



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 17, 2016
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 10/4/2016
- B. Village Board 10/4/2016

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 10/15/2016

VI. RECOGNITIONS AND PRESENTATIONS

- A. Presentation of the 2016 Disability Employment Awareness Award to the Vail Street Jewel Osco by the Commission for Citizens with Disabilities

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of October 10, 2016
Next Level Northwest - Regional Business Collaborative

Trustee Glasgow moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board to direct staff to continue their discussions with neighboring communities to create the Next Level Northwest Regional Business Collaborative without spending any money until the questions that were asked during the October 10, 2016 Committee-of-the-Whole Meeting get answered. The motion passed unanimously.

B. Report of the Committee-of-the-Whole Meeting of October 10, 2016

Proposed Renewal - Small Business Development Agreement with Chamber of Commerce

Trustee Sidor moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend to the Village Board to approve the renewal agreement as drafted with the Arlington Heights Chamber of Commerce to continue the small business development agreement through 2019 provided that the Chamber produces financial reports, as well as results, before the Board takes a formal vote. The motion passed unanimously.

C. Report of the Committee-of-the-Whole Meeting of October 10, 2016

Review of Board of Trustees Policy Manual

Trustee Glasgow moved, seconded by Trustee Sidor that the Committee-of-the-Whole recommend to the Village Board to retain the items specified in the Board of Trustees Policy Manual as outlined in the staff recommendation. The motion passed unanimously.

Trustee LaBedz moved, seconded by Trustee Rosenberg that the Committee-of-the-Whole recommend to the Village Board to delete the items specified in the Board of Trustees Policy Manual as outlined in the staff recommendation. The motion passed unanimously.

Trustee Scaletta moved, seconded by Trustee Glasgow that the Committee-of-the-Whole recommend to the Village Board to amend the items specified in the Board of Trustees Policy Manual as outlined in the staff recommendation. The motion passed unanimously.

D. Report of the Committee-of-the-Whole Meeting of October 17, 2016

Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" & Class "T" Liquor License to Arlington Produce, Inc., dba Harvest Fresh Market, located at 100 E. Rand Road (Arlington Plaza Shopping Center)

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the

Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

- A. Roadway Liquid Deicer
- B. Contractual Asphalt Patching
- C. 6-Wheel Dump Truck
- D. HVAC Preventative Maintenance

CONSENT LEGAL

- A. An Ordinance Granting a Special Use Permit for a Restaurant, Land Use Variations and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Arlington Ale House, 111 W. Campbell Street)
- B. A Resolution Approving an Assignment and Assumption Agreement with Metro Chicago Youth for Christ, Inc. and South Pointe Youth for Christ, Inc.
(Assignment of lease for property at 112 N. Belmont Avenue)
- C. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available a Class "A" liquor license)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Thomas Middle School - 1430 N. Belmont Ave. - PC#16-020
Special Use for a School, Multiple Variations

XIII. LEGAL

- A. An Ordinance Granting a Special Use Permit for a Middle School and Variations from Chapter 28 of the Arlington Heights Municipal Code
(Thomas Middle School, 1430 N. Belmont Avenue)

XIV. REPORT OF THE VILLAGE MANAGER

- A. Metropolis Ballroom - Early Review

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. ADJOURNMENT

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



Item: Committee of the Whole 10/4/2016

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 10/4/2016	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 4, 2016
7:30 PM

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula

OTHERS PRESENT: Attorney Yon Choe & Owner Mr. Chi Bong Yu of Sea & Wave Corporation, dba Seoul Kkakdugi

IV. NEW BUSINESS

- A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Sea & Wave Corporation, dba Seoul Kkakdugi, located at 234 E. Golf Road (International Plaza)

Mayor Hayes swore in Mr. Chi Bong Yu.

Diana Mikula, Assistant Village Manager, reported to the Board that Mr. Yu is seeking a Class "A" liquor license which allows for full-service liquor sales for his establishment located at 234 E. Golf Road.

On September 7, 2016 the Arlington Heights Police Department completed a background check on Chi Bong Yu. Mr. Yu is president of the corporation,

owning 100% of the shares of the corporation. No convictions were disclosed and no criminal derogatory information was found. In addition, no lawsuits, judgments or liens were outstanding. Ms. Mikula completed a walk-thru of the restaurant on September 28, 2016. No issues were noted and the layout is consistent with the submitted floor plan.

Also reported was that Mr. Yu did have ownership interest in a restaurant on the Village's south side at one time and there was a liquor violation in 2011 at that address. His employee was cited for the violation.

Mayor Hayes asked for some history on the location of the restaurant. Ms. Mikula reported that in the past it was Maru Restaurant, and a couple of restaurants before that. She further reported that Mr. Yu owned another restaurant in Arlington Heights for a while - Woory House on South Arlington Heights Road and Fish One on Rand Road in Prospect Heights. Both restaurants have closed.

Mayor Hayes asked how many employees would be working at the restaurant. Mr. Yu reported that 3 full-time employees and 2 part-time employees would be there. Mayor Hayes asked Mr. Yu when he had taken the Basset class. Mr. Yu stated that he took the class in September 2001. Mr. Yu stated that one waitress is already Basset trained and two others will be taking the class as well. Hours of operation for liquor sales will start at 11 AM and close at 10 PM.

Trustee Sidor asked if they were currently opened for business. Mr. Yu said he open about a month ago. Trustee Sidor was concerned about only two people being Basset trained and the restaurant being open 11 hours daily, six days per week. He would like to see everyone who is serving liquor be Basset trained.

Trustee Glasgow wanted clarification on the liquor violation. Mr. Yu stated he only had one violation and that violation was made by a server who served to an underage individual. This took place at Woory House on S. Arlington Heights Road. Trustee Glasgow asked Mr. Yu what he has done to rectify that this won't happen again. Mr. Yu responded that he spoke with the server about checking IDs carefully in the future. The restaurant eventually closed.

Trustee Scaletta has the same concerns as Trustee Sidor in regard to limited staff. He asked if anyone hired would be able to speak English. Mr. Yu said that all waitresses will speak English and would be able to tell a customer why they were not going to be served liquor.

Trustee Scaletta asked how long the lease was for. Ms. Mikula stated that it extended to at least 2020.

Trustee Tinaglia stated that this is the first time he's been presented with a

petitioner coming before the Board with a liquor violation already against him. This petitioner seems to understand how seriously we take all this and how it's a privileged to have a liquor license. What will be the repercussions if something happens within 12 months of receiving his liquor license. What will be the consequences? Mayor Hayes asked if Trustee Tinaglia was asking if the Village would have any liability? Trustee Tinaglia responded that no, not the Village, would the applicant have any liability. He wants the applicant to know what the consequences might be.

Mayor Hayes stated that as the Liquor Commissioner he could not consider this a second violation for this establishment. But if Mr. Yu is the owner and manager and had something to do with the violation then he could consider that as circumstances that could go into his ruling on the existing violation. It would be factored in depending on the circumstances.

Trustee Tinaglia said he was bringing this up more for Mr. Yu's benefit than his. Mr. Yu has should understand how serious we take our Liquor Laws. Ramifications can include suspension, fines and revocation.

Trustee Tinaglia asked if Mayor Hayes has ever revoked a liquor license. Mayor Hayes responded that he has never revoked a liquor license but he has suspended a liquor license. He takes into consideration how many violations they have had and the circumstances of the violations. Ms. Mikula added that Mayor Hayes also fined the violator.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE SCALETTA TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "A" LIQUOR LICENSE TO SEA & WAVE CORPORATION, DBA SEOUL KKAUGI, LOCATED AT 234 E. GOLF ROAD. Motion passed unanimously.

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V. OTHER BUSINESS

VI. ADJOURNMENT

TRUSTEE FARWELL MOVED, SECONDED BY TRUSTEE GLASGOW TO ADJOURN THE MEETING. Motion passed unanimously.

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Meeting Adjourned at 7:55 PM

Recorded By: Diane Staggs, Administrative Asst. II



Item: Village Board 10/4/2016

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Village Board 10 4 16

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

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

October 4, 2016

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also in attendance were: Randy Recklaus, Diana Mikula, Mark Burkland, Robin Ward, Scott Shirley, Charles Perkins, Steven Touloumis and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 9/19/2016 Approved

Trustee Carol Blackwood moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

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

B. Village Board 9/19/2016 Approved

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

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register of 9/30/2016 Approved

Trustee Joe Farwell moved to approve in the Warrant Register dated 9/30/16 in the amount of \$2,815,539.89. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting of October 4, 2016 Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Sea & Wave Corporation, dba Seoul KKakdugi, located at 234 E. Golf Road (International Plaza)

Trustee Thomas Glasgow moved to recommend to the Liquor Commissioner the issuance of a Class "A" Liquor License to Sea and Wave Corporation at 234 E. Golf Road. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

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

A.	An Ordinance Amending Planned Unit Development Ordinance Numbers 06-043, 07-007, 07-077 and 14-015, and Granting a Special Use Permit and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code (Kensington School, 840 East Kensington Road)	Approved
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Trustee Thomas Glasgow moved to approve 16-045. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

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|----|---|----------|
| B. | An Ordinance Amending Chapter 13 of the
Arlington Heights Municipal Code
(Making available a Class "AA" liquor license) | Approved |
|----|---|----------|

Trustee Thomas Glasgow moved to approve 16-046. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Destruction of Recordings from the Closed Session Meetings of 8/14/14, 10/20/14, 12/15/14, 1/5/15, 2/2/15 as per State Statute. Approved

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

The Motion: Passed

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

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - American Cancer Society Approved

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

The Motion: Passed

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

XI. APPROVAL OF BIDS

- A. Paver Brick 2016 Improvements Approved

Trustee Rosenberg removed this item from the Consent Agenda and asked if it would be better to defer the purchase in order to get a better price. He also wanted to know what exactly is happening on these streets.

Mr. Shirley said the bid was just a few percentage points over the engineer's estimate, whose numbers are always a little bit old. The final plan was not accepted until July 11, so there was no opportunity to bid the job out earlier. If the bid had gone out earlier in the season, the savings would not have been dramatic. Staff is anxious to correct some of the

downtown paver issues before winter sets in. The new design will have paver brick with 18" concrete banding every 30 feet. The new enhanced brick pavers have better color retention and will wear better. The sub-base will have improved drainage to alleviate deterioration of the sub base. The key stones at the corners will be primarily concrete. This installation gives people the opportunity to see the new design before the larger area is redone next year.

Trustee Bert Rosenberg moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

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

XII. NEW BUSINESS

- A. Arlington Ale House - 111 W. Campbell St.-3rd Approved
Floor - PC#16-019
Special Use for Restaurant, Land Use Variation

Mr. Recklaus said this space is unique, has great potential and some special challenges. It has been vacant over 10 years. The petitioner is requesting a Special Use and some Land Use Variations. One of the challenges already addressed by the Board was the Liquor Code which was amended to allow alcohol service without a kitchen on upper levels if the business can provide food by another means. A Liquor License will need to be approved separately.

Mr. Perkins said that the space is on the 3rd floor of the Metropolis building and has a more than 120 seat auditorium and three bars in it. This petition is brought by a private businessman willing to invest his funds to enhance the downtown entertainment district. The petitioner has presented updated floor plans with slight modifications to the uses within the space and detailed maximum occupancy calculations. He has also provided further information on the food service options with letters of intent from nearby restaurants. The existing patio will be improved, Plan A shows no expansion of the patio, Plan B shows an expansion of that space. A parking summary was presented showing adequate parking capacity is in place. A proposed sign was presented which would require a variation to the sign code.

The Plan Commission gave a unanimous recommendation with some modifications and staff has recommended additional conditions which are outlined in the Memo of 9/28/16. Kevin McCaskey agreed to all the modifications.

Len Olson described the Ale House and said they are looking to create a

gathering place with a stable crowd geared toward 31 years and up. The also intend to host recitals, open mic nights, comedy and charity events. It could also be used as a corporate training site. Available will be bags, table tennis, family board games and pool tables. They are not looking to expand the patio until summer and need to do more research before a final plan comes forward on this section. The patrons will be ordering their own food from nearby restaurants so parking for deliveries is not a problem.

Tom Manetti said he was the caterer for the establishment under its previous ownership and will provide catering for functions at the Ale House.

Joe Keefe, Executive Director of Metropolis, said he is very enthusiastic in his support of this new venture. It will bring new patrons, fresh marketing opportunities and many other advantages. There are some challenges in the building regarding fire exits, elevators and the Performing Arts School on the second floor. Maintenance of the elevators is critical. He said a comprehensive engineering review should be conducted. The problems exist already and are not being created by the Arlington Ale House; however, it is an opportunity to address these issues separately.

Trustee Scaletta asked for clarification. Mr. Keefe said the exits for the current stairways may need to be modified for stage security. There have been two recent stuck elevator incidents. Staff response is immediate, but it may be that more engineering is useful.

Mr. Recklaus said that there have been some discussions regarding elevator access. Mr. Perkins said floors could be keyed to limit access. Staff is seeking proposals to convert to a swipe card system. The exits are required fire exits which do go through the back stage. It's possible that one could be partitioned with an additional door. Security cameras and panic alarms are also being explored. Any changes will have to be run through the Condo Association.

Trustee Sidor said he was concerned with student access coinciding with patron access in the elevators. He said there is a safety hurdle in his mind and he would like student security buttoned up. Mr. Keefe said that was important, but should be addressed in totality of the building. He said they already get visitors to the second floor who do not belong, there may be more with the Ale House, but it is already a problem.

Trustee Farwell said some of the challenges brought forth by Mr. Keefe would be in play regardless of the nature of the business residing on the third floor. Trustee Farwell said signage is an issue and challenge. Mr. Keefe said a marquis sign would increase revenue by \$100,000 a year. A sign package that works for the Ale House and meets the needs of Metropolis and respects the neighbors would be very helpful. Trustee Farwell said signage for a multi-level entertainment building will be a solution to some of the issues raised by Mr. Keefe.

Trustee Tinaglia clarified that the elevators are the primary transport between floors. The stairwells are for exiting only and used by few people. If the elevators are not working, it will drastically affect business. He suggested some balance for the transit issues and investing in the elevators so they are trustworthy. Trustee Tinaglia asked what happens when more than 300 people show up. Mr. McCaskey said they will develop a count system and likely set it to a lower number. The village intends on inspecting the counts especially at larger events and periodically during the year. Also, if it is known a large event will occur, a fire guard would be employed. Mr. McCaskey said the food partners are not investors.

Trustee Labeledz asked if people can bring their own food. Mr. McCaskey said yes. There is no smoking allowed on the patio. The bathrooms are code compliant.

Trustee Scaletta asked if the Board was considering just proposal A or both A and B. Mr. McCaskey said considering B later was okay. Trustee Scaletta said the space will need a lot of management oversight because of the occupancy issue and because the elevators are involved. Mr. McCaskey said it will be easy to keep tabs on the numbers because there is only one entrance. A reception committee would meet patrons at the top door; it does not open right up to the bar. If the Ale House is full, they would post an employee downstairs.

Trustee Scaletta expressed concern that concert noise might seep into the condos next door. Mr. Olson said they were thinking of lower key events, rock bands would not be a good fit. Trustee Scaletta said he wanted it on the record that together the petitioner and the village want to keep noise from intruding in the condos next door.

Trustee Scaletta said he hoped the ideas to buffer sound on the patio will satisfy nearby residents. Mr. Olson said they have had good discussions with neighbors and will continue to work with the neighboring condos. Trustee Scaletta said he did not want patrons looking into people's homes. He said Option B will need trees or something to separate the space. There will not be TV's outside. There was discussion regarding locating speakers correctly to avoid noise pollution. The Ale House will have full service menus from the restaurants where there are established partnerships. They have to use the existing garbage space, but may need to have more frequent pick-ups.

Trustee Glasgow questioned the availability of food if the take out partners closed before the Ale House. Mr. McCaskey said there will be food available as long as they are open. Mr. McCaskey said he would be willing to put in interior sound proofing if it was deemed necessary. Trustee Glasgow said he could not find anything detrimental to the health well-being or safety of the residents and motioned for approval of option A. He said the project meets all the legal definitions and nothing warrants a denial. Trustee

Tinaglia seconded the motion.

Mr. McCaskey said he agreed to the terms and conditions, but by not approving option B at the same time, a financial hardship is created as he needs to use option B to help sell the master plan of the facility. One of the big draws to the project is the outdoor patio which they truly plan to expand. Trustee Glasgow said he would like the details of B before approval.

There was further discussion regarding the consideration of both option A and B. It was decided that the Board would be voting for both options, but that in order to proceed with option B, the petitioner must reappear before the Board with detailed plans and receive approval. Ms. Ward suggested adding the following language to 4b "If the Petitioner desires to move forward with this Option, the Petitioner's proposal must be presented to the Village Board for its consideration and approval."

Trustee Rosenberg questioned the variation of hours. Mr. McCaskey said he wanted the option to be open until 1:00 a.m. and the liquor license will be from 1:00-2:00 a.m. Trustee Rosenberg warned that closing before the listed hours of operation may frustrate potential customers. Trustee Rosenberg asked how the food service will work late at night. Mr. McCaskey said Peggy's has a late menu and the Ale House will be serving whatever they offer.

Trustee Rosenberg asked if children will be accommodated at all times. Mr. McCaskey said generally, after 9 p.m., they will phase out the children aspect of environment. Ms. Ward read from the Liquor Code which states that minors must be with a parent. Mr. McCaskey said that is a problem because they would like to host teen nights. Ms. Ward said the Code can be amended, but because the principle business relies on the sale of alcohol, there can't be people under 21 without parents. Mr. McCaskey said he also wanted to be able to have children practice in the auditorium. Trustee Rosenberg suggested there could be a moratorium on alcohol if events are kid focused. He said a family having pizza, watching sports should be able to have 20 year olds with them who are not their children. He asked for staff to work with the petitioner to come up with options.

Trustee Scaletta asked if the use auditorium could be separate from the rest of the facility or the Code amended. Mr. Recklaus said the unique space requires creative thinking and presents unique challenges. The Board, staff and the petitioner will have to continue thinking creatively. These issues can be fleshed out in the liquor hearing.

Trustee Rosenberg asked how many employees the business would have on hand at any one time. Mr. McCaskey said 12-15. Mr. McCaskey said he would limit patrons on the patio with seating arrangements. There will be no standing tables or spaces. Doors will be closed to the exterior at all times.

Trustee Rosenberg asked if there was a conflict in deciding this matter because the village is a majority owner of the building. Ms. Ward said this is a zoning issue, not a condominium association issue. A condo association cannot make zoning decisions; it only comes into play if the roof is expanded or there are signage issues. Mr. Burkland said zoning approvals are the decision of the Village Board, and there is no conflict. The Metropolis Condo Association is a separate body, and will make decisions on its own when issues come before it. Ms. Ward said the expansion of the roof would require the approval of the Condo Association and the Village Board.

Trustee Blackwood asked if there was a kitchen fire on the first floor, what would happen if elevators did not work and the stairwells were smoke filled? Mr. Touloumis said the building was designed to prevent stairwells from getting smoke and the exits are designed to not allow smoke and heat to penetrate the stair wells.

Trustee Blackwood recommended that the business have a marketing plan to work on keeping enthusiasm for the business going after the initial opening.

Trustee Farwell asked what tools the village has to cease operations if there were noise complaints. Ms. Ward said there is no music allowed outdoors, if there is a sound nuisance the village has a right to talk to the business. One additional condition is that the business must apply each year to have an outdoor dining café. Trustee Farwell said he wanted administration to realize its ability to withhold this privilege.

Trustee Sidor said deliveries on Highland are disruptive already and he had concerns about the added volume because of the Ale House. He recommended the business use the side loading zones whenever possible. Mr. Perkins said the PUD requires deliveries in the loading zones, but some trucks are too large to fit there and must load off of Campbell.

Trustee Sidor said even though the Plan Commission voted unanimously, their vote was tepid at best. He said he would like a sound check to make sure nearby condos are not affected by noise, he would like to see formal agreements with the restaurants, and the elevator issue needs to be addressed. He said there are many challenges that are not yet resolved. There are too many unanswered questions for him to vote yes, but he did not want to vote no either. Mr. McCaskey said once they are open they will figure it out from there.

President Hayes said the proposal has come some distance from the Plan Commission meeting and many questions were answered this evening. It is unlike any other business and may require some adjustments on the fly. He said the village would help adjust and address concerns as they come up.

Trustee Tinaglia said it is important to remember the existing condition and space. It wouldn't be built today. This is an experiment and a gamble on everyone's part. Everyone needs to be in on it together.

Conditions for the project are:

- 1.** The Petitioner shall provide food service from Arlington Heights restaurants and/or catering establishments for customers within the restaurant in accordance with liquor license requirements.
- 2.** The room with pool tables as shown in pink on the "Plan Option A" and "Plan Option B" and located along the western side of the subject unit must have mechanisms installed that prevent the ability to open the two windows within this room during normal operation.
- 3.** The petitioner shall obtain the appropriate number of parking permits for employees to park in the Municipal Garage subject to availability.
- 4.** The Petitioner has provided a capacity analysis of the maximum number of individuals permitted to occupy the space based on all building code regulations. Based upon the two revised occupancy plans, the following conditions shall apply:

a. Plan Option A: Existing outdoor patio (no expansion of the outdoor patio), which is subject to the following conditions:

i. The Petitioner must ensure that the maximum occupancy of the space shall not exceed 313 persons and must be in accordance with all building code requirements.

ii. The Petitioner shall put measures in place to manage the maximum occupancy and have an accurate occupancy count at all times. Such measures must be approved by Village Staff. If, upon inspection by the Village, there are repeated violations to the maximum occupancy the Village may pursue any and all legal remedies, including possible closure, revocation of liquor license, or other actions as deemed appropriate by the Village.

iii. The maximum occupancy may be increased in the future in accordance with all building codes if approved by the Village in writing.

b. Plan Option B: Expanded outdoor patio. If the Petitioner desires to move forward with this Option, the Petitioner's proposal must be presented to the Village Board for its consideration and approval. At a minimum, the plan shall be subject to the following conditions:

i. No expansion to the patio is allowed unless an additional qualified means of egress is provided in compliance with the building code and subject to Village approval.

ii. The maximum capacity may be increased as outlined in condition 4a may be removed if the Village approves an additional qualified means of egress.

5. The exterior patio area shall not be detrimental to the health, safety, morals or general welfare of person residing or working within the vicinity.

As such, the Village, at its sole discretion, reserves the right to impose additional restrictions on the exterior patio or revoke the portion of this special use permit that authorizes use of the exterior patio.

6. The outdoor dining patio, whether under Plan Option A and Plan Option B, shall be subject to the following:

a. As part of the Outdoor Eating Café Permit process and building permit process, the applicant must provide complete details on all screening and railing around the patio, all furniture and equipment on the patio, all lighting elements on the patio, and any sound/speaker elements on the patio, all for review and approval by the Village.

b. Live entertainment is prohibited on the outdoor dining patio.

c. The petitioner must renew the Outdoor Eating Café Permit annually for compliance with the applicable criteria.

7. For the outdoor dining patio under Plan Option B, in addition to those conditions listed in paragraph 4, 5 and 6, the following conditions shall apply:

a. Prior to issuance of a building permit to allow the expanded patio and associated improvements, the petitioner shall obtain Metropolis Condo Board approval and shall be subject to any conditions required by the condo association.

b. Prior to the issuance of a building permit for expansion to the patio and associated improvements, construction details and material specifications shall be provided for review. The petitioner shall provide a review and certification from an acoustical consultant/engineer stating that the expanded patio design will not create noise that may impact the Metropolis Theater operation. Upon completion and use of the patio area, should any negative noise impact be experienced by the Metropolis Theater, the applicant will be required to add additional noise suppression materials to eliminate the noise impact to the theater.

c. The petitioner must provide documentation from a licensed structural engineer certifying that an expansion of the patio, including all proposed improvements to the rooftop area, will not threaten the structural integrity of the roof. Upon receipt and review of this documentation, the Village reserves the right to approve or deny any proposed expansion to the rooftop patio and/or any associated improvements to the roof.

8. The proposed bridge connection between the Metropolis building and Vail Avenue garage shall be subject to the following:

a. Documentation from a licensed structural engineer indicating the structural ability of the Vail Avenue garage to accommodate said bridge connection (all costs to be incurred by the Petitioner).

b. An analysis of the impact of said bridge connection to the parking within the garage.

c. Acceptance of a maintenance and liability agreement for said bridge connection.

d. Upon receipt and analysis of the information outlined in paragraphs 8a through 8c, the Village reserves the right as the owner of the garage to approve or deny the bridge connection at its sole discretion.

9. The petitioner shall comply with all applicable Federal, State, and Village Codes, regulations, and policies.

Trustee Thomas Glasgow moved to approve the proposal with the listed conditions. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Abstain: Sidor

XIII.LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVIIADJOURNMENT

Trustee Thomas Glasgow moved to adjourn at 10:39. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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



Item: Warrant Register 10/15/2016

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 10/15/2016

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 10 - 15 - 2016**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$350,913.67
211	Motor Fuel Tax Fund	\$539,478.93
227	Foreign Fire Ins Tax Fund	\$7,622.15
231	Criminal Investigation Fd	\$839.99
235	Municipal Parkg Opr Fund	\$22,891.88
301	Debt Service Fund	\$802.50
401	Capital Projects Fund	\$597,248.66
431	Public Building Fund	\$45,663.09
435	EAB Fund	\$100.00
505	Water and Sewer Fund	\$129,963.05
511	Solid Waste Fund SWANCC	\$86,815.42
515	Arts,Entert & Events Fund	\$8,392.68
605	Health Insurance Fund	\$4,641.00
611	General Liability Ins Fnd	\$8,543.03
615	Workers Compensation Ins	\$16,839.45
621	Fleet Operations Fund	\$50,317.80
625	Technology Fund	\$29,163.50
715	Guaranty Deposits Fund	\$8,100.00
TOTAL ALL FUNDS		\$1,908,336.80

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
202227	715-0000-220.93-00	ADMANI, MOHAMED	REFUND BOND	\$200.00	\$200.00
202232	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$1,820.47	\$1,820.47
202241	715-0000-220.93-00	BALZAN, ANTHONY	REFUND BOND	\$200.00	\$200.00
202246	505-0000-120.80-00	BUIR, ALOYS	REFUND WATER FINAL	\$87.86	\$87.86
202254	715-0000-220.93-00	CHRISOS, NICHOLAS	REFUND BOND	\$200.00	\$200.00
202270	715-0000-220.93-00	CORDELL, RAYMOND	REFUND BOND	\$200.00	\$200.00
202277	715-0000-220.93-00	CUTTING EDGE OF	REFUND BOND	\$200.00	\$200.00
202278	715-0000-220.93-00	DAY, JOHN	REFUND BOND	\$200.00	\$200.00
202279	715-0000-220.93-00	DESIGNERS & BUILDERS	REFUND BOND	\$150.00	\$150.00
202282	715-0000-220.93-00	DUENSER, VALERIE	REFUND BOND	\$200.00	\$200.00
202286	715-0000-220.93-00	FAIRFIELD HOMES INC	REFUND BOND	\$50.00	\$50.00
202290	715-0000-220.93-00	FITZGERALD, THOMAS	REFUND BOND	\$200.00	\$200.00
202310	715-0000-220.93-00	HOWE, BILL	REFUND BOND	\$200.00	\$200.00
202319	505-0000-452.42-00	CHRIS KANDALEPAS	REFUND WATER FINAL	\$53.78	\$53.78
202321	715-0000-220.93-00	KLISTER, MATTHEW	REFUND BOND	\$200.00	\$200.00
202324	715-0000-220.93-00	KUSUMOTO, SHUJI	REFUND BOND	\$200.00	\$200.00
202332	715-0000-220.93-00	MADONIA, SAMUEL	REFUND BOND	\$200.00	\$200.00
202339	715-0000-220.93-00	MENINI CONCRETE	REFUND BOND	\$200.00	\$200.00
202344	101-0000-140.50-00	MURNANE PAPER CO	PAPER, OFFICE, MAILROOM	\$9,648.00	\$9,648.00
202346	715-0000-220.93-00	NORDIC BUILDERS INC	REFUND BOND	\$200.00	\$200.00
202351	101-0000-140.50-00	OFFICE DEPOT	PAPER, OFFICE, MAILROOM	\$587.25	\$587.25
202356	715-0000-220.93-00	PETROV, TODOR	REFUND BOND	\$200.00	\$200.00
202361	715-0000-220.93-00	PILS, CAROL	REFUND BOND	\$200.00	\$200.00
202372	715-0000-220.93-00	REGAL CUSTOM CONCRETE	REFUND BOND	\$150.00	\$150.00
202374	715-0000-220.93-00	ROBERT MICHAEL BLAKE	REFUND BOND	\$200.00	\$200.00
202379	715-0000-220.93-00	S & H PAVING	REFUND BOND	\$150.00	\$150.00
202380	715-0000-220.93-00	S & H PAVING	REFUND BOND	\$200.00	\$200.00
202383	715-0000-220.93-00	SHAPIRO, NORMAN	REFUND BOND	\$150.00	\$150.00
202385	101-0000-441.35-00	SHOMALI, ADEL	REFUND TICKET	\$10.00	\$10.00
202386	715-0000-220.93-00	SIEVERT, BRITTANY	REFUND BOND	\$200.00	\$200.00

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WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202390	715-0000-220.93-00	SOLLEY, MARY SUE	REFUND BOND	\$200.00	\$200.00
202395	715-0000-220.93-00	ST PETER LUTHERAN	REFUND BOND	\$3,000.00	\$3,000.00
202399	715-0000-220.93-00	STRZELEC, IRENEUSZ	REFUND BOND	\$200.00	\$200.00
202411	715-0000-220.93-00	TIMBERBUILT ROOMS	REFUND BOND	\$50.00	\$50.00
202422	715-0000-220.93-00	VACA, LEONEL	REFUND BOND	\$200.00	\$200.00
901181	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING 9-26-16	\$4,637.74	\$7,513.91
			FSA FUNDING 9-19-16	\$2,876.17	
901183	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING 9-12-16	\$6,105.19	\$6,105.19
901186	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING 10-31-16	\$4,320.98	\$4,320.98
Total Division:				\$38,247.44	
Total Department:				\$38,247.44	

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WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
2064	101-0101-501.22-02	METROPOLITAN MAYORS CAUCUS	2015-16 CAUCUS DUES	\$3,379.55	\$3,379.55
901184	101-0101-501.22-05	CITIBANK	POSTAGE	\$9.73	\$9.73
Total Division:				\$3,389.28	
Total Department:				\$3,389.28	

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WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
202303	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	FRANCESCA'S TAVOLA	\$117.13	\$117.13
202351	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$83.98	\$88.27
			OFFICE SUPPLIES	\$4.29	
202432	101-0201-502.21-65	VERIZON WIRELESS	INV 9772749483	\$136.49	\$136.49
901184	101-0201-502.22-05	CITIBANK	POSTAGE	\$33.41	\$33.41
Total Division:				\$375.30	
Total Department:				\$375.30	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
202294	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$1,924.53	\$15,973.27
			CLAIMS - W/C	\$14,048.74	
202303	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	NATL PUBLIC EMPLOYER	\$55.00	\$55.00
	101-0301-503.30-01		CRAINS CHIC SUBSCRIPTION	\$67.60	\$67.60
	101-0301-503.40-70		TCE HRDIRECT/GNEIL	\$42.47	\$8,377.15
			IN TASTY CATERING	\$2,943.50	
			JEWEL #3422	\$49.93	
			TARGET 00011767	\$1,610.00	
			BEST BUY 00003038	\$590.00	
			DICK 'S CLOTHING&SPORTING	\$1,555.00	
			IN TASTY CATERING	\$793.13	
			IN TASTY CATERING	\$793.12	
	615-0301-552.20-50		JIMMY JOHN 'S #748 QPS	\$33.78	\$33.78
	615-0301-552.22-03		EB STAY INTERVIEWS	\$219.00	\$592.40
			NATL PUBLIC EMPLOYER	\$150.00	
			ATD	\$50.00	
			EAGLE RIDGE RESORT	\$173.40	
202320	605-0301-552.20-50	KEVIN WOLF & ASSOCIATES LLC	RDS-ACTUARIAL ATTESTATION	\$2,500.00	\$2,500.00
202370	615-0301-552.20-50	NED PUCCI	SEPTEMBER FITNESS CLASS	\$240.00	\$240.00
202424	101-0301-503.21-65	VERIZON WIRELESS	INV 9772304602	\$126.46	\$126.46
202439	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901181	101-0301-503.21-65	EMPLOYEE BENEFITS CORP	ADMIN FEES 9-2016	\$624.75	\$624.75
901182	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	PAID UP LIFE INS	\$2,141.00	\$2,141.00
901184	101-0301-503.22-05	CITIBANK	POSTAGE	\$25.38	\$25.38
Total Division:				\$30,841.79	
Total Department:				\$30,841.79	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
202285	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20		LEGAL SERVICES	\$7,408.50	\$7,408.50
202351	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$116.92	\$227.10
			OFFICE SUPPLIES	\$60.19	
			OFFICE SUPPLIES	\$49.99	
202375	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$595.00	\$595.00
202429	101-0401-503.21-65	VERIZON WIRELESS	INV 9772565968	\$98.48	\$98.48
202436	101-0401-503.22-03	WARD ROBIN	IMLA CONFERENCE	\$1,126.19	\$1,126.19
901184	101-0401-503.22-05	CITIBANK	POSTAGE	\$6.40	\$6.40
Total Division:				\$13,631.67	
Total Department:				\$13,631.67	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
202232	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE PRINTING	\$720.35	\$720.35
202234	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$4,180.86	\$4,180.86
202294	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$8,543.03	\$8,543.03
202303	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	EASTERN IL UNIVERSITY	\$450.00	\$525.00
			ILLINOIS GOVERNMENT FI	\$75.00	
	101-0501-503.30-05		AMAZON MKTPLACE PMTS	\$14.99	\$31.98
			AMAZON MKTPLACE PMTS	\$16.99	
202351	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$49.92	\$304.19
			OFFICE SUPPLIES	\$84.15	
			OFFICE SUPPLIES	\$170.12	
202355	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$74.25	\$147.15
			ADVERTISING	\$72.90	
202439	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901184	101-0501-503.22-05	CITIBANK	POSTAGE	\$917.50	\$917.50
	505-0501-503.22-05		POSTAGE	\$1,291.94	\$1,291.94
Total Division:				\$16,747.00	
Total Department:				\$16,747.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
202249	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	\$10,776.00	\$11,339.00
			MOUNTING COMPONENTS AND A	\$255.00	
			BATTERY BACKUP UNIT	\$308.00	
202303	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$15.92	\$15.92
	625-0601-572.50-10		AMAZON.COM	\$173.26	\$265.03
			PAYPAL GEMCOPYWRIT	\$31.79	
			AMAZON MKTPLACE PMTS	\$9.99	
			AMAZON.COM	\$49.99	
202314	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	SAMSUNG HG40NE SERIES LED	\$397.03	\$397.03
202403	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	DMS TEMPLATES	\$1,960.00	\$1,960.00
202431	625-0601-553.21-65	VERIZON WIRELESS	INV 9772565967	\$1,406.51	\$1,406.51
202433	625-0601-553.21-65	VERIZON WIRELESS	INV 9772615692	\$451.21	\$451.21
202437	625-0601-553.20-39	RELIANCE COMMUNICATIONS LLC	COMPUTERS,DP & WORD PROC.	\$12,750.00	\$12,750.00
801585	625-0601-553.21-65	AT & T	8310002604	\$578.80	\$578.80
Total Division:				\$29,163.50	
Total Department:				\$29,163.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 17					
901184	101-1017-502.22-05	CITIBANK	POSTAGE	\$7.97	\$7.97
Total Division:				\$7.97	
Division: 18					
202303	515-1018-525.40-55	HARRIS TRUST & SAVINGS BANK	OTC BRANDS, INC.	\$1,116.36	\$1,116.36
202404	515-1018-525.40-55	SUNSHINE FARM II	ADDITIONAL 1/5 HRS HAY RIDES	\$300.00	\$300.00
Total Division:				\$1,416.36	
Division: 22					
901184	101-1022-502.22-05	CITIBANK	POSTAGE	\$126.02	\$126.02
Total Division:				\$126.02	
Total Department:				\$1,550.35	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
202225	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$155.93	\$155.93
202235	101-3001-511.22-03	VALERIE ANDREWS	TRAINING	\$444.68	\$444.68
202245	101-3001-511.33-25	BP	FUEL,OIL,GREASE, & LUBES	\$39.70	\$39.70
202247	101-3001-511.40-67	BUTLER MICHAEL	TRAINING	\$60.00	\$135.00
			TRAINING	\$60.00	
			TRAINING	\$15.00	
202250	401-3001-572.50-15	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	\$5,822.00	\$6,262.00
			SERVICE MISCELLANEOUS	\$440.00	
202258	101-3001-511.22-03	BRIAN CLARKE	TRAINING	\$75.00	\$75.00
202261	101-3001-511.22-03	EDWARD COMMERS	TRAINING	\$223.00	\$223.00
202271	101-3001-511.33-30	CORPORATE IDENTITY INC	SUPPLIES	\$552.00	\$552.00
202273	101-3001-511.22-03	COWSERT MICHAEL	TRAINING	\$40.00	\$40.00
202274	101-3001-511.33-05	CROWN TROPHY	ENGRAVED NAME PLATES	\$24.00	\$24.00
202288	101-3001-511.22-03	FINNERTY RAYMOND	TRAINING	\$75.00	\$75.00
202295	101-3001-511.22-03	GAUSSELIN RICHARD	TRAINING	\$15.00	\$15.00
202299	101-3001-511.21-65	GUIDANCE SOFTWARE	SOFTWARE	\$616.97	\$616.97
202300	101-3001-511.22-03	HAJEK DOUGLAS	TRAINING	\$150.00	\$150.00
202301	101-3001-511.22-03	DANIEL HALTER	TRAINING	\$70.80	\$70.80
202303	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 709	\$124.00	\$390.90
			JIMMY JOHNS # 433	\$102.40	
			JIMMY JOHNS - 709	\$114.50	
			HARPER E-COMMERCE	\$50.00	
	101-3001-511.30-05		AMAZON MKTPLACE PMTS	\$96.50	\$139.46
			AMAZON MKTPLACE PMTS	\$26.98	
			AMAZON.COM	\$15.98	
	101-3001-511.33-25		AMAZON MKTPLACE PMTS	\$14.99	\$149.79
			AMAZON MKTPLACE PMTS	\$16.99	
			PANERA BREAD #3287	\$42.90	
			CALIFORNIA PIZZA 190	\$74.91	
202312	235-3001-532.22-10	INDEPENDENT FORMS SERVICES INC	SERVICE PRINTING	\$4,693.29	\$4,798.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202312	235-3001-532.22-10	INDEPENDENT FORMS SERVICES INC	SHIPPING/DELIVERY SERVICE	\$105.21	\$4,798.50
202322	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$48.76	\$847.37
			OFFICE MACHINES & ACCESS	\$590.19	
			OFFICE MACHINES & ACCESS	\$14.70	
			OFFICE MACHINES & ACCESS	\$193.72	
202323	101-3001-511.22-03	KOSTKA ROBERT	TRAINING	\$70.80	\$70.80
202330	101-3001-511.21-65	M & A PARTS INC	EQUIPMENT REPAIRS	\$86.50	\$86.50
202336	101-3001-511.22-03	MAY SCOTT	TRAINING	\$15.00	\$15.00
202340	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$56.00	\$56.00
202347	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$480.00	\$480.00
202348	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 11-2016	\$66,704.13	\$66,704.13
202350	101-3001-511.33-25	NORTHWESTERN UNIVERSITY	REGISTRATION	\$80.00	\$80.00
202351	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$119.29	\$109.41
			OFFICE SUPPLIES	(\$9.88)	
202358	101-3001-511.30-05	PETTY CASH/POLICE	OFFICE SUPPLIES	\$31.01	\$31.01
	101-3001-511.33-25		SUPPLIES	\$119.11	\$119.11
202366	101-3001-511.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	SERVICE PRINTING	\$90.00	\$90.00
202382	101-3001-511.40-67	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$11.78	\$242.72
			CANINE UNIT PROGRAM	\$63.99	
			CANINE UNIT PROGRAM	\$97.57	
			CANINE UNIT PROGRAM	\$69.38	
202392	101-3001-511.33-25	SPEEDWAY LLC	FUEL,OIL,GREASE, & LUBES	\$101.20	\$101.20
202402	101-3001-511.40-67	KEVIN SULLIVAN	TRAINING	\$60.00	\$135.00
			TRAINING	\$60.00	
			TRAINING	\$15.00	
202405	101-3001-511.22-03	JEFFREY TEGTMEYER	TRAINING	\$15.00	\$15.00
	101-3001-511.40-67		TRAINING	\$60.00	\$135.00
			TRAINING	\$60.00	
			TRAINING	\$15.00	
202409	101-3001-511.21-65	THOMSON REUTERS	SERVICE MISCELLANEOUS	\$321.60	\$321.60
202413	101-3001-511.21-02	TRITON ELECTRONICS INC	SERVICE EQUIPMENT	\$252.00	\$252.00
202415	101-3001-511.22-03	MICHAEL TURANO	TRAINING	\$261.76	\$261.76
202417	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	SQUAD EQUIPMENT	\$542.85	\$542.85
202426	101-3001-511.21-65	VERIZON WIRELESS	INV 9772567437	\$2,754.69	\$2,754.69

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202427	101-3001-511.21-65	VERIZON WIRELESS	INV 9772535522	\$240.69	\$240.69
202435	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	\$49.27	\$49.27
202440	101-3001-511.22-03	OLEH YUSYPYUK	TRAINING	\$885.00	\$885.00
901184	101-3001-511.22-05	CITIBANK	POSTAGE	\$695.05	\$695.05
Total Division:				\$89,678.89	
Division: 3					
202303	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	CALEA INC.	\$665.00	\$665.00
202342	231-3003-511.40-11	PETAR MILUTINOVIC	TRAINING	\$174.99	\$174.99
Total Division:				\$839.99	
Total Department:				\$90,518.88	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
202229	101-3501-512.30-35	AIR ONE EQUIPMENT	SHOES AND BOOTS	\$318.34	\$318.34
	101-3501-512.31-65		TOOLS-FIRE RESCUE	\$84.58	\$344.33
			BATTERIES	\$259.75	
	101-3501-512.31-85		SAFETY & FIRST AID EQUIP.	\$317.95	\$317.95
202230	101-3501-512.31-65	ALLIANCE PAPER & FOOD SERVICE EQUIP	KITCHEN SUPPLIES	\$180.64	\$180.64
202259	101-3501-512.22-03	COLLEGE OF DUPAGE	FIRE/ARSON INVESTIGATOR C	\$1,250.00	\$1,250.00
202287	101-3501-512.22-10	FEDEX OFFICE	LAMINATE MAP	\$9.64	\$9.64
202289	101-3501-512.30-01	FIRE ENGINEERING	SUBSCRIPTION RENEWAL-CHIE	\$21.00	\$21.00
202297	101-3501-512.31-65	GLOBAL INDUSTRIAL EQUIPMENT CO	SHELVING	\$161.30	\$161.30
202306	101-3501-512.31-45	HOME DEPOT CREDIT SERVICES	JANITORIAL SUPPLIES	\$85.92	\$85.92
202313	101-3501-512.22-03	INFECTION CONTROL/EMERGING	INFECTION CONTROL CLASS-L	\$375.00	\$375.00
202334	101-3501-512.22-03	RICH MANTHY	ISFSI CONFERENCE	\$150.00	\$150.00
202345	101-3501-512.33-05	NATL FIRE PROTECTION ASSOC	PUBLIC EDUCATION SUPPLIES	\$241.70	\$241.70
202348	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 11-2016	\$22,234.70	\$22,234.70
202351	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$111.57	\$163.55
			OFFICE SUPPLIES	\$18.49	
			OFFICE SUPPLIES	\$33.49	
202357	101-3501-512.22-03	PETTY CASH/FIRE	TRAINING	\$32.51	\$32.51
	101-3501-512.22-05		POSTAGE	\$6.47	\$6.47
	101-3501-512.30-35		CLOTHING REPAIR	\$14.00	\$14.00
	101-3501-512.31-85		TOOLS	\$16.05	\$16.05
	101-3501-512.33-05		SUPPLIES	\$231.33	\$231.33
202362	101-3501-512.22-03	MARC PISCITIELLO	PARAMEDIC SCHOOL EXPENSE	\$84.00	\$84.00
202371	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$199.00	\$199.00
202400	101-3501-512.21-07	SUBURBAN ACCENTS INC	ISO 1 DECALS	\$960.00	\$960.00
	101-3501-512.31-65		"NO GUN" DECALS	\$48.00	\$48.00
202414	101-3501-512.31-65	TRUE VALUE	HARDWARE	\$1.99	\$1.99
202421	101-3501-512.22-03	UNIV OF IL	ARSON INVESTIGATOR CLASS	\$425.00	\$425.00
202430	101-3501-512.21-65	VERIZON WIRELESS	INV 9772527731	\$787.10	\$787.10
202438	101-3501-512.22-03	WOOD DWAYNE J	ISFSI CONFERENCE	\$150.00	\$150.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202439	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901184	101-3501-512.22-05	CITIBANK	POSTAGE	\$28.41	\$28.41
Total Division:				\$28,922.93	
Total Department:				\$28,922.93	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
202316	227-3701-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$335.00	\$7,622.15
			CLOTHING & APPAREL	\$335.00	
			CLOTHING & APPAREL	\$335.00	
			SHOES AND BOOTS	\$6,617.15	
Total Division:				\$7,622.15	
Total Department:				\$7,622.15	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
202237	101-4001-521.40-41	ARLINGTON SIGNS & BANNERS	SERVICE PRINTING PREP	\$630.00	\$630.00
202272	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	\$755.76	\$755.76
202355	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$82.35	\$82.35
202391	101-4001-521.33-05	SOUTHERN COMPUTER WAREHOUSE	SUPPLIES	\$704.34	\$704.34
202428	101-4001-521.21-65	VERIZON WIRELESS	INV 9772636941	\$161.53	\$161.53
202439	101-4001-521.22-15	XEROX CORPORATION	EQUIPMENT MAINTENANCE	\$37.96	\$37.96
901184	101-4001-521.22-05	CITIBANK	POSTAGE	\$101.96	\$101.96
Total Division:				\$2,473.90	
Total Department:				\$2,473.90	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building					
Division: 1					
202303	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	IN NORTHERN ILLINOIS	\$115.00	\$115.00
	101-4501-523.30-01		PAYPAL EDM PUBLISHE	\$169.00	\$169.00
	101-4501-523.30-05		AMAZON MKTPLACE PMTS	\$29.90	\$308.90
			AMAZON MKTPLACE PMTS	\$279.00	
	101-4501-523.33-05		AMPERAGE ELECTRICAL	\$114.96	\$393.54
			AMAZON.COM AMZN.COM/BI	\$146.28	
			AMAZON.COM AMZN.COM/BI	\$132.30	
202345	101-4501-523.22-03	NATL FIRE PROTECTION ASSOC	NFPA RENEWAL C.LORUSSO	\$175.00	\$175.00
202408	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$152.00	\$418.00
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$228.00	
202423	101-4501-523.22-02	KARIE VAN GRINSVEN	MEMBERSHIP - COSTCO	\$55.00	\$55.00
202439	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$58.44	\$136.93
			OFFICE MACHINES & ACCESS	\$52.00	
			OFFICE MACHINES & ACCESS	\$26.49	
901184	101-4501-523.22-05	CITIBANK	POSTAGE	\$198.75	\$198.75
Total Division:				\$1,970.12	
Division: 2					
202292	101-4502-523.21-10	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$85.00	\$555.00
			SERVICE MISCELLANEOUS	\$85.00	
			SERVICE MISCELLANEOUS	\$85.00	
			SERVICE MISCELLANEOUS	\$85.00	
			SERVICE MISCELLANEOUS	\$130.00	
			SERVICE MISCELLANEOUS	\$85.00	
202303	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.30-01		NAT'L TEC INFO SERVICE	\$146.28	\$181.28
			CSPI NUTRITION ACTION	\$35.00	
	101-4502-523.33-10		PEAPOD GROCERIES	\$124.17	\$242.74

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202303	101-4502-523.33-10	HARRIS TRUST & SAVINGS BANK	MOORE MEDICAL LLC	\$118.57	\$242.74
	101-4502-523.40-53		COMED PAYMENT	\$457.63	\$1,228.96
			CUBESMART 622	\$66.95	
			COMED PAYMENT	\$372.88	
			COMED PAYMENT	\$331.50	
202327	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$100.00	\$100.00
202389	101-4502-523.20-25	SMEBAKKEN LTD	COUNSELING	\$190.00	\$190.00
202397	101-4502-523.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$90.00	\$90.00
202434	101-4502-523.21-65	VERIZON WIRELESS	INV 9772749598	\$197.64	\$197.64
202439	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901184	101-4502-523.22-05	CITIBANK	POSTAGE	\$50.84	\$50.84
Total Division:				\$2,931.46	
Division: 3					
202303	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$47.95	\$243.67
			ACCO BRANDS DIRECT	\$195.72	
	101-4503-523.31-65		WAL-MART #2815	\$154.08	\$180.72
			JEWEL #3474	\$26.64	
202359	101-4503-523.21-65	PETTY CASH/SENIOR CENTER	OTHER SERVICES	\$25.00	\$25.00
	101-4503-523.22-03		TRAINING	\$28.70	\$28.70
	101-4503-523.30-05		OFFICE SUPPLIES	\$24.99	\$24.99
	101-4503-523.31-65		SUPPLIES	\$156.58	\$156.58
202410	101-4503-523.31-65	THURINGER MEATS	SUPPLIES	\$243.10	\$243.10
202439	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
901184	101-4503-523.22-05	CITIBANK	POSTAGE	\$9.30	\$9.30
Total Division:				\$930.66	
Total Department:				\$5,832.24	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
202238	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSULTING	\$419,138.64	\$419,138.64
202302	401-5001-571.50-30	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$13,656.84	\$13,656.84
202303	101-5001-524.31-85	HARRIS TRUST & SAVINGS BANK	LOWE'S #02529	\$13.00	\$13.00
202318	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSULTING	\$539,478.93	\$539,478.93
202335	101-5001-524.22-03	MASSARELLI JAMES	CONFERENCE	\$375.00	\$375.00
202419	401-5001-571.50-30	UNION PACIFIC RAILROAD COMPANY	SERVICE CONSTRUCTION	\$4,120.12	\$19,077.38
			SERVICE CONSTRUCTION	\$14,957.26	
202425	101-5001-524.21-65	VERIZON WIRELESS	INV 9772236255	\$543.93	\$543.93
202439	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
901184	101-5001-524.22-05	CITIBANK	POSTAGE	\$18.06	\$18.06
Total Division:				\$992,386.78	
Total Department:				\$992,386.78	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
202226	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	KEYS	\$258.00	\$1,585.36
			LOCK, DUP KEYS	\$1,327.36	
202228	401-7101-571.50-20	AFFILIATED CUSTOMER SERVICE INC	SERVICE MISCELLANEOUS	\$7,669.00	\$7,669.00
202231	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	\$3,987.50	\$3,987.50
202236	101-7101-531.31-55	ARLINGTON HTS FORD INC	VEH EQUIPMENT	\$15.65	\$15.65
202239	101-7101-531.22-70	AT & T LONG DISTANCE	857099062	\$454.55	\$454.55
202244	101-7101-531.21-15	KURT BLEIZEFFER	CURB REIMBURSEMENT	\$533.25	\$533.25
202255	401-7101-571.50-20	CIC ROOFING CORP	SERVICE BLDG MAINT	\$40,461.80	\$117,375.00
			SERVICE BLDG MAINT	\$76,913.20	
202256	101-7101-531.21-11	CINTAS CORP	MAT CLEANING	\$25.32	\$143.90
			MAT CLEANING	\$23.56	
			MAT CLEANING	\$23.56	
			MAT CLEANING	\$20.91	
			MAT CLEANING	\$16.85	
			MAT CLEANING	\$16.85	
			MAT CLEANING	\$16.85	
	101-7101-531.30-35		WORK SHIRTS AND PANTS	\$44.96	\$134.88
			WORK SHIRTS AND PANTS	\$89.92	
202260	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$184.85	\$201.74
			INTERNET SCADA	\$14.78	
			INTERNET SCADA	\$2.11	
202268	101-7101-531.31-90	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	\$31,357.36	\$31,357.36
202269	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$4,438.00	\$4,438.00
202275	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	\$9,745.00	\$9,745.00
202291	101-7101-531.33-05	FLAG LADY CORP	FLAG RETAINER RINGS	\$1,008.73	\$1,008.73
202298	101-7101-531.21-11	GREAT LAKES FIRE AND SAFETY	HOOD CLEANING	\$250.00	\$1,100.00
			HOOD CLEANING	\$250.00	
			HOOD CLEANING	\$300.00	
			HOOD CLEANING	\$300.00	
202303	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	AMER SOC CIVIL ENGINEE	\$270.00	\$270.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202303	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL OREGON ELGL	\$50.00	\$249.00
			AMER SOC CIVIL ENGINEER	\$199.00	
	101-7101-531.30-05		AMAZON MKTPLACE PMTS	\$82.99	\$90.14
			AMAZON MKTPLACE PMTS	\$7.15	
	101-7101-531.31-40		AMAZON.COM	\$137.06	\$137.06
	101-7101-531.31-45		AMAZON MKTPLACE PMTS	\$43.89	\$43.89
	101-7101-531.31-65		AMAZON MKTPLACE PMTS	\$55.92	\$854.50
			AMAZON MKTPLACE PMTS	\$599.80	
			PAPA SAVERIOS - ROLLIN	\$71.18	
			AMAZON MKTPLACE PMTS	\$127.60	
	401-7101-571.50-20		AMAZON.COM	\$99.95	\$99.95
202305	435-7101-531.40-86	PAUL HENKELS	EAB	\$50.00	\$50.00
202311	101-7101-531.31-45	HP PRODUCTS CORP	TISSUE	\$197.88	\$197.88
202317	401-7101-571.50-20	JOHNSON CONTROLS	SERVICE BLDG MAINT	\$9,177.00	\$9,177.00
202325	101-7101-531.30-39	LEAHY WOLF CO	OIL	\$1,523.61	\$1,523.61
202328	101-7101-531.31-65	LORCHEM TECHNOLOGIES INC	VEHICLE WASH	\$357.36	\$357.36
202329	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$9.88	\$27.65
			HARDWARE SUPPLIES	(\$9.88)	
			BUILDER'S SUPPLIES	\$27.65	
	101-7101-531.31-65		HARDWARE SUPPLIES	\$12.96	\$72.18
			HARDWARE SUPPLIES	\$4.48	
			HARDWARE SUPPLIES	\$54.74	
202333	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$12,410.91	\$25,085.95
			FUEL,OIL,GREASE, & LUBES	\$12,675.04	
202337	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL CONTRACTUA	\$518.19	\$518.19
202338	101-7101-531.31-55	MECOR INC	CEILING TILE	\$430.16	\$430.16
202349	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	BRDGPORT STRAP	\$4.18	\$407.78
			FLOURESCENT LAMPS	\$217.35	
			FLUOR LAMP	\$186.25	
	101-7101-531.31-75		CONDUIT	\$428.08	\$428.08
	235-7101-571.50-25		SWITCH COVER	\$5.14	\$5.14
202352	101-7101-531.31-90	ORANGE CRUSH LLC	STREET/SIDEWALK SUPPLIES	\$9,610.56	\$9,610.56
202354	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	PAY PHONES FEE	\$153.00	\$153.00
202360	401-7101-571.50-20	PF CONSTRUCTION	MASONRY WORK	\$1,675.00	\$4,250.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202360	401-7101-571.50-20	PF CONSTRUCTION	MASONRY WORK	\$2,575.00	\$4,250.00
202364	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$19,481.00	\$19,481.00
202365	101-7101-531.21-55	POWELL TREE CARE INC	SERVICE TREES	\$3,332.50	\$3,332.50
202367	101-7101-531.30-35	PRO SAFETY INC	MECHANICS GLOVES	\$472.50	\$472.50
202368	101-7101-531.30-35	IPROMOTEU	CLOTHING & APPAREL	\$1,818.33	\$1,818.33
202373	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$15,386.97	\$15,386.97
202376	435-7101-531.40-86	SARAH ROSECRANS	EAB	\$50.00	\$50.00
202384	101-7101-531.31-55	SHERWIN ACE HARDWARE	SUPPLIES	\$2.29	\$23.98
			SUPPLIES	\$21.69	
	101-7101-531.31-65		SUPPLIES	\$85.94	\$85.94
	101-7101-531.33-05		SUPPLIES	\$9.99	\$9.99
202387	101-7101-531.21-02	SIMPLEX GRINNELL	FIRE ALARM REPAIR	\$572.00	\$1,803.24
			FIRE ALARM REPAIR	\$1,231.24	
202393	101-7101-531.22-70	SPRINT	840280811	\$204.10	\$204.10
202394	101-7101-531.22-70	SPRINT	352372920	\$21.16	\$21.16
202396	235-7101-571.50-25	STANDARD PIPE & SUPPLY INC	SUPPLIES	(\$66.76)	\$271.58
			SUPPLIES	\$204.11	
			SUPPLIES	\$87.01	
			SUPPLIES	\$47.22	
202398	101-7101-531.21-02	STATE OF IL FIRE MARSHALL	BOILER INSPECTIONS	\$210.00	\$280.00
			HIST MUSEUM BOILER INSP	\$70.00	
202401	101-7101-531.31-55	SUBURBAN TRIM & GLASS	BRACKET, STRIPS	\$154.25	\$154.25
202412	101-7101-531.21-01	TRAFFIC CONTROL CORP	DETECTOR	\$2,980.00	\$2,980.00
	101-7101-531.31-70		DETECTOR LOOP SEALANT	\$770.00	\$770.00
202416	101-7101-531.21-65	TYCO INTEGRATED SECURITY	ALARM SERVICE	\$90.00	\$900.00
			ALARM SERVICE	\$90.00	
			ALARM SERVICE	\$90.00	
			ALARM SERVICE	\$90.00	
			ALARM SERVICE	\$90.00	
			ALARM SERVICE	\$90.00	
			ALARM SERVICE	\$90.00	
			ALARM SERVICE	\$90.00	
			ALARM SERVICE	\$90.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202420	235-7101-571.50-25	UNITED RENTALS	LIFT RENTAL	\$2,047.80	\$2,047.80
202439	101-7101-531.22-15	XEROX CORPORATION	SERVICE MISCELLANEOUS	\$17.01	\$17.01
801583	101-7101-531.21-50	NICOR	25422686599	\$2,459.10	\$4,937.38
			97034457784	\$191.75	
			73488600005	\$1,032.96	
			95407400001	\$455.51	
			06802945268	\$23.90	
			38096400007	\$84.83	
			94830700004	\$238.01	
			15839647334	\$23.90	
			40178600009	\$48.52	
			26178600004	\$310.36	
			38178600003	\$68.54	
	235-7101-532.22-37		12690400002	\$50.40	\$50.40
801584	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0533073031	\$22,122.28	\$22,122.28
801585	101-7101-531.22-70	AT & T	847255350509	\$2,290.56	\$3,271.50
			847342153609	\$41.00	
			847394206209	\$41.03	
			847394436809	\$41.00	
			847590600008	\$857.91	
901184	101-7101-531.22-05	CITIBANK	POSTAGE	\$70.44	\$70.44
Total Division:				\$314,351.35	
Total Department:				\$314,351.35	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
202243	505-7201-561.31-65	BATTERIES PLUS LLC	BATTERY FOR LIFT	\$99.50	\$136.55
			BATTERIES FOR PAGERS	\$37.05	
202255	505-7201-561.50-20	CIC ROOFING CORP	SERVICE BLDG MAINT	\$953.00	\$62,233.00
			SERVICE BLDG MAINT	\$20,177.50	
			SERVICE BLDG MAINT	\$3,630.00	
			SERVICE BLDG MAINT	\$37,472.50	
202262	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0522082015	\$595.15	\$595.15
202263	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0789016039	\$715.22	\$715.22
202264	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0159027139	\$2,174.54	\$2,174.54
202265	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0405097038	\$3,236.40	\$3,236.40
202267	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0117046072	\$120.05	\$120.05
202281	505-7201-561.50-15	DREISILKER ELECTRIC MOTORS INC	SERVICE PROFESSIONAL	\$8,005.42	\$8,005.42
202293	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	VALVE REPAIR PARTS	\$596.32	\$596.32
202303	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	KWIK TRIP	\$30.88	\$143.79
			KWIK TRIP	\$37.91	
			IN NORTHERN ILLINOIS	\$75.00	
	505-7201-561.30-05		AMAZON MKTPLACE PMTS	\$24.00	\$70.14
			AMAZON MKTPLACE PMTS	\$30.99	
			AMAZON.COM	\$15.15	
	505-7201-561.30-30		BEST BUY	\$59.99	\$59.99
	505-7201-561.31-65		SILICONEDEP	\$155.52	\$261.52
			AMAZON MKTPLACE PMTS	\$106.00	
202304	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$815.02	\$815.02
202308	505-7201-561.21-50	HOMEFIELD ENERGY	0789016039	\$242.41	\$242.41
202309	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$2,310.50	\$2,310.50
202329	505-7201-561.31-01	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$5.79	\$5.79
	505-7201-561.31-65		HARDWARE SUPPLIES	\$157.06	\$157.06
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	\$97.42	\$97.42
	505-7201-561.50-10		HARDWARE SUPPLIES	\$511.06	\$511.06
202349	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	LED FIXTURES	\$3,190.74	\$3,190.74

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202349	505-7201-561.31-65	NORTHWEST ELECTRICAL SUPPLY CO	G-STRUTS	\$31.97	\$31.97
202367	505-7201-561.30-35	PRO SAFETY INC	MECHANICS GLOVES	\$472.50	\$472.50
202368	505-7201-561.30-35	IPROMOTEU	CLOTHING & APPAREL	\$1,666.81	\$1,666.81
202384	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$36.37	\$36.37
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	\$89.98	\$89.98
202388	505-7201-561.21-35	SKIRMONT MECHANICAL CONTRACTORS	SERVICE METER	\$11,343.35	\$11,343.35
202407	505-7201-561.21-02	TEST GAUGE & BACKFLOW SUPPLY	BACKFLOW DEVICE	\$2,429.42	\$2,429.42
801583	505-7201-561.21-50	NICOR	05850400002	\$15.26	\$373.00
			42567835683	\$27.02	
			58544400003	\$23.91	
			76830700001	\$107.78	
			90920700003	\$84.70	
			16797600000	\$114.33	
801584	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1104021044	\$112.22	\$218.09
			1284169036	\$105.87	
801585	505-7201-561.22-70	AT & T	847590808508	\$173.72	\$1,078.72
			847590210508	\$905.00	
Total Division:				\$103,418.30	
Total Department:				\$103,418.30	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
202283	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$907.68
			SERVICE BLDG MAINT	\$453.84	
202349	235-7301-532.31-65	NORTHWEST ELECTRICAL SUPPLY CO	SWITCH BOX	\$88.73	\$88.73
202418	235-7301-532.21-40	UNION PACIFIC RAILROAD	3RD QTR PAY LOT P	\$3,490.30	\$3,490.30
801584	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$53.26	\$717.33
			4643715006	\$19.99	
			4286290000	\$644.08	
Total Division:				\$5,204.04	
Division: 2					
202266	235-7302-532.21-50	COMMONWEALTH EDISON COMPANY	4874331007	\$947.92	\$947.92
202283	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$2,874.32
			SERVICE BLDG MAINT	\$1,437.16	
202307	235-7302-532.21-50	HOMEFIELD ENERGY	4874331007	\$2,819.25	\$2,819.25
Total Division:				\$6,641.49	
Division: 3					
202283	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$2,874.32
			SERVICE BLDG MAINT	\$1,437.16	
Total Division:				\$2,874.32	
Division: 4					
202283	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$907.68
			SERVICE BLDG MAINT	\$453.84	
801583	235-7304-532.21-50	NICOR	92296400002	\$90.93	\$90.93

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
			Total Division:	\$998.61	
			Total Department:	\$15,718.46	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	74	Solid Waste Disposl SWANCC			
Division:	1				
901185	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES 11-2016	\$86,815.42	\$86,815.42
Total Division:				\$86,815.42	
Total Department:				\$86,815.42	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
202233	621-7501-551.21-02	AMERIMEX SALES & SERVICE	PCB BOARD	\$1,600.50	\$1,600.50
202236	621-7501-551.31-51	ARLINGTON HTS FORD INC	SENSOR ASSY	\$73.16	\$73.16
202240	621-7501-551.31-51	AUTO TECH CENTERS INC	VSBRTPL	\$443.58	\$443.58
202248	621-7501-551.31-51	CAR QUEST	OIL FILTERS	\$40.22	\$361.35
			PIGTAIL, WASHER PUMP	\$26.13	
			BRAKE PAD, BRAKE ROTOR	\$76.42	
			BATTERY	\$68.28	
			FILTERS	\$150.30	
202251	621-7501-551.21-07	CERTIFIED FLEET SERVICES INC	ANNUAL LIFT INSPECTION	\$400.00	\$800.00
			ANNUAL LIFT INSPECTION	\$400.00	
202252	621-7501-551.30-35	CHABOWSKI, KARL	SAFETY SHOE REIMBURSEMENT	\$188.99	\$188.99
202253	621-7501-551.31-51	CHICAGO PARTS AND SOUND	WINTER BLADES	\$578.50	\$1,071.32
			BRAKE SHOE KIT, ROTOR ASY	\$172.82	
			VEH MAINTNRNANCE SUPPLY	\$320.00	
202256	621-7501-551.30-35	CINTAS CORP	WORK SHIRTS AND PANTS	\$44.96	\$44.96
202257	621-7501-551.31-65	CITY WELDING SALES & SERVICE	GAS RENTAL	\$120.56	\$120.56
202284	621-7501-551.31-65	ENECON CORP	PAINT/SEALER	\$515.00	\$515.00
202296	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	BEZEL	\$32.36	\$32.36
202303	621-7501-551.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL VAISALA INC	\$170.00	\$170.00
	621-7501-551.31-51		SPARTAN MOTORS	\$75.28	\$359.43
			FIRESTONE 009075	\$50.00	
			ALLEGIS CORPORATION	\$103.28	
			SP Y.E.S.S.	\$69.99	
			AMAZON MKTPLACE PMTS	\$23.96	
			FERGUSON ENT #1550	\$36.92	
	621-7501-551.31-65		AMAZON MKTPLACE PMTS	\$243.98	\$243.98
	621-7501-551.33-05		AMAZON MKTPLACE PMTS	\$24.94	\$24.94
202315	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	SCREW SUPPLIES	\$18.00	\$44.76
			METAL SEAL	\$26.76	
202343	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	ALT & REGULATOR	\$185.00	\$480.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202343	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	STARTER	\$295.00	\$480.00
	621-7501-551.31-51		STARTER, ALT & REG	\$709.95	\$709.95
202353	621-7501-551.31-51	ORR & ORR INC	D RING	\$43.57	\$43.57
202363	621-7501-551.31-51	POMP'S TIRE SERVICE INC	TIRES	\$1,230.28	\$1,230.28
202368	621-7501-551.30-35	IPROMOTEU	CLOTHING & APPAREL	\$303.06	\$303.06
202369	621-7501-551.31-51	PRO VISION INC	CAMERA SYSTEM	\$1,761.18	\$1,761.18
202377	621-7501-551.21-07	RUSH TRUCK CENTERS OF ILLINOIS INC	SERVICE VEHICLE PARTS	\$7,678.50	\$7,678.50
202378	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	CLUSTER INSTRUMENT AIR	\$742.39	\$994.08
			THERMOSTAT	\$100.61	
			PLATE SCUFF, SCREW TAPPING	\$151.08	
202381	621-7501-551.21-08	S & J AUTOMOTIVE LTD	REPAIRS	\$1,398.79	\$1,398.79
202406	621-7501-551.31-51	TERMINAL SUPPLY CO	TAPE, CLAMP KIT	\$128.50	\$128.50
202417	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	SQUAD EQUIPMENT	\$2,000.00	\$2,000.00
Total Division:				\$22,822.80	
Total Department:				\$22,822.80	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
202280	505-9001-571.50-25	DIXON ENGINEERING INC	SERVICE CONSULTING	\$9,323.85	\$9,323.85
202318	505-9001-571.50-25	JOHNSON PAVING CO	SERVICE CONSULTING	\$13,246.50	\$13,246.50
Total Division:				\$22,570.35	
Division: 3					
202276	621-9003-572.50-05	CURRIE MOTORS	VEHICLE MAJOR TRANSPORT	\$27,495.00	\$27,495.00
Total Division:				\$27,495.00	
Division: 13					
202326	431-9013-571.20-05	LEGAT ARCHITECTS	SERVICE CONSULTING	\$42,389.44	\$42,389.44
202331	431-9013-571.20-05	MACKIE CONSULTANTS LLC	SERVICE PROFESSIONAL	\$3,273.65	\$3,273.65
Total Division:				\$45,663.09	
Total Department:				\$95,728.44	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	95	Debt Service			
Division:	47				
202242	301-9547-582.60-20	BANK OF NEW YORK MELLON	AGENT FEES 2006A GO BOND	\$802.50	\$802.50
Total Division:				\$802.50	
Total Department:				\$802.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
202341	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE 10-16	\$5,776.42	\$5,776.42
	515-9901-525.40-92		BLDG RESERVE CHARGE 10-16	\$1,199.90	\$1,199.90
Total Division:				\$6,976.32	
Total Department:				\$6,976.32	
TOTAL ALL FUNDS:				\$1,908,336.80	



Item: Presentation of Disability Employment Award

Department: Village Manager's Office

Presentation of the 2016 Disability Employment Awareness Award to the Vail Street Jewel Osco by the Commission for Citizens with Disabilities

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the C-O-W Meeting of October 10, 2016 - Next Level Northwest

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of October 10, 2016

Next Level Northwest - Regional Business Collaborative

Trustee Glasgow moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board to direct staff to continue their discussions with neighboring communities to create the Next Level Northwest Regional Business Collaborative without spending any money until the questions that were asked during the October 10, 2016 Committee-of-the-Whole Meeting get answered. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the C-O-W Meeting of October 10, 2016 - Proposed
Renewal - Small Business Agreement

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of October 10, 2016

Proposed Renewal - Small Business Development Agreement with Chamber of
Commerce

Trustee Sidor moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend to the Village Board to approve the renewal agreement as drafted with the Arlington Heights Chamber of Commerce to continue the small business development agreement through 2019 provided that the Chamber produces financial reports, as well as results, before the Board takes a formal vote. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the C-O-W Meeting of October 10, 2016 - Board Policy Manual

Department: Village Manager's Office

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the C-O-W Meeting of October 17, 2016 - Consideration of a Liquor License

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of October 17, 2016

Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" & Class "T" Liquor License to Arlington Produce, Inc., dba Harvest Fresh Market, located at 100 E. Rand Road (Arlington Plaza Shopping Center)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Roadway Liquid Deicer

Department: Public Works

BACKGROUND

The Village Board awarded a contract to Industrial Systems Ltd. for roadway liquid deicer on August 4, 2013. Roadway liquid deicer is an agriculturally based ice melting solution that allows the Village to use less rock salt during snow and ice operations, but still maintain safe and drivable roadways.

Industrial Systems Ltd was the lowest responsible bidder out of a total of six bids in 2013. The initial contract was for two years with two optional one-year extensions. As of August 2016, Industrial Systems Ltd. has completed the original term of the contract as well as the first extension. Staff has been satisfied with Industrial Systems Ltd.'s product availability and the speed at which product orders are processed and delivered.

Staff recommends proceeding with the second and final one-year contract extension at a proposed price of .708 per gallon of liquid deicer. This proposed price is the same as last year's per gallon price. This stable pricing allows Public Works to maximize our \$90,900 budget for roadway liquid deicer and purchase a total of 128,389 gallons.

RECOMMENDATION

It is recommended that the Village Board approve a one-year contract extension for roadway liquid deicer to Industrial Systems Ltd, McHenry, IL in the amount of \$90,900.

Bid Section

Item:	Street/Sidewalk Supplies
Bid Opening Date:	August 4, 2013
Account Numbers:	101-7101-531.31-90
Total Budget for Specific Item:	90,900

Bid Amount:

.708 per gallon



Item: Contractual Asphalt Patching

Department: Public Works

BACKGROUND

Each year the Public Works Department contracts for asphalt roadway patching for utility repairs and other maintenance needs. Roadway patching typically occurs in two phases during the construction season, in the spring and in the late summer. This year, staff has identified enough maintenance issues to justify a third phase for this fall. Public Works feels this work is necessary in order to best prepare our roadways for the upcoming winter season.

Staff is requesting to increase the value of the contract with Schroeder Asphalt to accommodate this extra phase. The total cost of the additional phase would not exceed \$243,000. This extra work will raise the total value of the contract from \$325,000 to \$568,000. There are sufficient funds in the Water and Sewer Fund and the Public Works General Fund for this additional phase due to a reduction in contractual concrete patching. Schroeder Asphalt is currently near the end of a three year contract which was approved by the Village Board on May 19, 2014. To date, Schroeder Asphalt has satisfactorily completed a total of seven phases of asphalt patching.

RECOMMENDATION

It is recommended that the Village Board increase the value of the contract with Schroeder Asphalt of Huntley, Illinois by \$243,000 totaling the contract to \$568,000 in order to perform additional roadway asphalt restoration.

Bid Section

Item:	Street/Sidewalk Maintenance; Water Distribution System
Bid Opening Date:	April 23, 2014
Account Numbers:	101-7101-531.21-15; 505-7201-561.21-30
Total Budget for Specific Item:	\$864,800 (original \$325,000 & increase \$243,000)
Bid Amount:	\$325,000



Item: 6-Wheel Dump Truck

Department: Public Works

BACKGROUND

The approved FY16 Capital Budget includes \$109,000 for the replacement of a 6-wheel dump truck in the Public Works Department. The State of Illinois, through their Central Management Services (CMS) Department offers a joint purchasing program to municipalities. The current State contract is through Trans Chicago Truck Group of Elmhurst, Illinois.

The current 6-wheel dump truck is over 18 years old, and is used by the Public Works - Water Production Unit for hauling material to and from the jobsite. The current vehicle has been inspected by the Public Works Fleet Unit and recommended for replacement. If the purchase is approved, the current vehicle will be surplus, once the new vehicle is delivered.

Although the bid is \$10,550 over budget, the Water Utility Operations Fund does have sufficient vehicle funds to cover the overage. The overage is attributed to new emission requirements, and future years of the Fleet replacement schedule has been adjusted accordingly.

RECOMMENDATION

It is recommended that the Village Board award the bid to Trans Chicago Truck Group of Elmhurst, Illinois, in an amount not-to-exceed \$119,550 for the purchase of one 6-Wheel Dump Truck for the Public Works Department, and authorize the execution of the necessary documents.

Bid Section

Item:	6-Wheel Dump Truck
Bid Opening Date:	Central Management Systems - Joint Purchasing Program
Account Numbers:	621-9003-572.50-05 VH9502
Total Budget for Specific	\$109,000

Item:

Bid Amount: \$119,550



Item: HVAC Preventative Maintenance

Department: Public Works

BACKGROUND

On October 11, 2016, the Village held a public bid opening for Contractual Preventative Maintenance on the Village's commercial sized HVAC systems. The contract includes preventative maintenance, spring and fall start-ups, and establishing an hourly rate with fixed mark-ups for repair parts, when repairs are needed. The following five bids were opened and publicly read aloud:

3-

<u>Year</u> <u>BIDDER</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>TOTAL</u>
Hayes Mechanical Chicago, IL	\$40,380	\$41,604	\$42,828	\$124,812
Geostar Mechanical Rockford, IL	\$40,900	\$42,536	\$44,238	\$127,674
Edwards Engineering Elk Grove, IL	\$46,480	\$47,177	\$47,884	\$141,541
YMI Group Elk Grove, IL	\$56,457	\$58,147	\$59,825	\$174,429
Johnson Controls Arlington Heights, IL	\$173,908	\$179,125	\$184,492	\$537,525

This contract is for three years with three optional one-year extensions, if both parties agree and pending Board approval. The contract provides established, bid hourly rates for future repairs. The contract is non-exclusive and the Village is able to seek multiple quotes on larger repairs.

The low bidder is Hayes Mechanical, out of Chicago, Illinois. Hayes Mechanical has worked with the Village before and has provided acceptable service and adequate response times.

RECOMMENDATION

It is recommended that the Village Board award the HVAC Preventative Maintenance Contract to the lowest bidder, Hayes Mechanical of Chicago, Illinois, for the three-year contract total of \$124,812 and authorize Staff to execute the

contract documents.

Bid Section

Item:	HVAC Preventative Maintenance
Bid Opening Date:	October 11, 2016
Account Numbers:	101-7101-531.21-02
Total Budget for Specific Item:	\$225,800
Bid Amount:	\$40,380 (2017), \$124,812 (Three-year contract total)



Item: Ordinance - Special Use Permit - Land Use Variations - Restaurant

Department: Planning/Legal

An Ordinance Granting a Special Use Permit for a Restaurant, Land Use Variations and a Variation from Chapter 28 of the Arlington Heights Municipal Code (Arlington Ale House, 111 W. Campbell Street)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Arlington Ale House	Ordinance

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A RESTAURANT, LAND USE VARIATIONS AND A VARIATION
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on August 24, 2016, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 16-019, conducted a public hearing on a request for a special use permit for a restaurant, a land use variation to allow a restaurant with no on-premise kitchen facility, a land use variation to allow a restaurant, amusement device arcade of up to 20 amusement devices within the B-5 Downtown District, and a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 111 W. Campbell Street, Unit 301, Arlington Heights, Illinois, which property is located in the B-5 Downtown District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the establishment of a restaurant in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: The special use permit for a restaurant is hereby granted for the property legally described as:

Lot 2 in Metropolis, being a resubdivision in the West half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded March 15, 1999, as Document Number 99243785, in Cook County, Illinois.

P.I.N. 03-29-346- 027-0000

and commonly known as 111 West Campbell Street, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans have been prepared by HKM Architects + Planners, Inc.:

Floor Plan Option “A”, dated September 9, 2016, consisting of one sheet;

Floor Plan Option “B”, dated September 9, 2016, consisting of one sheet;

Existing Conditions, dated July 29, 2016, consisting of one sheet;

Color Rendering – Existing/Proposed Modifications, dated August 16, 2016, consisting of two sheets;

Color Rendering – Concept Montage, dated August 16, 2016, consisting of one sheet,

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

SECTION TWO: That a land use variation is hereby granted to permit a restaurant with no on-premise kitchen for the property legally described in SECTION ONE.

SECTION THREE: That a land use variation is hereby granted to permit a restaurant, amusement device arcade of up to 20 amusement devices, within the B-5 Downtown District, for the property legally described in SECTION ONE.

SECTION FOUR: That a variation from Chapter 28, Section 6.12-1, Traffic Engineering Approval for Projects Requiring Plan Commission Review, waiving the required traffic and parking study prepared by a Certified Traffic Engineer, is hereby granted.

SECTION FIVE: That the special use permit, land use variations and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall provide food service from Arlington Heights restaurants and/or catering establishments for customers within the restaurant in accordance with liquor license requirements.

2. The room with pool tables as shown in pink on the “Plan Option A” and “Plan Option B” and located along the western side of the subject unit must have mechanisms installed that prevent the ability to open the two windows within this room during normal operation.

3. The Petitioner shall obtain the appropriate number of parking permits for employees to park in the Municipal Garage subject to availability.

4. The Petitioner has provided a capacity analysis of the maximum number of individuals permitted to occupy the space based on all building code regulations. Based upon the two revised occupancy plans, the following conditions shall apply:

- a. **Plan Option A:** Existing outdoor patio (no expansion of the outdoor patio), which is subject to the following conditions:
 - i. The Petitioner must ensure that the maximum occupancy of the space shall not exceed 313 persons and must be in accordance with all building code requirements.
 - ii. The Petitioner shall put measures in place to manage the maximum occupancy and have an accurate occupancy count at all times. Such measures shall be approved by Village Staff. If, upon inspection by the Village, there are repeated violations to the maximum occupancy, the Village may pursue any and all legal remedies, including possible closure, revocation of liquor license, or other actions as deemed appropriate by the Village.
 - iii. The maximum occupancy may be increased in the future in accordance with all building codes if approved by the Village in writing.
- b. **Plan Option B:** Expanded outdoor patio. If the Petitioner desires to move forward with this Option, the Petitioner's proposal must be presented to the Village Board for its consideration and approval. At a minimum, the plan shall be subject to the following conditions:
 - i. No expansion to the patio is allowed unless an additional qualified means of egress is provided in compliance with the building code and subject to Village approval.
 - ii. The maximum capacity as outlined in condition 4a may be increased if the Village approves an additional qualified means of egress and all applicable building and plumbing code requirements have been met.

5. The exterior patio area shall not be detrimental to the health, safety, morals or general welfare of persons residing or working within the vicinity. As such, the Village, at its sole discretion, reserves the right to impose additional restrictions on the exterior patio or revoke the portion of this special use permit that authorizes use of the exterior patio.

6. The outdoor dining patio, whether under Plan Option A and Plan Option B, shall be subject to the following:

- a. As part of the Outdoor Eating Café Permit process and building permit process, the applicant shall provide complete details on all screening and railing around the patio, all furniture and equipment on the patio, all lighting elements on the patio, and any sound/speaker elements on the patio, all for review and approval by the Village.
- b. Live entertainment is prohibited on the outdoor dining patio.

- c. The Petitioner shall renew the Outdoor Eating Café Permit annually for compliance with the applicable criteria.

7. For the outdoor dining patio under Plan Option B, in addition to those conditions listed in paragraph 4, 5 and 6, the following conditions shall apply:

- a. Prior to issuance of a building permit to allow the expanded patio and associated improvements, the Petitioner shall obtain Metropolis Condo Board approval and shall be subject to any conditions required by the condo association.
- b. Prior to the issuance of a building permit for expansion to the patio and associated improvements, construction details and material specifications shall be provided for review. The Petitioner shall provide a review and certification from an acoustical consultant/engineer stating that the expanded patio design will not create noise that may impact the Metropolis Theater operation. Upon completion and use of the patio area, should any negative noise impact be experienced by the Metropolis Theater, the applicant will be required to add additional noise suppression materials to eliminate the noise impact to the theater.
- c. The Petitioner shall provide documentation from a licensed structural engineer certifying that an expansion of the patio, including all proposed improvements to the rooftop area, will not threaten the structural integrity of the roof. Upon receipt and review of this documentation, the Village reserves the right to approve or deny any proposed expansion to the rooftop patio and/or any associated improvements to the roof.

8. The proposed bridge connection between the Metropolis building and Vail Avenue garage shall be subject to the following:

- a. Documentation from a licensed structural engineer indicating the structural ability of the Vail Avenue garage to accommodate said bridge connection (all costs to be incurred by the Petitioner).
- b. An analysis of the impact of said bridge connection to the parking within the garage.
- c. Acceptance of a maintenance and liability agreement for said bridge connection.
- d. Upon receipt and analysis of the information outlined in paragraphs 8a through 8c, the Village reserves the right as the owner of the garage to approve or deny the bridge connection at its sole discretion.

9. The Petitioner shall comply with all applicable Federal, State, and Village Codes, regulations, and policies.

SECTION SIX: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the alteration of the facility, herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 17th day of October, 2016.

Village President

ATTEST:

Village Clerk

SPECUSE : Arlington Ale House



Item: Resolution - Assignment and Assumption Agreement - 112 N. Belmont Avenue

Department: Legal

BACKGROUND

The Village has received the attached Assignment and Assumption Agreement from Metro Chicago Youth for Christ ("MCYC"), the current tenant of the Village at 112 N. Belmont (the former Teen Center). MCYC is in the process of being acquired by South Pointe Youth for Christ ("SPYC"). Pursuant to the Lease between the Village and MCYC, MCYC cannot assign the Lease without the written consent of the Village. Accepting this Assignment does not have any impact on the Village's rights under the Lease – it only changes the entity the Lease is with.

RECOMMENDATION

It is recommended that the Village Board adopt the attached Resolution.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
112 N. Belmont Avenue - Assignment and Assumption Agreement	Resolution
112 N. Belmont Avenue	Agreement

**A RESOLUTION APPROVING AN
ASSIGNMENT AND ASSUMPTION AGREEMENT
WITH METRO CHICAGO YOUTH FOR CHRIST, INC.
AND SOUTH POINTE YOUTH FOR CHRIST, INC.**

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

SECTION ONE: A certain assignment and assumption agreement by and between the Village of Arlington Heights, Metro Chicago Youth for Christ, Inc. and South Pointe Youth for Christ, Inc., regarding the assignment of the lease for the property located at 112 N. Belmont Avenue, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute said assignment and assumption agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of October, 2016.

ATTEST:

Village President

Village Clerk

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the "**Agreement**") is made effective as of the Effective Time (as defined below), notwithstanding the actual date of execution hereof, by and between the following parties:

Assignor: Metro Chicago Youth for Christ, Inc.
(hereinafter referred to as "**Assignor**");

Assignee: South Pointe Youth for Christ, Inc.
(hereinafter referred to as "**Assignee**"); and

Third Party: Village of Arlington Heights
(hereinafter referred to as "**Third Party**")

WITNESSETH:

WHEREAS, Third Party and Assignor are parties to that certain Amendment to the Lease Agreement, undated, between the Village of Arlington Heights and Metro Chicago Youth for Christ, Inc. (the "**Arlington Heights Teen Center Lease**");

WHEREAS, Assignee proposes to acquire all or substantially all of the assets of the Assignor, including, among other things, the Arlington Heights Teen Center Lease, in connection with the dissolution of Assignor (the "**Dissolution**");

WHEREAS, in connection with Dissolution, Assignor desires to transfer, assign and delegate to Assignee all of Assignor's right, title, interest and duties in and to the Arlington Heights Teen Center Lease and Assignee desires to accept such assignment and to assume the obligations and liabilities of Assignor under the Arlington Heights Teen Center Lease pursuant to the terms of this Agreement; and

WHEREAS, the terms of the Arlington Heights Teen Center Lease provide that no assignment of Assignor's rights in and to the Arlington Heights Teen Center Lease shall be effective without the prior written consent of Third Party.

NOW, THEREFORE, in consideration of the foregoing premises and the following mutual promises, covenants, representations and agreements contained herein, the adequacy of which is hereby acknowledged:

(A) Assignor and Third Party agree, represent, and certify as follows:

1. Assignor and Third Party agree that they are parties to the Arlington Heights Teen Center Lease and that a true, correct and complete copy of the Arlington Heights Teen Center Lease is attached as Exhibit A hereto.
2. The Arlington Heights Teen Center Lease is in full force and effect and has not been modified, amended, added to, assigned, pledged, hypothecated or changed in

any manner whatsoever except for those amendments attached to the Arlington Heights Teen Center Lease attached as Exhibit A hereto.

3. The Arlington Heights Teen Center Lease constitutes the entire agreement between Assignor and Third Party with respect to the matters addressed therein.
4. Except as otherwise provided in this paragraph, to the best knowledge of Assignor and Third Party, neither Assignor nor Third Party is in default under any of the terms, covenants, or conditions of the Arlington Heights Teen Center Lease and no event has occurred which with the passage of time or the giving of notice, or both, that would constitute a default by the Assignor or Third Party under the Arlington Heights Teen Center Lease. Neither the Assignor nor Third Party has commenced any action nor has given or received any notice for the purpose of terminating the Arlington Heights Teen Center Lease.

(B) Assignor, Third Party and Assignee agree as follows:

1. Assignor hereby assigns unto Assignee, effective as of the Effective Time, the Arlington Heights Teen Center Lease and all of Assignor's rights, title and interest thereunder, and hereby delegates all of Assignor's duties and obligations in, to and under the Arlington Heights Teen Center Lease as of the Effective Time hereof.
2. Assignee hereby assumes the Arlington Heights Teen Center Lease and covenants and agrees effective as of the Effective Time, to observe, pay, perform, and discharge all obligations and liabilities imposed upon Assignor under the Arlington Heights Teen Center Lease.
3. Third Party hereby consents and agrees to the assignment of the Arlington Heights Teen Center Lease from Assignor to Assignee as of the Effective Time.
4. Assignor's current address is as stated above and all further communication delivered pursuant to the Arlington Heights Teen Center Lease shall be delivered to said Assignor's address.
5. Assignee's current address is as stated above and all further communication delivered pursuant to the Arlington Heights Teen Center Lease shall be delivered to said Assignee's address.
6. Third Party's current address is as stated above and all further communication delivered pursuant to the Arlington Heights Teen Center Lease shall be delivered to said Third Party's address.

This Assignment and Assumption Agreement shall become effective at the time of the Dissolution (the "**Effective Time**").

This Agreement may be executed in multiple counterparts and shall be legal and binding upon the parties hereto the same as if each and every named party executed all counterparts. If any one or more of the provisions of this Agreement is held to be invalid, illegal or unenforceable, in whole

or in part, or in any respect, then such provision or provisions only will be deemed to be null and void and of no force or effect and will not affect any other provision of this Agreement, and the remaining provisions of this Agreement will remain operative and in full force and effect and will in no way be affected, prejudiced or disturbed.

A facsimile of this Agreement shall be legal and binding the same as an originally executed version hereof. This Agreement is binding upon and shall inure to the benefit of Assignor, Assignee and Third Party, their respective successors and assigns.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Assignment and Assumption Agreement effective as of the Effective Time.

ASSIGNOR:

METRO CHICAGO YOUTH FOR CHRIST, INC.

By: *N.M. Blaker Jr.*
Name: *Ken Blaker Jr.*
Title: *Band Chair*

ASSIGNEE:

SOUTH POINTE YOUTH FOR CHRIST, INC.

By: *BC Huebner*
Name: *Barry C Huebner*
Title: *Chairman*

THIRD PARTY:

VILLAGE OF ARLINGTON HEIGHTS

By: _____
Name: Thomas W. Hayes
Title: Village President

EXHIBIT A

Arlington Heights Teen Center Lease

(Please see attached).

LEASE AGREEMENT

THIS Lease Agreement ("Lease") is made and effective this 16 day of Aug., 2011 between Metro Chicago Youth for Christ, Inc., an Illinois not-for-profit corporation ("MCYFC") and the Village of Arlington Heights, a municipal corporation ("Village").

WHEREAS, the Village owns the property located at 112 N. Belmont, Arlington Heights, IL ("Site");

WHEREAS, MCYFC desires to lease the Site from the Village for use as a Campus Life operation. A Campus Life facility is one aimed at providing a center for middle school and high school students to gather after school with adult supervision and some organized activities,

NOW, THEREFORE, in consideration of the terms, conditions and fees set forth, the Village and MCYFC agree as follows:

1. Village will lease to MCYFC the Site for the purposes set forth above in an AS IS condition, including all contents. A list of the major contents is attached to this Lease. Should MCYFC desire to make any modifications to the Site, including painting, MCYFC shall request consent from the Village in writing and, where reasonably required by Village, plans must be submitted to the Village for approval. No modification to the Site may be made without the written approval of the Village. Notwithstanding the foregoing, the hanging of pictures, etc. on the walls is permitted without prior written approval.
2. The initial term of this Lease shall for three years (the "Initial Term"), commencing on the date set forth above. The Lease will continue for subsequent three year periods unless either party notifies the other party in writing of their intent to terminate this Lease. Such written notice must be given to the other party not less than 110 days prior to the expiration of the then-current term.
3. MCYFC will pay the Village rent of \$700 per month, due on or before the 15th of each month, for the Site during the term of the Agreement. Not less than 120 days prior to the expiration of each three year term, the Village will notify MCYFC of any planned increase in the rent.
4. The Village will be responsible for the annual preventative maintenance costs for the HVAC system, elevators, fire alarms, and burglar alarms, as well as landscaping costs. MCYFC shall be responsible for all other costs, including gas, electricity, telephone, water, custodial service and snow removal. In addition, MCYFC shall ensure that snow and ice are removed from all paved areas of the Site.
5. MCYFC shall use commercially reasonable efforts to keep the Site clean and in good condition and repair and shall provide routine maintenance to the interior portions of the Site, including repairing any damage arising from MCYFC's use of the Site, as well as the items listed in Attachment 1. The Village shall, at its sole cost and expense, maintain the structural portions of the Site, the roof and roofing, HVAC and other building systems, alarm systems and all exterior maintenance including

landscape maintenance. Notwithstanding anything herein to the contrary, the parties hereto agree that in no case shall MCYFC be required to make any capital improvements or replacement to the Site or any of its systems, facilities or improvements.

6. MCYFC will not permit any nuisance at the Site. MCYFC will comply with all laws, ordinances and regulations respecting its business. MCYFC shall not allow the Site to become subject to any lien, charge, or encumbrance caused by MCYFC and to indemnify Village against all such liens, charges or encumbrances.

7. MCYFC agrees that the Village shall not be liable for any failure or interruption in furnishing any utility or service nor shall any such failure or interruption be considered an eviction or disturbance of MCYFC's use of the Site or relieve MCYFC from its obligation to pay the monthly charge when due or any other obligation of MCYFC under this Lease, unless the interruption is due to the Village's action or inaction.

8. MCYFC shall insure the Site and all improvements against loss or damage by any perils normally covered by a standard broad form all-risk property insurance policy in an amount equal to the full replacement value.

MCYFC shall maintain commercial general public liability insurance against claims for bodily injury, death or property damage occurring in or on the premises to afford protection to the minimum limit of \$2,000,000 for any bodily injury, death, or property damage. MCYFC shall name Village as an additional insured on its liability policy, and as an additional insured and loss payee on its property policy.

Prior to occupancy of the Site, MCYFC shall provide the Village a certificate of insurance stating the name of the insurer and insured, the amount of insurance carried, the coverages provided, the expiration date of the policies, and that date to which premiums have been paid. The certificate shall require the insurer to give at least 30 days prior written notice to Village before changing or cancelling the policies. MCYFC shall deliver a replacement certificate to Village not less than 30 days prior to the expiration of the current certificate.

MCYFC's insurance shall be placed with reputable and solvent insurance carriers having at least an A VII rating as defined in Best's Key Rating Guide.

9. If MCYFC fails to maintain any insurance which MCYFC is required to maintain pursuant to this Lease, then MCYFC shall be liable to the Village for any loss or costs resulting from the failure to maintain such insurance.

10. MCYFC will obtain all necessary zoning and permits needed to conduct its operations under the terms of this Lease. MCYFC shall have the right to install all signs allowed by law, upon receipt of the proper permits for such signs.

11. The Village reserves the right to show or inspect the Site at reasonable times and to take any action the Village deems reasonable in connection with the operation, maintenance, or preservation of the Site.

12. This Lease may be terminated by either party hereto upon 110 days prior written notice to the other party of its intent to terminate the Lease, unless a material casualty has occurred at the Site, in which case either party may terminate this Lease upon 30 days from the date of such casualty. As used herein, the term "major casualty" shall mean any fire or other casualty to the site which renders it unfeasible or impossible for MCYFC's continued use, as determined by MCYFC in its reasonable discretion.

13. If MCYFC terminates this Lease for any reason other than casualty, then, at the Village's request, MCYFC will return the Site to the condition it was in at the beginning of the Lease, including the return of all property in the Site, with reasonable wear and tear accepted. If MCYFC intends to close its operation for any reason, absent emergency, it shall notify the Village in writing 60 days prior to shutting down. If MCYFC must shut down as a result of an emergency, it shall notify the Village as soon as possible of the shut down, the reason for the shut down and the anticipated duration. The Village may terminate the Lease immediately if MCYFC closes for seven consecutive unplanned days, absent force majeure and without reasonable cause, and fails to reopen within thirty days after receiving written notice from the Village.

14. The occurrence of any of the following shall constitute an event of default by MCYFC of this Lease: 1) failure to pay the monthly charge within 30 days after the date it is due, 2) transfer of MCYFC's rights under this Lease without obtaining the Village's prior written consent, 3) failure to maintain any required insurance, or 4) failure to perform any other obligation under this Lease, when such failure is not cured within 30 days after receipt of written notice from the Village; provided, however, that if the failure cannot reasonably be cured within the 30-day period, MCYFC shall be allowed such additional time (not to exceed 60 days) as it reasonably necessary to cure such failure so long as 1) MCYFC begins to cure the failure within ten days and 2) MCYFC diligently pursues a course of action that will cure the failure and bring MCYFC back into compliance with this Lease.

15. Upon termination of the Lease for any reason, MCYFC agrees to vacate the Site and remove all its equipment, and return all keys. If the MCYFC fails to remove all its property by the termination date, then the Village may remove the property following 30 days notice and opportunity to cure. In such case, the property will be deemed abandoned and will be disposed of in accordance with State law. The actual reasonable cost of removal and storage will be paid by the MCYFC.

16. MCYFC agrees to indemnify and hold harmless the Village, its officers, agents and employees from any and all liability losses or damages including reasonable attorney's fees and costs of defense the Village may suffer in any way resulting from or arising out of the use or operations of MCYFC or its agents or assigns at the Site under this Lease and MCYFC will, at its own expense, appear, defend and pay all reasonable fees of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith; and if any judgments will be rendered against the Village in any such action, MCYFC will, at its own expense, satisfy and discharge the same except that MCYFC will not defend, indemnify, and/or save harmless the Village from and against the Village's own negligence or willful misconduct.

17. If any provision of this Lease is invalid, illegal, or unenforceable, that provision will be severable from the rest of this Lease and the validity, legality, or enforceability of the remaining provisions will not in any way be affected or impaired.

18. If MCYFC fails to fulfill any of its obligations under this Lease following written notice to MCYFC and a reasonable opportunity to cure, Village's obligations under the Agreement will cease immediately.

19. All notices must be in writing and sent by certified mail or reputable overnight carrier, postage prepaid to the address of the party set forth below:

William C. Dixon
Village of Arlington Heights
Village Manager
33 S. Arlington Hts. Road
Arlington Heights, IL 60005

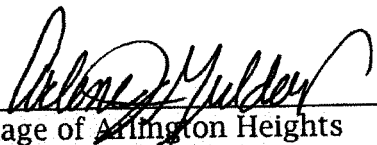
Rick Selk
Metro Chicago Youth for Christ
Executive Director
324 East Roosevelt Road
Wheaton, IL 60187

20. All amendments to this Lease must be in writing and signed by both parties.

21. This Lease will be governed by the laws of the State of Illinois.

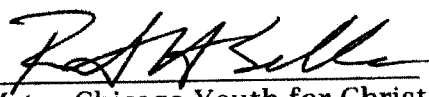
22. MCYFC will not assign this Lease or any part thereof to any other person, firm or corporation without the written consent of the Village.

IN WITNESS WHEREOF, the parties hereof have executed this Lease the day and year first written above.


Village of Arlington Heights

President
Title

8/15/11
Date


Metro Chicago Youth for Christ

Executive Director/CEO
Title

8.15.11
Date

**AMENDMENT TO THE LEASE AGREEMENT BETWEEN
THE VILLAGE OF ARLINGTON HEIGHTS AND
METRO CHICAGO YOUTH FOR CHRIST, INC.**

THIS AMENDMENT TO A LEASE AGREEMENT ("Lease") is entered into by and between the Village of Arlington Heights ("Village") and Metro Chicago Youth for Christ, Inc. ("MCYFC") (collectively, the "Parties").

WHEREAS, the Parties entered into a Lease in August 2011 for the Village-owned property located at 112 N. Belmont, Arlington Heights, IL ("Site"); and

WHEREAS, the Parties desire to amend the Lease,

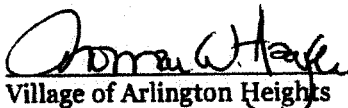
NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and promises herein contained, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree to amend the Lease as follows:

SECTION ONE: Paragraph 22 of the Lease is amended as set forth below, by deleting the paragraph in its entirety and replacing it with the paragraph set forth below:

22. MCYFC shall not assign this Lease or sublease the Site or any part thereof, or permit occupancy by anyone without the prior written consent of the Village, which may be granted or denied in the Village's sole discretion. If the Village grants a request to sublease any or all of the Site, as a condition of that approval MCYFC shall require the sublessee to provide proof of insurance in such amounts as determined appropriate by the Village, naming the Village as an additional insured, and an indemnification, holding the Village harmless for any claims that arise as result of the sublessee's use of the Site.

SECTION TWO: Except as modified herein, all other provisions of the Lease remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement as set forth below.


Village of Arlington Heights

Village President
Title

5/19/14
Date


Metro Chicago Youth for Christ

Teen Center Director
Title

05/12/14
Date

A 14-027/R 14-015



Item: Ordinance - Chapter 13 - Class "A" liquor license

Department: Manager/Legal

An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available a Class "A" liquor license)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 13 - Class "A" liquor license	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 13-502 of the Municipal Code of Arlington Heights, pertaining to the number of liquor licenses, is hereby amended to increase the number of Class "A" liquor licenses authorized, with the amended entry for Class "A" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	\$3,800.00	31

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of October, 2016.

Village President

ATTEST:

Village Clerk



Item: Thomas Middle School - 1430 N. Belmont Ave. - PC#16-020

Department: Planning & Community Development

Requested Action

Special Use Permit to allow a Middle School within the R-3 District.

Variations Identified

Variation from Section 11.4-4 to reduce the required on-site parking spaces from 314 spaces to 141 spaces.

1. Section 5.1-3.6a to allow a front yard setback of 22.5' along Thomas Street where code requires a 25' setback (this setback applies to the existing building).
2. Section 5.1-3.6 to allow an exterior side yard setback of 21.2' where code requires a 40' setback (this setback applies to the existing building).
3. Section 5.1-3.9 to allow a maximum building height of 33'-8" for the existing building and proposed gym, where code limits the building height to 25'.

Recommendation

A public hearing was held by the Plan Commission on October 13, 2016 where Commissioner Dawson moved and Commissioner Drost seconded:

A motion to recommend to the Village Board of Trustees approval of PC# 16-020, a Special Use Permit to allow a middle school within the R-3 District; a Variation from Section 11.4-4 to reduce the required onsite parking spaces from 314 spaces to 141 spaces; a Variation from Section 5.1-3.6A to allow a front yard setback of 22.5 feet along Thomas Street where code requires a 25-foot setback (this setback applies to the existing building); a Variation from Section 5.1-3.6 to allow an exterior side yard setback of 21.2 feet where code requires a 40-foot setback (this setback applies to the existing building); and a Variation from Section 5.1-3.9 to allow a maximum building height of 33 feet eight inches for the existing building and proposed gym, where code limits the building height to 25 feet.

This approval is subject to the following conditions:

1. Final engineering plans must be reviewed and approved, which plans must be in compliance with all stormwater management regulations as determined by the Engineering Department, and which plans shall include a photometric plan to be submitted for review and approval by the Engineering Department, and a signage plan for the southern parking lot to be submitted for review and approval by the Engineering Department.
2. A three-foot tall hedge shall be added along the southern side of the new parking lot, and replacement trees per Section 6.15-6.4 shall be incorporated for the six trees that will be removed if alternate plan two is constructed.
3. The Petitioner shall add additional landscaping in close proximity to the southern entrance.
4. The school district shall enter into a maintenance agreement that assigns future maintenance on the restrictor structure A to the school district, or the school district shall propose an alternate screening system on the restrictor which is acceptable to the Public Works Department.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 10/13/16 DRAFT	Minutes
DC Staff Report	Board or Commission Report
DC Minutes 9/20/16	Minutes
Plat & Sub Minutes	Minutes
Aerial	Exhibits
Plat of Survey	Exhibits
Special Use Justification	Correspondence
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Architectural Plans	Exhibits
Engineering Plan 1 of 2	Exhibits

Engineering Plan 2 of 2
Landscape Plans
Traffic Study- Final
PC Timeline Tracker

Exhibits
Exhibits
Exhibits
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: October 13, 2016
 Date Prepared: October 9, 2016
 Project Title: Thomas Middle School SUP
 Address: 1430 N. Belmont Ave.

BACKGROUND INFORMATION

Petitioner: Don Hanson
 Address: 350 W Ontario St – Suite 200
 Chicago, IL 60654

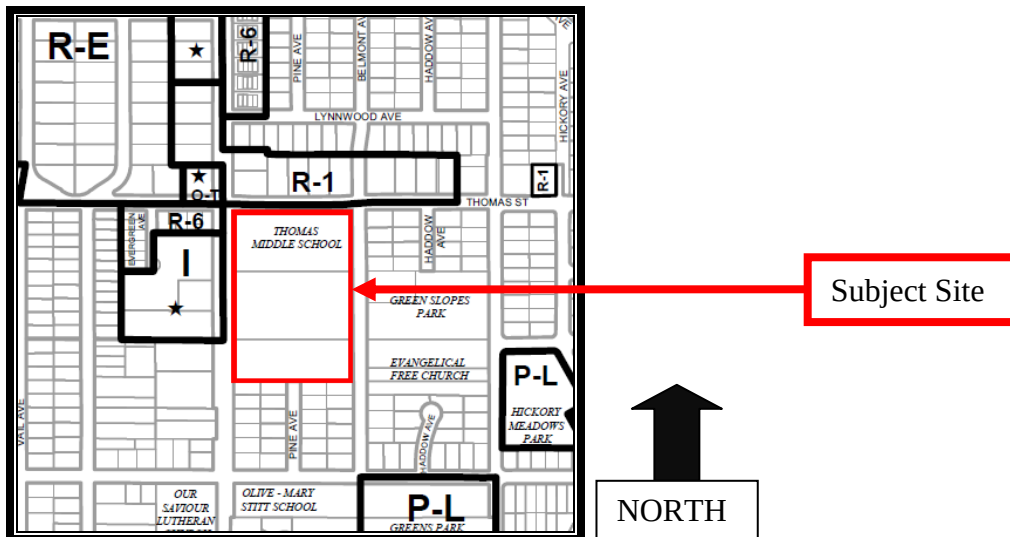
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Special Use Permit to allow a Middle School within the R-3 District.

Variations Identified:

- Variation from Section 11.4-4 to reduce the required on-site parking spaces from 314 spaces to 140 spaces.
- Section 5.1-3.6a to allow a front yard setback of 22.5' along Thomas Street where code requires a 25' setback (this setback applies to the existing building).
- Section 5.1-3.6 to allow an exterior side yard setback of 21.2' where code requires a 40' setback (this setback applies to the existing building).
- Section 5.1-3.9 to allow a maximum building height of 33'-8" for the existing building and proposed gym, where code limits the building height to 25'.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling District	Single Family Homes	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Homes	Single-Family Detached
East	R-3, One Family Dwelling District	Single Family homes, Green Slopes Park, and Orchard Church	Single Family Detached, Government, and Institutional
West	R-6, Multiple Family Dwelling District and I, Institutional District	Multi-Family homes, Medical Office Complex, Daycare, and Florist Shop	Moderate Density Multi-Family and Offices Only

Background:

The subject property is 10.82 acres in size and contains the Thomas Middle School and associated recreational areas on the southern end of the site. Thomas Middle School is one of six middle schools within the boundaries of District 25 and has a current enrollment of 950 students with 127 staff members. Enrollment is expected to increase in the future, with future capacity estimated at 1,030 students and 135 staff. In order to provide adequate space for the anticipated increase in student population, District 25 is proposing an addition to the middle school building, which would include a new gymnasium, classrooms, a relocated front entry area, and a larger and reconfigured parking lot on the eastern side of the site. With the exception of morning drop offs for 6th grade students, who are dropped off in the western parking lot that has ingress/egress onto Thomas Street, all pick-ups and drop-offs occur on the eastern side of the site along Belmont Street. There is no change proposed to the pick-up and drop-off operations.

The subject site is located within the R-3 District, and all schools within the R-3 District are required to have a Special Use Permit. Moreover, any substantial expansion of a school facility would require an amendment to the Special Use Permit. There is no existing Special Use Permit for the Thomas Middle School site, and therefore, due to the proposed expansion of the school, a special use permit is required. The School District recently went through a similar process for expansions to the Ivy Hill and Olive-Mary Stitt schools in 2015.

Zoning and Comprehensive Plan

As indicated above, the property is within the R-3, One Family Dwelling District, and all schools are classified as a special uses within the R-3 District. Therefore, a Special Use Permit is required. The petitioner has provided written justification for Special Use Permit approval based on the following criteria:

1. *That said special use is deemed necessary for the public convenience at this location.*
2. *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.*
3. *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.*

Staff has reviewed the petitioner's response and concurs that the necessary criteria for approval has been met (please see attached response).

The Village's Comprehensive Plan designates the future use of the subject property as "Schools". The proposed Special Use is therefore consistent with the Comprehensive Plan.

Neighborhood Meeting

The School District held an informational meeting for neighborhood residents on August 31, 2016. Four residents attended this meeting and had questions relating to the street lights and after hours events, whether the ball field location would be moved (the west field location will remain the same, the east field will be removed), whether drop-off and pick-up operations will remain the same, and general questions about the interior spaces in the building.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on July 27, 2016, to discuss the proposed development. The subcommittee did not identify any major concerns and encouraged the applicant to move forward. The minutes from this meeting are attached.

Plat and Subdivision Committee

The Design Commission met on September 20, 2016, to discuss the proposed building addition. The Commission recommended approval of the proposed building addition subject to the following condition:

- Add additional landscaping along the new building wall at the south end of the new entrance plaza.

Upon completion of the Design Commission process, the applicant has redesigned the site in order to provide better access for the Fire Department. As part of this redesign, the area of greenspace along the south end of the new entrance plaza has been replaced with concrete, which will adjust the location of this landscape area. Staff has recommended a condition of approval to add additional landscaping by the southern entrance in close proximity to the building in order to comply with the Design Commission condition of approval.

Site Plan, Building and Landscaping

Overall, the school district is proposing a 20,270 sq. ft. addition to the existing building. The total size of the school will increase to 144,270 sq. ft., and the addition therefore represents a 14% increase in floor area. The proposed addition will house a new gymnasium and locker room area, as well as increased space for a new front entry and reception office areas. The existing gym, located on the 2nd floor, will be converted to additional classrooms.

Certain variations are required to accommodate this addition. Specifically, the proposed height of the gymnasium addition will be 32' tall and the R-3 District limits structure heights to a maximum of 25' in height. The existing building is 33'-8" in height and so the proposed addition will not increase this existing non-conformity. Furthermore, the proposed addition will be centrally located on the subject property and therefore will be substantially away from the immediately abutting residential areas to the south of the property. For these reasons, staff is supportive of the proposed height variation.

It should be noted that, although the proposed building addition conforms to all required setbacks, the existing school building does not conform to the required front and exterior side (east) yard setbacks. Specifically, in the front yard along Thomas Street, the existing building is setback 22.55' from the property line where code requires a 25' setback. In regards to the exterior side yard setback, the existing building is 21.25' from the side yard property line along Belmont Avenue where code requires a 40' exterior side yard setback. As the School District is requesting Variation approval for the parking and height, they have included a request to authorize the existing building setbacks via a Variation to formally allow these setback encroachments. Since the building setbacks are an existing condition, staff is supportive of the setback Variations.

The petitioner has provided written justification for the requested Variations per the approval criteria as summarized below:

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Staff has reviewed the petitioner's responses and concur that the necessary criteria for approval has been met (see petitioner's responses attached).

With regards to landscaping, the proposed landscape plan meets all code requirements except for the southern side of the proposed parking lot where a 3' tall row of landscaping is required. Therefore, staff recommends a condition of approval to add a 3' tall hedge along the southern side of the new parking lot in order to comply with code requirements.

Staff notes that the petitioner has provided an "Alternate Plan 2", which includes minor changes to the northwest corner of the site. These changes will only take place if the School District receives a suitable bid for the work that will allow for its construction. If all bids received by the School District are not within their budget, changes to this area will not take place. Staff notes that these changes involve the removal of 6 trees and no replacement trees have been proposed. Therefore, staff has recommended a condition of approval to require replacement trees for the six trees proposed for removal per the exchange rate as set forth in Section 6.15-6.4 of the Chapter 28.

Engineering

Final engineering plans show the location of the detention area as west of the building and south of the western parking area. These plans were received on the day that this staff report was prepared and have not been fully reviewed. However, preliminary stormwater detention calculations and preliminary engineering plans have already been submitted and analyzed, and the

Engineering Department has not identified any major issues with the proposed engineering. All outstanding items can be addressed during review of the final engineering plans, and a condition of approval has been added to address these items.

Additionally, the School District has proposed a wire mesh screening system on one of the restrictors within the utility system, which screen is not acceptable to the Public Works Department due to their concerns that it will clog easily and require frequent maintenance. As the District believes that a wire mesh screen will provide the most efficient means to allow flow into the restrictor, in lieu of requiring the District to change this screening system, the Public Works Dept. has proposed a maintenance agreement that assigns responsibility for future maintenance of the screen to the School District. A condition of approval has been added to address this.

Traffic & Parking

Exhibit 1 (attached) analyzes the current and proposed parking calculations for the subject property. A parking deficit currently exists and the proposed addition to the building and parking area will not eliminate this deficit. Therefore, a parking variation to reduce the number of required parking spaces is necessary.

The petitioner has submitted a parking study that concluded the current onsite parking demand to be 107 vehicles. The current parking areas, with a capacity for 102 vehicles, cannot accommodate peak demand and the District has proposed an expansion to the parking lot. Based on the projected future enrollment, the anticipated parking demand for the site is estimated at 116 spaces, and the proposed parking expansion will provide overall capacity for 141 vehicles. Although the parking lot will not conform to the code requirement of 314 spaces, staff agrees that the proposed 141 space parking capacity will be sufficient based on the information that has been provided. It may also be noted that the 4th edition of the *Parking Generation* publication from the Institute of Transportation Engineers (ITE), which is a nationally recognized publication used for estimating the parking demand of different uses, estimates that a middle school with enrollment of 1,030 students would create a parking demand of 93 cars, which further demonstrates the adequacy of the proposed 141 space parking lot.

With regards to drop-off and pick-up operations, currently all 6th grade parents utilize the western parking lot for morning drop-offs and 7th and 8th grade parents utilize the western (southbound) side of Belmont Avenue to drop off their students, which has a dedicated area along the side of the road for cars to pull over and drop-off children without interfering with southbound traffic. The eastern parking lot is not open during arrival and departure times. Crossing guards are present at Arlington Heights Road at the intersection of Thomas Street, and at Belmont Avenue at the intersection of Thomas Street during both arrival and dismissal.

During dismissal school busses stage in the western parking lot, and when ready, relocate to the pick-up lane along Belmont Avenue to load children. There is no proposed change to the drop-off and pick-up functions, and the new parking lot will not have an impact to this operation. The School District has estimated that one additional bus may be needed given the anticipated increase in enrollment and have confirmed that the western parking lot has the capacity to handle an additional bus for staging if necessary.

With regards to traffic, the traffic study has found that no intersection currently functions at a Level of Service (LOS) lower than "D". Additionally, the only projected decrease in LOS will be for southbound traffic along Belmont Avenue at the intersection of Thomas Street where wait times will increase by half a second (causing the LOS to decrease from "B" to "C"), and for westbound vehicles along Thomas Street making a left turn into the western parking lot where wait times will increase by .1 second (causing the LOS to decrease from "A" to "B"). The nominal increase in students will have a minimal impact on traffic and congestion and no upgrades to the street network were identified in the traffic study. As such, the study concluded that the existing street network is capable of handling the minor increase in traffic associated with the proposed addition. The only recommendation in the traffic study was for additional signage at the exit point of the western parking lot onto Thomas Street to reinforce the right-out only function of this intersection. It should be noted that Belmont Avenue, where most of the drop off and pick up operations take place, will continue to function at a LOS of "A".

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use Permit and Variations, subject to the following:

1. Final Engineering plans must be reviewed and approved, which plans must be in compliance with all stormwater management regulations as determined by the Engineering Department, and which plans shall include a photometric plan to be submitted for review and approval by the Engineering Department and a signage plan for the southern parking lot to be submitted for review and approval by the Engineering Department.
2. A 3' tall hedge shall be added along the southern side of the new parking lot and replacement trees, per Section 6.15-6.4 shall be incorporated for the 6 trees that will be removed if Alternate Plan 2 is constructed.
3. The School District shall enter into a maintenance agreement that assigns future maintenance on the Restrictor Structure A to the School District, or the School District shall propose an alternate screening system on this restrictor which is acceptable to the Public Works Department.

August 5, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit 1 – Parking Analysis

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	PARKING RATIO	PARKING REQUIRED
Existing Thomas Middle School	Elementary School	127	41	1 space per classroom plus two space per employee	295
Total Parking Required					295
Total Parking Provided					102
Parking Surplus/(Deficit)					193 (65% reduction in required parking)
Proposed Thomas Middle School	Elementary School	135	44	1 space per classroom plus two space per employee	314
Total Parking Required					314
Total Parking Provided					141
Parking Surplus/(Deficit)					173 (55% reduction in required parking)

PLAN

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

COMMISSION

RE: THOMAS MIDDLE SCHOOL - 1430 NORTH BELMONT AVENUE - PC# 16-020
SPECIAL USE FOR A SCHOOL, MULTIPLE VARIATIONS

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, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 13th day of October, 2016 at the hour of 7:33 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: Okay, why don't we get started? I call this meeting to order. Would you please rise and say the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Present.

MR. HUBBARD: We'll repeat. Commissioner Dawson.

COMMISSIONER DROST: Here.

CHAIRMAN LORENZINI: All right, thank you. Next item on the agenda is approval of minutes from August 24th. There's three different ones to approve. Any comments or recommendations?

COMMISSIONER GREEN: Recommend approval.

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good. Next item on the agenda is a public hearing, Thomas Middle School, PC# 16-020. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MS. MALLEK: Yes.

CHAIRMAN LORENZINI: Anybody who is going to testify, would you please come forward and we'll swear you in. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Please, who's going to start?

MS. MALLEK: I'll start.

CHAIRMAN LORENZINI: Would you please state your name and spell it for the court reporter?

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MS. MALLEK: My name is Stacey Mallek, S-t-a-c-e-y M-a-l-l-e-k.

CHAIRMAN LORENZINI: Have you read all the conditions in the Staff report and do you agree with them?

MS. MALLEK: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please give a brief presentation of your project?

MS. MALLEK: Sure. First, I want to thank the Village, all of the members of the Plan Commission here, Bill Enright, Randy Recklaus, and the court reporter for rescheduling this meeting because I know we, in order for us to get this building addition done for next school year, we're on a very tight timeline to try to get under construction before the frost. So, we appreciate you guys and your taking your time to meet with us tonight.

The project we have proposed is Thomas Middle School. It is a brand new gym with three gym stations on the south end of the building as well as new locker rooms, a new vestibule with separate bathrooms so that that portion of the building can be locked off for community events on weekends and things without allowing access to the rest of the building, and then a new entrance-way into the building with some remodeling of the front office space to allow for entrance from the south. Currently, the entrance is on the east side of the building. The east entrance then would become part of our common space so we could accommodate more students during our lunch periods as well as more staff and parents for large group meetings.

The current gym then which is on the second floor would be converted into a new music room, currently the music program is hosted in a regular classroom, and a new band room which currently is also hosted in what's the equivalent almost of a regular sized classroom, along with some small group instruction spaces and storage. The locker rooms would be converted into four new classrooms to accommodate enrollment growth with a hallway separating the old spaces from the music spaces. Then the stage that is off the existing gym would become a new classroom space we anticipate would be available for our drama program. Creating the new music room then also frees up the existing music room for an additional classroom space for core content.

Currently, the school needs to be run in five sections of PE at a time. They don't have the space to do that, so they are running four with larger group class sizes. So, the three-station gym as well as our fitness center and our second floor small gym then provides those five indoor gym stations for the future.

I think I'll turn it over to Mike Henderson, our architect, to give a little bit more of the detail specifications.

MR. HENDERSON: So, from the exterior, the idea is that we want to match the character of the existing building, particularly on the south side of the building right now. There have been, several additions have been added, too, but on the southern side of the building is the most recent addition which has red brick, a pale brick, metal panel, some stone. So, we're continuing the same metal material and brick material, same kind of character, and we're picking up a little bit of more of the character of the original building on the other side. So, it's kind of a combination of those things.

So, the next slide has a little rendering. In this one, the existing building is actually right in here, and this is a current entrance to the building. So, that's getting converted to part of the multipurpose room, and the new entrance will be here. So, again kind of

picking up on this character of the red brick, the overhang, and the overhang is here. This is the gymnasium portion. So, our intention is to kind of continue that same architectural expression going around to the south side of the building to really complete that south side while, again, picking up on the same character and the same material as the existing building.

I don't know if there's any questions about the civil work.

CHAIRMAN LORENZINI: We'll ask questions later after the presentation.

MR. HENDERSON: Okay. So, the existing parking lot is being relocated a little bit to the south, an increase in I believe 37 spaces as well as additional landscape work and of course softening and seeding and stuff going around the building. The additional landscaping had been added since our last review. I think there was a request for additional landscaping.

MS. MALLEK: Per Design Commission.

MR. HENDERSON: At Design Commission, yes. So, that's the presentation in general.

CHAIRMAN LORENZINI: All right, thank you. Sam, Staff report please.

MR. HUBBARD: Sure. So, the property is zoned R-3. In the R-3 District, all schools are required to obtain a special use permit. There is no special use permit currently for this school site. So, as the school district wants to build this expansion, they are required to obtain a special use permit which is the reason they're before you this evening.

Associated with this request is also the request for four variations. I would like to clarify that two of the four variations are for the existing building. The current building is nonconforming with regards to the setback to the north which is the front setback, and the side yard setback on the east side. So, two of the variations which is formerly allowed, what's already existing, Staff is supportive of these variations because it's the existing building. There is no change.

The third variation is relative to the structure height. The current height of the building is at about 33 feet and eight inches which is I believe the top of the existing gym. The proposed gym would be roughly 32 feet in height, so not taller than the existing gym but still taller than the maximum 25-foot height in the R-3 Zoning District. So, a variation is required for that as well, and Staff is supportive of this variation as it's not going to raise the overall height of the building. It will still stay under or at what the building is at currently today.

The final variation is to reduce the required parking in conjunction with the proposed building addition. There's currently 102 parking spaces on site which are divided between the western and eastern parking lots. That represents a 65 percent reduction in parking requirements. Based on the parking study submitted by the Petitioner, the current parking lot is just about maxed out as far as the peak demand for parking. So, I'm sure that's one of the reasons why they've added the additional capacity in the proposed renovation. However, even with the additional spaces that will be added, it still won't conform to code requirements. So, there's going to be a new deficit of about 55 percent, so it increases the overall deficit.

In relation to the estimated demand based on the new addition, the additional spaces should accommodate all demand created by the new addition. Specifically, I think it was estimated the demand is about 116 spaces, and after the renovation there will be 141 spaces. So, we do believe that the site will accommodate the typical peak demand in parking and we're supportive of this variation as well.

Petitioner has provided the necessary justification for variation

approval, and we do concur that the standards for approval have been met.

Regarding traffic, the proposed addition should not create any significant increase in traffic. Pick-up and drop-off operations will continue to remain as is. We're not aware of any current problem, major problem with the drop-off and pick-up operations. The traffic study has shown that the current street at work is not overburdened during peak times and that any increase in traffic associated with the addition will only have a novel impact on the existing operations.

I just would like to note that we did recommend, Staff did recommend four conditions of approval, mostly relating to minor engineering, infrastructure items, and some landscaping items. I would point out that although I did touch on it in the Staff report regarding some of the recommended condition of approval regarding landscaping, the final summary of the recommendations that are in the Staff report only included three conditions of approval, but actually there are four. So, the motion sheet in front of you this evening does have all four conditions. I just want to make the Commission aware of that fourth condition and it's relative to the Design Commission condition of approval to add additional landscaping.

So, that concludes my summary. We are supportive of the application and I'm happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Is there a motion to approve the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Let's start with the questions from the Commissioners. Lynn, would you like to start?

COMMISSIONER JENSEN: Yes. I was at the Plat & Sub and I think you guys had responded to most of the issues that were raised there. I'll just ask one and other people may follow up. Most of what we've gotten here is predicated on some projections of growth in student body and growth in the number of staff. What is the basis for that? What do you use to actually, well, give you confidence that it will increase by about 80 students and whether that's a permanent increase or is that just a temporary increase? So, I just want clarification at this point. Other people may have questions about it but what's the process?

MS. MALLEK: So, we actually hire --

COMMISSIONER GREEN: Could you step up please.

CHAIRMAN LORENZINI: Yes, please, I'm sorry.

MS. MALLEK: We actually hire a demographer service to do long-term enrollment projections for us. We have them done every other fall. So, John Caserta is the group that we work with and his latest projections reflect this as well as the trend that we're seeing in terms of what happened with our enrollment last year versus this year. We saw the growth, we added ten classrooms at Ivy Hill and eight of them are currently being, are full now again. So, we're seeing that the numbers are playing out at this point to the projections that he provided us.

COMMISSIONER JENSEN: That's really all I have at this point. I just wanted a little clarification on that.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Hi, Stacey.

MS. MALLEK: Hi, Terry.

COMMISSIONER ENNES: My first question is when are you going to come back to Rotary? We miss you.

MS. MALLEK: John Ridler is trying to get me back, too.

COMMISSIONER ENNES: So, this is a formal request, it's on the record, it will be in the news.

MS. MALLEK: I see there's quite a few Rotarians here.

COMMISSIONER ENNES: You should also know that every time I go to my phone and I ask Siri to call my wife Stacey, Siri asks me Stacey Mallek or Stacey Ennes. But --

COMMISSIONER GREEN: How do you answer that?

COMMISSIONER ENNES: I push the button.

COMMISSIONER DAWSON: You know everything you're saying is on the record, right?

COMMISSIONER ENNES: Right. But in all seriousness, I also have a question and a concern. My kids went to Ivy Hill. The expansion there was significant, and my kids both went to Thomas. Now, this was 10-15 years ago. But both of those schools were pretty full at that time. From what I'm hearing from younger people in the neighborhood who have kids that are in the school now is that a lot of the increase has come from the apartments.

So, kind of to piggyback on the question that Lynn asked, is this something that your group that looked at the increase in the enrollment that they're seeing as a long-term trend? Because the neighborhood is maturing. There aren't a lot of young kids and there is not a lot of growth for, or bloom for new construction and expansion.

MS. MALLEK: So, the majority of our increase on the north end is coming from the Stone Bridge Apartment complex. Actually Dr. Vine had worked pretty actively with the owners I guess of that complex, understanding what they're seeing as well. The families that are moving there, most of them are coming from India or Indonesian county, and they are actually, when they're home in their own countries, people are telling them in those countries if you're going to the Chicagoland area, you need to move into the Ivy Hall School community into the Stone Bridge Apartments because school community has been so accepting of their culture and diversity. I know that Stone Bridge Apartments also have done some work to upgrade their apartments and they're raising some of their costs, and most of our families, a high percentage of our families were not turned away by that because they want so strongly to be in that community.

So, as far as, all the information that we have tells us that that growth will be there.

COMMISSIONER ENNES: So, you're anticipating it will be a long-term trend.

MS. MALLEK: Yes.

COMMISSIONER ENNES: That's all I have of you. Mr. Henderson, I have a question about the parking. Were you involved with the parking, the group that did the parking

study?

MR. HENDERSON: No.

COMMISSIONER ENNES: No? Maybe Stacey then, you're the person.

MS. MALLEK: I'm sorry?

COMMISSIONER ENNES: Are you confident that the addition of the parking spaces will satisfy not only the need for parking at the school on a daily basis for teachers and the occasional people that come into it, but also for those times when there are sporting events or community events?

MS. MALLEK: So, we have a licensing agreement with the Orchard Evangelical Church that we share parking, where they use our parking during church services on Sunday and if they need it on weekends if we're not using it. Then we actually have access for both our school and Thomas School to their entire parking lot for those purposes. So, based on that, I'm not sure that the parking just on our property can accommodate like a large AHYBA weekend event, but there is access, there is parking on Belmont Street but there is also that access to the parking lots across the street at the church.

COMMISSIONER ENNES: Okay. You know, for all of the events that I've gone to at that school, I know people park over there and I never realized there was an agreement.

MS. MALLEK: Yes, we have an agreement.

COMMISSIONER ENNES: So, that's good to know. Okay, that's all I have at this time.

CHAIRMAN LORENZINI: Bruce.

COMMISSIONER GREEN: I could help you with that population growth. My two granddaughters so far, there's only two that live on Dunton, will be going to this school. So, there's probably three or maybe even more, and they're not coming from the Stone Bridge Apartments, they just want the school.

But anyway, no, I think it's a great project, I was at Plat & Sub. I don't think there's a school around that when they have events, that there's enough parking on site. Our school at Riley and various other, you always hit the neighborhood, that's just how the schools are set up. I don't have a problem with that, I think it works. It meets the staff parking requirement, I think that's really all they are looking for. So, I think it's great.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I don't really have any questions either. I don't think population growth is an issue. As a parent in District 25, so many schools are having to have additions now. My kids go to Windsor, we have an external classroom because we are growing so big. I do have a question when the Windsor addition is starting but we'll talk about that after this meeting.

But the population, plus, and Terry, your point about maturing neighborhoods, that's part of the issue is young families move into those homes as the adults are moving out, and they are moving in already with children. They're not necessarily, because these aren't always starter homes, these are second homes, right?

COMMISSIONER ENNES: No, I see that.

COMMISSIONER DAWSON: So, they're moving in a lot of times so they already have established, they already have family established. So, I don't have any concern, I think it's great. I think it's important to note that in addition to needing the space, Thomas just

needs to be updated from my understanding. My kids won't go there, my kids will go to South, but from what I hear from the parents at Thomas, they're excited simply because so many of these amenities just need to be updated. So, I'm glad to see that it's happening.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, I've got three in the district, and they're building a new home. So, they're adding to the real estate tax base.

Did you have the community meetings, the neighborhood meetings?

MS. MALLEK: We did.

COMMISSIONER DROST: Could you give us a little report? That was mentioned in the, how many attended? What were the issues? Was there traffic, congestion, where do we park, circulation, those kind of issues, and who were the people there --

MS. MALLEK: Sure. We had just a couple of attendees. One who lives kitty corner from Thomas Street to the north, across Thomas Street, and then the couple that live on the south end of our field because they had just put a new fence up. Their concern was is it going to impact the fact that they just put a new fence up and it's a very nice fence and were we doing anything with the baseball fields. That really was the biggest concern. I guess years ago the baseball fields were at the south end of the field, and so there were a lot of balls hit into homeowners' yards, so they wanted to make sure we weren't relocating those fields which we are not.

COMMISSIONER DROST: They're going into the church parking lot and the church building.

MS. MALLEK: Do they?

COMMISSIONER DROST: No, I don't know.

MS. MALLEK: I haven't heard that. Actually one of the baseball fields will go away, but we had met with the Park District and made sure that that was not a problem for them because we don't use them per se but the Park District would if that was the case. But the one on the west side near Arlington Heights Road will stay as is, no changes.

Then the other gentleman from the north side of the building really was just more concerned about parking on Belmont Street and is there any way we could maybe encourage people not to, which we said we would have those conversations. But it's not a No Parking zone, so we don't really have a way to enforce that. But he's a good neighbor, the principal has a very good relationship with him, so really not issues.

COMMISSIONER DROST: Not a lot of attendance and not a lot of, yes, and you know, you take the temperature of the neighborhood by who comes out with their concerns. You did a good job I guess.

MS. MALLEK: I think the reaction from the neighbors was similar to what Sue said, that they think it's well, it's timely.

COMMISSIONER DROST: Education is a good thing and ultimately --

MS. MALLEK: It's timely. The building needs some new spaces.

COMMISSIONER DROST: Ultimately, good schools improve property values, so it's that type. Got it.

CHAIRMAN LORENZINI: Going to the question of growth, I don't know what it is, but is there a policy where you could shift boundaries if need be to balance things out with the population of the schools?

MS. MALLEK: Well, the Board of Education could always do re-districting.

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It's a really large, contentious, political process. They did it back in 2005.

CHAIRMAN LORENZINI: So, it's possible but not likely.

MS. MALLEK: And really don't have a desire to go through it again if they can avoid it. The problem is we have Thomas Middle School and South, and while Thomas is going to be over 1,000 students, South is going to be over 900. So, South is just a much newer building and has the capacity to take on those students whereas Thomas doesn't.

CHAIRMAN LORENZINI: Okay. The parking spaces, we're going from 314 to 140?

MR. HUBBARD: 314 required by code.

MS. MALLEK: Right.

CHAIRMAN LORENZINI: Oh, required.

MR. HUBBARD: Yes, so it's going to go from 102 spaces to 141.

CHAIRMAN LORENZINI: All right. Then could you go back to the elevation view of the addition? No, do you have views of more of the 3D rendering that showed the south elevation?

MR. HENDERSON: Pardon?

CHAIRMAN LORENZINI: The 3D rendering you had?

MR. HENDERSON: Yes.

CHAIRMAN LORENZINI: Yes. Okay, so where is the new gym, the taller one?

MR. HENDERSON: So, that's the new gym.

CHAIRMAN LORENZINI: Okay, now where is the old gym?

MR. HENDERSON: It's actually on the other side, it's on Thomas.

CHAIRMAN LORENZINI: It's not that?

MR. HENDERSON: It's right where the hand is.

CHAIRMAN LORENZINI: Yes, that's what I'm saying.

MR. HENDERSON: Yes, it's way back there.

CHAIRMAN LORENZINI: Now, what's the height elevation between the two?

MR. HENDERSON: Our new gym is about a foot or two shorter than the existing gym.

CHAIRMAN LORENZINI: Shorter, okay.

MR. HENDERSON: The odd thing is the existing gym is on the second floor.

CHAIRMAN LORENZINI: Right.

MR. HENDERSON: In other words, it's on the ground floor, so it's taller but it's --

CHAIRMAN LORENZINI: You have a lot more height inside. Is the floor space larger, too, than the --

MR. HENDERSON: Oh, much, much larger.

CHAIRMAN LORENZINI: Yes, because I coach a lot of games there, I'm glad to hear that.

MR. HENDERSON: Yes, the existing one is barely a two-station, this one is a three.

CHAIRMAN LORENZINI: Yes, okay. All right, one of my concerns,

probably my biggest concern is the residents but it doesn't sound like that's an issue. So, I have nothing else.

Anybody in the audience have any questions? If not, we'll close that portion and go back for final questions and deliberation, and/or a recommendation from the Commissioners.

COMMISSIONER DAWSON: I can make a motion unless anybody has a discussion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-020, a Special Use Permit to allow a middle school within the R-3 District; a Variation from Section 11.4-4 to reduce the required onsite parking spaces from 314 spaces to 141 spaces; a Variation from Section 5.1-3.6A to allow a front yard setback of 22.5 feet along Thomas Street where code requires a 25-foot setback (this setback applies to the existing building); a Variation from Section 5.1-3.6 to allow an exterior side yard setback of 21.2 feet where code requires a 40-foot setback (this setback applies to the existing building); and a Variation from Section 5.1-3.9 to allow a maximum building height of 33 feet eight inches for the existing building and proposed gym, where code limits the building height to 25 feet.

This approval is subject to the following conditions:

- 1. Final engineering plans must be reviewed and approved, which plans must be in compliance with all stormwater management regulations as determined by the Engineering Department, and which plans shall include a photometric plan to be submitted for review and approval by the Engineering Department, and a signage plan for the southern parking lot to be submitted for review and approval by the Engineering Department.**
- 2. A three-foot tall hedge shall be added along the southern side of the new parking lot, and replacement trees per Section 6.15-6.4 shall be incorporated for the six trees that will be removed if alternate plan two is constructed.**
- 3. The Petitioner shall add additional landscaping in close proximity to the southern entrance.**
- 4. The school district shall enter into a maintenance agreement that assigns future maintenance on the restrictor structure A to the school district, or the school district shall propose an alternate screening system on the restrictor which is acceptable to the Public Works Department.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Lynn, comment?

COMMISSIONER JENSEN: Yes, just that I think it would be very useful for the Board if you had an exhibit or something, maybe a page, that goes to the issue of the population growth and where those numbers come from, because there's really only one sentence in the Staff report and in the documents that you prepared, so it seemed to come out of nowhere. So, I think it will be helpful for the Board, because that was the thing you got the most questions on here, if you just have something that says this is who did it, we're fairly confident of these numbers and the population is going to stay that long with growth. So, I think it would just be helpful to you getting it through the Board.

CHAIRMAN LORENZINI: Sam, is there a date for this to go to the Board?

MR. HUBBARD: Monday.

CHAIRMAN LORENZINI: All right. Well, congratulations. You had a unanimous recommendation and good luck.

MS. MALLEK: Thank you.

CHAIRMAN LORENZINI: Okay, any other business, Sam?

MR. HUBBARD: No.

CHAIRMAN LORENZINI: With that, motion to adjourn?

COMMISSIONER DROST: I'll make the motion to adjourn.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: Second. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you, we're done.

(Whereupon, at 8:01 p.m., the meeting was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF C O O K)

I, ROBERT LUTZOW, depose and say that
 I am a digital court reporter doing business in the State of Illinois; that I
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 ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2016.

 NOTARY PUBLIC

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Thomas Middle School
Project Address: 1430 N. Belmont Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 16-094
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: September 20, 2016

Date Prepared: September 9, 2016

Requested Action(s):

1. Approval of the proposed architectural design for an addition to an existing middle school.

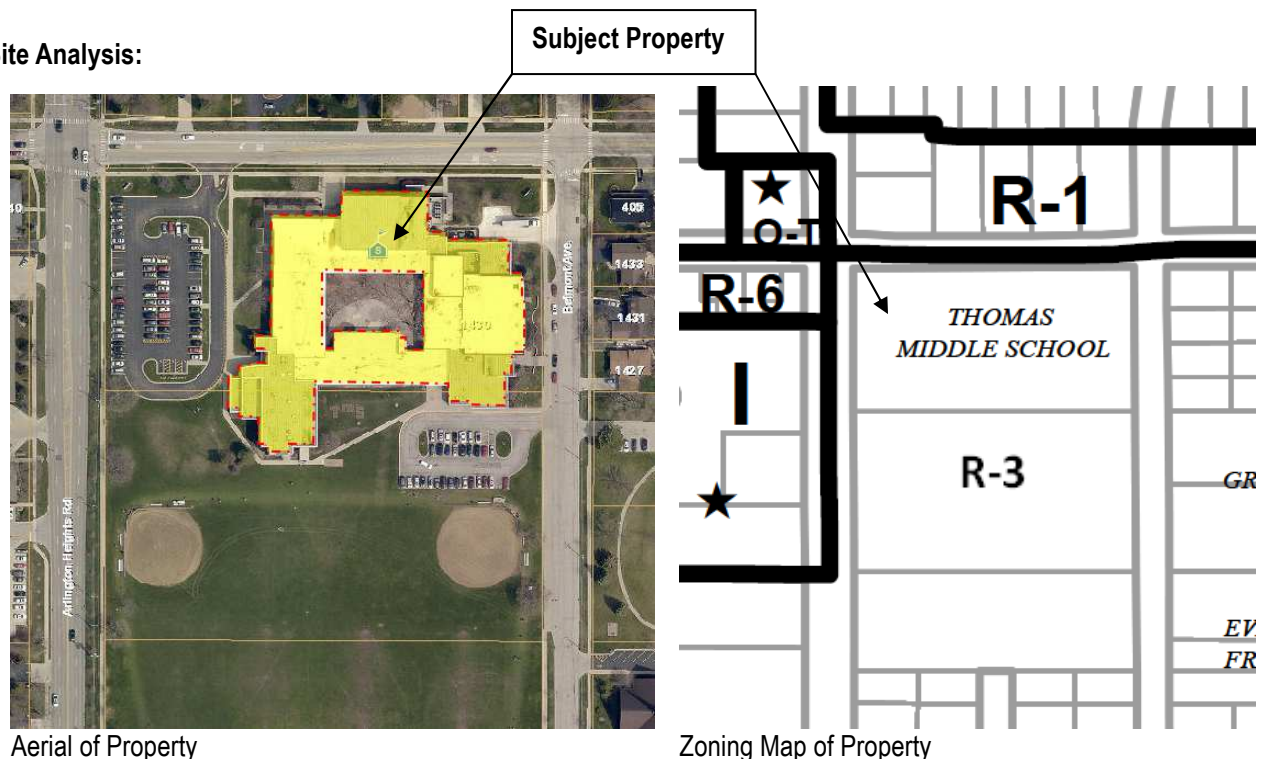
ANALYSIS

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is seeking approval of the architectural design for an addition to an existing middle school. The addition will be located on the south end of the school and includes a new gymnasium, locker rooms, entry lobby, and an expanded administrative office area. The scope of the project also includes replacement of an existing parking lot with a new expanded parking lot and corresponding landscaping. This project requires Plan Commission review and Village Board approval as a Special Use in the R-3 Zoning District and for zoning variations from yard setbacks, building height, and parking requirements.

Site Analysis:



Aerial of Property

Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-3, One Family Dwelling District	Thomas Middle School	Schools
North	R-1, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residences / Green Slopes Park	Single Family Detached / Government
West	R-6, Multiple Family Dwelling District / I, Institutional District	Multiple Family Residences / Medical Offices	Moderate Density Multi-Family / Offices Only

Architectural Design:

The proposed addition is nicely designed in a contemporary style that should blend in seamlessly with the existing building architecture, using matching materials and similar detailing. The addition is set back behind the existing building and is located across from Green Slopes Park, so it will not impact the streetscape of adjacent single-family residences.

Mechanical Unit Screening:

All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller which will be screened by a brick clad screen wall that is nicely integrated into the building design.

Landscaping:

New landscaping is proposed along Belmont to provide screening of the new parking lot, and trees are proposed within the new parking lot islands. As part of the Plan Commission process, additional trees will be required in order to comply with the code requirement for a 4" caliper shade tree at the end of all parking rows, with two trees provided where there is a double row of parking.

Landscaping is proposed along the new building wall at the north end of the entry plaza, but additional landscaping is suggested along the building wall at the south end of the entry plaza.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for an addition to Thomas Middle School located at 1430 N. Belmont Avenue. This recommendation is subject to compliance with the plans received 8/2/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Suggest / Evaluate additional landscaping along the new building wall at the south end of the entry plaza.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

_____, September 9, 2016

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-094

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 20, 2016

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Jose Pareja, JP Architects for 523 S. Rammer Ave.
Michael Bova, Impact Renovations for 523 S. Rammer Ave.
Monica O'Connor, Impact Renovations for 523 S. Rammer Ave.
Jack Boryszewski, MJ&B Contractors for 1611 N. Mitchell Ave.
Tony VanDijk, Emerald Homes for 811 W. Maude Ave.
Greg Belcher, Owner of 638 N. Highland Ave.
Jeff Eichhorn, DeBaker Design Group for 638 N. Highland Ave.
Mike Henderson, STR Partners for Thomas Middle School
Stacey Mallek, A.H. School District 25 for Thomas Middle School
Lori Bein, A.H. School District 25 for Thomas Middle School
Loran Eatman, DDL Property Ltd. for Pal-Win Shopping Center
Ross Duncan, BR Design & Architecture for Pal-Win Shopping Center
Matthew Mann, Kennedy-Mann Architecture for Stonebridge Village
Ben Kennedy, Kennedy-Mann Architecture for Stonebridge Village
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 23, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF AUGUST 23, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 5. COMMERCIAL REVIEWDC#16-094 – Thomas Middle School – 1430 N. Belmont Ave.

Mike Henderson, representing *STR Partners*, and Stacey Mallek and Lori Bein, representing *Arlington Heights School District 25*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for an addition to an existing middle school. The addition will be located on the south end of the school and includes a new gymnasium, locker rooms, entry lobby, and an expanded administrative office area. The scope of the project also includes replacement of an existing parking lot with a new expanded parking lot and corresponding landscaping. This project requires Plan Commission review and Village Board approval as a Special Use in the R-3 Zoning District and for zoning variations from yard setbacks, building height, and parking requirements.

The proposed addition is nicely designed in a contemporary style that should blend in seamlessly with the existing building architecture, using matching materials and similar detailing. The addition is set back behind the existing building and is located across from Green Slopes Park, so it will not impact the streetscape of adjacent single-family residences. All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller, which will be screened by a brick clad screen wall that is nicely integrated into the building design.

New landscaping is proposed along Belmont to provide screening of the new parking lot, and trees are proposed within the new parking lot islands. As part of the Plan Commission process, additional trees will be required in order to comply with the code requirement for a 4" caliper shade tree at the end of all parking rows, with two trees provided where there is a double row of parking. Landscaping is proposed along the new building wall at the north end of the entry plaza, but additional landscaping is suggested along the building wall at the south end of the entry plaza.

Staff recommends approval of the proposed addition with the suggestion to add landscaping on the south end of the plaza.

Stacey Mallek summarized the scope of the project that includes the new addition at the south end of the school and new gymnasium, locker room, entry lobby and expanded office area. The existing gymnasium will be transformed into 5 new classroom spaces, a band room and music room. The new gymnasium space will allow for additional P.E. classes and accommodate anticipated enrollment growth. In terms of the design, she referred to their architect.

Mike Henderson stated that the original school building was built in the 1960's, and more modern style additions were added about 15 years ago. The proposed addition will connect the 2 wings of the building, picking up on the modern character of the additions as well as on the original building, with an intention to tie the entire design together. The existing main entry will be expanded and relocated to the south end of the building, with the new entrance being a larger version of the current entrance on Belmont Avenue. The new gymnasium is actually shorter than the current gymnasium on the second-floor that will be converted to a music room and classrooms. Chair Eckhardt asked for clarification of the two brick colors being proposed, red and gray. Mr. Henderson reviewed the areas of red brick and gray brick being proposed on the new addition to match the existing brick, and added that the building also has areas of gray brick on the Arlington Heights Road facade.

Commissioner Fasolo felt it was a nice design and he liked the incorporation of the existing materials and colors to tie everything together. He pointed out the existing solar panels on the roof and asked if additional solar panels were being proposed, and Mr. Henderson replied that none were being proposed at this time. Commissioner Fasolo also asked if any green features were being proposed and Ms. Mallek replied that current energy features such as

the solar panels and wind turbine were funded by grants and used as part of the science program for students to study. Commissioner Fasolo had no further comments.

Commissioner Fitzgerald really liked the design and felt it would fit in beautifully with what is there and make it look even better. He agreed with Staff's comments to add more landscaping along the building at the south end of the entry plaza.

Chair Eckhardt concurred with the comments made by the commissioners. He felt the addition was nicely designed and very logical in its site planning, and he understood the importance of the separation of the gymnasium from the rest of the school. He also felt that a good job was done in using the existing materials on the addition, and he liked the varying heights of the addition, and how the mass was broken down and nicely camouflaged the volume of the gym behind the entrance with the screening roof.

Chair Eckhardt asked if anyone from the public wanted to comment on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO THE EXISTING *THOMAS MIDDLE SCHOOL* LOCATED AT 1430 N. BELMONT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 8/02/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD ADDITIONAL LANDSCAPING ALONG THE SOUTH END OF THE NEW ENTRY PLAZA, TO BE APPROVED BY STAFF.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked the petitioner if they had any concerns about the requirement to add landscaping along the south end of the new entry, and the petitioner said there were none.

FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

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

July 27, 2016

Project Title: Thomas Middle School SUP
Address: 1430 N. Belmont
Petitioner: Don Hansen
350 W. Ontario St. – Suite 200
Chicago, IL 60654

Requested Action:

- Special Use Permit to allow a Middle School within the R-3 District.

Variations Required:

- Variation from Section 5.1-3.9 to increase the maximum allowable height from 25' to 32' for the proposed building addition
- Variation from Section 11.4-4 to reduce the required on-site parking spaces from 314 spaces to 144 spaces.

Attendees: Don Hansen, Petitioner
Mike Henderson, Petitioner
Ryan Schulz, Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is 10.82 acres in size and contains the Thomas Middle School and associated recreational areas on the southern end of the site. Thomas Middle School is one of six middle schools within the boundaries of District 25 and has a current enrollment of 950 students with 127 staff members. Enrollment is expected to increase in the future, with future capacity estimated at 1,030 students and 135 teachers. In order to provide adequate space for the anticipated increase in student population, District 25 is proposing an addition to the middle school building, which would include a new gymnasium, classrooms, a relocated front entry area, and an addition to the existing parking lot on the eastern side of the site. With the exception of morning drop offs for 6th grade students, who are dropped off in the western parking lot that has ingress/egress onto Thomas Street, all pick-ups and drop-offs occur on the eastern side of the site along Belmont Street. There is no change proposed to the pick-up and drop-off operations.

The subject site is located within the R-3 District, and all schools within the R-3 District are required to have a Special Use Permit. Moreover, any substantial expansion of a school facility would require an amendment to the Special Use Permit. No evidence of an existing Special Use Permit has been located for the Thomas School site, and therefore, due to the proposed expansion of the school, a special use permit is required. The School District recently went through a similar process for expansions to the Ivy Hill and Olive-Mary Stitt schools in 2015.

Meeting Discussion:

Mr. Hansen explained that the number of students at Thomas Middle School was expected to increase in the future, and to accommodate that increase the School District was planning on constructing a new gymnasium building, which

would allow them to convert the existing gymnasium into additional classrooms. He said the new gymnasium would be similar in size to the gymnasium within the South Middle School, but would have a taller ceiling height than the existing gym within the Thomas School. He added that the number of classrooms would increase from 41 to 44 upon completion of the new gym and the conversion of the old gym into classrooms. He clarified that the zoning request would be for a Special Use Permit for the existing middle school, as well as a height variation. He stated that the proposed gym addition would not be taller than the height of the existing school building, but that it would exceed the maximum allowable height per the R-3 zoning district. He said that the height of the gym building would be approximately 32 to 33 feet tall. He stated that the existing gym was located on the second floor of the building and that the height of the ceiling was not sufficient for all sports related activities. He added that one of the baseball diamonds would have to be removed to accommodate the proposed gym.

Commissioner Green asked if there would be a need for any safety netting around the existing soccer fields.

Mr. Schulz responded that the kids would have to “really really good” to create any type of need for a safety net.

Mr. Hansen explained that a request for a parking variation would be included within the scope of this project. He stated that the existing school is non-compliant relative to parking codes, but that they would be adding additional parking spaces as part of the gym expansion project. Specifically, he stated that they would be removing the existing western parking lot and replacing it with a larger parking lot, however, although they would be adding additional spaces, the parking would still not be enough to conform to the required parking by Village Code. He stated that the total number of staff would increase along with the expected increase in students, from 127 staff members to 135 staff members. He mentioned that the overall parking deficit would decrease a result of this project. He stated that the School District has prepared a traffic and parking analysis, which found that the proposed parking lot would meet the needs of the school. He added that the building addition would include additional room for staff offices, as well as a revised entryway into the school which would now be located on the south side of the building as opposed to the east side of the building.

Commissioner Green asked if the new parking lot along Belmont would be the new student drop-off area.

Mr. Schulz responded that parents currently use that space for drop-offs.

Commissioner Green asked if both the east and west areas were used for drop-offs.

Mr. Schulz replied that only the Belmont side was use for drop offs.

Commissioner Green stated that is was good that drop offs occurred on the Belmont side as it would keep this traffic away from the intersection of Thomas and Arlington Heights Rd.

Mr. Schulz stated that the new orientation of the eastern parking lot would be north-south, which would help to facilitate the flow of traffic through the parking lot.

Mr. Hubbard stated that the Plan Commissioners may recall that the School District underwent a similar process last year for expansions to the Ivy Hill and Mary Olive Stitt schools, and that this process would be similar. He stated that staff would be interested in evaluating the traffic study to ensure that drop-offs and pick-ups were occurring smoothly with the increase in students and new orientation of the parking lot. He said that staff was not aware of a current problem in this regard. He mentioned that the existing school building was non-conforming with regards to height and setbacks, and he mentioned that the School District had the option to incorporate variations to formally allow these non-conforming elements, which he encouraged them to do. He said that staff was generally supportive of this project.

Commissioner Jensen asked if the proposed building was going to be non-compliant with regards to height, which height was necessary for proper function of the gym, was the height restriction in need of revision.

Mr. Hubbard replied that the height regulation was due to the property being within the R-3 district, which district is primarily intended for single-family homes. He stated that the 25-foot height restriction was probably appropriate for single-family homes, and that schools were exceptional developments within the R-3 district, which is the reason that the height regulations did not appear to meet the needs of the development.

Commissioner Jensen stated that the necessary criteria for variation approval required that the subject property could not generate a reasonable return if developed under the strict letter of the code. He asked how the School District could demonstrate conformance to this criterion.

Mr. Hubbard replied that he's seen not-for-profit governmental agencies justify conformance to this criteria by stating that it was not directly applicable as they are not in the business of generating a reasonable return. He said that the School District would have to get creative in preparing a response to this criterion.

Commissioner Sigalos asked how many spaces would be added to the parking lot.

Mr. Hansen responded that the existing parking lot on the east side had 27 parking spaces and that this parking lot would contain 66 when the project was completed, which was a net gain of 39 spaces.

Commissioner Sigalos asked if any addition would occur where the old gymnasium was located.

Mr. Hansen clarified that there would be no addition to the existing gymnasium; that the existing gymnasium would be converted into classrooms which would house the music programs for the school.

Commissioner Sigalos said that the plan showed existing classroom below the proposed music classrooms, and asked if the sound from the music classrooms would interfere with the classrooms below.

Mr. Henderson responded that the existing gym already created an impact to the classrooms below given the activities within the gym, and that the music classrooms would actually have less of an impact than the gym.

Commissioner Cherwin asked if there would be a neighborhood meeting to outline the project to the surrounding residents.

Mr. Schulz responded that this meeting was not scheduled yet, but that it would be.

Commissioner Cherwin asked if the School District had received any feedback to-date on the project.

Mr. Schulz replied that they had not received any feedback yet.

Commissioner Cherwin asked if Arlington Aces still used the sports fields at the school for practice.

Mr. Schulz replied that he believed that they did, and that the School District had already met with the Park District to discuss this project.

Commissioner Cherwin said he was supportive of this project.

Commissioner Green stated that he liked the idea of the addition and was supportive of it. He said that he especially liked how it had been designed to be toward the center of the site so as to keep any potential impact as far away from the neighbors as feasible.

Commissioner Sigalos asked what the timeline for construction was.

Mr. Schulz replied that they were targeting being completed for the 2017-2018 school year. He inquired into the

“reasonable return” criterion.

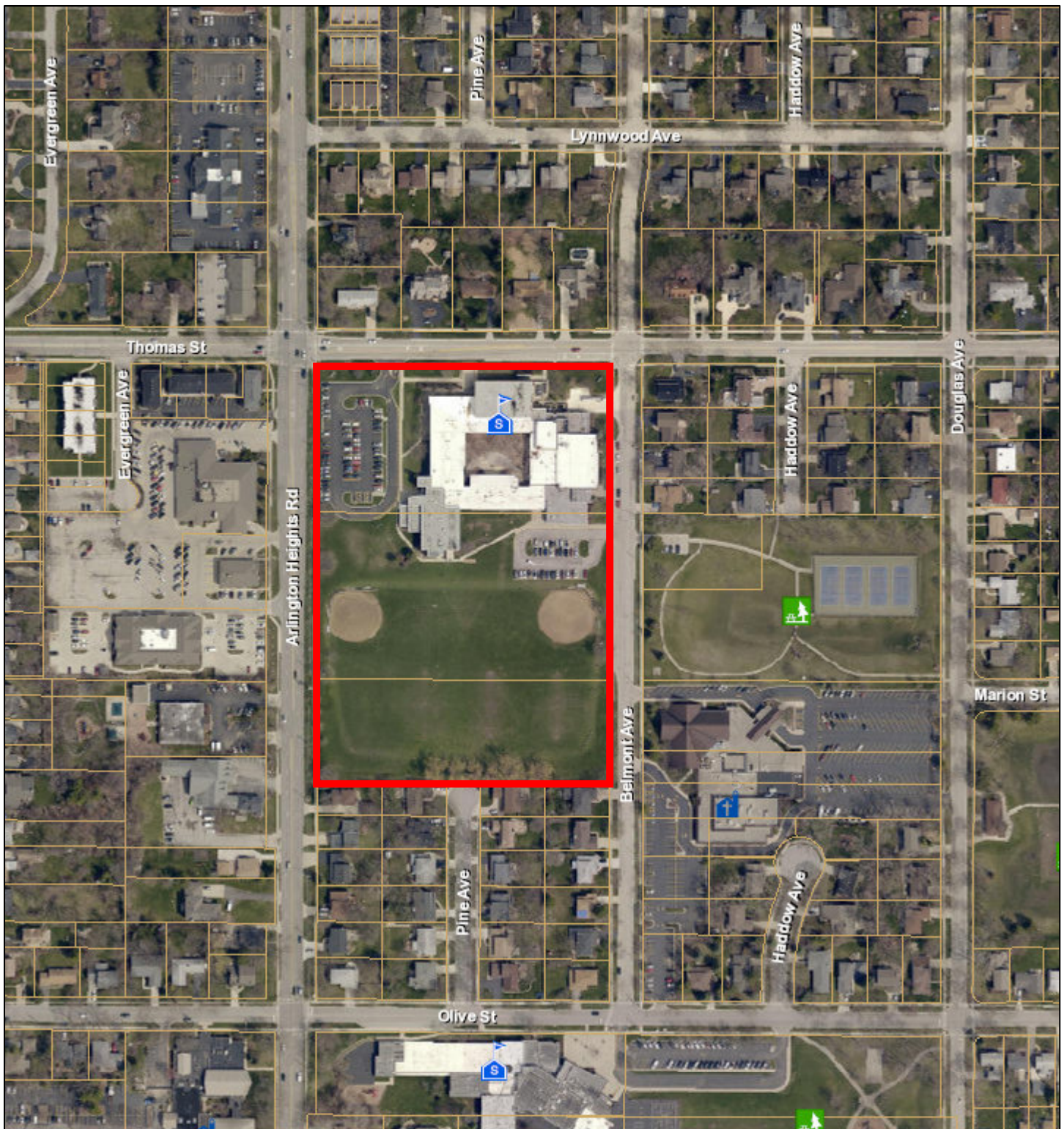
Discussion ensued regarding this criterion and its applicability to this particular case.

RECOMMENDATION

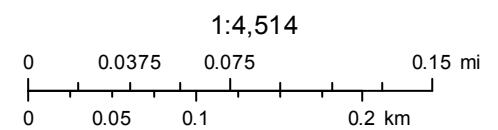
The Plat & Subdivision Committee was supportive of the proposal and advised the petitioner to move forward.

**Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder**

Thomas Middle School - Aerial



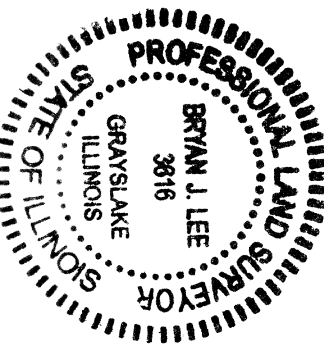
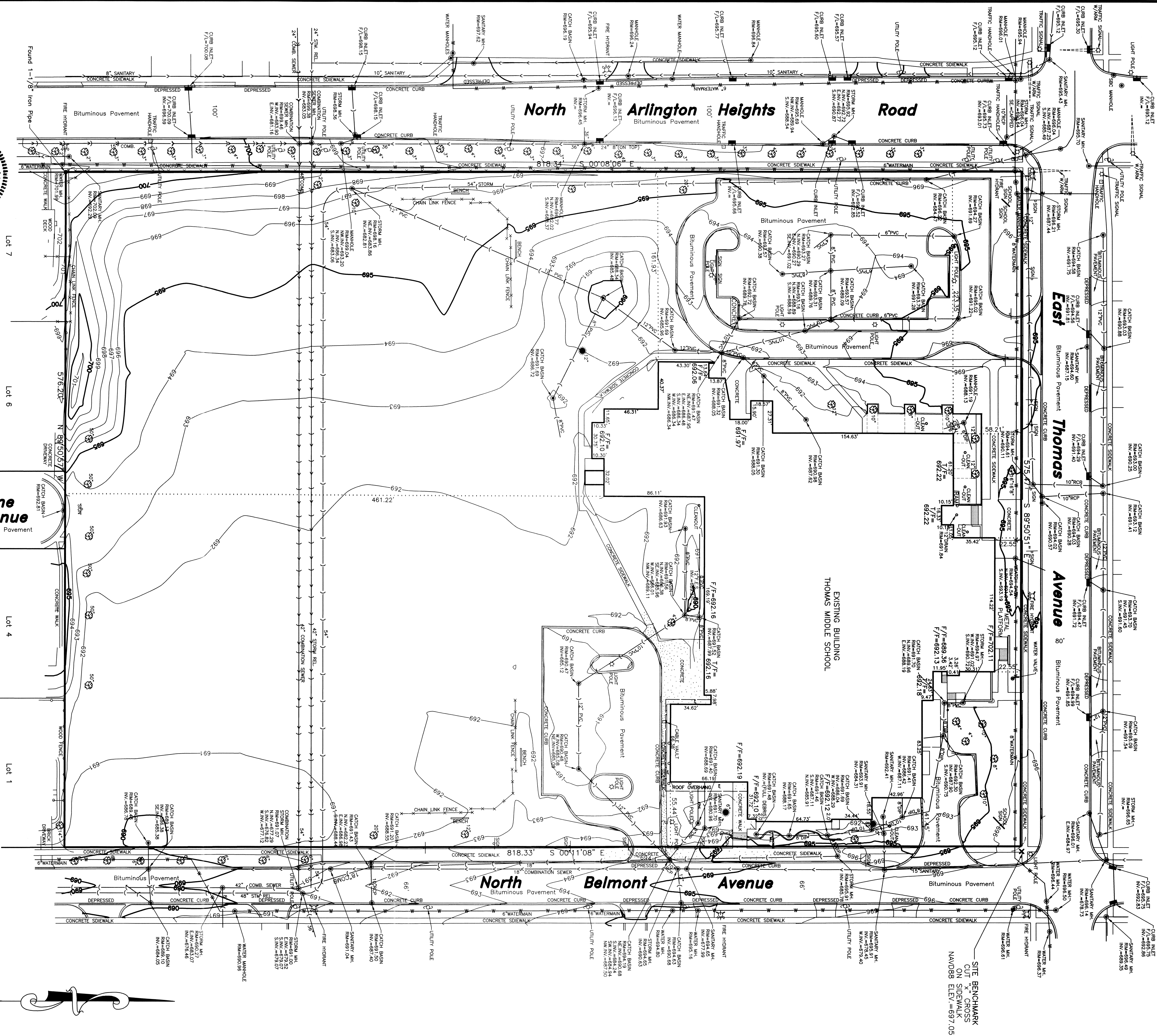
August 5, 2016



PLAT OF SURVEY

THE PREMISES COMMONLY KNOWN AS:
1430 N. BELMONT AVENUE, ARLINGTON HEIGHT, IL
PARCEL AREA = 471,219 S.F.
PIN: 03-20-303-006

LOTS 23, 25 AND THE NORTH 3/4 ACRES OF LOT 27 IN ALISON'S ADDITION TO ARLINGTON HEIGHTS, BEING 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), ACCORDING TO THE PLAT OF SAID ADDITION, RECORDED OCTOBER 19, 1906, IN BOOK 92 OF SAID PLATS, PAGE 42, AS DOCUMENT 3941663, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF LAKE
S.S.
BRYAN J. LEE
PROFESSIONAL LAND SURVEYOR 35-3616
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
PROFESSIONAL DESIGN FIRM NO. 184-002722

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS MONUMENT 39
AT THE NORTHEAST CORNER OF W. OLIVE
STREET AND ARLINGTON HEIGHTS ROAD
ELEVATION= 703.13 NAVD88
SITE BENCHMARK:
CUT "X" CROSS ON CONCRETE SIDEWALK AT
THE NORTHEAST CORNER OF PARCEL
NAVD88 ELEVATION = 697.05

BEHREN'S
BY DOCUMENT 20648459
RESUBDIVISION

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft
File No. 89-16
F8916.DWG

FIELDWORK COMPLETED: 07-13-2016
CLIENT NAME: Arlington Heights School Dist. 25
ADDRESS: 1200 S. Duane Avenue
Arlington Heights, IL 60005
NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only these Building Lines or Easements shown on a Recorded Subdivision
Map or Plat of Survey are to be used. All other boundaries shown on these
ordinances before building.
Compare your description and site markings with this plat and
AT ONCE report any discrepancies which you may find.
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 GRAYSIALE, ILLINOIS 60003
PHONE: 630-223-0914 FAX: 630-223-0980



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

SPECIAL USE AND VARIATIONS

Petitioner Name: Don Hansen, STR Partners LLC, Architects
Date: August 2, 2016 **Revised September 16, 2016** (revisions underlined)
Project: Thomas Middle School Additions and Renovations
Location: 1430 N. Belmont Ave., Arlington Heights, IL 60004

We are seeking Special Use Permitting, a Parking Variation, a Height Variation, and Setback Variations. Please note the existing building is non-conforming with the front yard setback on E. Thomas Ave. and the side yard setback on N. Belmont Ave., but the proposed addition complies with the required setbacks. Our justifications for Special Use Permitting, a Parking Variation, a Height Variation and Setback Variations are as follows:

- **A Special Use Permit is requested for a Public Elementary School in the R-3, One-Family Dwelling District.**

That said special use is deemed necessary for the public convenience at this location.

Thomas Middle School provides education to school-age children of the surrounding area and is of benefit to the community.

That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The school is regularly inspected for health/life safety in accordance with Illinois State Board of Education requirements. Proposed additions will comply with current building, life safety and ADA accessibility codes.

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.

Elementary Schools are a permitted Special Use in an R-3 Use District per Chapter 28, 5.5-1 Permitted Use Table.

- **A Variation is requested from Chapter 28, Section 11.4-4, Schools, Elementary Off Street Parking, from the requirement for 314 spaces (two per each of 135 employees plus one per each of 44 classrooms) to allow 140 spaces.**

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.

The building, parking areas, a loading area and sidewalks make up the north part of the site. Open field space is provided at the south part of the site. The open field space is necessary to maintain for the use of physical education classes and community sports. Use of existing facilities is essential to continued school operations and sound financial planning.

The plight of the owner is due to unique circumstances.

Physical education includes outdoor activities. Use of existing facilities, including outdoor spaces, is necessary for school operations.

The variation, if granted, will not alter the essential character of the locality.

The planned parking supply of 141 spaces meets the existing and projected parking needs of the school during the day for staff and visitors without impacting on-street parking. Additional parking spaces are also provided off-site through an agreement with the Orchard Evangelical Free Church.

- **A Variation is requested from Chapter 28, Section 5.1-3.9, Maximum Height, from the requirement of 25-ft. to allow 33'-8".**

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.

A variation is requested to allow a height of 33'-8", the height of the existing building at the current gymnasium location. The new gymnasium will be approximately the same 33'-8" height, and not exceeding the 33'-8" height. This height is necessary to provide the clearances needed for sport activities. Note that the clearance below ceiling and structural elements for volleyball is 23'-0" minimum per the National Federation of State High School Association standards. It is necessary to add to the facility to accommodate the school's increased enrollment. Use of existing facilities is essential to sound financial planning and school operations.

The plight of the owner is due to unique circumstances.

The proposed larger gymnasium is needed for increased enrollment. The proposed addition is no higher than the existing facility. Continued use of the existing facility and the proposed addition is necessary to provide education to the surrounding community.

The variation, if granted, will not alter the essential character of the locality.

The proposed gymnasium will be no taller than the existing building. Additionally the proposed gymnasium will face open field space.

- **A Variation is requested from Chapter 28, Section 5.1-3.6, Required Minimum Yards, from the requirement of a 25 ft. front yard setback to allow 22.25 ft. for the existing building.**

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.

The setback of the existing building is less than required. Use of the existing facility is necessary to accommodate the student population as much as possible within existing facilities. Use of existing facilities is essential to sound financial planning and school operations.

The plight of the owner is due to unique circumstances.

The setback is an existing condition. This variation allows the school district to continue use of their current full facility.

The variation, if granted, will not alter the essential character of the locality.

Only the existing building requires the variation. The proposed addition will be within the required setbacks.

- **A Variation is requested from Chapter 28, Section 5.1-3.6, Required Minimum Yards, from the requirement of a 40 ft. side yard setback to allow 40 ft. for the existing building.**

d

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.

The setback of the existing building is less than required. Use of the existing facility is necessary to accommodate the student population as much as possible within existing facilities. Use of existing facilities is essential to sound financial planning and school operations.

The plight of the owner is due to unique circumstances.

The setback is an existing condition. This variation allows the school district to continue use of their current full facility.

The variation, if granted, will not alter the essential character of the locality.

Only the existing building requires the variation. The proposed addition will be within the required setbacks.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: Thomas Middle School, 1430 N. Belmont Ave., Special Use Permit to Allow a Middle School – Parking and Height Variations
PC #: 16-020 – Round 1
Date: August 22, 2016

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comments:

1. Provide construction type of existing building and the proposed addition.
2. Indicate if the existing building has fire suppression and fire alarm systems.
3. Provide a height and area calculation based on Table 503 of the 2009 International Building Code.
4. Provide details on travel distance in the new addition to the nearest exit, along with an occupant load calculation for each exit.

RECEIVED

AUG 22 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Building Services Department
Fire Safety Division

33 S. Arlington Heights Rd., Arlington Heights, IL 60005
(847) 368-5560 · FAX (847) 368-5975 · www.vah.com
email: firesafety@vah.com

Date August 9, 2016 P. C. Number PC# 16-020

Project Name Thomas Middle School

Project Location 1430 N. Belmont Ave.

Planning Department Contact Sam Hubbard

General Comments

1. Section 503.1.1 of the Fire Code, Buildings and Facilities, requires Approved fire apparatus access roads be provided for every building or portion of a building hereafter constructed and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building around the exterior of the building or facility. It appears that the distance to the northwest corner of the proposed addition exceeds this dimension. Suggest that an approved fire lane be considered to negate this problem.

RECEIVED

AUG - 9 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED
PLAN REVIEW

Date: August 9, 2016 Reviewed By: 

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: August 23, 2016
Subject: 1430 N. Belmont Ave. P.C. #16-020

With regard to the proposed Site Improvement, I have the following comments:

1. Ensure that all sidewalks are returned to satisfactory condition at the completion of construction.
2. The wire mesh screening system on Restrictor Structure A will most likely clog unless maintained/cleaned frequently. The best way to provide screening would be a bar or grate type screening structure, not mesh.
3. Verify condition of any utility structures that are either being re-used, left in place or having new connections. Replace as necessary.
4. All sidewalk improvements shall meet ADA compliance.
5. All asphalt repairs on Village R.O.W. shall be a minimum of 3' wide to accommodate a roller.
6. Verify condition of any traffic signage prior to re-use to ensure compliance with MUTCD.
7. New parking lot entrance requires two utility structures to be adjusted or rebuilt depending on condition.

Thank you for the opportunity to comment on this permit application.

C: file
LF

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-020
 Petitioner: Don Hansen, STR Partners LLC, Architects
350 W. Ontario St., Suite 200
Chicago, IL 60654
 Owner: Ryan Schulz, Arlington Hts. School Dist. 25
1200 S. Dunton Ave.
Arlington Heights, IL 60005
 Contact Person: _____
 Address: _____
 Phone #: 312-464-1444 ext. 168
 Fax #: 312-464-0785
 E-Mail: don@strpartners.com

P.I.N.# 03-20-303-606-0000
 Location: 1430 N. Belmont Ave.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: Public Elem. School
 Land Use Variation: ☒ For: Parking Variation
 Height Variation _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 471,219 S.F.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT _____

c. ARMY CORP _____

d. IEPA X

e. CCHD _____

RECEIVED
 AUG 23 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? X _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____

_____ _____

_____ SEE ADDITIONAL COMMENTS

_____ N/A

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSON ENGINEERING
 DATE OF PLANS: 7-29-16

James J. Mull 8/22/16
 Director Date

PLAN COMMISSION PC #16-020
Thomas Middle School Renovations and Expansion
1430 N. Belmont Avenue
Special Use: Middle School, Parking, Height Variations
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. 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

13. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. Attached is a copy of the OUMA from the recent Ivy Hill Elementary School project. Use this as a template and modify for the Thomas Middle School project. A Word document template can be requested and e-mailed.
14. Some detention calculations provided previously under separate cover. Final approval will require detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site. An open basin requires a 1-foot freeboard with an overflow weir at the 6" line. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Provide a short narrative discussing the previous detention requirements and the new requirements.
15. Are any on-site parking lot lighting modifications proposed? When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

16. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick (no reinforcement in public ROW).
17. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
18. Sheet C1.1: There is an area northwest of the building that is shown to be removed on the demo plan, but is not addressed anywhere else in the plans. Is this included in the project?
19. Sheet C3.1: There is an existing north-south 6" PVC sewer line shown per the record drawing south of the new building addition. This existence and function of this line must be verified prior to approval.
20. Sheet C4.1: The HWL in the east pond is shown at elev=689.16, not at the actual HWL of 690.16. Double check detention calculations.
21. Sheet CX2.1: Show the extent of the front and rear overhangs of the fire vehicle. Remove the bus lines from this exhibit, since there is a separate exhibit for the bus.
22. Sheet CX2.2: Show the extent of the front and rear overhangs of the bus.
23. The traffic report indicates that the bus drop off activity occurs in the west lot but also states that there is bus activity along Belmont Avenue. It is also stated that parents use these areas at the same time. A more detailed explanation of the bus loading in relation to parent vehicles navigating these areas needs to be provided. Since the buses are supposed to be loading with their stop paddles extended, no other car traffic should be loading during loading operations.
24. A more detailed description of the parent drop off and pick up along the west side of Belmont Avenue must be provided. Capacity of the current bump out lane, mitigating the opposite side loading, and recording if the traffic queue backs-up into the Belmont Avenue and Thomas Road intersection must be presented. Eastbound to southbound right turning vehicle volumes at this location have previously been noted to be a problem, which may be aggravated by the volume of parent vehicles coming from the west lot and turning right onto Belmont.
25. A signage plan for both bus loading areas, the left turn prohibition signage, as well as other required signage modifications must be provided and installed with this construction.


James J. Massarelli, P.E. 8/22/19
Director of Engineering Date

Attachment:

Onsite Utility Maintenance Agreement from Ivy Hill Elementary School project (4 pages)



Doc#: 1532345023 Fee: \$44.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 11/19/2015 10:19 AM Pg: 1 of 4

ONSITE UTILITY MAINTENANCE AGREEMENT

an Illinois Local Government

WHEREAS, Arlington Heights School District 25, ~~an Illinois limited liability company~~, or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as Ivy Hill Elementary School at 2211 N. Burke Drive, Arlington Heights, Illinois, 60004, containing 6.727 acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, EXCEPT THE NORTH 195.00 FEET THEREOF, OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 195.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17 WITH THE EAST LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE WESTWARD ALONG THE SAID SOUTH LINE OF THE NORTH 195.00 FEET, SOUTH 89 DEGREES, 48 MINUTES, 53 SECONDS WEST, A DISTANCE OF 533.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWARD ALONG A CURVED LINE, CONVEX TO THE WEST OF 1420.15 FEET IN RADIUS, FOR AN ARC LENGTH OF 528.35 FEET; THENCE NORTH 57 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 24.52 FEET TO A POINT OF CURVATURE; THENCE EASTWARD ALONG A CURVED LINE, CONVEX TO THE NORTH OF 571.34 FEET IN RADIUS, FOR AN ARC LENGTH OF 322.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 31 MINUTES 14 SECONDS EAST, A DISTANCE OF 115.09 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE NORTHWARD ALONG THE SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, NORTH 00 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 537.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN Numbers: 03-17-400-008-0000

WHEREAS, Arlington Heights School District 25, desires to develop the PROPERTY;
 and

WHEREAS, It is necessary to service said parcel with sanitary sewers, storm sewers and stormwater management facilities; and

WHEREAS, the sanitary sewers, storm sewers and stormwater management facilities servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and stormwater management facilities on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by Eriksson Engineering Associates, Ltd. dated 8/8/2015, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.**
- b. Maintain all storm sewers and appurtenances, including detention basins, located upon said premises.**
- c. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.**
- d. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.**

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers, storm sewers and stormwater management facilities in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned sanitary sewers, storm sewers and stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the 25 day of August, 2015.

For: Arlington Heights School District 25
Name: Ryan Schulz
Signature: Ryan Schulz
Title: Director of Facilities

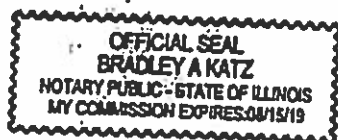
State of Illinois)
) SS
County of Cook)

I, Bradley A. Katz, a Notary In and for said County, in the State

aforesaid, CERTIFY that Ryan Schulz personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of Arlington Heights School District 25, an Illinois ~~limited liability company~~, for the uses and purposes therein set forth. an Illinois Local Government (RSS)

GIVEN under my hand and Notarial seal this 25 day of August, 2015.

[Signature]
Notary Public



For: Village of Arlington Heights,
an Illinois municipal corporation

Name: Randall Recklaus

Signature: Randall R. Recklaus

Title: Village Manager

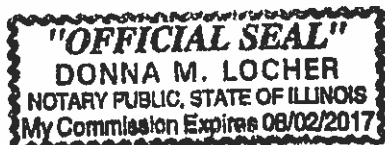
State of Illinois)
) SS
County of Cook)

I, DONNA M. LOCHER a Notary in and for said County, in the State

aforesaid, CERTIFY that RANDALL RECKLAUS personally known to me to
be the same person whose name is subscribed on the foregoing instrument appeared before
me this day in person and acknowledged that (s)he signed, sealed, and delivered said
instrument as their free and voluntary act, and as the voluntary act of the Village of Arlington
Heights, an Illinois municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 26th day of OCTOBER, 2015.

Donna M. Locher
Notary Public



ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Thomas Middle School – 1430 N. Belmont

Special Use

Round 1

RECEIVED
AUG 23 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

08/15/2016

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

Currently there are no traffic problems at the school. However, if the pick up/drop off arrangements are changed due to the expansion, it may create traffic issues. Please advise if any changes will be made so the police department can provide appropriate recommendations.

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:

-The new enclosed courtyard area needs to be well lit and measures need to be taken to ensure that area is not accessible- ie fencing, gates. Although the courtyard is enclosed, there have been issues at other buildings and schools in AH with juveniles accessing these areas via rooftops and ladders.

-Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

ofc C. Regilio #301
Carrie Regilio, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

SHB #547
Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-303-606-0000
Petitioner: Don Hansen, STR Partners LLC, Architects	Location: 1430 N. Belmont Ave.
350 W. Ontario St., Suite 200	Rezoning: _____ Current: _____ Proposed: _____
Chicago, IL 60654	Subdivision: _____
Owner: Ryan Schulz, Arlington Hts. School Dist. 25	# of Lots: _____ Current: _____ Proposed: _____
1200 S. Dunton Ave.	PUD: _____ For: _____
Arlington Heights, IL 60005	Special Use: ☒ For: Public Elem. School
Contact Person: _____	Land Use Variation: ☒ For: Parking Variation
Address: _____	Height Variation _____
Phone #: 312-464-1444 ext. 168	Land Use: _____ Current: _____
Fax #: 312-464-0785	Proposed: _____
E-Mail: don@strpartners.com	Site Gross Area: 471,219 S.F.
	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

1. GENERAL COMMENTS:

See the attached accessibility comments.

Sean Freres, LEHP  8/15/16
Environmental Health Officer Date

James McCalister  8/15/16 Direc
lor Date

Plan Commission Review

Address: Thomas Middle School
1430 N. Belmont Ave.
Special Use Permit to allow a Middle School, Parking and
Height Variations
P.C. #16-020
Round 1

Submitted to: Sam Hubbard
Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: August 12, 2016

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Proposed First Floor Plan

- 1) In each locker room provide an accessible changing bench (24-inches by 48-inches) with the long side attached to a wall. The accessible bench shall be installed at a height of 17-19 inches. See IAC Section 400.320(c)(4).

Site Plan - Parking

- 2) Enlarged Replacement Parking Lot. Add one accessible parking space. IAC Section 400.310(c) requires 3 Accessible Parking spaces in parking lots with 51 to 75 total parking spaces.
- 3) Existing Parking Lot – Accessible Parking Spaces. IAC Section 400.310(c)(3) requires each accessible parking space to be 16-feet wide, and shall not share a common access aisle with adjacent accessible parking spaces.

RECEIVED

AUG 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Planning & Community Development Dept. Review

August 23, 2016

REVIEW ROUND 1

Project: 1430 N. Belmont Ave. – School District 25
Thomas Middle School

Case Number: PC 16-020

General:

7. The “Beneficial Owners” signature is required on page “A” of the application. An electronic copy of this page can be provided to the school district, upon request, so this signature can be added.
8. Section 5.1-3.2a. of Chapter 28 of the Municipal Code classifies all schools as “Special Uses” within the R-3 Zoning District. No Special Use Permit has been granted for the subject property. As an addition to the school has been proposed, a Special Use Permit to allow a middle school on the subject property is required. Staff is supportive of this request.
9. The following Variations have been identified:
 - a. Section 5.1-3.6a to allow a front yard setback of 22.55’ along Thomas Street where code requires a 25’ setback. This setback applies to the existing building.
 - b. Section 5.1-3.6 to allow an exterior side yard setback of approx. 21.25’ where code requires a 40’ setback. This setback applies to the existing building.
 - c. Section 5.1-3.9 to allow a building height of 33’-8” for the existing building and proposed gym, where code limits the building height to 25’
 - d. Section 11.4-4 to allow 141 parking spaces where code requires 314 parking spaces.

Site Plan:

10. Please revise the site plan to show the setback of the existing building along Belmont Avenue, as measured from the closest point of the building to the eastern property line along Belmont Avenue.
11. The impervious surface calculations as contained on the site plan do not include the impervious surface from the building addition. Please revise this calculation on the site plan to include all impervious surfaces on the site.
12. It does not appear that any lighting is proposed within the new parking lot. If any parking lot lighting is proposed, a photometric plan and cut sheets for the fixtures is required. Please confirm if any lights are proposed within the new parking lot.

Parking and Traffic:

13. The site plan and parking study indicate that four handicap parking spaces exist on the site between the two parking lots (two in each parking lot). The proposed parking lot will remove two of the existing handicap spaces and will provide two new handicap parking spaces. However, the parking study states that five handicap parking spaces will be provided. Please clarify how five spaces will be provided. Per Section 11.2-10.1, five handicap parking spaces are required.
14. The traffic study indicates that school buses stage in the western parking lot in preparation for pickup operations

along Belmont Avenue. The study also states that the anticipated increase in students may require one additional school bus. The traffic study should evaluate if the western parking lot has sufficient capacity to accommodate an additional school bus if needed. Additionally, the parking study should evaluate how an additional school bus may impact pick-up operations along Belmont Avenue.

15. The parking requirements for the site are shown below:

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	PARKING RATIO	PARKING REQUIRED
Thomas Middle School	Elementary School	135	44	1 space per classroom plus two spaces per employee	314
Total Parking Required					314
Total Parking Provided					141
Parking Surplus /(Deficit)					173 (55% reduction in required parking)

As outlined above, a parking variation is required.

Prepared by:



Thomas Middle School
1430 N Belmont Avenue
PC 16-020
August 23, 2016

Landscape Issues

- 1) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, Section 6.16-1.2b). Where there is a double row of parking, include two trees within the island.
- 2) It is recommended that landscaping be provided on the south elevation in order to buffer the proposed addition.



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

September 21, 2016

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

Re: **Round 1 Comments: Responses**

Plan Commission 16-020

Thomas Middle School

1430 N. Belmont Avenue

STR Project #16047

Dear Mr. Hubbard:

The following are responses to comments received August 26 for the Plan Commission application for the proposed improvements located at Thomas Middle School.

Building Services Department-Plan Reviewer

1. Provide construction type of existing building and the proposed addition.

The construction type is Type 2 Unprotected (2B per 2009 International Building Code). This information has been noted on the revised proposed first floor plan sheet.

2. Indicate if the existing building has fire suppression and fire alarm systems.

The existing building has fire suppression and fire alarm system. This information has been noted on the revised proposed first floor plan sheet.

3. Provide a height and area calculation based on Table 503 of the 2009 International Building Code.

Existing and proposed heights and areas comply with 2009 International Building Code. This calculation has been noted on the revised proposed first floor plan sheet.

4. Provide details on travel distance in the new addition to the nearest exit, along with an occupant load calculation for each exit.

Travel distances and occupant load calculations have been added to the revised proposed first floor plan and proposed second floor plan sheets.

Building Services Department-Fire Safety Division

1. Section 503.1.1 of the Fire Code, Buildings and Facilities, requires Approved fire apparatus access roads to be provided for every building or portion of a building hereafter constructed and shall extend to within 150 feet of all portions of the facility and all portions of the exterior wall of the first story of the building around the exterior of the building or facility. It appears that the distance to the northwest corner of the proposed addition exceeds this dimension. Suggest that an approved fire lane to be considered to negate this problem.

A fire lane has been included in the revised Engineering Site Plans set.

Public Works Department

1. Ensure that all sidewalks are returned to satisfactory condition at the completion of construction.

A note has been added to the plans calling for all sidewalks are to be returned to satisfactory condition upon the completion of construction.

2. The wire mesh screening system on Restrictor Structure A will most likely clog unless maintained/cleaned frequently. The best way to provide screening would be a bar or grate type screening structure, not mesh.

A wire mesh has been called for in order to allow water to flow to the restrictor structure if the bottom of the wire mesh becomes clogged. We feel that the use of a grate would inhibit flow in its entirety if it became clogged. We believe that the use of the wire mesh reduces the potential of the restrictor becoming clogged and failing. This type of trash rack was also called out on the approved design plans for the improvements at Ivy Hill Elementary School and Olive-Mary Stitt School of School District 25. The detail initially submitted has not been revised.

3. Verify condition of any utility structures that are either being re-used, left in place or having new connections. Replace as necessary.

Note to verify condition of structures and replace as necessary has been added to the plans.

4. All sidewalk improvements shall meet ADA compliance.

All sidewalks shall be designed in compliance with the IAC.

5. All asphalt repairs on Village R.O.W. shall be a minimum of 3' wide to accommodate roller.

All asphalt repairs to be performed within the Village ROW have been noted and shown as having a minimum width of 3' to accommodate a roller.

6. Verify condition of any traffic signage prior to re-use to ensure compliance with MUTCD.

A note has been added to Sheet C1.1 calling for the condition of any traffic signage to be verified in compliance with MUTCD requirements prior to reuse.

7. New parking lot entrance requires two utility structures to be adjusted or rebuilt depending on condition.

Noted.

Engineering Department

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.

I accept this understanding.

12. Final engineering plans shall be georeferenced by using State Plan Coordinate System – Illinois East.

A northing and easting has been included with the Project Benchmarks information.

13. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. Attached is a copy of the OUMA from the recent Ivy Hill Elementary School project. Use this as a template and modify for the Thomas Middle School project. A Word document template can be requested and e-mailed.

An Onsite Utility Maintenance Agreement has been filled out and signed by Arlington Heights School District 25. It is enclosed.

14. Some detention calculations provided previously under separate cover. Final approval will require detention calculations showing HWL storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site. An open basin requires a 1-foot freeboard with a n overflow weir at the 6" line. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in trap in catch basin. Provide a short narrative discussing the previous detention requirements and the new requirements.

Detention calculations as well as a Stormwater Management narrative will be completed and provided directly to the Village of Arlington Height's Engineering Department under separate cover.

15. Are any on-site parking lot lighting modifications proposed? When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Modifications to the site include parking lot lighting. A site photometric lighting diagram indicating lighting intensities is enclosed. Catalog cuts for exterior luminaires are also enclosed.

16. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of 2" Surface 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick (no reinforcement in public ROW).

The Heavy-Duty (Fire Lane) Asphalt Pavement Section shown in the Paving & Surface Legend on Sheet C4.1 has been revised. Notes to omit the welded wire fabric in the public ROW have also been added to the legend.

17. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

Bike racks are currently provided at the school on the north side of the building. These existing racks have been added to the site plan.

18. Sheet C1.1: There is an area northwest of the building that is shown as to be removed plan, but is not addressed anywhere else in the plans. Is this included in the project?

The area noted has been added to the project scope since the previous submittal. The information in regard to the proposed work to be performed in this location has been added to the applicable sheets.

19. Sheet C3.1: There is an existing north-south 6" PVC sewer line shown per the record drawing south of the new building addition. This existence and function of this line must be verified prior to approval.

The existence of the PVC storm sewer shall be investigated. Upon an initial site visit the structures shown on the record plan were not located. Notes calling to field locate and verify the 6" storm sewer has been added to Sheet C3.1.

20. Sheet C4.1: The HWL in the east pond is shown at elev. =689.16, not at the actual HWL of 690.16. Double check detention calculations.

The locations of the proposed detention basins and stormwater calculations have been revised.

21. Sheet CX2.1: Show the extent of the front and rear overhangs for the fire vehicle. Remove the bus lines from this exhibit, since there is a separate exhibit for the bus.

Line work delineating the extents of the front and rear overhangs for the fire vehicle have been provided. The bus lines have been removed.

22. Sheet CX2.2: Show the extent of the front and rear overhangs of the bus.

Line work delineating the extents of the front and rear overhangs for the bus have been provided.

23. The traffic report indicates that the bus drop off activity occurs in the west lot but also states that there is bus activity along Belmont Avenue. It is also stated that parents use these areas at the same time. A more detailed explanation of the bus loading in relation to parent vehicles navigating these areas needs to be provided. Since the busses are supposed to be loading with their stop paddles extended, no other car traffic should be loading during loading operations.

School buses only unload students along the west side of Belmont Avenue in the morning and only pick-up students in the West Lot in the afternoon. Belmont Avenue is only used by parents in the afternoon.

During the morning arrival period, 6th Grade parents are instructed to enter the West Parking Lot from Thomas Street, drop-off their student(s) and the exit right back onto Thomas Street. 7th and 8th grade parents are instructed to drop-off students on the west side of Belmont Avenue by the school. School buses also use the west side of Belmont Avenue to drop-off students. The South Lot is only used by teachers and visitors and is not open during arrival and dismissal.

During the afternoon dismissal period, school buses are staged in the West Parking lot to pick-up students. No parent traffic is allowed in the West Lot before or during dismissal until all school buses have loaded and have left the lot. All students are picked up from the Belmont Average frontage.

A copy of the school instructions that graphically show the procedures was included in the appendix.

24. A more detailed description of the parent drop off and pick up along the west side of Belmont Avenue must be provided. Capacity of the current bump out lane, mitigating the opposite side loading, and recording if the traffic queue backs-up in the Belmont Avenue and Thomas Road intersection must be presented. Eastbound to southbound right turning vehicle volumes at this location have previously been noted to be a problem, which may be aggravated by the volume of parent vehicles coming from the west lot and turning right onto Belmont.

Please see the description of the arrival and dismissal procedures in response to Item 23.

During the observations of the arrival and dismissal periods, no major back-ups were observed in the eastbound to southbound right-turn movement. The existing right-turn lane is storage is 100 feet long so that when there is a backup, it does not interfere with eastbound Thomas traffic flows. Other than several parents using the small

parking lot on the east side of Belmont, opposite loading was not observed by the school.

25. A signage plan for both bus loading areas, the left turn prohibition signage, as well as other required signage modifications must be provided and installed with this construction.

Proposed signage was shown on the previous submittal. The signage has been clouded in the revised drawings.

Arlington Heights Fire Department

1. Addition to be sprinkled.

The addition will be sprinkled. This information has been noted on the revised proposed first floor plan sheet.

2. Provide a fire access lane connecting the proposed parking lot on the southeast to the existing parking on the northwest.

This response will be sent under separate cover.

3. Provide a continuous walkway from the new addition, in either direction to the public way.

Continuous walkways have been provided in either direction to the public way.

Disability Services Coordinator

1. In each locker room provide an accessible changing bench (24-inches by 48-inches) with the long side attached to a wall. The accessible bench shall be installed at a height of 17-19 inches. See IAC Section 400.320(c)(4).

An accessible changing bench (24-inches by 48 inches) with the long side attached to a wall has been added in each locker room. This information has been noted on the revised proposed first floor plan sheet.

2. Enlarged Replacement Parking Lot – Add one accessible space. IAC Section 400.310(c) requires 3 Accessible Parking spaces in parking lots with 51 to 75 total parking spaces.

Three accessible parking spaces have been provided in the new lot.

3. Existing Parking Lot – Accessible Parking Spaces. IAC Section 400.310(c)(3) requires each accessible parking space to be 16-feet wide, and shall not share a common access aisle with adjacent parking spaces.

The total site requires only 5 Accessible Parking stalls. The stall furthest to the west will not be restriped as an accessible parking stall after the parking lot is seal coated.

Planning & Community Development

7. The "Beneficial Owners" signature is required on page "A" of the application. An electronic copy of this page can be provided to the school district, upon request, so the signature can be added.

Page "A" of the application with the school district's signature is enclosed.

8. Section 5.1-3.2a. of Chapter 28 of the Municipal Code classifies all schools as "Special Uses" within the R-3 Zoning District. No Special Use Permit has been granted for the subject property. As an addition to the school has been proposed, a Special Use Permit to allow a middle school on the subject property is required. Staff is supportive of this request.

A Special Use Permit has been requested in the Application. It is noted that staff is supportive of the request.

9. The following variations have been identified:

- a. Section 5.1-3.6a to allow a front yard setback of 22.25' along Thomas Street where code requires a 25' setback. This setback applies to the existing building.
- b. Section 5.1-3.6 to allow an exterior side yard setback of approximately 21.25' where code requires a 40' setback. This setback applies to the existing building.
- c. Section 5.1-3.9 to allow a building height of 33'-8" for the existing building and proposed gym, where code limits the building height to 25'.
- d. Section 11.4-4 to allow 141 parking spaces where code requires 314 parking spaces.

Variations for setbacks, height and parking are requested. A revision to the "Special Use and Variations" request previously submitted August 2 is enclosed.

10. Please revise the site plan to show the setback of the existing building along Belmont Avenue, as measured from the closest point of the building to the eastern property line along Belmont Avenue.

The Proposed Site Plan is revised to show the setback of the existing building along Belmont Avenue and is enclosed.

11. The impervious surface calculations as contained on the site plan do not include the impervious surface from the building addition. Please revise this calculation on the site plan to include all impervious surfaces on the site.

The impervious surface calculation is revised. This calculation has been noted on the revised site plan sheet.

12. It does not appear that any lighting is proposed within the new parking lot. If any parking lot lighting is proposed, a photometric plan and cut sheets for the fixtures is required. Please confirm if any lights are proposed within the new parking lot.

Lighting is proposed within the new parking lot. A photometric plan and cut sheets for the fixtures is enclosed.

13. The site plan and parking study indicate that four handicap parking spaces exist on the site between the two parking lots (two in each parking lot). The proposed parking lot will remove two of the existing handicap spaces and will provide two new handicap parking spaces. However, the parking study states that five handicap parking spaces will be provided. Please clarify how five spaces will be provided. Per Section 11. 2-10.1, five handicap parking spaces are required.

The site plan has been modified to accommodate five accessible parking spaces as noted in the traffic report and village staff. A total number of 140 (135 + 5 Accessible) parking spaces are provided.

14. The traffic study indicates that school buses stage in the western parking lot in preparation for pickup operations along Belmont Avenue. The study also states that the anticipated increase in students may require one additional school bus. The traffic study should evaluate if the western parking lot has sufficient capacity to accommodate an additional school bus if needed. Additionally, the parking study should evaluate how an additional school bus may impact pick-up operations along Belmont Avenue.

The Western Lot can accommodate 12 buses. The additional bus will not impact the impact the pick-up operations along Belmont Avenue during the afternoon dismissal because the bus will be in the West Lot for loading. During the morning arrival period, school buses stop on Belmont Avenue, unload their students, and then leave the areas. One additional bus will not adversely impact the queueing on Belmont Avenue.

15. The parking requirements for the site are shown below:

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	PARKING RATIO	PARKING REQUIRED
Thomas Middle School	Elementary School	135	44	1 space per classroom plus two spaces per	314
Total Parking Required					314
Total Parking Provided					140
Parking Surplus /(Deficit)					173 (55% reduction in required parking)
As outlined above, a parking variation is required.					

As outlined above, a parking variation is required.

The required parking variation was noted in the traffic study and the above table. The revised site plan has 140 total parking stalls (135 + 5 Accessible) which will increase the variation to 174 parking stalls.

Planning & Community Development-Landscape Drawing

1. The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, Section 6.1.6-1.2b). Where there is a double row of parking, include two trees within the island.

An updated plan will be sent under separate cover. Two shade trees have been included within the landscape islands located at the end of the parking rows.

2. It is recommended that landscaping be provided on the south elevation in order to buffer the proposed addition.

An updated plan will be sent under separate cover. Landscaping shall be provided on the south elevation of the proposed addition.

Please contact me at 312-242-4168 or don@strpartners.com with any questions.

Sincerely,



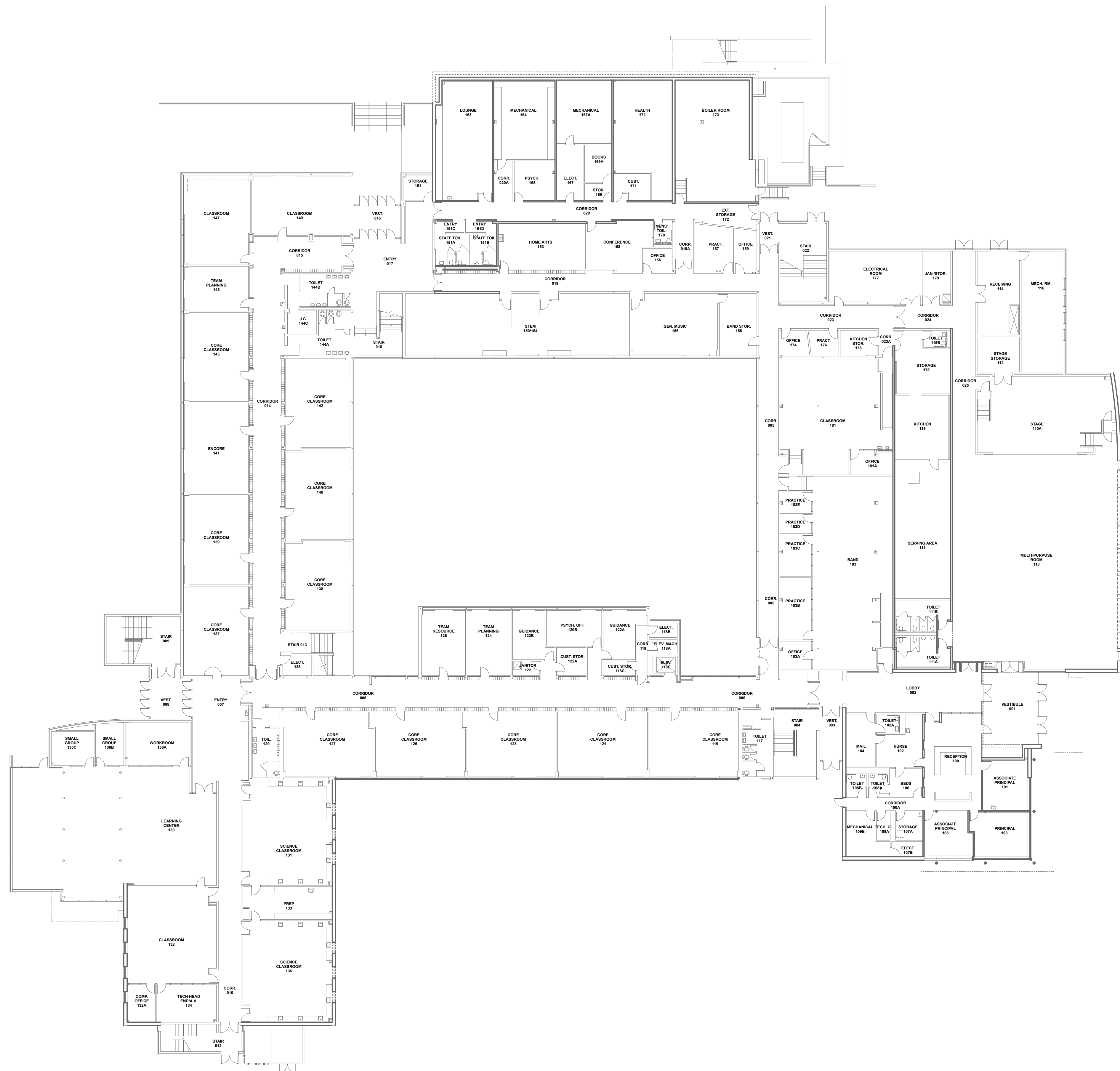
Don Hansen, AIA, LEED AP
 Senior Project Manager

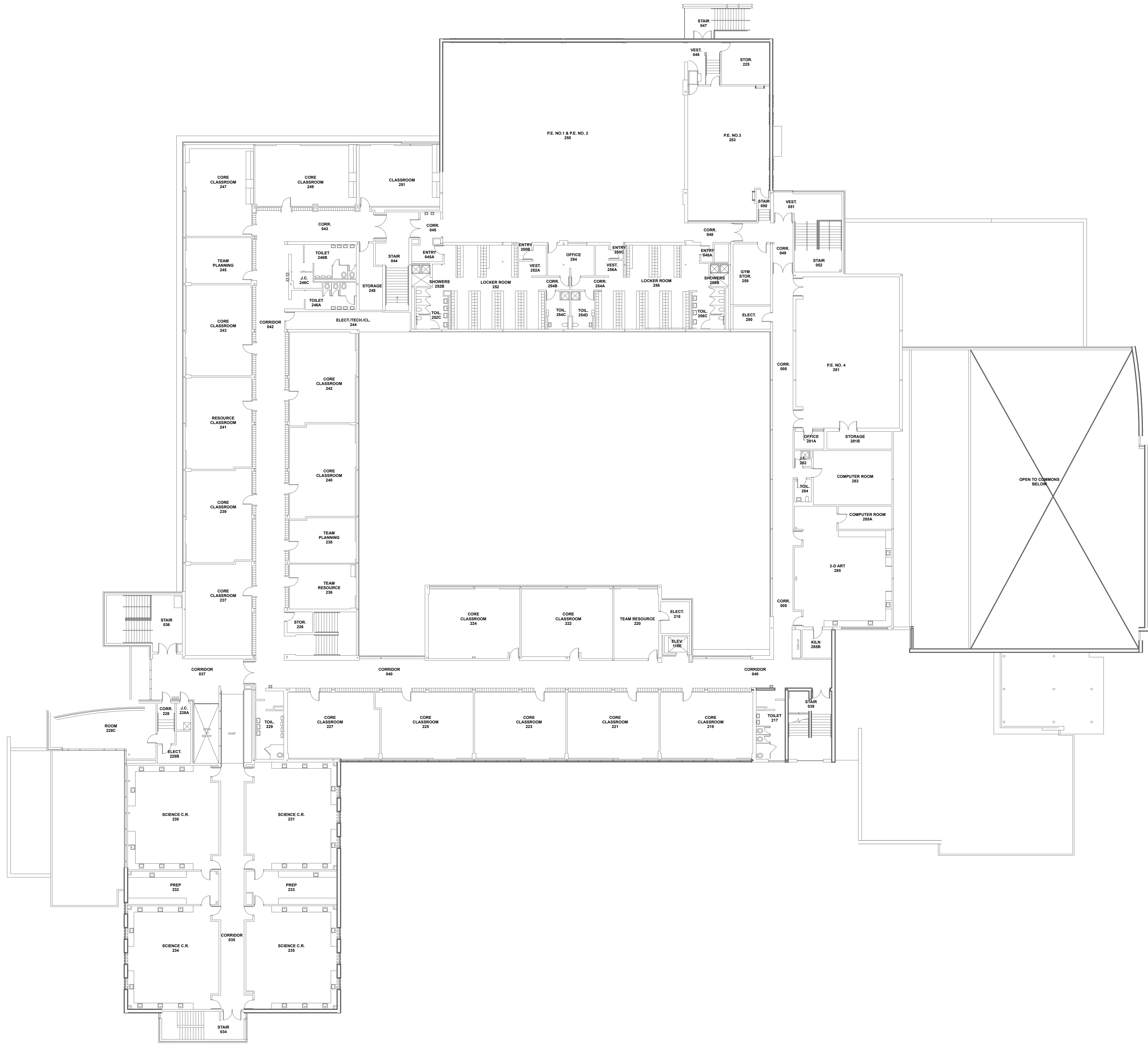


Mr. Sam Hubbard
PC Project #16-020
STR Project # 16047
September 21, 2016
Page 10 of 10

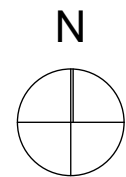
cc: Stacey Mallek, Arlington Heights School District 25
Ryan Schulz, Arlington Heights School District 25
Mike Henderson, STR Partners LLC

EXISTING FIRST FLOOR PLAN





EXISTING SECOND FLOOR PLAN



Construction Type	
Existing Building: Type 2 Unprotected Proposed Addition: Type 2 Unprotected (28 2009 IBC)	
Automatic Fire Suppression	
Existing Building: Yes, throughout building Proposed Addition: Yes, throughout addition	
Fire Alarm System	
Existing Building: Yes, throughout building Proposed Addition: Yes, throughout addition	
Allowable Height per 2009 IBC	
Allowable Tabular Stories and Height [Table 503]:	2 stories, 55 feet
Stories/Height Increase due to Sprinklers:	1 story, 20 feet
Allowable Stories/Height:	3 stories, 75 feet
Actual Stories/Height:	2 stories, 33'-8" (39'-4" to top of existing chimney)
Allowable Building Area	
Building 1	
Allowable Tabular Area [Table 503]:	14,500 SQ. FT.
Area Increase due to Frontage: $[769/1303 - 0.25] \times 1 = 34\%$	4,930 SQ. FT.
Area Increase due to Sprinklers: 200%	29,000 SQ. FT.
ALLOWABLE AREA PER FLOOR:	48,430 SQ. FT.
ALLOWABLE BUILDING AREA:	48,430 x 3 = 145,290 SQ. FT.
ACTUAL Area of Building 1 – 1st Floor	34,252 SQ. FT. (18,334 SQ. FT. ADDITION)
ACTUAL Area of Building 1 – 2nd Floor	43,900 SQ. FT. (14,047 SQ. FT. EXISTING)
ACTUAL Building Area of Building 1	1,936 SQ. FT. (1,936 SQ. FT. ADDITION)
	36,188 SQ. FT.
Building 2	
Allowable Tabular Area [Table 503]:	14,500 SQ. FT.
Area Increase due to Frontage: $[496/1036 - 0.25] \times 1 = 22.88\%$	3,318 SQ. FT.
Area Increase due to Sprinklers: 200%	29,000 SQ. FT.
ALLOWABLE AREA PER FLOOR:	46,818 SQ. FT.
ALLOWABLE BUILDING AREA:	46,818 x 3 = 140,454 SQ. FT.
ACTUAL Area of Building 2 – 1st Floor	43,900 SQ. FT. (40,430 SQ. FT. EXISTING)
ACTUAL Area of Building 2 – 2nd Floor	43,900 SQ. FT. (47,240 SQ. FT. EXISTING)
ACTUAL Building Area of Building 2	87,800 SQ. FT. (87,670 SQ. FT. EXISTING)
Building 3	
Allowable Tabular Area [Table 503]:	14,500 SQ. FT.
Area Increase due to Frontage: $[327/569 - 0.25] \times 1 = 32.47\%$	4,708 SQ. FT.
Area Increase due to Sprinklers: 200%	29,000 SQ. FT.
ALLOWABLE AREA PER FLOOR:	48,208 SQ. FT.
ALLOWABLE BUILDING AREA:	48,208 x 3 = 144,624 SQ. FT.
ACTUAL Area of Building 3 – 1st Floor	11,032 SQ. FT. (11,033 SQ. FT. EXISTING)
ACTUAL Area of Building 3 – 2nd Floor	9,250 SQ. FT. (9,250 SQ. FT. EXISTING)
ACTUAL Building Area of Building 3	20,282 SQ. FT. (20,283 SQ. FT. EXISTING)
Exit Access Distance	
250 feet (Table 1016.1) Fully Sprinkled	



STR
STR Partners LLC
350 West Ontario Street | Suite 200
Chicago IL 60654
www.strpartners.com

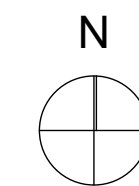
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

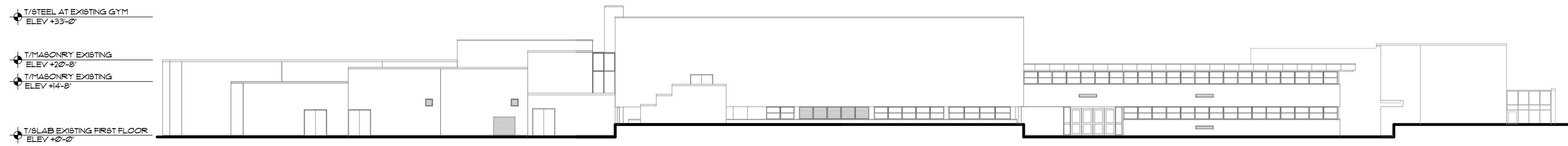
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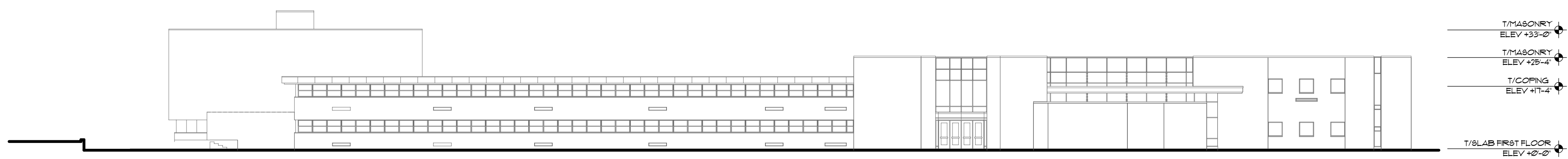
PROPOSED SECOND FLOOR PLAN

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1" = 20'

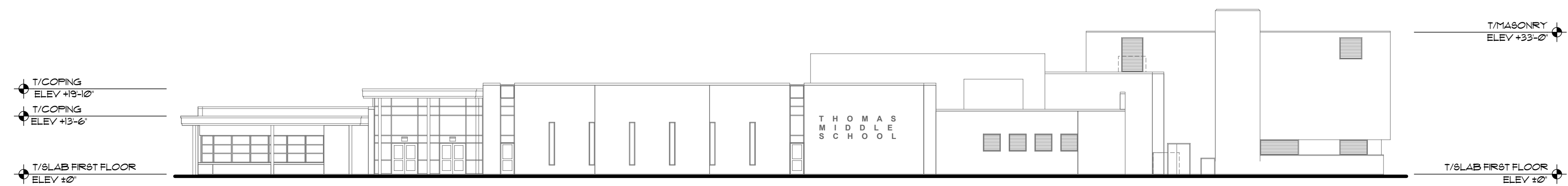




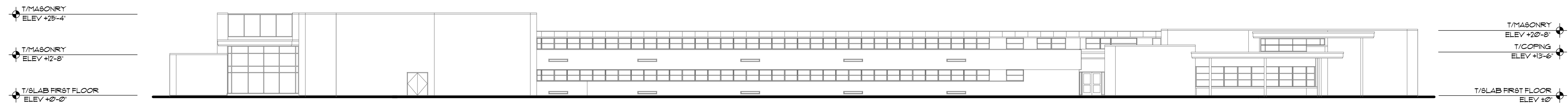
4 NORTH ELEVATION - THOMAS STREET
SCALE: 1" = 20'



3 WEST ELEVATION - NORTH ARLINGTON HEIGHTS ROAD
SCALE: 1" = 20'

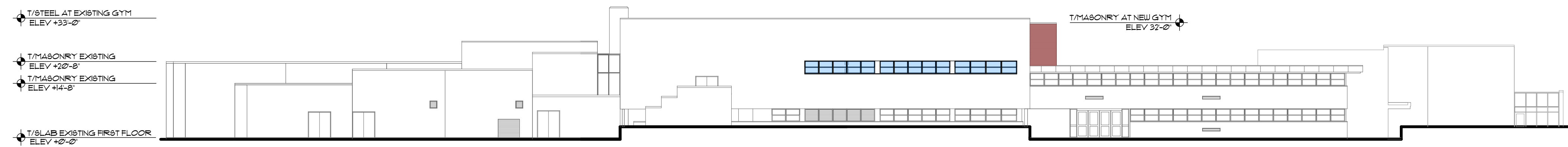


2 EAST ELEVATION - NORTH BELMONT STREET
SCALE: 1" = 20'

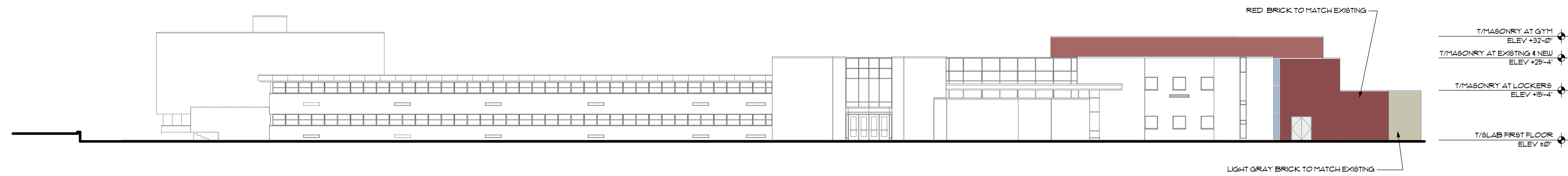


1 SOUTH ELEVATION
SCALE: 1" = 20'

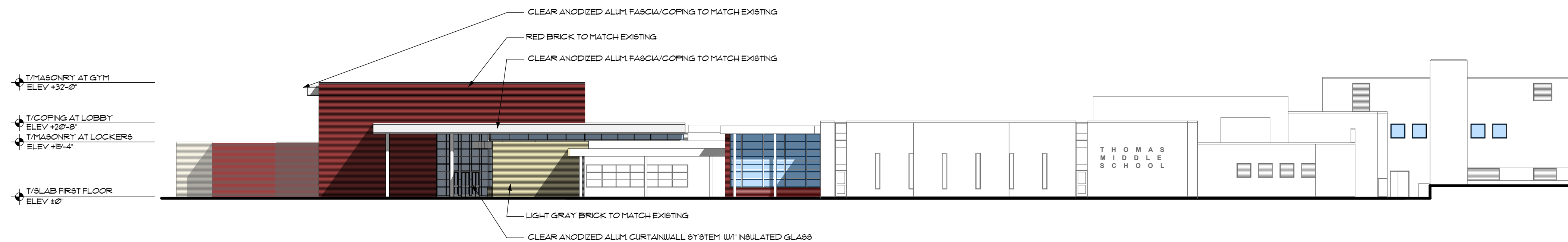
EXISTING BUILDING ELEVATIONS



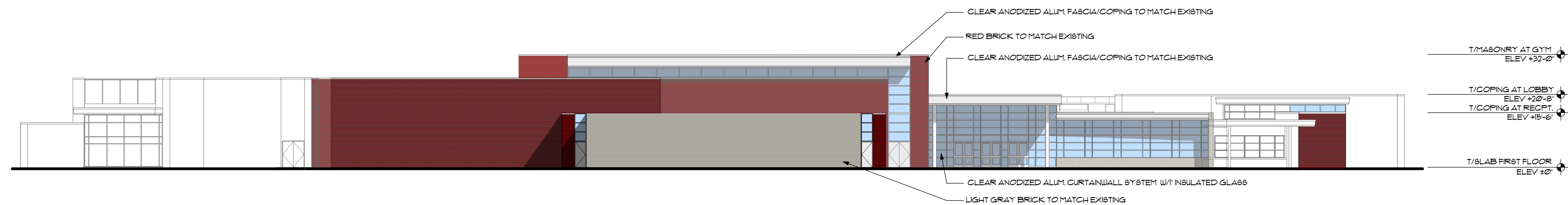
4 NORTH ELEVATION - THOMAS STREET
SCALE: 1" = 20'



3 WEST ELEVATION - NORTH ARLINGTON HEIGHTS ROAD
SCALE: 1" = 20'

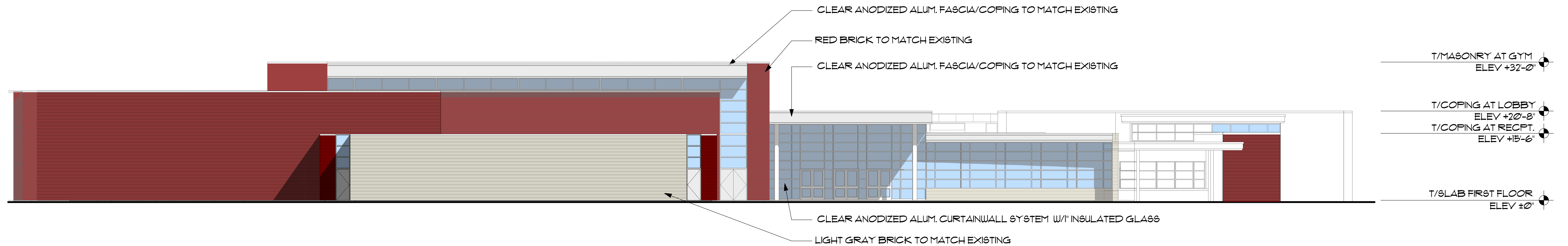


2 EAST ELEVATION - NORTH BELMONT STREET
SCALE: 1" = 20'

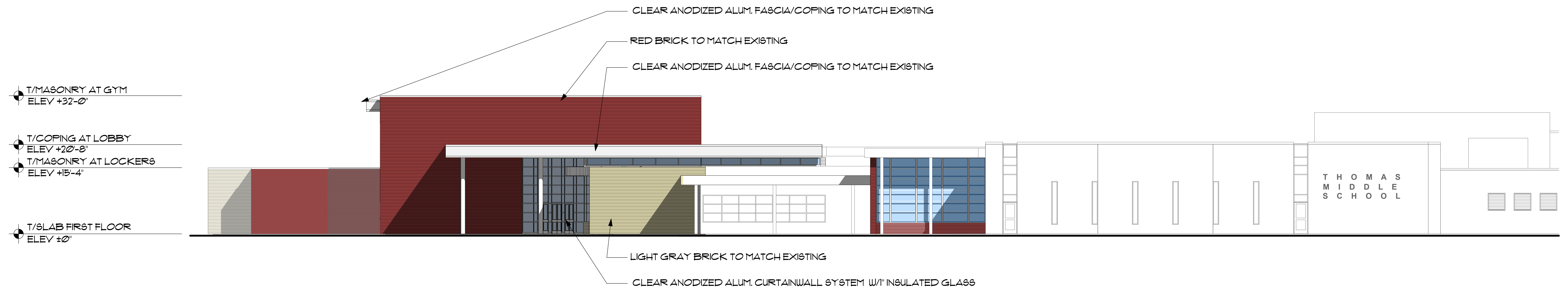


1 SOUTH ELEVATION
SCALE: 1" = 20'

PROPOSED BUILDING ELEVATIONS



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

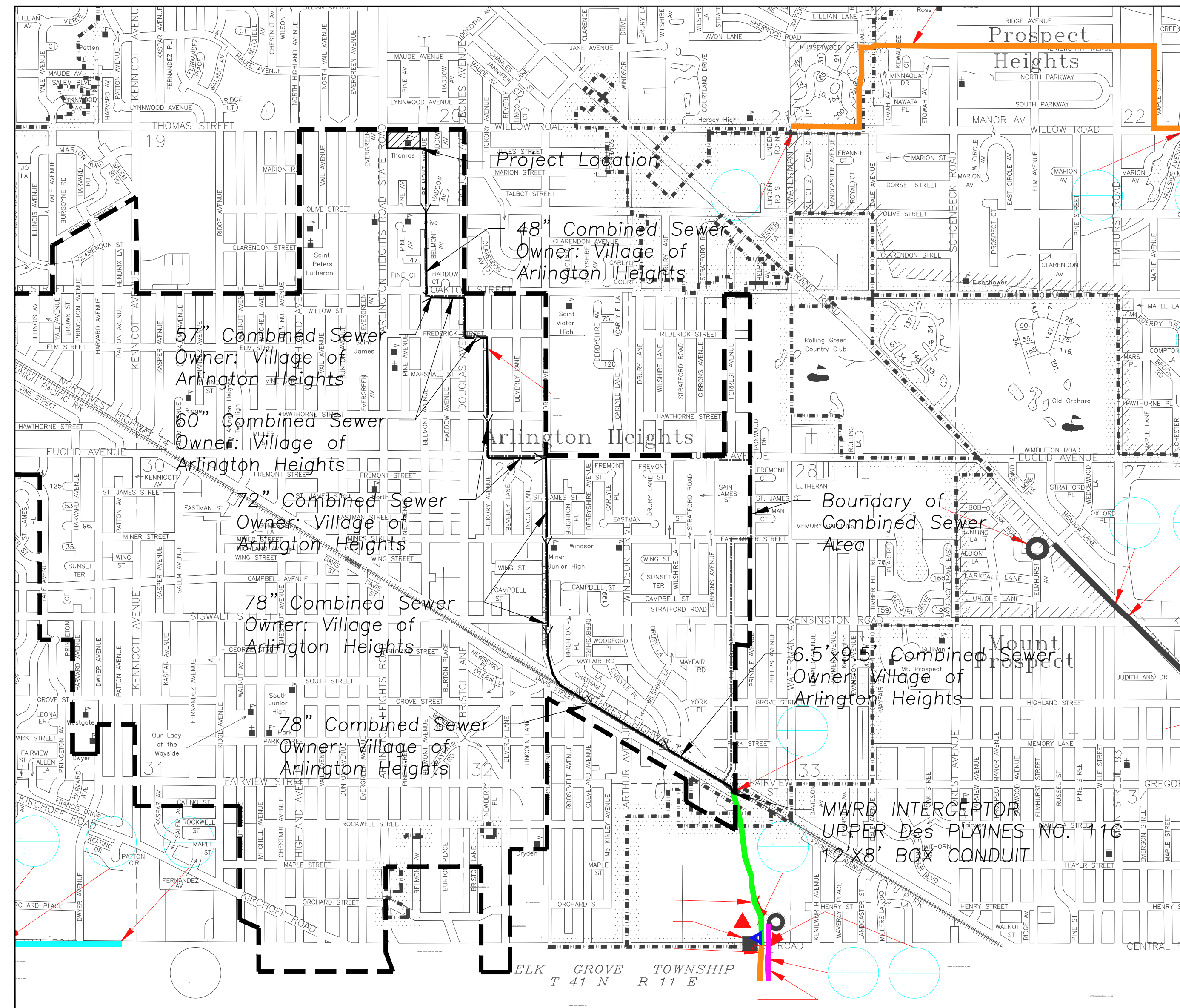
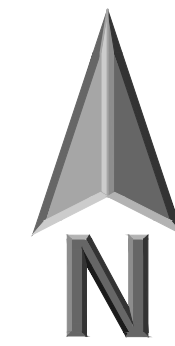


2 EAST ELEVATION - NORTH BELMONT STREET
SCALE: 3/32" = 1'-0"

COLOR RENDERING

THOMAS MIDDLE SCHOOL ADDITION AND RENOVATIONS

1430 N. Belmont Ave. Arlington Heights, IL 60004



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DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area. The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on July 2, 2015. Order Number F5215.

PROJECT BENCHMARKS

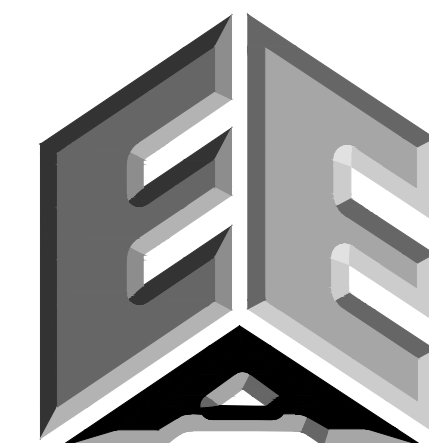
Source Benchmark:
Village of Arlington Heights Monument .39 At The Northeast Corner of W. Olive Street And Arlington Heights Road.
Elevation = 703.13 NAVD88

Site Benchmark:
Cut "x" Cross On Concrete Sidewalk At The Northeast Corner Of Parcel
Elevation = 697.05 NAVD88

Easting: 1080389.665
Northing: 1980117.698

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



ERIKSSON
ENGINEERING

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

THOMAS MIDDLE SCHOOL ADDITION AND RENOVATIONS

1430 N. Belmont Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	09/26/16	Issued For Bid & Permit
2	10/06/16	Addendum 2

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Design By:	JC	Date:	07/25/16
Approved By:	KC	Project No.	

Sheet Title:

COVER SHEET

Sheet No:

C0.0



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THOMAS MIDDLE SCHOOL ADDITION AND RENOVATIONS

1430 N. Belmont Avenue
Arlington Heights, Illinois

PLAT OF SURVEY

LOTS 23, 25 AND THE NORTH 3/4 ACRES OF LOT 27 IN ALISON'S ADDITION
OF ARRLINGTON HEIGHTS, BEING 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 4/5 ACRES OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE LAST SAID AS RECORDED
OCTOBER 13, 1906, IN BOOK 182 OF PLATS, PAGE 42, AS DOCUMENT
3941663, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
1430 N. BELMONT AVENUE, ARLINGTON HEIGHT, IL.
PARCEL ABB # 471219, S.F.
P.N. 03-20-303-008

Reserved for Seal:

Expiration Date: _____

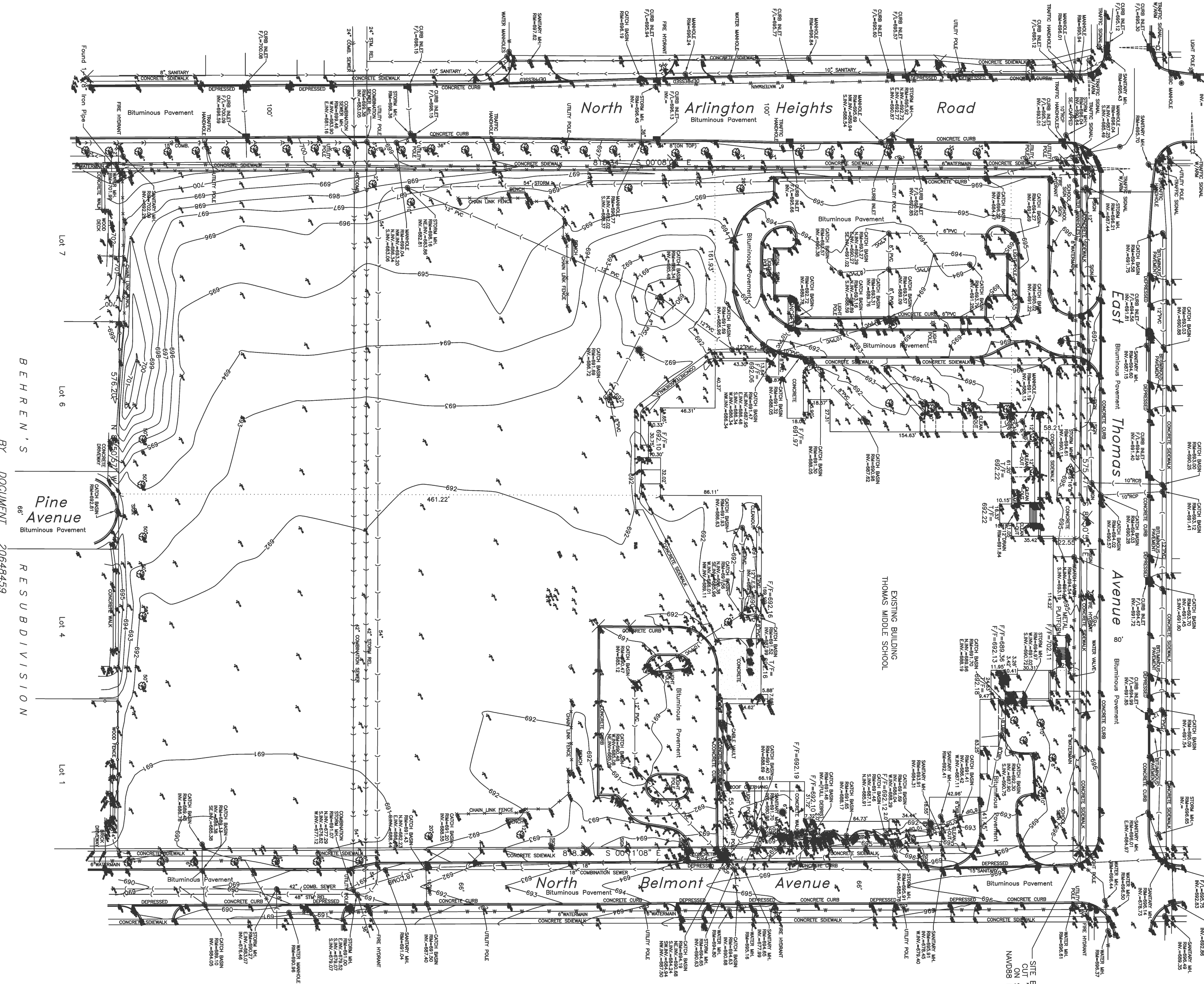
No.	Date	Description
	09/26/16	Issued For Bid & Permit
2	10/06/16	Addendum 2

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Design By:	JC	Date:	07/25/16
Approved By:	KC	Project No.	

Sheet Title:
**PLAT OF
TOPOGRAPHIC
SURVEY**

Sheet No:
C0.1



STATE OF ILLINOIS
COUNTY OF LAKE

S.S.

STATE OF ILLINOIS

PROFESSIONAL LAND SURVEYOR

39-3616

PROFESSIONAL DESIGN FIRM NO. 184-002732

DATE: 07-13-2016

FILE NO. 88-16

PROJECT NO. 20648459

BY DOCUMENT

20648459

RE SUBDIVISION

66'

Pine Avenue

Bituminous Pavement

Lot 1

Lot 4

Lot 6

Lot 7

Lot 10

North Arlington Heights Road

Bituminous Pavement

CONCRETE CURB

CONCRETE SIDEWALK

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GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions And Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction, Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village of Arlington Heights Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc.. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning in All Locations Where Proposed Pavement And/OR Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GRADING NOTES

- Install And Maintain Silt Fence at the Perimeter of the Construction Zone. Install Hay Bale Erosion Control Around All Proposed and Existing Structures Receiving Drainage From Disturbed Areas. Silt Fabric Under the Lid is Not an Acceptable Alternative in Landscaped Areas.
- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 inches (Min.) to 12 inches (Max.) Topsoil and Sod Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.5%. Contact Engineer if Conflicts Exist.

GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/2 ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Reseeding. For Flat Slab Tops install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary.
- All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
- All Flared End Sections Shall Be Concrete.
- All Sanitary Manholes Shall Include a Chimney Seal.

GRADING NOTES

- Install And Maintain Silt Fence at the Perimeter of the Construction Zone. Install Hay Bale Erosion Control Around All Proposed and Existing Structures Receiving Drainage From Disturbed Areas. Silt Fabric Under the Lid is Not an Acceptable Alternative in Landscaped Areas.
- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 inches (Min.) to 12 inches (Max.) Topsoil and Sod Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.5%. Contact Engineer if Conflicts Exist.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site is Permanently Stabilized And All Inspections are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures are No Longer needed, Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- Final Site Stabilization is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
- All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Tandy Pop" Inlet Protectors (or equal) and Filter Matties Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.
- All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II And The Metropolitan Water Reclamation District of Greater Chicago.
- Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials if They Occur in Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
- Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

Pipe Material	Pipe Specification	Joint Specification
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6"-Inch To 15-Inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-Inch To 27-Inch Diameter F/DY=46	ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3251, 2620 (Heat Fusion)
	ASTM D-3035	ASTM D3212, F-477 (Gasketed)
Water Main Quality PVC 4-Inch To 36-Inch	ASTM D-2241	ASTM D-2672 Or D-3136
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212

MWRDGC GENERAL NOTES

- Referenced Specifications
1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
 - Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction;
 - Standard Specifications For Water And Sewer Main Construction in Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
 - Village Of Arlington Heights Municipal Code;
 - The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
 - In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.
- Notifications
1. The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-568-4055).
2. The Village Of Arlington Heights Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Of Each Work Phase.
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call U.I.L.T.C. At 1-800-892-0123.
- General Notes
1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Be Filled With Granular Material Or Removed.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work/On The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality. Any Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Replaced Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MwrD, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As All Construction Improvements Are Completed. Final Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, Gates, Tees Or Bends Shall Be Tied To A Fire Hydrant.
- Sanitary Sewer
1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/OR MWRD After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction in Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Pipe Specification	Joint Specification
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6"-Inch To 15-Inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-Inch To 27-Inch Diameter F/DY=46	ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3251, 2620 (Heat Fusion)
	ASTM D-3035	ASTM D3212, F-477 (Gasketed)
Water Main Quality PVC 4-Inch To 36-Inch	ASTM D-2241	ASTM D-2672 Or D-3136
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212

MWRDGC GENERAL NOTES

8. All Sanitary Sewer Construction (and Storm Sewer Construction in Combined Sewer Areas) Requires Stone Bedding With Stone 4 To 1 In Size, With Minimum Bedding Thickness Equal To 4 The Outside Diameter Of The Sewer. The Bedding Shall Be Placed On A Bed Of More Than Eight (8) Inches, Material Shall Be CA-11 Or CA-12 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Ratchet And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
 - (a) A Circular Saw-Cut Of Sewer Main By Proper Tools (Sawer-Top Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
 - (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
 - (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using Band Or Similar Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary And Storm Sewers And Watermain Shall Be Maintained Unless: The Sewer is Laid In Separate Trench, Keeping A Minimum 18" Vertical Separation, Or The Sewer is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping Minimum 18" Vertical Separation, If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. All Existing Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches. All Manholes Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To ASTM C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shear concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Driveway/Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers. All Combined Sewers Examined Shall Pass Through A Sediment Filter Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenance Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.
- Erosion And Sediment Control
1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
 - (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
 - (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion, If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site, Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.

9. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
10. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
11. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
12. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
13. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
14. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
15. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
16. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer.
17. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
18. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermain As Well As Their Services And Other Appurtenances, Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upland Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
19. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
20. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
21. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
22. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
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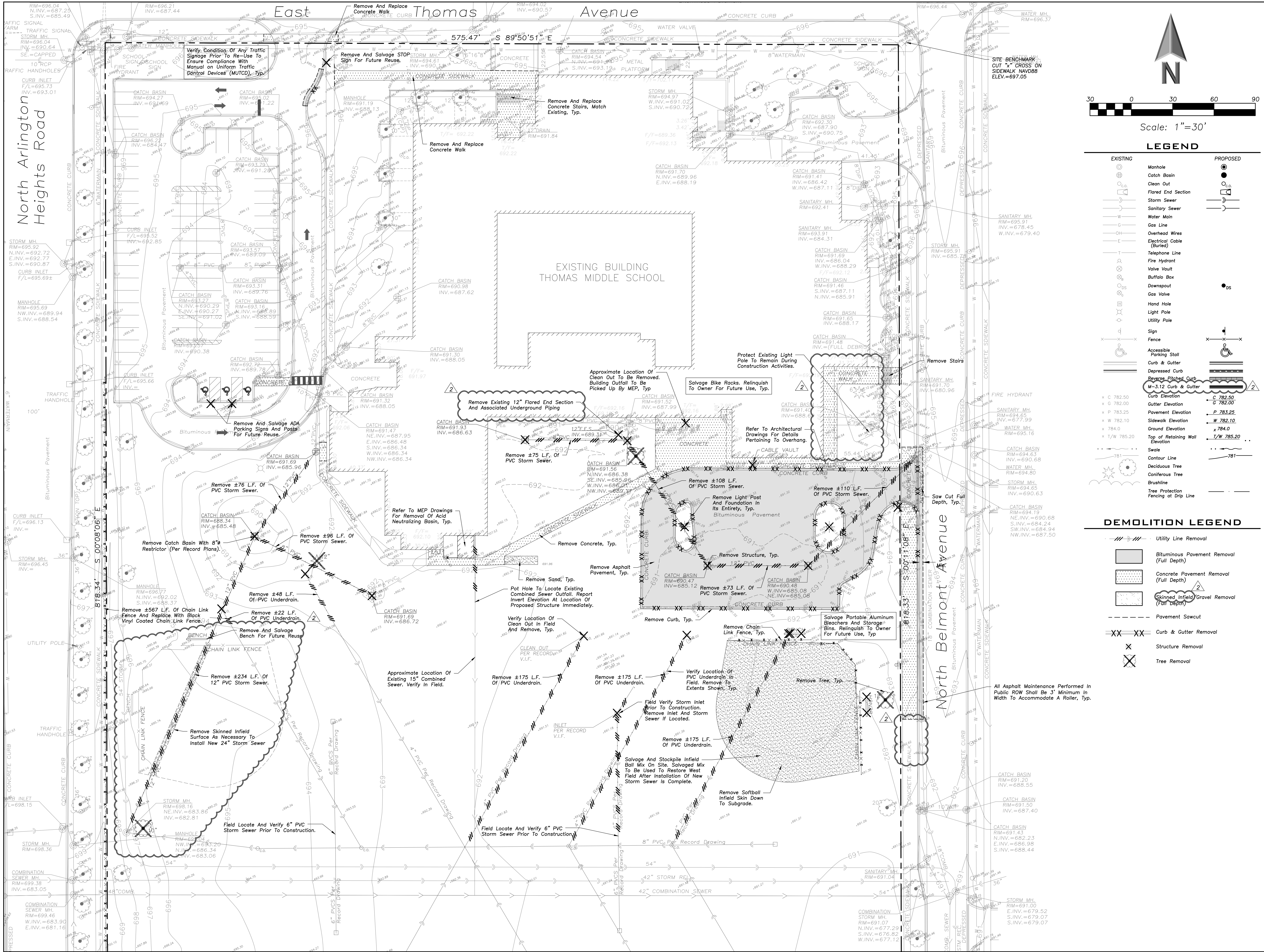
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Sheet Title:

SITE WORK
NOTES

Sheet No:

C0.2



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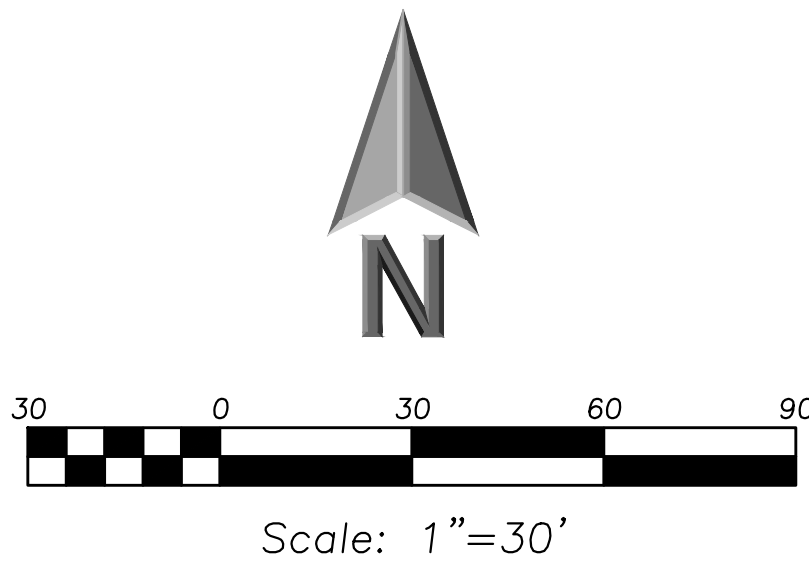
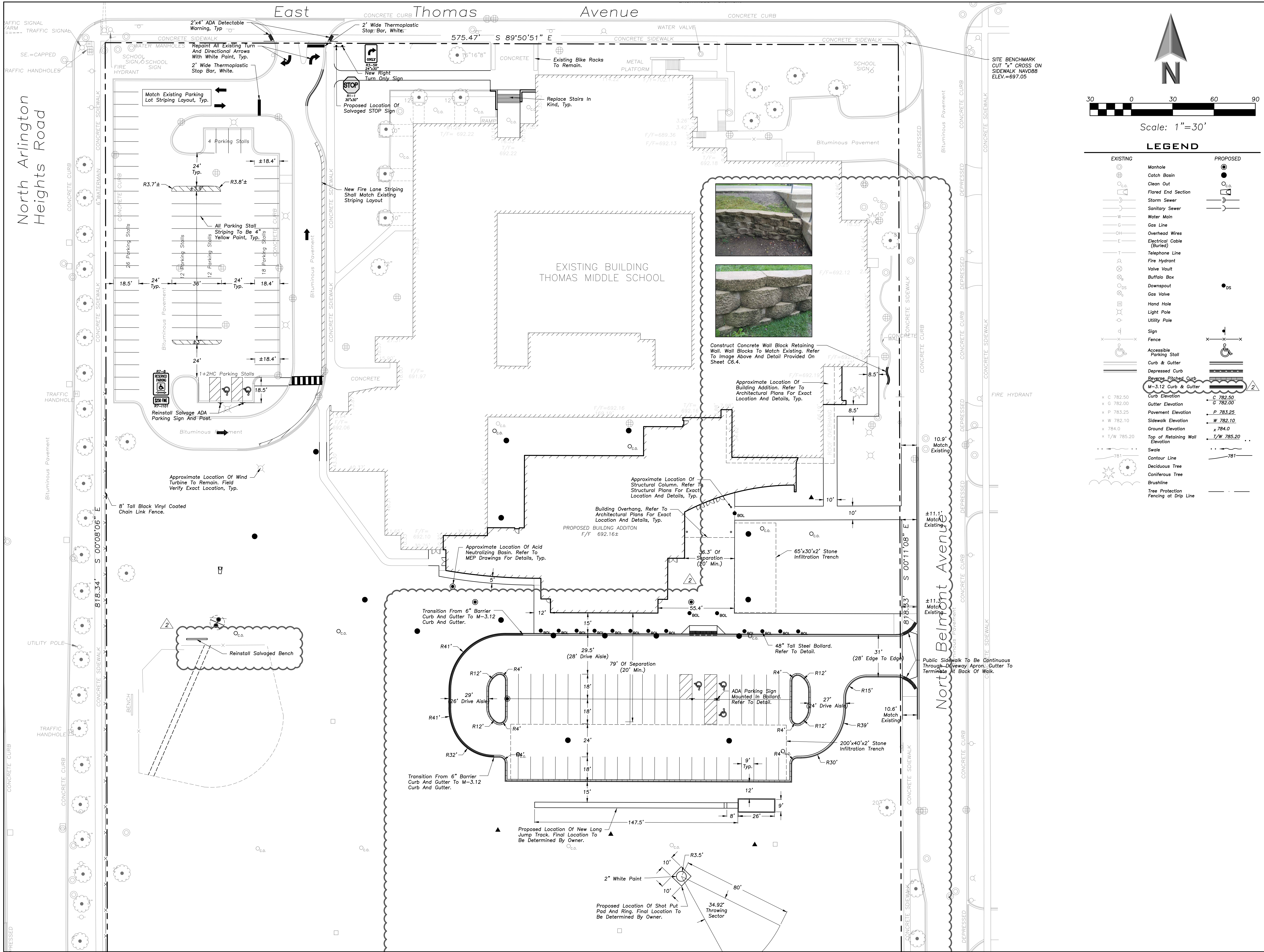
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SITE DEMOLITION PLAN

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C1.1



LEGEND	
EXISTING	PROPOSED



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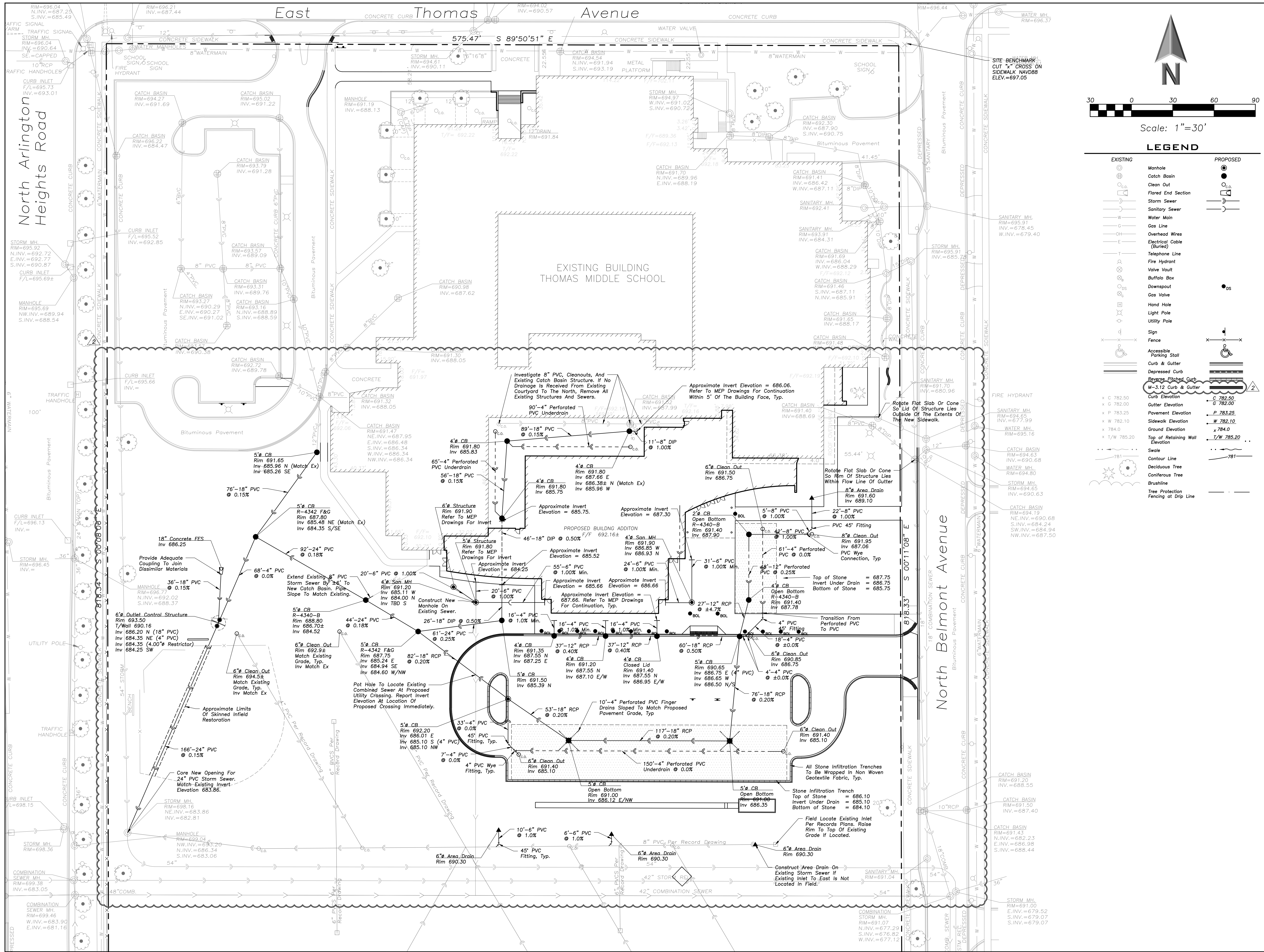
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**PRELIMINARY
SITE GEOMETRY
PLAN**

Sheet No:

C2.1





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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
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JC		07/25/16

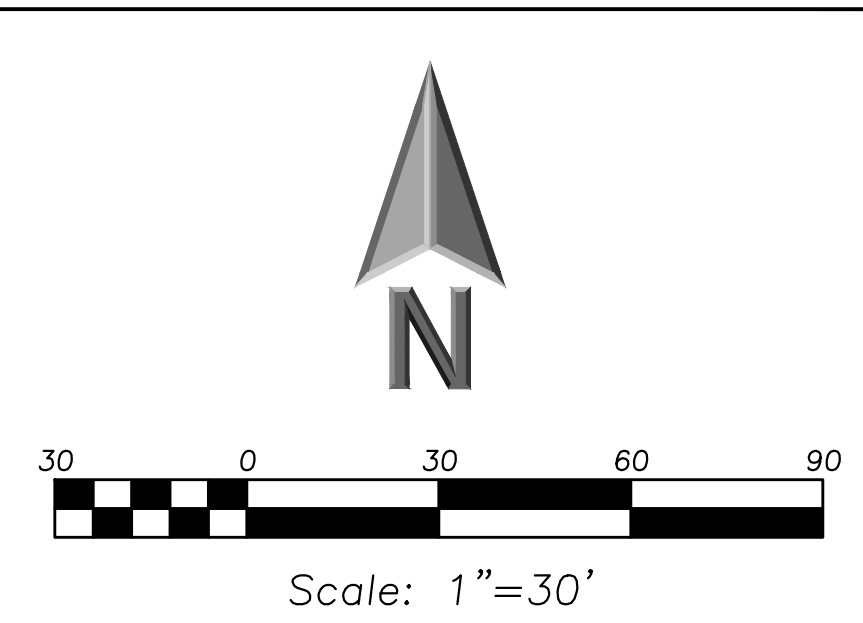
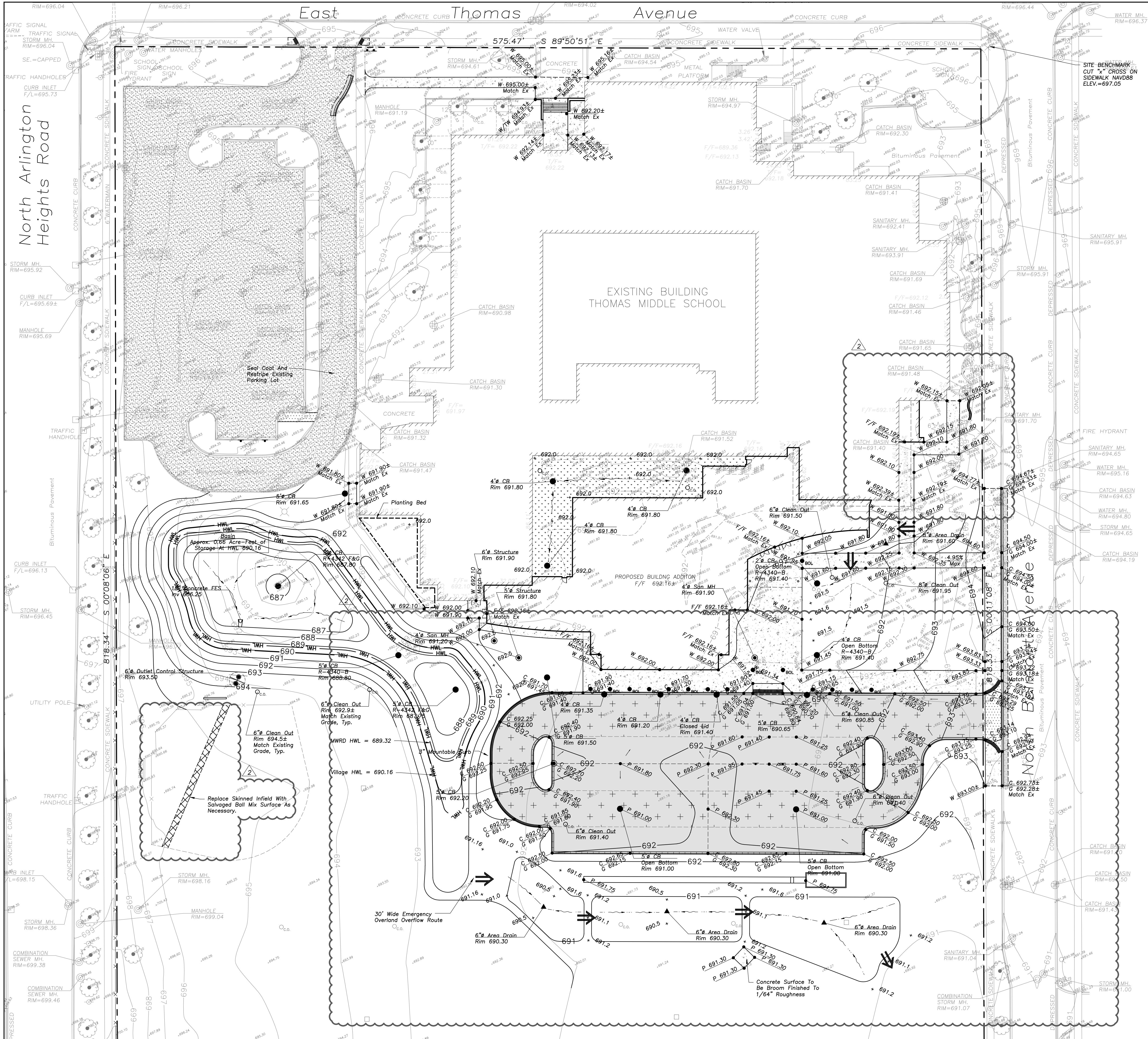
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KC		

Sheet Title:

**SITE
UTILITY
PLAN**

Sheet No:

C3.1



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Gas Valve	Gas Valve
Hand Hole	Hand Hole
Light Pole	Light Pole
Utility Pole	Utility Pole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Reverse Pitched Curb	Reverse Pitched Curb
M-3.12 Curb & Gutter	M-3.12 Curb & Gutter
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection	Tree Protection
Fencing at Drip Line	Fencing at Drip Line

PAVING & SURFACE LEGEND

Asphalt Pavement Section	1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
Concrete Driveway Section	8" Portland Cement Concrete
Concrete Sidewalk Section	5" Portland Cement Concrete
Heavy-Duty (Fire Lane) Asphalt Pavement Section	2" Hot Mix Asphalt Surface, Mix D, IL-9.5, N50
Easy Turf Ultra Series or Approved Equal	1 1/2" Synthetic Grass Blades
Seal Coat	Polymer Modified Clay Stabilized Asphalt Emulsion
Salvaged Skinned Infield	6" Ball Mix

Stormwater Overland Flow Path

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PHONE: (847) 223-4804
FAX: (847) 223-4864
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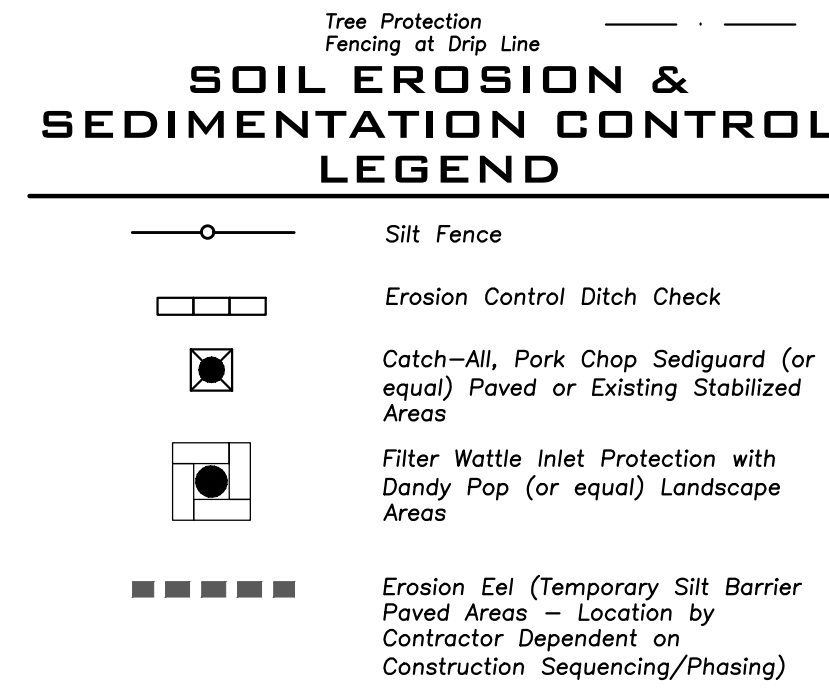
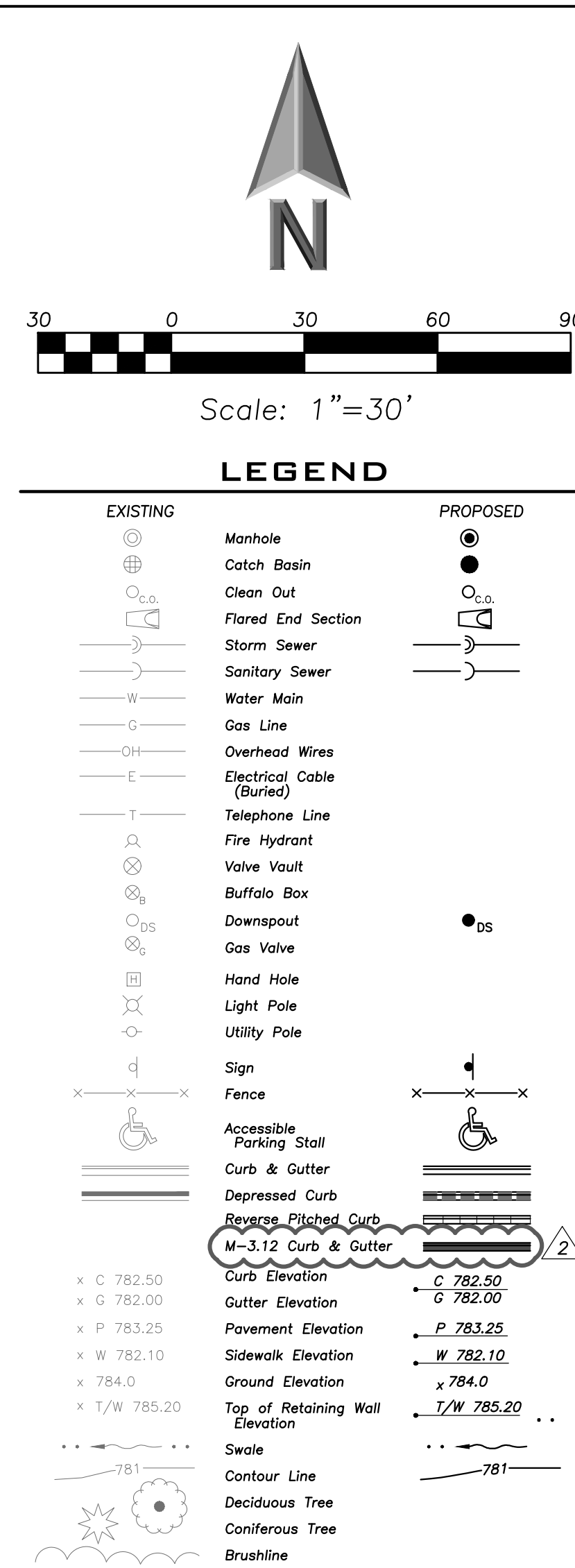
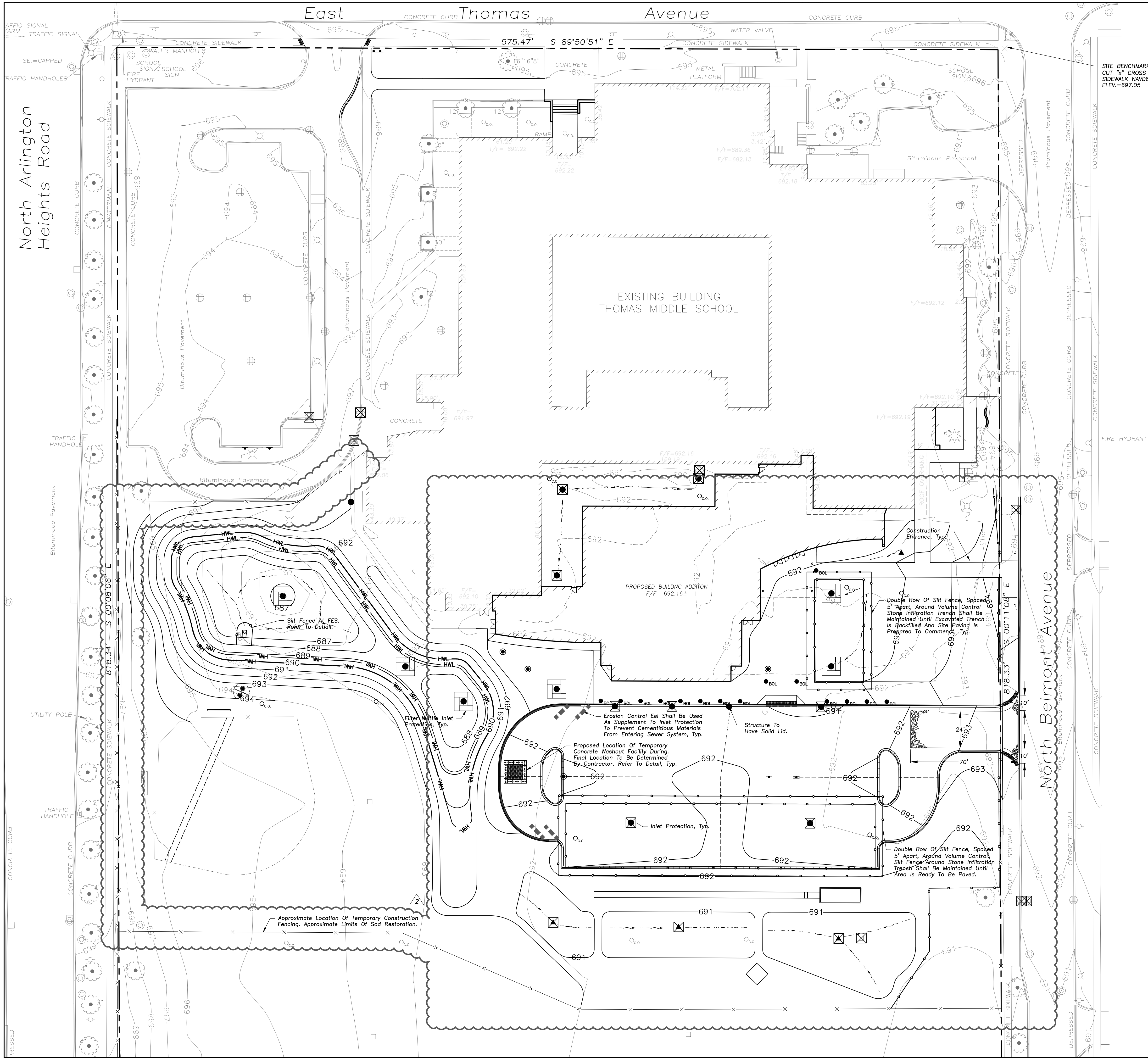
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GRADING AND PAVING PLAN

Sheet No:

C4.1



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FAX: (847) 223-4864
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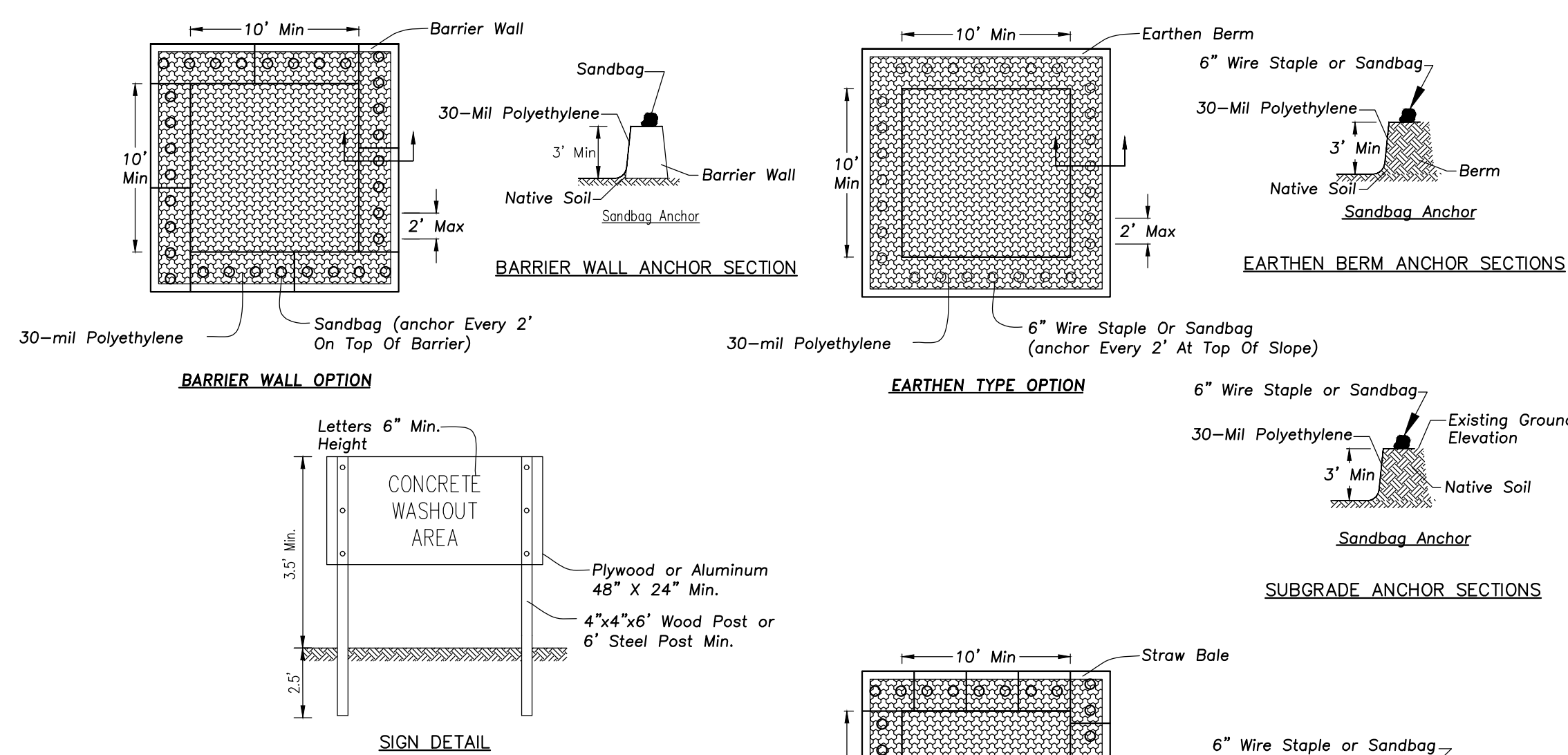
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Sheet Title:

**SOIL EROSION &
SEDIMENT
CONTROL PLAN**

Sheet No:

C5.1



- NOTES:
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
 - Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY

GENERAL NOTES

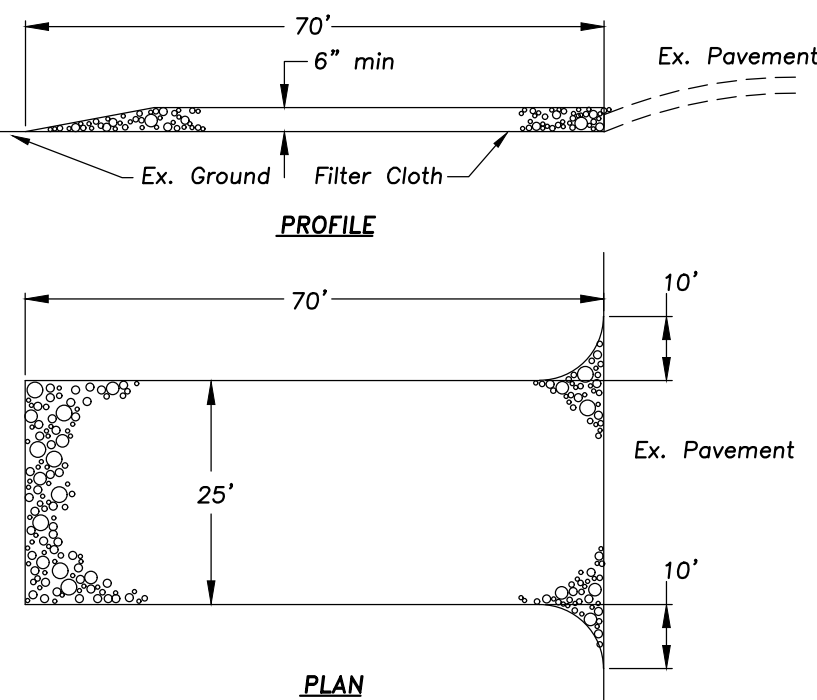
STONE SIZE — Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE — The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH — Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

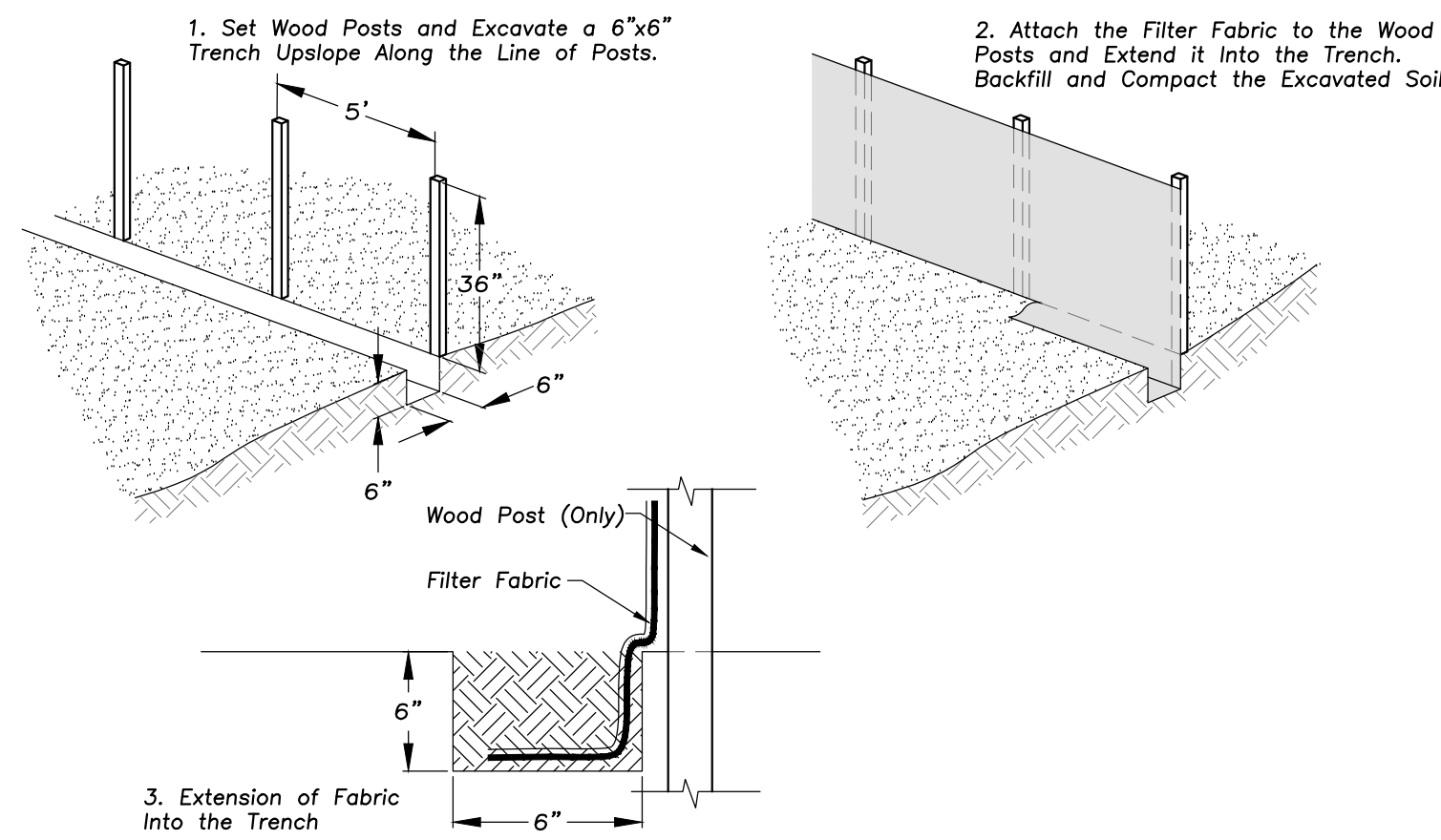
WASHING — Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.

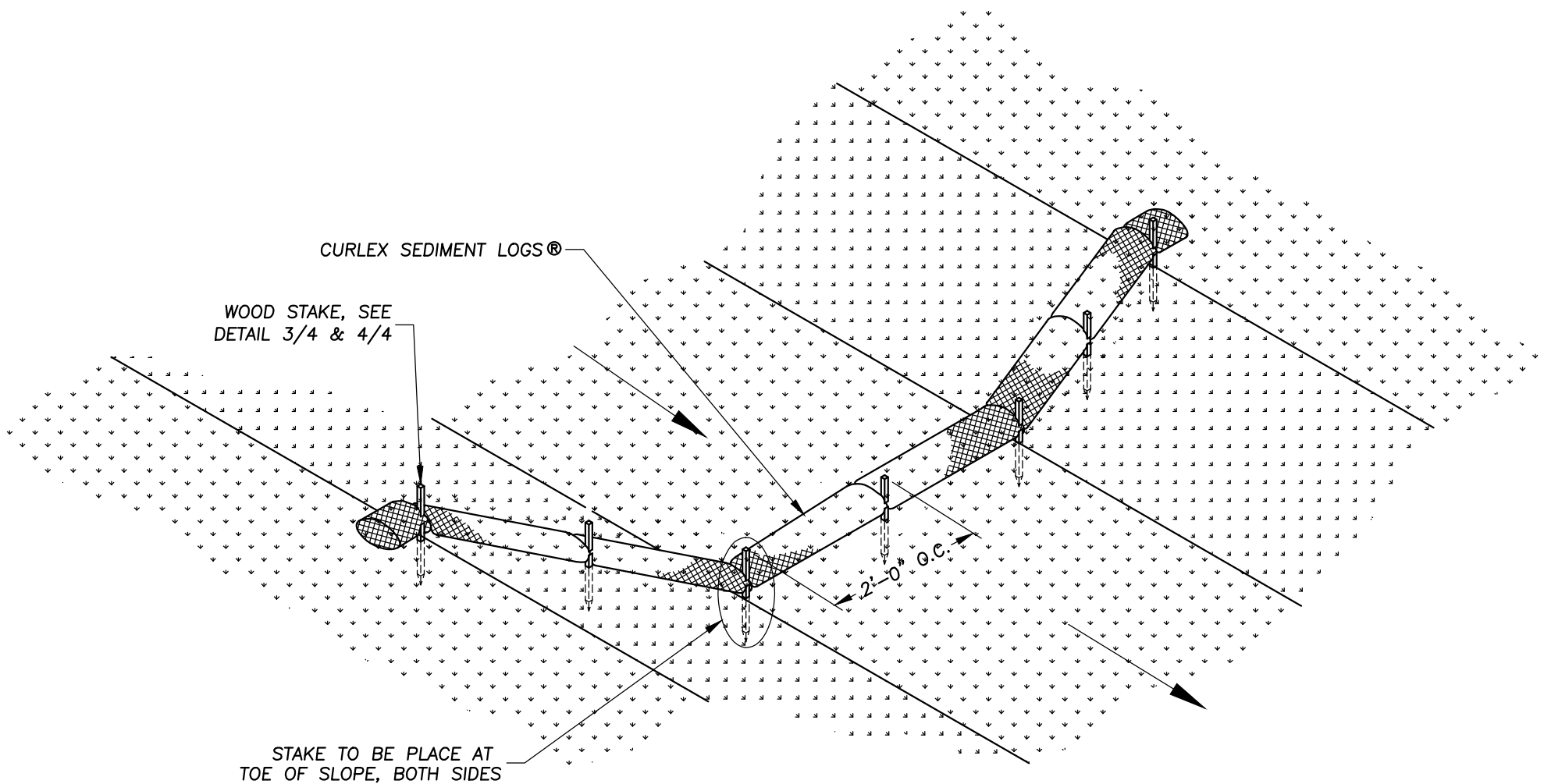


STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

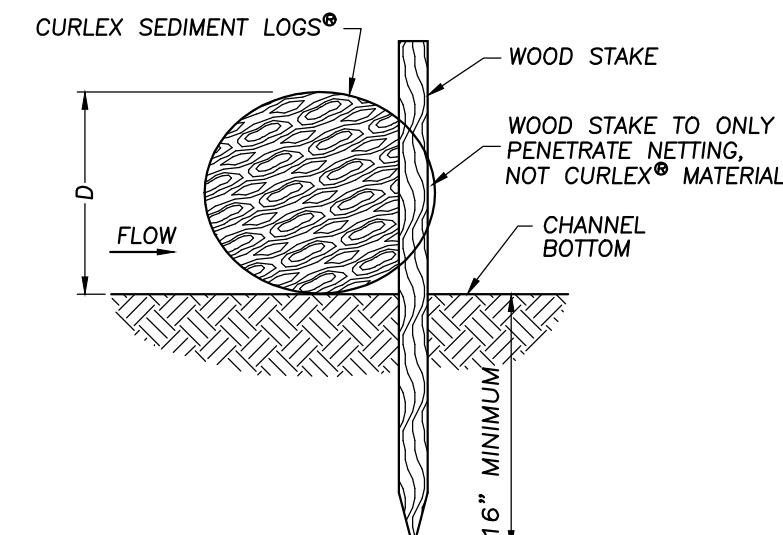


SILT FENCE CONSTRUCTION (AASHTO 288-00)



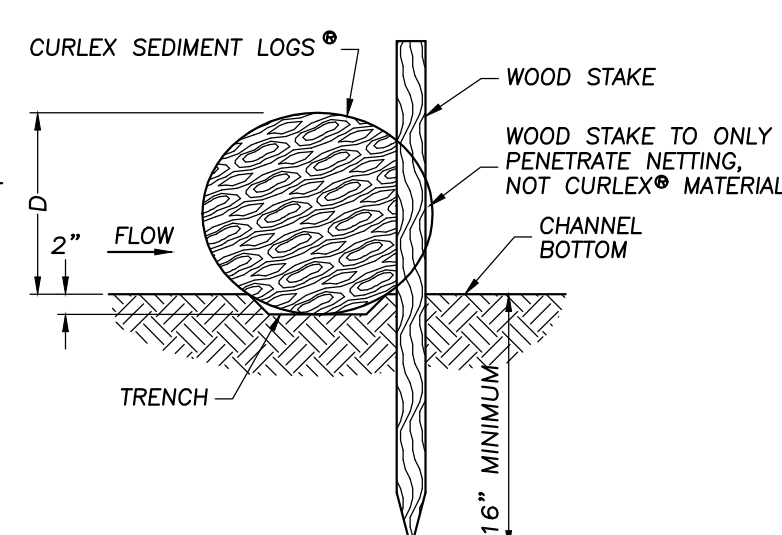
CURLEX SEDIMENT LOGS® DETAIL (NO BLANKET)

NO SCALE



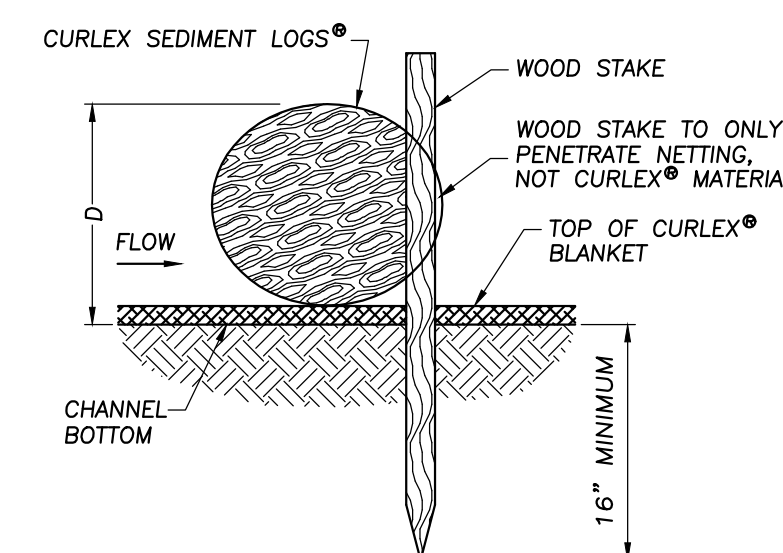
STAKE DETAILS (NO TRENCH)

NO SCALE



STAKE DETAIL (WITH TRENCH)

NO SCALE



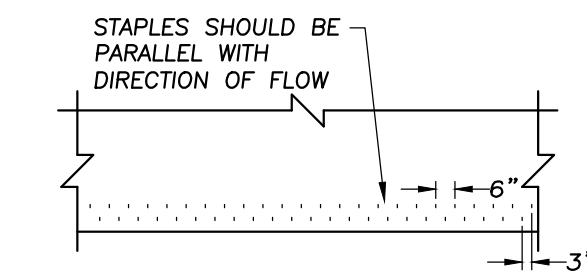
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NOTE: TRENCH OPTION IS MOST APPLICABLE IN LOOSE, UNCONSOLIDATED SOILS.

1 1/2" X 1 1/2" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS.

1 1/2" X 1 1/2" X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS.



CHANNEL TERMINATION PLAN

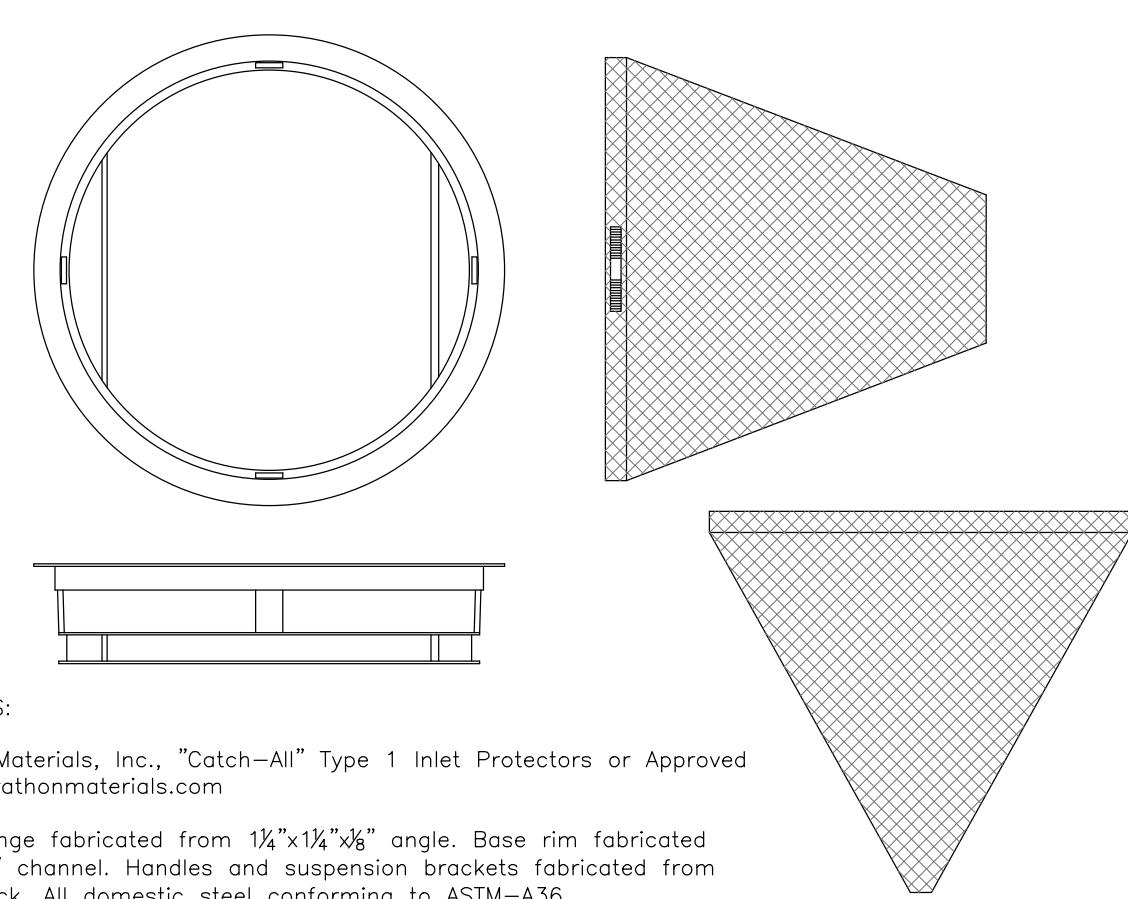
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$$\left[\frac{\text{DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED CURLEX SEDIMENT LOGS} \odot (D)(H)}{\text{CHANNEL GRADIENT } (\%) } \right] \times 100 = \text{CURLEX SEDIMENT LOGS} \odot \text{ SPACING } (ft)$$

RECOMMENDED PLACEMENT INTERVAL BETWEEN CURLEX SEDIMENT LOGS®

CURLEX SEDIMENT LOGS® DITCH CHECK

BY: AMERICAN EXCELSIOR COMPANY



GENERAL NOTES:

Use Marathon Materials, Inc., "Catch-All" Type 1 Inlet Protectors or Approved Equal. www.marathonmaterials.com

FRAME: Top flange fabricated from 1 1/4"x1 1/4"x3/8" angle. Base rim fabricated from 1 1/2"x5/8"x3/8" channel. Handles and suspension brackets fabricated from 1 1/4"x3/4" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock.

Install baskets in all existing storm inlets prior to construction and all new storm inlets immediately after installation. Contractor shall maintain throughout construction activities.

"CATCH-ALL" INLET PROTECTORS



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GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
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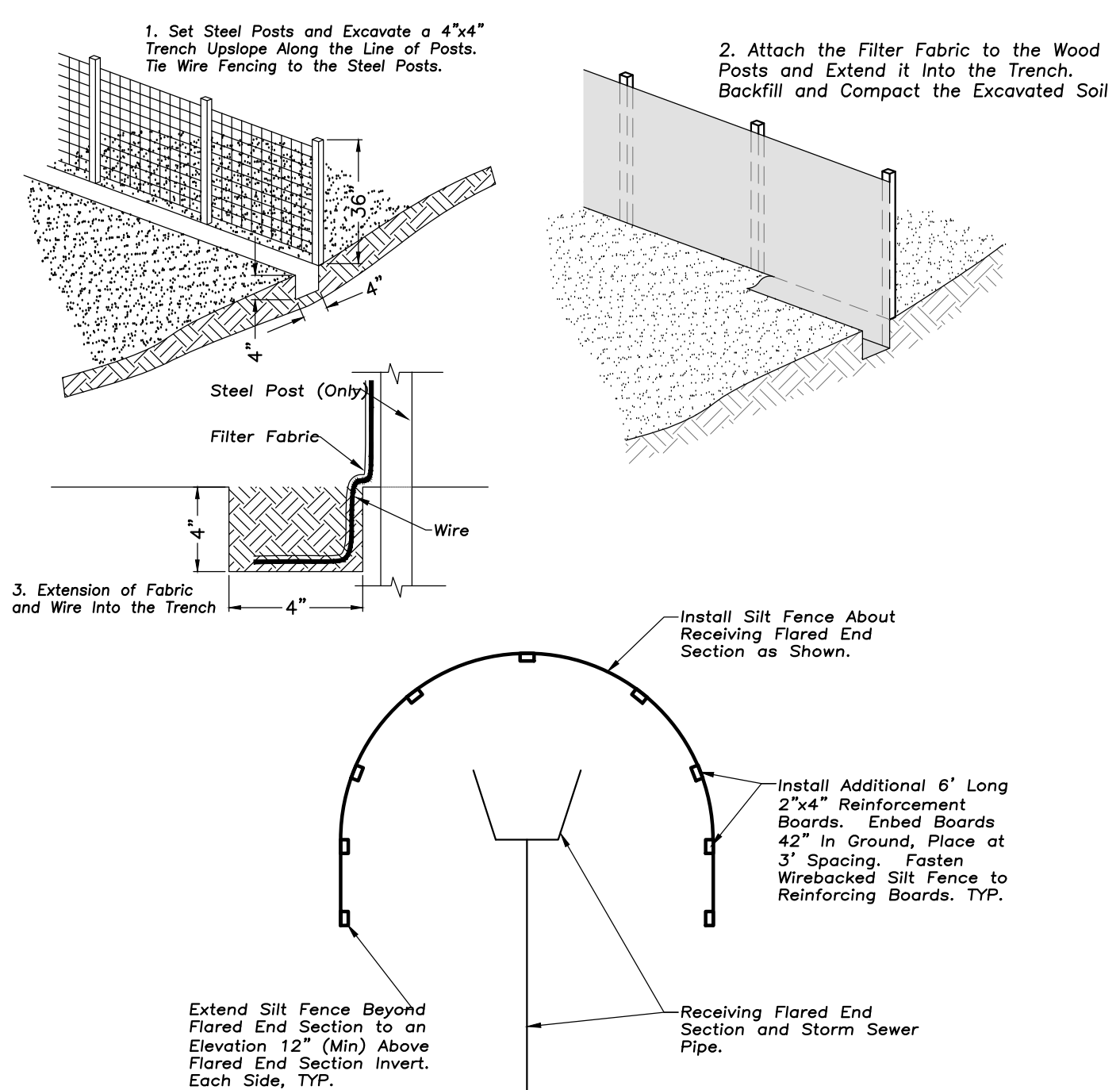
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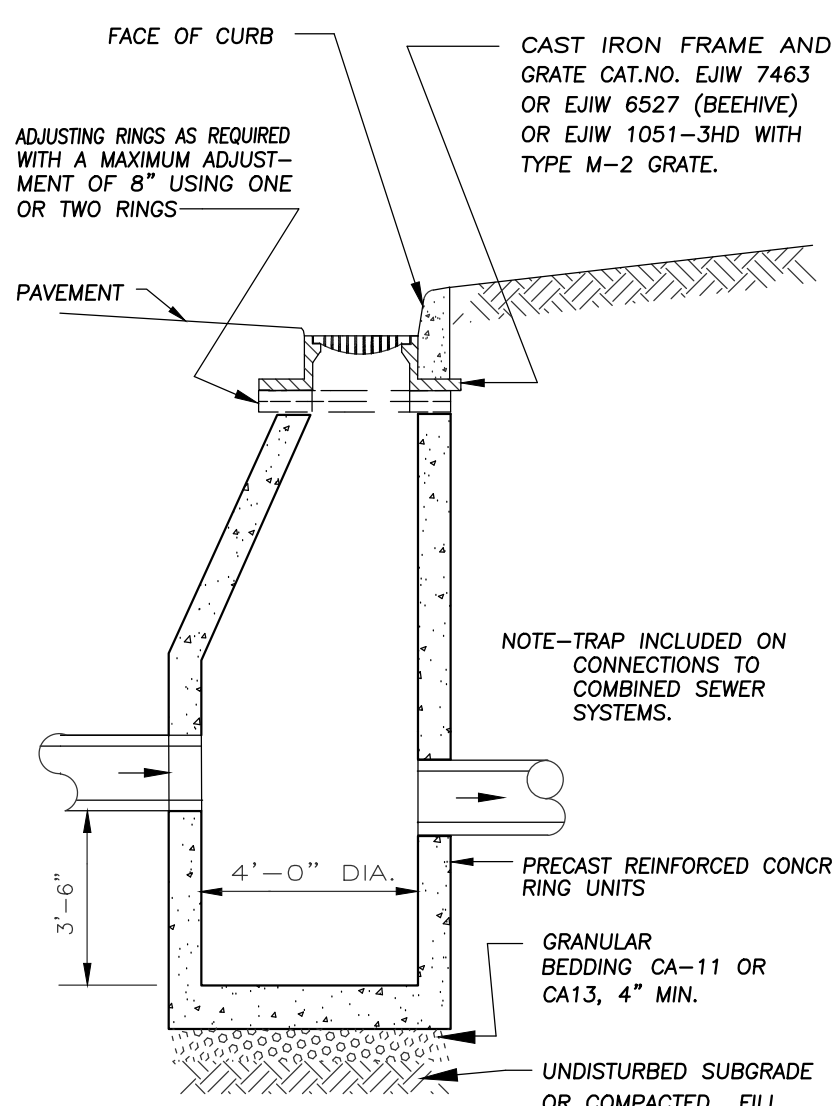
SITE WORK DETAILS

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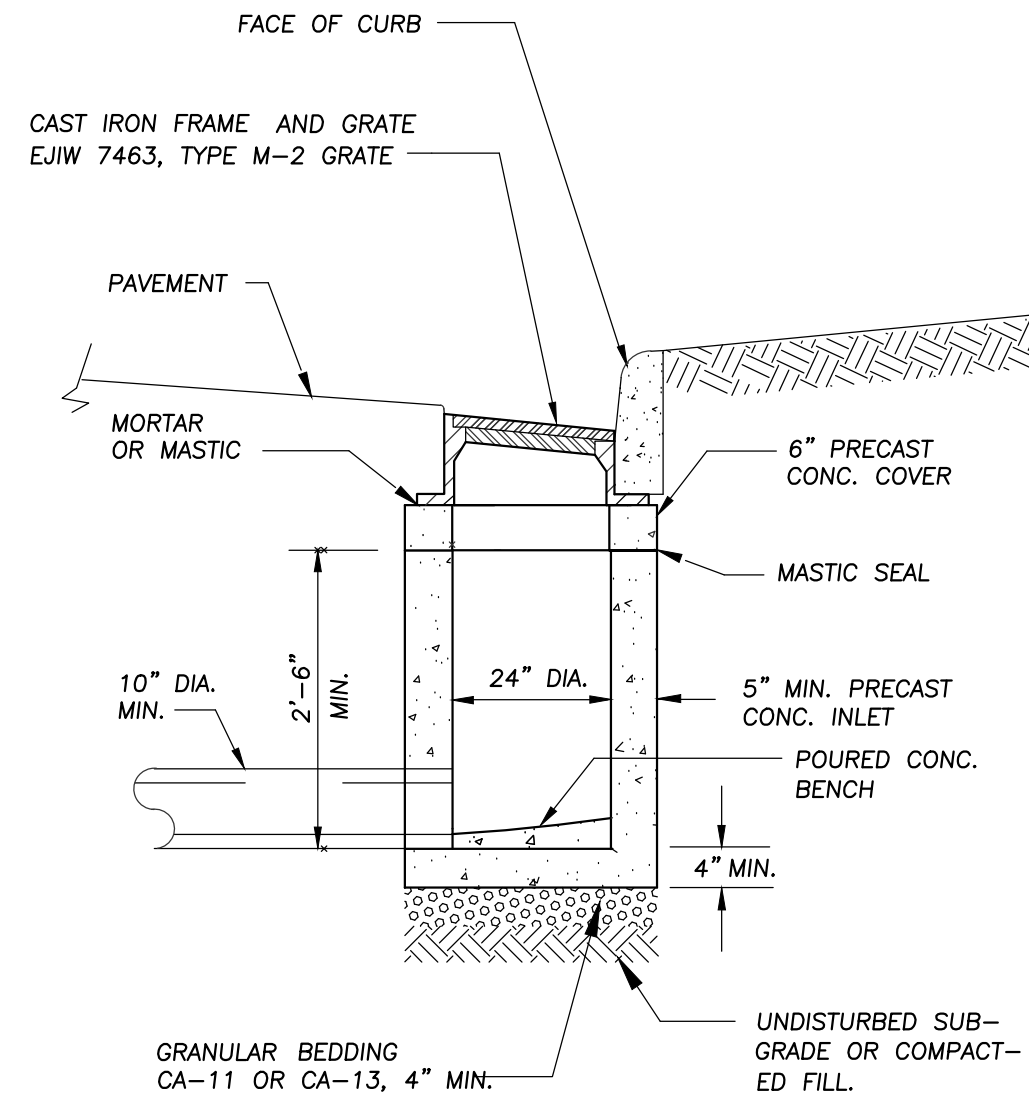
C6.1

SILT FENCE PROTECTION AT FLARED END SECTION

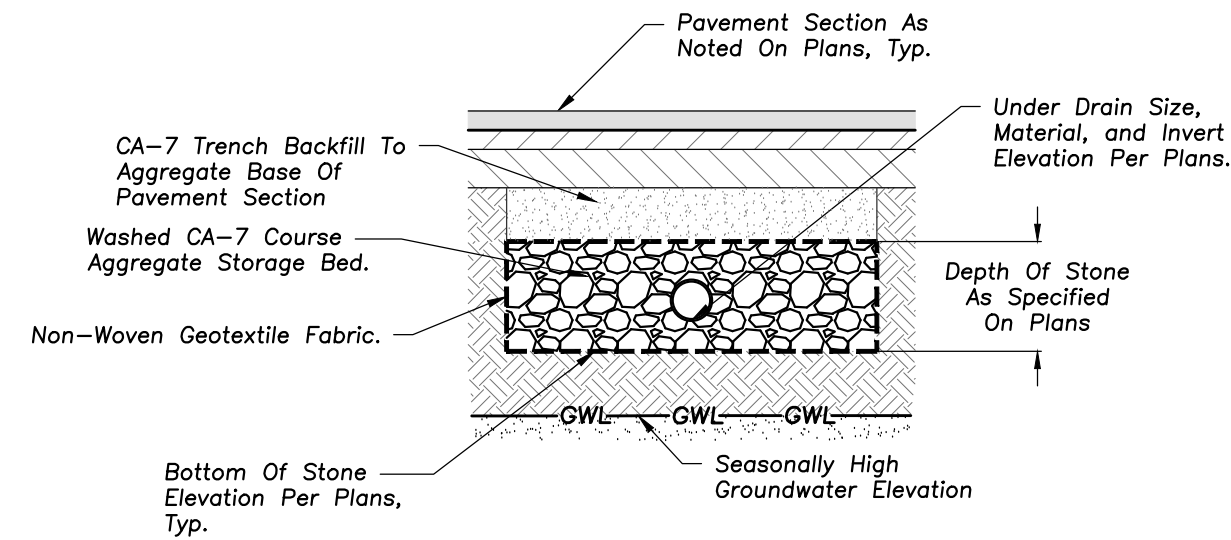




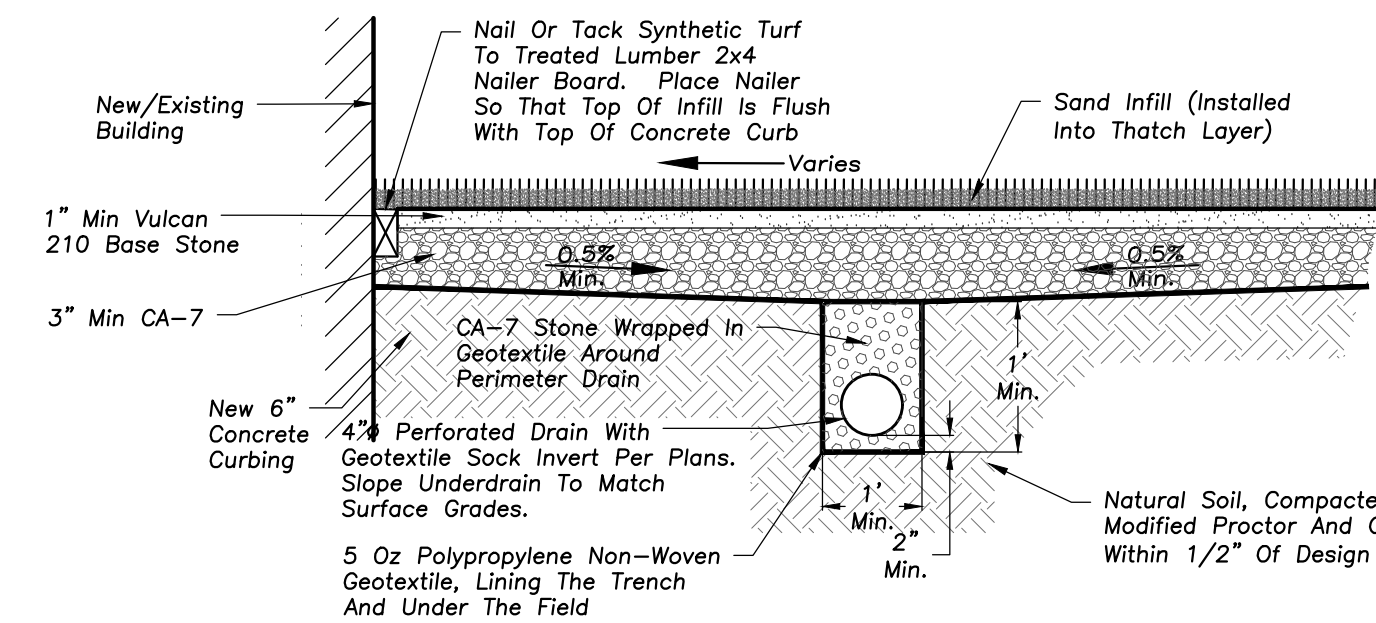
TYPE A - CATCH BASIN



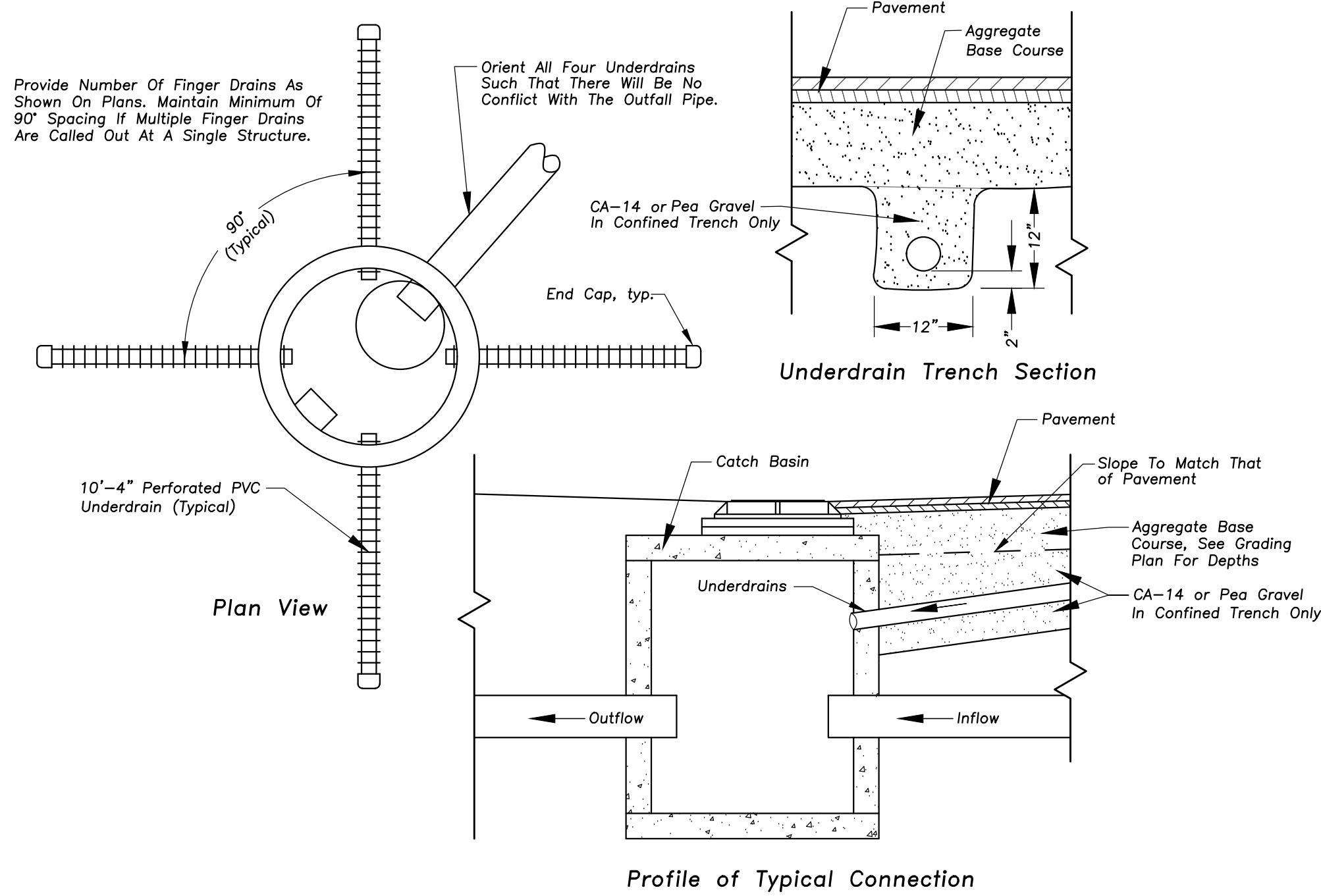
TYPE A - INLET



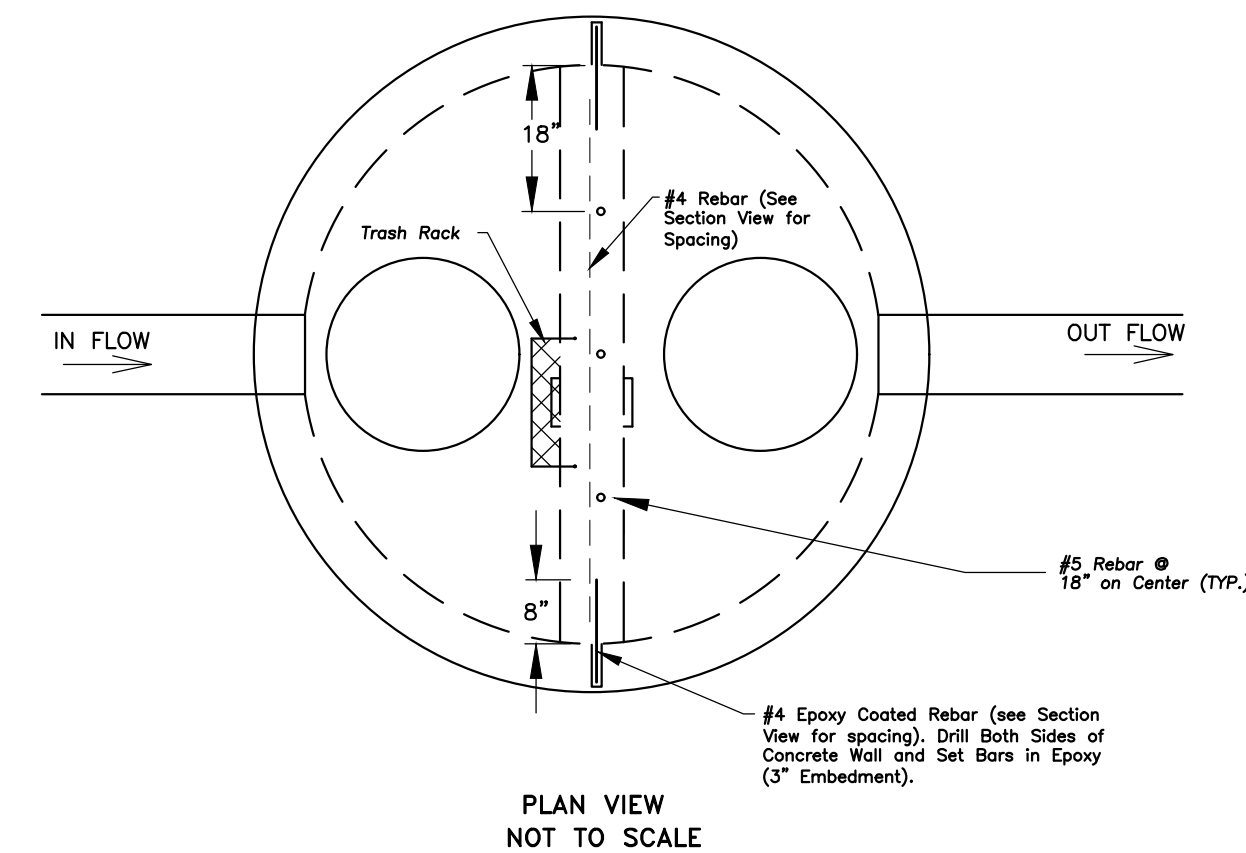
VOLUME CONTROL FACILITY BENEATH PAVEMENT



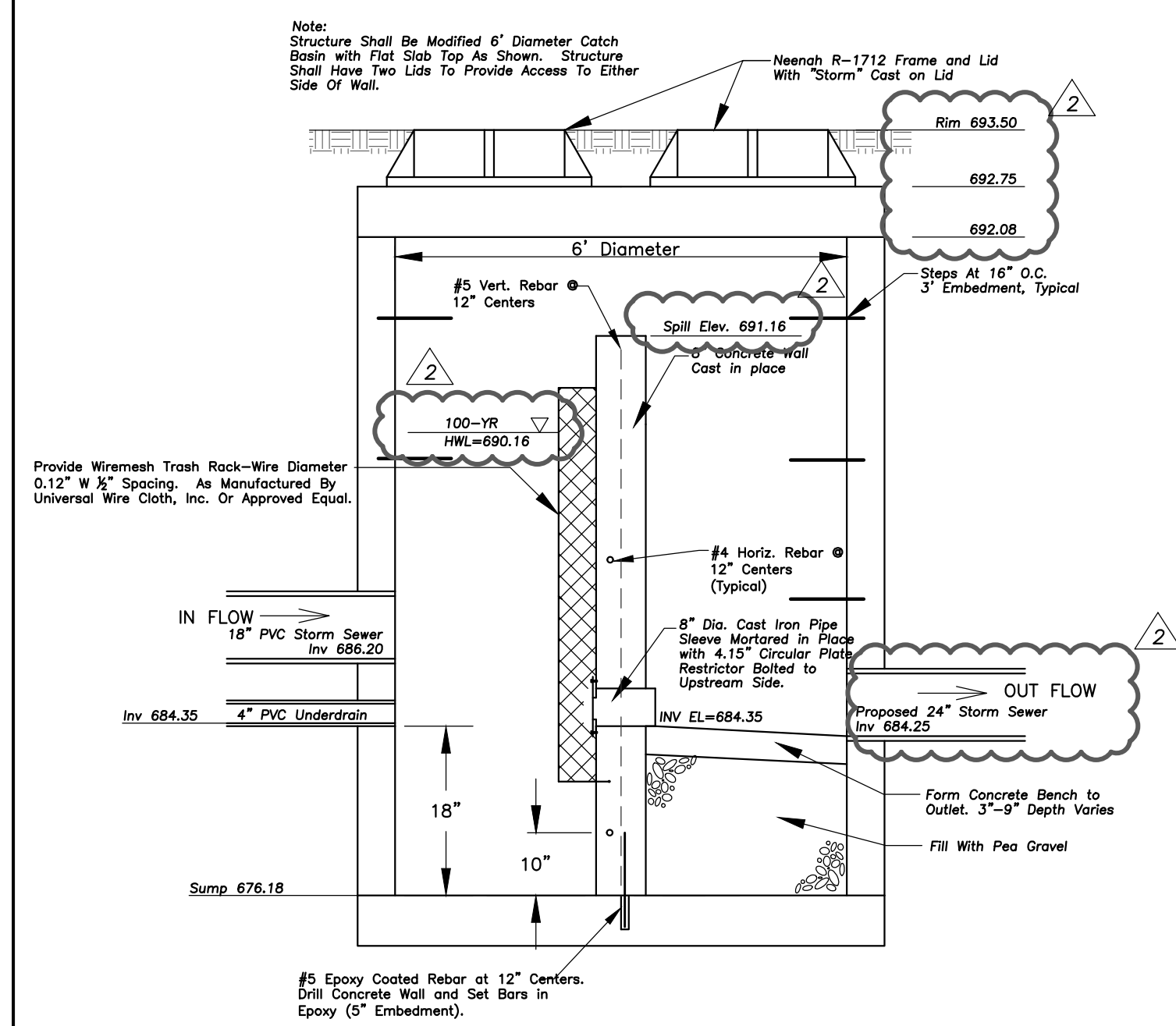
SYNTHETIC TURF UNDERDRAIN DETAIL



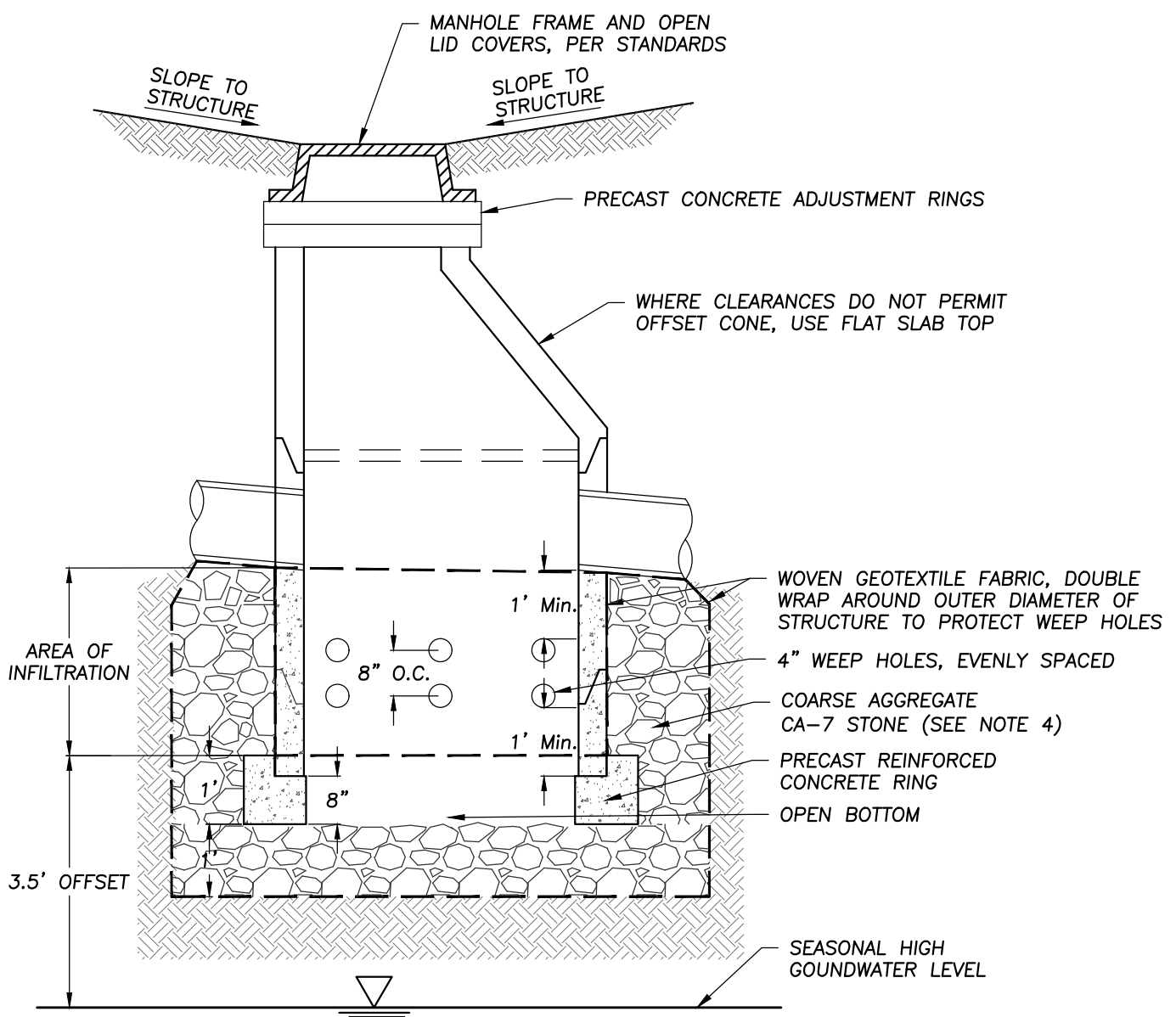
CATCH BASIN WITH FINGER DRAINS



PLAN VIEW NOT TO SCALE

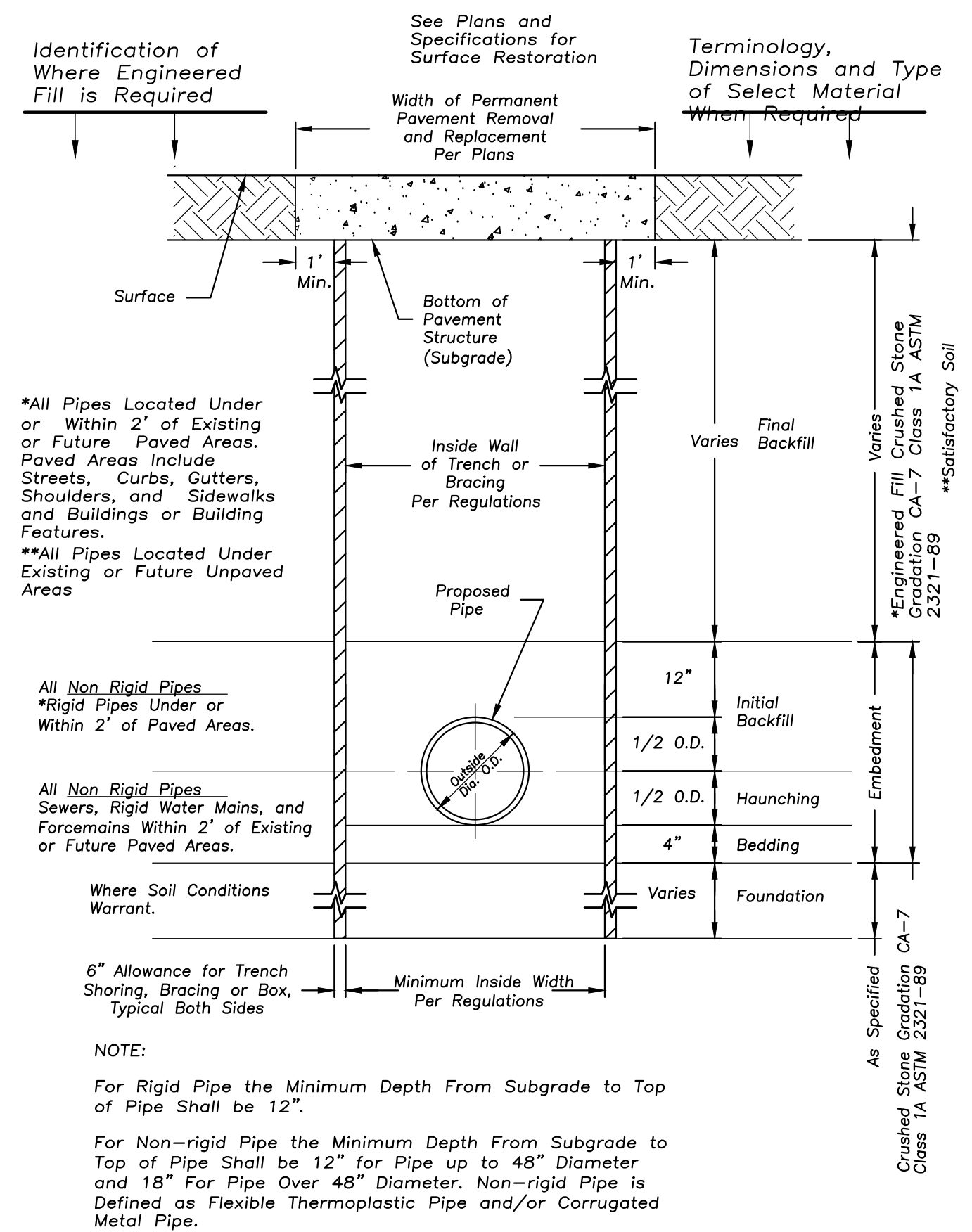


OUTLET CONTROL STRUCTURE



- NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
 2. AVOID INSTALLATION AREAS OF COMPACTED FILL.
 3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
 4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
 5. AGGREGATE BASE OF ONE FOOT (MINIMUM) BELOW PRECAST REINFORCED RING AND SHALL PROVIDE ADEQUATE STRUCTURAL STABILITY PER SOIL CONDITIONS.
 6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.

OPEN BOTTOM CATCH BASIN



STANDARD SEWER AND WATER TRENCH SECTION



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FAX: (847) 223-4864
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1430 N. Belmont Avenue
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Approved By:	KC	Project No.	

Sheet Title:

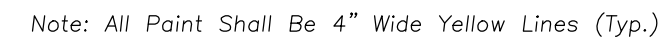
SITE WORK
DETAILS

Sheet No:

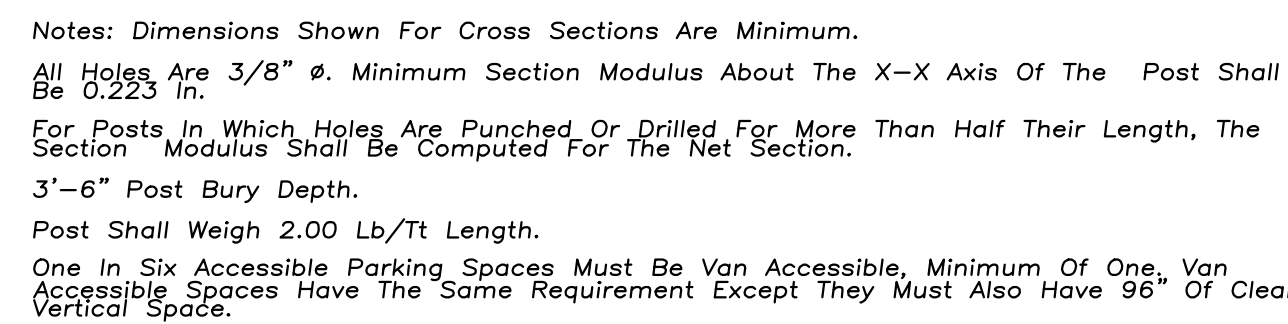
C6.2



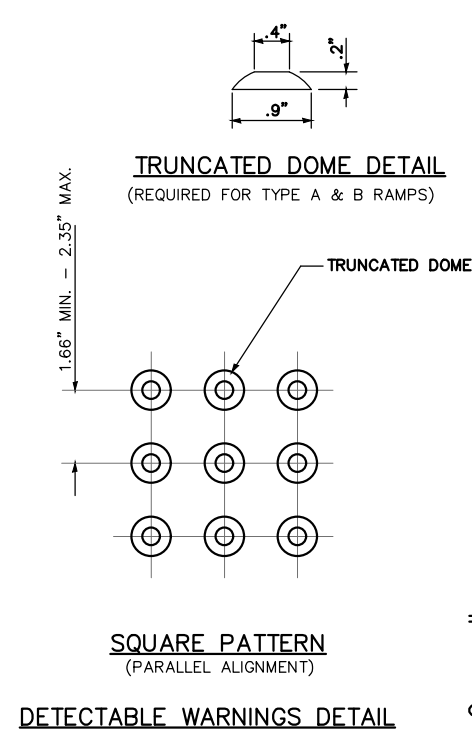
Note "b"
Profile For Depressed Curb
© Driveways And Ramps



ACCESSIBLE PARKING STALL PAVEMENT MARKING



ACCESSIBLE PARKING SIGN IN BOLLARD



GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides
3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

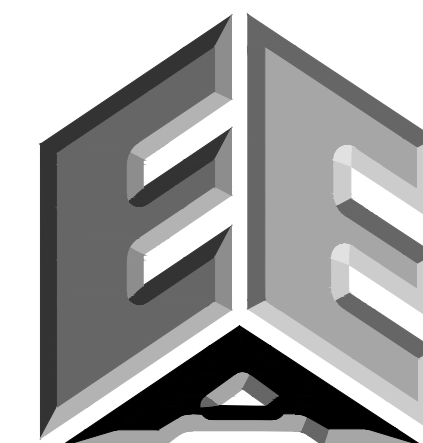
Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.



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Approved By:	Project No.

Sheet Title:

SITE WORK DETAILS

Sheet No:

C6.3



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Approved By:	Project No.
KC	

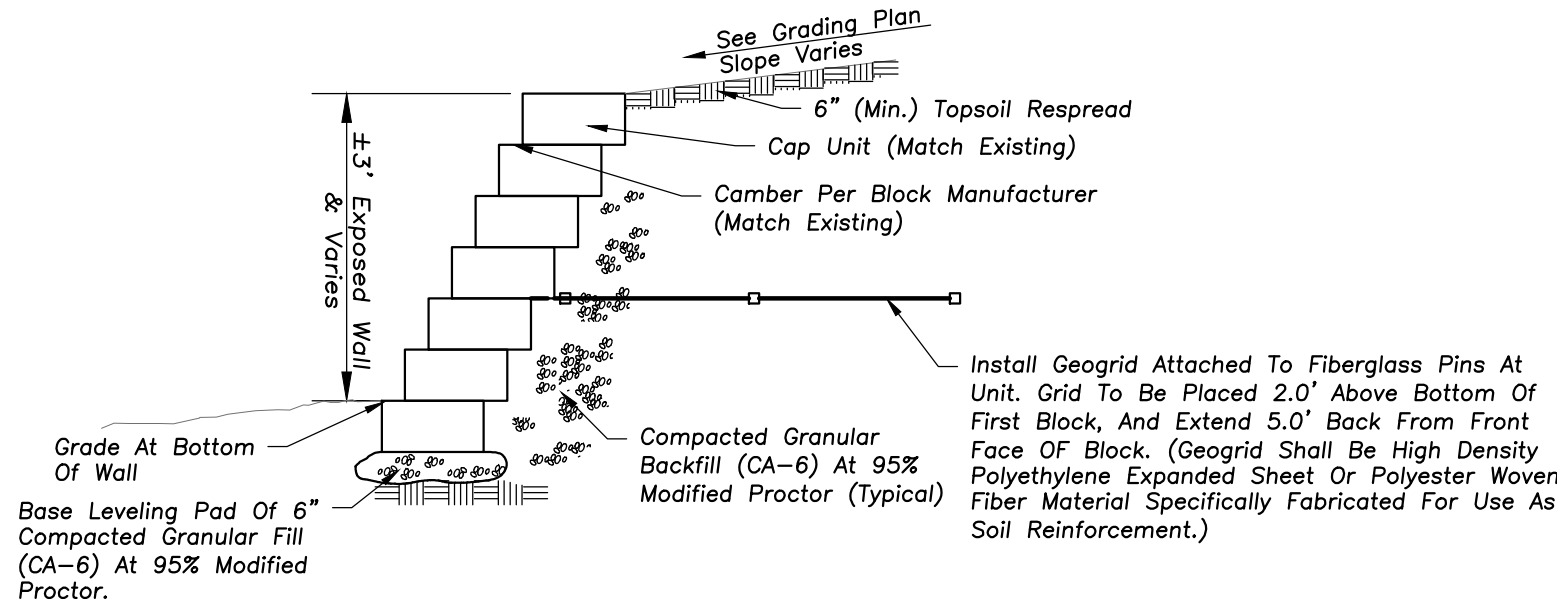
Sheet Title:

SITE WORK
DETAILS

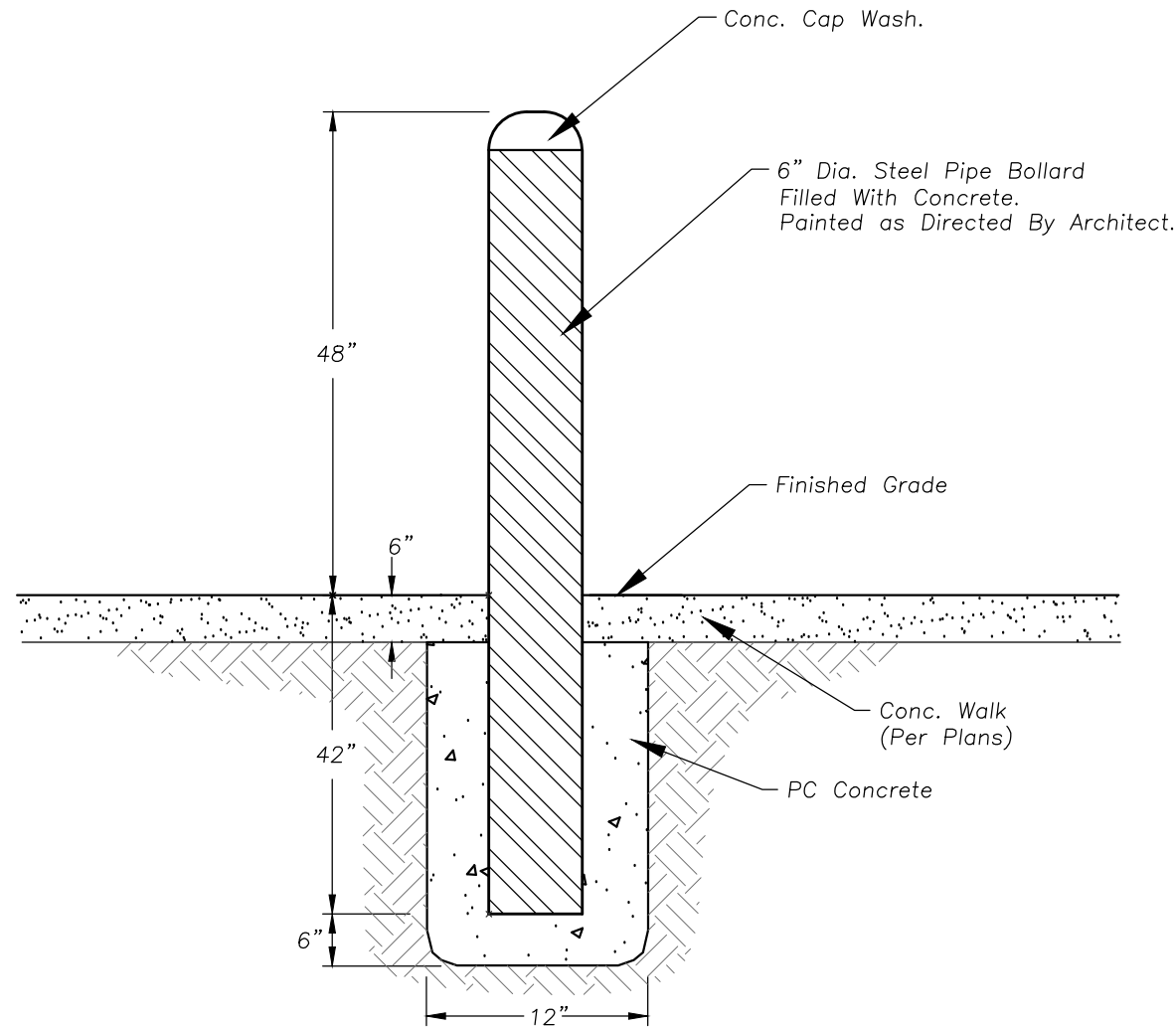
Sheet No:

C6.4

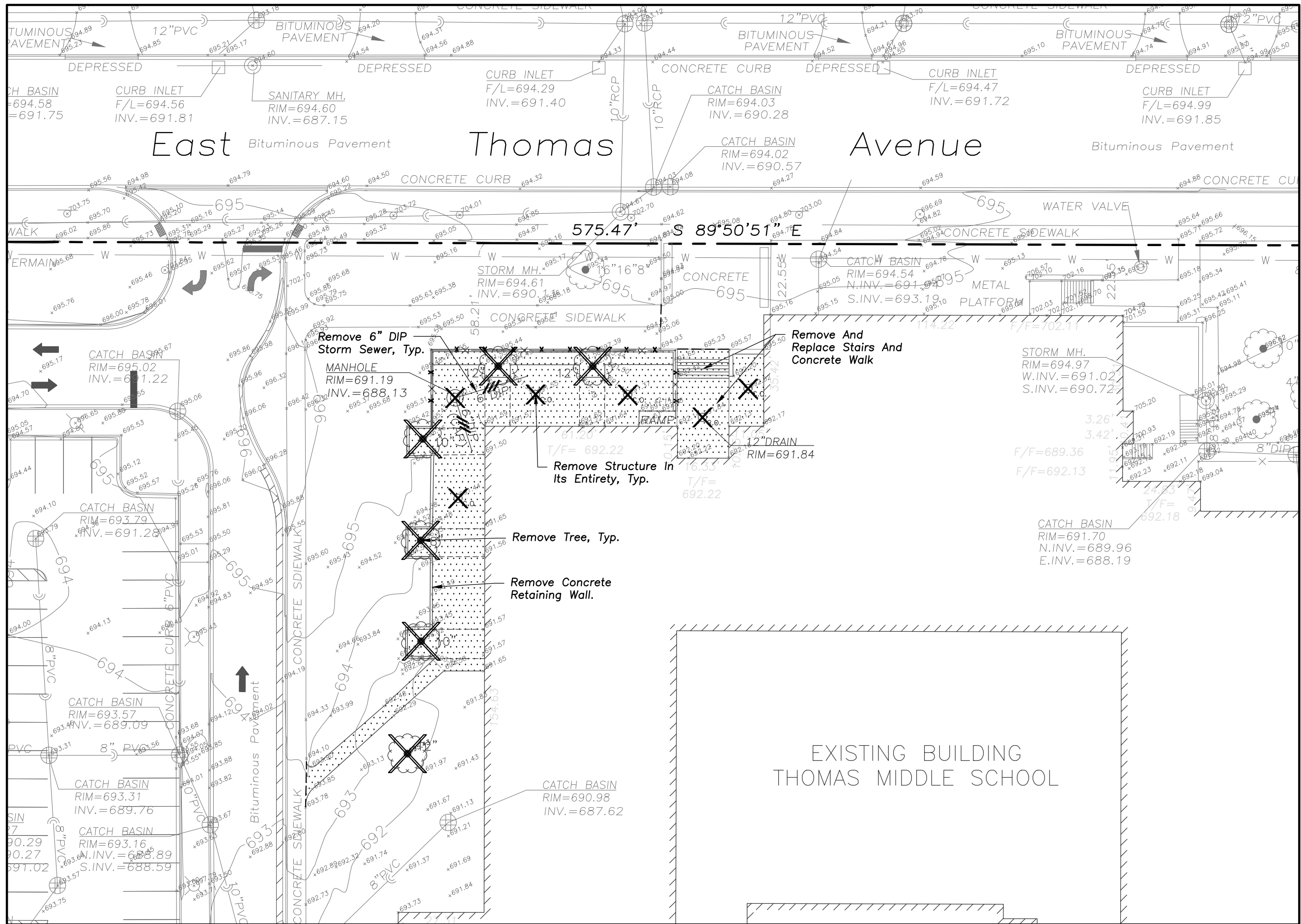
Note:
Retaining Wall Detail Is Conceptual And Schematic Only. The
Contractor Must Submit Information On The Product Chosen
(I.E. Keystone Retaining Wall Systems, Anchor Wall Systems
Or Equivalent). Prior To Construction, This Information Shall
Be Submitted To The Owner And Engineer For Review. This
Review Does Not Relieve The Contractor And Manufacturer Of
Responsibility For The Wall. The Contractor Shall Adhere
Strictly To The Manufacturer's Specifications And Design
Requirements During Construction.



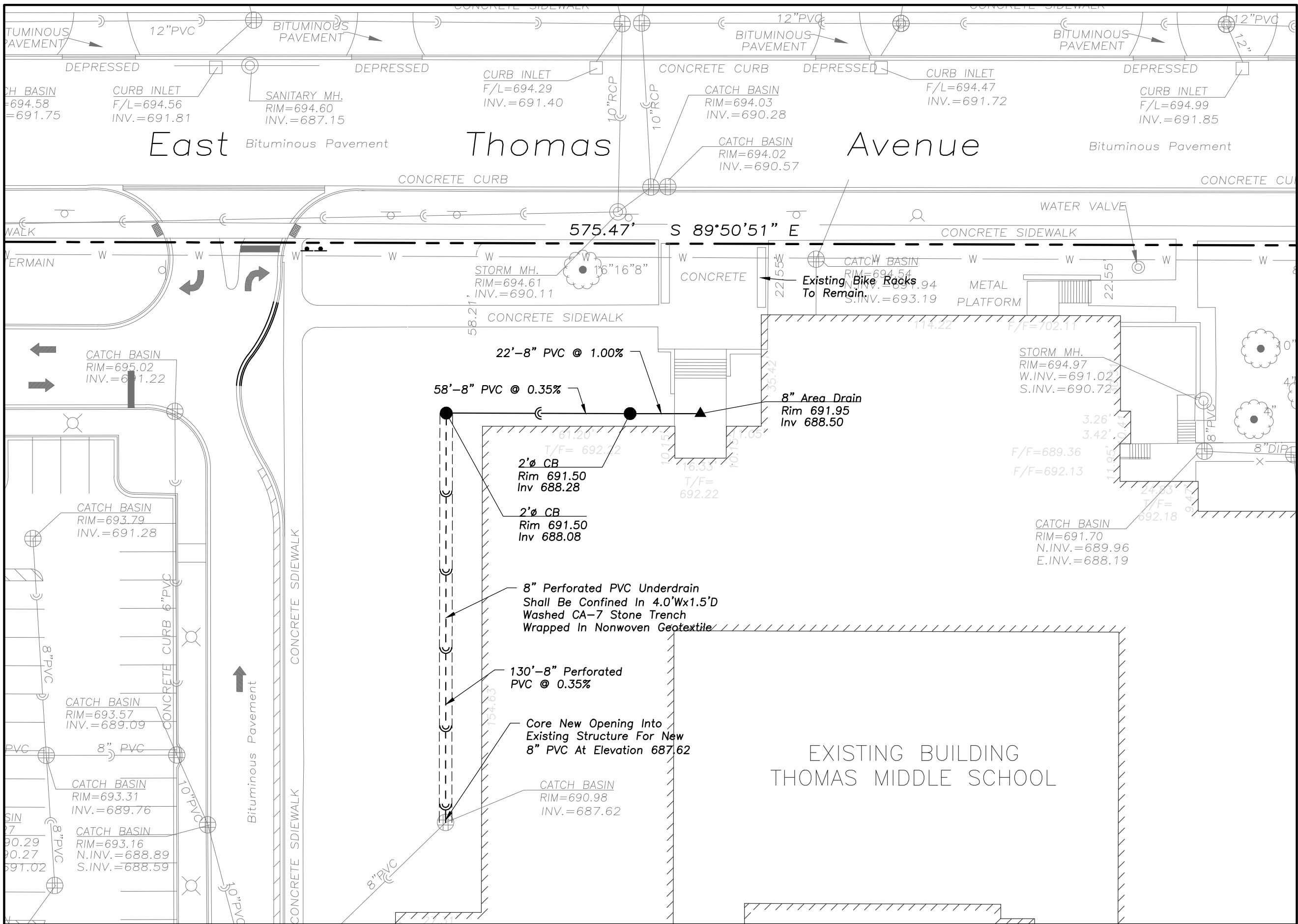
Concrete Wall Block Retaining Wall



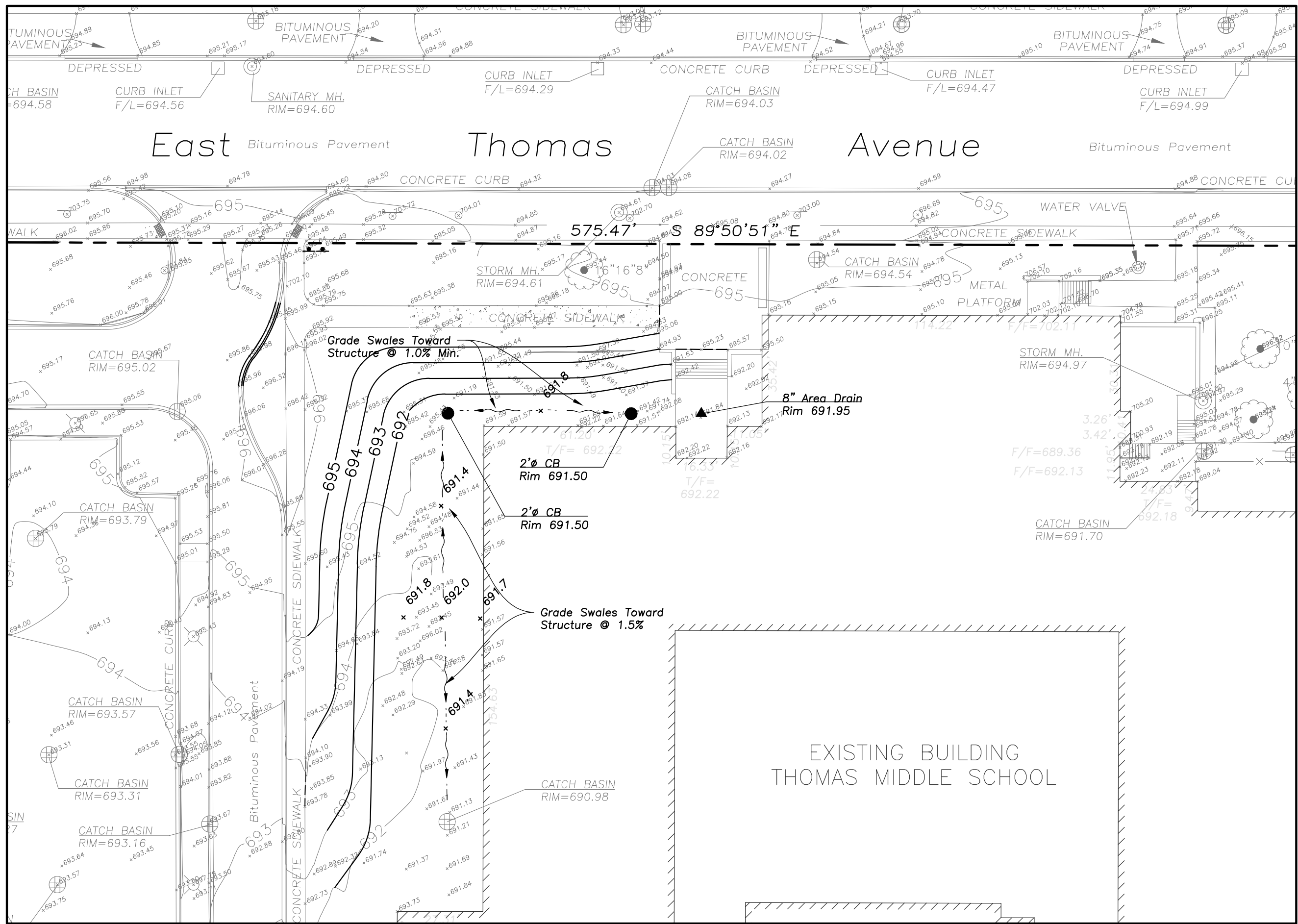
BOLLARD DETAIL



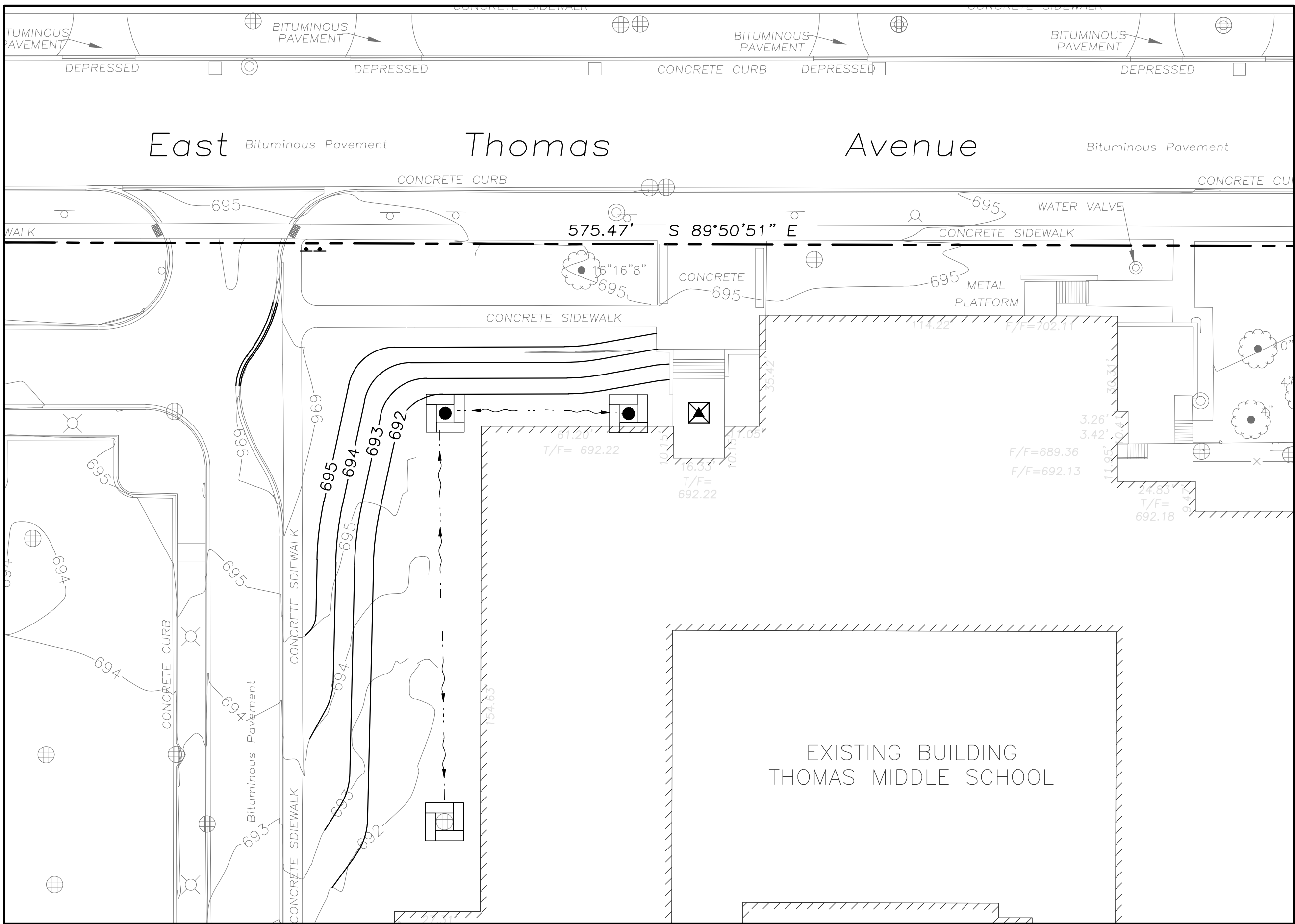
ALTERNATE-DEMOLITION PLAN



ALTERNATE-GEOMETRY AND UTILITY PLAN



ALTERNATE-GRADING AND PAVING PLAN



ALTERNATE-EROSION CONTROL PLAN



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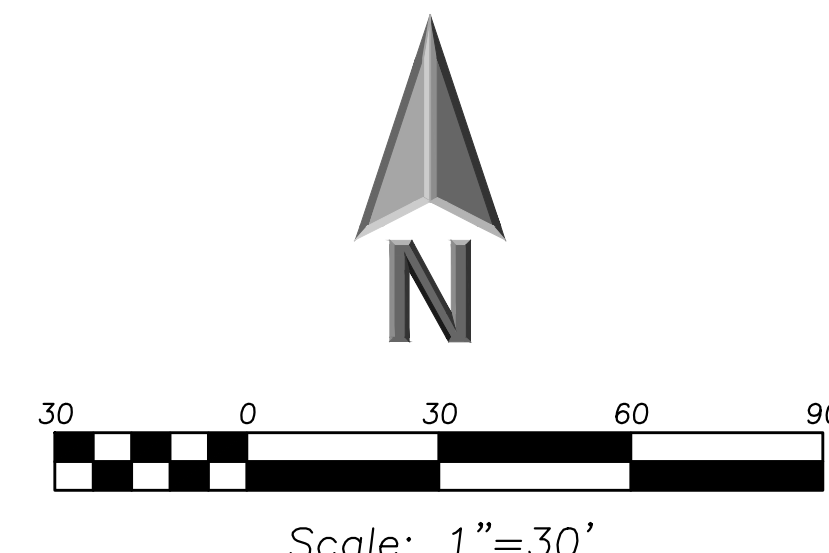
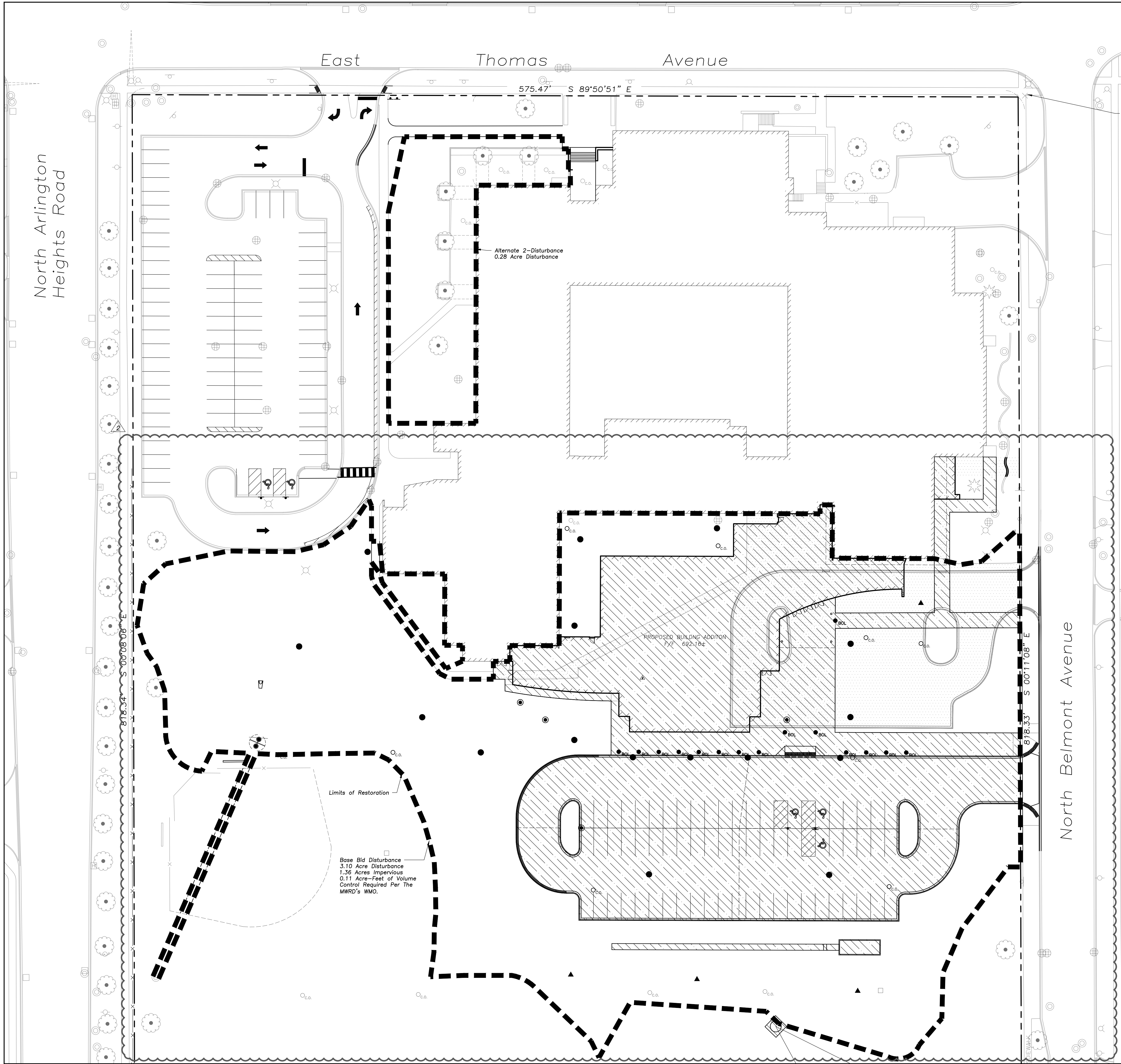
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DESIGN BY: JC		DATE: 07/25/16	
APPROVED BY: KC		PROJECT NO.:	

SHEET TITLE:
**ALTERNATE 2 -
REMOVAL OF RETAINING
WALL AND ASSOCIATED
SITE WORK**

SHEET NO.:
C7.1



LEGEND	
EXISTING	PROPOSED

LEGEND	
	Limits of Disturbance 3.38 Acres
	Existing Impervious To Be Removed 0.49 Acres
	New Impervious 1.36 Acres Net New Impervious 0.87 Acres

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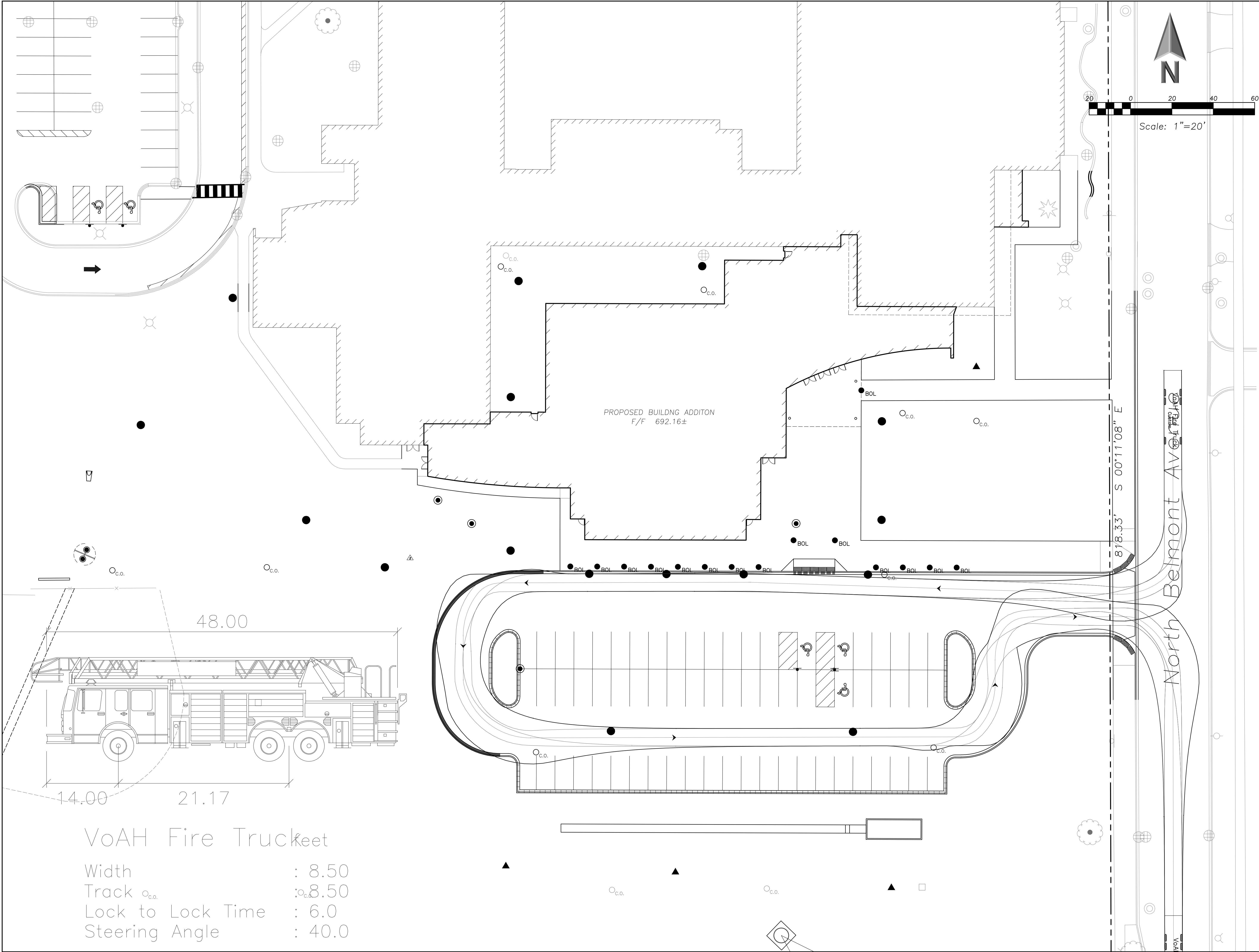
Design By: JC	Date: 07/25/16
Approved By: KC	Project No.

Sheet Title:

**PROJECT
DISTURBANCE**

Sheet No:

CX1.1



VoAH Fire Truck

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



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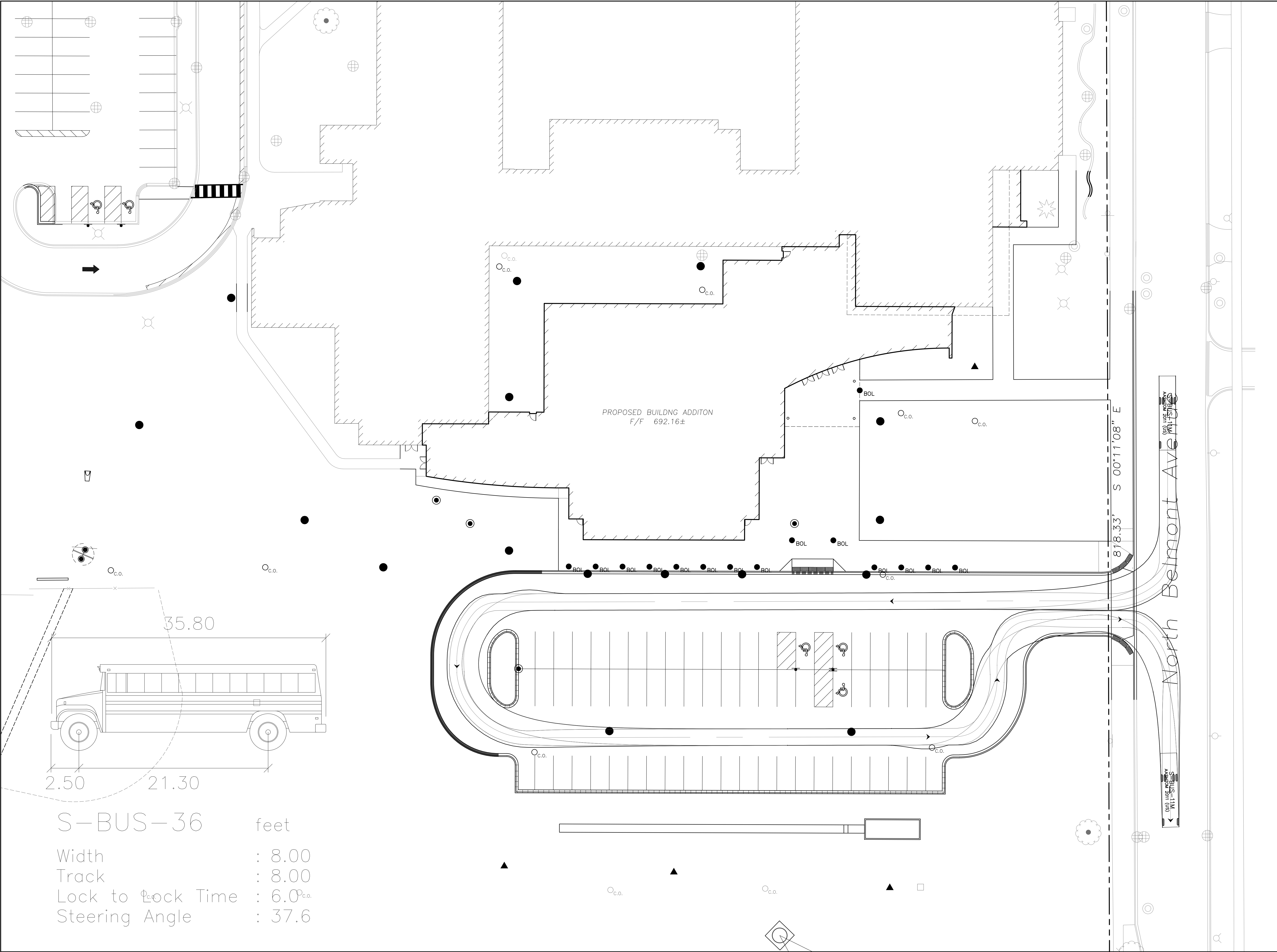
Design By:	JC	Date:	07/25/16
Approved By:	KC	Project No.	

Sheet Title:

AUTOTURN
EXHIBIT - FIRE
LANE

Sheet No:

CX2.1



S-BUS-36 feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0^{sec}

Steering Angle : 37.6



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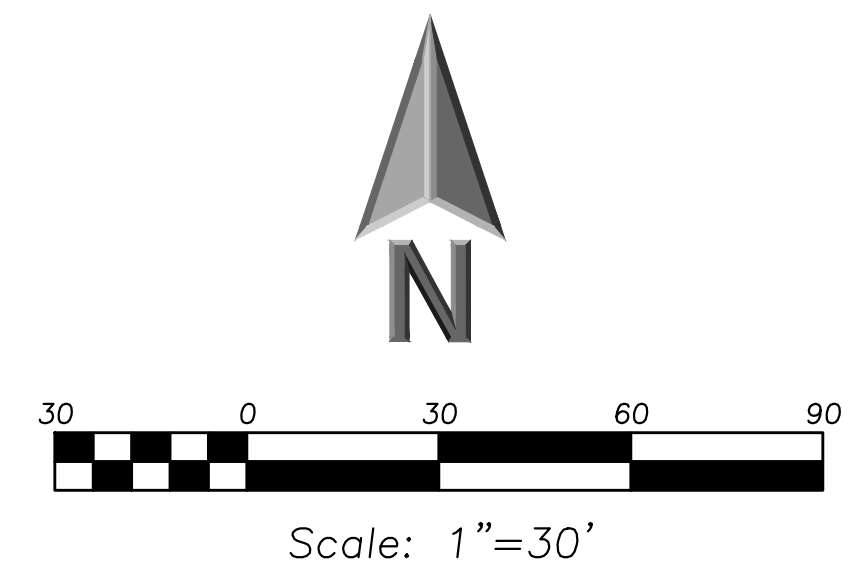
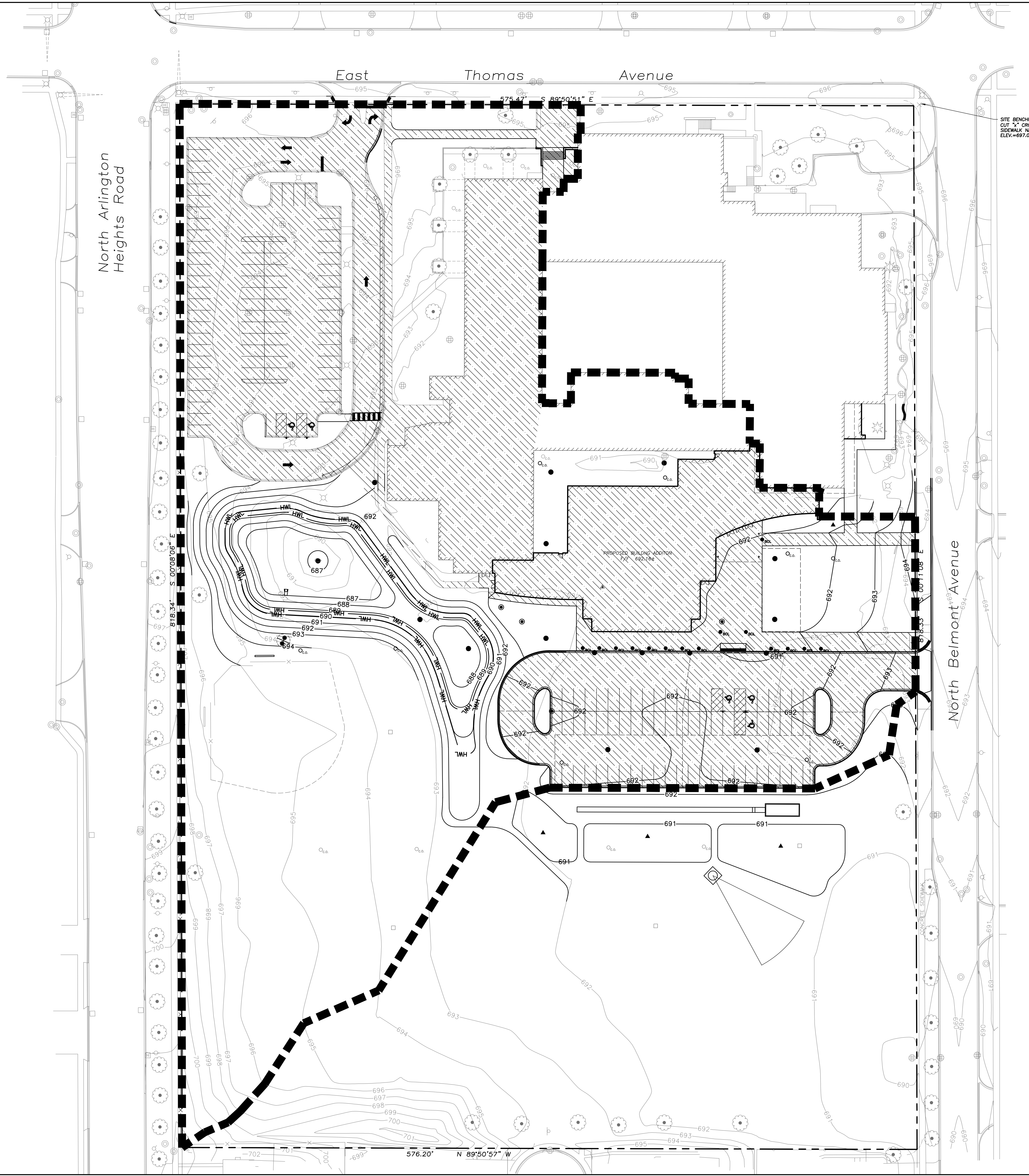
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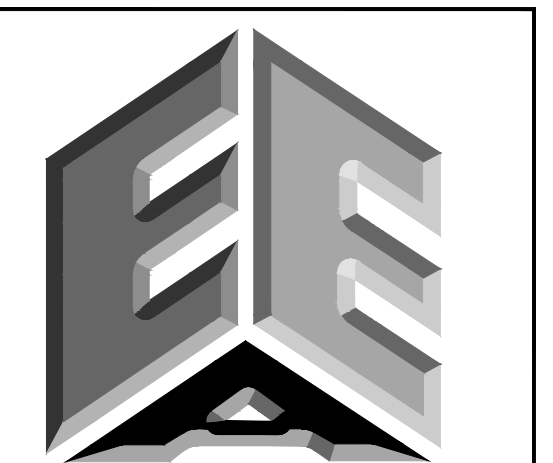
Sheet Title:
**AUTOTURN
EXHIBIT - SCHOOL
BUS**

Sheet No:
CX2.2



LEGEND	
EXISTING	PROPOSED

LEGEND	
	Boundary of Watershed Tributary To Detention = 6.28 Acres
	Impervious Area = 2.81 Acres



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THOMAS MIDDLE SCHOOL ADDITION AND RENOVATIONS

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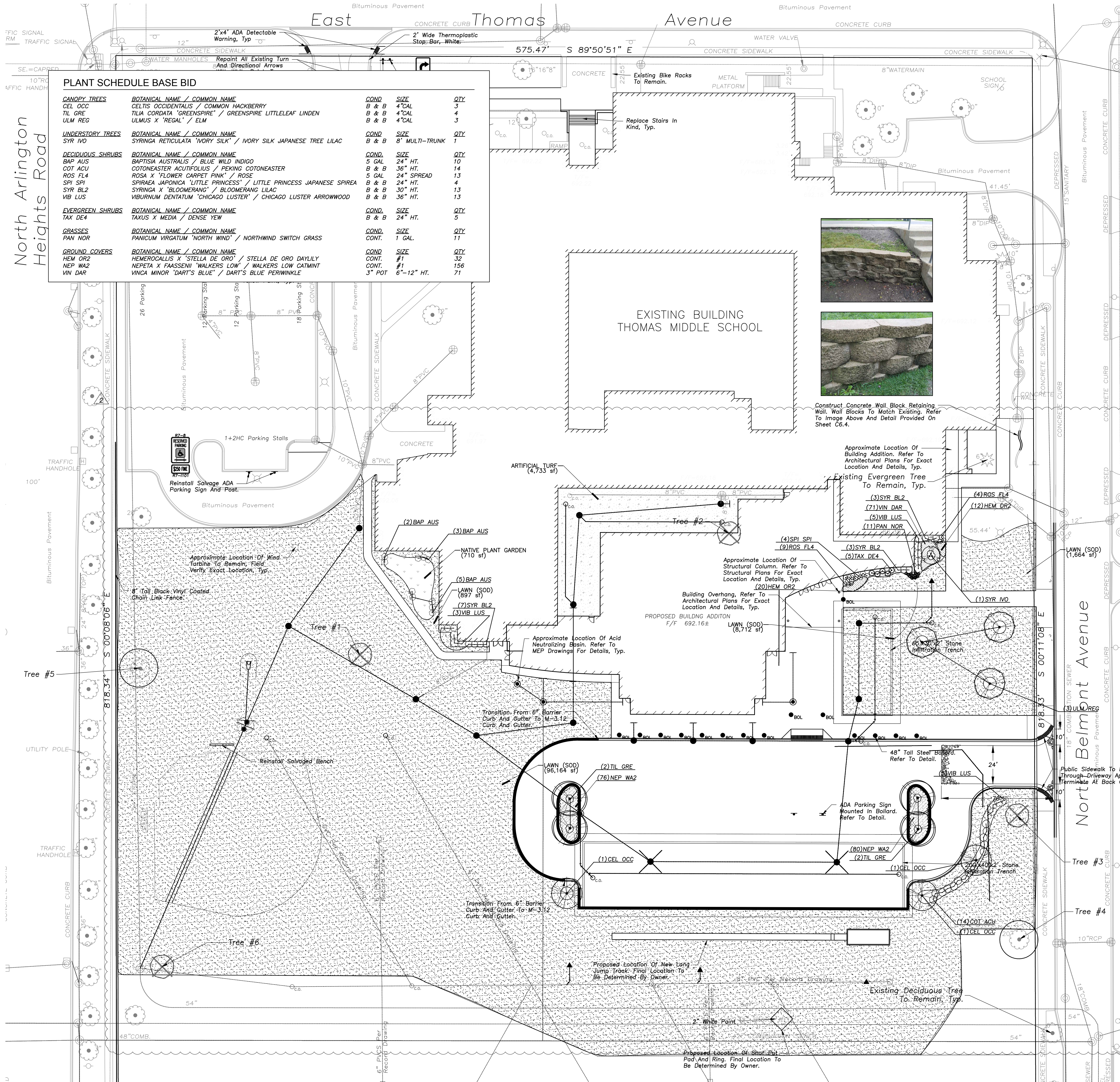
DESIGN BY: JC		DATE: 07/25/16	
APPROVED BY: KC		PROJECT NO.:	

Sheet Title:

WATERSHED EXHIBIT

Sheet No:

CX3.1



PLANT SCHEDULE BASE BID				
CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELtis OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL	3
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL	4
ULM REG	ULMUS X 'REGAL' / ELM	B & B	4" CAL	3
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	8" MULTI-TRUNK	1
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
BAP AUS	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	5 GAL	24" HT.	10
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	14
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	5 GAL	24" SPREAD	13
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	4
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	13
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	13
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
TAX DE4	TAXUS X MEDIA / DENSE YEW	B & B	24" HT.	5
GRASSES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	1 GAL.	11
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	32
NEP WA2	NEPETA X FAASSWEN 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	156
VIN DAR	VINCA MINOR 'DART'S BLUE' / DART'S BLUE PERIWINKLE	3" POT	6"-12" HT.	71

- LANDSCAPE NOTES:**
- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
 - ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
 - ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
 - ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 - THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
 - ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
 - ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
 - ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
 - SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
 - ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
 - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
 - ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
 - ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN AS A GROUND COVER, UNLESS OTHERWISE NOTED.
 - ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
 - THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
 - CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
 - ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
 - LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
 - ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
 - TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
 - ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
 - LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
 - REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
 - PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.

NATIVE PLANTING AND LAWN BASE BID

	NATIVE PLANT GARDEN	710 SF
	LAWN (SOD)	107,436 SF
	ARTIFICIAL TURF	4,733 SF

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on July 2, 2015. Order Number F5215.

PROJECT BENCHMARKS

SITE BENCHMARK:
CUT "X" CROSS ON CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF PARCEL
NAVD88 ELEVATION = 697.05

J.U.L.I.E.

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GRAYSLAKE, ILLINOIS 60030
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FAX (847) 223-4864
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LICENSE NO. 184-003220
EXPIRES: 04/30/2017

**THOMAS MIDDLE SCHOOL
ADDITION AND RENOVATIONS**

1430 N. Belmont Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	9/26/16	Issue For Bid & Permit
2	10/06/16	Addendum 2

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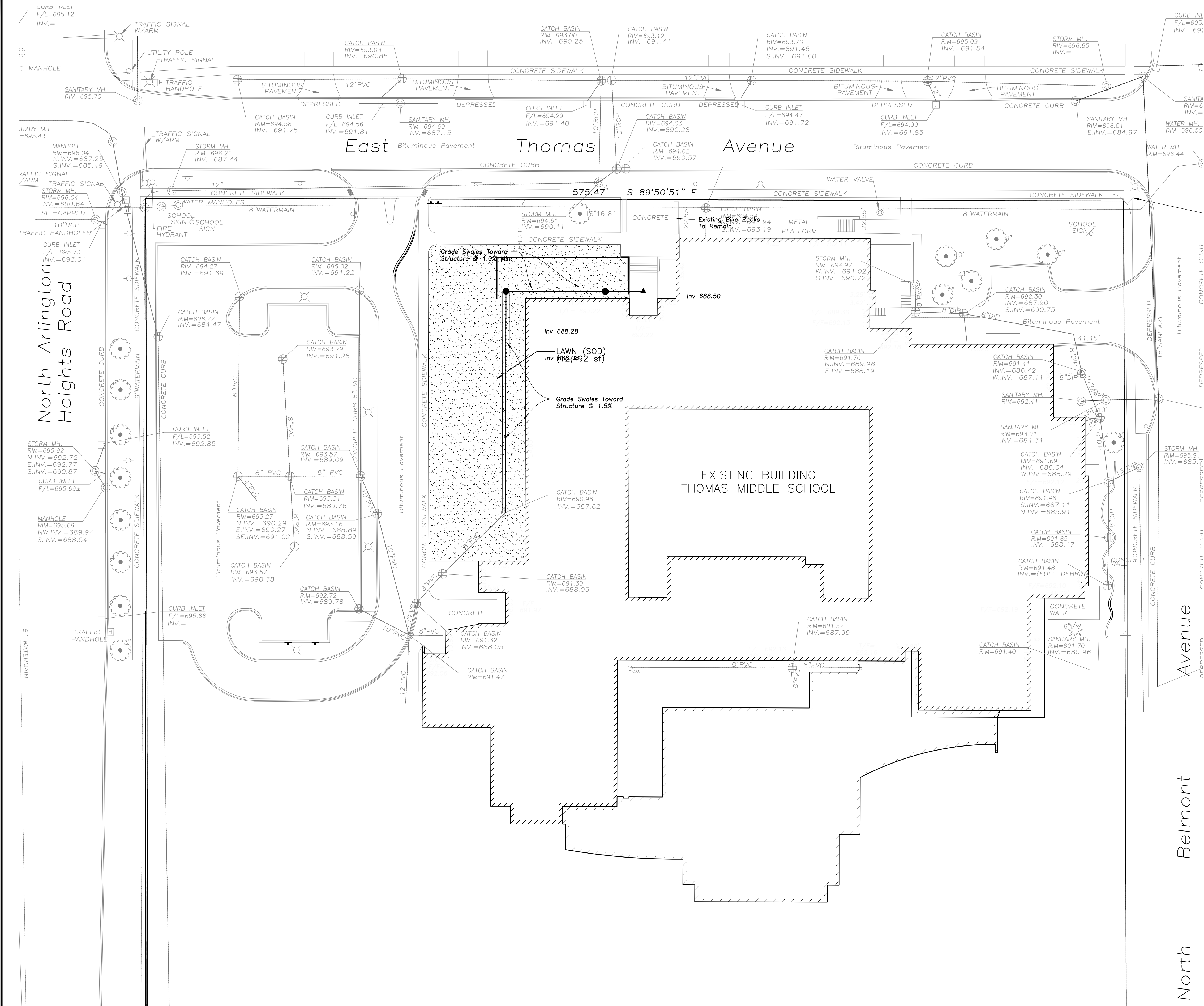
Design By:	SG	Date:	07/25/16
Approved By:	KC	Project No.:	

Sheet Title:

**LANDSCAPE
PLAN**

Sheet No:

L1.1



- LANDSCAPE NOTES:**
1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
 2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
 3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
 4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
 5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
 7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
 8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
 9. ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THEN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
 10. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
 11. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 12. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
 13. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE. IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
 14. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
 15. ALL BEDS SHALL BE EDGED, HAVE WEED PREMERGENTS APPLIED AT THE RECOMMENDED RATE.
 16. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
 17. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
 18. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
 19. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
 20. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
 21. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
 22. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
 23. TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
 24. ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
 25. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
 26. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
 27. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.

LAWN AREA (ALT 2)

	LAWN (SOD)	12,492 SF
--	------------	-----------

SURVEY PROVIDED BY:

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PROJECT BENCHMARKS

SITE BENCHMARK:
CUT "X" CROSS ON CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF PARCEL
NAVD88 ELEVATION = 697.05

J.U.L.I.E.

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THOMAS MIDDLE SCHOOL ADDITION AND RENOVATIONS

1430 N. Belmont Avenue
Arlington Heights, Illinois

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No.	Date	Description
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Design By:	SG	Date:	07/25/16
Approved By:	KC	Project No.	

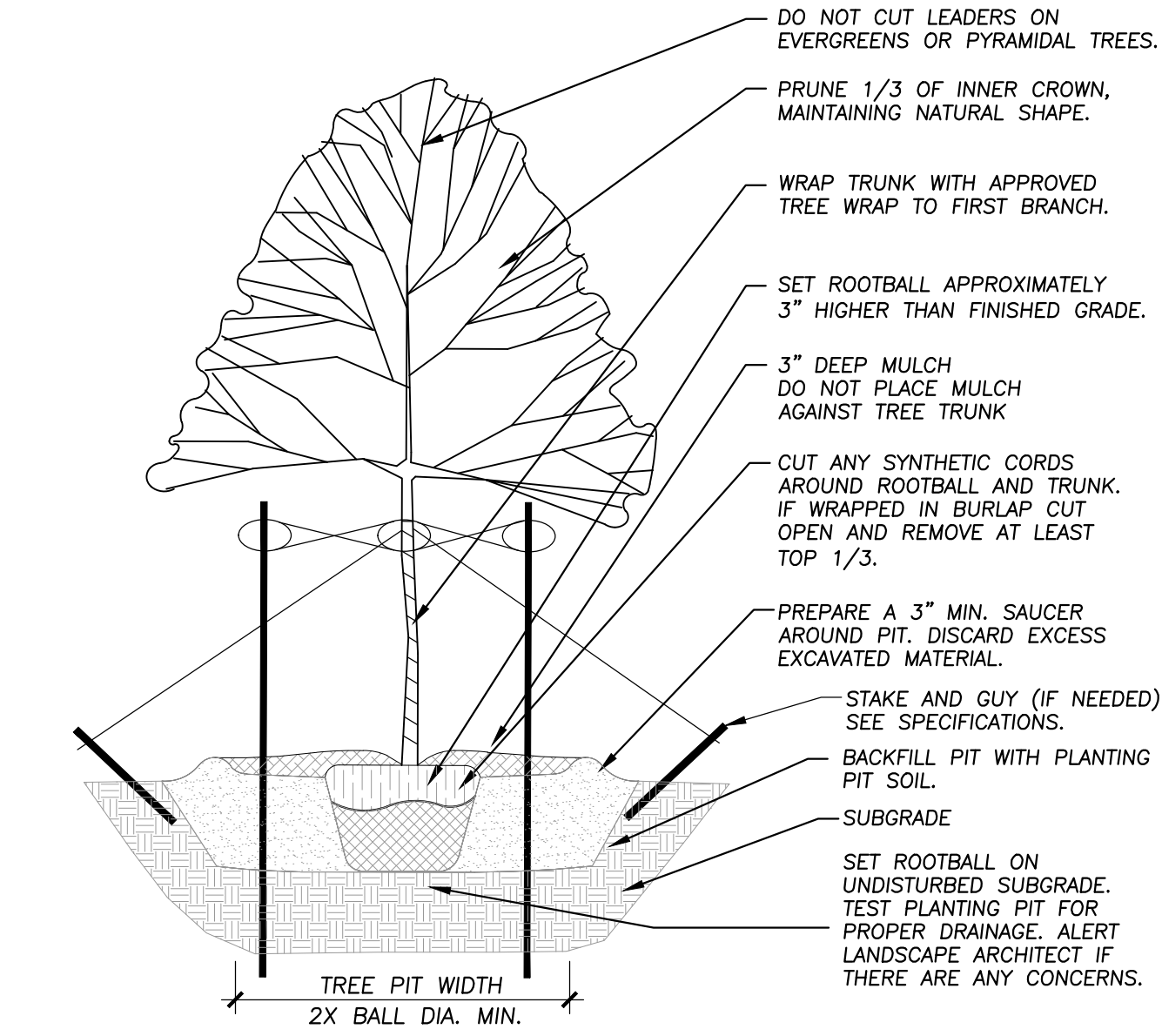
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LANDSCAPE PLAN Alternate 2

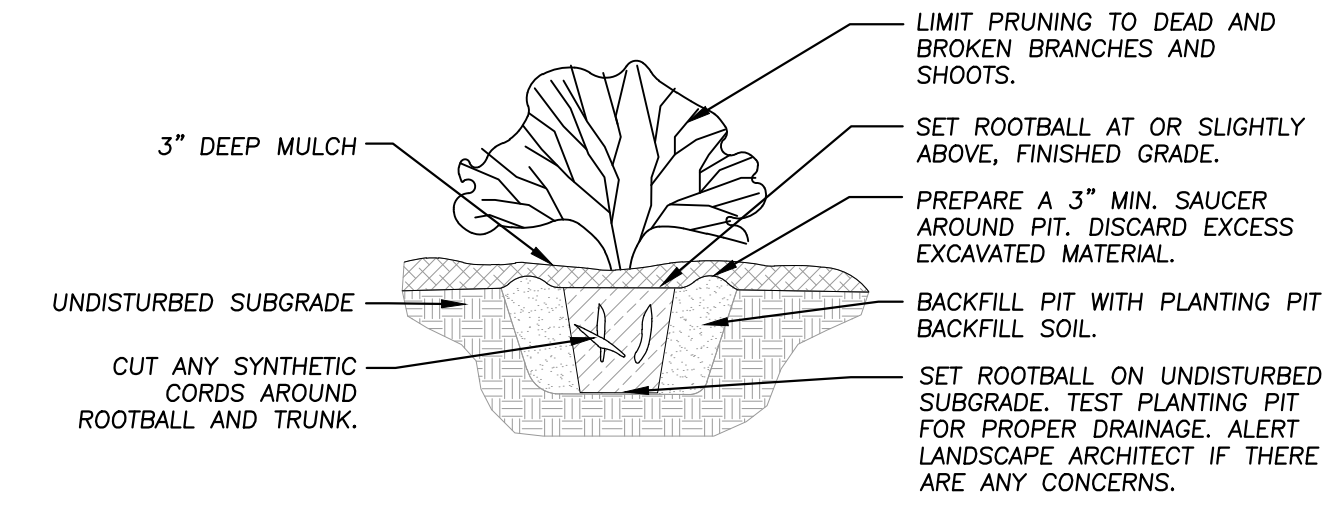
Sheet No:

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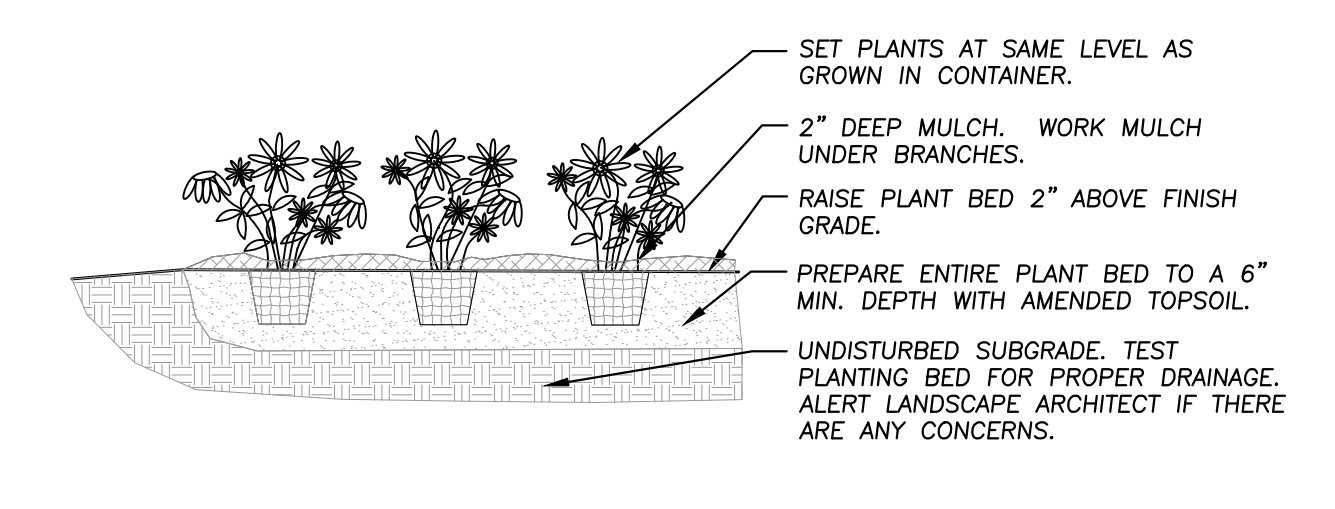
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Plotted: 10/06/16 @ 8:27am By: sgregory



1 TREE PLANTING DETAIL
NOT TO SCALE 32 9343-01



2 SHRUB PLANTING DETAIL
NOT TO SCALE 32 9333-01



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
NOT TO SCALE 32 9301-03



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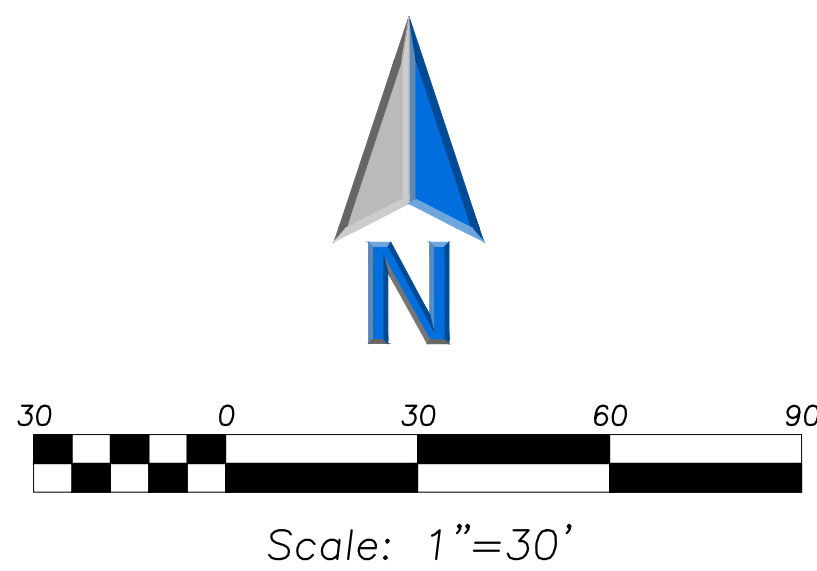
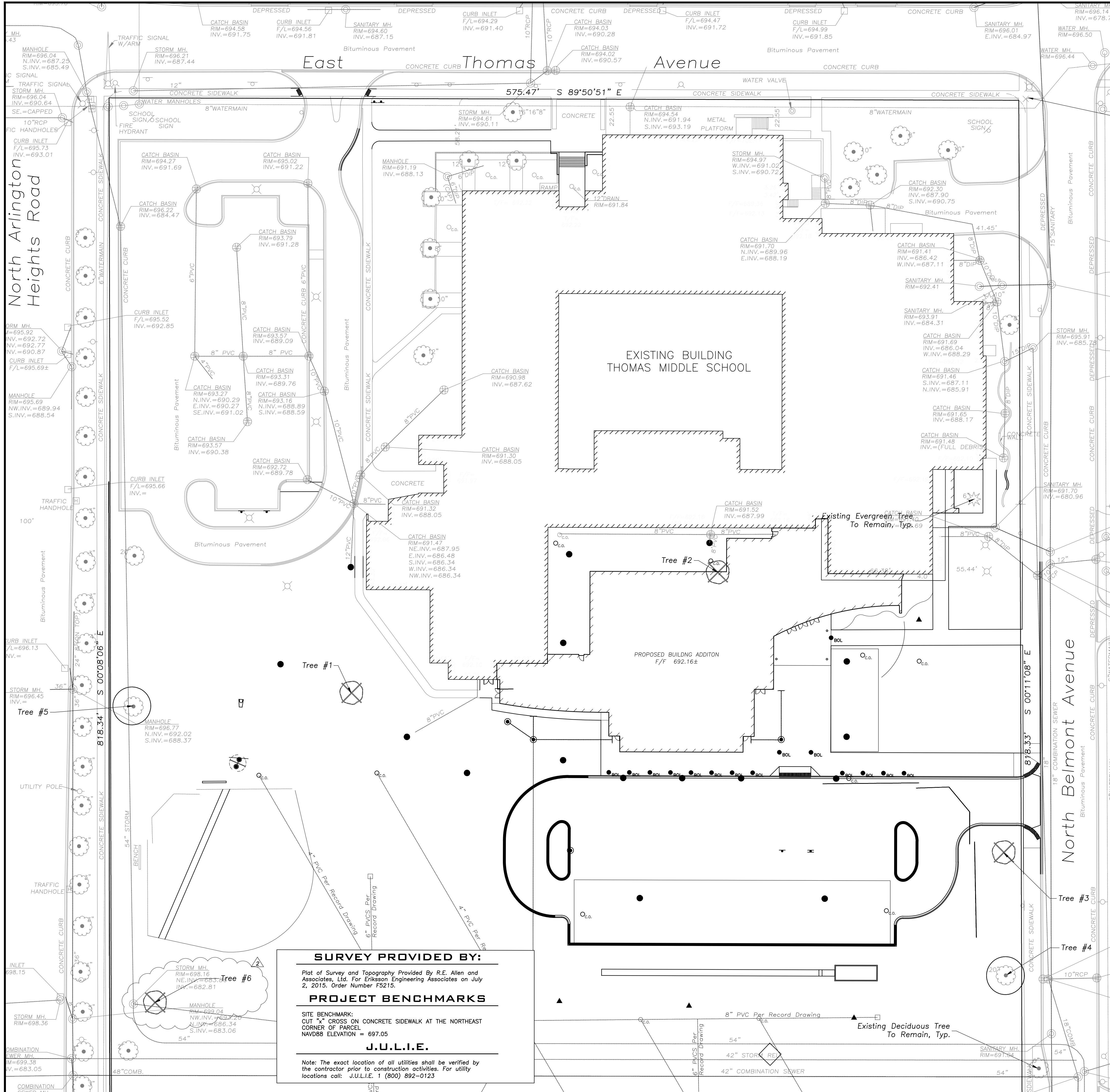
Design By:	SG	Date:	07/25/16
Approved By:	KC	Project No.	

Sheet Title:

LANDSCAPE
DETAILS

Sheet No:

L1.2

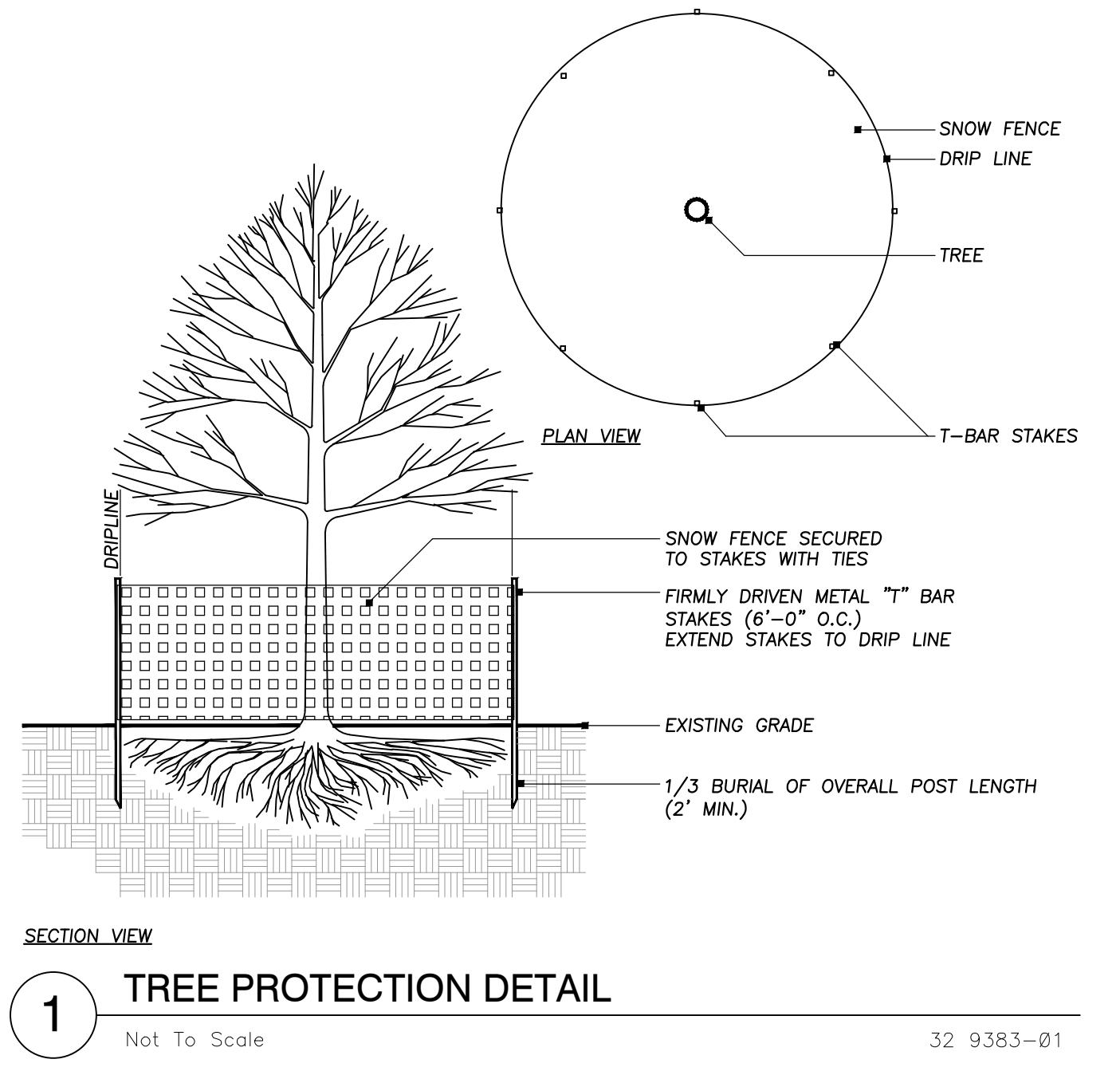


LEGEND	
EXISTING	PROPOSED

Existing Tree Survey Data:

Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Pinus sylvestris	Scotch Pine	10' Cal.	Fair	
2	Acer platanoides	Norway Maple	4' Cal.	Good	
3	Acer platanoides	Norway Maple	12' Cal.	Good	
4	Acer platanoides	Norway Maple	20' Cal.	Good	
5	Acer platanoides	Norway Maple	18' Cal.	Good	
6	Acer platanoides	Norway Maple	8' Cal.	Good	

NOTE:
Existing trees to be removed are indicated on the plan with and "X" and shaded in the table.



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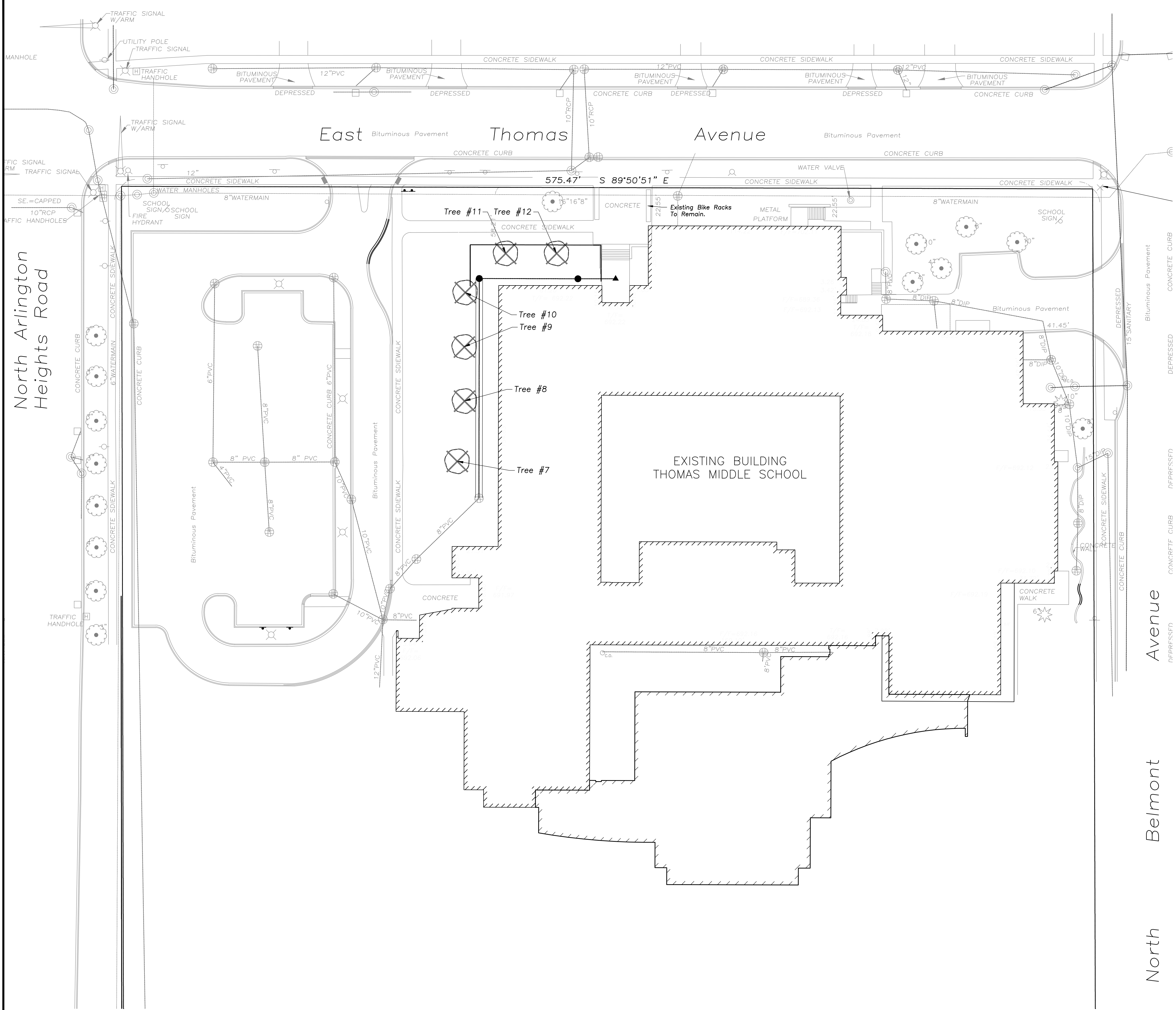
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Design By: SG		Date: 07/25/16
Approved By: KC		Project No.

Sheet Title:
**TREE
PRESERVATION
PLAN**

Sheet No:
L1.3

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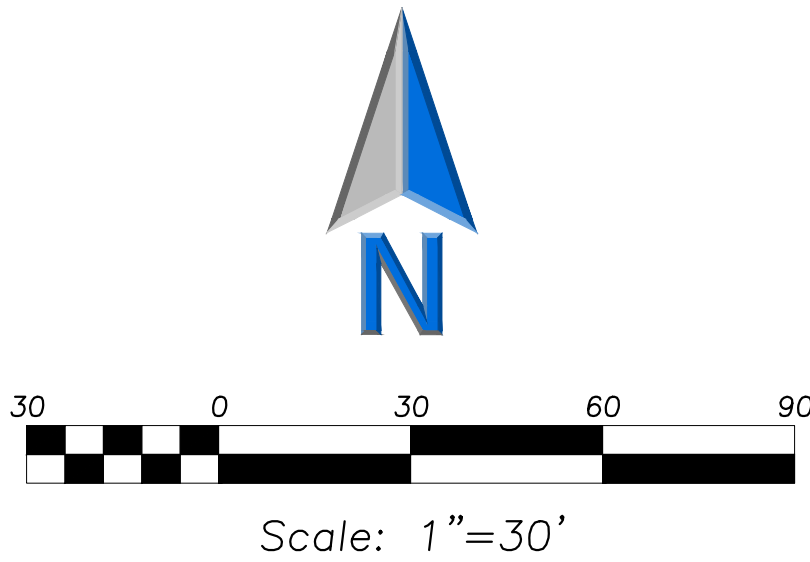
Plot of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on July 2, 2015. Order Number F5215.

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SITE BENCHMARK:
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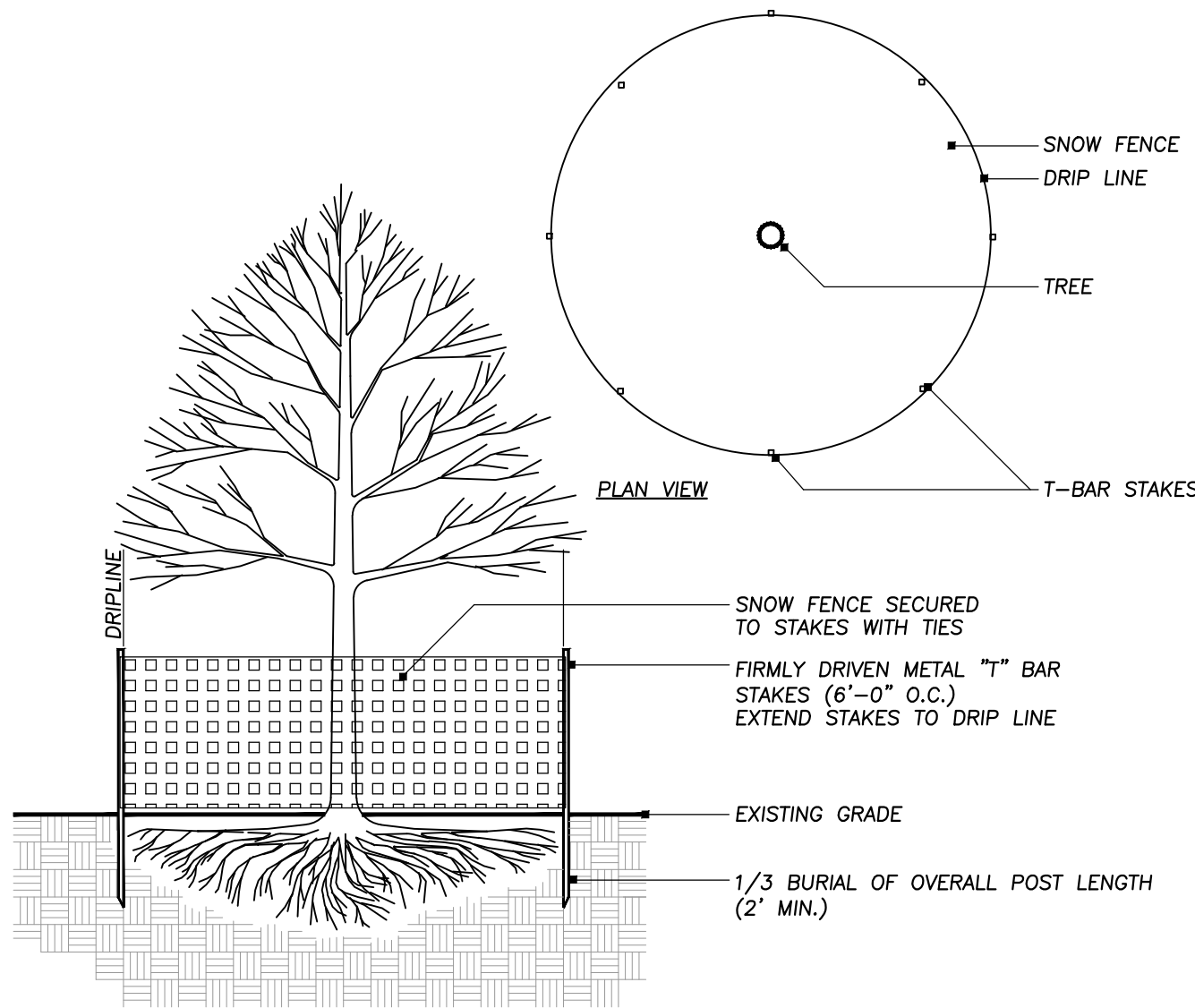
LEGEND

EXISTING	PROPOSED

Existing Tree Survey Data:

Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
7	Malus spp.	Crabapple	12" Cal.	Good	
8	Gleditsia triacanthos inermis	Thornless Honeylocust	10" Cal.	Good	
9	Gleditsia triacanthos inermis	Thornless Honeylocust	8" Cal.	Good	
10	Gleditsia triacanthos inermis	Thornless Honeylocust	10" Cal.	Good	
11	Gleditsia triacanthos inermis	Thornless Honeylocust	12" Cal.	Good	
12	Gleditsia triacanthos inermis	Thornless Honeylocust	12" Cal.	Good	

NOTE:
Existing trees to be removed are indicated on the plan with and "X" and shaded in the table.



SECTION VIEW

1 TREE PROTECTION DETAIL

Not To Scale

32 9383-01



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Design By:	SG	Date:	07/25/16
Approved By:	KC	Project No.	

Sheet Title: **TREE
PRESERVATION
PLAN
Alternate 2**

Sheet No:

L1.3a

September
2016

Thomas Middle School

Traffic and Parking Study



Prepared for:

Arlington Heights
School District 25

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Suite A
Grayslake, IL 60030
(847) 223-4804

601 W. Randolph St., Suite 500
Chicago, IL 60661
(312) 463-0551

INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Arlington Heights School District 25 (AHSD 25) to conduct a traffic and parking study for the proposed expansion of Thomas Middle School in Arlington Heights, Illinois. Thomas Middle School is located on the south side of Thomas Street between Arlington Heights Road and Belmont Avenue. The current enrollment of the school is 950 students in Grades 6th thru 8th with 127 staff members.

A proposed expansion of the school will provide additional space for the existing students and serve the projected growth in student population with a new gym and additional classrooms. Long term projections expect the enrollment to reach 1,030 students. The number of staff is expected to increase from 127 to 135 persons.

The purpose of the study was to observe the existing traffic patterns around the school, determine the traffic characteristics of the existing and expanded school, review the parking needs, and develop roadway and parking recommendations.

EXISTING CONDITIONS

Site Location and Area Land-Uses

The existing school is located at the southeast corner of Arlington Heights Road and Thomas Street in Arlington Heights, Illinois within in a single-family neighborhood. A church and a park are to the east of the school. West of Arlington Heights Road, there are a number of medical office buildings. Olive-Mary Stitt Elementary School is located a quarter mile to the south. **Figure 1** illustrates the site location and the surrounding land-uses and roads. (Note: all figures are located at the end of the report).

Bicycle and Pedestrian Routes

Thomas Street and Belmont Avenue are designated on-street bike routes. Public sidewalks are located along both sides of the streets around the school. The intersection of Thomas Street at Belmont Avenue has crosswalks on all four legs. Crosswalks with pedestrian signals are provided at Arlington Heights Road and Thomas Street.

Roadway Characteristics

A description of the area roadways providing access to the site is provided below:

Arlington Heights Road is a north-south major arterial roadway extending from Elk Grove Village thru Arlington Heights to Long Grove. It has two travel lanes in each direction with a painted left-turn lane. At Thomas Street, Arlington Heights Road is signalized with painted crosswalks/pedestrian signals on all four legs. The posted speed limit is 30 miles per hour and is under the jurisdiction of the Illinois Department of Transportation (IDOT). No right turn on red is permitted on school days when children are present.

Thomas Street is a secondary arterial east of Arlington Heights Road and a collector road west of Arlington Heights Road. It has one travel lane in each direction and left-turn lanes at its signalized intersection with Arlington Heights Road and its two-way stop intersection at Belmont Avenue which includes an eastbound right-turn lane. The posted speed limit is 25 miles per hour with a 20 mph school speed zone by the school. It is under the jurisdiction of the Village of Arlington Heights. No standing, stopping, or parking is permitted on either side of Thomas Street along the school's frontage.

Belmont Avenue is a two-lane local road extending north of Olive Street. The posted speed limit is 25 miles per hour with a 20 mph school speed zone by the school and is under the jurisdiction of the Village of Arlington Heights. A bump out loading zone is provided on the west side of Belmont Avenue.

Existing Traffic Volumes

Thomas Middle School starts the school day at 7:50 AM and ends at 2:45 PM. Weekday morning (7:00 to 8:30 AM) and afternoon (2:00 to 3:30 PM) manual traffic counts of vehicles and pedestrians were conducted in May, 2015 at the following intersections:

- Arlington Heights Road and Thomas Street
- West School Parking Lot Exit and Thomas Street
- Belmont Avenue and Olive Street
- South School Parking Lot Drive on Belmont Avenue

These counts showed the peak-hours of traffic occurring from 7:00 to 8:00 AM and 2:30 to 3:30 PM on a weekday. The existing traffic volumes are shown in **Figure 2** and included in the **Appendix**. **Figure 3** illustrates the pedestrian volumes around the school.

Existing School Operations

During the morning arrival period, 6th Grade parents are instructed to enter the West Parking Lot from Thomas Street, drop-off their student(s) and the exit right back onto Thomas Street. 7th and 8th grade parents are instructed to drop-off students on the west side of Belmont Avenue by the school. School buses also use the west side of Belmont Avenue to drop-off students. The South Lot is only used by teachers and visitors and is not open during arrival and dismissal. A copy of the school traffic procedures is included in the **Appendix**.

During the afternoon dismissal period, school buses are staged in the West Parking lot to pick-up students. All grades are picked up from the Belmont Avenue frontage.

Crossing guards are on Thomas Street at Belmont Avenue and at Arlington Heights Road before and after school.

SITE TRAFFIC CHARACTERISTICS

Site Plan

The proposed building plan includes additional commons space at the east side of the building and new gym locker rooms, office expansion and lobby along the south side of the building. Existing locker and fitness rooms will be renovated into a band room, music room, and classrooms. Parking will increase with an expansion of the south parking lot from 27 spaces to 66 spaces and a second driveway added to the south end of the lot. The west parking lot will not be modified.

Trip Generation

Thomas Middle School currently serves 950 students and uses 11 school buses for transportation. With the expansion, the school population is projected to grow to 1,030 students or a net increase of 80 students over the next several years. One additional school bus may be needed in the future to accommodate the growth.

Traffic estimates were made for the additional students using the traffic counts at the current school. The trip generation rates for the existing school are higher than the data provided by the Institute of Transportation Engineer's Trip Generation, 9th Ed. manual for elementary schools due to a higher percentage of automobile usage. The rate of vehicle trip generation was applied to the proposed increase in students with the results shown in **Table 1**.

Table 1
School Expansion Traffic Volumes

Scenario	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
Trip Generation Based on Existing Traffic Volumes						
Existing 950 Students	364	278	642	104	139	243
Total 1,030 Students	394	303	697	112	151	263
Net Additional Traffic	+30	+25	+55	+8	+12	+20
ITE Trip Generation Comparison⁽¹⁾						
Existing 950 Students	282	231	513	128	157	285
Total 1,030 Students	306	250	556	139	170	309
Net Additional Traffic	+24	+19	+43	+11	+13	+24

(1) ITE Trip Generation Manual, 9th Edition – Land Use Code 522 (Middle/Junior High Schools)

Trip Distribution

The trip distribution for school is based on the existing traffic volumes at the school, the road network, and the circulation system. Based on the school's boundaries (see **Appendix**), the majority of the traffic approaches the school from Arlington Heights Road or west Thomas Street, circulates around the school, and exits southbound on Belmont Avenue. The trip distribution for the school is shown in **Table 2** and **Figure 4**.

Table 2
Directional Distribution

Direction	Inbound Percentage	Outbound Percentage
North on Arlington Heights Road	23%	0%
South on Arlington Heights Road	12%	0%
West on Thomas Street	37%	0%
East on Thomas Street	17%	36%
North on Belmont Avenue	4%	3%
South on Belmont Avenue	7%	61%
Total	100%	100%

Trip Assignment

The future vehicular trips that are generated by the expansion were distributed to the area roadways based on the directional distribution analysis and the proposed expansion plan. **Figure 5** displays the trip assignment for the projected site traffic volumes. **Figure 6** shows the Total Traffic volumes, which are the sum of the existing traffic volumes and the site traffic volumes.

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual 2010

Capacity analyses were conducted for each intersection using the computer program Highway Capacity Software (HCS) to determine the existing operating conditions of the access system. These analyses were performed for the school's peak arrival and dismissal periods. **Table 4** shows the existing and future level of service results for each intersection. Copies of the capacity analysis summaries are included in the **Appendix**. Overall, the intersections are working well around the school and will continue to do so.

Table 4
Intersection Level of Service and Delay

Intersection	Movement	AM Arrival		PM Dismissal	
		Existing	Future	Existing	Future
Thomas Street at:					
Arlington Heights Road (Traffic Signal)	Intersection	C-26.3	C-26.8	C-22.1	C-23.2
West Lot Access (Two-Way Stop)	NB Lt/Rt	D-27.8	C-20.2	B-14.1	B-12.6
	WB Left	A-10.0	B-10.1	A-8.6	A-8.6
Belmont Avenue (Two-Way Stop)	EB Lt/Th/Rt	A-8.2	A-8.2	A-8.5	A-8.5
	WB Lt/Th/Rt	A-9.3	A-9.6	A-8.4	A-8.5
	NB Lt/Th/Rt	D-27.0	D-30.4	C-24.1	C-24.9
	SB Lt/Th/Rt	C-20.1	C-22.0	B-15.0	C-15.5
Belmont Avenue at:					
North Lot Drive (Two-Way Stop)	EB Lt/Th/Rt	C-15.5	C-15.9	B-11.7	B-11.8
	WB Lt/Th/Rt	B-12.0	B-12.2	A-9.3	A-9.4
	NB Lt/Th/Rt	A-9.4	A-9.5	A-8.4	A-8.5
	SB Lt/Th/Rt	A-7.3	A-7.3	A-7.4	A-7.4

Arlington Height Road at Thomas Street

The traffic signal at Arlington Height Road and Thomas Street works well and will not be significantly impacted by the school expansion. Since Arlington Heights Road is an arterial route, it gets the majority of the green time at the signal and the side street gets less. Thomas Street traffic has higher delays but still falls within acceptable ranges. No improvements are needed to accommodate the school expansion.

West Lot Access on Thomas Street

The driveway is designed to allow right and left turns from Thomas into the West Lot and the outbound is restricted to a right-turn out due to its proximity to Arlington Heights Road. Traffic counts indicated that outbound left-turns are being made at the driveway. The driveway has a painted right-turn arrow and a small pork chop island to limit the left-turn outs. It is not recommended to modify the island because it will impact the school bus turning paths exiting the lot. Additional "No Left-Turn" signage should be added and reminders sent to parents that this movement is not allowed.

Thomas Street at Belmont Avenue

The intersection will continue to operate well as a two-way stop intersection. An existing crossing guard will still stop traffic at the pedestrian crosswalks for students crossing.

South Parking Lot Access

The South Parking Lot will be expanded from 27 to 66 parking spaces and be restricted to staff, visitor, and accessible parking. It will be accessed from a driveway about 25 feet south of the existing driveway with an east-west orientation instead of north-south to incorporate a fire lane around the south side of the building. School bus and parents will still use Belmont Avenue to drop-off students. School buses may use the parking lot for after school activities outside the peak arrival/dismissal periods.

PARKING

The existing school on-site parking supply provides a total of 102 parking spaces including four accessible spaces in the two on-site parking lots. With the proposed changes to the south parking lot, there will be a net increase of 39 spaces for a total of 141 spaces including five accessible spaces.

The Village of Arlington Heights Zoning Ordinance requires elementary schools to provide two parking spaces per each employee (135 staff) and one per classroom (44 rooms) for a total of 314 (270+44) spaces. A parking variation of 173 spaces (314-141) would be required.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication *Parking Generation*, 4th Edition for middle schools (Land Use Code 522). The peak demand was 0.09 spaces per student (1,030 students) or 93 spaces which is well under the 141 spaces proposed.

Parking counts were conducted on Wednesday May 3, 2016 which found 102 vehicles parked on-site including staff and visitors. Two of the 102 vehicles were maintenance vehicles parked in the school loading area. Minimal on-street parking near the school was observed outside of the arrival/dismissal periods (2-3 vehicles). It was also observed that two vehicles were parked in the small park district lot east of the school. The existing school parking demand is 107 vehicles. The school currently has 127 staff members but they are not all present on-site at the same time.

Projected parking demand was estimated based on the existing demand 107 vehicles increased 8.4% in proportion to the increase in students resulting in a total demand of 116 vehicles, which is less than the proposed supply of 141 spaces. Parking for special events at the school can be accommodated by a combination of the off-street parking and on-street parking by the school on Belmont Avenue.

SUMMARY

This report summarizes the results of traffic and parking study for the expansion of Thomas Middle School in Arlington Heights, Illinois. The findings of the study area:

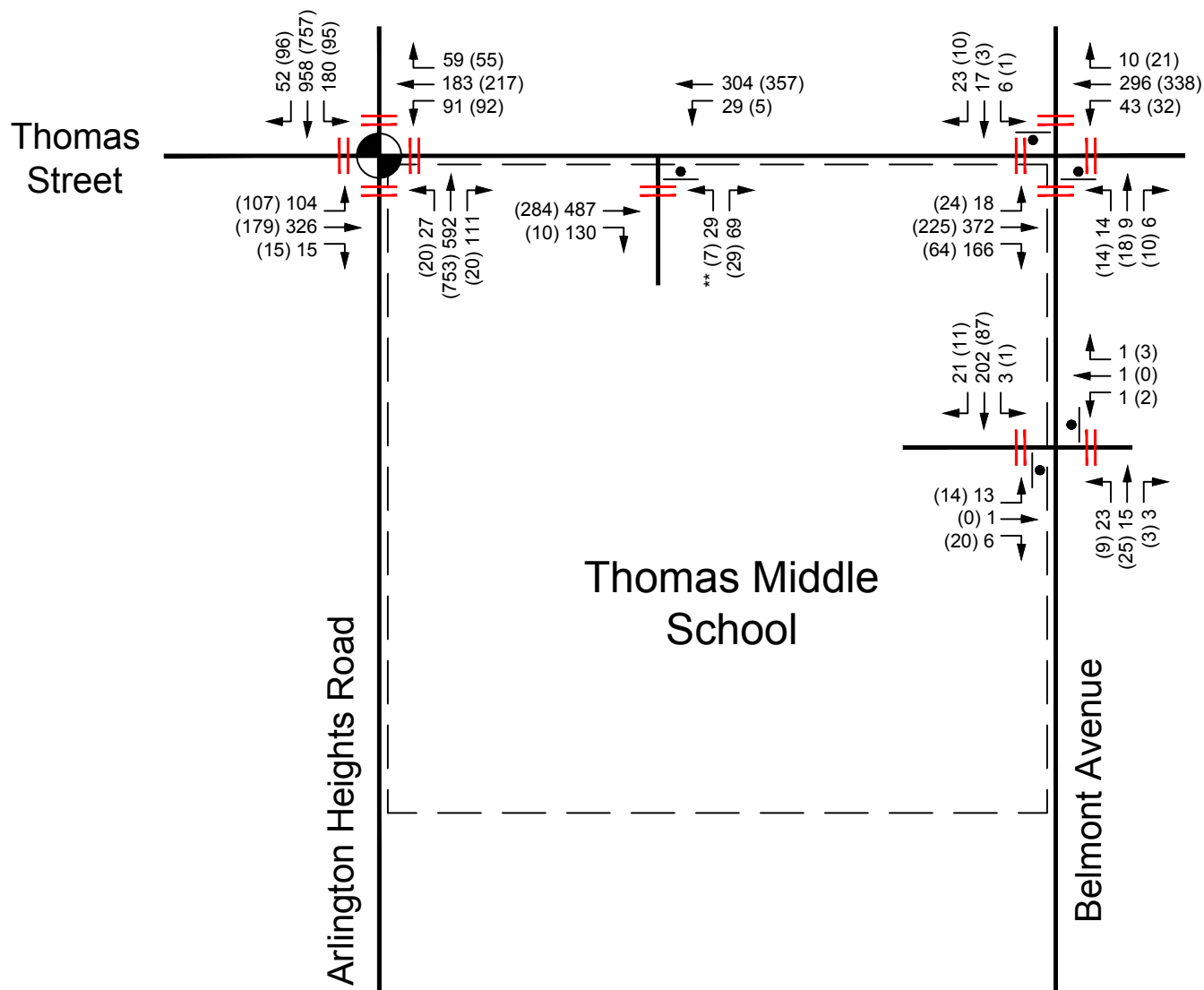
- The volume of additional school traffic generated by the school expansion is low due to small increase in students. The net change in area traffic volumes is nominal.
- The existing West Lot exit drive will require additional signage to reinforce the current left-turn prohibition.
- Parking for the school provides 141 on-site parking spaces and exceeds the school's projected needs. It will require a parking variation of 173 spaces from the village zoning code requirements of 314 spaces.

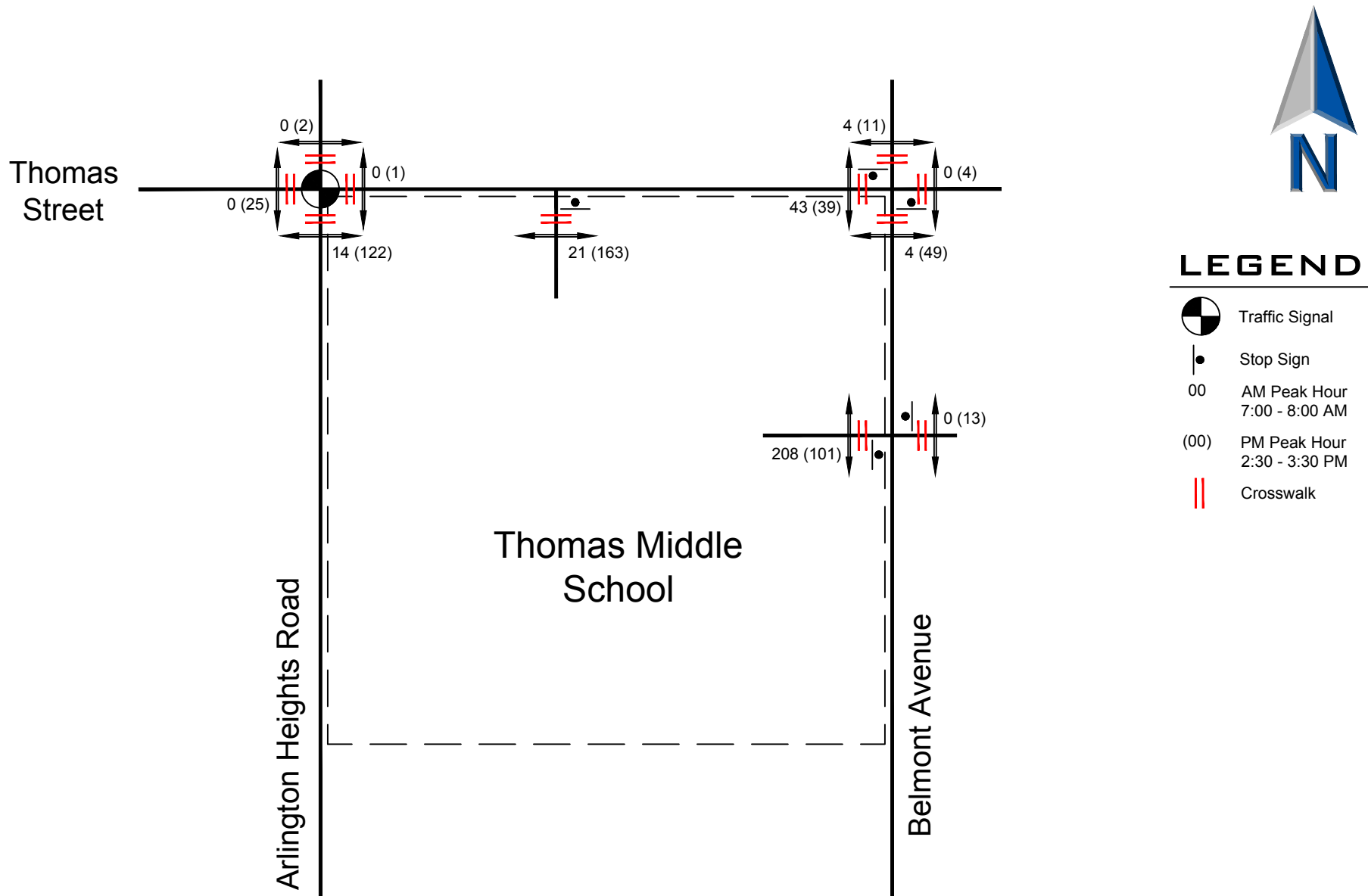


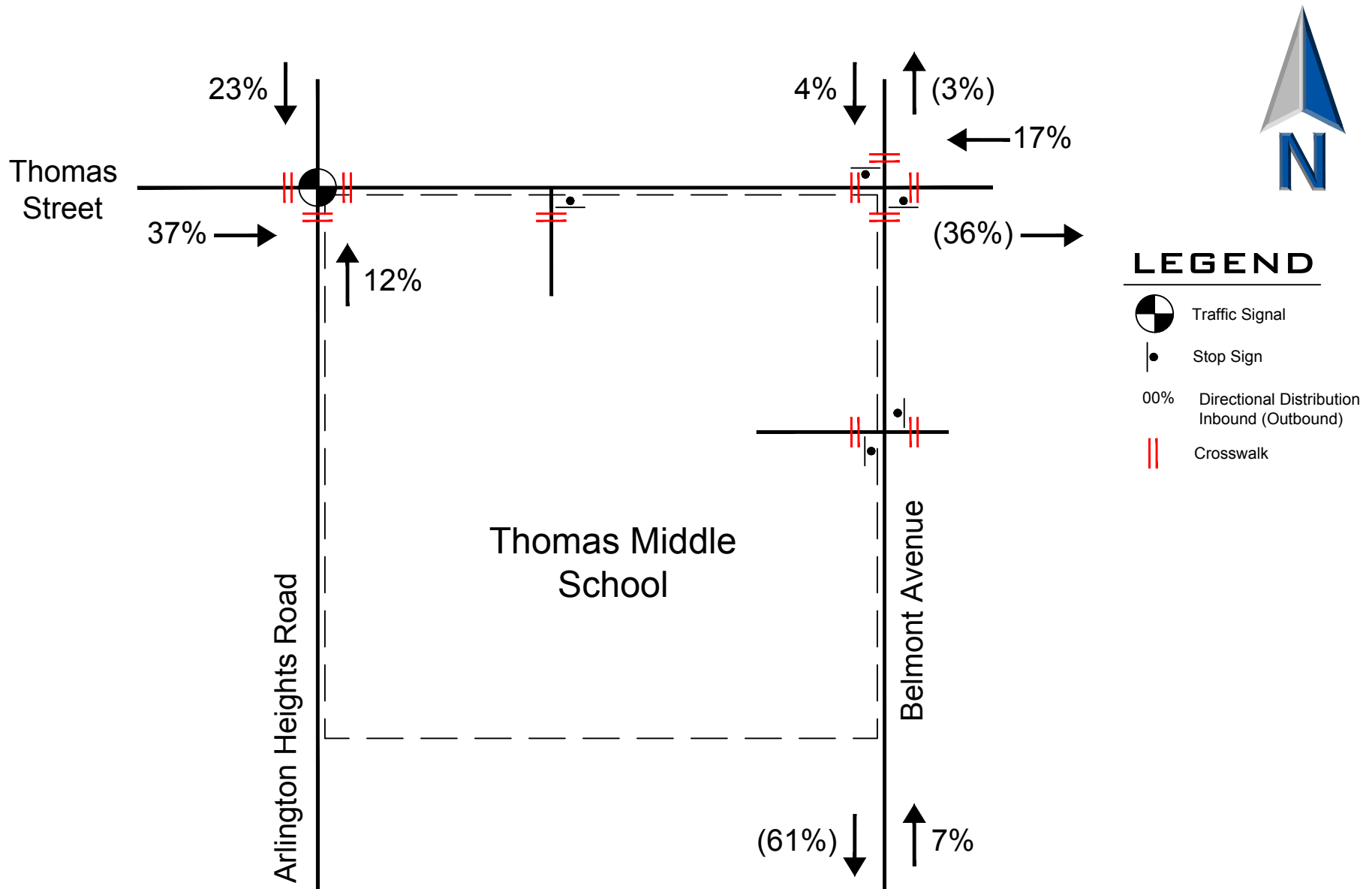


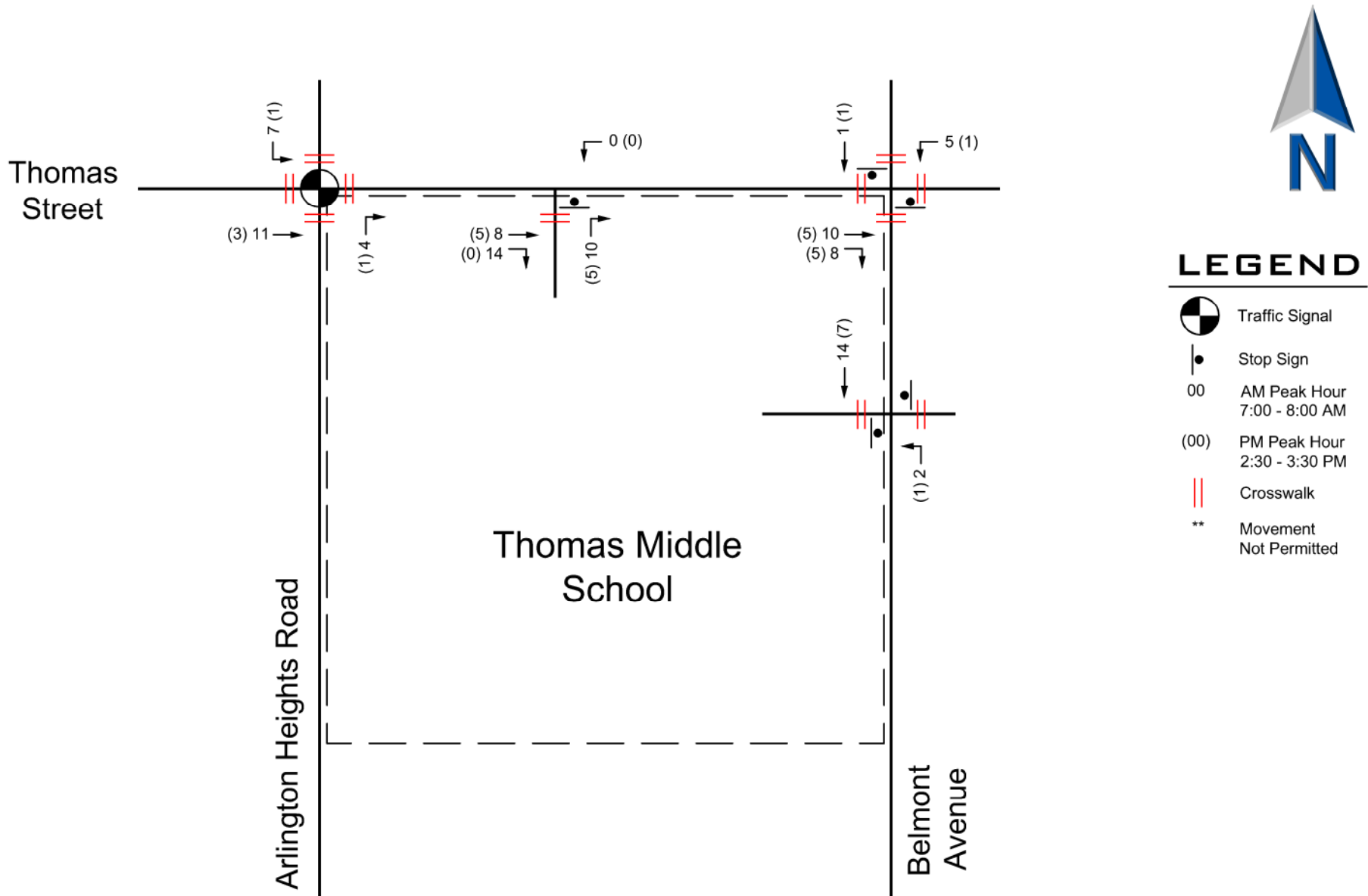
LEGEND

-  Traffic Signal
-  Stop Sign
- 00 AM Peak Hour
7:00 - 8:00 AM
- (00) PM Peak Hour
2:30 - 3:30 PM
-  Crosswalk
- ** Movement
Not Permitted









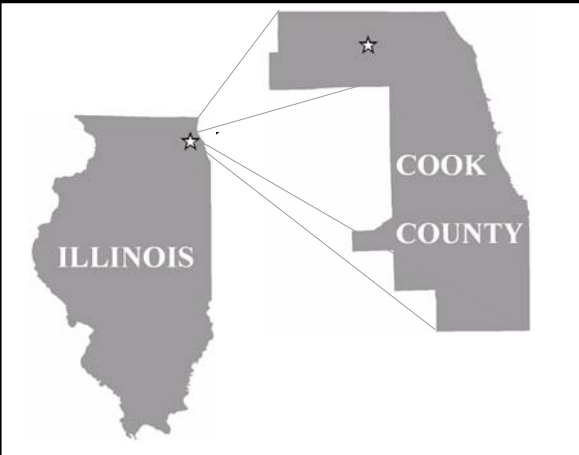
Traffic and Parking Study Appendix

- **School Boundaries and Loading Areas**
- **2016 Existing Traffic Counts**
- **2016 Existing Capacity Analyses**
- **Total Capacity Analyses**

MIDDLE SCHOOL DISTRICTS

Village of Arlington Heights

Cook County · Illinois



Legend

VAH Middle Schools

MIDDLE SCHOOL DISTRICTS

- Carl Sandburg Middle School
- Cooper Middle School
- Eisenhower Middle School
- Holmes Middle School
- Lincoln Middle School
- London Middle School
- South Middle School
- Thomas Middle School
- Walter R. Sundling Middle Sch

MIDDLE SCHOOL BOUNDARIES 2008



STREETS

Feature Class Type

- Interstate Highway
- US and State Highway
- Major Streets
- Local City Streets



Scale 1:52,300
1 inch equals 0.83 miles



Data Sources:
1. Esri/ArcGIS Data - Cook County, IL (2001)
2. VAH GIS Div. (rev. 2004)

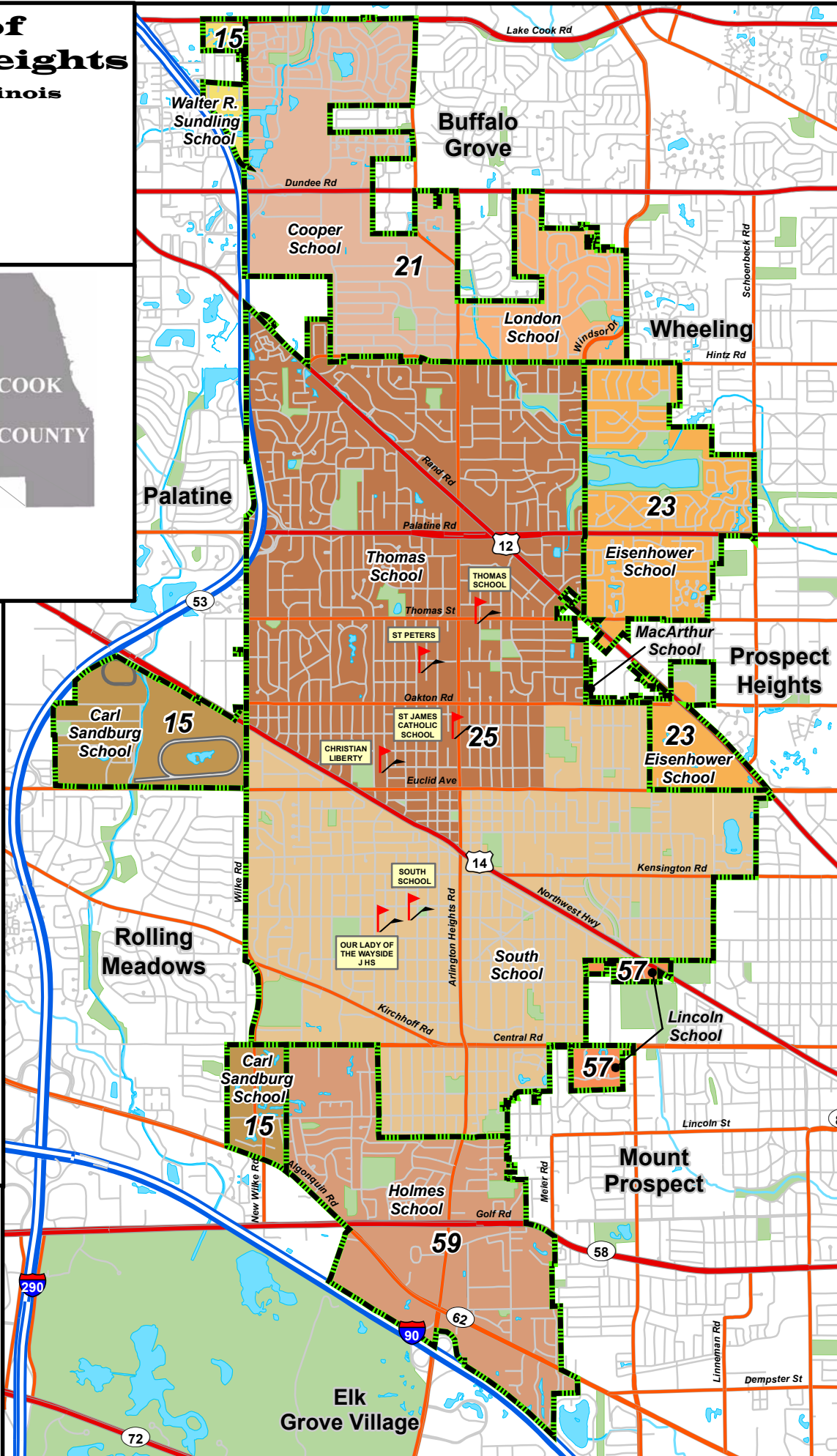
Annotation - VAH GIS Div. (2004)

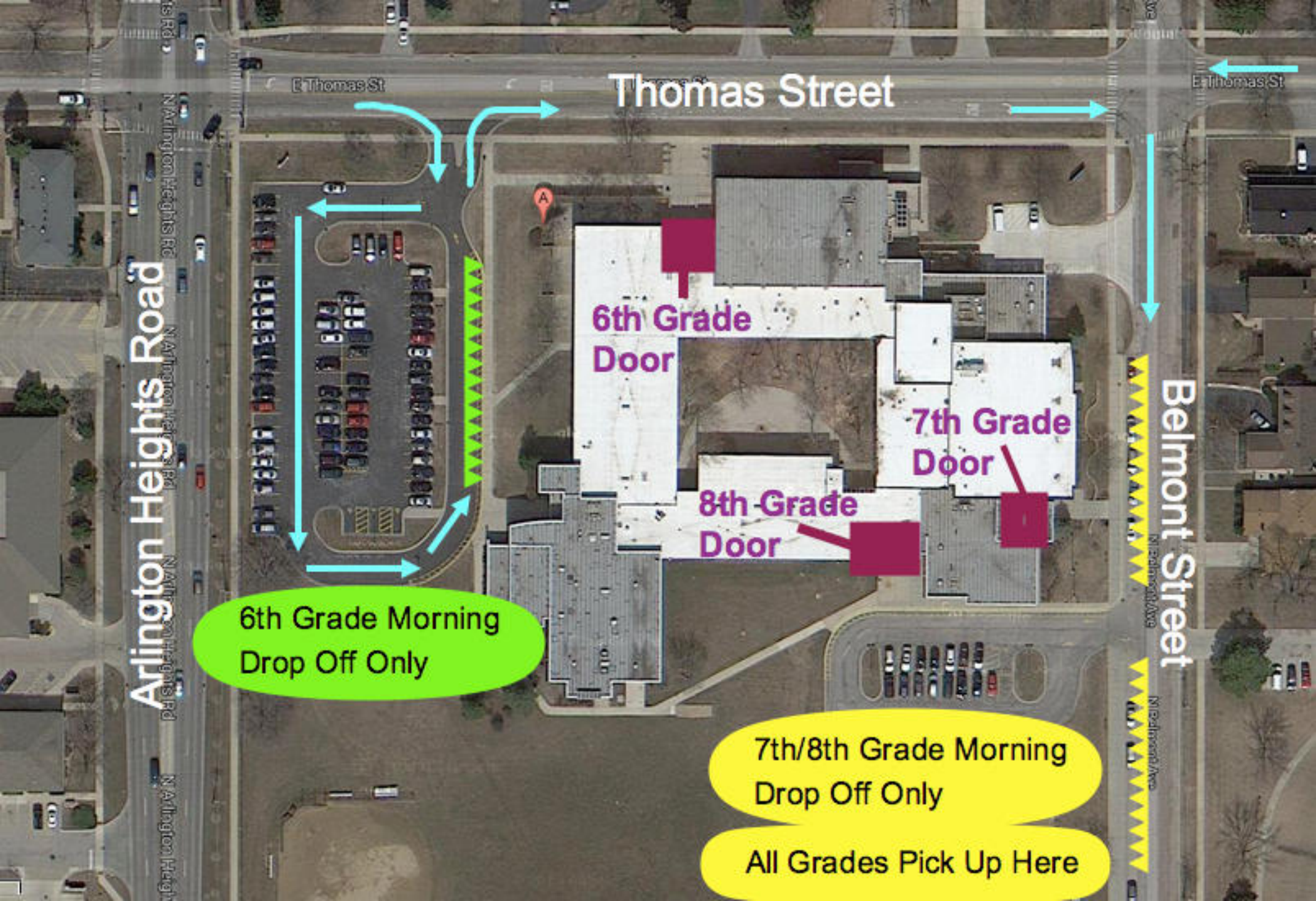
Projection: State Plane Coordinate System
(Illinois East)

Datum: NAD83 Map Units: feet

MAP PREPARED BY:
VILLAGE OF ARLINGTON HEIGHTS
GEOGRAPHIC INFORMATION
SYSTEMS DIVISION
33 S. ARLINGTON HTS. RD.
ARLINGTON HEIGHTS, IL 60005
(847) 368-5726
http://www.vah.com

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Thomas Street

Arlington Heights Road

Belmont Street

6th Grade Door

7th Grade Door

8th Grade Door

6th Grade Morning Drop Off Only

7th/8th Grade Morning Drop Off Only

All Grades Pick Up Here

Intersection Counts

Arlington Heights Road at Thomas Street



Arlington Heights School District 25													Arlington Heights, Illinois										
Begin Time	Arlington Hts Road Southbound			Thomas Street Westbound			Arlington Hts Road Northbound			Thomas Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor	Pedestrian Counts				Biker Counts			
	Right	Left		Right	Left		Right	Left		Right	Left					North	East	South	West	North	East	South	West
	Turn	Through	Turn	Turn	Through	Turn	Turn	Through	Turn	Turn	Through	Turn				Leg	Leg	Leg	Leg	Leg	Leg	Leg	Leg
	Tuesday May 10, 2016																						
7:00 AM	9	221	58	21	41	11	25	141	8	3	104	14	656	2690	0.95	0	0	0	0	0	0	0	0
7:15 AM	12	227	39	16	49	26	23	154	1	2	87	28	664	2604	0.92	0	0	8	0	0	0	0	0
7:30 AM	14	248	63	15	54	23	47	138	11	2	72	24	711	2502	0.88	0	0	6	0	0	0	0	0
7:45 AM	17	262	20	7	31	31	16	159	7	8	63	38	659			0	0	0	0	0	0	0	0
8:00 AM	16	266	23	12	21	17	15	135	7	4	22	32	570			0	0	0	0	0	0	0	0
8:15 AM	16	205	11	13	67	21	7	144	7	3	36	32	562			0	0	0	0	0	0	0	0
Total	84	1429	214	84	263	129	133	871	41	22	384	168				0	0	14	0	0	0	0	0
7:00-8:00 AM	52	958	180	59	175	91	111	592	27	15	326	104	2690			0	0	14	0	0	0	0	0
	Tuesday May 10, 2016																						
2:00 PM	14	173	17	15	33	17	21	139	6	0	26	19	480	2132	0.91	0	0	0	0	0	0	0	0
2:15 PM	23	189	16	10	20	22	18	163	5	2	26	15	509	2275	0.91	0	0	0	1	0	0	0	0
2:30 PM	22	175	32	15	26	16	22	201	3	1	17	27	557	2377	0.95	0	0	0	0	0	0	0	0
2:45 PM	18	195	23	6	64	28	11	171	5	5	36	24	586			0	0	109	22	0	0	0	0
3:00 PM	16	182	21	20	74	30	20	185	8	5	35	27	623			1	0	9	1	0	1	0	0
3:15 PM	40	205	19	14	39	18	16	196	4	4	27	29	611			1	1	4	2	0	0	0	0
Total	133	1119	128	80	256	131	108	1055	31	17	167	141				2	1	122	26	0	1	0	0
2:30-3:30 PM	96	757	95	55	203	92	69	753	20	15	115	107	2377			2	1	122	25	0	1	0	0

Intersection Counts

Thomas Street at School Lot Access



Arlington Heights School District 25							Arlington Heights, Illinois			
Begin Time	Thomas Street Westbound		Lot Access Northbound		Thomas Street Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor	Pedestrian Counts
	Through	Left Turn	Right Turn	Left Turn	Right Turn	Through				South Leg
Tuesday May 10, 2016										
7:00 AM	75	4	4	4	19	165	271	1025	0.74	2
7:15 AM	82	7	7	7	23	120	246	874	0.63	4
7:30 AM	79	16	58	18	84	91	346	754	0.54	13
7:45 AM	68	2	0	0	4	88	162			2
8:00 AM	55	0	0	0	0	65	120			0
8:15 AM	63	0	0	0	0	63	126			0
Total	422	29	69	29	130	592				21
7:00-8:00 AM	304	29	69	29	130	464	1025			21
Tuesday May 10, 2016										
2:00 PM	65	0	1	0	0	56	122	563	0.73	0
2:15 PM	51	3	0	0	3	61	118	661	0.75	0
2:30 PM	60	4	0	0	3	62	129	684	0.78	1
2:45 PM	99	1	13	2	1	78	194			150
3:00 PM	125	0	13	2	2	78	220			7
3:15 PM	73	0	3	3	4	58	141			5
Total	473	8	30	7	13	393				163
2:30-3:30 PM	357	5	29	7	10	276	684			163

Intersection Counts

Thomas Street at Belmont Avenue



Arlington Heights School District 25													Arlington Heights, Illinois										
Begin Time	Belmont Avenue Southbound			Thomas Street Westbound			Belmont Avenue Northbound			Thomas Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor	Pedestrian Counts				Biker Counts			
	Right Turn	Left Through	Left Turn	Right Turn	Left Through	Left Turn	Right Turn	Left Through	Left Turn	Right Turn	Left Through	Left Turn				North Leg	East Leg	South Leg	West Leg	North Leg	East Leg	South Leg	West Leg
	Tuesday May 10, 2016																						
7:00 AM	1	5	0	2	59	13	5	5	14	61	102	0	267	1005	0.79	0	0	0	0	0	0	0	0
7:15 AM	5	1	0	3	87	11	1	3	5	44	97	0	257	854	0.67	1	0	1	3	0	0	0	0
7:30 AM	15	12	4	2	85	29	4	1	5	76	66	18	317	705	0.56	3	0	2	39	0	0	0	0
7:45 AM	3	3	1	2	55	2	0	2	2	33	61	0	164			0	0	1	1	0	0	0	0
8:00 AM	0	1	1	3	45	1	1	0	2	13	49	0	116			0	0	0	0	0	0	0	0
8:15 AM	1	0	0	1	51	0	0	0	0	9	46	0	108			0	0	1	0	0	0	0	0
Total	25	22	6	13	382	56	11	11	28	236	421	18				4	0	5	43	0	0	0	0
7:00-8:00 AM	23	17	6	10	272	43	6	6	14	166	273	18	854			4	0	4	43	0	0	0	0
	Tuesday May 10, 2016																						
2:00 PM	0	0	1	0	78	2	2	2	3	4	56	0	148	633	0.73	0	0	1	0	0	0	0	0
2:15 PM	1	0	0	3	53	5	1	0	0	9	51	0	123	740	0.73	0	0	0	0	0	0	0	0
2:30 PM	1	0	0	3	63	8	2	0	2	12	49	4	144	761	0.75	0	0	0	0	0	0	0	0
2:45 PM	6	2	1	5	85	10	6	3	9	26	52	13	218			8	0	9	37	0	0	0	0
3:00 PM	2	1	0	10	125	9	1	7	3	17	73	7	255			3	2	1	2	0	0	0	0
3:15 PM	0	2	0	6	65	7	3	2	3	18	36	2	144			0	2	39	0	0	0	0	0
Total	10	5	2	27	469	41	15	14	20	86	317	26				11	4	50	39	0	0	0	0
2:30-3:30 PM	10	3	1	21	326	32	10	10	14	64	225	24	740			11	4	49	39	0	0	0	0

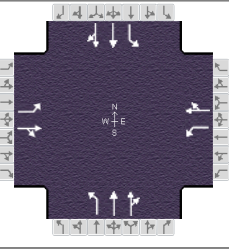
Intersection Counts

Belmont Avenue at South Parking Lot

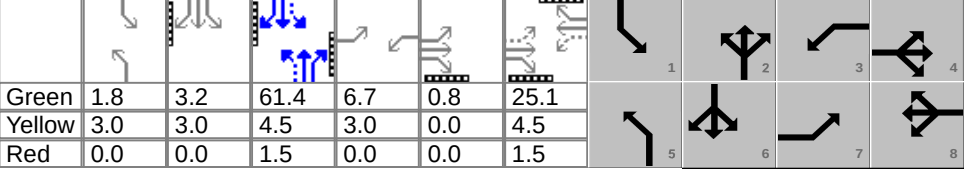


Arlington Heights School District 25												Arlington Heights, Illinois							
Begin Time	Belmont Avenue Southbound			Park District Lot Westbound			Belmont Avenue Northbound			South Parking Lot Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor	Pedestrian Counts		Biker Counts	
	Right Turn	Left Through	Left Turn	Right Turn	Left Through	Left Turn	Right Turn	Left Through	Left Turn	Right Turn	Left Through	Left Turn				East Leg	West Leg	North Leg	South Leg
	Thursday May 12, 2016																		
7:00 AM	10	60	1	0	0	0	0	10	4	1	0	5	91	343	0.78	0	0	0	0
7:15 AM	11	49	3	0	0	0	0	2	11	2	0	5	83	268	0.61	0	89	0	1
7:30 AM	7	80	0	1	1	0	2	9	6	1	1	2	110	197	0.45	0	119	0	2
7:45 AM	3	38	0	0	0	1	1	3	5	2	0	6	59			0	0	0	0
8:00 AM	0	13	0	0	0	0	0	1	1	1	0	0	16			0	0	0	0
8:15 AM	0	8	0	0	0	0	0	2	1	1	0	0	12			0	0	0	0
Total	31	248	4	1	1	1	3	27	28	8	1	18				0	208	0	3
7:00-8:00 AM	21	180	3	1	1	1	3	15	23	6	1	13	268			0	208	0	3
	Thursday May 12, 2016																		
2:00 PM	2	5	0	0	0	0	0	1	0	0	0	1	9	134	0.51	1	0	0	0
2:15 PM	0	12	0	0	0	0	0	3	2	0	0	0	17	167	0.63	0	0	0	0
2:30 PM	4	18	1	0	0	0	2	4	5	3	0	5	42	191	0.72	0	0	0	0
2:45 PM	3	31	0	2	0	2	1	10	0	12	0	5	66			10	92	6	0
3:00 PM	4	18	0	1	0	0	0	8	2	5	0	4	42			1	5	0	0
3:15 PM	2	21	1	1	0	0	0	7	4	2	0	3	41			2	4	1	0
Total	15	105	2	4	0	2	3	33	13	22	0	18				14	101	7	0
2:30-3:30 PM	11	79	1	3	0	2	3	25	9	20	0	14	167			13	101	7	0

HCS 2010 Signalized Intersection Input Data

General Information						Intersection Information							
Agency	Eriksson Engineering					Duration, h	0.25						
Analyst	AJB	Analysis Date	Jul 25, 2016			Area Type	Other						
Jurisdiction	Arlington Heights	Time Period	7:00 - 8:00 AM			PHF	0.95						
Urban Street	Arlington Heights Road	Analysis Year	2016			Analysis Period	1 > 7:00						
Intersection	Arlington Heights/Thomas		File Name	Arl Hts 700 Exst.xus									
Project Description	Existing Conditions												

Demand Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				104	326	15	91	175	59	27	592	111	180	958	52

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	Begin								
Uncoordinated	No	Simult. Gap E/W	On								
Force Mode	Fixed	Simult. Gap N/S	On								

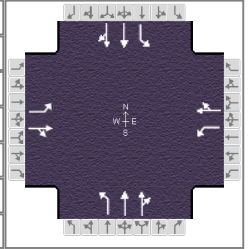
Traffic Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				104	326	15	91	175	59	27	592	111	180	958	52
Initial Queue (Q _b), veh/h				0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s ₀), veh/h				1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N _m), man/h				None			None			None			None		
Heavy Vehicles (P _{HV}), %				0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h				0	0	15	0	0	15	14	0	15	0	0	15
Buses (N _b), buses/h				0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)				3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (I)				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft				12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft				140	0		200	0		100	0		100	0	
Grade (Pg), %					0			0			0			0	
Speed Limit, mi/h				25	25	25	30	30	30	35	35	35	35	35	35

Phase Information		EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G _{max}) or Phase Split, s		13.2	34.8	13.2	34.8	13.2	58.8	13.2	58.8
Yellow Change Interval (Y), s		3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R _c), s		0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5
Minimum Green (G _{min}), s		3	3	3	3	3	3	3	3
Start-Up Lost Time (I _t), s		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s		3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode		Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry		No	Yes	No	Yes	No	Yes	No	Yes
Walk (Walk), s		0.0	10.0	0.0	10.0	0.0	10.0	0.0	10.0
Pedestrian Clearance Time (PC), s		0.0	14.0	0.0	18.0	0.0	11.0	0.0	15.0

Multimodal Information				EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius				0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft				9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb				0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft				12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking				No		0.50	No		0.50	No		0.50	No		0.50

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Eriksson Engineering			Duration, h	0.25
Analyst	AJB	Analysis Date	Jul 25, 2016	Area Type	Other
Jurisdiction	Arlington Heights	Time Period	7:00 - 8:00 AM	PHF	0.95
Urban Street	Arlington Heights Road	Analysis Year	2016	Analysis Period	1> 7:00
Intersection	Arlington Heights/Thomas	File Name	Arl Hts 700 Exst.xus		
Project Description	Existing Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	104	326	15	91	175	59	27	592	111	180	958	52

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	Begin								
Uncoordinated	No	Simult. Gap E/W	On								
Force Mode	Fixed	Simult. Gap N/S	On								
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.5	31.9	9.7	31.1	4.8	67.4	11.1	73.6
Change Period, ($Y+R_c$), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway (MAH), s	4.3	6.2	4.2	6.2	4.1	0.0	4.1	0.0
Queue Clearance Time (g_s), s	7.6	22.7	6.9	15.6	2.9		7.7	
Green Extension Time (g_e), s	0.1	3.1	0.1	4.2	0.0	0.0	0.4	0.0
Phase Call Probability	0.97	1.00	0.96	1.00	0.61		1.00	
Max Out Probability	1.00	0.58	1.00	0.21	0.00		0.03	

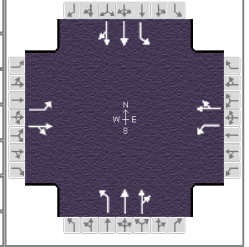
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	109	0		96	231		28	371	353	189	527	520
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	0		1810	1834		1810	1900	1799	1810	1900	1875
Queue Service Time (g_s), s	5.6	0.0		4.9	13.6		0.9	14.2	14.3	5.7	20.1	20.1
Cycle Queue Clearance Time (g_c), s	5.6	0.0		4.9	13.6		0.9	14.2	14.3	5.7	20.1	20.1
Green Ratio (g/C)	0.27			0.26	0.21		0.53	0.51	0.51	0.60	0.56	0.56
Capacity (c), veh/h	284			189	383		295	972	920	472	1070	1056
Volume-to-Capacity Ratio (X)	0.385	0.000		0.508	0.602		0.096	0.382	0.383	0.401	0.493	0.493
Back of Queue (Q), ft/ln (95 th percentile)	116.3	0		103.2	268.2		16.9	263.5	253.5	101.8	343	339.5
Back of Queue (Q), veh/ln (95 th percentile)	4.7	0.0		4.1	10.7		0.7	10.5	10.1	4.1	13.7	13.6
Queue Storage Ratio (RQ) (95 th percentile)	0.83	0.00		0.52	0.00		0.17	0.00	0.00	1.02	0.00	0.00
Uniform Delay (d_1), s/veh	34.8			36.4	42.9		14.8	17.8	17.8	12.5	15.8	15.8
Incremental Delay (d_2), s/veh	0.9	0.0		2.1	3.2		0.1	1.1	1.2	0.6	1.6	1.6
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	35.6			38.6	46.2		14.9	18.9	19.0	13.0	17.5	17.5
Level of Service (LOS)	D			D	D		B	B	B	B	B	B
Approach Delay, s/veh / LOS	52.3		D	43.9		D	18.8		B	16.8		B
Intersection Delay, s/veh / LOS	26.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.9	C	2.3	B	2.3	B
Bicycle LOS Score / LOS	1.2	A	1.0	A	1.1	A	1.5	A

HCS 2010 Signalized Intersection Intermediate Values

General Information

Agency	Eriksson Engineering				Duration, h	0.25
Analyst	AJB	Analysis Date	Jul 25, 2016	Area Type	Other	
Jurisdiction	Arlington Heights	Time Period	7:00 - 8:00 AM	PHF	0.95	
Urban Street	Arlington Heights Road	Analysis Year	2016	Analysis Period	1 > 7:00	
Intersection	Arlington Heights/Thomas	File Name	Arl Hts 700 Exst.xus			
Project Description	Existing Conditions					



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	104	326	15	91	175	59	27	592	111	180	958	52

Signal Information

Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On	Green	1.8	3.2	61.4	6.7	0.8	25.1		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	3.0	4.5	3.0	0.0	4.5		
				Red	0.0	0.0	1.5	0.0	0.0	1.5		

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000			0.965			0.947			0.987	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			0.999		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			0.986			1.000
Movement Saturation Flow Rate (s), veh/h	1810	1900		1810	1465		1810	3184		1810	3634	
Proportion of Vehicles Arriving on Green (P)	0.06	0.22	0.00	0.06	0.21	0.21	0.02	0.51	0.51	0.07	0.56	0.56
Incremental Delay Factor (k)	0.11			0.11	0.23		0.11	0.50	0.50	0.11	0.50	0.50

Signal Timing / Movement Groups

	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Green Ratio (g/C)	0.27	0.22	0.26	0.21	0.53	0.51	0.60	0.56
Permitted Saturation Flow Rate (s_p), veh/h/ln	1168	0	1054	0	547	0	741	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	25.1	0.0	25.1	0.0	61.4	0.0	63.4	0.0
Permitted Service Time (g_u), s	11.4	0.0	3.1	0.0	45.5	0.0	47.1	0.0
Permitted Queue Service Time (g_{ps}), s	1.4		2.2		0.9		5.6	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal

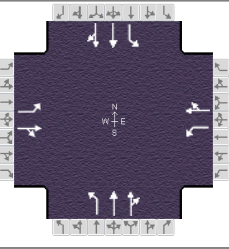
	EB		WB		NB		SB	
Pedestrian F_w / F_v	2.107	0.02	2.107	0.02	1.557	0.02	1.557	0.02
Pedestrian F_s / F_{delay}	0.000	0.145	0.000	0.145	0.000	0.107	0.000	0.098
Pedestrian M_{corner} / M_{cw}			4087.61		4069.71			
Bicycle c_b / d_b	431.03	36.93	417.90	37.55	1022.92	14.32	1126.53	11.44
Bicycle F_w / F_v	-3.64	0.75	-3.64	0.54	-3.64	0.62	-3.64	1.02

--- Messages ---

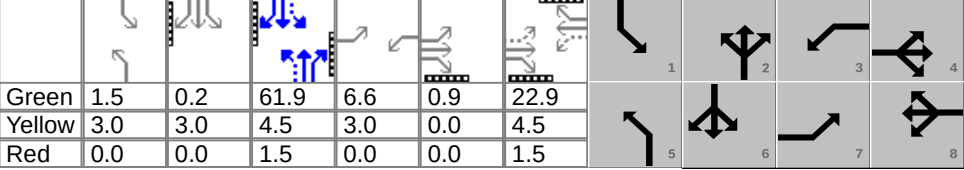
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

HCS 2010 Signalized Intersection Input Data

General Information					Intersection Information							
Agency	Eriksson Engineering				Duration, h	0.25						
Analyst	AJB	Analysis Date	Jul 25, 2016		Area Type	Other						
Jurisdiction	Arlington Heights	Time Period	2:30 - 3:30 PM		PHF	0.95						
Urban Street	Arlington Heights Road	Analysis Year	2016		Analysis Period	1> 2:30						
Intersection	Arlington Heights/Thomas		File Name	Arl Hts 230 Exst.xus								
Project Description	Existing Conditions											

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	107	115	15	92	203	55	20	753	20	95	757	96

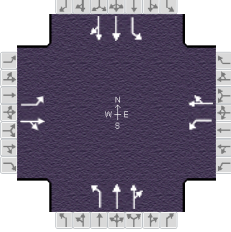
Signal Information																								
Cycle, s	115.0	Reference Phase	2	Green	1.5	0.2	61.9	6.6	0.9	22.9	Yellow	3.0	3.0	4.5	3.0	0.0	4.5	Red	0.0	0.0	1.5	0.0	0.0	1.5
Offset, s	0	Reference Point	Begin	Uncoordinated	No	Simult. Gap E/W	On	Force Mode	Fixed	Simult. Gap N/S	On													

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	107	115	15	92	203	55	20	753	20	95	757	96
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h	None			None			None			None		
Heavy Vehicles (P_{HV}), %	0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h	25	0	15	1	1	15	122	0	15	2	0	15
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	140	0		200	0		100	0		100	0	
Grade (P_g), %		0			0			0			0	
Speed Limit, mi/h	25	25	25	30	30	30	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	12.7	34.5	12.7	34.5	12.7	55.1	12.7	55.1
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5
Minimum Green (G_{min}), s	3	3	3	3	3	3	3	3
Start-Up Lost Time (l_t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk ($Walk$), s	0.0	10.0	0.0	10.0	0.0	10.0	0.0	10.0
Pedestrian Clearance Time (PC), s	0.0	14.0	0.0	18.0	0.0	11.0	0.0	15.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

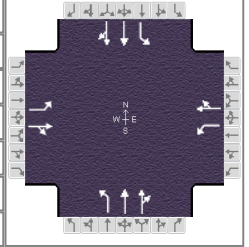
HCS 2010 Signalized Intersection Results Summary

General Information						Intersection Information															
Agency		Eriksson Engineering				Duration, h		0.25													
Analyst		AJB		Analysis Date		Jul 25, 2016		Area Type		Other											
Jurisdiction		Arlington Heights		Time Period		2:30 - 3:30 PM		PHF		0.95											
Urban Street		Arlington Heights Road		Analysis Year		2016		Analysis Period		1> 2:30											
Intersection		Arlington Heights/Thomas		File Name		Arl Hts 230 Exst.xus															
Project Description		Existing Conditions																			
Demand Information						EB			WB			NB			SB						
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R				
Demand (v), veh/h						107	115	15	92	203	55	20	753	20	95	757	96				
Signal Information																					
Cycle, s	115.0	Reference Phase	2																		
Offset, s	0	Reference Point	Begin																		
Uncoordinated	No	Simult. Gap E/W	On																		
Force Mode	Fixed	Simult. Gap N/S	On																		
Green						1.5	0.2	61.9	6.6	0.9	22.9										
Yellow						3.0	3.0	4.5	3.0	0.0	4.5										
Red						0.0	0.0	1.5	0.0	0.0	1.5										
Timer Results						EBL		EBT		WBL		WBT		NBL		NBT		SBL		SBT	
Assigned Phase						7		4		3		8		5		2		1		6	
Case Number						1.1		4.0		1.1		4.0		1.1		4.0		1.1		4.0	
Phase Duration, s						10.5		29.8		9.6		28.9		4.5		67.9		7.7		71.1	
Change Period, (Y+R c), s						3.0		6.0		3.0		6.0		3.0		6.0		3.0		6.0	
Max Allow Headway (MAH), s						4.3		6.2		4.2		6.2		4.1		0.0		4.1		0.0	
Queue Clearance Time (g s), s						7.6		8.2		6.8		16.9		2.6				4.7			
Green Extension Time (g e), s						0.1		3.0		0.1		2.4		0.0		0.0		0.2		0.0	
Phase Call Probability						0.97		1.00		0.95		1.00		0.49				0.96			
Max Out Probability						1.00		0.01		1.00		0.15		0.00				0.00			
Movement Group Results						EB			WB			NB			SB						
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R				
Assigned Movement						7	4	14	3	8	18	5	2	12	1	6	16				
Adjusted Flow Rate (v), veh/h						113	0		97	256		21	400	398	100	449	433				
Adjusted Saturation Flow Rate (s), veh/h/ln						1810	0		1810	1840		1810	1900	1892	1810	1900	1834				
Queue Service Time (g s), s						5.6	0.0		4.8	14.9		0.6	14.2	14.2	2.7	15.4	15.4				
Cycle Queue Clearance Time (g c), s						5.6	0.0		4.8	14.9		0.6	14.2	14.2	2.7	15.4	15.4				
Green Ratio (g/C)						0.26			0.26	0.20		0.55	0.54	0.54	0.60	0.57	0.57				
Capacity (c), veh/h						260			341	367		351	1023	1018	424	1076	1039				
Volume-to-Capacity Ratio (X)						0.433	0.000		0.284	0.697		0.060	0.391	0.391	0.236	0.417	0.417				
Back of Queue (Q), ft/ln (95 th percentile)						116	0		97.8	292.4		11	257.6	256.8	47.9	272.4	265.3				
Back of Queue (Q), veh/ln (95 th percentile)						4.6	0.0		3.9	11.7		0.4	10.3	10.3	1.9	10.9	10.6				
Queue Storage Ratio (RQ) (95 th percentile)						0.83	0.00		0.49	0.00		0.11	0.00	0.00	0.48	0.00	0.00				
Uniform Delay (d 1), s/veh						34.3			33.8	42.8		12.6	15.5	15.5	11.2	14.2	14.2				
Incremental Delay (d 2), s/veh						1.1	0.0		0.5	5.3		0.1	1.1	1.1	0.3	1.2	1.2				
Initial Queue Delay (d 3), s/veh						0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0				
Control Delay (d), s/veh						35.4			34.3	48.1		12.7	16.7	16.7	11.5	15.3	15.4				
Level of Service (LOS)						D			C	D		B	B	B	B	B	B				
Approach Delay, s/veh / LOS						37.5		D		44.3		D		16.6		B		15.0		B	
Intersection Delay, s/veh / LOS						22.1						C									
Multimodal Results						EB			WB			NB			SB						
Pedestrian LOS Score / LOS						2.9		C		2.9		C		2.3		B		2.3		B	
Bicycle LOS Score / LOS						0.9		A		1.1		A		1.2		A		1.3		A	

HCS 2010 Signalized Intersection Intermediate Values

General Information

Agency	Eriksson Engineering			Intersection Information	
Analyst	AJB	Analysis Date	Jul 25, 2016	Duration, h	0.25
Jurisdiction	Arlington Heights	Time Period	2:30 - 3:30 PM	Area Type	Other
Urban Street	Arlington Heights Road	Analysis Year	2016	PHF	0.95
Intersection	Arlington Heights/Thomas	File Name	Arl Hts 230 Exst.xus	Analysis Period	1> 2:30
Project Description	Existing Conditions				



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	107	115	15	92	203	55	20	753	20	95	757	96

Signal Information

Cycle, s	115.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On	Green	1.5	0.2	61.9	6.6	0.9	22.9		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	3.0	4.5	3.0	0.0	4.5		
				Red	0.0	0.0	1.5	0.0	0.0	1.5		

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000			0.969			0.996			0.965	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	0.999			0.973			1.000			0.993		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			0.985			0.887			0.998
Movement Saturation Flow Rate (s), veh/h	1810	1900		1810	1537		1810	3767		1810	3373	
Proportion of Vehicles Arriving on Green (P)	0.06	0.21	0.00	0.06	0.20	0.20	0.01	0.54	0.54	0.04	0.57	0.57
Incremental Delay Factor (k)	0.11			0.11	0.24		0.11	0.50	0.50	0.11	0.50	0.50

Signal Timing / Movement Groups

	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Green Ratio (g/C)	0.26	0.21	0.26	0.20	0.55	0.54	0.60	0.57
Permitted Saturation Flow Rate (s_p), veh/h/ln	1142	0	1291	0	639	0	692	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	22.9	0.0	22.9	0.0	61.9	0.0	63.9	0.0
Permitted Service Time (g_u), s	8.1	0.0	15.6	0.0	47.7	0.0	47.7	0.0
Permitted Queue Service Time (g_{ps}), s	1.6		0.6		0.5		2.7	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal

	EB		WB		NB		SB	
Pedestrian F_w / F_v	2.107	0.02	2.107	0.02	1.557	0.02	1.557	0.02
Pedestrian F_s / F_{delay}	0.000	0.144	0.000	0.145	0.000	0.101	0.000	0.095
Pedestrian M_{corner} / M_{cw}	2077.66	0.00	464.88	-6304.45	376.58	-5.74	19066.49	-6382.31
Bicycle c_b / d_b	414.11	36.15	398.76	36.88	1076.42	12.26	1132.85	10.81
Bicycle F_w / F_v	-3.64	0.39	-3.64	0.58	-3.64	0.68	-3.64	0.81

--- Messages ---

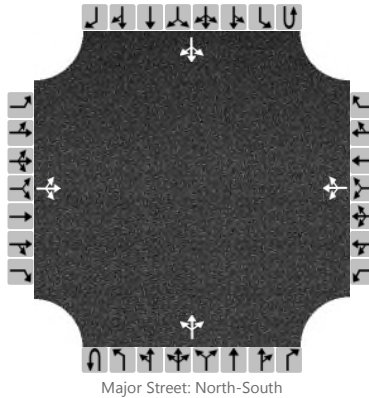
No errors or warnings exist.

--- Comments ---

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Belmont/South Parking Lot
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	South Parking Lot
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	2:30 - 3:30 PM	Peak Hour Factor	0.72
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		14	0	20		2	0	3		9	25	3		1	87	11
Percent Heavy Vehicles		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

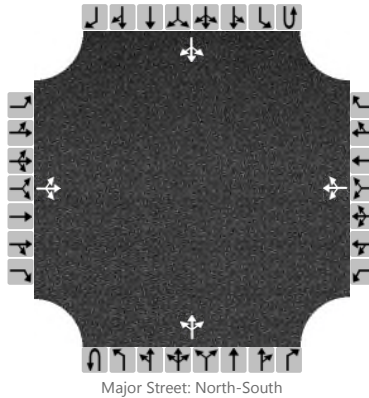
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			47				7			12				1		
Capacity			588				838			1061				1527		
v/c Ratio			0.08				0.01			0.01				0.00		
95% Queue Length			0.3				0.0			0.0				0.0		
Control Delay (s/veh)			11.7				9.3			8.4				7.4		
Level of Service (LOS)			B				A			A				A		
Approach Delay (s/veh)	11.7				9.3				2.1				0.1			
Approach LOS	B				A											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Belmont/South Parking Lot
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	South Parking Lot
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	7:00 - 8:00 AM	Peak Hour Factor	0.78
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	1	6		1	1	1		23	15	3		3	202	21
Percent Heavy Vehicles		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

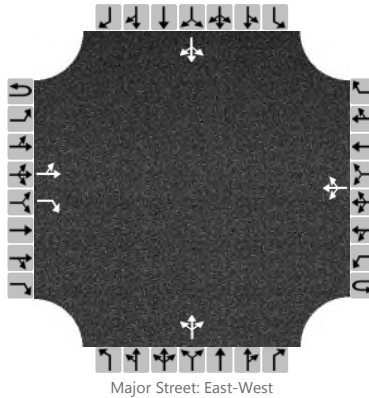
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			26				3			29				4		
Capacity			367				518			853				1584		
v/c Ratio			0.07				0.01			0.03				0.00		
95% Queue Length			0.2				0.0			0.1				0.0		
Control Delay (s/veh)			15.5				12.0			9.4				7.3		
Level of Service (LOS)			C				B			A				A		
Approach Delay (s/veh)	15.5				12.0				5.4				0.1			
Approach LOS	C				B											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Thomas/Belmont
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	Thomas Street
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	2:30 - 3:30 PM	Peak Hour Factor	0.75
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	0	1	0		0	1	0		0	1	0
Configuration		LT		R			LTR				LTR				LTR	
Volume (veh/h)		24	225	64		32	338	21		14	18	10		1	3	10
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

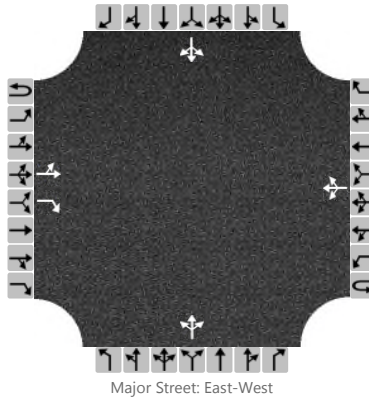
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		332				43					56				18	
Capacity		1063				1097					244				380	
v/c Ratio		0.31				0.04					0.23				0.05	
95% Queue Length		0.1				0.1					0.9				0.1	
Control Delay (s/veh)		8.5				8.4					24.1				15.0	
Level of Service (LOS)		A				A					C				B	
Approach Delay (s/veh)	0.9				1.1				24.1				15.0			
Approach LOS									C				B			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Thomas/Belmont
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	Thomas Street
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	7:00 - 8:00 AM	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	0	1	0		0	1	0		0	1	0
Configuration		LT		R			LTR				LTR				LTR	
Volume (veh/h)		18	372	166		43	296	10		14	9	6		6	17	23
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

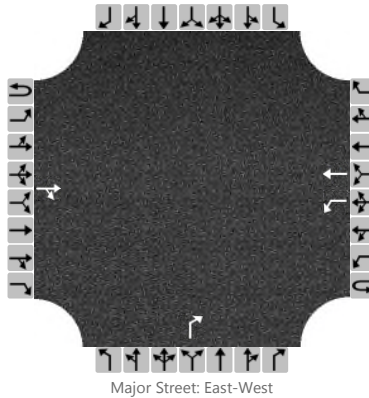
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		494				54					37				59	
Capacity		1155				885					200				298	
v/c Ratio		0.43				0.06					0.18				0.20	
95% Queue Length		0.1				0.2					0.7				0.7	
Control Delay (s/veh)		8.2				9.3					27.0				20.1	
Level of Service (LOS)		A				A					D				C	
Approach Delay (s/veh)	0.4				1.8				27.0				20.1			
Approach LOS									D				C			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Thomas/Parking Lot Access
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	Thomas Street
Analysis Year	2016	North/South Street	Parking Lot Access
Time Analyzed	7:00 - 8:00 AM	Peak Hour Factor	0.74
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		0	0	1		0	0	0
Configuration				TR		L	T					R				
Volume (veh/h)			495	144		29	304					108				
Percent Heavy Vehicles						3						3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

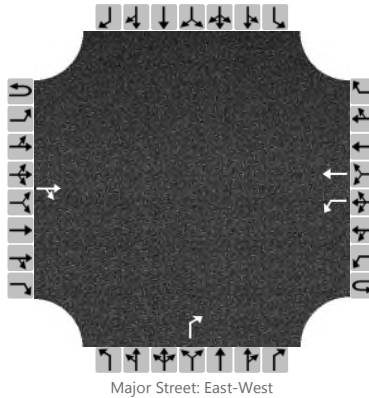
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						39							146			
Capacity						745							382			
v/c Ratio						0.05							0.38			
95% Queue Length						0.2							1.8			
Control Delay (s/veh)						10.1							20.2			
Level of Service (LOS)						B							C			
Approach Delay (s/veh)					0.9				20.2							
Approach LOS									C							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Thomas/Parking Lot Access
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	Thomas Street
Analysis Year	2016	North/South Street	Parking Lot Access
Time Analyzed	2:30 - 3:30 PM	Peak Hour Factor	0.78
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



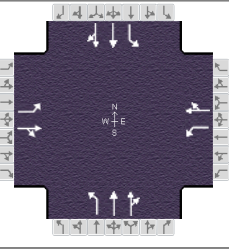
Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		0	0	1		0	0	0
Configuration				TR		L	T					R				
Volume (veh/h)			289	10		5	357					41				
Percent Heavy Vehicles						3						3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

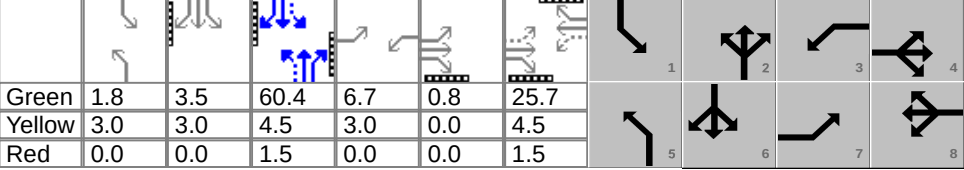
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						6						53				
Capacity						996						529				
v/c Ratio						0.01						0.10				
95% Queue Length						0.0						0.3				
Control Delay (s/veh)						8.6						12.6				
Level of Service (LOS)						A						B				
Approach Delay (s/veh)					0.1				12.6							
Approach LOS									B							

HCS 2010 Signalized Intersection Input Data

General Information					Intersection Information							
Agency	Eriksson Engineering				Duration, h	0.25						
Analyst	AJB	Analysis Date	Jul 25, 2016		Area Type	Other						
Jurisdiction	Arlington Heights	Time Period	7:00 - 8:00 AM		PHF	0.95						
Urban Street	Arlington Heights Road	Analysis Year	2016		Analysis Period	1 > 7:00						
Intersection	Arlington Heights/Thomas	File Name	Arl Hts 700 Prop.xus									
Project Description	Proposed Conditions											

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	104	337	15	91	183	59	27	592	115	187	958	52

Signal Information													
Cycle, s	120.0	Reference Phase	2	Green	1.8	3.5	60.4	6.7	0.8	25.7			
Offset, s	0	Reference Point	Begin	Yellow	3.0	3.0	4.5	3.0	0.0	4.5			
Uncoordinated	No	Simult. Gap E/W	On	Red	0.0	0.0	1.5	0.0	0.0	1.5			
Force Mode	Fixed	Simult. Gap N/S	On										

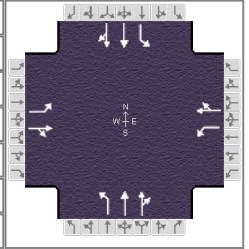
Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	104	337	15	91	183	59	27	592	115	187	958	52
Initial Queue (Q _b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s ₀), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N _m), man/h		None			None			None			None	
Heavy Vehicles (P _{HV}), %	0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	15	0	0	15	14	0	15	0	0	15
Buses (N _b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	140	0		200	0		100	0		100	0	
Grade (P _g), %		0			0			0			0	
Speed Limit, mi/h	25	25	25	30	30	30	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G _{max}) or Phase Split, s	13.2	34.8	13.2	34.8	13.2	58.8	13.2	58.8
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R _c), s	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5
Minimum Green (G _{min}), s	3	3	3	3	3	3	3	3
Start-Up Lost Time (I _t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode	Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	10.0	0.0	10.0	0.0	10.0	0.0	10.0
Pedestrian Clearance Time (PC), s	0.0	14.0	0.0	18.0	0.0	11.0	0.0	15.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Eriksson Engineering			Duration, h	0.25
Analyst	AJB	Analysis Date	Jul 25, 2016	Area Type	Other
Jurisdiction	Arlington Heights	Time Period	7:00 - 8:00 AM	PHF	0.95
Urban Street	Arlington Heights Road	Analysis Year	2016	Analysis Period	1> 7:00
Intersection	Arlington Heights/Thomas	File Name	Arl Hts 700 Prop.xus		
Project Description	Proposed Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	104	337	15	91	183	59	27	592	115	187	958	52

Signal Information												
Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
												
												
												
												

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.5	32.5	9.7	31.7	4.8	66.4	11.4	73.0
Change Period, ($Y+R_c$), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway (MAH), s	4.3	6.2	4.2	6.2	4.1	0.0	4.1	0.0
Queue Clearance Time (g_s), s	7.6	23.5	6.9	16.1	2.9		8.0	
Green Extension Time (g_e), s	0.1	3.1	0.1	4.3	0.0	0.0	0.4	0.0
Phase Call Probability	0.97	1.00	0.96	1.00	0.61		1.00	
Max Out Probability	1.00	0.65	1.00	0.23	0.00		0.07	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	109	0		96	239		28	374	355	197	527	520
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	0		1810	1836		1810	1900	1795	1810	1900	1875
Queue Service Time (g_s), s	5.6	0.0		4.9	14.1		0.9	14.6	14.7	6.0	20.4	20.4
Cycle Queue Clearance Time (g_c), s	5.6	0.0		4.9	14.1		0.9	14.6	14.7	6.0	20.4	20.4
Green Ratio (g/C)	0.28			0.27	0.21		0.52	0.50	0.50	0.59	0.56	0.56
Capacity (c), veh/h	285			187	394		291	957	904	468	1060	1046
Volume-to-Capacity Ratio (X)	0.384	0.000		0.511	0.607		0.098	0.391	0.392	0.421	0.497	0.497
Back of Queue (Q), ft/ln (95 th percentile)	115.2	0		102.5	275.2		17.3	269.4	259.1	108.1	347	343.5
Back of Queue (Q), veh/ln (95 th percentile)	4.6	0.0		4.1	11.0		0.7	10.8	10.4	4.3	13.9	13.7
Queue Storage Ratio (RQ) (95 th percentile)	0.82	0.00		0.51	0.00		0.17	0.00	0.00	1.08	0.00	0.00
Uniform Delay (d_1), s/veh	34.3			36.1	42.6		15.2	18.4	18.4	12.9	16.2	16.2
Incremental Delay (d_2), s/veh	0.8	0.0		2.2	3.2		0.1	1.2	1.3	0.6	1.7	1.7
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	35.2			38.3	45.8		15.4	19.6	19.7	13.5	17.9	17.9
Level of Service (LOS)	D			D	D		B	B	B	B	B	B
Approach Delay, s/veh / LOS	52.5	D		43.6	D		19.5	B		17.2	B	
Intersection Delay, s/veh / LOS	26.8						C					

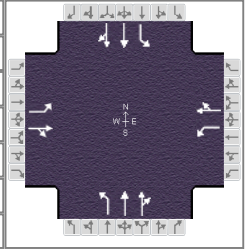
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.9	C	2.3	B	2.3	B
Bicycle LOS Score / LOS	1.3	A	1.0	A	1.1	A	1.5	A

HCS 2010 Signalized Intersection Intermediate Values

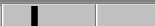
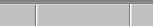
General Information				Intersection Information	
Agency	Eriksson Engineering			Duration, h	0.25
Analyst	AJB	Analysis Date	Jul 25, 2016	Area Type	Other
Jurisdiction	Arlington Heights	Time Period	7:00 - 8:00 AM	PHF	0.95
Urban Street	Arlington Heights Road	Analysis Year	2016	Analysis Period	1> 7:00
Intersection	Arlington Heights/Thomas	File Name	Arl Hts 700 Prop.xus		
Project Description	Proposed Conditions				



A map of the intersection of Arlington Heights Road and Thomas Street. The map shows a four-way intersection with traffic flow indicated by arrows. North is at the top, and the intersection is labeled with 'N', 'S', 'E', and 'W'. The map is surrounded by a grid of small icons representing different traffic conditions or scenarios.



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	104	337	15	91	183	59	27	592	115	187	958	52

Signal Information														
Cycle, s	120.0	Reference Phase	2											
Offset, s	0	Reference Point	Begin											
Uncoordinated	No	Simult. Gap E/W	On											
Force Mode	Fixed	Simult. Gap N/S	On											
				Green	1.8	3.5	60.4	6.7	0.8	25.7				
				Yellow	3.0	3.0	4.5	3.0	0.0	4.5				
				Red	0.0	0.0	1.5	0.0	0.0	1.5				

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000			0.966			0.945			0.987	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			0.999		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			0.986			1.000
Movement Saturation Flow Rate (s), veh/h	1810	1900		1810	1480		1810	3162		1810	3634	
Proportion of Vehicles Arriving on Green (P)	0.06	0.22	0.00	0.06	0.21	0.21	0.02	0.50	0.50	0.07	0.56	0.56
Incremental Delay Factor (k)	0.11			0.11	0.23		0.11	0.50	0.50	0.11	0.50	0.50

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Green Ratio (g/C)	0.28	0.22	0.27	0.21	0.52	0.50	0.59	0.56
Permitted Saturation Flow Rate (s_p), veh/h/ln	1159	0	1043	0	547	0	738	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	25.7	0.0	25.7	0.0	60.4	0.0	62.4	0.0
Permitted Service Time (g_u), s	11.6	0.0	3.1	0.0	44.6	0.0	45.8	0.0
Permitted Queue Service Time (g_{ps}), s	1.5		2.3		0.9		6.1	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

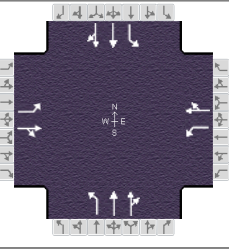
Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	2.107	0.02	2.107	0.02	1.557	0.02	1.557	0.02
Pedestrian F_s / F_{delay}	0.000	0.144	0.000	0.145	0.000	0.108	0.000	0.099
Pedestrian M_{corner} / M_{cw}			4087.61		4069.12			
Bicycle c_b / d_b	442.15	36.40	429.11	37.02	1007.04	14.79	1115.97	11.72
Bicycle F_w / F_v	-3.64	0.77	-3.64	0.55	-3.64	0.62	-3.64	1.03

--- Messages ---

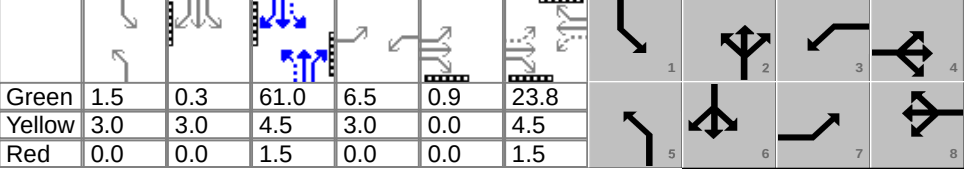
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

HCS 2010 Signalized Intersection Input Data

General Information						Intersection Information							
Agency	Eriksson Engineering					Duration, h	0.25						
Analyst	AJB	Analysis Date	Jul 25, 2016			Area Type	Other						
Jurisdiction	Arlington Heights	Time Period	2:30 - 3:30 PM			PHF	0.95						
Urban Street	Arlington Heights Road	Analysis Year	2016			Analysis Period	1> 2:30						
Intersection	Arlington Heights/Thomas		File Name	Arl Hts 230 Prop.xus									
Project Description	Proposed Conditions												

Demand Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				107	182	15	92	218	55	20	753	21	96	757	96

Signal Information																								
Cycle, s	115.0	Reference Phase	2	Green	1.5	0.3	61.0	6.5	0.9	23.8	Yellow	3.0	3.0	4.5	3.0	0.0	4.5	Red	0.0	0.0	1.5	0.0	0.0	1.5
Offset, s	0	Reference Point	Begin	Uncoordinated	No	Simult. Gap E/W	On	Force Mode	Fixed	Simult. Gap N/S	On													

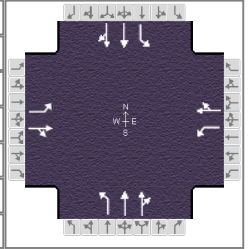
Traffic Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				107	182	15	92	218	55	20	753	21	96	757	96
Initial Queue (Q _b), veh/h				0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s ₀), veh/h				1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N _m), man/h				None			None			None			None		
Heavy Vehicles (P _{HV}), %				0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h				25	0	15	1	1	15	122	0	15	2	0	15
Buses (N _b), buses/h				0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)				3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (I)				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft				12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft				140	0		200	0		100	0		100	0	
Grade (Pg), %					0			0			0			0	
Speed Limit, mi/h				25	25	25	30	30	30	35	35	35	35	35	35

Phase Information		EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G _{max}) or Phase Split, s		12.7	34.5	12.7	34.5	12.7	55.1	12.7	55.1
Yellow Change Interval (Y), s		3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R _c), s		0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5
Minimum Green (G _{min}), s		3	3	3	3	3	3	3	3
Start-Up Lost Time (I _t), s		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s		3.0	5.0	3.0	5.0	3.0	7.0	3.0	7.0
Recall Mode		Off	Off	Off	Off	Off	Min	Off	Min
Dual Entry		No	Yes	No	Yes	No	Yes	No	Yes
Walk (Walk), s		0.0	10.0	0.0	10.0	0.0	10.0	0.0	10.0
Pedestrian Clearance Time (PC), s		0.0	14.0	0.0	18.0	0.0	11.0	0.0	15.0

Multimodal Information				EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius				0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft				9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb				0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft				12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking				No		0.50	No		0.50	No		0.50	No		0.50

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Eriksson Engineering			Duration, h	0.25
Analyst	AJB	Analysis Date	Jul 25, 2016	Area Type	Other
Jurisdiction	Arlington Heights	Time Period	2:30 - 3:30 PM	PHF	0.95
Urban Street	Arlington Heights Road	Analysis Year	2016	Analysis Period	1> 2:30
Intersection	Arlington Heights/Thomas	File Name	Arl Hts 230 Prop.xus		
Project Description	Proposed Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	107	182	15	92	218	55	20	753	21	96	757	96

Signal Information													
Cycle, s	115.0	Reference Phase	2										
Offset, s	0	Reference Point	Begin										
Uncoordinated	No	Simult. Gap E/W	On										
Force Mode	Fixed	Simult. Gap N/S	On										

																																																																																																																																																																																																																																																																																																																																																																																											
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Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.4	30.6	9.5	29.8	4.5	67.0	7.8	70.4
Change Period, ($Y+R_c$), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway (MAH), s	4.3	6.1	4.2	6.1	4.1	0.0	4.1	0.0
Queue Clearance Time (g_s), s	7.6	12.1	6.8	17.8	2.6		4.8	
Green Extension Time (g_e), s	0.1	3.6	0.1	3.0	0.0	0.0	0.2	0.0
Phase Call Probability	0.97	1.00	0.95	1.00	0.49		0.96	
Max Out Probability	1.00	0.06	1.00	0.24	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	113	0		97	272		21	400	398	101	449	433
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	0		1810	1844		1810	1900	1890	1810	1900	1834
Queue Service Time (g_s), s	5.6	0.0		4.8	15.8		0.6	14.4	14.4	2.8	15.7	15.7
Cycle Queue Clearance Time (g_c), s	5.6	0.0		4.8	15.8		0.6	14.4	14.4	2.8	15.7	15.7
Green Ratio (g/C)	0.27			0.26	0.21		0.54	0.53	0.53	0.59	0.56	0.56
Capacity (c), veh/h	258			297	381		345	1008	1003	418	1063	1027
Volume-to-Capacity Ratio (X)	0.437	0.000		0.326	0.713		0.061	0.397	0.397	0.242	0.422	0.422
Back of Queue (Q), ft/ln (95 th percentile)	115	0		97.1	308.4		11.3	262.3	261.3	49.5	277.2	269.9
Back of Queue (Q), veh/ln (95 th percentile)	4.6	0.0		3.9	12.3		0.5	10.5	10.5	2.0	11.1	10.8
Queue Storage Ratio (RQ) (95 th percentile)	0.82	0.00		0.49	0.00		0.11	0.00	0.00	0.50	0.00	0.00
Uniform Delay (d_1), s/veh	33.8			33.6	42.4		13.0	16.0	16.0	11.6	14.6	14.6
Incremental Delay (d_2), s/veh	1.2	0.0		0.6	5.8		0.1	1.2	1.2	0.3	1.2	1.3
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	34.9			34.2	48.3		13.1	17.2	17.2	11.9	15.8	15.9
Level of Service (LOS)	C			C	D		B	B	B	B	B	B
Approach Delay, s/veh / LOS	38.9		D	44.6		D	17.1		B	15.4		B
Intersection Delay, s/veh / LOS	23.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.9	C	2.3	B	2.3	B
Bicycle LOS Score / LOS	1.0	A	1.1	A	1.2	A	1.3	A

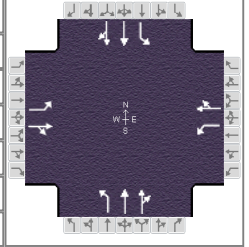
HCS 2010 Signalized Intersection Intermediate Values

General Information

Agency	Eriksson Engineering
Analyst	AJB
Jurisdiction	Arlington Heights
Urban Street	Arlington Heights Road
Intersection	Arlington Heights/Thomas
Project Description	Proposed Conditions

Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.95
Analysis Period	1> 2:30



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	107	182	15	92	218	55	20	753	21	96	757	96

Signal Information

Cycle, s	115.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000			0.970			0.995			0.965	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	0.999			0.979			1.000			0.993		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			0.986			0.885			0.998
Movement Saturation Flow Rate (s), veh/h	1810	1900		1810	1558		1810	3760		1810	3373	
Proportion of Vehicles Arriving on Green (P)	0.06	0.21	0.00	0.06	0.21	0.21	0.01	0.53	0.53	0.04	0.56	0.56
Incremental Delay Factor (k)	0.11			0.11	0.26		0.11	0.50	0.50	0.11	0.50	0.50

Signal Timing / Movement Groups

	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Green Ratio (g/C)	0.27	0.21	0.26	0.21	0.54	0.53	0.59	0.56
Permitted Saturation Flow Rate (s_p), veh/h/ln	1125	0	1210	0	639	0	691	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	23.8	0.0	23.8	0.0	61.0	0.0	63.0	0.0
Permitted Service Time (g_u), s	8.0	0.0	12.5	0.0	46.7	0.0	46.6	0.0
Permitted Queue Service Time (g_{ps}), s	1.8		1.0		0.5		2.8	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal

	EB		WB		NB		SB	
Pedestrian F_w / F_v	2.107	0.02	2.107	0.02	1.557	0.02	1.557	0.02
Pedestrian F_s / F_{delay}	0.000	0.143	0.000	0.144	0.000	0.102	0.000	0.097
Pedestrian M_{corner} / M_{cw}	2078.41	0.00	464.89	-6304.55	376.16	-6.88	19066.21	-6382.11
Bicycle c_b / d_b	428.43	35.50	413.21	36.21	1061.54	12.66	1119.26	11.15
Bicycle F_w / F_v	-3.64	0.50	-3.64	0.61	-3.64	0.68	-3.64	0.81

--- Messages ---

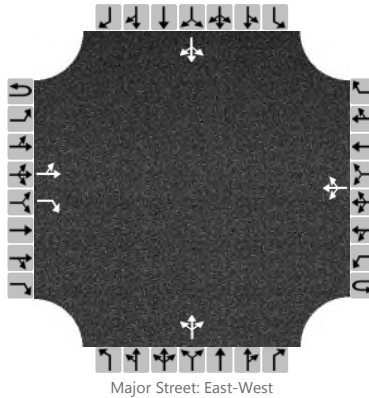
No errors or warnings exist.

--- Comments ---

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Thomas/Belmont
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	Thomas Street
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	7:00 - 8:00 AM	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	0	1	0		0	1	0		0	1	0
Configuration		LT		R			LTR				LTR				LTR	
Volume (veh/h)		18	411	174		48	296	10		14	9	6		6	18	23
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

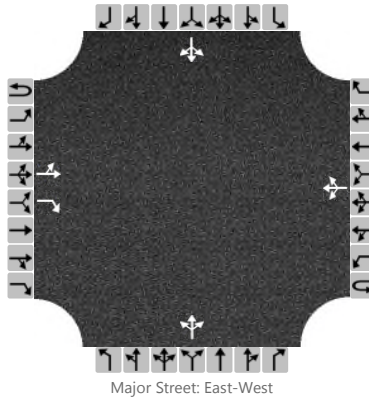
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		543				61					37				60	
Capacity		1155				841					178				272	
v/c Ratio		0.47				0.07					0.21				0.22	
95% Queue Length		0.1				0.2					0.8				0.8	
Control Delay (s/veh)		8.2				9.6					30.4				22.0	
Level of Service (LOS)		A				A					D				C	
Approach Delay (s/veh)	0.4				2.1				30.4				22.0			
Approach LOS									D				C			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Thomas/Belmont
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	7/25/2016	East/West Street	Thomas Street
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	2:30 - 3:30 PM	Peak Hour Factor	0.75
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	0	1	0		0	1	0		0	1	0
Configuration		LT		R			LTR				LTR				LTR	
Volume (veh/h)		24	237	69		33	338	21		14	18	10		1	4	10
Percent Heavy Vehicles		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

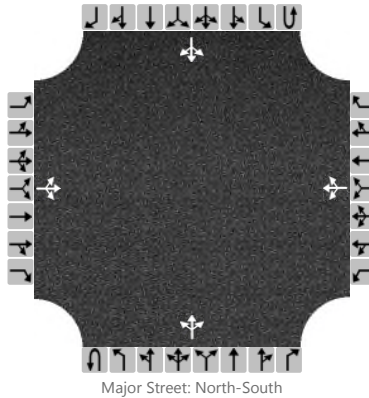
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		348				44					56				19	
Capacity		1063				1076					237				360	
v/c Ratio		0.33				0.04					0.24				0.05	
95% Queue Length		0.1				0.1					0.9				0.2	
Control Delay (s/veh)		8.5				8.5					24.9				15.5	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.9				1.1				24.9				15.5			
Approach LOS									C				C			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Belmont/Ex. Parking Lot
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	9/23/2016	East/West Street	Ex. Parking Lot Driveway
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	7:00 - 8:00 AM	Peak Hour Factor	0.78
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	1	6		1	1	1		24	15	3		3	216	21
Percent Heavy Vehicles		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

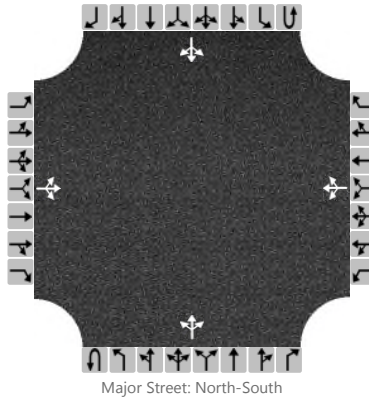
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			26				3			31				4		
Capacity			355				504			840				1584		
v/c Ratio			0.07				0.01			0.04				0.00		
95% Queue Length			0.2				0.0			0.1				0.0		
Control Delay (s/veh)			15.9				12.2			9.5				7.3		
Level of Service (LOS)			C				B			A				A		
Approach Delay (s/veh)	15.9				12.2				5.6				0.1			
Approach LOS	C				B											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AJB	Intersection	Belmont/Ex. Parking Lot
Agency/Co.	Eriksson Engineering	Jurisdiction	Arlington Heights
Date Performed	9/23/2016	East/West Street	Ex. Parking Lot Driveway
Analysis Year	2016	North/South Street	Belmont Avenue
Time Analyzed	2:30 - 3:30 PM	Peak Hour Factor	0.72
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		14	0	20		2	0	3		11	25	3		1	94	11
Percent Heavy Vehicles		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			47				7				15				1	
Capacity			577				827				1052				1527	
v/c Ratio			0.08				0.01				0.01				0.00	
95% Queue Length			0.3				0.0				0.0				0.0	
Control Delay (s/veh)			11.8				9.4				8.5				7.4	
Level of Service (LOS)			B				A				A				A	
Approach Delay (s/veh)	11.8				9.4				2.4				0.1			
Approach LOS	B				A											

PLAN COMMISSION PROJECT TIMELINE

Project Name: Thomas Middle School
PC Number: 16-020
Location: 1430 N. Belmont Ave.
Requested Action: Special Use Permit to allow a Middle School within the R-3 District, Variation from Section 11.4-4 to reduce the required on-site parking spaces from 314 spaces to 140 spaces, Variation from Section 5.1-3.6a to allow a front yard setback of 22.5' along Thomas Street where code requires a 25' setback (this setback applies to the existing building), Variation to Section 5.1-3.6 to allow an exterior side yard setback of 21.2' where code requires a 40' setback (this setback applies to the existing building), and a Variation from Section 5.1-3.9 to allow a maximum building height of 33'-8" for the existing building and proposed gym, where code limits the building height to 25'.

	Date	# of Business Days
Preliminary Meeting	07/25/16	
Awaiting Petitioner PC Application	08/05/16	9
PC Application Submittal Date	08/05/16	-
Plat and Sub Committee Meeting	08/10/16	3
1 st Round Department Comments	08/25/16	14
Petitioner's Response	09/22/16	19
PC Hearing*	10/13/16	47 days from application date
Village Board	10/17/16	2
Village Board Ordinance Adoption	10/17/16	0

Note:

*Legal notice; State Statute requires 15 to 30 days notice.



Item: Special Use Permit - Thomas Middle School

Department: Planning/Legal

An Ordinance Granting a Special Use Permit for a Middle School and Variations
from Chapter 28 of the Arlington Heights Municipal Code
(Thomas Middle School, 1430 N. Belmont Avenue)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Thomas Middle School	Ordinance

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A MIDDLE SCHOOL AND VARIATIONS FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on October 13, 2016, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 16-020, conducted a public hearing on a request for a special use permit to allow a middle school and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 1430 North Belmont Avenue, Arlington Heights, Illinois, which property is located in a R-3 One Family Dwelling District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the middle school in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit for a middle school is hereby granted for the property legally described as:

Lots 23, 25 and the North 3 acres of Lot 27 in Allison's Addition to Arlington Heights, being 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 Southeast quarter thereof), according to the plat of said addition, recorded October 19, 1906, in book 92 of plats, page 42, as document number 3941663, in Cook County, Illinois.

P.I.N. 03-20-303-006-0000

and commonly known as 1430 N. Belmont Avenue, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans, have been prepared by STR Partners, LLC:

Site Plan, dated October 7, 2016, consisting of one sheet;
Existing First Floor Plan, dated August 1, 2016 consisting of one sheet;
Existing Second Floor Plan, dated August 1, 2016, consisting of one sheet;
Proposed First Floor Plan, dated September 19, 2016, consisting of one sheet;
Proposed Second Floor Plan, dated September 19, 2016, consisting of one sheet;
Existing Building Elevations, dated August 1, 2016, consisting of one sheet;
Proposed Building Elevations, dated August 1, 2016, consisting of one sheet;
Color Rendering, dated August 1, 2016, consisting of one sheet;

The following plans dated July 25, 2016 with revisions through October 6, 2016, have been prepared by Eriksson Engineering Associates, Ltd.:

Cover Sheet, consisting of sheet C0.0;
Site Work Notes, consisting of sheet C0.2;
Site Demolition Plan, consisting of sheet C1.1;
Preliminary Site Geometry Plan, consisting of sheet C2.1;
Site Utility Plan, consisting of sheet C3.1;
Grading and Paving Plan, consisting of sheet C4.1;
Soil Erosion and Sediment Control Plan, consisting of sheet C5.1;
Site Work Details, consisting of sheets C6.1, C6.2, C6.3 and C6.4;
Alternate 2, consisting of sheet C7.1;
Landscape Plan, consisting of sheet L1.1;
Landscape Plan Alternate 2, consisting of sheet L1.1a;
Landscape Details, consisting of sheet L1.2;
Tree Preservation Plan, consisting of sheet L1.3;
Tree Preservation Plan Alternate 2, consisting of sheet L1.3a;
Project Disturbance, consisting of sheet CX1.1;
Autoturn Exhibit – Fire Lane, consisting of sheet CX2.1;
Autoturn Exhibit – School Bus, consisting of sheet CX2.2;
Watershed Exhibit, consisting of sheet CX3.1,

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

SECTION TWO: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 11.4-4, Scheduling of Parking Requirements – Community Service Uses, to allow a reduction in the minimum number of on-site parking spaces from 314 parking spaces to 141 parking spaces.

2. A variation from Section 5.1-3.6a, Required Minimum Yards, to allow a reduction in the minimum front yard setback along Thomas Avenue from 25 feet to 22.55 feet, for the existing building.

3. A variation from Section 5.1-3.6, Required Minimum Yards, to allow a reduction in the minimum exterior side yard setback from 40 feet to 21.25 feet, for the existing building.

4. A variation from Section 5.1-3.9, Maximum Height, to allow an increase in the maximum building height for the existing building and proposed gym, from 25 feet to 33 feet and 8 inches.

SECTION THREE: That the special use permit and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. Final engineering plans must be reviewed and approved. The plans must be in compliance with all stormwater management regulations as determined by the Engineering Department. The plans shall include a photometric plan to be submitted for review and approval by the Engineering Department and a signage plan for the southern parking lot to be submitted for review and approval by the Engineering Department.

2. A three foot tall hedge shall be added along the southern side of the new parking lot.

3. If Alternate 2 is constructed, replacement trees, in accordance with Chapter 28, Section 6.15-6.4, shall be incorporated for the six trees that will be removed.

4. The Petitioner shall add additional landscaping in close proximity to the southern entrance.

5. Either the School District shall enter into a maintenance agreement that assigns future maintenance on the Restrictor Structure A to the School District or the School District shall propose an alternate screening system on this restrictor which is acceptable to the Public Works Department.

6. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION FOUR: To the extent required, the Director of Building of the Village of Arlington Heights is hereby directed to issue permits, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 17th day of October, 2016.

ATTEST:

Village President

Village Clerk



Item: Metropolis Ballroom - Early Review

Department: Planning & Community Development

Background

The subject property is occupied by the two-story former Hagenbring building and two story addition, located in downtown Arlington Heights. The property is part of the Metropolis PUD, which was approved by the Village in 1999 and amended in 2005. The Metropolis Ballroom operates out of the 2nd floor of this building in an approximately 9,000 square foot space which includes an outdoor terrace. The applicant is proposing the addition of 1,671 square feet of floor space and 273 square feet of exterior terrace space, all of which would be on the second floor of the building. The addition would be constructed above the existing loading dock at the south of the site and a portion of the addition would also cantilever over the approximately 7' wide public walkway in-between the loading dock and Vail Avenue garage to be 6 inches from the exterior of the garage. The extra floor area would allow for an expanded ballroom space. Also proposed is the replacement of the existing fabric canopy at the front entrance along Vail Avenue with a metal roofed canopy supported by concrete footings placed within the Village sidewalk. Finally, wall signage is proposed on the eastern face of the addition and several wall mounted banners are proposed along the second floor the building.

Current Request

1. Negotiation and approval of an Air Rights Agreement to cantilever over Village property.
2. License Agreement to construct the canopy entrance over the Vail Avenue public sidewalk.
3. PUD Amendment to:
 - Amend Ordinance 05-040 to increase the capacity of the Metropolis Ballroom.
 - Amend the approved site plan to allow for the proposed expansion.
 - Additional Variations as may be determined.
4. Amend the Special Use to expand the ballroom.
5. Design Commission Review/Signage Variation.

Conclusion

It is recommended that the Village Board evaluate the proposal and preliminary information available at this time and provide preliminary feedback regarding the proposed building expansion, specifically as it relates to the cantilevered section over the public walkway and the canopy over the Vail Avenue sidewalk.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Request Letter	Correspondence
Staff Memo	Memorandum
Plans	Exhibits
Walker Restoration Letter	Correspondence

Farwell, Farwell & Associates, P.C.
Attorneys at Law
126 E. Wing Street
Suite 120
Arlington Heights, IL 60004

October 3, 2016

The Village of Arlington Heights
Attn: Mr. Charles Witherington Perkins
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Petition for the Expansion of the Metropolis Ballroom, (the "Ballroom"), by
its owner, Metropolis Ballroom of Arlington Heights, LLC, 6 S. Vail Street,
Arlington Heights, IL

Dear Mr. Perkins,

As you know, I have represented Metropolis Ballroom of Arlington Heights, LLC nearly since its inception in 2008. This communication is sent at the request of my client, and its principal, Mr. Thomas Manetti for an early review by the Arlington Heights Village Board of certain expansion plans to its facility located at the above address.

As you know, the plan is to expand the ballroom according to the plans we have provided you and your staff. If you recall, the request for early review is pursuant to your bequest. My client is under a rather tight timeframe, so we ask that this early review be scheduled for the Committee of the Whole meeting in October.

For you information, Mr. Manetti will be represented by another attorney during the entire process. While I will continue working with Mr. Manetti and his business, all meetings and communications with the village will be handled by co-counsel hired by Mr. Manetti for that specific purpose. Feel free to contact me regarding the early review date for scheduling purposes only.

Sincerely,
Farwell, Farwell & Associates, PC

Joseph C. Farwell



Planning & Community Development Department

Date: 10/13/2016

Early Review – Metropolis Ballroom Expansion, 6 S. Vail St.

Please find attached information regarding a proposed expansion to the Metropolis Ballroom facility. Included is a written request for Early Review, dated October 3, 2016. Also included is a conceptual site plan, floor plan, and building elevations for the proposed expansion.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines for Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background/Project Summary:

The subject property is occupied by the two-story former Hagenbring building and two story addition, located in downtown Arlington Heights. The property is part of the Metropolis PUD, which was approved by the Village in 1999 and amended in 2005. The Metropolis Ballroom operates out of the 2nd floor of this building in an approximately 9,000 square foot space which includes an outdoor terrace. The applicant is proposing the addition of 1,671 square feet of floor space and 273 square feet of exterior terrace space, all of which would be on the second floor of the building. The addition would be constructed above the existing loading dock at the south of the site and a portion of it would also cantilever over the approximately 7' wide public walkway in-between the loading dock and Vail Avenue garage to be 6 inches from the exterior of the garage. The extra floor area would allow for an expanded ballroom space. Details regarding the increased capacity along with other details will need to be provided. Detailed preliminary comments have preliminarily been provided to the petitioner. Also proposed is the replacement of the existing fabric canopy at the front entrance along Vail Avenue with a metal roofed canopy supported by concrete footings placed within the Village sidewalk. Finally, wall signage is proposed on the eastern face of the addition and several wall mounted banners are proposed along the second floor the building.

Proposed Ballroom Expansion:

The Metropolis Ballroom has proposed the aforementioned improvements to the facility, which would allow them to increase the size of their existing ballroom and outdoor terrace and market themselves to larger events that require capacity for additional occupants. Staff is generally supportive of the proposed expansion, which would facilitate that continued growth of a local business and continue to add vibrancy within the downtown area. The 2005 PUD amendment set maximum occupancy limits which need to be amended or removed to reflect not only current ballroom operations but also to allow for the expanded capacity.

Requested Actions:

1. Negotiation and approval of an Air Rights Agreement to cantilever over Village property.

2. License Agreement to construct the canopy entrance over the Vail Avenue public sidewalk.
3. PUD Amendment to:
 - a. Amend Ordinance 05-040 to increase the capacity of the Metropolis Ballroom
 - b. Amend the approved site plan to allow for the proposed expansion
 - c. Additional Variations as may be determined
4. Amend the Special Use to expand the ballroom
5. Design Commission Review/Signage Variation

Public Walkway/Cantilevered Encroachment – Air Right Agreement

As outlined above, a portion of the proposed building expansion would be cantilevered over the public walkway, which is in-between the loading area at the south of the subject property and the Vail Avenue garage. This cantilevered section would be built over Village owned property, which would require an Air Rights agreement as well as a maintenance and liability agreement to permit the cantilevered section to encroach above the public walkway. Although this cantilevered section would be stepped back so as to maintain 6'-8" between the edge of the terrace addition and the glass elevator shaft of the garage, as the cantilevered section extends west it would step outwards so as to be only 6" from the exterior of the 2nd floor garage parking deck.

The exterior side of the parking garage is constructed of large spandrels and staff has concerns that maintenance of these spandrels would be hampered if the proposed cantilever extends to within 6" of the exterior of the garage. Walker Restoration (parking structure specialist), with whom the Village contracts for maintenance on the garage, was consulted and has recommended a 4 foot minimum clearance between the exterior of the garage and the proposed cantilever in order to perform future maintenance on the garage structure (see attached). It may be noted that even with a 4 foot separation between the proposed cantilever and the garage, future maintenance of the garage would become more expensive as specialized equipment would be needed to perform any repair work with only 4 foot of clearance.

Additionally, the ground beneath the public alley contains, at a minimum, storm sewer and ComEd utility infrastructure. Further input from ComEd is needed regarding their ability to access and maintain the underground lines in this area given the proposed cantilever above. With regards to the Village storm sewer, the Public Works Department has indicated that the sewer be lined as a protective measure should the proposed cantilever be constructed. Future maintenance of this storm sewer would also become more expensive as specialty equipment would be needed to dig under the cantilever. Lastly, it must be determined if an actual public utility easement has been established within the public alley, which would require the applicant to receive formal approval from all parties with rights to the easement prior to cantilevering the building addition over the easement area.

Feedback from the Board regarding the impact on the Village property, walkway, and Air Rights Agreement is requested.

Public Sidewalk/Canopy Encroachment – License Agreement

The applicant has proposed a remodeled front canopy over the Village sidewalk along Vail Avenue. As this canopy would encroach onto the Village Right-of-Way, a maintenance and liability agreement with the Village would be required prior to allowing this encroachment. The existing canopy is fabric and non-structural. The proposed canopy would include brick columns with footings and foundations, a metal roof, lighting, and signage. The proposed canopy must be constructed so as not to adversely

impact pedestrian access along the sidewalk and vehicular access along Vail Avenue (car doors, plowing operations), and it must not interfere with any utilities within the sidewalk.

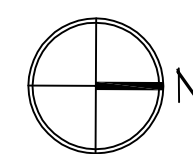
Feedback from the Board regarding the canopy encroachment is requested.

Conclusion

It is recommended that the Village Board evaluate the proposal and preliminary information available at this time and provide preliminary feedback regarding the proposed building expansion, specifically as it relates to the cantilevered section over the public walkway and the canopy over the Vail Avenue sidewalk.

TINAGLIA ARCHITECTS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

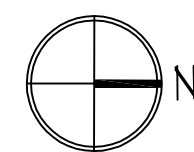


SCALE: 1/8" = 1'-0"

INAGLIA

ARCHITECTS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



- ADDITION ADDS 1,453 SQ. FT. OF COVERED LOADING BAY

CLIENT

**ELEGANTE
CUISINE, INC.**
1161 PAGNI DRIVE
ELK GROVE VILLAGE, IL. 60007

PROJECT

BUILDING ADDITION
METROPOLIS BALLROOM
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

**PROP. 2nd
FLOOR PLAN**

FILE NAME 3713-A201

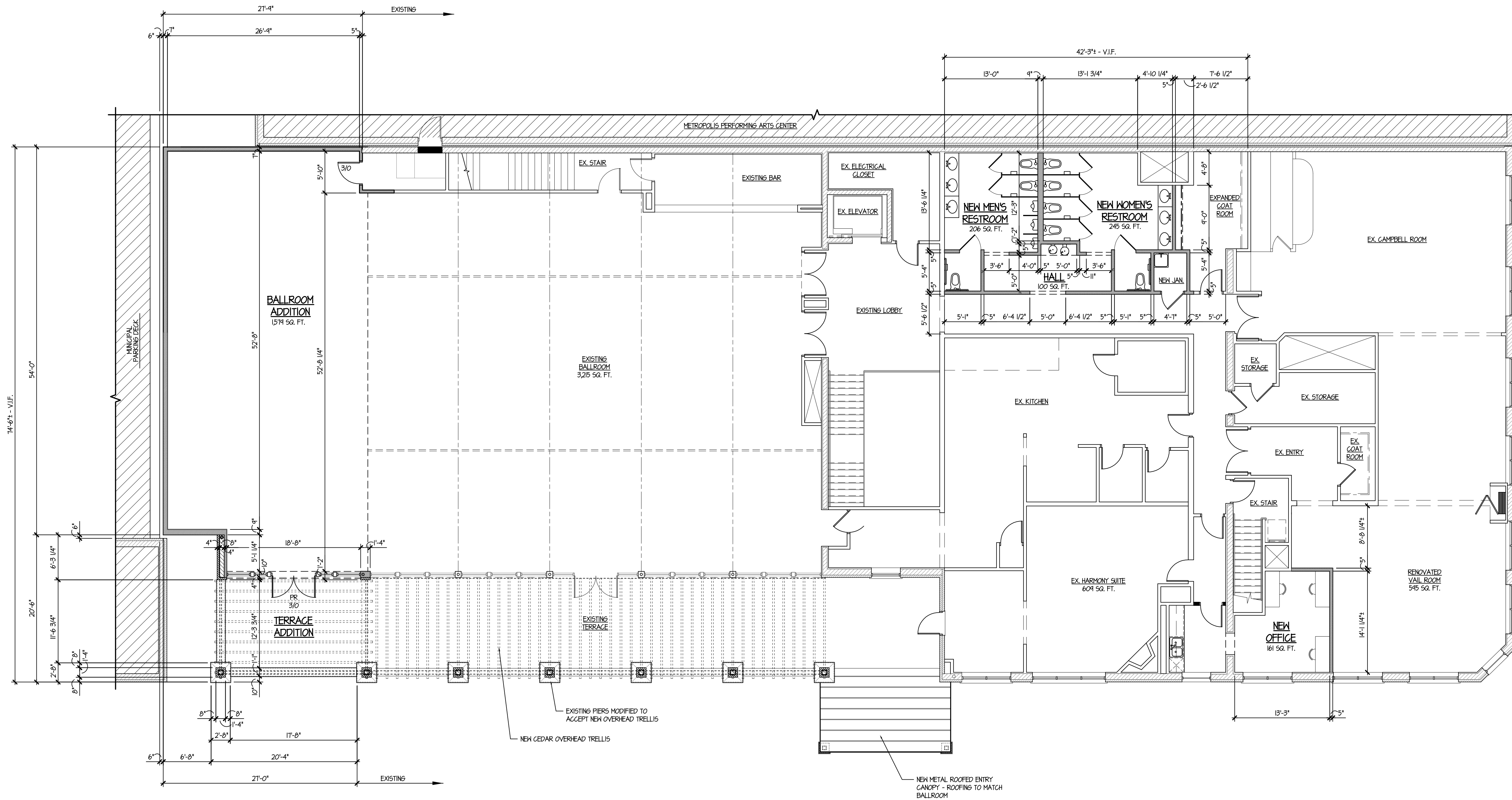
DRAWN BY RDL DATE

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.12.16	KQB

JOB NO. 371313

SHEET NO. **A.201**

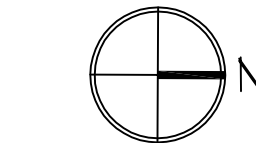
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARCHITECTURAL SECOND FLOOR PLAN

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

- ADDITION ADDS 1,611 SQ. FT. OF FLOOR AREA
- ADDITION ADDS 273 SQ. FT. OF ROOFTOP TERRACE AREA



TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

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CUENT

ELEGANTE
CUISINE, INC.
1161 PAGNI DRIVE
ELK GROVE VILLAGE, IL. 60007

PROJECT

BUILDING ADDITION

METROPOLIS BALLROOM
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

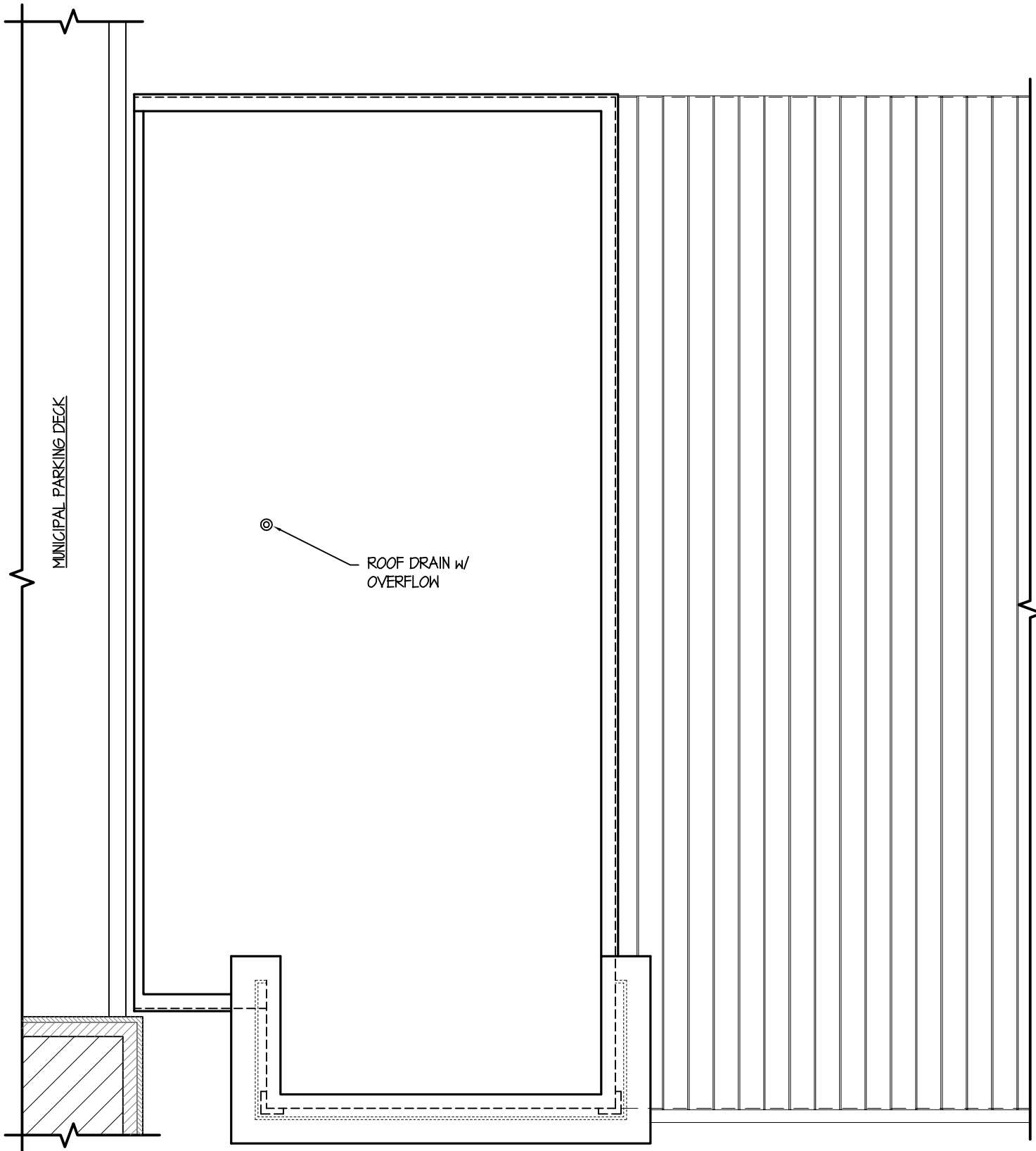
PROPOSED
ROOF PLAN

FILE NAME		3713-A202	
DRAWN BY		RDL	DATE
NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.12.16	KQ8

JOB NO. 371313

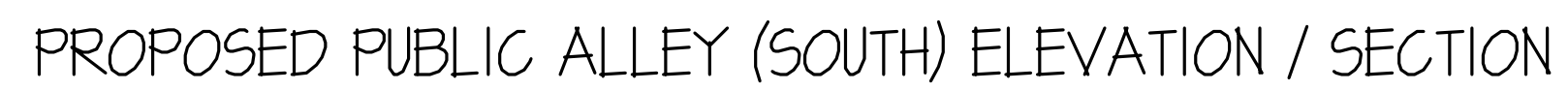
SHEET NO. A.202
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PARTIAL ROOF PLAN

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



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



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



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

TINAGLIA

ARCHITECTS

CLIENT

1161 PAGNI DRIVE
ELK GROVE VILLAGE, IL. 60007

PROJECT

METROPOLIS BALLROOM
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

FILE NAME 3713-A300

DRAWN BY RDL DATE

NO.	REVISED PER	D.
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NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.12.16	KQB

JOB NO. 371313

SHEET NO. OF **A.300**

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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WALKER
RESTORATION CONSULTANTS

505 Davis Road
Elgin, IL 60123

Voice: 847.697.2640
Fax: 847.697.7439
www.walkerrestoration.com

October 6, 2016

Mr. Scott Shirley
Director of Public Works
VILLAGE OF ARLINGTON HEIGHTS
222 North Ridge Avenue
Arlington Heights, IL 60005

Re: Vail Street Parking Structure
Metropolis Ballroom Expansion
WALKER No. 31-7647.20

Dear Scott:

At your request, Walker has reviewed your concern about how close the Metropolis Ballroom Expansion clearance should be at the northeast corner of the Vail Street Parking Structure. Walker recommends a minimum four-foot gap, (4'- 0"), be provided from the south face of the exterior wall of the ballroom expansion to the parking structure façade spandrel panel. This will allow you to perform maintenance to the parking structure on the north elevation. However, this gap may be enlarged based upon your Village Building Department code requirements.

If you have any questions or comments, please give me a call.

Very truly yours,
Walker Restoration Consultants

Laurence C. Susmarski
Project Manager

LCS:cgm

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Item: Closed Session

Department: Village Manager's Office

Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount: