



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 16, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. PUBLIC HEARINGS

- A. Holy Nation Presbyterian Church - 2501 N. Chestnut - PC#15-010
Parking Variation
- B. Northwest Crossings - 1421 & 1501 W. Shure Dr. - PC#15-019
PUD Amendment

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Holy Nation Presbyterian Church - 2501 N. Chestnut Ave. - PC#15-010

Department: Planning & Community Development

Requested Action:

1. Parking variation associated with a church, synagogue and other places of worship.
2. Comprehensive Plan Amendment from Schools to Institutional

Variations Required:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to the following conditions:

1. Provide parking data and information for Glenkirk ongoing operation at this site.
2. The maximum capacity shall not exceed 200 people.
3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have 6 months to install the land banked parking and work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, further capacity limitations and/or the installation of additional parking accommodations located elsewhere on site.
4. No overlapping services/events shall be permitted that negatively impact available parking.
5. The petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the petitioner's parking lot when Church activities are not scheduled. The petitioner shall work with the Village and Park District to implement shared parking lot expansion, if deemed feasible.
6. The Gymnasium space cannot be leased to outside entity when Church is being used.
7. The petitioner must provide landscaping adjacent to the north parking lot on the north side. The landscaping must be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.
8. The petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.
9. If any new lighting is proposed, the photometrics shall meet all Village

requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.

10. The petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Legal Notification
Location Map
Plat & Sub Minutes
Plat of Survey
Overview
Floor Plans
Parking Analysis
Parking Plans
Glenkirk Information
Written Justification
Department Comments
Petitioner Response to Department
Comments
Resident Comments

Type

Report
Correspondence
Exhibits
Minutes
Exhibits
Correspondence
Exhibits
Exhibits
Exhibits
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: September 16, 2015
Date Prepared: September 11, 2015
Project Title: Holy Nation Presbyterian Church
Address: 2501 N. Chestnut Avenue

BACKGROUND INFORMATION

Petitioner: Holy Nation Presbyterian Church
Address: 407 Main Street
 Mount Prospect, IL 60056

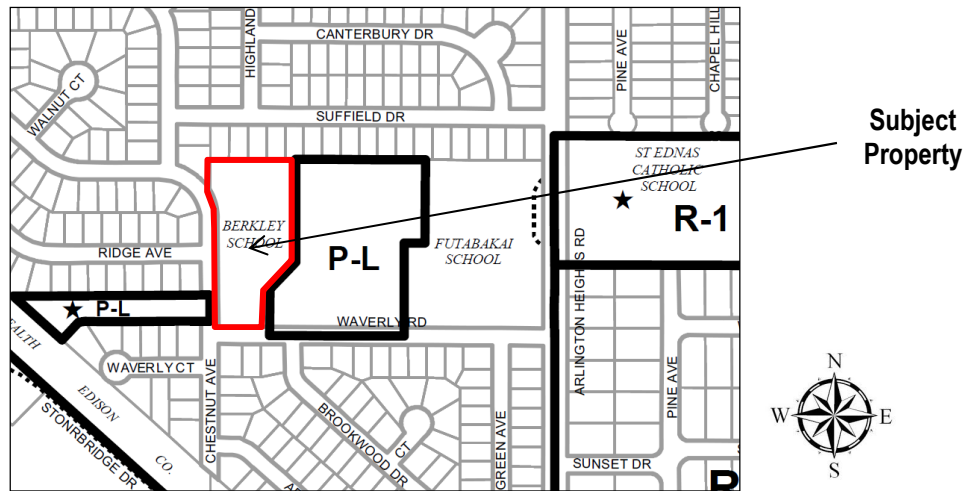
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

1. Parking variation associated with a church, synagogue and other places of worship.
2. Comprehensive Plan Amendment from Schools to Institutional

Variations Required:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.



Surrounding Properties

Direction	Current Zoning	Land Use	Comprehensive Plan
North	R-3	Single Family Residences	Single Family Detached
South	R-3	Single Family Residences	Single Family Detached
East	P-L	Park	Parks
West	R-3 & P-L	Single Family Residences & ComEd ROW	Single Family Detached

Project Background

The subject site which is located on the east side of Chestnut Avenue, north of Waverly Road, is approximately 4.2 acres in area and is zoned R-3, One Family Dwelling District. There is an existing building on the property that is approximately 29,424 square feet in area. In 1993, the property was rezoned from P-L Public Land District to R-3 One Family Dwelling District and a special use permit for a private school was approved for Glenkirk to operate a school serving people with intellectual and developmental disabilities.

The existing parking lot is located on the south and northwest sides of the building and there a total of 62 parking stalls on-site. The south parking area is accessible via a driveway along Waverly Road and the northwest parking area is accessible via two driveways along Chestnut Avenue.

Holy Nation Presbyterian Church is looking to acquire the property at 2501 Chestnut Avenue and convert it to a place of worship that will serve their parishioners. The Church is currently located in Mount Prospect. The petitioner has indicated that the Church employs one pastor and three assistant pastors. The congregation size is currently 80 people and anticipated to grow to 160 people over the next 10 to 15 years. The petitioner has provided a summary of the worship services to be held. Worship services will be held as follows:

- Wednesday Night Service 8:00 pm to 9:30 pm
- Friday Night Service 8:00 pm to 9:30 pm
- Saturday Discipleship Training 9:00 am to 12:00 pm
- Sunday Early Morning Prayer Service 6:00 am to 7:00 am
- Sunday Prenatal and Infant Worship Service 10:00 am to 10:55 am
- Sunday Kindergarten and Youth Worship Service, 10:30 am to 12:30 pm
- Sunday 1st. Worship Service, 11:00 am to 12:30 pm
- Sunday 2nd. Worship Service 1:30 pm to 3:30 pm

As depicted on the proposed floor plan, the Church will lease back an approximately 3,769 square feet space to Glenkirk to be used as an educational space. The remaining area will be occupied by the Church. The petitioner is proposing an immediate plan which will include a sanctuary (100 seats), classrooms, infant room, all purpose room, media room, office, storage and lunch room. The future floor plan includes a sanctuary (While the physical space is not increased, the sanctuary is proposed to have 200 seats), two chapels (50 seats each), fellowship hall (156 seats with tables), kitchen, storage, lobby, office, lunch room, storage, utility room, boiler room and gymnasium (The gymnasium is the same physical space occupied by the all purpose room in the immediate plan, but is labelled as a gymnasium). The petitioner has stated that they do not have other regularly scheduled functions or services.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve the parking variation. Churches, synagogues, and other places of worship are permitted by right in the R-3, One Family Dwelling District. All but one church in Arlington Heights are located within Residential Zoning Districts.

According to the Village's Comprehensive Plan the subject site is designated as Schools given that the historical use has been for a public school and then private school. Along with the parking variation, the petitioner is requesting a Comprehensive Plan amendment from Schools to Institutional, if the variation is granted, which would be appropriate given the proposed use. The site is a park site reservation indicating that that the Park District has an interest in the site, however that only applies when subdividing property. Planning Department staff informed the broker marketing the site that the Park District may be interested in the site and asked that the broker contact the Park District.

Plat and Subdivision Committee Meeting

The Plat and Subdivision Committee reviewed the project at the April 8, 2015 meeting. The Committee felt that the site was under parked as-is for the proposed use. The Committee felt that the petitioner should provide a plan to accommodate future parking.

Neighborhood Meeting

The petitioner held a neighborhood on September 4, 2015, which was attended by 63 residents. Residents expressed several concerns including the existing traffic between Arlington Heights Road and Chestnut and Waverly Roads, a church use at this location (residential character), Comprehensive Plan Amendment, concerns with the high number of variation from Code required parking spaces, parking lot lighting, property values, future expansion plans.

The resident concerns are being addressed in the following way:

- Use at this location (residential character): Recommended conditions include that the petitioner must provide landscaping adjacent to the north parking lot on the north side in order to provide a dense layered buffer between the parking area and the residential district. The building has historically been used as a school, which is a non-

- residential use permitted in the R-3 zoning district.
- Parking Variation:** The recommended conditions require that if parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have 6 months to install the land banked parking. Also, the petitioner will be required to work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, and/or the installation of additional parking accommodations located elsewhere on site. It is recommended that overlapping services/events that negatively impact available parking not be permitted. Also, it is recommended that the Gymnasium space cannot be leased to outside entity when Church is being used. Lastly, it is recommended that the maximum capacity of the facility be limited to 200 people.
- Lighting:** Recommended conditions include that if any new lighting is proposed, the photometrics shall meet all Village requirements. Staff is recommending that all parking lot lighting have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.

Building, Site and Landscape Issues

The petitioner is not proposing any exterior modifications; therefore a Design review is not required. Any interior improvements must meet all applicable Code requirements.

Per Chapter 28, a three-foot high continuous row of shrubs is required to screen the parking lot from the public view (Waverly Dr. and Chestnut Ave.), and curbed islands with shade trees at the end of each row of parking and after every 20 parking stalls are required for the parking lot. There are some dead Junipers along Waverly Road that must be replaced. Also, 4" caliper shade trees within the four existing islands on the north parking area are required. The petitioner has indicated that if approved they will install the landscaping as required by Code.

Traffic & Parking Issues

With respect to parking, the Code required parking demand is based on the collective parking requirement for each of the different uses within the facility (Chapter 28, Section 11.2-6, Collective Provision). This parking methodology has been consistently applied to other projects within the Village, including but not limited to 1st United Methodist Church, St. James, St. Edna's, Mision Juan Diego, and Our Lady of the Wayside, Frontier Park, Olympic Park, Camelot Park, etc.

Therefore, a total of 308 parking stalls are required. At this time, the site has a total of 62 parking stalls and the petitioner has agreed to add 35 parking spaces as land banked parking, if required, thereby resulting in a deficit of 211 parking spaces (see Table 1).

Table 1: Parking Summary

Use	Size (SF)	Parking Ratio	Required Parking
Sanctuary	3,398 SF (200 seats)	1/5 seats	40 spaces
Chapel 1	517 SF (50 seats)	1/5 seats	10 spaces
Chapel 2	517 SF (50 seats)	1/5 seats	10 spaces
Fellowship	2,426	30% of capacity (15 net SF per occupant)	49 spaces
Class Room	481	30% of capacity (20 net SF per occupant)	7 spaces
Gymnasium/All purpose room	2,253	30% of capacity (5 SF net SF per occupant for assembly without fixed seats – standing space)	135 spaces
Office	1,381	1/300 SF	5 spaces
Other spaces (including, but not limited to: infant room, media room, kitchen, lunch room, storage, lobby, boiler room, utility room)	7,247	1/300 SF	24 spaces
Space leased by Glenkirk	3,769	2/1 employees + 1 space/classroom	28 spaces

	(12 employees + 4 classrooms)	
Total Required		308 spaces
Total Provided		62 spaces
Land Banked parking		35 spaces
Surplus / (Deficit)		(211 spaces)

The following variation is required:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.

Comparison with other Church and Park parking variations

As stated above, the Code required parking demand is based on the collective parking requirement and therefore, several Churches and Parks have requested and received a parking variation. Below is a comparison of the variations granted for other churches and parks and the requested variation by this petitioner.

Facility	Code Required Parking	Parking Provided	% Variation
HNPC	308	97	68 %
St. James (west side only)	717	291	59 %
St. Edna's	590	362	39 %
St. Peter's	716	313	56 %
Frontier Park	729	272	63 %
Olympic Park Pool	318	191	40 %
Camelot Park	300	72	76 %
Heritage Park	247	57	77 %

The Church is currently located at 407 N. Main Street in Mount Prospect. At their current location, there are 49 parking spaces. The petitioner conducted parking counts at this location over a three week period. Counts were conducted on Wednesday, Friday and Sunday when there would be worship services. The maximum numbers of spaces occupied were on Sunday at 2:30 pm, when 24 parking spaces were occupied. On an average, 9.33 parking spaces were occupied on Wednesday night, 13 parking spaces were occupied on Friday night and 21.33 spaces were occupied on Sunday afternoon.

The petitioner has stated that at the Mount Prospect location, the maximum occupancy for the main sanctuary is 283 people. The petitioner has stated that the average attendance for the Wednesday service ranges between 15-25 people, for the Friday service ranges between 25-35 people and for the Sunday (main) service ranges between 70-80 people.

Peak Parking Day	Spaces Occupied	Building Occupancy at the time	Ratio
Sunday, 2:30 PM	24	90 (including children)	0.267

Based on the information above provided by the petitioner, the ratio of parking spaces occupied to the building occupancy is 0.267 or 3.75 occupants per vehicle.

Using the 0.267 ratio, the existing 62 parking spaces translate to a maximum capacity for the sanctuary of 232 spaces

Using the 0.267 ratio, the 97 parking spaces (including the land banked parking) translate to a maximum capacity for the sanctuary of 363 spaces

Ratio = 24 spaces/90 = 0.267

Maximum Capacity =

62 spaces/ratio = 62/0.267 = 232

97 spaces/ratio = 97/0.267 = 363

However, information and data on the existing and remaining Glenkirk operation is needed. On Friday, September 11, 2015 at 1:00 PM, parking occupancy by Glenkirk was 32 vehicles in the east lot and 6 vehicles in the west lot. This included a

number of passenger vans. Data on ongoing Glenkirk demand (daytime, evening and weekend) is needed including any overnight and weekend passenger van parking.

A maximum capacity of 200 is recommended due to the fact that there is no break out of children from adults and capacities vary at different times of the year, where the parking counts are just a snap shot of limited data.

The petitioner has provided a future parking plan with 35 land banked spaces. The land banked spaces are proposed to be added both in the south parking area and by reconfiguring the north parking area.

There are currently no on-street parking restrictions on Waverly Street from Arlington Heights Road to Chestnut Avenue. Similarly, there are no on-street parking restrictions on Chestnut Avenue from Rand Road to Kingsbury Drive. The Village has not received any complaints regarding on-street parking at or near this intersection. However, several residents have expressed concerns regarding the increased traffic in the evening hours when services are held concurrently with Park District activities as well as the events at the Japanese school. It is also acknowledged that on-street parking occurs as a result of Park District and School activities. The petitioner did not provide parking counts for existing on-street parking demand.

The Special Use approval for Glenkirk required that the petitioner enter into a shared parking agreement with the Park District to allow the public to park in the petitioner's parking lot after hours. Staff is researching if the agreement was entered into and if there is an opportunity for adding additional shared parking by the petitioner and the Park District.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** subject to the following conditions:

1. Provide parking data and information for Glenkirk ongoing operation at this site.
2. The maximum capacity shall not exceed 200 people.
3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have 6 months to install the land banked parking and work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, further capacity limitations and/or the installation of additional parking accommodations located elsewhere on site.
4. No overlapping services/events shall be permitted that negatively impact available parking.
5. The petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the petitioner's parking lot when Church activities are not scheduled. The petitioner shall work with the Village and Park District to implement shared parking lot expansion, if deemed feasible.
6. The Gymnasium space cannot be leased to outside entity when Church is being used.
7. The petitioner must provide landscaping adjacent to the north parking lot on the north side. The landscaping must be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.
8. The petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.
9. If any new lighting is proposed, the photometrics shall meet all Village requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.
10. The petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

_____, September 11, 2015

Charles Witherington-Perkins, AICP
Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
SEPTEMBER 16, 2015 AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 15-010, a Com-
prehensive Plan Amend-
ment and parking variation.
The subject site is generally
located on the east side of
Chestnut Avenue, north of
Waverly Road, at 2501 N.
Chestnut Avenue, Arlington
Heights, IL and legally de-
scribed as:
Lot 1 in Rand/Beverly
School Subdivision, a subdivi-
sion of part of the west
half of the northwest quar-
ter of Section 17, Township
42 North, Range 11, East of
the Third Principal Meri-
dian, in Cook County, Illinois,
according to Plat of Subdivi-
sion, recorded February 2,
1993 as Document 93085967.
The petitioner is seeking a
Comprehensive Plan Amend-
ment from Schools to
Institutional.
As part of said request the
petitioner is requesting the
following variations from
the Municipal Code:
• Chapter 28, Section 11.4,
Schedule of Parking Re-
quirements, from the re-
quirement to provide 300
spaces to allow 62 spaces
and 35 land banked spaces,
a variation of 211 spaces.
And any other variations as
determined necessary by
the Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
September 1, 2015 (4418166)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 1, 2015 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz
Authorized Agent

Control # 4418166

RECEIVED

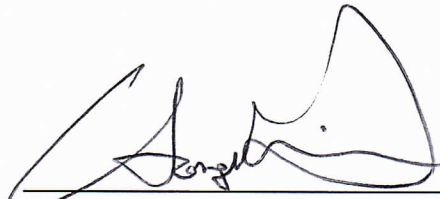
SEP - 4 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

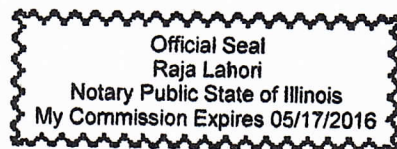
I, Ryan Y. Kim hereby certify as follows:

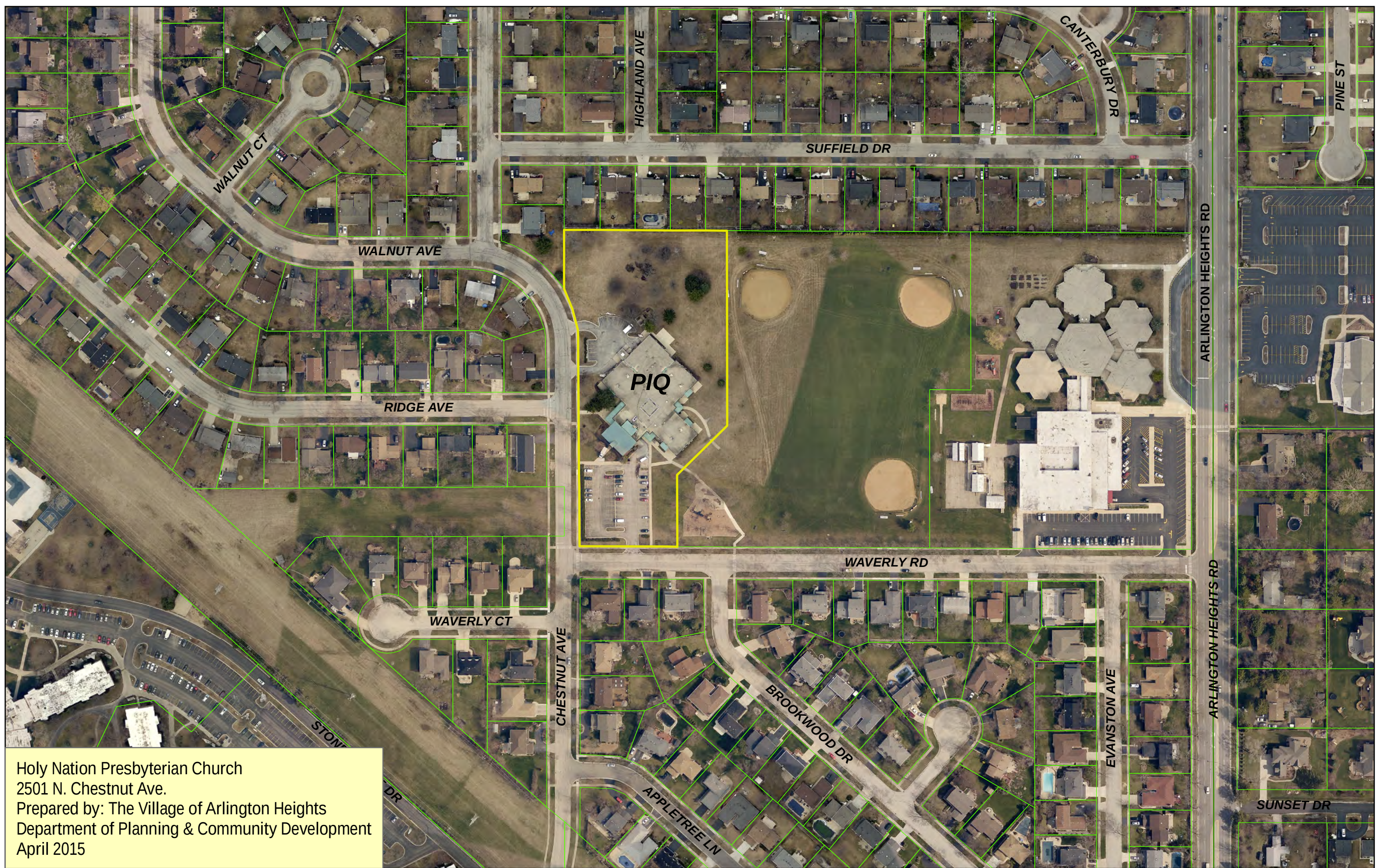
1. That on the 31st day of August, 20 15, affiant caused to be mailed in the Post Office of Chicago 6168 N. Clinton St, Chicago, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 31st day of August, 20 15.


Notary Public





Holy Nation Presbyterian Church
2501 N. Chestnut Ave.
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
April 2015

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

April 8, 2015

Project Title: Holy Nation Presbyterian Church
Address: 2501 N. Chestnut Avenue
Petitioner: Kee H. Han, Architect
Address: K. H. Han and Architects
9933 Lawler Ave., Suite 446
Skokie, IL 60077

Requested Action:

1. Parking variation associated with a church, synagogue and other places of worship.
2. Comprehensive Plan Amendment from Schools to Institutional

Variations Required:

- A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement to allow a reduction to the required number of parking stalls from 279 spaces to 62 spaces, a variation of 217 spaces

Attendees: Joshua Shin, Pastor, Holy Nation Presbyterian Church
Kee Han, Architect
Kyong Kim, Holy Nation Presbyterian Church
Ryan Kim, Holy Nation Presbyterian Church
E. Lee, Holy Nation Presbyterian Church
James Kim, Holy Nation Presbyterian Church
Min Park, Holy Nation Presbyterian Church
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject site which is located on the east side of Chestnut Avenue, north of Waverly Road, is approximately 4.2 acres in area and is zoned R-3, One Family Dwelling District. There is an existing building on the property that is approximately 29,424 square feet in area. In 1993, the property was rezoned from P-L Public Land District to R-3 One Family Dwelling District and a special use permit for a private school was approved for Glenkirk to operate a school serving people with intellectual and developmental disabilities.

The existing parking lot is located on the south and northwest sides of the building and there a total of 62 parking stalls on-site (The petitioner has indicated that there are 65 parking stalls on-site, but the Plat of Survey provided delineates 62 stalls. This discrepancy must be clarified). The south parking area is accessible via a driveway along Waverly Road and the northwest parking area is accessible via two driveways along Chestnut Avenue.

Holy Nation Presbyterian Church is looking to acquire the property at 2501 Chestnut Avenue and convert it to a place of worship that will serve their parishioners. The Church is currently located in Mount Prospect. There are 49 parking spaces at the current location. The petitioner has indicated that the Church employs one pastor and three assistant pastors. Their congregation size is currently 80 people and anticipated to grow to 160 people over the next 10 to 15 years. The petitioner has provided a summary of the worship services to be held. Worship services will be held on

Sunday from 6:00 am to 3:30 pm, Wednesday and Friday from 8:00 pm to 9:30 pm and on Saturday from 9:00 am to 12:00 pm. In addition the Church is proposed to be used for food donations, bible camps, etc.

The Church will lease back an approximately 3,769 square feet space to Glenkirk to be used as an educational space. The remaining area will be occupied by the Church. The building's interior will be remodeled to include a sanctuary, fellowship hall, chapels, office areas, classrooms, gymnasium, kitchen, lunch room, storage areas, etc. The petitioner has provided information on the anticipated number of people attending the various services. As part of the formal review process, the petitioner must provide information on the frequency of additional functions and the anticipated number of people that would attend.

With respect to parking, the Code required parking demand is based on the collective parking requirement for each of the different uses within the facility (Chapter 28, Section 11.2-6, Collective Provision). This parking methodology has been consistently applied to other projects within the Village, including but not limited to 1st United Methodist Church, St. James, St. Edna's, Mision Juan Diego, and Our Lady of the Wayside to name a few. Based on the known uses that are proposed for the building, a total of 279 parking stalls are required. At this time, the site has a total of 62 parking stalls thereby resulting in a deficit of 217 parking spaces.

Meeting Discussion:

K. Han stated that the Church is looking to purchase the property at 2501 Chestnut from Glenkirk. The first reason to purchase is the location of this facility - most of the congregation members live in this area and second reason was that this was a good deal, but the building is too big for them (Church). He said that according to Village Code, the parking requirement was collective, therefore requiring 279 parking spaces and there are only 65 parking spaces on site. **K. Han** states that the congregation is approximately 80 persons in strength and they utilize only 20-25 spaces at their current location. He stated that the goal for this meeting was to explain the Church operation and the request for a variation. **L. Bhide** summarized the staff report. She stated that the Church is looking for a parking variation. She stated that if the variation was approved, staff is recommending that a Comprehensive Plan Amendment be granted, because the Comprehensive Plan delineates this property as a School, which was the traditional use for the site. She stated that the existing building is approximately 29,000 SF in area and was previously rezoned from the P-L to R-1 district to allow a private school. The Church proposes to lease back portion a portion of the space to Glenkirk. The Church is currently located in Mount Prospect and there are 49 parking spaces in the current location. According to the information provided, their current congregation size is 80 people and they anticipate that the congregation will grow to approximately 160 people in 10-15 years. The Church has provided a schedule of services. She stated that the Comprehensive plan delineates the property as 'School' based on the historical use of the site, and it is recommended that if the variation is granted, the Comprehensive Plan be amended to 'Institutional'. The site has a park site reservation, indicating that the Park District has an interest in the property; however that applies only when property is when subdivided. She stated that it appeared that the parking lot has the required screening and that would be reviewed as part of the Plan Commission application. She described the collective parking requirement in the Ordinance. Based on information provided by the applicants the Church will require 279 parking spaces. If the petitioner moves forward, staff is recommending that they provide a parking analysis, parking counts at the current location, as well as estimated parking based on the future growth of congregation, as well as the impact (of this use) on surrounding streets and provide a written justification for the variation.

J. Sigalos stated that the petitioner has stated that the congregation is 80-member strong, yet the floor plan indicates that the sanctuary has 200 seats, chapels 1 and 2 have seating for 50 people each and the fellowship hall has 156 seats. He asked where all these people would park. **K. Han** described the worship schedule and stated that the same members use the different rooms. He said that they expect around 20 people for the early morning service, then small groups for the kindergarten and high school services which would have 15-20 people and then they expect about 60 people for the main service. They anticipate a maximum of 80 adults and the same people would move to the fellowship hall. **J. Sigalos** said that the spaces were designed to accommodate a larger number of people, so they could possibly have a function beyond the Sunday service that would bring 200 people to the site, and where would those people park? **K. Han** stated that the main reason they designed larger spaces was to accommodate for future

growth. **J. Sigalos** asked where the parking would be accommodated in the future. **L. Bhide** explained that the parking requirement was cumulative and was calculated based on the square footage of the space and the occupant load. She explained that irrespective of the size of the current congregation, the Code required parking based on the square footage of the space and the occupant load the spaces were designed for is 279 spaces. She stated that she had previously failed to mention that it appears that there is room on the site and staff is asking that the petitioner provide a plan that shows how additional parking can be handled. **K. Han** reiterated that the sanctuary, chapel, fellowship hall would be used at different times. **L. Bhide** said that since the spaces were designed as larger spaces there could possibly be a larger number of people on the site. **J. Sigalos** said that he was concerned that the space was designed to accommodate roughly 450 people and where would they park. **K. Han** stated that they were trying to explain the specific needs of the Church and how the Church operates. He stated that going by the (experience of) last 25 years, they have never had one group use the sanctuary and another group the chapel at the same time. **J. Sigalos** asked why the Church was buying a space that was larger than what they needed. **K. Han** stated that this location was appropriate for the Church, but they do not need the (larger) space. He said that Code requires a lot more parking based on the space. **J. Shin** said that it was not easy for them (Church) to find the right sized space for the Church. **J. Sigalos** said that he did not want to be a detriment and he was all for the Church occupying this space, but he did not see how they (Plan Commission) could recommend a parking variation for a building that was designed for so many people, whether today or in the future.

B. Green said that the Church was expecting to grow over time and the parking would have to be (eventually) enlarged. He said that as a history on Churches in Arlington Heights, (available) parking was a huge debating issue. He said that he did not think that a variation of 200+ parking spaces would happen as it was too big of a variation. He said that the parking may meet their need today, but the Church was seeking growth, so they would need more parking over time. He stated that they would have had a hard time getting this variation approved based on the number of spaces they need a variation from. He said he did not know how much parking the school would need, but that would take away the parking from the Church. He said that the Code required parking is based on the size of building and that the parking is limited for this size of the building. He asked if were planning on an agreement with school to the east. **B. Green** said that parking on public streets can be a problem and they can face a resistance from the neighbors. He said that the parking may meet the needs of today, but the deficit was too large between the Code required spaces and the spaces available on the site. **K. Han** said that the Code required parking was 279, but that for just the sanctuary and two chapels was 60 spaces. He said that the largest requirement came from the gymnasium, which required 135 spaces. **B. Green** said they would have to submit a traffic study and parking analysis if they moved forward and will have to work that out. **K. Han** said that they have a unique situation where they require only 25 spaces compared to the Code requirement of 279 spaces, and what would they do with the additional spaces. **B. Green** asked what they would do if they have more people next year. **K. Han** said that there is approximately 4+ acres of land here. Can the Church add parking at a later date when it is needed instead of at this time? **L. Bhide** said that one of the recommendations if they (Church) chose to move forward was that they provide a plan showing how additional parking could be added. That way if the Village puts you (Church) on notice that additional parking is needed, then there is a plan in place to add the parking. She stated that there are other considerations such as stormwater that are associated with adding additional impervious surface that must be considered. **B. Green** said without the plan for some sort of future parking plan, he (personally) would not vote affirmatively for this request.

K. Han said that if the Village agrees to a future parking plan instead of requiring the parking at this time (that is something they can work with). **L. Bhide** clarified that was not an administrative decision and must be approved by the Village Board with recommendations from the Plan Commission. The Village Board must approve the variation with additional parking to be accommodated in the future. She stated that they (staff) would have to see a plan to determine if it would work. She said that at this point the Staff Development Committee has not made a recommendation. They (SDC) would like to see the analysis including peak parking counts at the Church's current location before the SDC can make a recommendation on the request. She said that one of the recommendations is that they show how additional parking can be handled on site. **K. Han** said that they could provide a plan that illustrates how parking would be accommodated in the future. **B. Green** said that it would be at the discretion of the Village when the parking would need to be added. **L. Bhide** reiterated that it was up to the Village Board if the request would be approved or when they needed to install additional parking with recommendations from the Plan Commission.

RECOMMENDATION

The Plat & Subdivision Committee said that they needed more information, but the site as it was right now was under parked.

**Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder**

Jens K. Doe

SURVEY SERVICE, INC.
Registered Land Surveyors

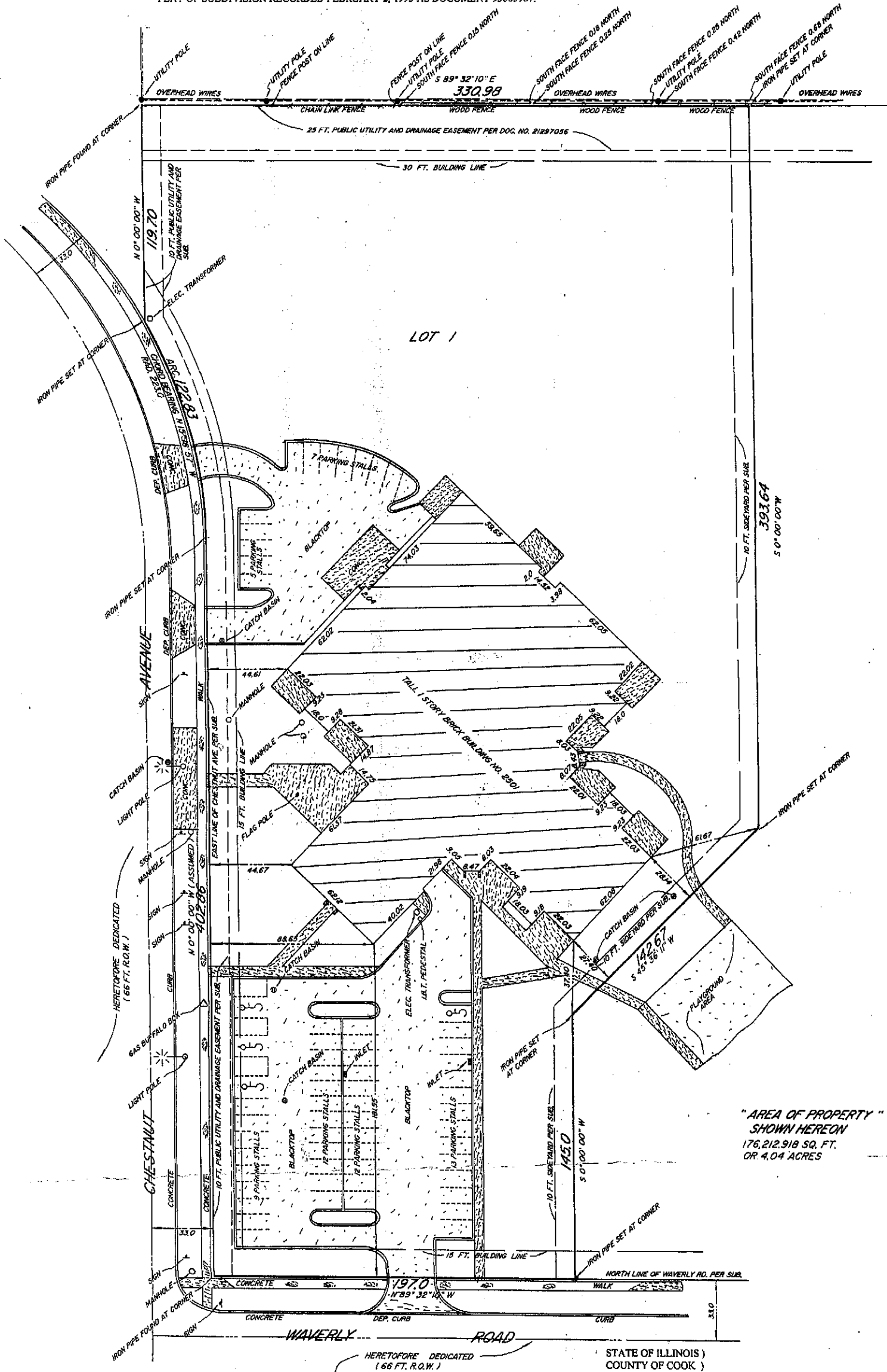
ORDER NO.

96/1850

SCALE: 1 INCH = 40 FEET

PLAT OF SURVEY

of
LOT 1 IN RAND / BERKLEY SCHOOL SUBDIVISION A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO PLAT OF SUBDIVISION RECORDED FEBRUARY 2, 1993 AS DOCUMENT 93085967.



"AREA OF PROPERTY"
SHOWN HEREON
176,212.918 SQ. FT.
OR 4.04 ACRES

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING)
PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170036 0005 B,
EFFECTIVE DATE : MARCH 1, 1984.

DIMENSIONS SHOWN HEREON ARE NOT TO BE ASSUMED OR SCALED

TOTAL NUMBER OF PARKING STALLS SHOWN HEREON = 62 WHICH INCLUDES 4 HANDICAP STALLS.

STATE OF ILLINOIS)
COUNTY OF COOK)
JENS K. DOE SURVEY SERVICE, INC. DOES HEREBY CERTIFY TO :
CHICAGO TITLE INSURANCE COMPANY, GLENKIRK - ILLINOIS
HEALTH FACILITIES AUTHORITY AND HARRIS TRUST AND
SAVINGS BANK THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ ACSM
LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 3, 4, 7 (a), 8, 9,
10, 11 AND 13 OF TABLE A THEREOF, AND PURSUANT TO THE
ACCURACY STANDARDS HAS ADOPTED BY ALTA AND ACSM AND
IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN
SURVEY.

DATED THIS 3RD DAY OF JANUARY, 1997.

JOHN M. HENRIKSON
ILLINOIS Notary Public and Commission No. 7668

1. Overview

A. Project Summary

1. Site Location: 2501 N. Chestnut Ave.

2. Lot Size: Approx. 4.2 acre

3. Building Area: 29,424 sq. ft.

4. Existing parking spaces: 62 spaces

5. Current location of Church: Community Presbyterian Church
407 Main Street
Mt. Prospect, IL.

Current location parking spaces: 49

6. Background:

The subject property is currently used for facility to serve people with intellectual and developmental disabilities by Glenkirk. The tentative buyer (Holy Nation Presbyterian Church) is proposing new use of the property for the church worship services.

Currently the subject property has 62 parking spaces including 3 handicapped spaces. HNPC is applying variation from the required number of parking spaces to allow 62 spaces.

The current number of congregational members is approx. 80 and only requires no more than 25 parking spaces in order to accommodate peak parking demand.

7. Total number of employee: (1) Pastor
(3) Assistant Pastor

8. Congregation size: Current: 80
Anticipated within 10 to 15 years: 160

B. About Holy Nation Presbyterian Church

Denominational Group: Evangelism Assembly of America

Church History

Holy Nation Presbyterian Church (HNPC) was founded on March 1, 1987. It has since been incorporated on August 1, 1988. The organization acquired a building located on 3434 W Foster Ave Chicago IL, 60625 on September of 1988 with less than 10 families under the ministry of Pastor Ki Baek Shin. HNPC has been in this location for the past 25 years

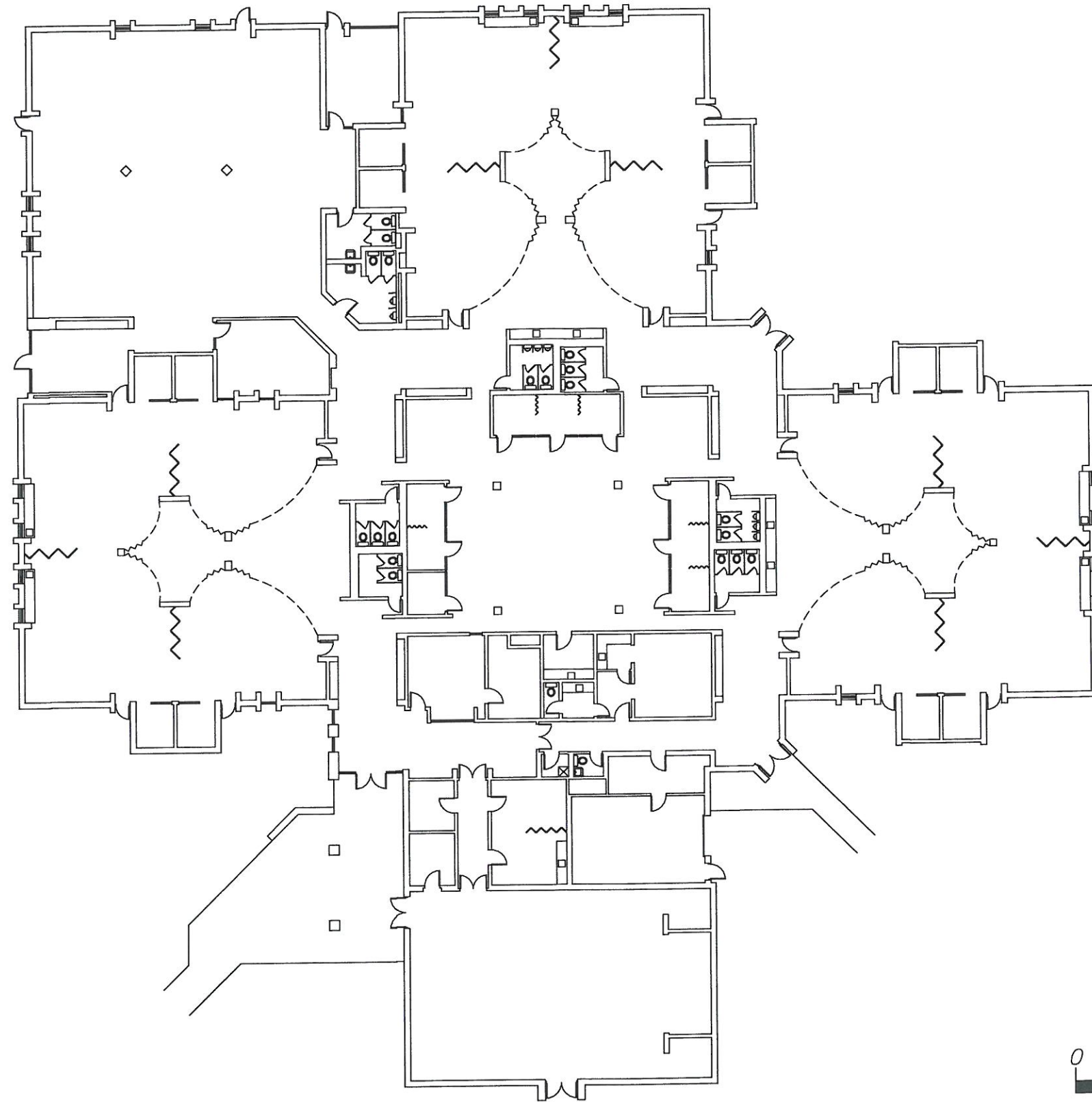
In 2004, HNPC's leadership shifted from Pastor Ki Baek Shin to his son, Pastor Joshua Shin. With a small growth of families attending, HNPC is seeking to make a permanent move from Chicago to Arlington Heights as a central location of the majority of its members. We have about 80 members attending our church on a weekly basis.

Mission Statement

Holy Nation Presbyterian Church is called to fulfill the will of God through evangelism and missions, and proclaim the Gospel of Christ. We are dedicated to serve others through religious programs that benefit all people, and support the needs of the congregation spiritually through Jesus Christ.

Who We Are

Holy Nation Presbyterian Church is a small community of believers centered on God's Will of evangelism and missions through the Gospel of Christ. We have services that are held in both Korean and English languages throughout the week, and all members of the community are welcome to attend in our open door policy. Through this open policy, we plan to use our church as a voting location for people to come to and vote, be a place of support for individuals and families with their problems, such as divorce and relationship problems, hold food donations, have community vacation bible school, and serve the community in other areas that may be possible as a local community church.



0 10 20 50 FEET



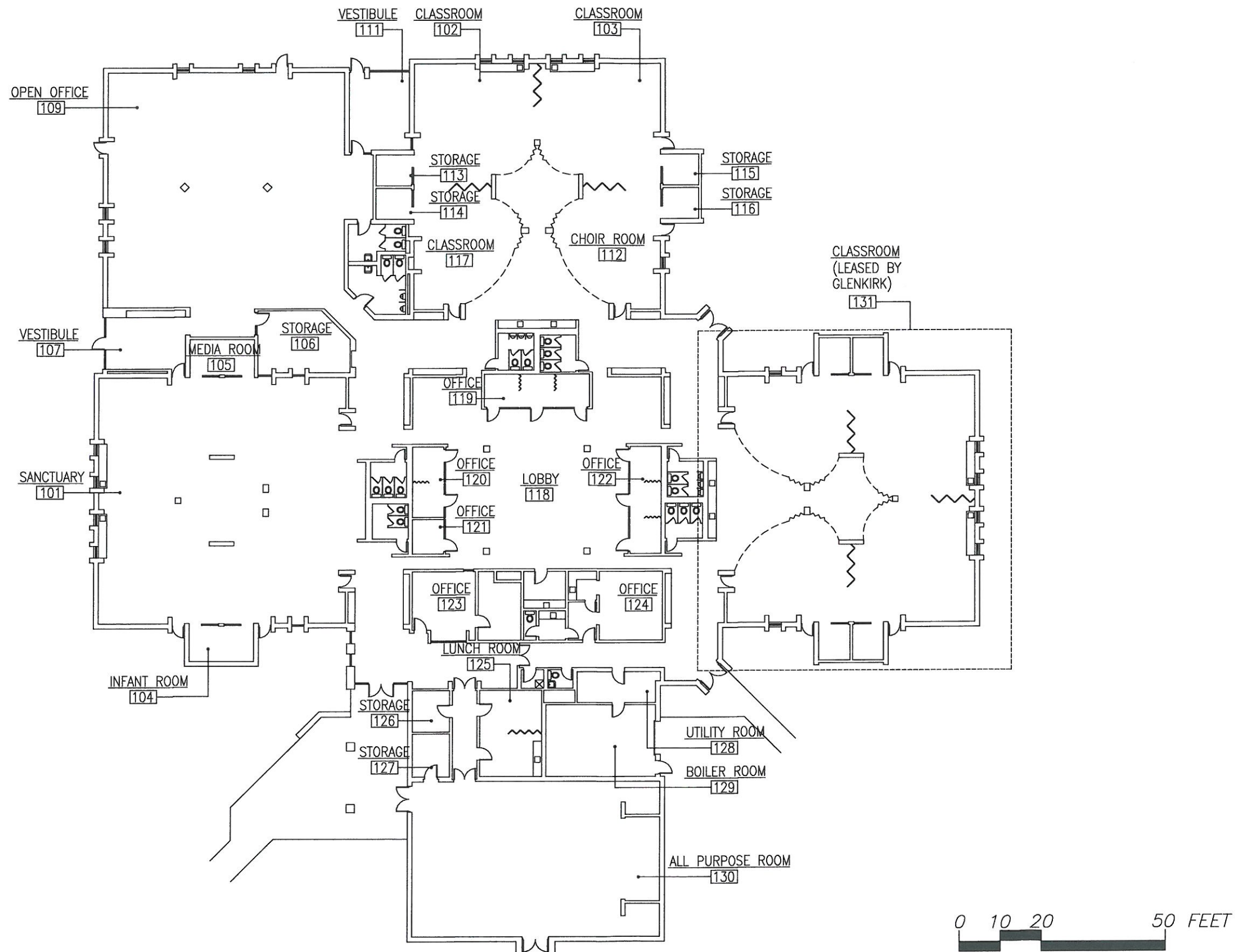
Existing Floor Plan

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.

ROOM SCHEDULE (Proposed Floor Plan)

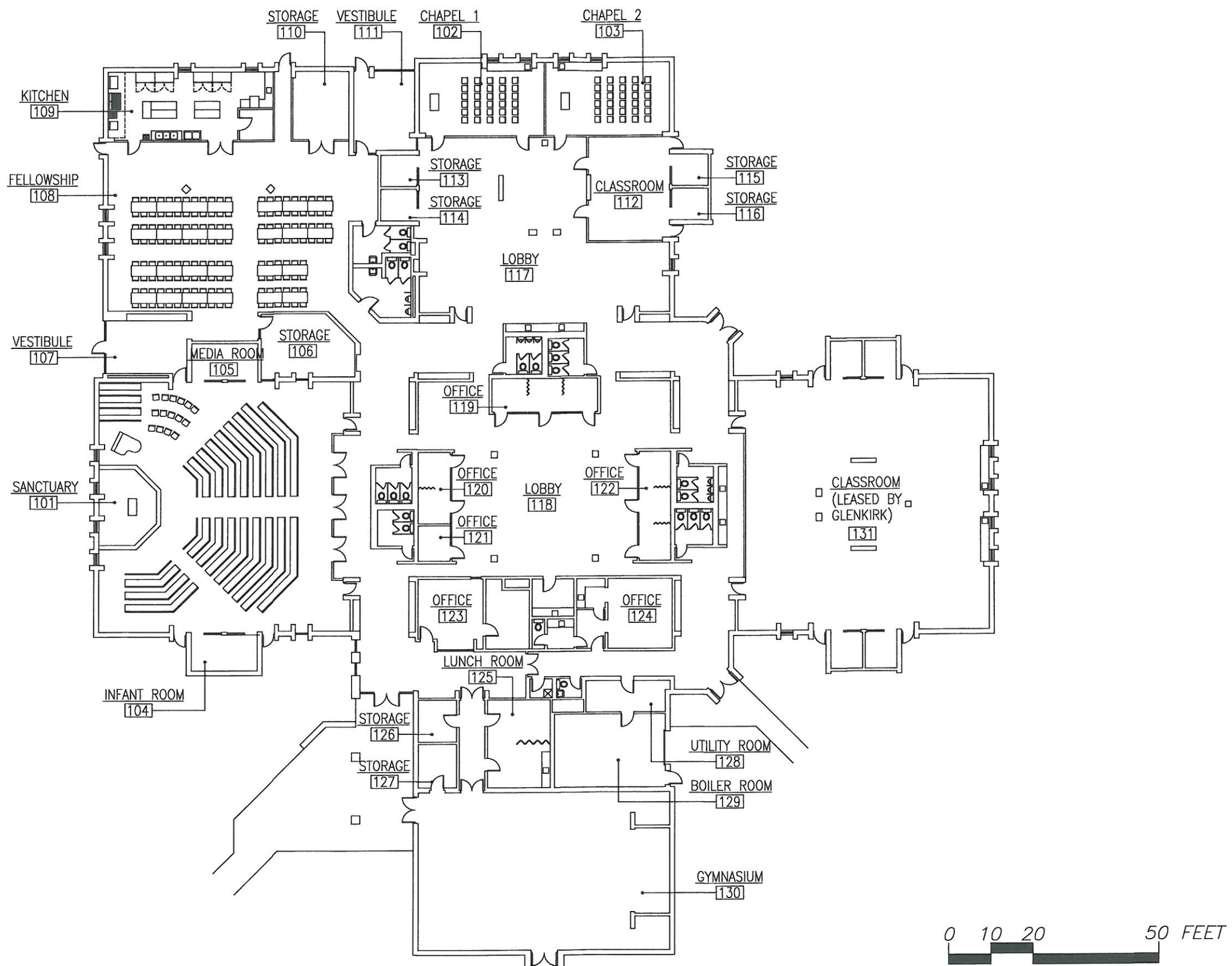
ROOM NUMBER	ROOM NAME	AREA (SQ. FT.)	REMARKS
101	SANTUARY	3398	100 SEATS
102	CLASSROOM	817	
103	CLASSROOM	817	
104	INFANT ROOM	134	
105	MEDIA ROOM	136	
106	STORAGE	314	
107	VESTIBULE	241	
108	NOT USED		
109	OPEN OFFICE	3265	
110	STORAGE	214	
111	VESTIBULE	276	
112	CHOIR ROOM	591	
113	STORAGE	64	
114	STORAGE	64	
115	STORAGE	64	
116	STORAGE	64	
117	CLASSROOM	591	
118	LOBBY	1943	
119	OFFICE	203	
120	OFFICE	129	
121	OFFICE	63	
122	OFFICE	195	
123	OFFICE	411	
124	OFFICE	380	
125	LUNCH ROOM	312	
126	STORAGE	90	
127	STORAGE	94	
128	UTILITY ROOM	145	
129	BOILER ROOM	461	
130	ALL PURPOSE ROOM	2253	
131	Educational Space by Glenkirk	3769	LEASE SPACE Operation Hours: 8:00 am - 4:00 pm Monday thru. Friday



Proposed Floor Plan

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



Future Floor Plan

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.

ROOM SCHEDULE (Future Floor Plan)

ROOM NUMBER	ROOM NAME	AREA (SQ. FT.)	REMARKS
101	SANTUARY	3398	200 SEATS
102	CHAPEL 1	517	50 SEATS
103	CHAPEL 2	517	50 SEATS
104	INFANT ROOM	134	
105	MEDIA ROOM	136	
106	STORAGE	314	
107	VESTIBULE	241	
108	FELLOWSHIP	2426	156 SEATS WITH TABLES
109	KITCHEN	635	
110	STORAGE	214	
111	VESTIBULE	276	
112	CLASSROOM	481	
113	STORAGE	64	
114	STORAGE	64	
115	STORAGE	64	
116	STORAGE	64	
117	LOBBY	1996	
118	LOBBY	1943	
119	OFFICE	203	
120	OFFICE	129	
121	OFFICE	63	
122	OFFICE	195	
123	OFFICE	411	
124	OFFICE	380	
125	LUNCH ROOM	312	
126	STORAGE	90	
127	STORAGE	94	
128	UTILITY ROOM	145	
129	BOILER ROOM	461	
130	GYMNASIUM	2253	
131	Educational Space by Glenkirk	3769	LEASE SPACE Operation Hours: 8:00 am - 4:00 pm Monday thru. Friday

3. Parking Analysis

“Staff Comment #2: A Parking analysis should be submitted that included peak parking occupancy data at the Church’s existing location as well as estimates of the parking demand at the proposed location, including future increase to the congregation. The parking analysis should discuss any impacts to the surrounding public streets.

Staff Comment #5: Provide a diagram for possible additional parking on-site.”

In this analysis, we included;

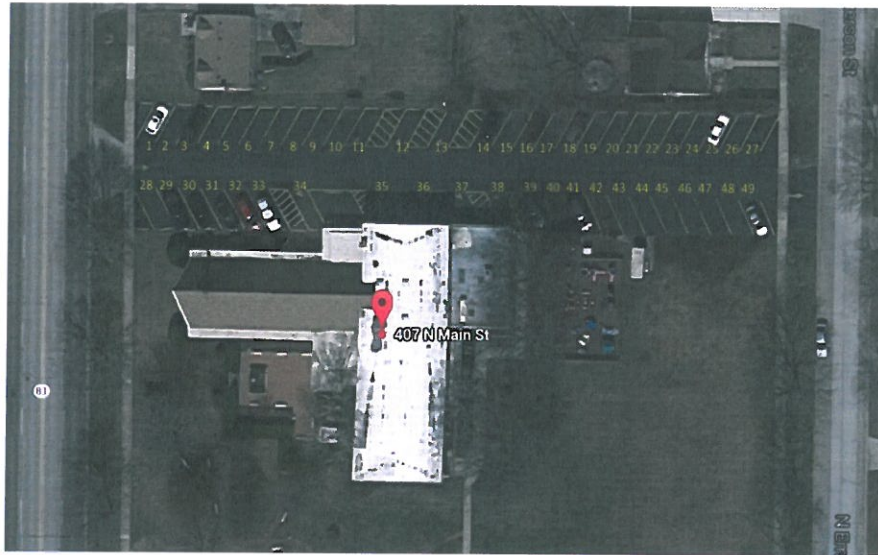
- A. Background
- B. Peak Time Parking Analysis
- C. Estimated Future Parking Analysis
- D. Impacts to the surrounding public streets

A. Background

HNPC (Holy Nation Presbyterian Church) was established in 1987 and up until the sale of the property in 2014 had been located in 3434 W. Foster Ave., Chicago where there were only 4 parking spaces available as depicted below.



Interim to finding a new location, HNPC decided to lease a church property from Community Presbyterian church located in 407 N. Main St., Mt. Prospect to have our normal worship services throughout the week. As depicted below, there are exactly 49 available parking spaces at this location.



B. Peak Parking Analysis

Requested by the city of Arlington Heights, HNPC conducted a three week (2015-04-08 to 2015-04-28) parking analysis on number of cars parked during peak operating hours. These analysis were done on Wednesdays, Fridays, and Sundays where there would be worship services inviting all members to participate.

In average, there were 9.33 occupied parking spaces on Wednesdays, 13 on Fridays and 21.33 on Sundays.

The tables below show the information and we included some pictures gathered during the analysis.

Wednesday Service: Starts at 8 PM

Time/Date Parking Count was done: 8:30PM on 2015-04-08, 2015-04-15, and 2015-04-22

Service	Date	Total Available Space	Total Occupied Space
Wednesday	2015-04-08	49	9
Wednesday	2015-04-15	49	11
Wednesday	2015-04-22	49	8
Average		49	9.33

Friday Service: Starts at 8 PM

Time/Date Parking Count was done: 8:30PM on 2015-04-10, 2015-04-17, and 2015-04-24

Service	Date	Total Available Space	Total Occupied Space
Friday	2015-04-10	49	13
Friday	2015-04-17	49	15
Friday	2015-04-24	49	11
Average		49	13

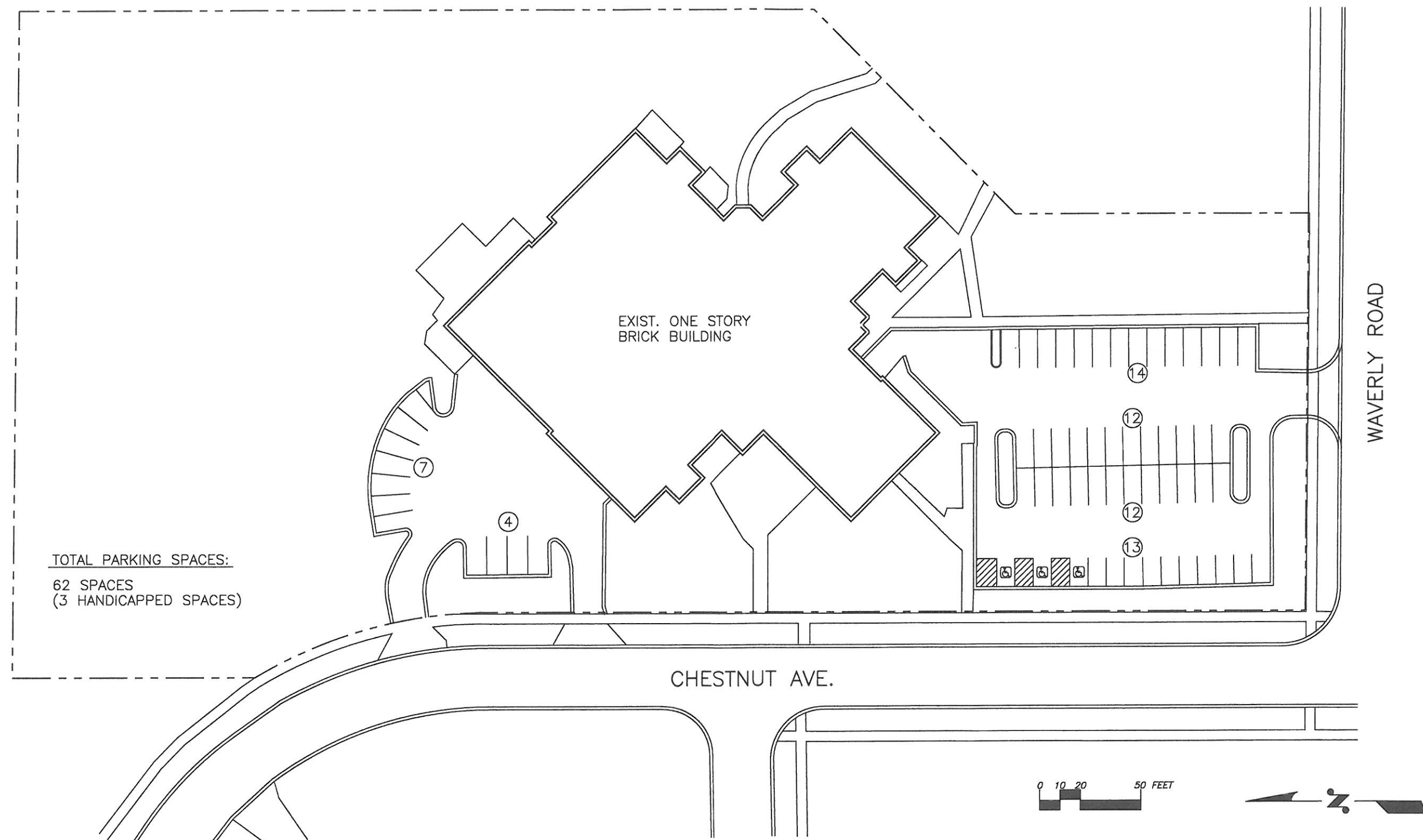
Sunday Service: Starts at 1:30 PM

Time/Date Parking Count was done: 2:30PM on 2015-04-12, 2015-04-19, and 2015-04-26

Service	Date	Total Available Space	Total Occupied Space
Sunday	2015-04-12	49	21
Sunday	2015-04-19	49	19
Sunday	2015-04-26	49	24
Average		49	21.33

****Note on Sunday is that we are operating a van to accommodate the elderly and disabled to participate in worship services.*

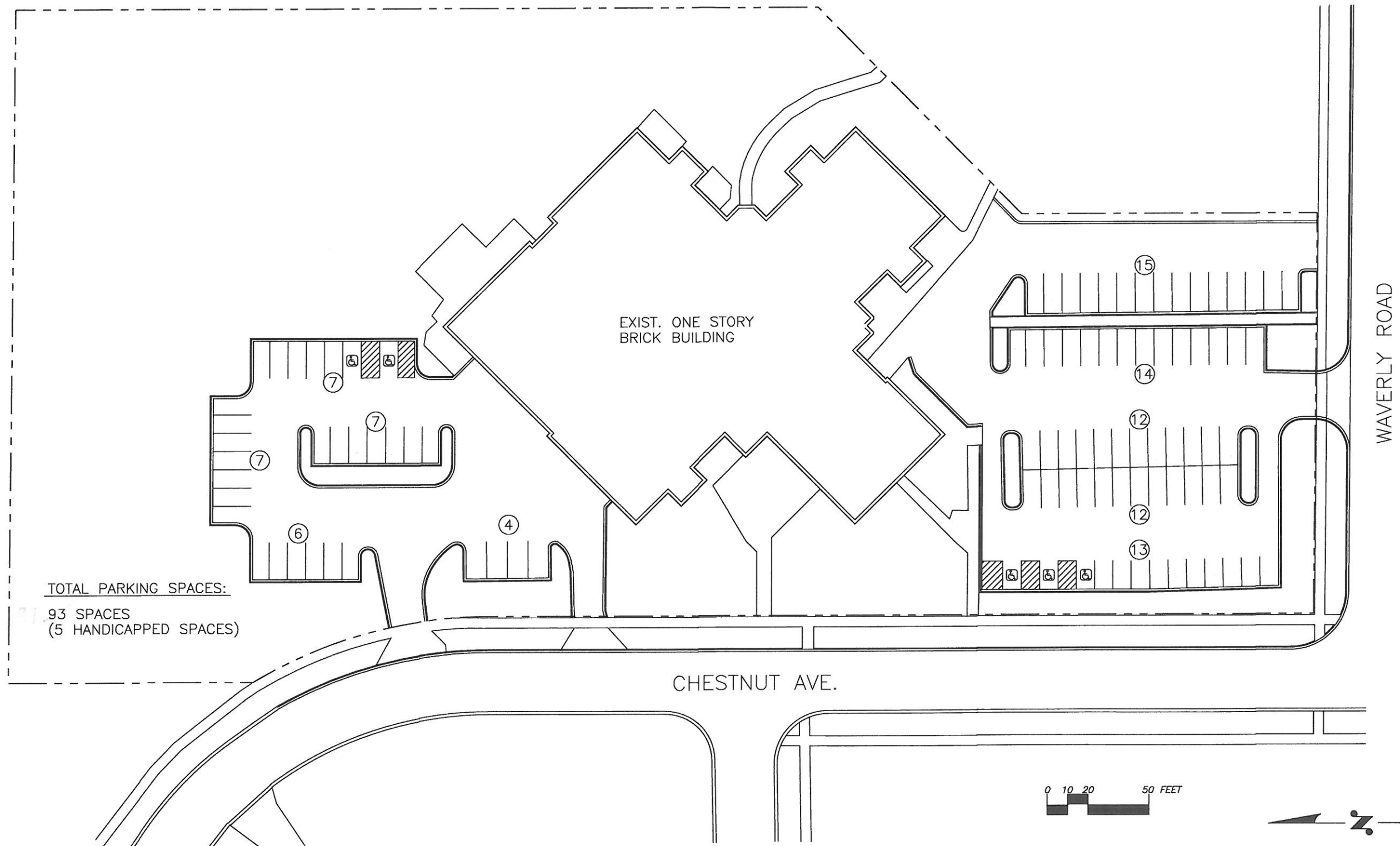




Existing Site Plan

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



D. Impacts to the surrounding public streets

As you have seen in the 'Peak Parking Analysis', all the occupied parking spaces were within the available parking spaces.

There were no impacts to the surrounding public streets during three (3) weeks of parking analysis period.

C. Estimated Future Parking Analysis with Plan

The Church started with less than 10 families (approximately 40 members) in 1988 and current number of congregational member has grown slowly to approximately 80 members. At this rate of growth, the anticipated congregation size would be about 160 members in 10 to 15 years.

As data indicated from peak parking analysis in this documentation the maximum number of parking spaces occupied on our currently leased location was on 2015-04-26, where we had occupied 24 parking spaces out of the 49 available. As seen from data in this documentation, we can conclude that Sundays tend to be our busiest operating day of the week and we are currently utilizing 22 parking spaces on average.

As noted above, HNPC operates a 17 passenger van to pick up and drop off the elderly and the disabled to be able to participate the Sunday worship services. We do have in budget to purchase another van similar to what we have now to accommodate more members to be picked up and dropped off to participate in the worship services.

Additionally, we have also included future parking plans (Land Banking Plan) on the following page to accommodate any need for additional parking spaces in the future for any unexpected reasons.

4. Glenkirk's Lease Information

"Staff Comment #3: Provide information to determine the parking requirement for the area to be leased by Glenkirk."

Glenkirk is planning on lease a part of the property from HNPC after the closing with a 3 yr lease term.

During this time of period, there will be 1 director and 11 staff members present during their hours of operation.

They will be utilizing 4 class rooms.

Their hours of operation are 8:00 a.m. to 4:00 p.m. Monday through Friday.

There is no conflict in the hours of operation between GlenKirk and HNPC.

We have included two letters from GlenKirk, indicating their intended usage and hours of operation for your information.



March 3, 2015

Terry O'Hara
Lee & Associates
VIA EMAIL

Dear Terry –

Per our discussion, please accept this letter as our official statement of use regarding our post-closing occupancy of 2501 Chestnut in Arlington Heights. Following sale of the property, we will use approximately 5,000 square feet of the site to serve people with intellectual and developmental disabilities. This use is identical to how the building is currently used, except we will be using a portion of the site to serve a smaller number of people with disabilities.

You mentioned that there is a question of whether we will use any portion of the space for storage. I am sorry if there was a miscommunication on this topic, but we have no intention of using any of the 5,000 square feet of space for storage. We intend to use all of the space to serve people with disabilities, as stated above.

Please let me know if you have any further questions.

Sincerely,

Greg Petersen
Chief Administrative Officer



March 5, 2015

Terry O'Hara
Lee & Associates
VIA EMAIL

Dear Terry –

Per our discussion, please accept this letter as our official statement regarding our hours of operation at 2501 Chestnut. Our stated hours of operation are 8:00 a.m. to 4:00 p.m. Monday through Friday.

Further, be advised that our program enrollees typically leave the building between 3:15 and 3:30 on a daily basis.

Please feel free to contact me if you have any further questions.

Sincerely,

Greg Petersen
Chief Administrative Officer

2. Justification

“Staff Comment #1: Provide a written justification for the parking variation based on the criteria outlined in the Village’s Zoning Ordinance, more specifically:”

- **The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and**

The requirement of additional 217 parking spaces on top of what is currently available at the property in question is more than what is needed by the organization. HNPC will only use this property in question for religious worship services and leasing a portion of the space to help with cost of maintenance. HNPC will do all means necessary to restrict congregational members from parking in the public streets. And as seen in the parking analysis, HNPC does not utilize more than 25 spaces at our current location and do not foresee any issues with the number of parking spaces currently available at the facility in question.

- **The plight of the owners is due to unique circumstances; and**

HNPC recognizes that the building being purchased is rather bigger than what is needed to facilitate the need of our organization. That being said, main purpose of purchasing this facility is due to the fact that more than 80% of our current congregational members reside in the north suburban area and wanted to accommodate the needs of current congregational members. The entire facility will never be used at its maximum capacity for our purposes to need expansion of the parking spaces.

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

Due to our unique circumstance of being a small religious organization, number of vehicles coming into the facility will never exceed the available parking spaces. Due to the limited number of worship services throughout the year without hosting any public events, we do not foresee any alteration of the essential character of the locality. HNPC will be setting aside extra budget in the near future to make the exterior of the building more public friendly so that neighbors can enjoy the walk around the park nearby.

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>15-010</u> Petitioner: <u>Holy Nation Presbyterian Church</u> <u>407 Main Street</u> <u>Mt. Prospect, IL</u> Owner: <u>GlenKirk</u> <u>3504 Commercial Ave</u> <u>Northbrook, IL 60062</u> Contact Person: <u>Michael Chun</u> Address: <u>3300 Carriageway Dr #308</u> <u>Arlington Heights, IL 60005</u> Phone #: <u>847-738-1999</u> Fax #: _____ E-Mail: <u>remnantmike@gmail.com</u>	P.I.N.# <u>03-17-100-015-0000</u> Location: <u>2501 Chestnut Ave, Arlington Heights, IL</u> Rezoning: _____ Current: _____ Proposed: _____ Subdivision: _____ # of Lots: _____ Current: _____ Proposed: _____ PUD: _____ For: _____ Special Use: _____ For: _____ Land Use Variation: _____ For: _____ Land Use: _____ Current: <u>School</u> Proposed: <u>Church</u> Site Gross Area: <u>176,213 SF</u> # of Units Total: _____ 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____
---	--

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- | | | | |
|----|-------------------------------------|--------------------------|---------------|
| 1. | ☒ | <u>_____</u> VILLAGE | BUILDING CODE |
| 2. | ☐ | <u>_____</u> PRESENT | ZONING USE |
| 3. | ☐ | <u>_____</u> REQUESTED | ZONING USE |
| 4. | ☐ | <u>_____</u> SUBDIVISION | REQUIRED |
| 5. | ☐ | <u>_____</u> SIGN | CODE |

6. GENERAL COMMENTS:

NO COMMENTS

<u>DOB PIERCE</u> Director <u>PLAN REVIEWER</u>	<u>8-3-15</u> Date
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BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-010
 Petitioner: Holy Nation Presbyterian Church
407 Main Street
Mt. Prospect, IL
 Owner: GlenKirk
3504 Commercial Ave
Northbrook, IL 60062
 Contact Person: Michael Chun
 Address: 3300 Carriageway Dr #308
Arlington Heights, IL 60005
 Phone #: 847-738-1999
 Fax #: _____
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000
 Location: 2501 Chestnut Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

OK w/ 1A
 PAUL DUMAIS
 8/5/15
 No Comments

Director

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-010
 Petitioner: Holy Nation Presbyterian Church
407 Main Street
Mt. Prospect, IL
 Owner: GlenKirk
3504 Commercial Ave
Northbrook, IL 60062
 Contact Person: Michael Chun
 Address: 3300 Carriageway Dr #308
Arlington Heights, IL 60005
 Phone #: 847-738-1999
 Fax #: _____
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000
 Location: 2501 Chestnut Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			


 Director

8-14-15
 Date

See memo dtd 8-13-15

Memorandum

To: Latika Bhide, Development Planner
From: Cris Papierniak, Assistant Director of Public Works
Date: August 17, 2015
Subject: 2501 N Chestnut Ave, P.C. #15-010

With regard to the proposed Variation for Parking, I have the following comments:

1. When improvements are made to the inside of the structure, the 2" meter needs to be changed out. If fire protection is going to be added, a larger line and meter will be required.
2. There is currently no backflow device installed, a new RPZ must be installed.

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

C: file

LF

RECEIVED

AUG 18 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #15-010
Holy Nation Presbyterian Church
2501 N. Chestnut Ave.
Variation for Parking
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. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
13. Please identify how the operations of the school on Wednesday and Friday are going to dovetail with the operations of the Church. Do they overlap?
14. The petitioner's submittal indicates that there are two services during the week rather than only weekend celebrations. Please explain the times these events occur during the week, and what will be conducted to be unobtrusive to the neighborhood. Are these weekday activities occurring both daytime and evening?
15. What is the potential for growth and how is this to be managed and accommodated for in the future?
16. Are any plans for senior, early learning or child daycare being planned for this facility?

  7-31-15
James J. Massarelli, P.E. Date
Director of Engineering

PLAN COMMISSION PC #15-010
Holy Nation Presbyterian Church
2501 N. Chestnut Ave.
Variation for Parking
Round 2

17. The responses made by the petitioner to comments #11-16 are acceptable.

 8/26/15
James J. Massarelli, P.E. Date
Director of Engineering

RECEIVED

AUG 27 2015

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-010

Project Name

Holy Nation Presbyterian Church

Project Location

2501 N. Chestnut Ave.

Planning Department Contact Latika Bhide

General Comments

No comments pertaining to the parking configuration at this time.

RECEIVED
AUG 10 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date August 10, 2015

Reviewed By:

LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Holy Nation Presbyterian Church
2501 N. Chestnut
PC 15-010
Round 1

Review Comments

08/11/2015

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no apparent traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

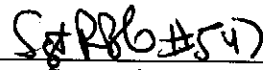
Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations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

RECEIVED
AUG 11 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

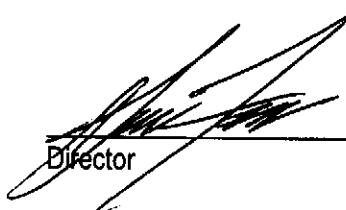
Petition #: P.C. <u>15-010</u>	P.I.N.# <u>03-17-100-015-0000</u>
Petitioner: <u>Holy Nation Presbyterian Church</u>	Location: <u>2501 Chestnut Ave, Arlington Heights, IL</u>
<u>407 Main Street</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Mt. Prospect, IL</u>	Subdivision: <u> </u>
Owner: <u>GlenKirk</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>3504 Commercial Ave</u>	PUD: <u> </u> For: <u> </u>
<u>Northbrook, IL 60062</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Michael Chun</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>3300 Carriageway Dr #308</u>	Land Use: <u> </u> Current: <u> </u> School <u> </u>
<u>Arlington Heights, IL 60005</u>	Proposed: <u> </u> Church <u> </u>
Phone #: <u>847-738-1999</u>	Site Gross Area: <u>176,213 SF</u>
Fax #: <u> </u>	# of Units Total: <u> </u>
E-Mail: <u>remnantmike@gmail.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

No Comments.

 7-29-15
Environmental Health Officer Date

 7/29/15
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Holy Nation Presbyterian Church
 407 Main Street
 Mt. Prospect, IL
 Owner: GlenKirk
 3504 Commercial Ave
 Northbrook, IL 60062
 Contact Person: Michael Chun
 Address: 3300 Carriageway Dr #308
 Arlington Heights, IL 60005
 Phone #: 847-738-1999
 Fax #: _____
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000
 Location: 2501 Chestnut Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: 3BR: 4BR: _____

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

- | | YES | NO | |
|----|-------------------------------------|--------------------------|---|
| 1. | ☒ | ☐ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | ☒ | ☐ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | ☒ | ☐ | SUBDIVISION REQUIRED? |
| 6. | ☒ | ☐ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached.

8/7/15

Date

Planning Department Comments, Holy Nation Presbyterian Church (PL15-010, 2501 N. Chestnut Ave., Round 1)

7. The property at 2501 N. Chestnut Ave. is zoned R-3. Churches, Synagogues and Other places of worship are permitted uses in the R-3 district.
8. According to the Village's Comprehensive Plan the subject site is designated as Schools given that the historical use has been for a public school and then private school. Along with the parking variation, it is recommended that the Comprehensive Plan is amended to Institutional if the variation is granted.
9. The following variations are necessary:
 - a. Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 62 parking spaces (and 35 landbanked spaces) instead of the required 308 spaces, a variation of 211 spaces.
Based on the parking data for the existing location provided by the applicant, the maximum number of cars at the current location, at one time were 24 cars on a Sunday afternoon. Therefore, Staff supports the variation requested.
10. The total code required parking for this site for Future Floor Plan will be calculated as:

Use	Size	Parking Ratio	Required Parking
Sanctuary	3,398 SF (200 seats)	1/5 seats	40 spaces
Chapel 1	517 SF (50 seats)	1/5 seats	10 spaces
Chapel 2	517 SF (50 seats)	1/5 seats	10 spaces
Infant Room	134	1/300 SF	0 spaces
Media Room	136	1/300 SF	0 spaces
Storage	314	1/300 SF	1 space
Vestibule	241	1/300 SF	1 space
Fellowship	2,426	30% of capacity (15 net SF per occupant)	49 spaces
Kitchen	635	1/300 SF	2 spaces
Storage	214	1/300 SF	1 space
Vestibule	276	1/300 SF	1 space
Class Room	481	30% of capacity (20 net SF per occupant)	7 spaces
Storage (113-116)	256	1/300 SF	1 space
Lobby	3,939	1/300 SF	13 spaces
Office (119-124)	1,381	1/300 SF	5 spaces
Lunch room	312	1/300 SF	1 space
Storage (125-126)	184	1/300 SF	1 space
Utility Room	145	1/300 SF	0 spaces
Boiler Room	461	1/300 SF	2 spaces
Gymnasium/All purpose room	2,253	30% of capacity (5 SF net SF per occupant for assembly without fixed seats – standing space)	135 spaces
Space leased by Glenkirk	3,769	2/1 employees + 1 space/classroom (12 employees + 4 classrooms)	28 spaces
Total Required			308 spaces
Total Provided			62 spaces

Land Banked parking			35 spaces
Surplus / (Deficit)			(211 spaces)

11. Four inch caliper shade trees are required within all landscaping islands for the proposed future parking area.
Also a 3 FT high screen will be required for the (proposed) north parking area.
12. Please provide a schedule of the services and various activities that will be held at the facility
13. What are the future plans and the projected growth for the Church?

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-010
 Petitioner: Holy Nation Presbyterian Church
407 Main Street
Mt. Prospect, IL
 Owner: Glen Kirk
3504 Commercial Ave
Northbrook, IL 60062
 Contact Person: Michael Chun
 Address: 3300 Carriageway Dr #308
Arlington Heights, IL 60005
 Phone #: 847-738-1999
 Fax #: _____
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000
 Location: 2501 Chestnut Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

<u>YES</u>	<u>NO</u>
<u>N/A</u>	<u> </u>
<u> </u>	<u>X</u>
<u> </u>	<u>X</u>

Comments:

- 1) Per Chapter 28, section 6.15-1.2a a three foot high screen must be provided in order to screen parking areas that are adjacent to a public way. There are some dead Junipers along Waverly Road that must be replaced.
- 2) Landscape islands equal in area to at least one parking space, protected by durable materials that contain one 4" caliper shade tree must be located at the end of all parking rows (Chapter 28, section 6.15-1.2b). Provide 4" caliper shade trees within the four existing islands on the north parking area.

Q m W 8/7/15
 Coordinator Date

Holy Nation Presbyterian Church

2501 N. Chestnut Ave.
Arlington Heights, Illinois 60005

Point-by-Point Response

to

Department Comments

Prepared by

Steve Patterson
Law Office of Stephen R. Patterson, P.C.
2 North LaSalle Street, #1250
Chicago, IL 60602
(312)-618-8664

Building Department 1

(Comments received on 8/10/15)

No Comments

Building Department 1A - Inspectional Services

(Comments received on 8/21/15)

No Comments

Public Works Department 2

(Comments received on 8/21/15)

Comment #1. When improvements are made to the inside of the structure, the 2" meter needs to be changed out. If fire protection is going to be added, a larger line and meter will be required.

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, then the proposed property will be fully inspected and any necessary code requirements will be fulfilled when improvements are made to the inside of the structure. In addition, if fire protection is required to be added, then a larger line and meter will be installed according to the Village's requirements.

Comment #2. There is currently no backflow device installed, a new RPZ must be installed

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, after a full inspection, if necessary, a new RPZ will be installed according to the Village's requirements.

Engineering Department 3

(Comments received on 8/12/15)

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

HNPC fully understands and acknowledges this.

Comment #12. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

Currently, none of the members of the congregation use bicycles to commute to the Church. However, HNPC will consider including bicycle racks in future parking plan to encourage alternate modes of transportation.

Comment #13. Please identify how the operations of the school on Wednesday and Friday are going to dovetail with the operations of the Church. Do they overlap?

Glenkirk's hours of operation are 8:00 am to 4:00 pm Monday through Friday. Glenkirk also informed us that their program enrollees typically leave the building between 3:15 and 3:30. Our church's Wednesday and Friday night worship services start at 8:00 pm and end at 9:30 pm. There should be no conflict in the hours of operation between Glenkirk and HNPC.

Comment #14. The petitioner's submittal indicates that there are two services during the week rather than only weekend celebrations. Please explain the times these events occur during the week, and what will be conducted to be unobtrusive to the neighborhood. Are these weekday activities occurring both daytime and evening?

Wednesday and Friday Night Worship Services are held in the evening. (8:00 pm - 9:30 pm) These services are held in the main sanctuary where small group of people will be gathered and have a worship together (prayers and messages). These weekday services should not be inconvenience the neighborhood at all.

Comment #15. What is the potential for growth and how is this to be managed and accommodated for in the future?

The Church started with less than 10 families (approximately 40 members) in 1988 and current number of congregational member has grown slowly to approximately 80 members. At this rate of growth, the anticipated congregation size would be about 160 members in 10 to 15 years. The main purpose of purchasing this facility is due to the fact that 80% of our current congregational members reside in the north suburban area and wanted to accommodate their needs. We will also be leasing a portion of the facility to the current owner, Glenkirk, but we still recognize that the proposed facility is rather bigger than what is needed to facilitate the current need of our organization. We strongly believe that we have plenty of room to grow in this facility and already have parking spaces to accommodate these needs. (Future parking plan, Church vans, bicycle racks...)

Comment #16. Are any plans for senior, early learning or child daycare being planned for this facility?

HNPC is still a small community of believers and do not currently have plans for any special programs. HNPC is open to any suggestions and recommendations regarding the needs of the broader community.

Fire Department 4

(Comments received on 8/10/15)

**No Comments pertaining to the parking configuration at
this time**

Police Department 5

(Comments received on 8/21/15)

Comment #1. Character of use: The Character of use is consistent with the area and is not a concern. - [Comment noted.](#)

Comment #2. Are lighting requirements adequate?: Lighting should be up to Village of Arlington Heights code. - [Comment noted.](#)

Comment #3. Present traffic problems?: There are no apparent traffic problems at this location. - [Comment noted.](#)

Comment #4. Traffic accidents at particular location?: This is not a problem area in relation to traffic accidents. - [Comment noted.](#)

Comment #5. Traffic problems that may be created by the development: This development should not create any additional traffic problems. - [Comment noted.](#)

Comment #6. 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.

Agent contact information is provided below for your information;
Michael Chun, Assistant Pastor
3300 Carriageway Dr. #308
Arlington Heights, IL 60005
(847) 738 – 1999

HNPC will also fill out the emergency contact cards at the Village of Arlington Heights website during all construction phases per your recommendation.

Health Services Department 6

(Comments received on 8/10/15)

No Comments

Planning & Community Development Department 7

(Comments received on 8/10/15)

Comment #11. Four inch caliper shade trees are required within all landscaping islands for the proposed future parking area. Also a 3 ft high screen will be required for the (proposed) north parking area.

When the circumstance calls for 31 landbanked spaces (Future parking plan) to be installed in the future, we will submit a full landscape development plan which fulfills the Village's landscape requirements including 4" caliper shade trees within all landscaping islands and 3' high screen on the north parking area.

Comment #12. Please provide a schedule of the services and various activities that will be held at the facility.

***Schedule of Services**

Wednesday Night Worship Service, 8:00 pm - 9:30 pm, Sanctuary

Friday Night Worship Service, 8:00 pm - 9:30 pm, Sanctuary

Saturday Discipleship Training, 9:00 am - 12:00 pm, Sanctuary

Sunday Early Morning Prayer Service, 6:00 am - 7:00 am, Sanctuary

Sunday Prenatal and Infant Worship Service, 10:00 am – 10:55 am, Classroom

Sunday Kindergarten and Youth Worship Service, 10:30 am - 12:30 pm, Classroom

Sunday 1st. Worship Service, 11:00 am - 12:30 pm, Sanctuary

Sunday 2nd. Worship Service 1:30 pm - 3:30 pm, Sanctuary

HNPC is a small community of believers and do not have other regularly scheduled functions or services.

Comment #13. What are the future plans and the projected growth for the Church?

The Church started with less than 10 families (approximately 40 members) in 1988 and current number of congregational member has grown slowly to approximately 80 members. At this rate of growth, the anticipated congregation size would be about 160 members in 10 to 15 years.

Planning & Community Development Department 7A

(Landscape & Tree Preservation)

(Comments received on 8/10/15)

Comment #1. Per Chapter 28, section 6.15-1.2a a three foot high screen must be provided in order to screen parking areas that are adjacent to a public way. There are some dead Junipers along Waverly Road that must be replaced.

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, those dead Junipers along Waverly Rd will be replaced according to the Chapter 28, section 6.15-1.2a.

Comment #2. Landscape islands equal in area to at least one parking space, protected by durable materials that contain one 4" caliper shade tree must be located at the end of all parking rows (Chapter 28, section 6.15-1.2b). Provide 4" caliper shade trees within the four existing islands on the north parking area.

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, 4" caliper shade trees within the four existing islands on the north parking area will be provided according to the Chapter 28, section 6.15-1.2b.

From: Village of Arlington Heights <info@vah.com>
Sent: Thursday, September 03, 2015 9:13 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Holy Nation Presbyterian Church at Glenkirk Site

Follow Up Flag: Follow up
Flag Status: Flagged

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: William Johnson
E-mail: [REDACTED]
Concerning: Latika Bhide
Address: [REDACTED]
City: Arlington Heights
State: IL
Zip: 60004
Phone: [REDACTED]
Length of Residency: 3 Years

Comment: Good Morning Latika, I attended the neighborhood meeting last night to hear the variation proposal requested by the HNPC. I was quite concerned that this property, which is used primarily during business hours as a school be re-designated as an institution. The church would like to hold services in the evening hours. This neighborhood basically reverts back to a residential area in the evening, which I feel was the intent of the original neighborhood residents and planners. I live a block away from this area and I can tell you at night it's very quiet and peaceful. Glenkirk has very little lighting on at night. I can't say for sure, but I believe there is currently no overhead lighting in the lots. If this change is allowed, it cause excessive noise, car traffic, and light pollution of the area into the late hours past 9PM. This property is not located on a main thoroughfare, it is in a residential neighborhood..... Please reconsider the request for a variation, it will truly ruin the intended use of the property in the neighborhood. Regards,
William Johnson.

From: [REDACTED]
Sent: Friday, September 04, 2015 4:07 PM
To: Bhide, Latika
Cc: Perkins, Charles
Subject: RE: Our conversation of today.

Follow Up Flag: Follow up
Flag Status: Flagged

Latika,

Thank you for our conversation of this morning regarding HNPC / Glenkirk issue.

Based on our conversation it is our understanding that the VAH first became aware of HNPC desire & intent to secure Glenkirk in April of 2015. HNPC met with the Platt & Subdivision committee of VAH.

On July 24, 2015 HNPC submitted a "COMPLETE PLAN" regarding their intent.

The VAH knew about this 5 months before the effected residents knew anything about what was being proposed for their neighborhood.

You are aware there is a great amount of displeasure among the residents in the area.

Glenkirk is located in a RESIDENTIAL area. It is not located on a main artery thoroughfare.

The residents were given a partial notification, only to residents within 250 feet of the facility. All the rest were kept in the dark unless they heard from a resident who received "notice".

VAH Planing department has a scheduled meeting on September 16th for the purpose of discussing certain zoning issues regarding Glenkirk for the proposed new owner HNPC as we understand.

As I discussed with you this morning, please consider this a formal request to give the residents the same time frame of 5 months to prepare our case against the proposed changes in zoning - parking requirements - use - ownership.

Failure by VAH to notify the effected residents on an equal time basis is totally unacceptable.

VAH to this point has failed to look out for the interest of its residents. A church is a business & does not belong located in the middle of a residential development.

Residents should not have to see the values of their homes diminished because a business is allowed to move in to the middle of their area on a residential street. Public Schools, yes, that we understand. That is for the benefit of the residents.

Last, residents, have grave concerns about safety of the vast amount of children and families that use the adjacent parks.

We are asking you to remove this matter from discussion at the September 16, 2015 meeting.

Looking to your immediate response

Regards

Leslie Plass on behalf of: [REDACTED] and other affected residents

[REDACTED]

----- Original Message -----

Subject: RE: Our conversation of today.

From: "Bhide, Latika" <lbhide@vah.com>

Date: Thu, September 03, 2015 9:43 am

To: 'Leslie Plass' [REDACTED]

Cc: '[REDACTED]

Good Morning Mr. Plass,

It was good to talk to you this morning. You are correct in your summary of the request at 2501 Chestnut. The building is not proposed to be demolished. The meeting this evening is a neighborhood meeting - not the Plan Commission hearing, however the petitioner has reserved rooms at Village Hall. The Plan Commission hearing for the project is scheduled on September 16.

If you need any other information, please do not hesitate to call or email me.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: Leslie Plass [REDACTED]

Sent: Thursday, September 03, 2015 9:31 AM

To: Bhide, Latika

Cc: [REDACTED]

Subject: Our conversation of today.

Latika,

Thank you for the information you provided today regarding the proposed changes to the Glenkirk School.

You informed me that the building will not be demolished. The plan as you stated is to convert the facility from a school to a Church.

The meeting tonight at VAH has nothing to do with VAH. It is VAH that is providing a facility for the effected residents to meet to discuss

the issues of the property.

The main meeting by the VAH will be on September 16th.

Please confirm that I have your info correctly regarding the property conversion.

Leslie Plass

From: Bhide, Latika
Sent: Tuesday, September 08, 2015 2:13 PM
To: [REDACTED]
Cc: Perkins, Charles
Subject: RE: Our conversation of today.

Good afternoon Mr. Plass,

Thank you for your email.

As indicated below by you, the parking variation for Holy Nation Presbyterian Church was on the Plat & Subdivision Committee agenda on April 8, 2015. The Plat & Subdivision Committee meeting is an informal "round table" session with a subcommittee of the Plan Commission members. While the agendas (and staff reports) are posted on-line, there is no requirement in Village Code or State Statutes that requires that surrounding property owners be notified of the meeting. Often, prospective petitioners do not even have property under contract or leased at this stage in the process, and some do not ever pursue a formal petition. In this case, a complete petition was filed on July 24, 2015, and based on the contract provided by the petitioner, they signed the contract on December 31, 2014.

You state in the email below that the property is located in a 'Residential' area and not on a main artery thoroughfare. I wanted to point out to you that per Chapter 28, Zoning Regulations of the Municipal Code, Churches, Synagogues, and other Places of Worship are permitted by right in the residential and institutional districts (RE, R-1, R-2, R-3, R-4, R-5, R-6, R-7 and I). The property at 2501 Chestnut is zoned R-3, One-Family Dwelling District. Therefore, the use - Holy Nation Presbyterian Church is a permitted use at that location. In fact the Village has several churches that are within residential neighborhoods. The Church is not seeking a zoning Change - they are requesting a variation from the Code required number of parking spaces. There are currently 62 parking spaces on site, the petitioner is not proposing to add any parking at this time, but are proposing to land bank 35 spaces.

A Plan Commission public hearing for the project is scheduled for September 16, 2015. Per Village Code and State Statute, the applicant is required to notify property owners within 250 feet of the property in question, which is a standard typical of municipalities throughout Illinois. I understand from our previous conversation that you believe that 250 feet is not adequate distance for sending notification, but that is distance required per Village Code. The petitioner is also required to post signs regarding the Public Hearing at least 15 days prior to the hearing, which they did according to the affidavit and photos they provided. In addition to the public hearing, staff requested that the petitioner hold a neighborhood meeting in advance of the Plan Commission hearing, which is not a requirement of Village code. The neighborhood meeting provides a forum for the public to learn about the project and ask the petitioner questions about the proposal.

Public notice has been served, therefore staff cannot remove this item from the Plan Commission agenda as the petitioners have a right to Due Process. The residents can certainly ask the Plan Commission to continue the item, however granting a continuation is at the Plan Commission's discretion.

StaffResponse_9-8-15

Hope this answers your questions. If I can help with anything else, please do not hesitate to ask.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: [REDACTED]
Sent: Friday, September 04, 2015 4:07 PM
To: Bhide, Latika
Cc: Perkins, Charles
Subject: RE: Our conversation of today.

Latika,

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Based on our conversation it is our understanding that the VAH first became aware of HNPC desire & intent to secure Glenkirk in April of 2015. HNPC met with the Platt & Subdivision committee of VAH.

On July 24, 2015 HNPC submitted a "COMPLETE PLAN" regarding their intent.

The VAH knew about this 5 months before the effected residents knew anything about what was being proposed for their neighborhood.

You are aware there is a great amount of displeasure among the residents in the area.

Glenkirk is located in a RESIDENTIAL area. It is not located on a main artery thoroughfare.

The residents were given a partial notification, only to residents within 250 feet of the facility. All the rest were kept in the dark unless they heard from a resident who received "notice".

VAH Planing department has a scheduled meeting on September 16th for the purpose of discussing certain zoning issues regarding Glenkirk for the proposed new owner HNPC as we understand.

As I discussed with you this morning, please consider this a formal request to give

StaffResponse_9-8-15

the residents the same time frame of 5 months to prepare our case against the proposed changes in zoning - parking requirements - use - ownership.

Failure by VAH to notify the effected residents on an equal time basis is totally unacceptable.

VAH to this point has failed to look out for the interest of its residents. A church is a business & does not belong located in the middle of a residential development.

Residents should not have to see the values of their homes diminished because a business is allowed to move in to the middle of their area on a residential street. Public Schools, yes, that we understand. That is for the benefit of the residents.

Last, residents, have grave concerns about safety of the vast amount of children and families that use the adjacent parks.

We are asking you to remove this matter from discussion at the September 16, 2015 meeting.

Looking to your immediate response

Regards

Leslie Plass on behalf of: [REDACTED] and other affected residents

[REDACTED]

----- Original Message -----

Subject: RE: Our conversation of today.

From: "Bhide, Latika" <lhide@vah.com>

Date: Thu, September 03, 2015 9:43 am

To: 'Leslie Plass' [REDACTED]

Cc: [REDACTED]

Good Morning Mr. Plass,

It was good to talk to you this morning. You are correct in your summary of the request at 2501 Chestnut. The building is not proposed to be demolished. The meeting this evening is a neighborhood meeting - not the Plan Commission hearing, however the petitioner has reserved rooms at Village Hall. The Plan Commission hearing for the project is scheduled on September 16.

If you need any other information, please do not hesitate to call or email me.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: [REDACTED]
Sent: Thursday, September 03, 2015 9:31 AM
To: Bhide, Latika
Cc: [REDACTED]
Subject: Our conversation of today.

Latika,

Thank you for the information you provided today regarding the proposed changes to the Glenkirk School.

You informed me that the building will not be demolished. The plan as you stated is to convert the facility from a school to a Church.

The meeting tonight at VAH has nothing to do with VAH. It is VAH that is providing a facility for the effected residents to meet to discuss the issues of the property.

The main meeting by the VAH will be on September 16th.

Please confirm that I have your info correctly regarding the property conversion.

Leslie Plass

Bhide, Latika

From: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Perkins, Charles; Bhide, Latika
Subject: Request for DENIAL of Zoning Ordinance Variation by HNPC
Attachments: VAH request to deny HNPC 09092015.pdf

To the above mentioned Members of the Village of Arlington Board of Trustees:

The attached is a formal request to have the Director of Planning reject the Zoning Ordinance Variance request by HNPC at the September 16, 2015 VAH meeting that we understand is currently on the agenda.

This is being sent on behalf of residents in the area of who have a vested interested in this matter.

Regard's

Leslie Plass
[REDACTED]

For: [REDACTED]



September 9, 2015

To the Arlington Heights Village Board members:

Mayor Thomas W. Hayes
Trustee Carol J. Blackwood
Trustee Joseph C. Farwell
Trustee Thomas Glasgow
Trustee Robin LaBedz
Trustee Bert Rosenberg
Trustee John Scaletta
Trustee Mike Sidor
Trustee Jim Tinaglia

CC: Charles Perkins Director of the VAH Planning Department
Latika Bhide VAH Planning Department

We introduce our organization as a n informal homeowners group that surrounds the area a djacent to the Glenkirk School locate d at the in tersection o f Waverly and Chestnu t. Address of Glenkir k being 25 01 Chestnut, Arlington Heights, IL.

In the last several days, we were made aware t hat the HOLY NATION PRESBYT ERIAN CHURCH (HNPC), currently located in Mt Prospect, IL wanted to buy the school & convert it to a church.

The proble m at issue today is, th e VAH knew about this in April of 2015 and received a f ormal plan and request for Zoning Changes & use changes in July 2015. We the residents for 5 months were left in the dark.

By VAH regulations as we understand them, th ose residing within 250 feet need to be notified of the pending change.

250 feet does not come anywhere near encompassing the resident s who will be affected if the HNPC is allowed to complete this transaction. Neither Chestnut nor Waverly are arterial streets such as AH Rd or Hintz. They are residential streets. Residents in the area are deeply opposed to this for numerous reasons:

The location is well inside of a residential area.

A church is effectively like a business. A business would not be allowed so why a church?

Traffic safety concerns

Additions noise levels.

Recently we spoke to VAH Jim Massarelli of the Engineering Dept. asking to have Waverly resurfaced because of the bad shape it is in. No money was the answer. So now the new owners would add addit ional stress and accelerate the destruction of the street.

Most important is the safety of the families and child ren who use the adjacent park and the recently renova ted playground adjacent to Glenkirk.

Devaluation of the home values in the area.

There are many other reasons for not allowing the request of HNPC not to be approved.

Our group at this time is asking all of those concerned at VAH to:

1. Remove the HNPC request from the September 16, 2015 AH Planning Department schedule.
2. Deny the HNPC request.
3. Provide our group the same 5 month time frame to prepare in a more formal way our opposition.
4. Have VAH secure the Glenkirk property and put it under the AH Park District for use by the families of the local area. As we have the adjacent park for use during fair weather, the building could be used during the foul weather for families. This we believe may be the best use for grounds.
5. The building would also work well as a senior center for the neighborhood.

In closing, we believe the VAH officials have a responsibility to look out for the welfare and wishes of the residents who it was elected by and/or appointed to serve.

For [REDACTED]

Leslie Plass
[REDACTED]

StaffResponse_9-9-15

From: Perkins, Charles
Sent: Wednesday, September 09, 2015 2:19 PM
To: [REDACTED] Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Bhide, Latika; Enright, Bill
Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

Thank you for your thoughts and communication on this proposal.

As you know from the correspondence with Latika Bhide, the application from Holy Nation has to follow prescribed procedures for a public hearing. Once a complete application is submitted the Village is required by law to process the petition and hold the necessary public hearing. The public hearing is established to allow public input from all interested parties such as yourself and your neighbors. Assuming all legal notifications have occurred correctly I am not authorized to remove an item from the Plan Commission agenda.

A copy of your correspondence will be forwarded to the Plan Commission as part of the materials they receive to evaluate this request.

I would encourage you to attend the Plan Commission hearing to voice your concerns and to hear the testimony from the applicant.

Thank you.

Charles Witherington-Perkins, AICP
Director of Planning and Community Development
Arlington Heights, IL
847-368-5210
www.vah.com
www.discoverarlington.com
Please consider the Environment before printing this e-mail

From: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Perkins, Charles; Bhide, Latika
Subject: Request for DENIAL of Zoning Ordinance Variation by HNPC

To the above mentioned Members of the Village of Arlington Board of Trustees:

The attached is a formal request to have the Director of Planning reject the Zoning Ordinance Variance request by HNPC at the September 16, 2015 VAH meeting that we understand is currently on the agenda.

StaffResponse_9-9-15

This is being sent on behalf of residents in the area of who have a vested interest in this matter.

Regards

Leslie Plass

[REDACTED]

For:

[REDACTED]

Resident_Response9-10-15Plass

From: [REDACTED]
Sent: Thursday, September 10, 2015 9:58 AM
To: Perkins, Charles; Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Bhide, Latika; Enright, Bill
Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

Charles,

Thank you for your e-mail of yesterday.

We appreciate your clarification of the "process".

Many of our neighbors in the area will be in attendance at the upcoming meeting. FYI, many of us have already heard from the attorney representing HNPC at the recent neighborhood meeting at VAH.

Looking forward to meeting with you & the other VAH involved individuals this coming week.

Regards

Leslie Plass

----- Original Message -----

Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

From: "Perkins, Charles" <cperkins@vah.com>

Date: Wed, September 09, 2015 2:19 pm

To: [REDACTED] "Hayes, Thomas" <thayes@vah.com>, Blackwood Carol <cblackwood@vah.com>, "Farwell, Joseph" <jfarwell@vah.com>, "Glasgow, Thomas" <tglasgow@vah.com>, "LaBedz, Robin" <rlabedz@vah.com>, "Rosenberg, Bert" <brosenberg@vah.com>, "Scaletta, John" <jscaletta@vah.com>, "Sidor, Mike" <msidor@vah.com>, "Tinaglia, Jim" <jtinaglia@vah.com>

Cc: "Bhide, Latika" <lbhide@vah.com>, "Enright, Bill" <benright@vah.com>

Thank you for your thoughts and communication on this proposal.

As you know from the correspondence with Latika Bhide, the application from Holy Nation has to follow prescribed procedures for a public hearing. Once a complete application is submitted the Village is required by law to process the petition and hold the necessary public hearing. The public hearing is established to allow public input

Resident_Response9-10-15Plass

from all interested parties such as yourself and your neighbors. Assuming all legal notifications have occurred correctly I am not authorized to remove an item from the Plan Commission agenda.

A copy of your correspondence will be forwarded to the Plan Commission as part of the materials they receive to evaluate this request.

I would encourage you to attend the Plan Commission hearing to voice your concerns and to hear the testimony from the applicant.

Thank you.

Charles Witherington-Perkins, AICP
Director of Planning and Community Development
Arlington Heights, IL
847-368-5210
www.vah.com
www.discoverarlington.com
Please consider the Environment before printing this e-mail

From: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Perkins, Charles; Bhide, Latika
Subject: Request for DENIAL of Zoning Ordinance Variation by HNPC

To the above mentioned Members of the Village of Arlington Board of Trustees:

The attached is a formal request to have the Director of Planning reject the Zoning Ordinance Variance request by HNPC at the September 16, 2015 VAH meeting that we understand is currently on the agenda.

This is being sent on behalf of residents in the area of who have a vested interest in this matter.

Regards

Leslie Plass
[REDACTED]

For: [REDACTED]

From: Village of Arlington Heights <info@vah.com>
Sent: Friday, September 04, 2015 7:38 AM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - holy nationpresbyterian church

Follow Up Flag: Follow up
Flag Status: Flagged

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: alan washer
E-mail: [REDACTED]
Concerning: Latika Bhide
Address: [REDACTED]
City: arlington heights
State: IL
Zip: 60004
Phone: [REDACTED]
Length of Residency: 12 years

Comment: I live on waverly road directly in between futabakai and glenkirk/hnpc. I am very concerned not so much for the parking but certainly for the increased traffic that will absolutely occur especially during the high traffic times in the evenings when services and activities at st. ednas, futabukai, the proposed hnpc and ahpd soccer and softball and saint james soccer. there is already lots of congestion and many children. I feel the additional traffic will create safety hazards.

From: greg zyck [REDACTED]
Sent: Friday, September 04, 2015 10:53 AM
To: Bhide, Latika
Subject: Pending Sale of Glenkirk to Holy Nation Prebyterian Church

Ms. Bhide,

I have been told that you are the development planner for the impending sale of Glenkirk to Holy Nation Presbyterian Church.

I currently live at [REDACTED] across the street and down a few doors from Glenkirk.

As you probably know the church had an informational meeting with many of us last night about the plans. Overall I am comfortable with the church coming in. I think they will do a better job of taking care of the grounds then the current owner does.

The issue is the parking variance that they are applying for. We were told that it needs to be potentially increased because of the rules of the village but not necessarily from their usage. From what we have been told it doesn't make sense. Not only will it impact the quality of life and resale values of those living north of the building but also the potential additional spots being built closer to the playground is a potential safety issue. The reasons for this increase need to be evaluated. Hopefully the Planning Commission and the village board can come to an agreement that HNPC doesn't need the potential for those additional parking spots.

The other issue that the Planning Commission really needs to take into account and someone at the village should take into consideration is the amount of parking that is already being done on Waverly Road. Because of events that Futabakai has they very often spill out onto Waverly and on to Chestnut. The crowding also because of soccer games and softball games is also an issue. Throw all that onto the amount of typical traffic because it is a thru way for everyone to get into those neighborhoods, this area is quite congested already.

Yes, I knew what I was getting into by moving across from the park. I knew the games being played there were going to increase traffic. The Futabakai situation is another story. They typically are using much more than the parking space they have available to them.

Putting the current situation together with the proposed variance for HNPC is causing potentially more problems for the neighborhood. This is something that the Planning Commission and village need to look into further before making any changes.

Thank you and please let me know if you have any questions or comments.

Regards,

Greg Zyck

C - [REDACTED]

From: Patricia Pertolanitz [REDACTED]
Sent: Monday, September 07, 2015 4:12 PM
To: Bhide, Latika
Subject: Sale of Glenkirk to HNPC

Follow Up Flag: Follow up
Flag Status: Flagged

To: Latika Bhide, AICP
Development Planner

I attended the meeting at the Village Hall September 3rd and I wanted to share some of my concerns.

Parking and Traffic - The attorney made it aware that it is the village that requires the zoning variation approval for additional parking based on the size of the structure. The attorney indicated that they do not plan to increase the number of parking spots based on their present number of parishioners. What I and the rest of the neighborhood is concerned is once the variation is approved the HNPC will be able to increase parking and the neighborhood will not even know till they see the work being done. Traffic on Waverly, Chestnut, and Suffield is terrible now. With the Japanese school, the park, Glenkirk, and all the people who shortcut down our streets it becomes dangerous for all the children in the neighborhood. The attorney indicated that traffic would be decreased because of less people attending their church then the number of people going to Glenkirk. Most of the people going to Glenkirk do not arrive alone but come in buses or vans. These vehicles drop off a number at one time and leave the area. Most of the people attending the HNPC would be arriving in their private vehicles so in reality there would be more traffic coming and going.

Also, because a lot of the houses back up to the Glenkirk property the concern is how unsightly it would be to have a parking lot right behind or to the side of your home. Home values would most certainly be decreased. The village should make it mandatory that if the parking is extended there needs to be allotted green area between the parking and the homes. Also, it should be mandatory that landscaping of the area be done to camouflage the parking from the homes.

Questions also came up about lighting in the existing and new parking lots. Since they will be having evening services it is most likely necessary that lighting will be needed for the parking lots since they are pitch dark now. It is a concern that these lights would be shining in the homes next to and across from the lots. This would be very inconvenient for homeowners.

Since I live on the corner of Suffield Drive and Arlington Heights road my major concern is the extra traffic coming in and out of our street. We get the buses and vans from the Japanese school, from Glenkirk, as well as the normal school buses for the children in the neighborhood. We get all the traffic from those people who short cut from Hintz down Highland and out our street to Arlington Heights road to miss the traffic lights at Hintz and Arlington Hts road. We also get the overflow parking on Sundays from St Edna Parish.

We were told that the village is all for this sale from Glenkirk to HNPC but thought should be put to the problems indicated. We all purchased in this area because it was a peaceful area and wanted to see our children grow up in this quiet environment.

I would appreciate the village's looking into these issues.

Pat Pertolanitz
[REDACTED]

Arlington Hts, Il 60004

Sent from my iPad

From: Planning
Sent: Tuesday, September 08, 2015 8:06 AM
To: Bhide, Latika
Subject: FW: Village of Arlington Heights Contact Staff - Plan Commission Request from Holy Nation "Corporat

Follow Up Flag: Follow up
Flag Status: Flagged

From: Village of Arlington Heights [info@vah.com]
Sent: Sunday, September 06, 2015 3:33 PM
To: Planning
Subject: Village of Arlington Heights Contact Staff - Plan Commission Request from Holy Nation "Corporat
This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Pamela Nowakowski
E-mail: [REDACTED]
Concerning: General Planning & Community Development
Address:
City:
State:
Zip: 60004-2449
Phone: --
Length of Residency:

Comment: I would like to have the proposed changes by the Holy Nation Presbyterian Church Corp. to the Glenkirk school sent to my email address. Since this is a business being placed in a residential area, it is important to assess the impact to the community. In checking their exempt status while having this operation in Chicago, I find no exemptions as a church but only found some very shady money handling. How can you approve this request while approving a \$12M additions for needed classrooms when the original school can be cleaned and again used as its intended purpose. Who is getting paid off for this one?

From: Village of Arlington Heights <info@vah.com>
Sent: Wednesday, September 09, 2015 9:20 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Glenkirk Site

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Alice Sylvester

E-mail: [REDACTED]

Concerning: Latika Bhide

Address: [REDACTED]

City: Arlington Heights

State: IL

Zip: 60004

Phone: [REDACTED]

Length of Residency: 20 years

Comment: Hello, I'm writing to express my concern about the zoning variance for HNPC. As a nearby neighbor, I am acutely aware of the increase in traffic the neighborhood has experienced over the years. Between Futabaki, St. Edna's, the park district and Glenkirk, there is a significant amount of traffic and parking. The area is becoming very congested and it's changing the residential tenor of the neighborhood. I am hoping you give some serious thought to recognizing the objections of the neighborhood. Both properties, Glenkirk and NHPC, are off the tax rolls, which means there is no gain to the village regardless of who owns the property. In that case, the opinions of homeowners who do contribute to the village coffers should weigh in. In addition, the alternate parking plan brings too much partaking to the site and endangers children playing at the park.

Resident_Letter9-11-15Mazursky

From: Village of Arlington Heights <info@vah.com>
Sent: Friday, September 11, 2015 1:30 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Future home of the Holy Nation Presbyterian Church

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Judy Mazursky

E-mail: [REDACTED]

Concerning: Latika Bhide

Address: [REDACTED]

City: Arlington Heights

State: IL

Zip: 60004-2472

Phone: [REDACTED]

Length of Residency: 40 years

Comment: My neighbor, Bea Sallis, met with you with her many concerns about the purchase of the property at 2501 N. Chestnut Avenue. My husband and I have all of the same concerns as Ms. Sallis. As I know that she spent a great deal of time with you, we're sure you know the neighbors' feelings about this sale. We hope, that you are relaying these matters to the village and that our voices will be heard.



Item: Northwest Crossings - 1421 & 1501 W. Shure Dr.- PC#15-019

Department: Planning & Community Development

Requested Action

Amendment to PUD Ordinances 88-060, 14-002 and 15-016.

Variations Required

1. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis.
2. Chapter 28, Section 6.5, Accessory Structures, to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive.
3. Chapter 28, Section 6.13-3, Location of Fences to allow a fence 14 feet in height (6 feet fence with an 8 foot tall sports net/mesh constructed thereon) in conjunction with the aforesaid sports/basketball court.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject the following conditions:

1. The petitioner shall provide options for upgrading the northern wall with timeframes for proposed improvements, irrespective of when the space is tenanted and within a specified timeframe to be determined by the Plan Commission and Village Board.
2. Prior to Village Board consideration, the petitioner shall provide a landscaping plan that consists of shade trees, shrubs, and perennials on the north elevation of the 1501 W. Shure Drive building. Foundation plantings must be provided.
3. Prior to Village Board consideration, the petitioner shall provide details of the proposed sports fence.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:**Description**

Staff Report
Legal Notification
Location Map
Plat & Sub Minutes
Plat of Survey
Architectural Plans
Engineering Plans
Storm Water Memo
Justification
Department Comments - Round 1
Response to Department Comments-1

Type

Board or Commission Report
Correspondence
Exhibits
Minutes
Exhibits
Exhibits
Exhibits
Correspondence
Correspondence
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: September 16, 2015
Date Prepared: September 10, 2015

Project Title: Northwest Crossings
Address: 1421 W. Shure Drive and 1501 W. Shure Drive

BACKGROUND INFORMATION

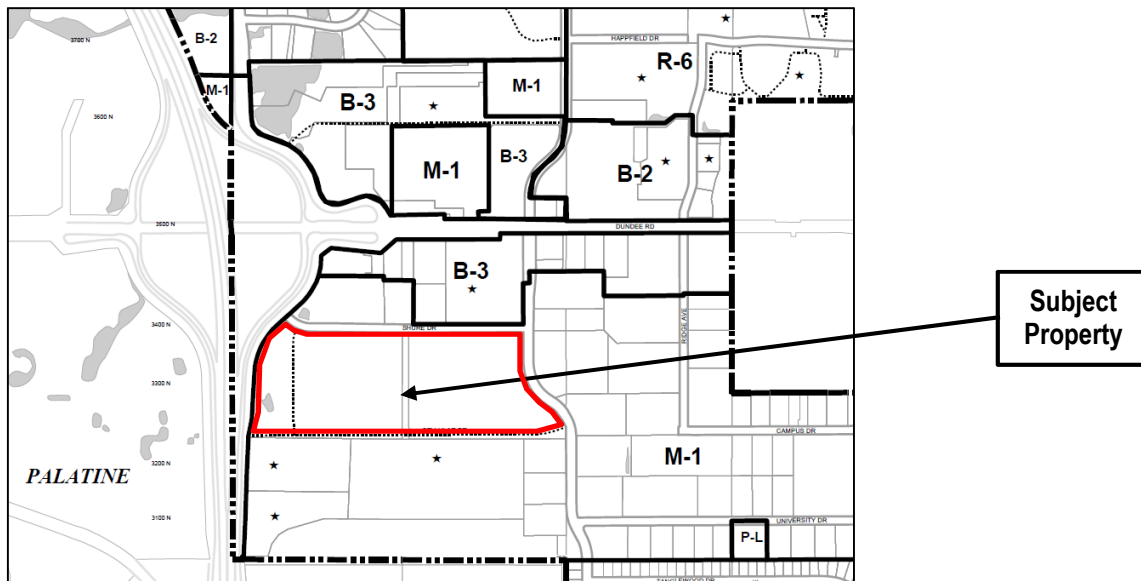
Petitioner: Adam Keldermans
Address: Torburn Partners
1033 Skokie Blvd., Suite 480
Northbrook, IL 60062

Existing Zoning: M-1, Research Development and Light Manufacturing District

Requested Action:
Amendment to PUD Ordinances 88-060, 14-002 and 15-016.

Variations Required:

1. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
2. Chapter 28, Section 6.5, Accessory Structures, to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive;
3. Chapter 28, Section 6.13-3, Location of Fences to allow a fence 14 feet in height (6 feet fence with an 8 foot tall sports net/mesh constructed thereon) in conjunction with the aforesaid sports/basketball court.



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, and Light Manufacturing District and B-3	Multi-tenant office buildings	Offices only, Commercial
South	M-1, Research, Development, and Light Manufacturing District	Nokia south campus	R&D, Mfg, Warehouse
East	M-1, Research, Development, and Light Manufacturing District	Multi-tenant office/warehouse buildings	R&D, Mfg, Warehouse
West	Village of Palatine (Route 53)		

Summary

The overall site is approximately 39.6 acres in area and located on the north side of Cellular Drive. The former Nokia Siemens property at 1421, 1441, and 1501 W. Shure Drive was previously purchased by Torburn Partners in 2013. As part of the sale of the property to Torburn, Nokia entered into a 12-year lease for the 1455 W. Shure Drive building located south of Cellular Drive. Nokia completed renovations to this building and relocated and occupied the entire southern portion of the campus in 2014. Earlier this year, Torburn received a PUD amendment and a Plat of Subdivision to subdivide the north campus (1421 and 1501 W. Shure Drive) property into 2 lots.

Currently, the building at 1501 W. Shure Drive is 1-story with an approximately 318,227 SF floor area. In 2014, previous Ordinances 94-026 and 94-098 were repealed to allow Torburn to demolish the building at 1441 W. Shure Drive. As part of that approval, the Village Board conditioned that "Any future changes to the property site shall be subject to submission for all appropriate approvals, which shall include but not be limited to amendment to the Planned Unit Development, Design Commission approval as well as any other Code regulations."

As part of this PUD amendment, the petitioner would like to demolish an 118,227 SF portion of the 1501 W. Shure Road building.

Zoning and Comprehensive Plan

The Petitioner must amend the existing PUD Ordinances to incorporate the proposed modification to the site. Furthermore, the proposed actions are consistent with the Village's Comprehensive Plan that designates the subject site as Research and Development, Manufacturing, and Warehousing.

Plat and Subdivision Committee meeting

The Plat and Subdivision Committee discussed the project at their meeting on August 12, 2015. The petitioner stated that they have strategically gone over the buildings and are doing some selective demolition on campus to address tenant demand and the marketplace. The Committee response was positive and they stated that the petitioner should move through the process.

Site, Traffic & Parking IssuesSite

The petitioner has executed the lease with HSBC for the 1421 W. Shure building. They are required under the parameters of the lease to demolish approximately 118,227 SF of the northern portion of the 1501 W. Shure building. The petitioner has also indicated that the reduction of the building will allow them to diversify their marketing efforts with a more flexible site. With the demolition of the building, the 1501 W. Shure Drive will have approximately 200,000 SF of tenant space remaining.

After a portion of the building at 1501 W. Shure Drive is demolished, Torburn is proposing to install an interim CMU wall on the northern façade, until a tenant has been identified for 1501 W. Shure Drive. The petitioner has stated that the CMU wall will allow them to enclose the building prior to winter, while remaining flexible. Once a tenant is identified, the exterior

upgrades can be finalized. The petitioner has indicated that if the building is occupied by an industrial user, they can provide an upgrade to the CMU wall with materials including stucco, paint, metal panel, etc. If the building is occupied by an office user, the petitioner is proposing to add windows to the CMU façade.

Torburn has indicated that they will upgrade the proposed interim CMU block wall once a tenant is identified. The upgrades to that wall and the 1501 W. Shure Drive building will be tenant-driven and determined based upon the proposed use thereof and the tenant's requirements. Therefore, the petitioner has not provided options for upgrading the wall with timeframes at this time.

The area that will be demolished will be restored with bluegrass/fescue hydroseed and hydromulch and will tie in to match existing turf.

The petitioner is also installing a half basketball court north of the cafeteria along Shure Drive for the building at 1421 W. Shure Drive. The half court will be located approximately 16 feet from the property line along Shure Drive. The court will be enclosed by a perimeter fence 6 FT tall semi-open wood, stone-textured precast concrete or metal with an 8 foot tall sports net/mesh constructed thereon. Since accessory structures are not permitted in the yard adjoining a street, a variation will be necessary. Also, per Chapter 28, the maximum height of the fence is limited to 5 FT. Therefore, the following variations are needed:

- **Chapter 28, Section 6.5, Accessory Structures, to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive;**
- **Chapter 28, Section 6.13-3, Location of Fences to allow a fence 14 feet in height (6 feet fence with an 8 foot tall sports net/mesh constructed thereon) in conjunction with the aforesaid sports/basketball court.**

Traffic & Parking

The subject property has approximately 795 parking spaces. As the proposed users for the site are not known at this time, the entire site is calculated as an office use.

<i>Building</i>	<i>Use</i>	<i>SF</i>	<i>Divider</i>	<i>Parking Required</i>	<i>Parking Provided</i>	<i>Surplus/(Deficit)</i>
1501 Shure	Office	200,000	300	667	795	128

As indicated in the table above a surplus of 128 spaces are available on the lot.

Per Ordinance 15-016 approved earlier this year, the property is required to comply with all zoning requirements, when specific users are known. By removing leasable square footage from the building, adequate parking will be available on site for an office user.

Per Chapter 28, Section 6.12, a traffic study and parking analysis prepared by a qualified professional is required, since the project is 5,000 square feet or more in floor area and located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan. The Petitioner is seeking the following variation:

- **Variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis.**

Staff does not object to this variation as the 1501 W. Shure Road building was previously used for office uses and there has been an overall reduction in the gross leasable area on this site with the demolition of approximately 118,227 SF of leasable space.

Building and Detention

As part of the recent PUD amendment, the existing detention basin on site was upgraded. The removal of a portion of the building will not negatively impact the available detention on-site. From the Building Code perspective, at building permit, additional details must be provided to determine that the integrity of the sprinkler system is maintained. Details including building dimensions, construction details, egress paths, etc. will be required. The interim CMU wall must meet all applicable code requirements and the project must meet the requirements in the 2009 I.B.C., I.F.C., and 1997 I.A.C. Once upgrades to the wall are proposed, Design Commission review of the proposed modifications will be required.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** subject the following conditions:

1. The petitioner shall provide options for upgrading the northern wall with timeframes for proposed improvements, irrespective of when the space is tenanted and within a specified timeframe to be determined by the Plan Commission and Village Board.
2. Prior to Village Board consideration, the petitioner shall provide a landscaping plan that consists of shade trees, shrubs, and perennials on the north elevation of the 1501 W. Shure Drive building. Foundation plantings must be provided.
3. Prior to Village Board consideration, the petitioner shall provide details of the proposed sports fence.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____, September 10, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
SEPTEMBER 16, 2015 AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 15-019, a
Planned Unit Development
Amendment to Ordinances
38-060, 14-002, and 15-016;
and variations.
The subject site is generally
located north of Cellular
Drive, south of Shure Drive,
east of Wilke Road and west
of Kennicott Drive and com-
monly known as 1501 Shure
Drive and 1421 Shure Drive.
Arlington Heights, IL and
legally described as:
That part of Lot 1 in Arling-
ton Industrial and Research
Center - Unit Number 6, be-
ing a subdivision of Section
7, Township 42 North, Range
11, east of the third principal
meridian, according to the
plat thereof recorded on Au-
gust 22, 1972 as document
number 22024211, in the of-
fice of recorder of deeds of
Cook County, Illinois, said
parts lying north and west of
a line described as follows:
Commencing at the south-
west corner of said Lot 1;
thence north 11 degrees 17
minutes 16 seconds east,
36.44 feet; thence north 89
degrees 53 minutes 08 sec-
onds east, 2145.54 feet;
thence north 00 degrees 04
minutes 09 seconds east,
372.77 feet; thence north 89
degrees 53 minutes 30 sec-
onds east, 72.20 feet to the
east line of Lot 1 aforesaid,
in Cook County, Illinois.
The Planned Unit Develop-
ment Amendment is to al-
low demolition of approxi-
mately 122,800 SF of space
from the building located at
1501 W. Shure Drive as well
as the addition of a
sports/basketball court at
1421 W. Shure Drive.
As part of said request the
petitioner is requesting the
following variations from
the Village Municipal Code:
• Chapter 28, Section 6.3,
Accessory Structures, from
the requirement that the
sports/basketball court and
basketball pole not be lo-
cated in a side yard adjoin-
ing a street to allow a
sports/basketball court and
associated basketball pole
at 1421 W. Shure Drive and
within the side yard along
Shure Drive;
• Chapter 28, Section 6.13.3,
Location of Fences from the
requirement that a fence be
open or semi-open and not
exceed 5 feet in height to al-
low a solid fence 6 feet in
height in conjunction with
the aforesaid sports/basket-
ball court;
• Chapter 28, Section 6.12,
Traffic Engineering. Ap-
proval, to waive the require-
ment for a traffic study and
parking analysis;
And any other variations as
may be determined neces-
sary by the Plan Commis-
sion.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
September 1, 2015 (4418062)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 1, 2015 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4418062

RECEIVED

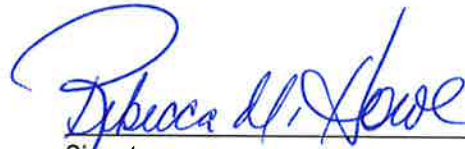
SEP - 4 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

I, Rebecca M. Howe hereby certify as follows:

1. That on the 31st day of August, 20 15, affiant caused to be mailed in the Post Office of 233 S. Wacker Drive, Chicago, IL 60606, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 1st day of September, 20 15.


Notary Public





Northwest Crossings
1501 W. Shure Drive
Prepared by: Planning & Community
Development Department
August 2015

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

August 13, 2015

Project Title: Northwest Crossings
Address: 1501 W. Shure Drive.
Petitioner: Adam Keldermans, General Manager
Torburn Partners
1033 Skokie Blvd., Suite 480
Northbrook, IL 60062

Requested Action:

Amendment to PUD Ordinances 88-060, 14-002 and 15-016.

Attendees: Adam Keldermans, Torburn Partners, Petitioner
Bob Horne, Torburn Partners, Petitioner
Steve Bauer, Meltzer, Purtill & Stelle LLC, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The property in question, 1501 W. Shure Drive, is approximately 22 acres in area and located on the north side of Cellular Drive. The former Nokia Siemens property at 1421, 1441, and 1501 W. Shure Drive was previously purchased by Torburn Partners in 2013. As part of the sale of the property to Torburn, Nokia entered into a 12-year lease for the 1455 W. Shure Drive building located south of Cellular Drive. Nokia completed renovations to this building and relocated and occupied the entire southern portion of the campus in 2014. Earlier this year, Torburn received a PUD amendment and a Plat of Subdivision to subdivide the north campus (1421 and 1501 W. Shure Drive) property into 2 lots.

Currently, the building at 1501 W. Shure Drive is 1-story with an approximately 318,000 SF floor area. In 2014, previous Ordinances 94-026 and 94-098 were repealed to allow Torburn to demolish the building at 1441 W. Shure Drive. As part of that approval, the Village Board conditioned that "Any future changes to the property site shall be subject to submission for all appropriate approvals, which shall include but not be limited to amendment to the Planned Unit Development, Design Commission approval as well as any other Code regulations."

As part of this PUD amendment, the petitioner would like to demolish an 118,000 SF portion of the 1501 W. Shure Road building.

Meeting Discussion:

B. Horne stated that they had previously presented to the Committee and the Plan Commission their project – Northwest Crossings. He stated that they had strategically gone over the buildings and doing some selective demolition on campus to address tenant demand and the marketplace. He stated that they had previously subdivided the north and south campus allowing Nokia to lease the south campus. They had previously sought (preliminary) subdivision of the north campus and are moving forward (with the final subdivision). He said that they are happy to report that they have signed a significant lease for the 1421 W. Shure Drive building. He said that much of what was discussed with the Village is now executed. **B. Horne** said that they needed to tear down another building (1441 W. Shure Drive) and add a parking area, which they anticipated as the market demand. He said that a requirement of the new lease for the 1421 W. Shure Drive building was to demolish a portion of 1501 W. Shure Drive building. He said

that the building is approximately 318,000 SF in area and they are proposing demolishing 118,000 SF and with that also creating a view corridor (for the 1421 W. Shure Drive building) to Route 53 and creating a better opportunity to reposition the 1501 W. Shure Drive building for office or industrial demand. He said that they had reviewed the proposal with staff and are proposing an interim area of grass while they seek a final intended use for the site. In the meanwhile, they are proposing an interim wall to enclose the building; they would meet all required life safety requirements. He stated that they are actively marketing the site and have garnered interest at smaller footprint.

L. Bhide summarized the request. She said that the change would require a PUD Amendment. She stated that with the smaller footprint there was adequate parking available if the entire building was considered office. She stated that a PUD Amendment triggers the requirement for a traffic study and parking analysis, but that the petitioner can seek a variation – they are reducing the building footprint. She stated that the Staff Development Committee is generally supportive of the request but as the petitioner is moving through the Plan Commission, would request more information regarding the interim wall, options to upgrade the wall with timeframes as well as an interim landscape plan. She stated that the petitioner should review that the MWRD/stormwater requirements are met and that the integrity of the sprinkler system is maintained.

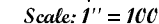
L. Jensen asked if the building at 1441 W. Shure Drive was already demolished. **B. Horne** confirmed that it was. **L. Jensen** asked if they have received interest for the 1501 W. Shure Drive building. **B. Horne** confirmed that they are working on a RFP for that building. He said that they are listening to market place and this request is two-fold - it satisfies the requirements of lease for 1421 W. Shure Drive, but also is a better solution for building. **A. Keldermans** stated that this was similar to the 1441 (W. Shure Drive) building where it was restored to grass and converted to parking later when a user was finalized. He stated that this was the best solution to be flexible for whatever user comes in the future. **L. Jensen** asked about the 3 different renderings. **B. Horne** said that they were presenting ideas for the wall. **A. Keldermans** stated that they will be applying for a CMU block wall, with the goal of closing the building but addressing all life safety issues.

J. Sigalos asked if the building was for lease or sale. **B. Horne** said that it was for lease and answering the question said that they do not have a tenant for 1501 W. Shure Drive at this point. **J. Sigalos** asked **L. Bhide** if there was a timeframe for (upgrading) the CMU wall. **L. Bhide** stated that staff had asked the petitioner to provide some timeframes for possible upgrades to the wall, irrespective of whether a user was finalized, whether it was 1-yr or 2-yrs. **A. Keldermans** stated that they had not suggested timeframes as they wanted to illustrate that these were vastly different plans. He said that they wanted to have flexibility for the large corporate tenants as they want to have an impact on the building and selecting how the building can be shaped. **B. Horne** said that it was a good marketing tool that the tenants can have carte blanche (with the design). He said that the construction of the wall was permanent but that they would add cladding on top of it. He said that the cladding would be determined by the user. He said that he understood the need for timeframes, but on the flip side they wanted to make sure that when then go after clients potentially looking to lease the entire building, they need to have flexibility. **J. Sigalos** asked if it was public knowledge who the tenant was (for 1421 W. Shure). **B. Horne** said that they did not want to go on record, rather have the tenant announce it. **J. Sigalos** asked that when a portion of 1501 W. Shure Drive was demolished, would it be grass. **A. Keldermans** confirmed that it would be. He said it would depend on the tenant. **B. Green** stated that he did not have any questions, but that a time-frame should get discussed. If nothing happens, they would be looking at a block wall. **L. Jensen** said that this was in the middle of an industrial park, so he was not worried about aesthetics.

RECOMMENDATION

The Plat & Sub Committee said the feedback was positive and that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder



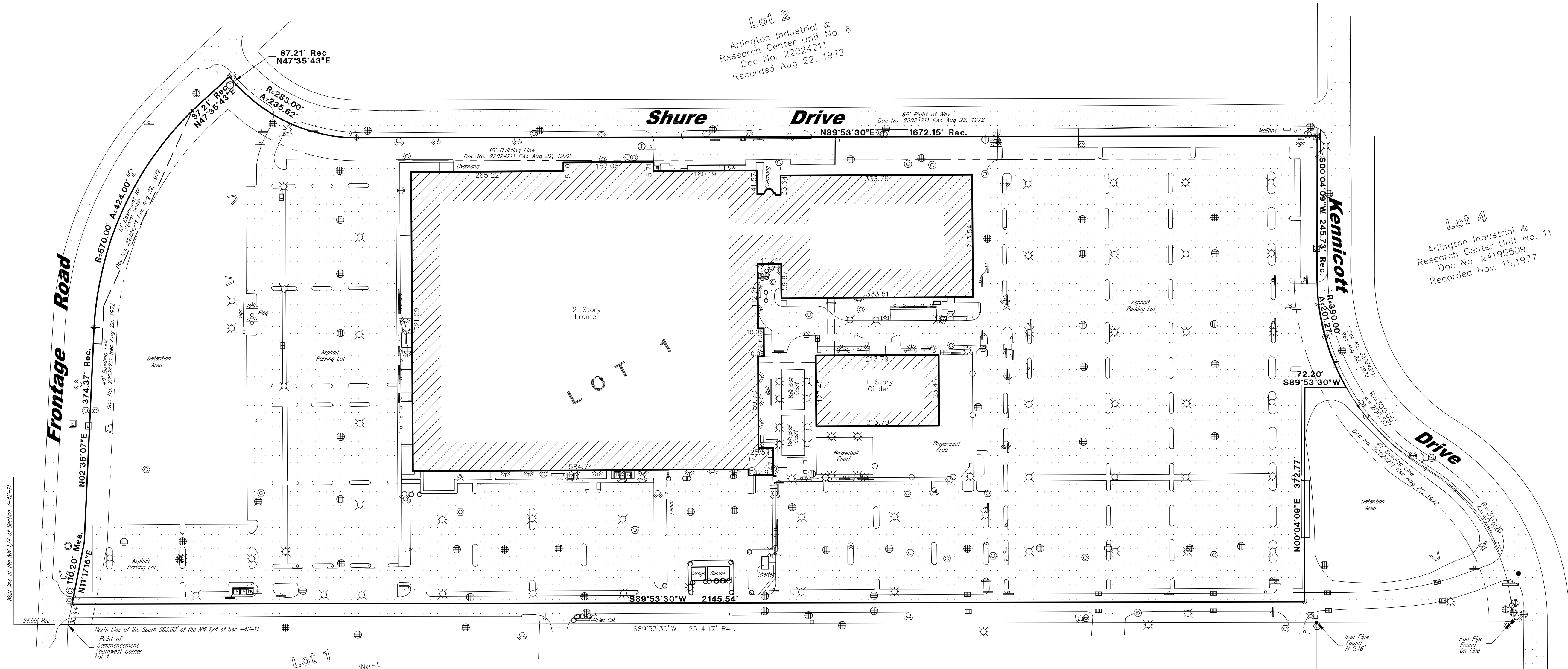
ALTA/ACSM Land Title Survey

THAT PART OF LOT 1 IN RURLINGTON INDUSTRIAL & RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211, IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID PARTS LYING NORTH AND WEST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST, 2145.54 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET TO THE EAST LINE OF LOT 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

- | | |
|---|----------------------|
|  | WATER CONNECTION |
|  | FIRE B.BOX |
|  | FIRE HYDRANT |
|  | WATER MANHOLE |
|  | WATER VALVE |
|  | TRANS. POLE |
|  | UTILITY POLE |
|  | GAS MH |
|  | GAS METER |
|  | GAS VALVE |
|  | SANITARY MANHOLE |
|  | CULVERT DRAIN/F.E.S. |
|  | STORM MANHOLE |
|  | CATCH BASIN |
|  | INLET |
|  | TELEPHONE MANHOLE |
|  | TELEPHONE PED |
|  | TELEPHONE BOX |
|  | TELEPHONE HANDHOLE |
|  | ELECTRIC MANHOLE |
|  | ELECTRIC TRANSFORMER |
|  | ELECTRIC PED |
|  | ELECTRIC HANDHOLE |
|  | ELEC. METER |
|  | CATV HANDHOLE |
|  | CATV PED |
|  | CATV COMM. MH |
|  | TRAFFIC HANDHOLE |
|  | TRAFFIC MH |
|  | TRAFFIC LIGHT |
|  | TRAFFIC BOX |
|  | U.S.C. POLE |
|  | MIGHT LIGHT |
|  | MAIL BOX |
|  | SIGN |
|  | PARKING METER |
|  | BOLLARD |

-  BUILDING
 CONCRETE
 GRAVEL
 PROPERTY LINE



Legend:

- -Set 1/2" Iron Pipe
 - -Found Iron Pipe
 - -Squinted Note
1. Field Work Completed on 12-05-12
 2. Prepared for Nokia Siemens Networks
 3. Site Address: 1501 W. Shure Drive, Arlington Heights, IL
 4. Pin No: 03-07-100-005
5. The easements shown herein are provided from the use of the recorded subdivision plat and the use of a title policy # 41412 008915272. Dated May 30, 2010. The additional search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site condition with the data given on the plat and report any discrepancies to the surveyor at once.
7. The property herein appears to be in zone "X" area of minimal flooding of the Federal Insurance Rate Map, Cook County Community Plan number 17031C00044J dated August 19, 2008, such review may/should subject to possible scaling interpretation and map reproduction errors.
8. Due to faded paint striping no parking spaces shown on this survey.
9. Total land area is 1,726,943.942 sq ft or 39.85 Acres. Building is 394,159.56 Sq. Ft.
10. There is no evidence of this site being used as a solid waste dump, pump or sanitary land fill.
11. The utilities as shown on this drawing were developed from the information available. This is not implies nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
12. The location of underground utilities was determined by field observations and visible markings only. Call J.U.L.I.E. before digging.
13. This property is zoned M1 Research, development, and light manufacturing district.
14. Easement Document number 22024211 not plotted (item 16 on schedule B)
15. Easement Document number 86082621 not plotted (item 19 on schedule B)
17. There is no observed evidence of current earth moving work, building construction or building additions.
18. There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

TO: Nokia Siemens Networks US LLC
TO: Torburn Arlington Heights, LLC
TO: Torburn North Campus, LLC
TO: Chicago Title Insurance Company
TO: The Private Bank and Trust Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 18 FROM TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A SURVEYOR REGISTERED, IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF June, A.D. 2013
AT PALATINE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON FEBRUARY 23, 2011 ADOPTED BY THE BOARD
OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON FEBRUARY 23, 2011, ADOPTED
BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON FEBRUARY
23, 2011, THIS SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.



Drawn by:	Date:	Checked
Revision:	Date	GJK

LSD Land Surveying Services, Inc.
574 W. Colfax Street Padatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed:	12-5-12	Scale:	1" = 100'	Date:	4-3-2013
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Site Address:

1501 W. Shure Drive
Arlington Heights, Illinois

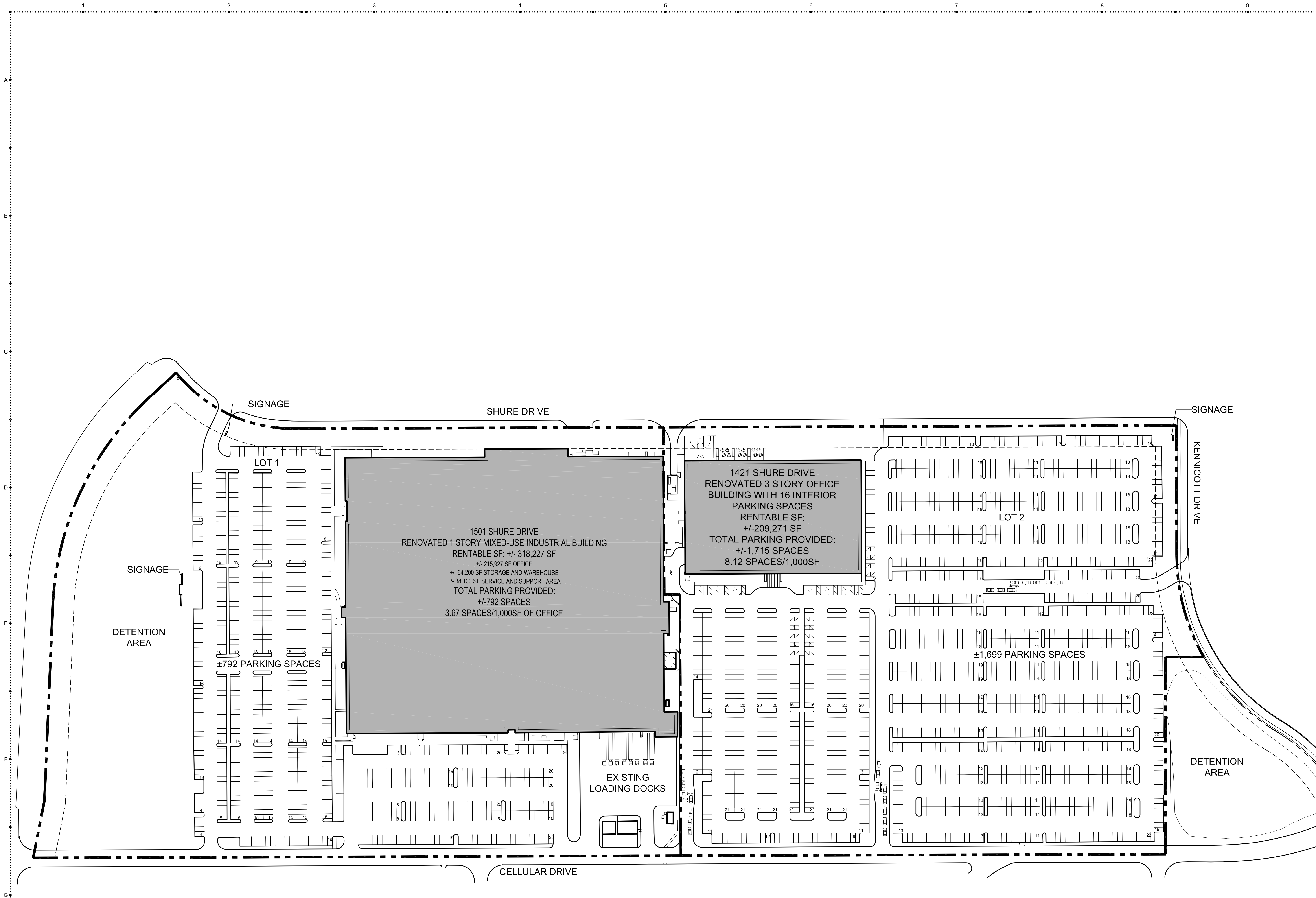
Job Number
LS120618-2

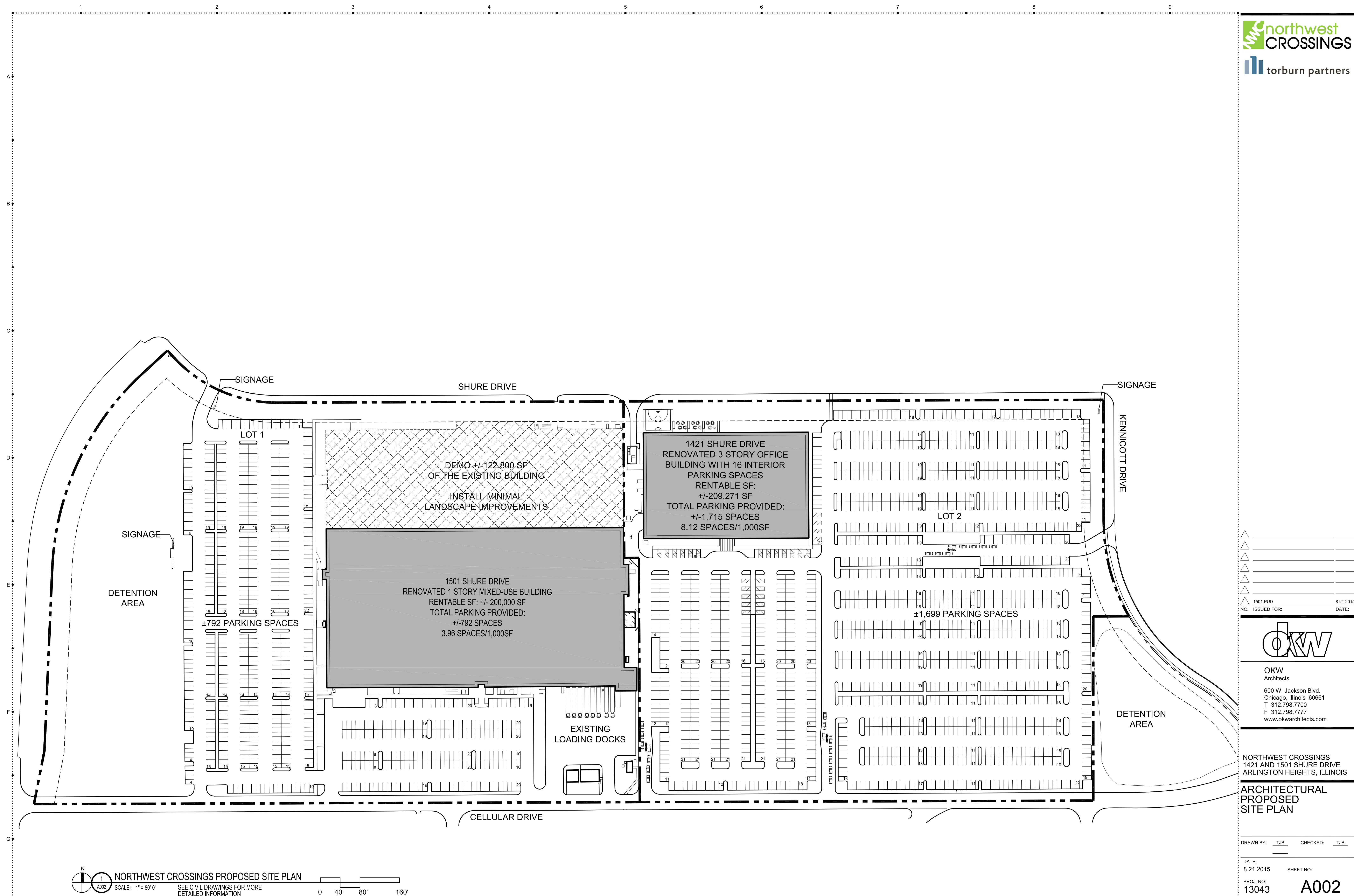
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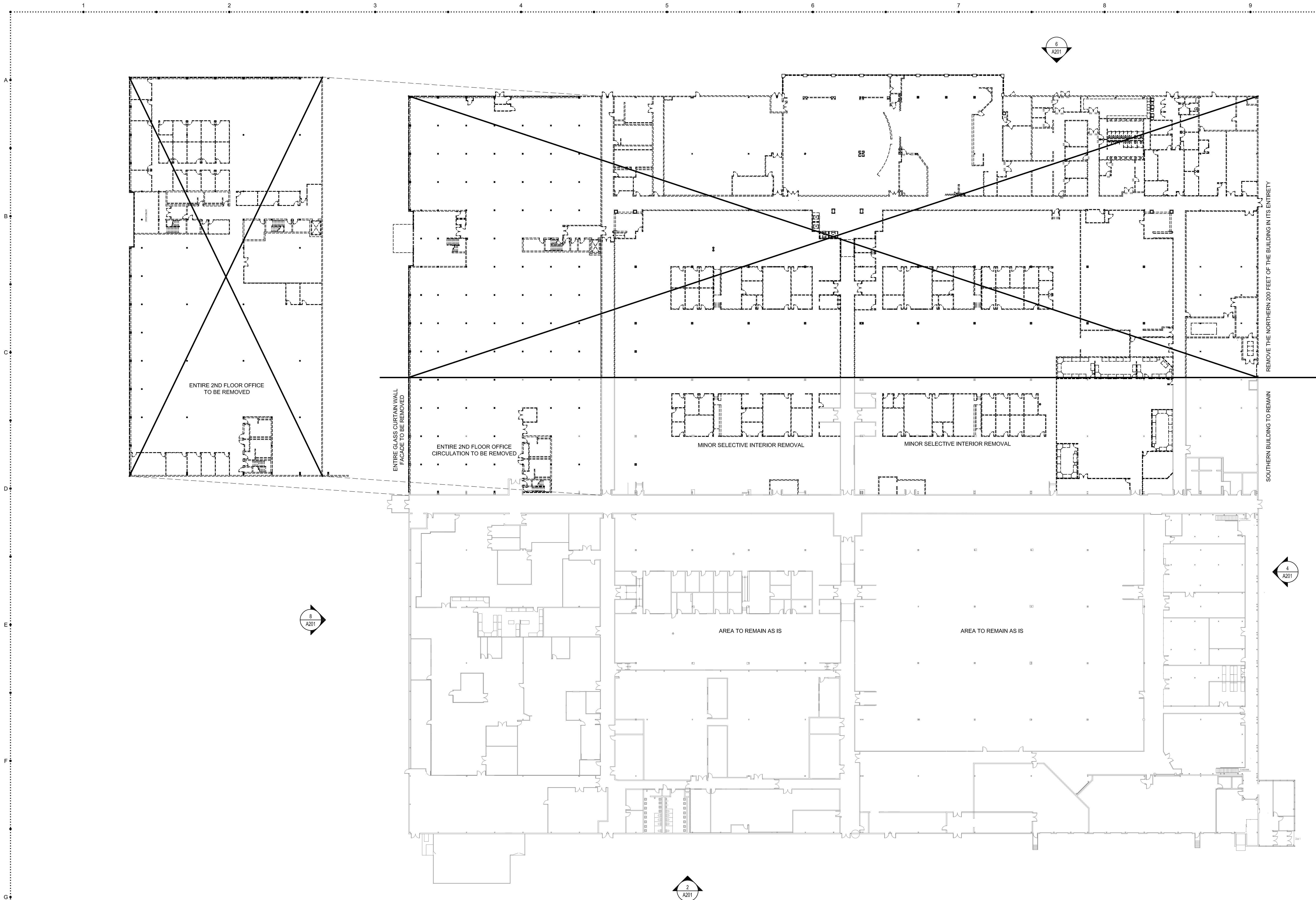
ALTA/ACSM

Sheet Number

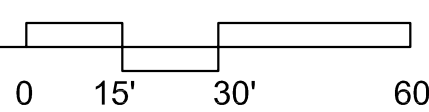
ALTA/ACSM







1501 REMOVAL PLAN
SCALE: 1" = 30'-0"

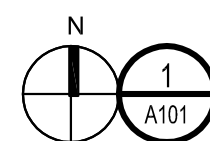
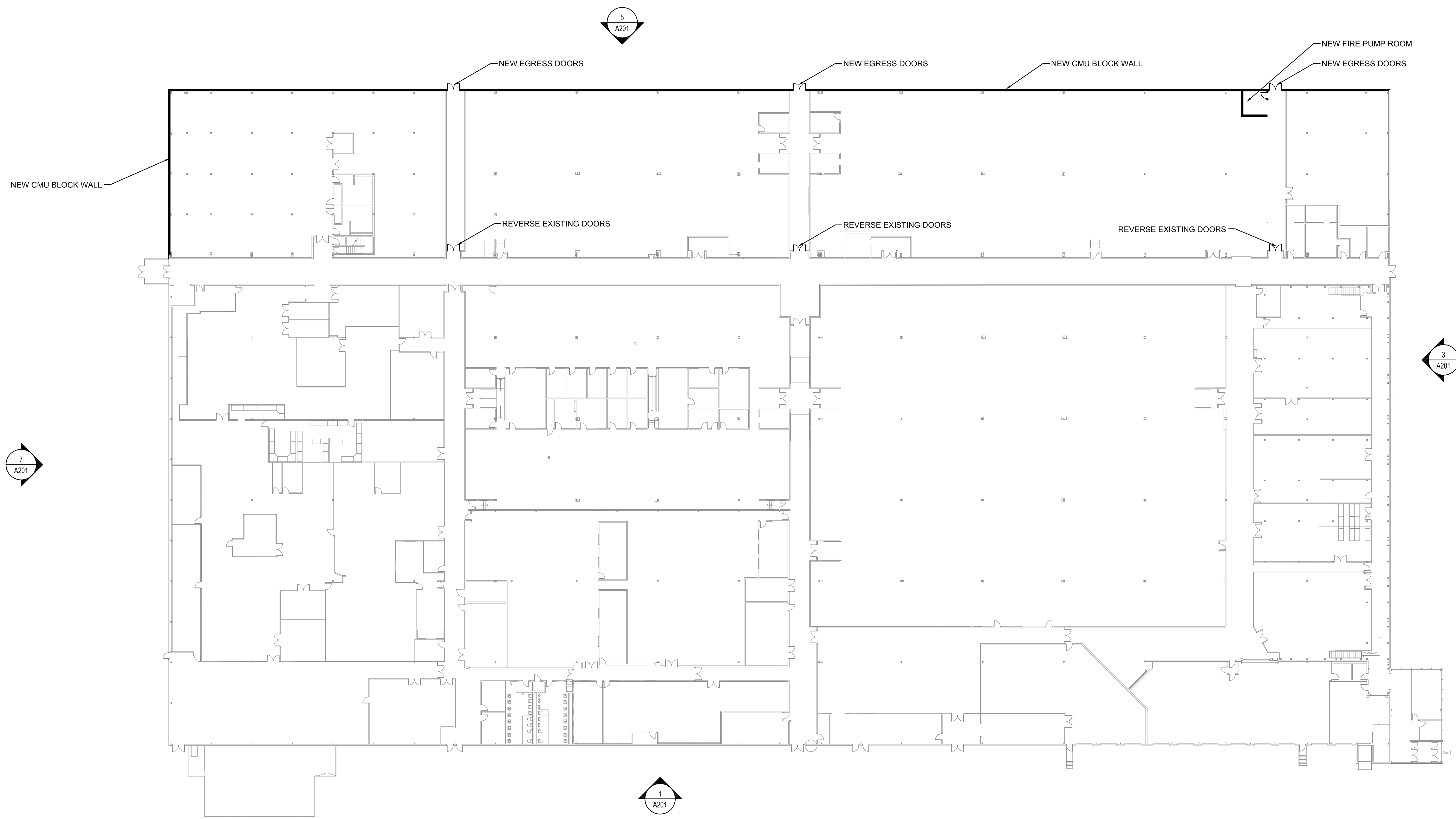


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△	1501 PUD	8.21.2015
△	NO. ISSUED FOR:	DATE:

OKW
Architects
600 W. Jackson Blvd.
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

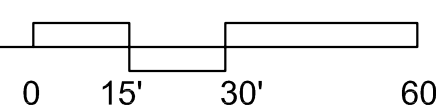
NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS
1501 REMOVAL PLAN

DRAWN BY:	TJB	CHECKED:	TJB
DATE:	8.21.2015	SHEET NO:	A100
PROJ. NO:	13043		

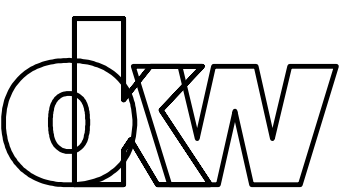


1501 INTERIM FLOOR PLAN

SCALE: 1" = 30'-0"



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△	1501 PUD	8.21.2015
△	NO. ISSUED FOR:	DATE:



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Architects
600 W. Jackson Blvd.
Chicago, Illinois 60661
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F 312.798.7777
www.okwarchitects.com

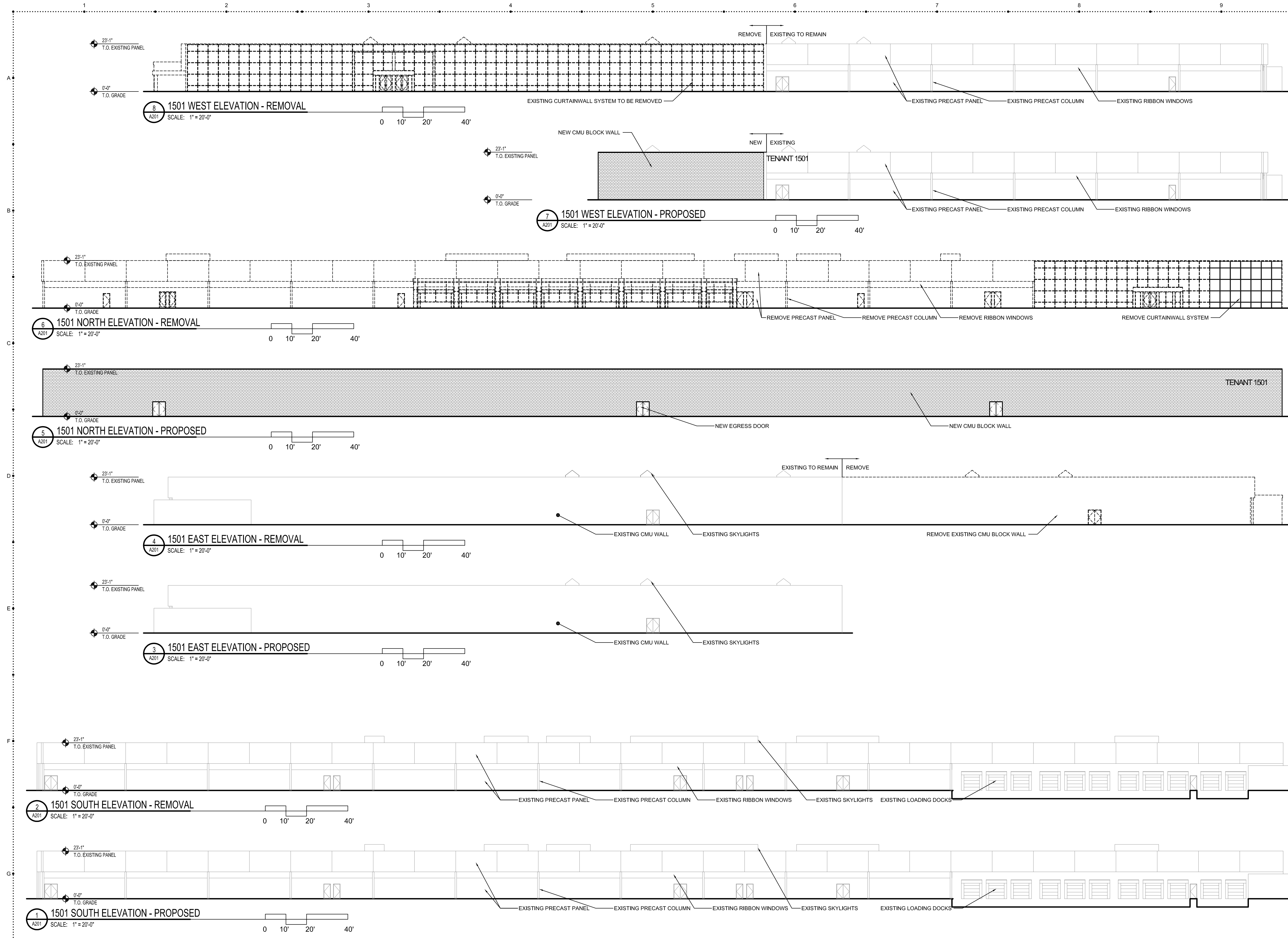
NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

1501 INTERIM
FLOOR PLAN

DRAWN BY: TJB CHECKED: TJB

DATE: 8.21.2015 SHEET NO:

PROJ. NO: 13043 A101





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△		
△	1501 PUD	8.21.2015
NO.	ISSUED FOR:	DATE:

OKW
Architects
600 W. Jackson Blvd.
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED INTERIM
IMPROVEMENTS
RENDERING

DRAWN BY:	TJB	CHECKED:	TJB
DATE:	8.21.2015	SHEET NO:	
PROJ. NO:	13043		A300

1 PROPOSED INTERIM IMPROVEMENTS
SCALE: N.T.S.

Drawing name: K:\GIS_LDEV\168193002_Torburn Partners - 1501 Arlington Heights\2 Design\CAD\PlanSheets\00.0 TITLE SHEET.dwg C0.0 Aug 21, 2015 4:55pm by JoeMayer
This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL ENGINEERING PLANS

NORTHWEST CROSSINGS

1501 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5250
CONTACT: MIKE PAGONES

STORM SEWER SERVICE
METROPOLITAN WATER RECLAMATION DISTRICT
LOCAL SEWER SYSTEMS FIELD OFFICE
100 E. ERIE STREET
CHICAGO, IL 60611
TEL: (708) 588-4055

WATER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5800

POWER
COMED
TEL: (630) 705-7439

NATURAL GAS COMPANY
NICOR
615 EASTERN AVENUE
BELLWOOD, IL 60104
TEL: (708) 544-5707 (X. 292)
CONTACT: DARREN EDMUNDSON
YVONNE HARRIS

TELEPHONE
AT&T
TEL: (800) 244-4444

PROJECT TEAM

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TORBURN PARTNERS
1033 SKOKIE BOULEVARD, SUITE 480
NORTHBROOK, IL 60062
TEL: (847) 562-1616
EMAIL: AKELDERMANS@TORBURN.COM
CONTACT: ADAM KELDERMANS

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COMPASS SURVEYING, LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
TEL: (630) 820-9100
EMAIL: SKREBS@CLSURVEYING.COM
CONTACT: SCOTT KREBS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-5550
EMAIL: LESLEY.NETZER@KIMLEY-HORN.COM
CONTACT: LESLEY NETZER, PE

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-5550
EMAIL: KEITH.DEMCHINSKI@KIMLEY-HORN.COM
CONTACT: KEITH DEMCHINSKI, PLA, LEED AP

BENCHMARKS

VILLAGE OF ARLINGTON HEIGHTS MONUMENT #8
(NAVD 1988 DATUM)

1" BRASS DISK ON THE EAST SIDE OF CONCRETE BASE FOR A LIGHT POLE
APPROXIMATELY 42.5 FEET SOUTH OF THE CENTERLINE OF CELLULAR DRIVE AND 25'
EAST OF THE CENTERLINE OF WILKE ROAD

ELEVATION=723.37

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: SOUTHWEST BONNET BOLT ON FIRST FIRE HYDRANT SOUTH OF CELLULAR DRIVE
NEAR SOUTHEAST ENTRANCE OF SITE ON WEST SIDE OF KENNICOTT AVENUE

ELEVATION=732.41

SBM #2: ARROW BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF BUILDING #1455
SOUTH OF SITE AT APPROXIMATELY MIDPOINT OF SOUTH LOT LINE OF SITE

ELEVATION=738.01

SBM #3: SOUTHWEST BONNET BOLT ON FIRST FIRE HYDRANT SOUTH OF SHURE DRIVE ON
WEST SIDE OF KENNICOTT AVENUE

ELEVATION=737.10 SBM #4: NORTHEAST BONNET BOLT ON FIRST FIRE HYDRANT SOUTH OF
CELLULAR DRIVE NEAR SOUTHWEST ENTRANCE OF SIDE

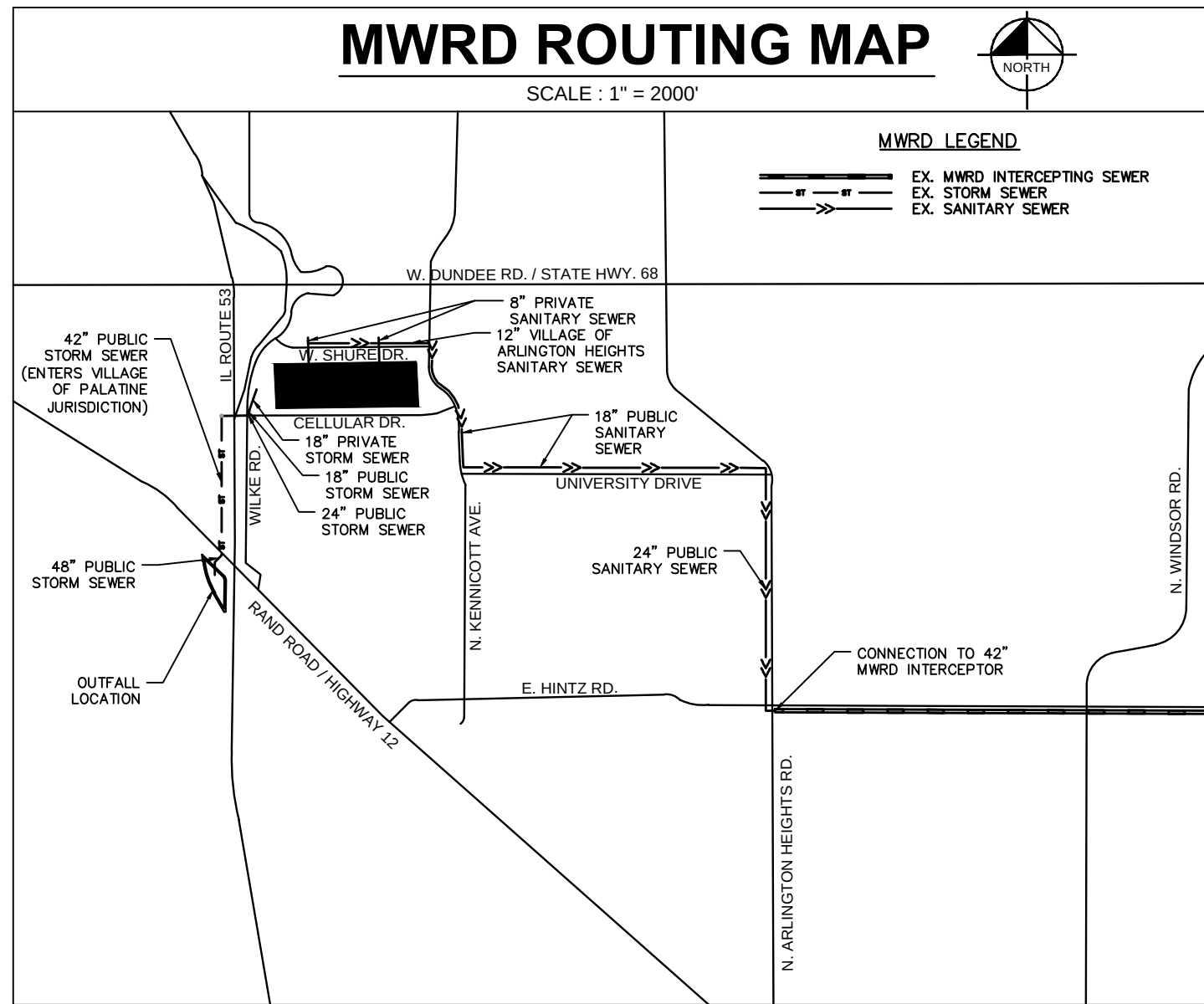
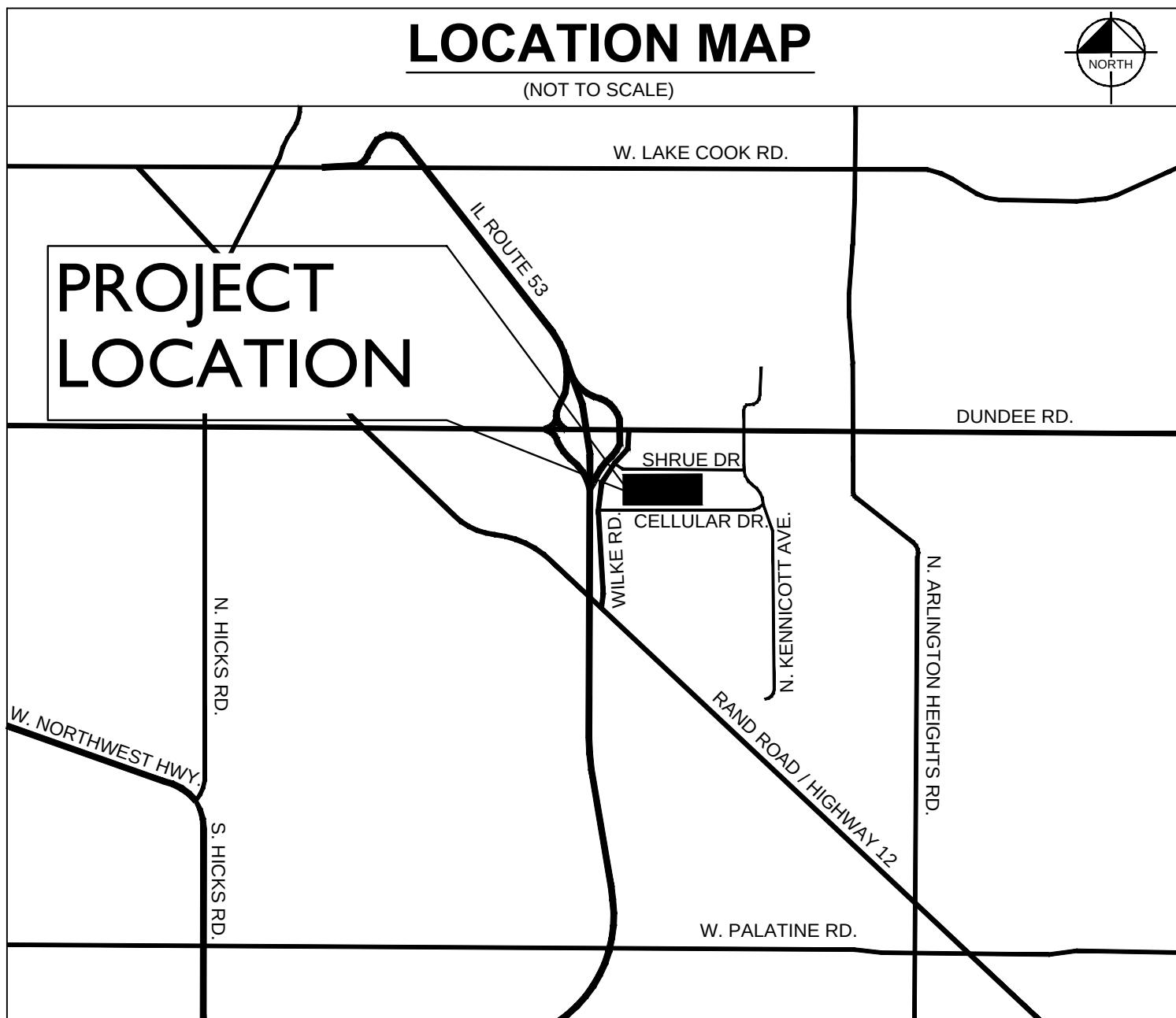
ELEVATION=724.38

SBM #5: NORTHWEST BONNET BOLT ON FIRST FIRE HYDRANT EAST OF WILKE ROAD AT
NORTHWEST CORNER OF SITE ON NORTH SIDE OF SHURE DRIVE

ELEVATION=725.95

SBM #6: NORTHEAST BONNET BOLT ON FOURTH FIRE HYDRANT EAST OF WILKE ROAD
ON NORTH SIDE OF SHURE DRIVE

ELEVATION=740.22



LEGAL DESCRIPTION

THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER - UNIT NUMBER 6, BEING A
SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THRID PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT
NUMBER 22024211, IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID
PARTS LYING NORTH AND WEST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES
16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST,
2145.54 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST 372.77 FEET; THENCE
NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET TO THE EAST LINE OF LOT 1
AFORESaid, IN COOK COUNTY, ILLINOIS.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V0.0	OVERALL SITE SURVEY
V0.1	DETAILED SITE SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES AND DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, LESLEY NETZER, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY
THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS
LISTED ABOVE, WAS PREPARED ON BEHALF OF TORNBURN PARTNERS BY
KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS
TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND
IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, A.D., 2015.

IL LICENSED PROFESSIONAL ENGINEER 062-064543
MY LICENSE EXPIRES ON NOVEMBER 30, 2015

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
TEL: (630) 487-5550
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: LEN

DRAWN BY: LEN

CHECKED BY: DMA

TORBURN
PARTNERS
1033 SKOKIE BOULEVARD,
SUITE 150
NORTHBROOK, IL 60062

TITLE SHEET

NORTHWEST
CROSSINGS
1501 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:

08/21/2015

KHA PROJECT NO.

168193002

SHEET NUMBER

C0.0

Drawing name: K:\GIS_LIVE\16813002 Torburn Partners - 1501 Arlington Heights\1501-04 SITE SURVEY.dwg V0.0 Aug 21, 2015 4:56pm by Joe Meyer
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER -- UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211, IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID PARTS LYING NORTH AND WEST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST, 2145.54 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET TO THE EAST LINE OF LOT 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BENCHMARK

VILLAGE OF ARLINGTON HEIGHTS MONUMENT #8
(NAVD 1988 DATUM)

1" BRASS DISK ON THE EAST SIDE OF CONCRETE BASE FOR A LIGHT POLE APPROXIMATELY 42.5 FEET SOUTH OF THE CENTERLINE OF CELLULAR DRIVE AND 25' EAST OF THE CENTERLINE OF WILKE ROAD

ELEVATION=723.37

SITE BENCHMARKS

SITE BENCHMARK #1

SOUTHWEST BONNET BOLT ON FIRST FIRE HYDRANT SOUTH OF CELLULAR DRIVE NEAR SOUTHEAST ENTRANCE OF SITE ON WEST SIDE OF KENNICOTT AVENUE

ELEVATION=732.41

SITE BENCHMARK #2

ARROW BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF BUILDING #1455 SOUTH OF SITE AT APPROXIMATELY MIDPOINT OF SOUTH LOT LINE OF SITE

ELEVATION=738.01

SITE BENCHMARK #3

SOUTHWEST BONNET BOLT ON FIRST FIRE HYDRANT SOUTH OF SHURE DRIVE ON WEST SIDE OF KENNICOTT AVENUE

ELEVATION=737.10

SITE BENCHMARK #4

NORTHEAST BONNET BOLT ON FIRST FIRE HYDRANT SOUTH OF CELLULAR DRIVE NEAR SOUTHWEST ENTRANCE OF SITE

ELEVATION=724.38

SITE BENCHMARK #5

NORTHWEST BONNET BOLT ON FIRST FIRE HYDRANT EAST OF WILKE ROAD AT NORTHWEST CORNER OF SITE ON NORTH SIDE OF SHURE DRIVE

ELEVATION=725.95

SITE BENCHMARK #6

NORTHEAST BONNET BOLT ON FOURTH FIRE HYDRANT EAST OF WILKE ROAD ON NORTH SIDE OF SHURE DRIVE

ELEVATION=740.22

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- + CROSS IN CONCRETE MANHOLE
- ⊕ STORM STRUCTURE
- ⊕ SANITARY MANHOLE
- ⊕ VALVE VAULT
- ⊕ FIRE HYDRANT
- ⊕ FLARED END SECTION
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ OVERHEAD TRAFFIC SIGNAL
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ OVERHEAD WIRES
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ TRANSFORMER PAD
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC BOX
- ⊕ POST INDICATOR VALVE
- ⊕ TELEPHONE MANHOLE
- ⊕ CABLE TELEVISION PEDESTAL
- ⊕ ELECTRIC MANHOLE
- ⊕ VALVE BOX
- ⊕ B/BOX
- ⊕ SIGN
- ⊕ BOLLARD POLE
- ⊕ LIGHT
- ⊕ LIGHT POLE
- ⊕ MAILBOX
- ⊕ FLAGPOLE
- ⊕ GAS MARKER
- ⊕ ELECTRIC MARKER
- ⊕ TELEPHONE MARKER
- ⊕ WATER MARKER
- ⊕ GAS VALVE
- SAN— SANITARY SEWER
- STM— STORM SEWER
- W— WATER MAIN
- G— GAS MAIN
- E— ELECTRIC LINE
- T— TELEPHONE LINE
- ⊕ CONIFEROUS TREE
- ⊕ W/APPROX. DIAMETER
- ⊕ DECAIDUOUS TREE
- ⊕ W/APPROX. DIAMETER
- ⊕ NS-MULTI-STEM
- (DRIP LINE SHOWN IS APPROXIMATE)
- ⊕ ELEVATION
- ⊕ BITUMINOUS PAVEMENT
- ⊕ CONCRETE SURFACE
- ⊕ LANDSCAPE AREA
- ⊕ STONE SURFACE
- ⊕ DETECTABLE TACTILE WARNING SURFACE
- ⊕ STEEL FENCE
- ⊕ CHAIN LINK FENCE
- ⊕ METAL GUARDRAIL
- ⊕ OVERHEAD TRAFFIC SIGNAL

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
T.F. = TOP OF FOUNDATION
F.F. = FINISHED FLOOR
F.E.S. = FLARED END SECTION
V.C.P. = VITRIFIED CLAY PIPE
D.I.P. = DUCTILE IRON PIPE
P.V.C. = POLYVINYL CHLORIDE
R.C.P. = REINFORCED CONCRETE PIPE
C.M.P. = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.C. = BACK OF CURB
B.D.C. = BACK OF DEPRESSION
F.L. = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
E.W. = EDGE OF WALK
T.W. = TOP OF WALL
T.P. = TOP OF PIPE
I.E. = INVERT ELEVATION
P.L. = PROPERTY LINE
D.S. = DOWN SPOUT
S.F. = SQUARE FEET
A.C. = AIR CONDITIONING UNIT

LINE LEGEND

LIMITS OF LAND PER
LEGAL DESCRIPTION
ADJACENT LAND
PARCEL LINE
EASEMENT LINE
CENTERLINE
BUILDING SETBACK LINE
SECTION LINE
EXISTING CONTOUR

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: LEN
DRAWN BY: LEN
CHECKED BY: DWA

TORBURN PARTNERS
1033 SKOKIE BOULEVARD,
SUITE 150
NORTHBROOK, IL 60062

OVERALL SITE SURVEY

NORTHWEST CROSSINGS
1501 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
08/21/2015
KHA PROJECT NO.
168193002

SHEET NUMBER

V0.0

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GENERAL NOTES

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL, SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

COMPASS SURVEYING, LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60052
TEL: (630) 620-9100

COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVED STRUCTURES ARE ALL TO BE CONSIDERED AS PART OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SITE-DEPENDENT SOILS INVESTIGATION.
- THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART THEREOF:
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
 - "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
 - REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.
 - THE NATIONAL ELECTRIC CODE.
 - ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, INCLUDING EROSION CONTROL, SEDIMENTATION, AND STORMWATER MANAGEMENT, SHALL BE PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NEEDED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT REQUIRED BY THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS, AGREES TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC., THE ENGINEER, FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL OBTAIN ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- NOTIFICATION OF COMMENCING CONSTRUCTION:
 - THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
 - FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.
- ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR REMOVAL AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER, ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.
- WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE PROPER DRAINAGE. IF THE STRUCTURE, THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
- ANY FIELD TIES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TIE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND

- B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE CITY ENGINEER OR THE PROJECT.
- HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HIGH PRESSURE FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED BY THE WATER MAIN CONTRACTOR.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.
- IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH THE TRENCHING OPERATION.
- THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE REMOVAL, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
- AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION. EROSION CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.
- THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE STANDARDS FOR SOIL EROSION AND SEDIMENTATION AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, TESTING AGENCIES, KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.
- THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.
- ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.
- ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
- ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADIES. AVOID RIDGES AND DEPRESSIONS.
- WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERTS, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.
- BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

- GENERAL
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
 - ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.
 - THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE, THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.
 - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM OVERTFLOWING OR STANDING IN EXCAVATED AREAS. THE CONTRACTOR SHALL PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRADE TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE BEGINNS.
 - PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNED TO BE PRESERVED. THE FENCE SHALL BE LOCATED IN A CIRCLE CENTERED AROUND THE TREE. THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
- TOPSOIL EXCAVATION INCLUDES:
 - EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
 - PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STORMWATER.
 - TOPSOIL STOCKPILED FOR SPREADSHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.
 - TOPSOIL SPREADSHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
 - Moderate compaction is required in non-structural fill areas.
- EARTH EXCAVATION INCLUDES:
 - EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
 - PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.
 - STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE FILLER SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
 - COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
 - UNUSABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SUD MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- MISCELLANEOUS. THE CONTRACTOR SHALL:
 - SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
 - SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF ANY SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SUBJECT TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
 - PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
 - BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
 - TESTING AND FINAL ACCEPTANCE
 - THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE COURSE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)
 - ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

- GENERAL
 - PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBGRADE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.
 - COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: SUBGRADE = 93% SUBBASE = 93% AGGREGATE BASE COURSE = 95% BITUMINOUS COURSE = 95% OF MAXIMUM CRYSTALLINE AGGREGATE PARTICLE SIZE.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION, ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.
- SUBGRADE PREPARATION
 - EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
 - PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
 - SCARIFY, DISC, AND AERATE.
 - REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
 - REMOVE AND REPLACE WITH GRANULAR MATERIAL.
 - USE OF GEOTEXTILE FABRIC.MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
 - PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER GRADING TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
 - PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.
- CONCRETE WORK
 - ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) INCHES THICK. AGGREGATE SHALL BE A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS OBLIGED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PER-MOLDED FIRE EXPANSION JOINTS, WITH TWO (2) INCHES OF EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES
 - CURBS SHALL BE DERESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
 - THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
 - CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PER-MOLDED FIRE EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
 - CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
 - THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
- FLEXIBLE PAVEMENT
 - THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILLED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, 1.9, NSQ, AND BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, MIX NSQ, OF THE THICKNESS AND SPECIFIED FINISHES. PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
 - ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT APPROVED.
 - PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD. TACK COAT SHALL BE IDOT APPROVED.
 - SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.
- TESTING AND FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER.
 - PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUESTED, SHALL BE RESPONSIBLE TO PRESERVE SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
 - WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY IDOT STANDARDS.
 - FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS.
- SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK PLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
- POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "J" SHAPED CHANNEL WEIGHING 30 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
- SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS.
- PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC HOT ROLLED INTO PAVEMENT.
- PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.
- COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE.
- THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

SANITARY SEWER NOTES

- SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (PVC SDR-26), CONFORMING TO ASTM D3034 AND D2241 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D5016 AND D3212. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
4"-6"	DIP	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
4"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN CHARGE OF THE CONTRACTOR) SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PER-MOLDED FIRE EXPANSION JOINTS, WITH TWO (2) INCHES OF EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES
- ALL UNSUITABLE MATERIALS SHALL BE REMOVED BEFORE THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER IDOT STANDARDS.
- ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH GRANULAR BACKFILL PER IDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 9-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

- ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
- CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.
- WATERMANS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) REQUIREMENTS, AS SPECIFIED IN THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
- NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND ONLY UNDER THE FOLLOWING RULES:
 - IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE MUNICIPALITY IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
 - THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.
- ALL SANITARY MANHOLES AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. A WATERIGHT BOOT, CONFORMING TO ASTM C-923, SHALL BE USED AT THE PIPE-STRUCTURE CONNECTION. ANY SEWER OR DRAIN CROSSED, A LENGTH OF WATERMAIN PIPE SHALL BE CROSSED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
- FRAMES AND LIDS: SEE DETAILS FOR ALL SANITARY SEWER MANHOLE FRAMES AND LIDS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PEX HOLES AND BE SELF-SEALING WITH AN "OT RING GASKET". THE LIDS SHALL HAVE THE WORD "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN THE FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.
- A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.
- CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VESD LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.
- TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.
- TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY CODE.
- TELEVISION: IF REQUIRED BY THE MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVISED, AND A COPY OF THE TAFE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE SUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE AS SHOWN ON THE VIDEO RECORD.
- TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED BY THE CONTRACTOR, THE CONTRACTOR SHALL DETERMINE THE CAUSE AND/OR REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.
- CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING," ASTM STANDARDS D-2241, AS APPROPRIATE FOR THE PIPE, TO BE USED. A TEST SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.
- CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

STORM SEWER NOTES

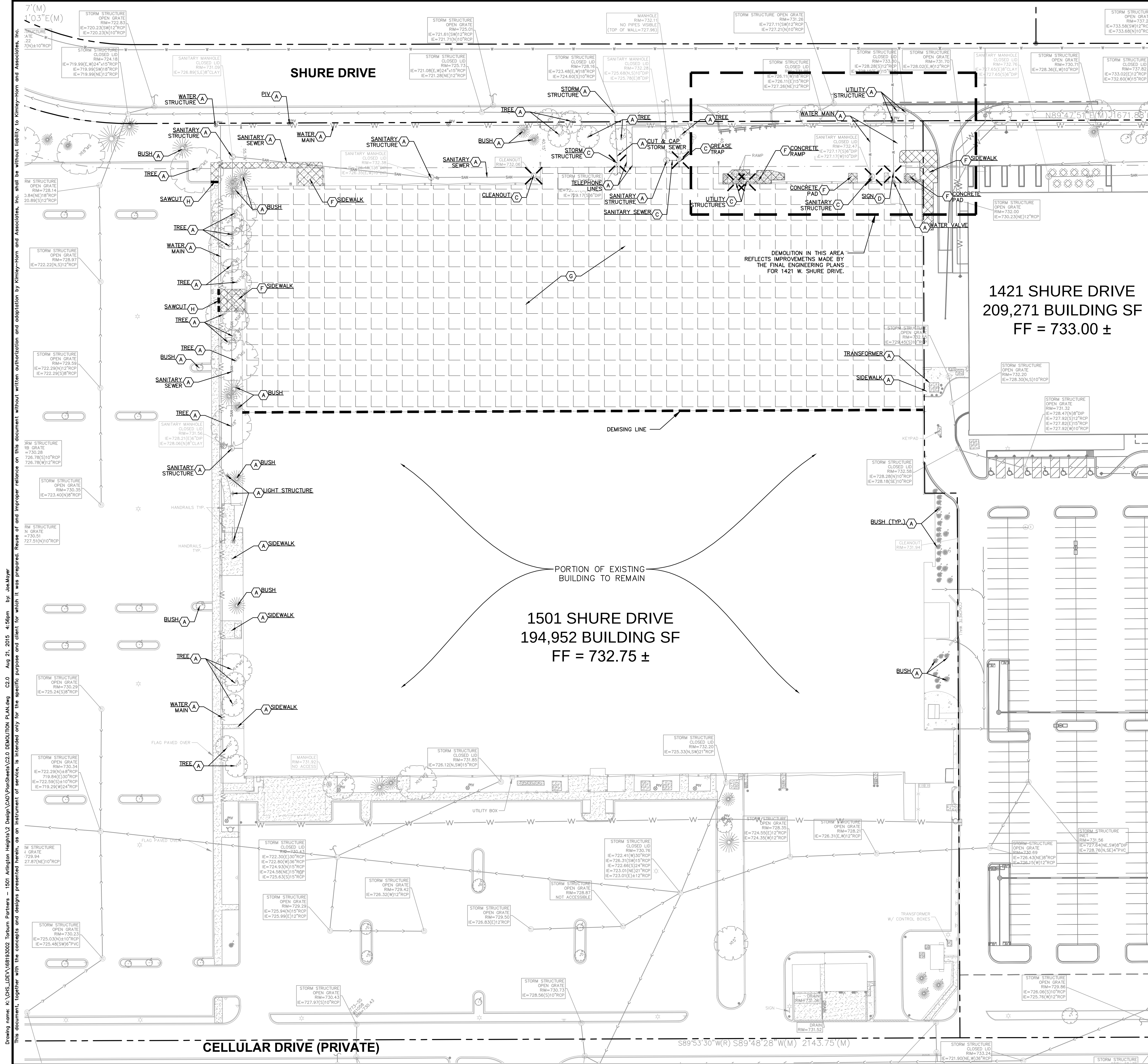
- STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM D2241. TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS
36"-48"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"-48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
- ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
- COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT ARE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.
- STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "OT" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.
- A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
- THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE TYPE SHOWN ON THE PLANS.
- CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
- THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE MUNICIPALITY.
- MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.
- ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

WATERMAIN NOTES

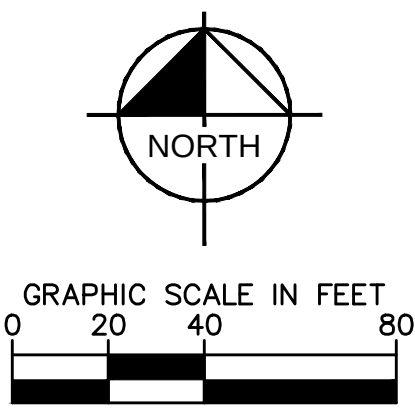
- WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATERMAIN PIPE SHALL BE CONSTRUCTED OF BITUMINOUS CONCRETE OR CEMENT-LINED DUCTILE IRON PIPE, IN ACCORDANCE TO ANSI A21.51 (AWWA C151), CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.4 (AWWA C104), THE JOINTS SHALL BE BRONZE-BOUNDED JOINTS CONFORMING TO ANSI A21.51 (AWWA C151). ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL WATERMAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
3"-48"	D	



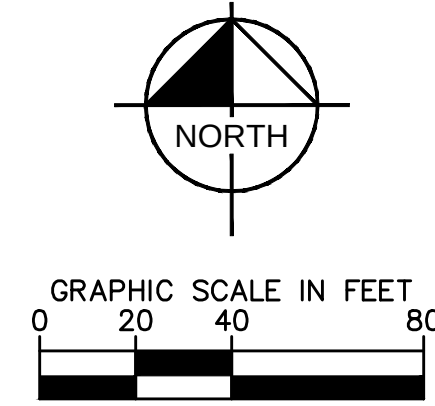
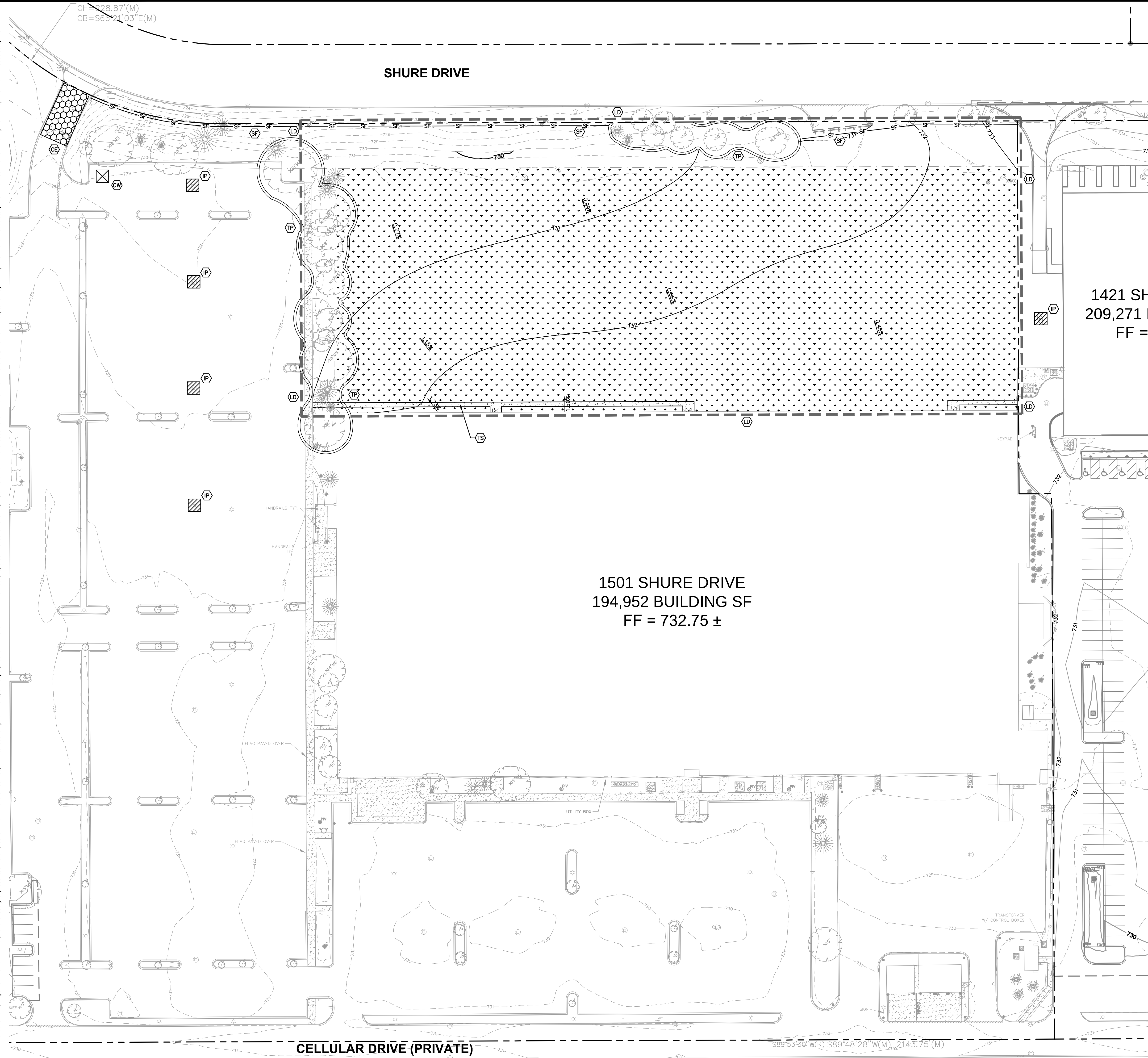
- ### DEMOLITION NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
 - CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
 - QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
 - PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION. REFER TO SHEET C4.0
 - REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.

DEMOLITION LEGEND	
(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B) - - - -	CURB REMOVAL
(C) · X · X ·	UTILITY REMOVAL
(D) X X	ITEM TO BE REMOVED
(E) [diagonal lines]	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F) [cross-hatch]	CONCRETE REMOVAL
(G) [diagonal lines]	BUILDING REMOVAL
(H) - - - -	SAWCUT LINE
(I) [dashed line]	FENCE REMOVAL

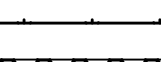
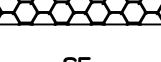
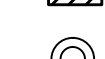
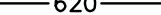


C2.0	SHEET NUMBER	KHA PROJECT NO. 168193002	ORIGINAL ISSUE: 08/21/2015	NORTHWEST CROSSINGS 1501 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004	DEMOLITION PLAN	TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARREN ROAD, SUITE 350, LISLE, IL 60532 TEL: 630.327.5550 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Drawing name: K:\GIS_DEVELOPMENT\168193002 Torburn Partners - 1501 Arlington Heights\2 Design\CAD\PlanSheets\C2.0 DEMOLITION PLAN.dwg C2.0 Aug 21, 2015 4:56pm by: JaelMayer
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EROSION CONTROL LEGEND

	(TS) TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS) (ASS NEEDED TO MEET IEPA REQUIREMENTS)
	(CE) CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	(SF) SILT FENCE (SEE EROSION CONTROL DETAILS)
	(IP) PAVED AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	(TP) TREE PROTECTION (SEE EROSION CONTROL DETAILS)
	(CW) CONCRETE WASHOUT (TO BE DETERMINED BY CONTRACTOR)
	(LD) LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS

SITE DATA TABLE

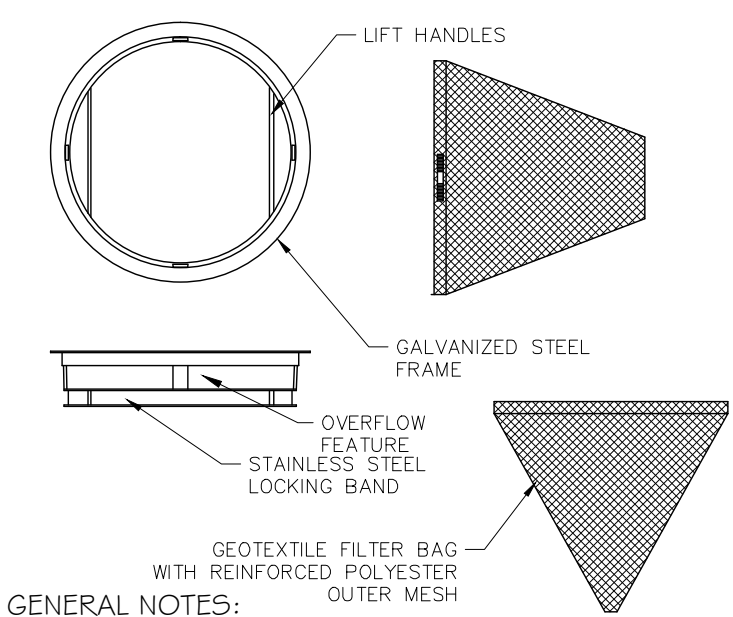
TOTAL LOT AREA	21.99 AC
TOTAL AREA DISTURBED*	3.82 AC
EXISTING IMPERVIOUS AREA	15.11 AC
EXISTING LANDSCAPED AREA	6.88 AC
PROPOSED IMPERVIOUS AREA	12.28 AC
PROPOSED LANDSCAPED AREA	9.71 AC

* DOES NOT INCLUDE ANY OFF-SITE DISPOSAL OR BORROW AREAS - CONTRACTOR TO UPDATE AS NECESSARY DURING CONSTRUCTION.

EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION ABILITY LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED BY THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NORTHWEST CROSSINGS 1501 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004		EROSION CONTROL PLAN		TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062		Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, NORTHBROOK, IL 60062 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: LEN DRAWN BY: LEN CHECKED BY: DMA		NO. DATE BY	
SHEET NUMBER			C4.0								
ORIGINAL ISSUE: 08/21/2015			KHA PROJECT NO. 168193002								



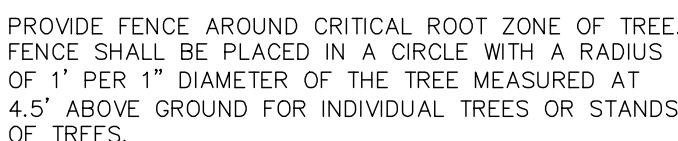
NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH
AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS
OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE

N.T.S.



NTS

A	KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C	SPRING OATS 100 LBS/ACRE	*	IRRIGATION NEEDED DURING JUNE AND JULY
		D	WHEAT OR CEREAL RYE 150 LBS/ACRE	**	IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
B	KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	E	SOD		
		F	STRAW MULCH 2 TONS/ACRE		

N.T.S.



1. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGICAL DISTURBANCE OF THE SITE.
2. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
3. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 1. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 2. AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
 3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STOPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CONTRACTOR SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
 4. 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 ROAD OR STREET, ALLEY, PARKING AREA SHALL BE REMOVED BY SCRAPING OR TRUCK CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
 5. 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.
 6. TEMPORARY DIVERSION CHANNELS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
 7. 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.
 8. ALL FLOOD PROTECTION AREAS SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
 9. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERMIER SEDIMENT CONTROL. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
 10. EARTHEN OBSCURANT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
 11. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
4. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE OPERATED UNDER CLOSE SUPERVISION OF THE INSPECTOR. THE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
5. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
6. 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.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
8. 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 THE DISTRICT.

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
- 1.1. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
- 1.2. SILT FENCE INSTALLATION
- 1.3. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
- 1.4. STABILIZED CONSTRUCTION ENTRANCE
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS...)
4. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR & TEMPORARY PERFORATED RISER
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
6. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
7. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
8. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
10. CONSTRUCT TEMPORARY CONCRETE WASHOUT AREAS
11. INSTALL ROADWAYS
12. PERMANENTLY STABILIZE ALL OUTLOT AREAS
13. INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS
14. PERMANENTLY STABILIZE LOTS
15. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

IN ACCORDANCE WITH THE WMO (\$1000.44), INSPECTIONS MUST BE PERFORMED TO VERIFY THAT THE DEVELOPMENT IS IN COMPLIANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS OF THE WMO. AN INITIAL INSPECTION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES SHOULD OCCUR AFTER MOBILIZATION AND INSTALLATION OF INITIAL EROSION AND SEDIMENT CONTROL PRACTICES, PRIOR TO ANY SOIL DISTURBANCE (\$1000.44).

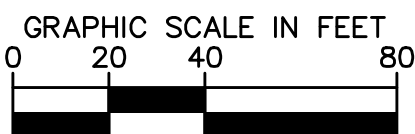
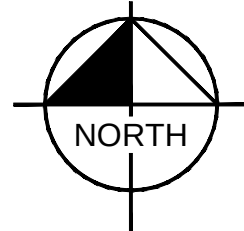
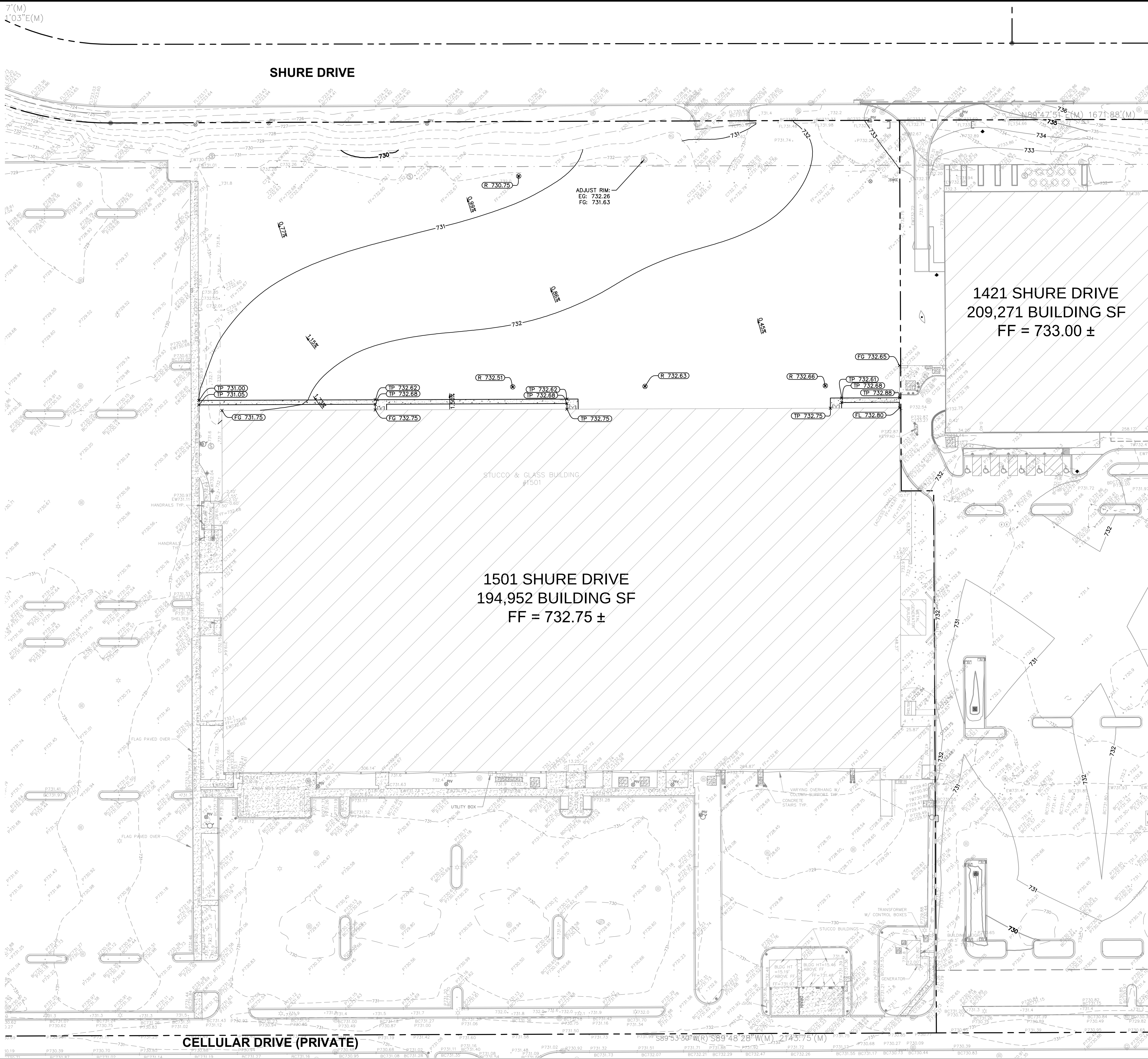
IN ACCORDANCE WITH ILL-10 REGULATIONS, INSPECTIONS MUST BE CONDUCTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM, OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY, THAT IS 0.5 INCHES OR GREATER.

INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH WHEN CONSTRUCTION ACTIVITIES ARE IN A FROZEN CONDITION. TO INSPECTIONS MUST COMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, IF THERE IS A 0.5 INCHES OR GREATER RAIN EVENT, OR IF DISCHARGE DUE TO SNOWMELT OCCURS.

AN ASSESSMENT SHOULD BE MADE AND DOCUMENTED IN A REPORT ON WHETHER THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE PERFORMING PROPERLY, AS COMPARED TO THE SPECIFICATIONS CONTAINED IN THE PLANS AND/OR ILLINOIS URBAN RUNOFF POLLUTION CONTROL ACT. INSPECTIONS SHOULD BE CONDUCTED AT LEAST ONCE. SEDIMENT CONTROLS SHOULD BE COMPLETED WITHIN 7 DAYS OF THEIR DISCOVERY, UNLESS THE REPAIR OR INSTALLATION IS RESULTING IN A POLLUTANT DISCHARGE, IN WHICH CASE THE ACT MUST BE STOPPED IMMEDIATELY. FOR ADDITIONAL GUIDANCE ON INSPECTIONS, REFER TO ARTICLE 6 OF THE WMO.

Drawing name: K:\GIS_DEVELOPMENT\168193002 Torburn Partners - 1501 Arlington Heights\2 Design\PlanSheets\C5.0 GRADING PLAN.dwg C5.0 Aug 21, 2015 4:58pm By: JoeMayer

This document, together with the concepts and designs presented herein, is an instrument of service, and its use is limited to the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- TP = TOP OF PAVEMENT
FL = FLOW LINE
ME = MATCH ELEVATION
R = RIM ELEVATION
FG = FINISHED GRADE
- PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE
SLOPE AND FLOW DIRECTION

NORTHWEST
CROSSINGS
1501 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

GRADING PLAN

TORBURN
PARTNERS
1033 SKOKIE BOULEVARD,
SUITE 150
NORTHBROOK, IL 60062

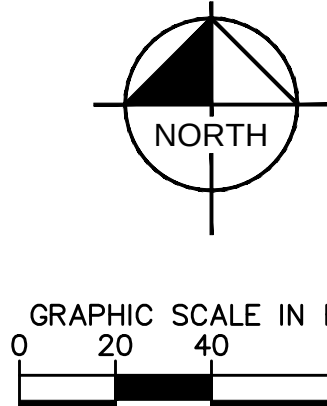
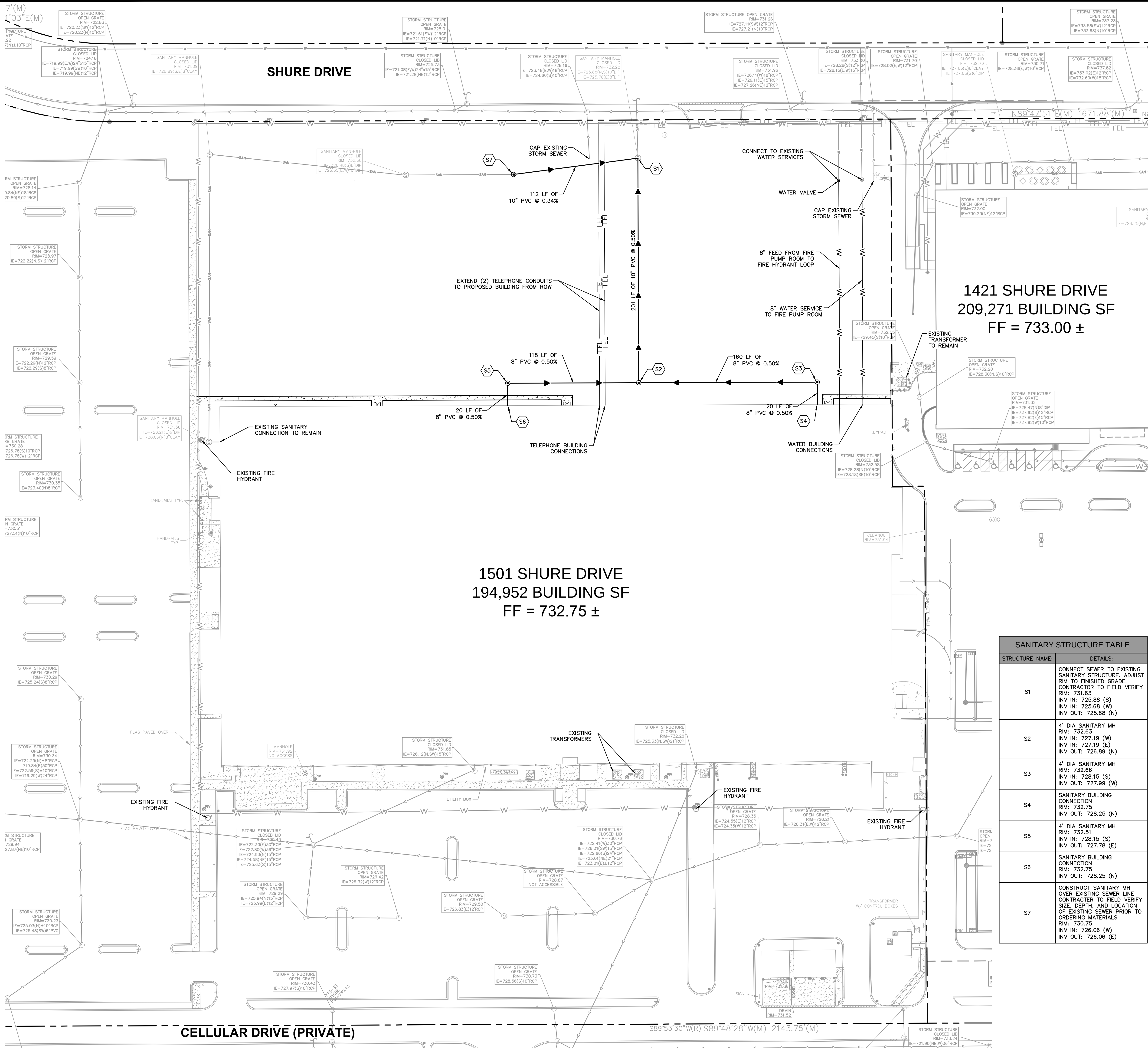
Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARENVILLE ROAD, SUITE 350,
Lisle, IL 60532
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

ORIGINAL ISSUE:
08/21/2015
KHA PROJECT NO.
168193002

SHEET NUMBER

C5.0



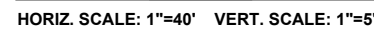
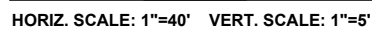
UTILITY LEGEND

	EX. VILLAGE WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE

UTILITY NOTES

1. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 36" MINIMUM COVER.
2. ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE CONTRACTOR SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. AFTER THE EXISTING HIGH PRESSURE FIRE LOOP HAS BEEN CONVERTED TO A STANDARD (PRESSURE SUPPLIED) PRESSURE LINE, THE EXISTING WATER MAIN MUST BE VILLAGE TESTED, CHLORINATED AND A NEW CONSTRUCTION BAC-T TEST MUST BE PERFORMED AND PASSED BEFORE VALVES ARE OPENED FOR USE.
13. ARLINGTON HEIGHTS PUBLIC WORKS WATER DISTRIBUTION UNIT (847-368-5800) IS TO BE NOTIFIED 48 HOURS PRIOR TO ANY WATER SHUT DOWNS.

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	CONNECT SEWER TO EXISTING SANITARY STRUCTURE. ADJUST RIM TO FINISHED GRADE. CONTRACTOR TO FIELD VERIFY RIM: 731.63 INV IN: 725.88 (S) INV IN: 725.68 (W) INV OUT: 725.68 (N)
S2	4" DIA SANITARY MH RIM: 732.63 INV IN: 727.19 (W) INV IN: 727.19 (E) INV OUT: 726.89 (N)
S3	4" DIA SANITARY MH RIM: 732.66 INV IN: 728.15 (S) INV OUT: 727.99 (W)
S4	SANITARY BUILDING CONNECTION RIM: 732.75 INV OUT: 728.25 (N)
S5	4" DIA SANITARY MH RIM: 732.51 INV IN: 728.15 (S) INV OUT: 727.78 (E)
S6	SANITARY BUILDING CONNECTION RIM: 732.75 INV OUT: 728.25 (N)
S7	CONSTRUCT SANITARY MH OVER EXISTING SEWER LINE CONTRACTOR TO FIELD VERIFY SIZE, DEPTH, AND LOCATION OF EXISTING SEWER PRIOR TO ORDERING MATERIALS RIM: 730.75 INV IN: 726.06 (W) INV OUT: 726.06 (E)



C7.0



STORM WATER MEMORANDUM

To: Metropolitan Water Reclamation District Of Greater Chicago /
Village of Arlington Heights

From: Lesley Netzer, PE
Kimley-Horn and Associates, Inc.

Date: August 21, 2015

Subject: *1501 Shure Drive – Northwest Crossings*

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Torburn Partners, who is proposing to redevelop a portion of the 21.99 acre lot located at 1501 Shure Drive in Arlington Heights, IL 60004. The site is proposed to be subdivided from a larger development including both 1421 and 1501 Shure Drive, totaling 39.62 acres. The intent is to phase construction until a tenant for 1501 Shure is secured. A portion of the existing 1501 Shure building (318,227 SF) is to be demolished, resulting in a new building square footage of 194,952 SF. The site was previously developed under MWRD permit 94-480.

Existing Conditions

The 1501 Shure development is currently an office/industrial facility with parking, utilities, and landscaping. The composition of the site is 15.11 acres of impervious area and 6.88 acres of pervious area. The site currently drains to various storm structures onsite that eventually outfall to the existing dry bottom detention basin along the western property line. As mentioned, this basin also serves the 17.63 acre development at 1421 Shure Drive and approximately 25.13 acres of offsite property north of the site.

As part of the 1421 Shure Drive site development permit, per Village requirements, the entire 39.62 acre subdivision was brought up to current village storm water standards. These standards required a maximum of 0.18 cfs/acre release rate. Improvements to the existing detention basin are included with the proposed development plans for 1421 Shure Drive. The detention basin will be modified to provide adequate detention for all tributary areas. In addition the outlet control structures will be modified to restrict discharge to MWRD and Village of Arlington Heights requirements. See the Storm Water Management Report for Northwest Crossings for information regarding the proposed improvements to the existing detention pond and 1421 Shure Drive.

Proposed Conditions

The proposed site will consist of a reduced 194,952 SF office facility, sidewalk improvements, associated utilities, and landscaping. The proposed development is not in a combined sewer area. In the proposed condition, the impervious area will be decreased to 12.28 acres, thus further detention will not be required. Only 1,650 SF (0.04 ac) of new impervious area is proposed, thus no volume control improvements have been provided. In general, the storm water drainage patterns have not been changed from the existing to proposed conditions. The intent is for the final build out condition of this interim grassed area to be a parking and landscaped area. As the existing area was a building, the final build out condition will have the same if not less impervious area than current conditions,



MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

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SECOND FLOOR
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FAX (847) 330-1231

300 S. WACKER DR.
SUITE 3500
CHICAGO, IL 60606-6704
PHONE (312) 987-9900
FAX (312) 987-9854

File Number: 34175-001
Direct Dial: 312-461-4302
E-mail: sbauer@mpslaw.com

Via E-mail

September 10, 2015

Latika Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: 1421 and 1501 W. Shure Drive ("Subject Property")

Dear Ms. Bhide:

On behalf of Torburn Partners, Inc. ("Torburn") as the managing member of Torburn North Campus, LLC, which is the owner of the Subject Property, we are pleased to present to the Village of Arlington Heights this request for approval of an amendment to the planned unit development ordinances that govern the development and use of the Subject Property in conjunction with certain variations similar to the approvals granted by the Village Board on June 1, 2016 under Ordinance 15-016. More specifically, our client seeks (i) a planned unit development amendment to Ordinance 88-60, 14-002 and 15-016 to allow (a) demolition of approximately 122,800 square feet of space from the building located at 1501 W. Shure Drive and (b) the construction of a sports court on the north side of the building located at 1421 W. Shure Drive ("Sports Court"), (ii) a variation to allow construction of the Sports Court and an associated basketball pole that encroaches approximately 24 feet into the required side yard along Shure Drive, (iii) a semi-open, 6-foot tall wood, stone-textured precast concrete or metal fence around the perimeter of the Sports Court and the adjacent patio with an 8-foot tall sports net/mesh constructed on the portion of said fence that will enclose the Sports Court and (iv) waiver of the requirement to provide a traffic study and parking analysis.

As with the approvals granted by Ordinance 15-016, the currently requested approvals are necessary for Torburn to reposition the Subject Property and the improvements constructed thereon from their former use as a single-owner, single-user facility to a multiple-owner, multiple-tenant complex for high-quality corporate office and industrial tenants. A statement of justification and responses to the standards of practical difficulties to support the requested planned unit development amendment and variations are attached to this letter.

We look forward to further working with you and the Village to bring this exciting project to fruition. Please contact me at (847) 330-6062 if you wish to discuss this matter in further detail.

Sincerely,

MELTZER, PURTILL & STELLE LLC

A handwritten signature in blue ink, appearing to read "Steven C. Bauer". The signature is fluid and cursive, with the first name "Steven" and last name "Bauer" clearly distinguishable.

Steven C. Bauer

Attachment

Statement of Justification and Responses to Standards of Practical Difficulties for Requested Planned Unit Development Amendment and Associated Variations

The Applicant, Torburn North Campus, LLC (“Torburn”), provides the following statement of justification and responses to the standards of practical difficulties for a proposed amendment to the planned unit development approved by Ordinances 88-023, 14-002 and 15-016 (collectively, the “PUD Ordinance”) for the real property commonly known as 1421 and 1501 Shure Drive (collectively, the “Subject Property”), and the zoning variations being requested by Torburn in connection with such amendment. Torburn is seeking an amendment to the PUD Ordinance to authorize and permit: (a) demolition of approximately 122,800 square feet of space from the building located at 1501 W. Shure Drive and (b) the construction of a sports court on the north side of the building located at 1421 W. Shure Drive (“Sports Court”), (ii) a variation to allow construction of the Sports Court and an associated basketball pole that encroaches approximately 24 feet into the required side yard along Shure Drive, (iii) a semi-open, 6-foot tall wood, stone-textured precast concrete or metal fence around the perimeter of the Sports Court and the adjacent patio with an 8-foot tall sports net/mesh constructed on the portion of said fence that will enclose the Sports Court and (iv) waiver of the requirement to provide a traffic study and parking analysis.

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

The Subject Property cannot yield a reasonable return without the proposed PUD Ordinance amendment and associated variations. The Subject Property was developed and historically used as a Motorola campus and later as a Nokia Siemens campus. Such use did not contemplate or necessitate multiple users. Nokia Siemens vacated the Subject Property on December 31, 2014. The proposed PUD Ordinance amendment and variations are now required to allow the Subject Property to be repositioned and repurposed from its former use as a single-owner, single-user facility to a multiple-owner, multiple-tenant complex as Torburn is continuing to undertake in furtherance of the approvals granted by Ordinance 15-016 and market demand.

As the Village is aware, Torburn exhaustively evaluated the options necessary to accomplish the foregoing. After doing so, it concluded that demolition of approximately 122,800 square feet of space from the 1501 W. Shure Drive building and construction of the Sports Court and associated basketball pole and fence are necessary to repurpose the Subject Property and satisfy the market demand for Class A office and industrial space users. Absent this action, Torburn is unable to position the Subject Property to compete with other Class A office and industrial space available to prospective tenants in the Chicago metropolitan area’s northwest office market.

The proposed variations result from Torburn’s effort to retrofit the dated improvements on the Subject Property to meet the needs of today’s office and industrial market, which the existing site improvements at the Subject Property did not contemplate.

2. *The plight of the owner is due to unique circumstances.*

Torburn's plight is due to unique circumstances. As previously stated, the proposed PUD Ordinance amendment and associated variations are required to retrofit the existing improvements on the Subject Property to meet the needs of today's office and industrial market.

The Subject Property's existing site improvements were constructed to meet the needs of a single user (i.e., Motorola, and later Nokia Siemens upon its acquisition of certain Motorola assets), which did not contemplate or necessitate the ability to respond to the changed market demand for office and industrial space since the Subject Property was developed. Nokia Siemens vacated the Subject Property on December 31, 2014. Torburn now seeks to repurpose the Subject Property to satisfy the current requirements of the office and industrial tenant markets that the Subject Property is intended to serve.

The uniqueness of Torburn's plight is demonstrated by the extreme efforts it continues to undertake relative to the existing improvements on the Subject Property as through prior and currently proposed demolition and construction activity at the Subject Property at a substantial expense and investment for the purpose of updating it to the standards currently expected by Class A office and industrial tenants. These actions will enable Torburn to return the Subject Property to full operation with high-quality tenants.

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

The requested variations will not alter the essential character of the locality. As previously stated, the proposed PUD Ordinance amendment and associated variations are the result of Torburn's effort to repurpose the Subject Property and the existing improvements located thereon, which have been in existence and helped to shape the essential character of the locality for a period of approximately 17 years. As a result, the proposed PUD Ordinance amendment and variations will enhance the character of the locality bringing reinvestment to the Subject Property and a reduced level of bulk to the 1501 property as a result of the proposed demolition of approximately 122,800 square feet of space from that building. Moreover, the proposed demolition of approximately 39 percent of the 1501 building will result in a lower traffic count and parking demand associated with the 1501 property, which obviates the need for a traffic study and parking analysis in connection with this proposal.

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-07-100-000-0000

Petition #: P.C. 15-019
 Petitioner: Adam Keldermans

P.I.N.# 03-07-100-005-0000

Location: 1501 W Shore Drive

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: Northwest Crossings

of Lots: _____ Current: _____ Propose 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Owner: Torburn North Campus, LLC

Contact Person: Adam Keldermans

Address: 1033 Skokie Blvd, Ste 480

Northbrook, IL

Phone #: 847 562 1616

Fax #: 847 562 1713

E-Mail: akeldermans@torburn.com

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. ☒ ☐ VILLAGE BUILDING CODE
2. ☐ ☐ PRESENT ZONING USE
3. ☐ ☐ REQUESTED ZONING USE
4. ☐ ☐ SUBDIVISION REQUIRED
5. ☐ ☐ SIGN CODE

6. GENERAL COMMENTS:

NO COMMENTS AT THIS TIME

RECEIVED

SEP - 4 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Director

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-07-100-0006-0000

Petition #: P.C. 15-019Petitioner: Adam KeldermansOwner: Torburn North Campus, LLCContact Person: Adam KeldermansAddress: 1033 Skokie Blvd, Ste 480Phone #: 847 562 1616Fax #: 847 562 1713Email: akeldermans@torburn.comP.I.N.# 03-07-100-0005-0000Location: 1501 W Shure Drive

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: Northwest Crossings

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

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AUG 31 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

Date

Memorandum

To: Latika Bhide, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 28, 2015
Subject: 1501 W. Shure Dr., P.C. #15-019 Round 1



With regard to the proposed PUD Amendment, I have the following comments:

1. A new compound meter (fire line compound meter) and RPZ will need to be installed. The meter will meter all domestic flow and fire protection. The RPZ will be required to protect all domestic and fire flow (including the fire loop). These will be provided as part of the permit fees.
2. Ensure all utilities that are left in service are properly capped to no allow for groundwater infiltration.

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-019
 Petitioner: Adam Keldermans

Owner: Terburn North Camps, LLC

Contact Person: Adam Keldermans
 Address: 1033 Skokie Blvd, Ste 480
Northbrook, IL 60062
 Phone #: 847 562-1416
 Fax #: 847 562-1513
 Email: akeldermans@terburn.com

P.I.N.# 03-07-100-006-0000
03-07-100-005-0000

Location: 1/1501 W Shore Drive

Rezoning: Current: Proposed:

Subdivision: Northwest Crossings

of Lots: Current: Proposed:

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current:
 Proposed:

Site Gross Area:

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

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS? <u> </u>	<u> </u>	<u>X</u>	<u> </u>
4. SITE PLAN ACCEPTABLE? <u> </u>	<u>X</u>	<u> </u>	<u> </u>
5. PRELIMINARY PLAT ACCEPTABLE? <u> </u>	<u> </u>	<u> </u>	<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE? <u> </u>	<u> </u>	<u> </u>	<u>N/A</u>
7. STORM WATER DETENTION REQUIRED? <u> </u>	<u> </u>	<u> </u>	<u>PROVIDED</u>
8. CONTRIBUTION ORDINANCE EXISTING? <u> </u>	<u> </u>	<u>X</u>	<u> </u>
9. FLOOD PLAIN OR FLOODWAY EXISTING? <u> </u>	<u> </u>	<u>X</u>	<u> </u>
10. WETLAND EXISTING? <u> </u>	<u> </u>	<u>X</u>	<u> </u>

~~GENERAL COMMENTS ATTACHED~~

NO FURTHER COMMENTS AT THIS TIME

PLANS PREPARED BY: KIMLEY HORN
 DATE OF PLANS: 8-21-15

Deputy Director

Michael J. Lagan 9/3/15
 Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-019

Project Name

Northwest Crossings

Project Location

1501 W. Shure Dr.

Planning Department Contact Latika Bhide

General Comments

- 1) Building to be sprinkled.
- 2) Building to have Fire Department Connections adjacent to the main entrance.
- 3) Fire hydrant to be located within 100' of Fire Department Connections.
- 4) Alarm panel of fully functional annunciator panel located within the main entrance of the building.
- 5) Knox Box to be located at the building main entrance.

Please note that while the fire department often requires complete access to all sides of a building, based upon code requirements, in this particular case the fire department believes sufficient access is provided through the proposed plan. Therefore, under the current plan, access via an access road on the north side of the building will not be required.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 3, 2015

Reviewed By: _____

LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Northwest Crossings – 1501 W. Shure Dr.
PUD
Round 1

Round 1 Review Comments

08/27/2015

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?

There are no traffic problems.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

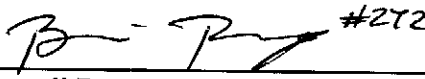
5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

-There should be lighting in the new landscaped area to increase sight lines and deter criminal activity during nighttime hours.

-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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

RECEIVED

AUG 31 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15 007

Petitioner: Adam Keldermans

Owner: Torburn North Campus, LLC

Contact Person: Adam Keldermans

Address: 1093 Skokie Blvd, Ste 480
Northbrook, IL 60062

Phone #: 847 562 1616

Fax #: 847 562 1313

Email: akeldermans@torburn.com

P.I.N.# 03-07-100-006-0000
03-07-100-005-0000

Location: 1501 W Shore Drive

Rezoning: Current: Proposed:

Subdivision: Northwest Crossings

of Lots: Current: 1 Proposed: 2

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current:

Proposed:

Site Gross Area:

of Units Total:

1BR: 2BR: 3BR: 4BR:

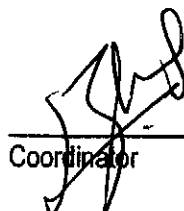
(Petitioner: Please do not write below this line.)

YES NO

1. ☒ COMPLIES WITH COMPREHENSIVE PLAN?
2. ☒ N/A COMPLIES WITH THOROUGHFARE PLAN?
3. ☒ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. ☒ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. ☒ SUBDIVISION REQUIRED?
6. ☒ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

Please see attach.


Coordinator

9/4/15
Date

Planning Department Comments (PL15-019, Northwest Crossings, 1421 and 1501 W. Shure Drive, Round 1)

7. The properties at 1421 and 1501 W. Shure Drive are zoned M-1. The Plan Commission must review and the Village Board must approve:
 - a) A Planned Unit Development Amendment to Ordinances 88-060 and 14-002; and
 - b) A Variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
 - c) A Variation from Chapter 28, Section 6.5, Accessory Structures, and Section 5.1-17.8. Yard Areas and Building Lines for Accessory Buildings from the requirement that the sports/basketball court and basketball pole not be located in a side yard adjoining a street to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive;
 - d) A Variation from Chapter 28, Section 6.13-3, Location of Fences from the requirement that a fence be open or semi-open and not exceed 5 feet in height to allow a solid fence 6 feet in height in conjunction with the aforesaid sports/basketball court;
8. A CMU block wall is proposed for the northern façade of 1501 W. Shure Drive until a tenant for the building is identified – Please provide options for upgrading the northern wall with timeframes for proposed improvements, irrespective of when the building is tenanted.
9. For 1421 W. Shure Drive, the basketball half-court is located in the exterior side yard along Shure Drive (which is classified as a Sub-Collector Street). The half court is located as close as 16 feet from the property line along Shure Drive instead of the required 40 feet and will require a variation. Similarly, it was indicated that a 6 FT high solid fence is proposed for the court. Fences are permitted to be no taller than 5 FT in height and semi-open – therefore a variation is necessary for a 6-FT solid fence. Details of the proposed fence must be provided.
10. The total code required parking for this site is calculated as:

Use	Square Footage/ Employees	Parking Ratio	Required Parking
1501 W. Shure Drive	200,000 SF	1/300 SF	667
Total			667
Total Provided			792
Surplus / (Deficit)			125

A surplus of 125 parking spaces is available if the entire space is considered as an 'office' space.

Northwest Crossings
1501 W. Shure Drive
P.C. 15-019
September 3, 2015

- 1) Provide landscaping that consists of shade trees, shrubs and perennials on the north elevation. As part of the landscaping, provide foundation plantings .
- 2) Per sheet C-2, the existing trees must remain and tree protection must be provided during construction.

**Responses to Round 1 Village Staff Review Comments for
Plan Commission Petition No. 15-019 Regarding 1501 W. Shure Drive**

Building Department Review

Comment: No comments at this time.

Response: No response required.

Public Works Department Review

Comment: 1. A new compound meter (fire line compound meter) and RPZ will need to be installed. The meter will meter all domestic flow and fire protection. The RPZ will be required to protect all domestic fire flow (including the fire loop). These will be provided as part of the permit fees.

Response: The petitioner will install a new fire line compound meter and RPZ to protect all domestic and fire flow. The petitioner will pay the Village fee for these installations as part of the permit fees.

Comment: 2. Ensure all utilities that are left in service are properly capped to not allow for groundwater infiltration.

Response: The petitioner will comply.

Engineering Department Review

Comment: Permits required other than Village are MWRDGC and IEPA.

Response: The petitioner will obtain permits from MWRDGC and IEPA if required by the applicable regulations.

Fire Department Review

Comment: 1. Building to be sprinkled.

Response: The petitioner will comply.

Comment: 2. Building to have Fire Department Connections adjacent to the main entrance.

Response: The petitioner will work cooperatively with the Fire Department during the proposed partial demolition of the 1501 building to determine a suitable Fire Department Connection location.

Comment: 3. Fire hydrant to be located within 100FT of Fire Department Connections.

Response: The petitioner will work cooperatively with the Fire Department during the proposed partial demolition of the 1501 building to determine a suitable Fire Department Connection location or a fire hydrant within 100 feet thereof.

Comment: 4. Alarm panel of fully functional annunciator panel located within the main entrance of the building.

Response: The petitioner will provide this panel as part of its interior improvement to the 1501 building prior to occupancy thereof.

Comment: 5. Knox Box to be located at the building main entrance.

Response: The petitioner will work cooperatively with the Fire Department during the proposed partial demolition of the 1501 building to determine a suitable Knox Box location.

Police Department Plan Review

Comment: 6a. There should be lighting in the new landscaped area to increase sight lines and deter criminal activity during nighttime hours.

Response: Four Shure Drive street lights along the north boundary of the 1501 site, and a fifth light at the curb cut that provides ingress and egress between the 1501 site and Shure Drive all provide adequate lighting to provide safe sight lines and deter criminal activity. Building egress lighting will further mitigate any opportunity for potential criminal activity. Furthermore, the absence of a sidewalk on the south side of Shure Drive results in little to no pedestrian activity on the north side of the 1501 building.

Comment: 6b. 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.

Response: The petitioner will comply.

Department of Planning and Community Development Review

Comment: 1. Provide landscaping that consists of shade trees, shrubs and perennials on the north elevation. As part of the landscaping, provide foundation plantings.

Response: The petitioner will provide landscaping along the north building elevation

upon final building modification in an effort to avoid substantial damage or destruction of such plantings during the building modification construction process.

Comment: 2. Per sheet C-2, the existing trees must remain and tree protection must be provided during construction.

Response: The petitioner will comply.

Comment: 7. The properties at 1421 and 1501 W. Shure Drive are zoned M-1. The Plan Commission must review and the Village Board must approve:

- a. A Planned Unit Development Amendment to Ordinances 88-060 and 14-002; and
- b. A Variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
- c. A Variation from Chapter 28, Section 6.5, Accessory Structures, and Section 5.1-17.8. Yard Areas and Buildings Lines for Accessory Buildings from the requirement that the sports/basketball court and basketball pole not be located in a side yard adjoining a street to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive; and
- d. A Variation from Chapter 28, Section 6.13-3, Location of Fences from the requirement that a fence be open or semi-open and not exceed 5 feet in height to allow a solid fence 6 feet in height in conjunction with the aforesaid sports/basketball court.

Response: The petitioner understands and agrees, which is the basis for Petition No. 15-019.

Comment: 8. A CMU block wall is proposed for the northern façade of 1501 W. Shure Drive until a tenant for the building is identified- Please provide options for upgrading the northern wall with timeframes for proposed improvements, irrespective of when the building is tenanted.

Response: As previously discussed, the petitioner will upgrade the proposed interim CMU block wall once a tenant is identified and the tenant-driven upgrades to that wall and the 1501 building are determined based upon the proposed use thereof and the tenant's requirements.

Comment: 9. For 1421 W. Shure Drive, the basketball half-court is located in the exterior side yard along Shure Drive (which is classified as a Sub-Collector Street). The half court is located as close as 16 feet from the property line along Shure Drive instead of the required 40 feet and will require a variation.

Similarly, it was indicated that a 6FT high solid fence is proposed for the court. Fences are permitted to be no taller than 5FT in height and semi-open therefore a variation is necessary for a 6FT solid fence. Details of the proposed fence must be provided.

Response: The proposed sports court perimeter fence will be a semi-open, 6 foot tall wood, stone-textured precast concrete or metal fence with an 8 foot tall sports net/mesh constructed thereon (i.e., similar to that often used for batting cages) to ensure the sports court is used in a safe and secure manner.

Comment: 10. The total code required parking is 667.

Response: Understood.