	C	B	A	D	E		D	E	B
Approach Delay		20.9			14.8			53.9			27.4	
Approach LOS		C			B			D			C	
Queue Length 50th (ft)	89	457	11	9	220	0	27	93		67	43	25
Queue Length 95th (ft)	m161	#1163	m15	40	270	8	56	171		113	77	85
Internal Link Dist (ft)		543			1084			64			493	
Turn Bay Length (ft)	210		115	195		230	125			255		
Base Capacity (vph)	458	2400	1286	192	2120	1148	298	272		229	274	531
Starvation Cap Reductn	0	139	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	49	0	0	193	0	0	1		4	0	9
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.65	0.95	0.07	0.21	0.54	0.06	0.12	0.61		0.40	0.19	0.40

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 55 (39%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.89
Intersection Signal Delay: 21.3 Intersection LOS: C
Intersection Capacity Utilization 86.5% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Wilke Road & Dundee Road



Intersection	
Int Delay, s/veh	0.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	11	178	4	7	164
Future Vol, veh/h	2	11	178	4	7	164
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	3	0	14	1
Mvmt Flow	2	12	191	4	8	176

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	385	193	0	0	195	0
Stage 1	193	-	-	-	-	-
Stage 2	192	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.24	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.326	-
Pot Cap-1 Maneuver	622	854	-	-	1309	-
Stage 1	845	-	-	-	-	-
Stage 2	845	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	618	854	-	-	1309	-
Mov Cap-2 Maneuver	618	-	-	-	-	-
Stage 1	845	-	-	-	-	-
Stage 2	839	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.5	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	807	1309	-
HCM Lane V/C Ratio	-	-	0.017	0.006	-
HCM Control Delay (s)	-	-	9.5	7.8	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	146	0	45	121	1	36
Future Vol, veh/h	146	0	45	121	1	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	0	0	0	0	0
Mvmt Flow	154	0	47	127	1	38

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	154	0	375	154
Stage 1	-	-	-	-	154	-
Stage 2	-	-	-	-	221	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1439	-	630	897
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	821	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1439	-	608	897
Mov Cap-2 Maneuver	-	-	-	-	608	-
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	792	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.1	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	886	-	-	1439	-
HCM Lane V/C Ratio	0.044	-	-	0.033	-
HCM Control Delay (s)	9.3	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	4	142	8	1	121
Future Vol, veh/h	7	4	142	8	1	121
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	0	0	3	0	0	0
Mvmt Flow	8	5	171	10	1	146

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	324	176	0	0	181	0
Stage 1	176	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	674	872	-	-	1407	-
Stage 1	859	-	-	-	-	-
Stage 2	884	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	673	872	-	-	1407	-
Mov Cap-2 Maneuver	673	-	-	-	-	-
Stage 1	859	-	-	-	-	-
Stage 2	883	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	734	1407	-
HCM Lane V/C Ratio	-	-	0.018	0.001	-
HCM Control Delay (s)	-	-	10	7.6	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	6	144	1	14	114
Future Vol, veh/h	2	6	144	1	14	114
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	0	3	0	0	0
Mvmt Flow	2	7	164	1	16	130

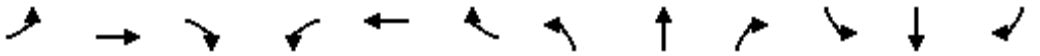
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	327	165	0	0	165	0
Stage 1	165	-	-	-	-	-
Stage 2	162	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	671	885	-	-	1426	-
Stage 1	869	-	-	-	-	-
Stage 2	872	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	663	885	-	-	1426	-
Mov Cap-2 Maneuver	663	-	-	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	862	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.5	0	0.8
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	817	1426	-
HCM Lane V/C Ratio	-	-	0.011	0.011	-
HCM Control Delay (s)	-	-	9.5	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Capacity Analysis Summary Sheets

2028 Projected Weekday Evening Peak Hour Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	140	1486	60	83	1780	97	108	57	91	112	67	339
Future Volume (vph)	140	1486	60	83	1780	97	108	57	91	112	67	339
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	11	11	11	11	11	11
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	210		115	195		230	125		0	255		0
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	140			155			145			160		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.908				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3762	1615	1787	3762	1583	1745	1668	0	1745	1933	1546
Flt Permitted	0.049			0.109			0.552			0.554		
Satd. Flow (perm)	91	3762	1615	205	3762	1583	1014	1668	0	1018	1933	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			51			80		47				65
Link Speed (mph)		35			35			35			30	
Link Distance (ft)		623			1164			144			573	
Travel Time (s)		12.1			22.7			2.8			13.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	1%	0%	1%	1%	2%	0%	0%	0%	0%	0%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	144	1532	62	86	1835	100	111	153	0	115	69	349
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA	pm+ov
Protected Phases	5	2	3	1	6	7	3	8		7	4	5
Permitted Phases	2		2	6		6	8			4		4
Detector Phase	5	2	3	1	6	7	3	8		7	4	5
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0	3.0	3.0	6.0		3.0	6.0	3.0
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0	6.5	6.5	12.0		6.5	12.0	6.5
Total Split (s)	20.0	88.0	15.0	14.0	82.0	14.0	15.0	24.0		14.0	23.0	20.0
Total Split (%)	14.3%	62.9%	10.7%	10.0%	58.6%	10.0%	10.7%	17.1%		10.0%	16.4%	14.3%
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5		0.0	1.5	0.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0		3.5	6.0	3.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	102.3	88.8	108.6	89.9	79.9	96.1	28.6	14.5		24.3	13.6	33.3
Actuated g/C Ratio	0.73	0.63	0.78	0.64	0.57	0.69	0.20	0.10		0.17	0.10	0.24

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.55	0.64	0.05	0.40	0.86	0.09	0.40	0.71		0.50	0.37	0.84
Control Delay	29.7	29.8	5.8	11.6	20.9	1.2	49.0	59.6		52.9	62.6	57.2
Queue Delay	0.0	0.6	0.0	0.0	17.5	0.0	0.0	0.0		0.0	0.0	0.4
Total Delay	29.7	30.4	5.8	11.6	38.4	1.2	49.0	59.6		52.9	62.6	57.5
LOS	C	C	A	B	D	A	D	E		D	E	E
Approach Delay		29.4			35.4			55.1			57.2	
Approach LOS		C			D			E			E	
Queue Length 50th (ft)	66	697	12	15	307	1	84	94		87	60	245
Queue Length 95th (ft)	m102	m713	m22	m30	460	m3	138	169		123	108	360
Internal Link Dist (ft)		543			1084			64			493	
Turn Bay Length (ft)	210		115	195		230	125			255		
Base Capacity (vph)	276	2386	1265	254	2146	1114	280	255		233	234	428
Starvation Cap Reductn	0	430	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	357	0	0	0		0	0	5
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.52	0.78	0.05	0.34	1.03	0.09	0.40	0.60		0.49	0.29	0.83

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 60 (43%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 75
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.86
Intersection Signal Delay: 36.8 Intersection LOS: D
Intersection Capacity Utilization 86.0% ICU Level of Service E
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Wilke Road & Dundee Road



Intersection	
Int Delay, s/veh	0.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	8	10	246	10	12	198
Future Vol, veh/h	8	10	246	10	12	198
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	13	0	1	0	0	0
Mvmt Flow	8	10	254	10	12	204

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	487	259	0	0	264	0
Stage 1	259	-	-	-	-	-
Stage 2	228	-	-	-	-	-
Critical Hdwy	6.53	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	520	785	-	-	1312	-
Stage 1	759	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	515	785	-	-	1312	-
Mov Cap-2 Maneuver	515	-	-	-	-	-
Stage 1	759	-	-	-	-	-
Stage 2	777	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	10.8	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	637	1312	-
HCM Lane V/C Ratio	-	-	0.029	0.009	-
HCM Control Delay (s)	-	-	10.8	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	213	0	39	167	2	43
Future Vol, veh/h	213	0	39	167	2	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	1	0	2
Mvmt Flow	220	0	40	172	2	44

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	220	0	472	220
Stage 1	-	-	-	-	220	-
Stage 2	-	-	-	-	252	-
Critical Hdwy	-	-	4.1	-	6.4	6.22
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.318
Pot Cap-1 Maneuver	-	-	1361	-	554	820
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	795	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1361	-	536	820
Mov Cap-2 Maneuver	-	-	-	-	536	-
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	770	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	801	-	-	1361	-
HCM Lane V/C Ratio	0.058	-	-	0.03	-
HCM Control Delay (s)	9.8	-	-	7.7	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	6	207	8	3	166
Future Vol, veh/h	6	6	207	8	3	166
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	0	0	1
Mvmt Flow	6	6	216	8	3	173

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	399	220	0	0	224	0
Stage 1	220	-	-	-	-	-
Stage 2	179	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	611	825	-	-	1357	-
Stage 1	821	-	-	-	-	-
Stage 2	857	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	610	825	-	-	1357	-
Mov Cap-2 Maneuver	610	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	855	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.2	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	701	1357	-
HCM Lane V/C Ratio	-	-	0.018	0.002	-
HCM Control Delay (s)	-	-	10.2	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	22	16	199	0	5	167
Future Vol, veh/h	22	16	199	0	5	167
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	0	0	1
Mvmt Flow	24	18	219	0	5	184

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	413	219	0	0	219	0
Stage 1	219	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	599	826	-	-	1362	-
Stage 1	822	-	-	-	-	-
Stage 2	844	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	597	826	-	-	1362	-
Mov Cap-2 Maneuver	597	-	-	-	-	-
Stage 1	822	-	-	-	-	-
Stage 2	841	-	-	-	-	-

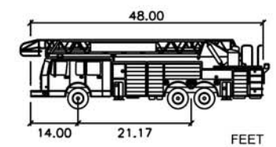
Approach	NW	NE	SW
HCM Control Delay, s	10.7	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	676	1362	-
HCM Lane V/C Ratio	-	-	0.062	0.004	-
HCM Control Delay (s)	-	-	10.7	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

AutoTurn Exhibits (Figure A1 and A2)

SCALE: 1" = 60'

ARLINGTON HTS FT TOWER 131



FEET

WIDTH	: 8.50
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 40.0

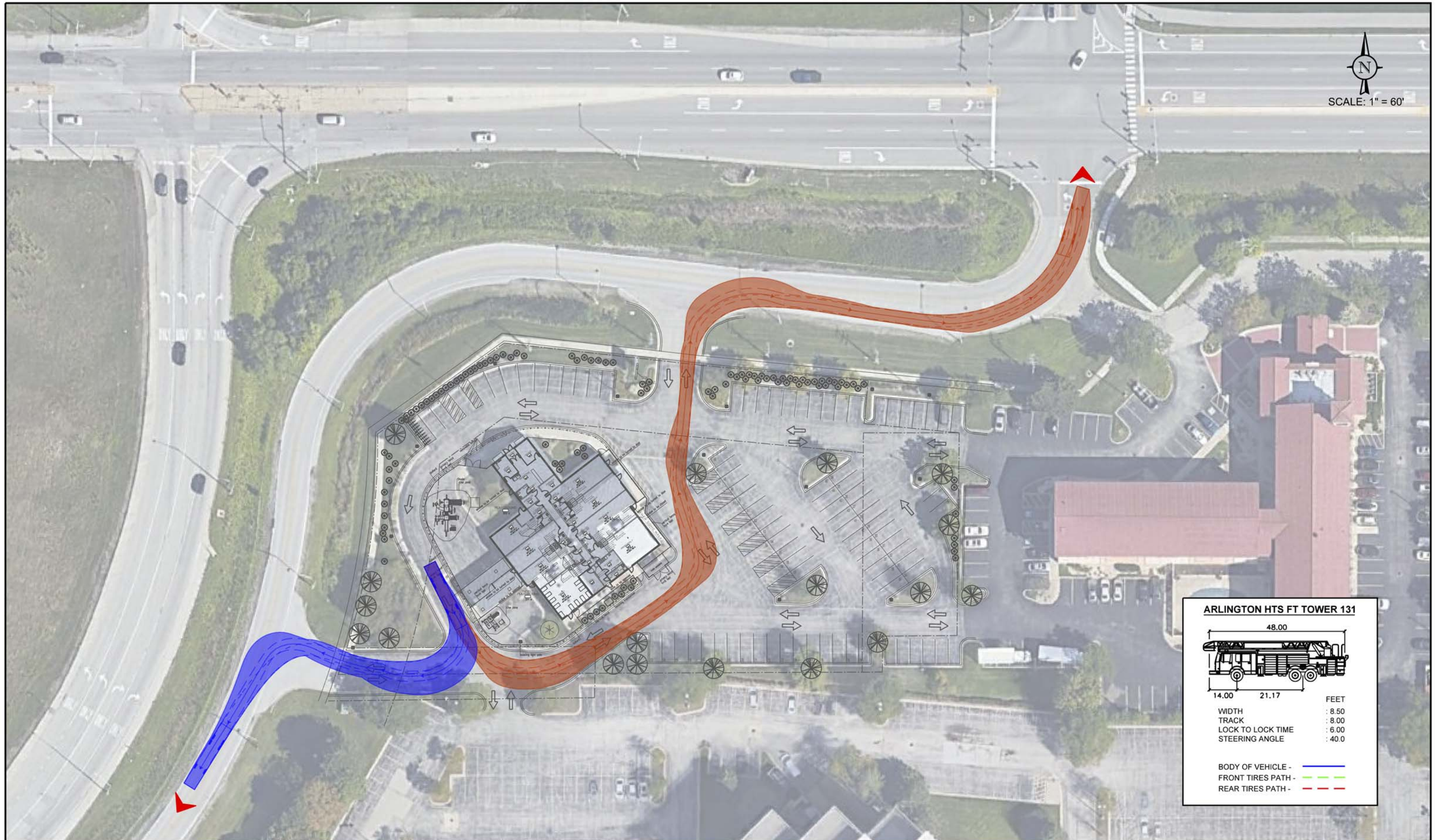
BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

ECOLE DAY CARE
ARLINGTON HEIGHTS, ILLINOIS

FIRE TRUCK INBOUND MANEUVERS

DRAWN: MD CHECKED: JM
DATE: 06-22-22 REV: 09-14-22
PROJECT # 22-204
EXHIBIT: A1

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.



ECOLE DAY CARE
ARLINGTON HEIGHTS, ILLINOIS

FIRE TRUCK OUTBOUND MANEUVERS

DRAWN: MD
DATE: 06-22-22
PROJECT # 22-204
CHECKED: JM
REV: 09-14-22
EXHIBIT: A2

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

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 – Building & Fire Life Safety Review**

Subject: **1515-1519 W Dundee Rd – Ecole 360 Childcare Center – Special Use Permit for a Day Care Center**

PC#: **22-008– Round 1**

Date: **August 1, 2022**

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. This is a change of use and is classified as an I-4 use group. Day Care for children of any age (6-weeks to 12 years old) with more than 5 children. 2018 IBC 308.5

2. The interior alteration of the building shall comply with the following adopted codes: 2018 International Building Code with amendments, 2018 International Existing Building Code with amendments, 2018 International Fire Code with amendments, 2018 International Fuel Gas Code with amendments, 2018 International Mechanical Code with amendments, 2017 National Electrical Code with amendments, 2014 Illinois Plumbing Code with amendments and the 2018 Illinois Energy Conservation Code with state amendments.

3. Every room or space normally subject to client occupancy, other than bathrooms, shall have at least one outside window for emergency rescue or ventilation. Such window shall be able to be opened from the inside without the use of tools and shall provide a clear opening that complies with three independent size criteria:
    a. The width of the window shall be of not less than 20 inches.
    b. The height of the window shall not be less than 24 in. in height.
    c. The window shall have a minimum net clear opening of 5.7 square feet.
    d. Also, the bottom of the opening shall be not more than 44 inches above the floor.

4. A fire alarm system with occupant notification is required if not existing. 2018 IBC 907.2.6 and 907.5. A separate permit is required.

5. Provide an estimated occupant load calculation for each day care room.

6. Show the location of the electrical room on the drawings, and indicate the size of the service.

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-008
Petitioner: Ecole 360 Child Development Center
1540 W Algonquin Rd.
Palatine, Il 60067
Owner: The Huntington National Bank
37 W. Broad Street, HP1097
Columbus, Ohio 43215
Contact Person: Mesut Birgun
Address: 1540 W Algonquin Rd.
Palatine, Il 60067
Phone #: 847-485-7647 Mobile# 312-806-3801
Fax #: 847-485-7816
E-Mail: operation@ecole360cdc.com

P.I.N.# 03-07-102-014-0000
Location: 1515 W Dundee Rd. Arlington Hts
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Daycare
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 79,094 sqf
of Units Total: 1
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			
Storm Sewer			
b. Surface Improvement			
Pavement			
Curb & Gutter			
Sidewalks			
Street Lighting			
c. Easements			
Utility & Drainage			
Access			

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC ____ b. IDOT ____
c. ARMY CORP ____ d. IEPA ____
e. CCHD ____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?		X	
5. PRELIMINARY PLAT ACCEPTABLE?	~~X~~	N/A	
6. TRAFFIC STUDY ACCEPTABLE?	X		
7. STORM WATER DETENTION REQUIRED?		X	
8. CONTRIBUTION ORDINANCE EXISTING?		X	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
DATE OF PLANS: _____

~~Director~~ Village Engineer 8/11/22 Date

PLAN COMMISSION PC #22-008
Ecole 60 Child Development Center
1515 W Dundee Road
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Engineering plans will be required for the modifications to the site.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

14. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

15. The proposed plan shows a portion of the existing drive through lanes pavement will be removed for the playgrounds, leaving the exterior drive aisle to the west of the drive through lanes. The width of the drive aisle is not legible.

16. The "Autoturn" exhibit shall be shown maneuvering through the site in all possible directions of travel, including entering and exiting onto Wilke Frontage Road.

17. The existing entrance is non-compliant for accessibility.

18. The modifications to the building to add exit doors may require additional modifications to the exterior of the site.

19. The existing cross access easements with La Quinta and between Lot 1 and Lot 2 of Bill Knapp's Resubdivision shall be maintained.

Public Works:

20. The fire service backflow device is obsolete and parts are not available for repairs. The device must be replaced with a Wilkins 375 or Ames 4000ss.

21. The fire service meter is obsolete and parts are not available for repairs. The meter must be replaced with an ultrasonic fire meter from Neptune or Badger meters.

8/11/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 22-005

Project Name Ecole 360 Childcare Center

Project Location 1515 - 1519 W Dundee Rd

Planning Department Contact Sam Hubbard

General Comments

- A Knox Box will need to be installed at the main front entrance.
- An alarm panel or operational annunciator panel shall be installed at the main front entrance
- The fire suppression system will need to meet code. The Fire Department Connection shall be located at the main front entrance. It shall be fully visible, accessible, and within 100 feet of a visible and accessible hydrant capable of delivering the required flow.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 8/2/22 Reviewed By: Div Chief Roberts

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Ecole 360 Childcare Center
1515-1519 W Dundee Rd

Round 1 Review Comments **08/11/2022**

1. **Character of use:**
   The character of use is consistent with the area and is not a concern. I spoke with Palatine Police reference the Ecole 360 Child Development Center in their town and they indicated they do not have any notable calls for service at their location. In the past two years, the only calls for service at that location have been alarms.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the building 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.

Natural Surveillance and Access Management – Natural surveillance refers to the placement of physical features that improve visibility. Access control refers to interventions that improve the perimeter security of locations. This includes using signs, well-marked entrances and exits, and landscaping to improve or limit access to certain areas.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

– The properties perimeter fence to enclose outside space and playground areas is a great example of access control for this space. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access around perimeter fencing.

- The perimeter fence should be secured in areas not easily monitored by staff.

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.

- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper level areas.

- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.

- CCTV is an essential part of CPTED and is highly recommended for daycare and school facilities. Signage indicating the use of video surveillance and monitoring is also recommended in conjunction with CCTV.

Address visibility:

- Directional signage located at the entry to the complex should be utilized, clearly indicating location of staff parking, parent drop-off and pick-up areas and the front entrance.

- Signage should also be used to delineate school property boundaries from adjacent properties.

- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

- Interior and exterior of daycare facility should prominently display door numbers in the event an emergency occurs. Interior hallways and doorways should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services.

Parent drop-off/pick-ups:

- One designated drop-off/pick-up area should be utilized. Drop off locations should be clearly marked by signage, pavement and/or curb treatments

- There should be sufficient space and capacity for vehicles in the drop-off/pick-up area (especially during peak traffic times) to allow for the orderly movement of vehicles.

Territoriality and Maintenance – Territoriality involved creating a welcoming environment. This involves creating a strong sense of ownership and community through artwork, color, pavement treatments, landscaping design and maintenance of the property. Maintenance includes making timely repairs and the general upkeep of interior and exterior spaces.

- Create clear separation between public, semi-private and private zones through landscaping and attractive, well-maintained fencing and/or other types of natural barriers.

- Once the business is established and open, student artwork prominently displayed is a great way to create a welcoming environment with distinct territoriality.

- The use of bushes or plants with thorns or sharp foliage is not recommended for this facility as children are the primary patrons of this space.

- Parking lots and pedestrian pathways should be well maintained and in good condition.

#330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

#718

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

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.

Completed forms may also be printed and submitted in the following manner:

Print Form (To Mail)

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

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

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-008
Petitioner: Ecole 360 Child Development Center
1540 W Algonquin Rd.
Palatine, Il 60067
Owner: The Huntington National Bank
37 W. Broad Street, HP1097
Columbus, Ohio 43215
Contact Person: Mesut Birgun
Address: 1540 W Algonquin Rd.
Palatine, Il 60067
Phone #: 847-485-7647 Mobile# 312-806-3801
Fax #: 847-485-7816
E-Mail: operation@ecole360cdc.com

P.I.N.# 03-07-102-014-0000
Location: 1515 W Dundee Rd. Arlington Hts
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Daycare
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 79,094 sqf
of Units Total: 1
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Facility must apply for an Illinois Department of Children and family Services license (DCFS).

Proposed kitchen must follow the Illinois Department of Public Health Food Code food service plan review requirements at permitting stage.

8-4-22
Environmental Health Officer — Date

8/4/22
Director — Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-008
Petitioner: Ecole 360 Child Development Center
1540 W Algonquin Rd.
Palatine, Il 60067
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P.I.N.# 03-07-102-014-0000
Location: 1515 W Dundee Rd. Arlington Hts
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Daycare
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 79,094 sqf
of Units Total: 1
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

	YES	NO	
1.	X		COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.	X		VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.		X	VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.		X	SUBDIVISION REQUIRED?
6.		X	SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

Please see attached comments #7 - #

Sam Hubbard
Date

Planning & Community Development Dept. Review

August 10, 2022

REVIEW ROUND 1

Project: Ecole 360 Childcare
1515-1519 W. Dundee Rd.

Case Number: PC 22-008

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
   a. Special Use Permit for a Day Care Center on the subject property.
   b. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (play equipment) in a front yard.
   c. Based on the overall size of the proposed play equipment, a variation may be required for size of accessory structures.
   d. Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

8. Please provide a response to each of the four variation approval criteria for each of the requested variations identified above. For reference, the approval criteria for a variation are included 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.**

General:

9. During Conceptual Plan Review Committee review it was stated that Ecole 360 would not have children over the age of 5, however, the project narrative states that the age of the children would be between 6 weeks and 12 years old. Please revise the project narrative accordingly.

10. All plans, documents, and studies that are revised as a result of these comments must include a revision date.

11. Please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

Site:

12. The maximum size of accessory structures is 300 square feet. Please provide a second elevation for each shade structure/playground detail to allow calculation of the square footage for each structure.

13. The locations of the play equipment must be shown on the site plan. Please revise accordingly.

14. Only details for two pieces of play equipment have been provided. Due to the location of the playgrounds as within a front yard, should additional play equipment be proposed (beyond what is shown on the plans), a variation could be required. Please clarify if these items will be the only pieces of play equipment proposed.

15. The highway barrier style fencing along the perimeter of the play area does not fit the aesthetic of the site. It is recommended that this element be replaced with a more decorative style barrier or decorative bollards.

16. Fencing proposed in front of a building is restricted to 3' in height. Accordingly, the 6' tall solid fence around the play area requires a variation.

17. Please provide a graphic or manufactures specifications/cut sheet for the proposed 6' tall metal fence. What color would this fence be?

18. Dumpsters are required to be screened on all sides by a solid fence of a height no shorter than the dumpster within. Please revise the plans to show the required screening and provide a detail for said fence and gate (height, style, materials, colors, etc.).

19. The site plan shall be revised to show the location of the existing transformer and AC units at the rear of the building. It appears that the existing transformer and AC units conflict with the proposed fence in this area. Will any new AC units or ground mounted utility infrastructure be proposed as part of this project? If the location of the AC units will be altered, the relocated units must be shown on the plans.

20. Will the existing light pole within the proposed infant playground remain?

Landscaping:

21. The landscape plan shall be revised to incorporate landscaping in front of the existing transformer.

Traffic/Parking/Circulation & Access:

22. The site plan calls out 88 parking stalls, however, only 82 parking stalls are shown on the plan. Please clarify and revise accordingly.

23. The proposed site circulation should be included on the site plan, not the landscape plan. Please revise the site plan to show the proposed site circulation.

24. The site plan shall be revised to show stop signs at the northbound approach of the East Access Drive intersection with Wilke Road and the westbound approach of the West Access Drive intersection with Wilke Road, as recommended by the traffic study. Additionally, a stop sign shall be required at the southbound approach of the drive aisle west of the playground where it intersects with the West Access Drive.

25. The crash analysis within the KLOA study showed a relatively high level of accidents at the intersection of Wilke Road and the East Access Drive (4 accidents reported in the last 5 years). Other than a lack of a stop sign, is there a fundamental flaw in the geometry/location of this intersection that contributes to a high volume of crashes?

26. During traffic count observations, did the queue at the northbound approach of the Wilke/Dundee intersection at any point extend to block ingress/egress at the Days Inn Access Drive? Under future conditions, would the 95th percentile queues block ingress/egress?

Prepared by: 

Ecole 360 Childcare Center
1515 -1519 W. Dundee Rd
PC #22-005
August 10, 2022

Landscape Comments

1) Please provide a detailed landscape plan that identifies existing and proposed species. Please indicate the size and quantities of the proposed plant material.

2) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen is required along the perimeter of a parking area adjacent to the right of way. Please infill any areas where the shrubs are absent.

3) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree is required at the ends of all parking rows. There are three islands where the code required tree is absent. Please incorporate the code required tree within the islands where they are absent.

4) Please incorporate landscaping adjacent to the building on the north/northeast elevation where the landscaping is absent.

5) For the playground areas, consider setting the decorative metal fence in from the back of curb and placing landscaping on the perimeter between the fence and curb.

6) The placement of the six foot tall fence south of the building adjacent to the drive aisle does create sightline concerns. It is recommended that the fence be lowered to three feet.

7) The landscaping must be consistent with the approved plan per ordinance 95-035.

Memorandum of Replies

This document requires the replies for the internal memorandum of Arlington Heights Village dated August 1, 2022 regarding the special use permit for childcare center in 1515-1519 W Dundee road. This file is received on 11th August.

Drawings are updated accordingly. Replies are given by Ecole 360 and specialty designers. List of designers are:

Landscape design: G Studio, Gary Lehman

Civil Engineering: Lukaven, Patrick Sienkiewics

Traffic and parking consultant: KLOA, Javier Millan

Submitted by

Ecole 360 Child Development Center

Mesut Birgun

9/26/2022

Building & Life Safety Department:

Page 1 Query 1. Day care will be for children of any age from 6 weeks to 5 years old with more than 5 children. Please see the response to the Page 1 Query 5 below to see the capacity.

Page 1 Query 2. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Page 1 Query 3. We prefer proceeding with having exit doors for every classroom. Nominal sizes for the doors will be 36" wide and 84" height.

Page 1 Query 4. Related permit will be obtained in parallel with construction permit application.

Page 1 Query 5. Please see the below table showing the capacity of each classroom.

Room Name	Room Number	Age Group	Max child capacity per room	Max teacher capacity per room
Infant Classroom	112	6 weeks - 14 months	12	3
Toddler Classroom A	109	15 months - 24 months	15	3
Toddler Classroom B	110	15 months - 24 months	15	3
2's Classroom A	107	2 years - 3 years	16	2
2's Classroom B	113	2 years - 3 years	16	2
2's Classroom C	115	2 years - 3 years	16	2
Preschool classroom A	117	3 years - 5 years	20	2
Preschool classroom B	118	3 years - 5 years	20	2
Total			**130**	**19**

Page 1 Query 6. Check the revised floor plan drawing. Existing 1200 Amp service will be used.

Engineering Department:

Page 3 Query 11. Noted. Confirmed.

Page 3 Query 12. Related Civil Engineering drawings are attached.

Page 3 Query 13. Noted. Civil Engineering design is completed accordingly.

Page 3 Query 14. Site lighting will be used as is.

Page 3 Query 15. The proposed driveway in question is 20' wide and the plans have been revised to show the one-way directionality of this drive aisle, as well as its 20' width. If necessary, one-way signage can be added to permit drawings at time of building permit.

Page 3 Query 16. All the entrances and exits are kept as is. They served the previous land uses for many years and emergency vehicles were able to turn in and out of the site. The new aisle created while turning the bank drive through into a playground is shown on the plan and the emergency vehicle path is shown in the provided Auto Turn runs. These inbound and outbound maneuvers to Wilke Road are shown in pages 83 and 84 of the revised traffic impact study.

Page 3 Query 17. Related rectifications are applied on related civil engineering design drawings.

Page 3 Query 18. Related rectifications are applied on related civil engineering design drawings.

Page 3 Query 19. Noted. No revisions related to easements are proposed.

Page 4 Query 20. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Page 4 Query 21. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Fire Department:

Page 5 Query 1. Check the photograph below showing the existing Knox Box in the main entrance. It will be used as is.



Page 5 Query 2. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Page 5 Query 3. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Police Department:

Page 6 Query 1. Noted. Confirmed.

Page 6 Query 2. Noted. Confirmed.

Page 6 Query 3. Noted. Confirmed.

Page 6 Query 4. Noted. Confirmed.

Page 6 Query 5. Noted. Confirmed.

Page 6 Query 6. Check filled form attached.

Page 6 Natural Surveillance and Access Management 1. Noted. Related Landscaping drawings are completed accordingly

Page 7 Natural Surveillance and Access Management 2. Noted. Related Site plan drawing are completed accordingly.

Page 7 Natural Surveillance and Access Management 3. Noted. Related Site plan drawing are completed accordingly.

Page 7 Natural Surveillance and Access Management 4. Recommendation is noted. Site entrances will be used as is. Related analysis is completed in traffic and parking report attached.

Page 7 Natural Surveillance and Access Management 5. Noted. Related Landscaping and civil engineering drawings are completed accordingly.

Page 7 Natural Surveillance and Access Management 6. Noted. Related Landscaping drawings are completed accordingly.

Page 7 Natural Surveillance and Access Management 7. Recommendation is noted. Site lighting will be used as is.

Page 7 Natural Surveillance and Access Management 8. Recommendation is noted. All classes and interior spaces used by children except the bathrooms will be monitored by CCTV system. Additionally, Playgrounds and outside of the main entrance of the building will be monitored by CCTV system.

Page 7 Address Visibility 1. Noted. Related signage will be applied on site.

Page 7 Address Visibility 2. Noted. Related signage will be applied on site.

Page 7 Address Visibility 3. Noted. Related signage will be applied on site.

Page 7 Address Visibility 4. Noted. Related signage will be applied on site.

Page 7 Parent drop-off / pick-ups 1. Parking stalls to be used by parents during Drop-off/pick-up hours are marked on attached site plan.

Page 7 Parent drop-off / pick-ups 2. Noted. Related design drawings will be completed accordingly. There are 82 regular parking space, 7 handicap parking space and 10 bicycle parking spaces. According to local code required minimum number of parking stalls are 33 per 22 employees. So that we have 49

extra parking stalls. During regular operation drop-off/pick-up period is expanded to 2-3 hours. As stated in traffic and parking report no traffic jam is expected.

Page 8 Territoriality and Maintenance 1. Noted. Related Landscaping and civil engineering drawings are completed accordingly.

Page 8 Territoriality and Maintenance 2. Noted.

Page 8 Territoriality and Maintenance 3. Noted. Related Landscaping drawings are completed accordingly.

Page 8 Territoriality and Maintenance 4. Noted.

Health Services Department:

Page 10 Query 1. Noted. DCFS Licensing will be completed after the occupancy permit.

Page 10 Query 2. Noted. Health department inspection will be completed before DCFS licensing.

Planning and Community Development Department:

Page 12 Query 7-8

a. **Special Use Permit for a Day Care Center on the subject property.**
   1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

   Correct. Since ECOLE 360 Child Development Center offering childcare and preschool for children from 6 weeks through 5 years old in B3 zoning at 1515 W Dundee Road, it is looking for a special use permit. Whereas petitioner does not require zoning variation. Given that there is an existing day care facility in 700-yard Northeast (Bright Horizons), the proposed use is consistent with the essential character of the locality.

   2-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 subject property has been vacant for about one year. As such, it is beneficial for the community to allow this special use for a childcare center, rather than allowing the property to remain vacant.

   3-The proposed variation is in harmony with the spirit and intent of this Chapter.

   Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. The petitioner has submitted a market study that shows low vacancy at existing day care facilities within the vicinity.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. The proposed use will facilitate the reuse of an existing structure, consistent with one of the purposes of the zoning code to "conserve the taxable value of land and buildings throughout the Village".

b. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (play equipment) in a front yard.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 98 outdoor playground is a requirement for childcare facilities. The proposed playset structures and accessories are consistent with the essential character of the locality.

2-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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. Purpose of utilizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. Petitioner is only seeking to install playset equipment to serve the children’s need and DCFS requirement.

c. Based on the overall size of the proposed play equipment, a variation may be required for size of accessory structures.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. Playset dimensions in preschool playground area is 222" x 270.25" x 120.25"(height). According to manufacturers’ guidelines this size of playset can serve 26-40 children.

2-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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of sizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. Petitioner is only seeking to install playset equipment to serve the children's need and DCFS requirement. In daily use this will allow the petitioner to utilize the playset for two classrooms at the same time (Max 40 children). This is required to supply the minimum outdoor play time for every child.

d. Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.
1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. The 6 feet privacy fence application proposed in the front yard in where the neighboring plots are frontage and highway which is not a commercial or residential plot. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 94 outdoor playground fences will at least 48 inches in height. Which is higher than 3'. In addition to this as per the location of the site, playground will be subjected to highway noise. Higher fence is expected to reduce the noise level. Higher fence is expected to create advantage in cleaning and maintenance due to reducing the scraps carried by the wind. Most importantly, cutting visual contact with outside is beneficial in case of unexpected and undesired observers may be coming close. 6' high privacy fence is necessary for Ecole 360 to supply the privacy we promised to our children and families.

2-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.

Correct. The property is unique in that the property is bordered by both highways and commercial properties. Extra (3) feet fencing will serve to keep all children safe and private.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of installing a 3 feet higher fence in

the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. As petitioner is only seeking to increase the fence height by 3 feet, petitioner is taking care to ensure that all children are kept safely on the property, and so as not to disturb any of the neighboring properties.

Page 12 Query 9. Day care will be for children of any age (6 weeks to 5 years old) with more than 5 children. Related narrative revisions are attached.

Page 12 Query 10. Noted.

Page 12 Query 11. Noted.

Page 12 Query 12. 2-5 years old children playground playset is 138 sqf, 6 weeks-2 years old playground is 145 sqf. Additional elevations are in related drawing file.

Page 12 Query 13. Playset allocations are shown on revised site plan.

Page 12 Query 14. There won't be any other fixed playsets.

Page 12 Query 15. Revised bollards are added on the related drawings.

Page 13 Query 16. The reasons of preferring 6' high fences rather than 3' fences around playground:

1- According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 94 outdoor playground fences will at least 48 inches in height.
2- Which is higher than 3'. In addition to this as per the location of the site, playground will be subjected to highway noise. Higher fence is expected to reduce the noise level.
3- Higher fence is expected to create advantage in cleaning and maintenance due to reducing the scraps carried by the wind.
4- Most importantly, cutting visual contact with outside is beneficial in case of unexpected and undesired observers may be coming close. 6' high privacy fence is necessary for Ecole 360 to supply the privacy we promised to our children and families.

Page 13 Query 17. Color of the fences will be white. Check the manufacturers specifications attached.

Page 13 Query 18. Noted. Check the revised drawings attached.

Page 13 Query 19. Noted. Check the revised drawings attached.

Page 13 Query 20. Yes, existing light pole will remain. Necessary safety distances will be supplied. Surface treatment of the pole will be done if necessary.

Page 13 Query 21. Noted. Revised Landscaping plan drawing is attached.

Page 13 Query 22. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 23. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 24. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 25. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 26. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 14 Landscape Comments. Check <Ecole 360 Memo-091622> file for replies.

Attachments:

1- Project Narrative: Response to Planning and Community Development Department - Page 12 Query 9
2- Fence Brochure: Response to Planning and Community Development Department - Page 13 Query 17
3- Specific Replies about Traffic Study and Revised Traffic Study: Response to Planning and Community Development Department - Page 13 Query 22-26
4- Emergency Information Card: Response to Police Department - Page 6 Query 6
5- Specific Replies about Landscape Comments: Response to Planning and Community Development Department - Page 14 Landscape Comments 1-7

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

September 23, 2022

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Proposed Ecole 360 Childcare Center
Arlington Heights, Illinois

Dear Mr. Hubbard:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the Village's comments as presented in the August 10, 2022 letter regarding the above-referenced development. Below are our responses to the comments.

Traffic/Parking/Circulation & Access:

22. The site plan calls out 88 parking stalls, however, only 82 parking stalls are shown on the plan. Please clarify and revise accordingly.

Noted. Please see revised site plan.

23. The proposed site circulation should be included on the site plan, not the landscape plan. Please revise the site plan to show the proposed site circulation.

Noted. The site plan was overlayed on top of an aerial to clearly show the path of the emergency vehicles in relation to the area (i.e. curbs, landscape, parking stalls, etc.).

24. The site plan shall be revised to show stop signs at the northbound approach of the East Access Drive intersection with Wilke Road and the westbound approach of the West Access Drive intersection with Wilke Road, as recommended by the traffic study. Additionally, a stop sign shall be required at the southbound approach of the drive aisle west of the playground where it intersects with the West Access Drive.

Noted.

25. The crash analysis within the KLOA study showed a relatively high level of accidents at the intersection of Wilke Road and the East Access Drive (4 accidents reported in the last 5 years). Other than a lack of a stop sign, is there a fundamental flaw in the geometry/location of this intersection that contributes to a high volume of crashes?

A review of the crash data indicated that all four crashes near this intersection were rear-end or sideswipe type crashes on Wilke Road. *Figure A*, provided by IDOT. shows the approximate location of the crashes. While these crashes are located near this intersection, the location and crash type indicate that they are not related to intersection operations. Further, all four of these crashes occurred in 2017 or 2018 and no crashes were reported at this intersection in 2019, 2020, or 2021. Regardless, a stop sign for outbound movements should be provided at this intersection as it will promote more orderly and safer operations at this intersection.



Figure A *Intersection Crash Location Data*

26. During traffic count observations, did the queue at the northbound approach of the Wilke/Dundee intersection at any point extend to block ingress/egress at the Days Inn Access Drive? Under future conditions, would the 95th percentile queues block ingress/egress?

Observations at this intersection showed that northbound queues from the Wilke/Dundee intersection did occasionally block the location of the Days Inn access drive during both peak hours. This is consistent with the results of the analysis which indicated 95th percentile queues of approximately 150 feet during both peak hours under existing conditions. However, these queues were observed to clear with every northbound green phase of the Wilke/Dundee intersection allowing vehicles waiting on the Days Inn access drive to turn. Under projected conditions, 95th percentile queues are projected to increase by approximately one vehicle. As such, these queues are projected to continue to clear the intersection with every northbound green phase. Northbound queues from Wilke/Dundee intersection were not observed to extend to the location of the site access drives and are not projected to do so under projected conditions.

If you have any questions or need further information, please let me know.

Sincerely,

Javier Millan
Principal

Memorandum - August 16, 2022

Memo

Re: Ecole 360 Comments, Response to Dept. Comments, August 1, 2022

The memo is a response to the review comments for the landscape submission. These comments were made by theVillage of Arlington Heights, Aug. 1, 2022 This memo response to the review comments is being completed by Gary Lehman, G Studio, project landscape architect.

Landscape Review Comments:

1. A Landscape Plan has been prepared with the planting specifications, sizes, and quantities.
2. A hedge, 3 foot in height, has been proposed along the perimeter adjacent to the ROW.
3. Additional trees, 4 inch caliper, have been added to the parking islands.
4. Additional landscaping has been added to the north/northeast elevation.
5. Ornamental metal fencing has been added around the playground areas.
6. The fence was maintained at a 6 foot height for security purposes. The ornamental fencing is picketed and views are not completely compromised.

Planning and Community Development

21. Additional landscaping has been added to screen the transformer.

Police

- Planting will be around the perimeter will less than 3 feet (and maintained as such) in height. Adjacent to entrances will be lower perennial and groundcover beds of 12 inch or lower height.
- Planting will not have thorns or sharp foliage.

PLAN COMMISSION PC #22-008
Ecole 360 Child Development Center
1515 W Dundee Road
Round 2

22. The petitioner's response to comments 11-14, 16 and 19 are acceptable.

23. The petitioner's response to comment no. 15 is noted. "Do Not Enter" signage along the west side of the building is needed as the traffic pattern changes from two-way to one-way. This can be addressed at permit.

24. The petitioner's response to comment no. 17 is noted. Detail C6 is not shown on the engineering plan. This can be addressed at permit.

25. The petitioner's response to comment no. 18 is noted. New doors will be installed in various locations. This may require modifications for accessibility. Additional information must be provided on the final engineering plans. This can be addressed at permit.

Public Works:

26. The petitioner's response to comment no. 20 & 21 is noted. The current fire service meter and RPZ are not serviceable and will need to be replaced. A new 6" Wilkins 375 backflow device and 6" Badger ultrasonic fire meter will need to be installed. This can be addressed at permit.

10/6/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number: 22-008 Round 2

Project Name: Ecole 360 Childcare Center

Project Location: 1515 - 1519 W Dundee Rd

Planning Department Contact: Sam Hubbard

General Comments

1. Use of the existing Knox box is NOT acceptable as it is only 15 inches off of the ground. This makes it susceptible to be covered with snow build up, delivery packages or planters. A new Knox box will need to be installed at a level that is clearly visible and not easily obstructed (5 ft).

2. Per the emailed response, dated 10/6/22, you have acknowledged that an alarm panel or operational annunciator panel will be installed at the main front entrance to comply with all code requirements. No further response is needed.

3. Per the emailed response, dated 10/6/22, you have acknowledged that the fire suppression system will meet code, the Fire Department Connection will be located at the main front entrance, and the Fire Department Connection will be fully visible, accessible, and within 100 feet of a visible and accessible hydrant capable of delivering the required flow. No further response needed.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date: 10/6/22 Reviewed By: Div Chief Roberts

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Ecole 360 Childcare Center
1515-1519 W Dundee Rd

Round 2 Review Comments **10/07/2022**

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.

#330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

Planning & Community Development Dept. Review

October 5, 2022

REVIEW ROUND 2

Project: Ecole 360 Childcare
1515-1519 W. Dundee Rd.

Case Number: PC 22-008

27. The response to the following comments is acceptable: #8-#11, #14, #15, #19, #20, #22, #23, #25, and #26.

28. The response to comment #7 is noted. Per review of the revised plans, the following actions are required:
    a. Special Use Permit for a Day Care Center on the subject property.
    b. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground structure) in a front yard.
    c. Variation to Chapter 28, Section 6.5-7b, to a 540 accessory structure (playground structure) where code restricts the maximum size of an accessory structure to 300 square feet.
    d. Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

29. The response to comment #12 is noted. The shade structure over the preschool playset is 540 square feet, which requires a variation (see #28c above).

30. The response to comment #13 is noted. The preschool playground equipment and shade structure encroach into the platted 40' setback along the western side of the site. The playground equipment and shade structure must be shifted to the east to avoid said encroachment.

31. The response to comment #16 is noted. A variation for the fence height has been requested and the response to the hardship criteria has been provided.

32. The response to comment #17 is noted. Per the revised plans, the 6' tall privacy fence and 4' tall picket fence will both be constructed of a white vinyl material.

33. The response to comment #18 is noted. All gates shall be white vinyl in a style and height to match the fence.

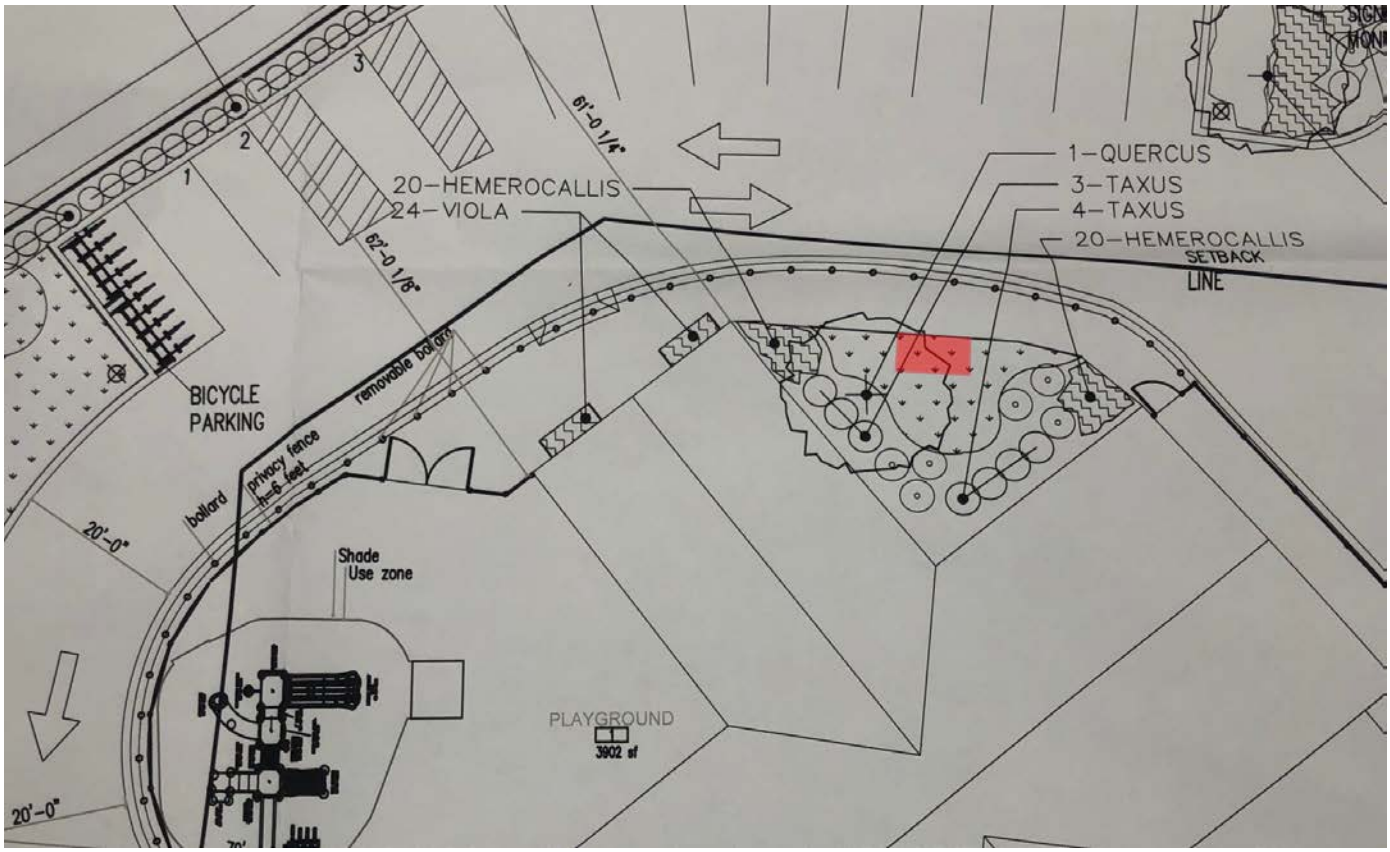
34. The response to comment #21 is noted. The transformer has been screened with landscaping along the sides and a 4' tall fence.

35. The response to comment #24 is not acceptable. No stop signs were added to the plans. Stop signs must be added to the plans when submitted for a building permit.

36. It is encouraged to relocate the proposed bike parking spaces to a small concrete pad added to the greenspace at the front of the building (see next page for general area of bike rack). This would preserve a prime automobile parking spot for drop-off/pick-up parking. Per code, only 2 bike parking spaces are required, which could be satisfied with a U-shaped bike rack (see example on next page). Is there a reason why 10 bike parking spaces have been proposed where only 2 bike parking spaces are required by code?

Prepared by: Sam Hubbard

Proposed location for Bike Rack:



Bike Rack Example:



Ecole 360 Childcare Center
1515 -1519 W. Dundee Rd
PC #22-005
October 5, 2022

Landscape Comments

1) It is recommended that landscaping that is salt/drought tolerant such as ornamental grasses be provided between the bollards along the perimeter of the fence within the two foot setback.

2) Please note that if there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

3) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

Memorandum of Replies – Round 2

This document requires the replies for the internal memorandum of Arlington Heights Village dated October 7, 2022, regarding the special use permit for childcare center in 1515-1519 W Dundee Road.

Drawings are updated accordingly. Replies are given by Ecole 360 and specialty designers. List of designers are:

Landscape design: G Studio, Gary Lehman

Civil Engineering: Lukaven, Patrick Sienkiewics

Traffic and parking consultant: KLOA, Javier Millan

Submitted by

Ecole 360 Child Development Center

Mesut Birgun

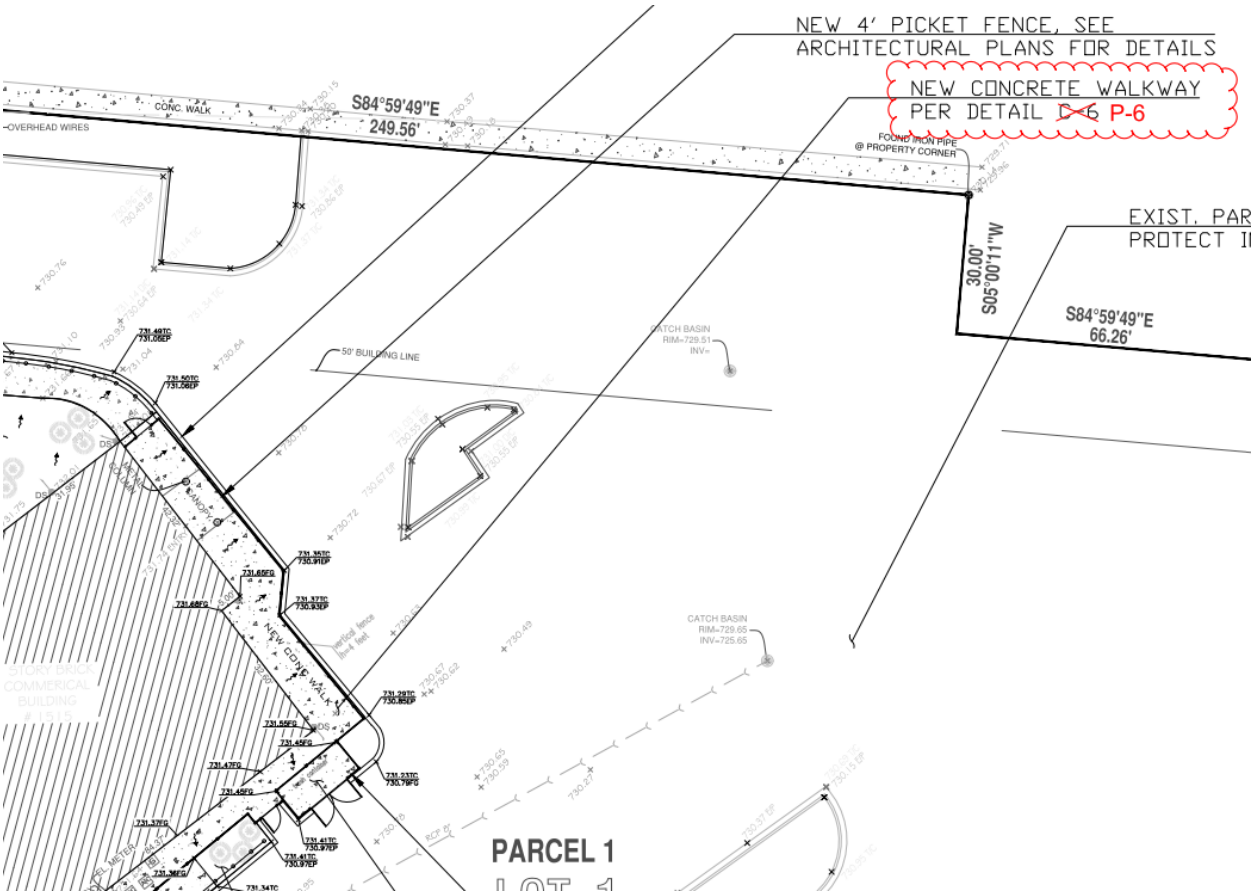
10/12/2022

Engineering Department:

Page 1 Query 22. Noted. Confirmed.

Page 1 Query 23. "Do Not Enter" signage along the west side of the building will be incorporated into design drawings in the construction permit design stage and the signage will be installed on the site after the permit.

Page 1 Query 24. The expression of "Detail C-6" is a typing error. It shall be "Detail P-6". Related revision will be incorporated into design drawings in the construction permit design stage.



Page 1 Query 25. Additional information about the accessibility modifications related with the new doors will be incorporated in the construction permit design stage where necessary.

Page 1 Query 26. The current fire service meter and RPZ will be replaced. A new 6" Wilkins 375 backflow device and 6" Badger ultrasonic fire meter will be incorporated in the construction permit design stage.

Fire Department:

Page 2 Query 1. Noted. A new Knox box will need to be installed at a level that is clearly visible and not easily obstructed (5 ft). Related application will be incorporated in the construction permit design stage.

Page 2 Query 2. Noted. Confirmed.

Page 2 Query 3. Noted. Confirmed.

Police Department:

Page 3 Query 1. Noted. Confirmed.

Page 3 Query 2. Noted. Confirmed.

Page 3 Query 3. Noted. Confirmed.

Page 3 Query 4. Noted. Confirmed.

Page 3 Query 5. Noted. Confirmed.

Page 3 Query 6. Noted. Confirmed.

Planning and Community Development Department:

Page 4 Query27. Noted. Confirmed.

Page 4 Query 28

a. **Special Use Permit for a Day Care Center on the subject property.**
1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. Since ECOLE 360 Child Development Center offering childcare and preschool for children from 6 weeks through 5 years old in B3 zoning at 1515 W Dundee Road, it is looking for a special use permit. Whereas petitioner does not require zoning variation. Given that there is an existing day care facility in 700-yard Northeast (Bright Horizons), the proposed use is consistent with the essential character of the locality.

2-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 subject property has been vacant for about one year. As such, it is beneficial for the community to allow this special use for a childcare center, rather than allowing the property to remain vacant.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". The petitioner has submitted a market study that shows low vacancy at existing day care facilities within the vicinity.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. The proposed use will facilitate the reuse of an existing structure, consistent with one of the purposes of the zoning code to "conserve the taxable value of land and buildings throughout the Village".

b. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (play equipment) in a front yard.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 98 outdoor playground is a requirement for childcare facilities. The proposed playset structures and accessories are consistent with the essential character of the locality.

2-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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. Purpose of utilizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. Petitioner is only seeking to install playset equipment to serve the children’s need and DCFS requirement.

c. Based on the overall size of the proposed play equipment, a variation may be required for size of accessory structures.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. Playset dimensions in preschool playground area is 222" x 270.25" x 120.25"(height). According to manufacturer’s guidelines this size of playset can serve 26-40 children.

2-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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of sizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. Petitioner is only seeking to install playset equipment to serve the children's need and DCFS requirement. In daily use this will allow the petitioner to utilize the playset for two classrooms at the same time (Max 40 children). This is required to supply the minimum outdoor play time for every child.

d. Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.
1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. The 6 feet privacy fence application proposed in the front yard in where the neighboring plots are frontage and highway which is not a commercial or residential plot. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 94 outdoor playground fences will at least 48 inches in height. Which is higher than 3'. In addition to this as per the location of the site, playground will be subjected to highway noise. Higher fence is expected to reduce the noise level. Higher fence is expected to create advantage in cleaning and maintenance due to reducing the scraps carried by the wind. Most importantly, cutting visual contact with outside is beneficial in case of unexpected and undesired observers may be coming close. 6' high privacy fence is necessary for Ecole 360 to supply the privacy we promised to our children and families.

2-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.

Correct. The property is unique in that the property is bordered by both highways and commercial properties. Extra (3) feet fencing will serve to keep all children safe and private.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of installing a 3 feet higher fence in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. As petitioner is only seeking to increase the fence height by 3 feet, petitioner is taking care to ensure that all children are kept safely on the property, and so as not to disturb any of the neighboring properties.

Page 4 Query 29. Noted. Confirmed. Check reply given above in #28C.

Page 4 Query 30. Noted. Confirmed. The preschool playground equipment and shade structure encroach will be relocated not to encroach the platted 40' setback along the western side of the site in the design drawings in the construction permit design stage.

Page 4 Query 31. Noted. Confirmed. A variation for the fence height has been requested and the response to the hardship criteria has been provided.

Page 4 Query 32. Noted. Confirmed. Per the revised plans, the 6' tall privacy fence and 4' tall picket fence will both be constructed of a white vinyl material.

Page 4 Query 33. Noted. Confirmed. All gates will be white vinyl in a style and height to match the fence.

Page 4 Query 34. Noted. Confirmed. Meters and mechanical units were identified and screened with landscaping. This will be incorporated into the design in the construction permit stage.

Page 4 Query 35. Noted. Stop signs will be added to the plans when submitted for a building permit.

Page 4 Query 36. Noted. Design will be updated as per the proposed sketch in the page 5 of comment file. This update will be incorporated into the design in the construction permit stage.

Landscape Comments:

Page 6 Query 1. Check < Ecole 360 Memo-101022> file for replies.

Page 6 Query 2. Check < Ecole 360 Memo-101022> file for replies.

Page 6 Query 3. Necessary compliance bond and tree fee for each lineal foot of frontage will be submitted and paid when required.

Attachments:

1- Specific Replies about Landscape Comments: Response to Planning and Community Development Department - Page 6 Landscape Comments 1-3

Memorandum - October 10, 2022

Memo

Re: Ecole 360 Comments, Response to Plan Commission Comments, October 6, 2022

The memo is a response to the review comments for the landscape submission. These comments were made by the Village Plan Commission. This memo response was completed by Gary Lehman, G Studio, project landscape architect.

Landscape Review Comments:

1. Salt tolerant ornamental grasses will be incorporated between the bollards as suggested. This will be incorporated into the design in the construction permit stage.
2. Meters and mechanical units were identified and screened with landscaping. This will be incorporated into the design in the construction permit stage.
3. To be completed by owner.

Additional:

- The plant schedule has been updated to reflect the modifications in planting species.

G studio
5834 N. Talman Avenue Chicago, Illinois 60659 www.gstudiodesign.net
773.732.0311