Village of Arlington Heights
Conceptual Plan Review Committee
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 26, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Full Circle Communities - 1519 S. Arlington Heights Rd. - 5/10/23

B. BIBIBOP Grill - 715 E. Palatine Rd. - 6/14/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. Arlington Gateway Dev./Phase 1 - 2355 S. Arlington Heights Rd., 1, 15, 111 E. Algonquin Rd. - T1811
Planned Unit Development for Mixed-Use Development

B. Arlington Downs Plat Amendment - 3400 W. Euclid Ave. - T1718
Preliminary & Final Plat of Subdivision

C. Patton School Gymnasium - 1616 N. Patton Ave. - T1822
Amendment to SUP Ord. 90-087

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Conceptual Plan Review Committee
7/26/2023

Item: Full Circle Communities - 1519 S. Arlington Heights Rd. - 5/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Full Circle Communities - 1519 S. Arlington Heights Rd. - 5/10/23	Minutes

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON: May 10, 2023

Project Title: Full Circle Communities PSH

Address: 1519-1535 S. Arlington Heights Rd.
Arlington Heights, IL 60004

Petitioner: Full Circle Communities
Address: 310 South Peoria Street #500
Chicago, IL 60607

Requested Action:

1. A Comprehensive Plan Amendment to reclassify the site from Offices Only to Institutional.
2. Rezoning from the O-T, Office-Transitional District to the I, Institutional District.
3. Planned Unit Development (PUD) to allow for a 25-unit permanent supportive housing development.
4. Plat of Subdivision to consolidate the property into one developable lot.

Variations Required:

- Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
- Additional variations may be identified upon submittal of detailed plans.

Attendees: Emma O'Connor-Brooks, Full Circle Communities
Denise Reyes, Full Circle Communities
Jordan Bartle, Full Circle Communities
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is currently vacant land and approximately 3.93 acres (171,059 square feet) in size. The southern side of the site is occupied by an existing stormwater detention facility that serves the Gardens of Arlington Heights development, which was approved as a Planned Unit Development (PUD) in 2013 and developed as a 46-bed memory care facility. This portion of the subject property also contains a drive aisle and curb cut onto Arlington Heights Road, as well as the aforementioned dry bottom detention basin that serves the Gardens memory care facility. In 2016, an office development was proposed on the subject property, which received preliminary approval from the Village Board. The developer of that project, who is the current owner of the site, had purchased the southern piece of land from the memory care facility (that includes the curb cut and stormwater detention area) with the intent to incorporate that land into their office development. Although preliminary approval was received, the office development never moved forward with final approval and construction.

The petitioner, Full Circle Communities, is proposing a 25-unit, three-story permanent supportive housing development with all 25 units supported by rental assistance. Twenty of the units (80%) would be one-bedroom units and five of the units (20%) would be two-bedroom units. The facility would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 parking stalls, including 9 ADA accessible stalls, would be located towards the rear of the building. Access to the site would come from the existing curb cut and drive aisle located on the southern end of the property.

Meeting Discussion:

Ms. Reyes opened up the presentation explaining that Full Circle was interested in constructing a permanent supportive housing development targeted towards veterans and persons with disabilities. They currently own and operate approximately 1,500 units, and they are a non-profit affordable housing developer based in Chicago spread among three states. We were contacted by the Housing Task Force for construction of a 25-unit development to meet the need of the community for affordable housing and to serve people with disabilities and veterans alike. A person with disability is a requirement for tenancy, but the veteran is just a preference and would be given priority. This project aligns with the 2020-2024 Consolidated Plan and affordable housing priority need. Site is located near shopping and CTA transportation for residents, along with other amenities.

Ms. O'Connor-Brooks stated that north of the site was a vacant lot, east and west of this property are single family homes, to the south is a memory care facility. A shared use and maintenance agreement is proposed with the memory care facility for a common detention area and shared driveway. Ms. O'Connor-Brook outlined the general development attributes, including number of units, building height, parking stalls, building and site amenities. Individuals desiring tenancy would be required to have a disability, however, veteran status would be only a preference and not a requirement. Area median income will be 30%-/50%, which for a single person this would be between $22,000-$36,000/year

Ms. Reyes explained that Full Circle Communities has already received both private and public funding for this project. They are now proceeding through conceptual review and will then be working toward submitting a Plan Commission application. After obtaining zoning entitlements and permitting, their funding would be finalized and they would close on the site. The anticipated construction start date would be next Spring. Construction is expected to be approximately one year. Full Circle Management would manage the property, with anticipated occupancy in 2025. Full Circle will be the owner/operator and developer. Cordogan Clark is the architect, Weiss Builders is the contractor, and Cage Civil Engineering is the engineer. All of these individuals have been involved in other affordable housing projects and understand the requirements to do so. Services we intend to provide are onsite management, case management, tenancy supportive services, behavioral health services, transition assistance, advocacy and legal assistance, and socialization opportunities. Three new jobs would be created – service provider, maintenance person, and site manager. Full Circle Communities has development experience in projects like this, and were looking forward to developing this long-standing vacant piece of land. While they are a non-profit, all of their projects pay property taxes.

Mr. Hubbard provided history of the property being last under contract for a single-story office development in 2016, zoned O-T, and the deal fell through. To move forward this property would need to be rezoned to Institutional "I" District, a planned unit development to allow a twenty-five-unit supportive housing facility would need to be approved, and the lot would need to be consolidated through the subdivision process to create one developable parcel. Two key issues are the land use and the other is the site design. The Village will have to decide if this property is appropriate for institutional uses or if it more appropriate for it to remain zoned O-T. Site has been zoned O-T for six years and the office market is not currently strong. There is a concern for the single-family homes on the perimeter, will need dense landscaping buffer, and on the north side of the building the Village would like to see a conceptual plan for the future development. The site would need to be designed to accommodate future connections to the north, and the southern connection with the memory care facility should be properly designed with the necessary easements established. The Village is open to the use, and willing to discuss more with the developer.

Commissioner Sigalos asked about the zoning.

Mr. Hubbard confirmed that the petitioner was requesting the same zoning (Institutional District) as the memory care facility to the south. The vacant land to the north would remain as currently zoned and would likely need to be rezoned in the future to accommodate for development.

Commissioner Sigalos asked about the zoning.

Commissioner Sigalos inquired about the need for affordable housing in Arlington Heights and stated that he was not aware there was a need. He referenced a building at Boeger Place and Old Arlington Heights Road, which had affordable

units that were never filled. Was there a need? Perhaps there were other reasons why those units were not filled.

Ms. O'Connor-Brooks replied that Full Circle Communities was approached by a local advocate for affordable housing, the Housing Task Force, because the Hearts Place facility was fully occupied with a long waitlist for additional tenants. They believed there was a need in this community for additional permanent supportive housing units.

Commissioner Cherwin asked if Arlington Heights residents were the ones who were filling up Hearts Place.

Ms. O'Connor-Brooks stated that the way that the Full Circle development would work is that tenancy would be open to anyone that has a disability, but they would partner up with local agencies to get local folks from the community to sign up for housing.

Commissioner Cherwin said that if the need is there, then people within the community would fill up the housing.

Mr. Bartle explained that Federal Law restricted them from allowing only Arlington Heights residents; the housing opportunities had to be fair and open to all who qualified. That being said, they will market the project locally and so they would not likely need to cast a wide net for applicants eligible for this type of housing outside of the community. In their experience across their portfolio, the majority of residents in their developments are people with ties to the existing communities.

Commissioner Cherwin asked what percentage of housing in Arlington Heights is considered affordable.

Mr. Hubbard stated that he did not know the exact figures for 2023, but he confirmed that Arlington Heights conformed to the minimum State of Illinois requirement of 10%.

Commissioner Green inquired about the tenants and their disabilities.

Ms. O'Connor-Brooks responded that all tenants would need to have a disability and that tenants with disabilities that were also veterans, would rise to the top of the waitlist. Disabilities were both mental and physical and she did not know the breakdown between these types for existing residents.

Commissioner Cherwin asked about the different range of services provided and their project in McHenry.

Ms. O'Connor-Brooks said that they would partner with a third-party service provider, which has expertise in all aspects of mental health and disabilities and can provide the appropriate services needed. There would be an onsite employee for service and maintenance during regular business hours. There were 24-hour remote access camera, and a 24-hour emergency service hotline. She stressed that the development would be designed for individuals who were capable of independent living and residents that needed intense support and care would not qualify for housing there. Regarding the McHenry project, it was adjacent to residential areas and there have not been any problems. They have a great relationship with McHenry officials.

Commissioner Sigalos asked about the Hearts Place property.

Mr. Hubbard replied that he was not aware of any significant issues being generated from that property. From a police service perspective, the Police Department has not found that Hearts Place generates an excessive amount of police calls in comparison to a similarly sized standard multi-family development.

Commissioner Sigalos he recognized that the property was zoned for offices and the office market was very weak. What was the Village plan for this area?

Mr. Hubbard explained that the South Arlington Heights Corridor Plan called for office uses on the site, but said that institutional uses should also be considered.

Commissioner Green asked if Hearts Place was restricted to income levels at the same ratio (30%-/50% of AMI) as is proposed on the Full Circle project.

Mr. Hubbard did not know the income restrictions at Hearts Place and would need to confirm.

Commissioner Green though Hearts Place had maybe been restricted to 60%-80% AMI.

Ms. O'Connor-Brooks replied that their funding sources were dictating the level of affordability they had to provide. They have found that individuals with disabilities often struggle with income, and so the income restrictions were necessary.

Commissioner Green stated that he would review the project in the context of what he believes is necessary and good for the Village as a whole.

Commissioner Cherwin wants the petitioner to answer whether the property taxes would be reduced for a permanent supportive housing development in comparison to a full market rate multi-family development. He would likely ask the petitioner for an answer to this question when this projects gets before the Plan Commission.

Commissioner Green opened the floor for public comment. No public comment was received.

RECOMMENDATION

The Conceptual Plan Review Committee stated that the petitioner had heard their comments and preliminary feedback and all perspectives would be discussed at the public hearing should this petition move forward.

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

Conceptual Plan Review Committee
7/26/2023

Item: BIBIBOP Grill - 715 E. Palatine Rd. - 6/14/23

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
CPRC Minutes - 6/14/23	Minutes

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: **June 14, 2023**

Project Title: Bibibop Grill

Address: 715 E. Rand Rd.

Petitioner: Richard Silverman
600 Rand Rd, LLC

Address: 390 Townline Road
Mundelein, IL 60060

Requested Action:

- Special Use Permit for a Restaurant with drive-through.

Variations Required:

- None identified.

Attendees: Richard Silverman, 600 Rand Rd, LLC
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the multi-tenant retail building attached to the Floor & Décor building, the former Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a recently amended Construction, Operation, and Reciprocal Easement Agreement (OEA) that provides for shared access and shared parking between all users within the PUD. Access to the shopping center comes from two full access, signalized intersections with Rand Road, a full access non-signalized intersection with Palatine Road, and a right-in/right-out intersection with Palatine Road. Access within the shopping center is done primarily through an internal ring road that is maintained by the shopping center.

The Southpoint Shopping Center PUD was subdivided in 2019 to create a new outlot site for future development located along Palatine Road. This newly created outlot (the subject property) is located in front of the Floor & Décor building at 600 E. Rand Road and it makes up the westernmost portion of the large parking lot directly in front of the Floor and Décor building. In 2022, the Southpoint PUD was amended to allow development of this newly created outlot with two buildings totaling approximately 6,804 square feet of commercial floor area. The building at the west is currently under construction and will include 2,385 square feet of floor area to be occupied by a Chipotle restaurant with a drive-through. The second building, at the east of the outlot, is currently under construction and will include 4,419 square feet of floor area, which was originally intended for a restaurant user with a second drive-through. As no tenant for the second building had been secured at the time of the 2022 PUD amendment, formal Special Use Permit approval for the drive-through was not granted at that time.

After approval of the PUD amendment, the developer secured tenants for the second building. These tenants include:

- An AT&T cell phone store for Tenant space #1 (2,150 sq. ft. and to be addressed 713 E. Palatine Rd).
- A restaurant, Bibibop Asian Grill, with drive-through for Tenant space #2 (2,169 sq. ft. and to be addressed 715 E. Palatine Rd)

The restaurant with 619 square-feet of seating and a drive-through requires approval of a Special Use Permit, and is the subject request.

Bibibop started in Ohio and has over 50 locations across the United States. The business operates on a fast casual model and includes a drive-through pick-up window. Similar to the Chipotle restaurant next door, food would not be ordered in the drive-through lane; it can only be ordered via the App and picked-up at the drive-through window.

DRAFT

There would be around 15 employees at peak shift, and the hours of operation would be 10:30am-9:00pm Monday-Saturday, and 11:00am-8:00pm Sunday.

Meeting Discussion:

Mr. Silverman stated he is the owner of Southpoint. He has been before the Village for various improvements to the shopping center. He is aiming for an open date by the end of the year. The Bibibop will be similar to Chipotle next door. The building has already been constructed. It will be a quick service restaurant. It is Asian cuisine.

Mr. Schmidt stated that the subject site was subdivided in 2019, with PUD approval received in 2022. The subject building was anticipated to be a restaurant conceptually. The building would now be occupied by Bibibop and an AT&T store. Special Use approval is required for the restaurant with drive through. The drive through will be for in-app order pick up only. 15 employees would be present at peak shift. Hours of operation would be 10:30am-9:00pm Monday-Saturday, and 11:00am-8:00pm Sunday. The site is zoned B-3. A response to SUP criteria is required, as well as a market statement. A Plan Commission Application has already been submitted and items are being evaluated. An addendum to the 2022 parking study has been provided. Staff anticipates parking demand will be lower than calculated in 2022 due to the reduced restaurant size. The outlot has a surplus relative to parking. Staff is generally supportive of the proposal, though any future restaurant that may occupy the space would need to demonstrate that a traditional drive through would not create stacking or traffic issues.

Commissioner Jensen stated he was in favor of the project and had no questions.

Commissioner Sigalos asked if all locations had app-only drive throughs.

Mr. Silverman stated that other locations would use the same model.

Commissioner Sigalos stated it may be limiting to not allow orders within the drive through.

Mr. Silverman stated people could still walk into the restaurant to order.

Commissioner Cherwin stated that the offerings at the restaurant did not make it easy to order in a drive through given the number of variations and selections for each dish.

Commissioner Sigalos stated that other restaurants have complicated menus and still allow drive through orders.

Commissioner Cherwin stated he did not think the drive through model was an issue. He thinks it is a great project.

Commissioner Green stated it was a good project.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder

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Conceptual Plan Review Committee
7/26/2023

Item: Arlington Gateway Dev./Phase 1 - 2355 S. Arlington Heights Rd., 1, 15, 111 E. Algonquin Rd. - T1811

Department: Planning & Community Development

Requested Action

1. PUD approval to allow a mixed-use development with 300 multi-family residential units and ground floor commercial floor area.

2. Rezoning from the B-3 to the B-2 District may be requested.

3. Plat of Subdivision approval will likely be necessary.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed Planned Unit Development to allow a 300-unit development with ground floor commercial floor area, potential rezoning into the B-2 District, and Plat of Subdivision approval to consolidate the site and is generally supportive of the project, which will help to revitalize the South Arlington Heights Corridor, subject to the following:

1. Should any variation be required, the petitioner shall provide written justification to the following hardship criteria for each variation requested:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. Future restaurant tenants will be required to obtain a Special Use Permit or

Special Use Permit Waiver (if eligible).

3. Further details will be needed on the proposed obelisk elements and whether alternative focal point features should be explored.

4. The petitioner shall finalize the design of the parking lot(s) and shift several landscape islands to enhance the site design, as well as modify the trash and loading area for the "Retail A" space to increase the retail space depth.

5. The development team shall continue to work with the Village on applicable streetscape elements for the sidewalk and parkway, including but not limited to streetscape furniture, materials, plantings, lighting and other elements that will provide a unified image and sense of place along South Arlington Heights Road (as outlined in the Corridor Plan).

6. The burial of overhead utility lines along Algonquin Road, where feasible, shall be required.

7. The applicable IDOT approvals shall be required.

8. The petitioner shall provide a market analysis to show market demand for the multi-family and commercial land uses proposed within this development.

9. Preliminary engineering plans, including preliminary detention calculations, are required and onsite stormwater detention shall be designed to conform to MWRD and Village standards. Preliminary engineering plans must include a fire truck turning exhibit and a photometric plan.

10. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required. The study must analyze the traffic and parking impacts of both the proposed Phase I development site and the overall master redevelopment scenario. Improvements at the intersection of S. Tonne Road/Algonquin Road may be required.

11. The development team shall address the likely deficit in commercial parking.

12. The necessary easements for cross access must be established/secured as part of the PUD approval process.

13. A Preliminary Review with the Design Commission is recommended. In addition, a Design Commission application will be required for architectural review of proposed building.

14. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required. Onsite affordable housing shall be provided pursuant to the Village's Inclusionary Housing Ordinance.

15. The petitioner shall hold a neighborhood meeting prior to appearing before

the Plan Commission.

16. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.

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

18. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
VB Early Review Minutes - 6/20/23	Minutes
Aerial - Birdseye	Exhibits
Aerial - Perspective	Exhibits
Project Narrative	Correspondence
Conceptual Plans	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

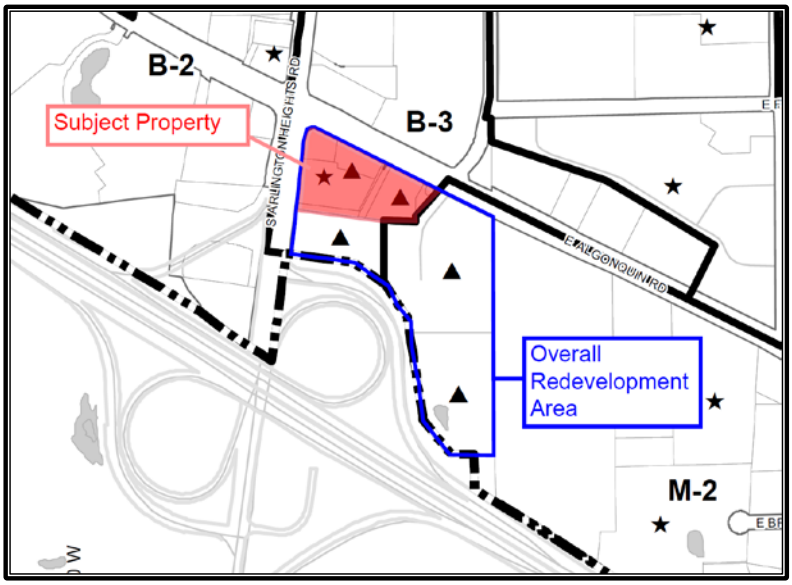
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1811*
***Project Title**: Arlington Gateway Dev. – Phase I*
***Address**: 1, 15, 111 E. Algonquin Road, 2355 S. Arlington Heights Road*
***PIN's**: Multiple*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: July 26, 2023*
***Date Prepared**: July 21. 2023*

***Petitioner**: Mike Moceri, Thomas Roszak*
Moceri+Roszak
***Address:** 145 S. Wells Street, Suite 700*
Chicago, IL 60606

***Existing Zoning**: B-3 General Service, Wholesaling and Motor Vehicles District, South Arlington Heights Road Overlay District*
***Comprehensive Plan**: Mixed-Use*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District	Vacant Land, Mitsuwa Shopping Center	Mixed Use
South	B-3: General Service, Wholesale, and Motor Vehicles District; South Arlington Heights Road Overlay District	Parking Lot, Retail Store (Guitar Center)	Mixed Use
East	M-2: Limited Heavy Manufacturing District; South Arlington Heights Road Overlay District	Multi-tenant Light Industrial Building	Mixed Use
West	B-2, General Business District	Gas Station, Office Building	Commercial, Offices Only

Requested Action:

1. PUD approval to allow a mixed-use development with 300 multi-family residential units and ground floor commercial floor area.
2. Rezoning from the B-3 to the B-2 District may be requested
3. Plat of Subdivision approval will likely be necessary.

Variations Required:

- None identified at this time.

Project Background:

The overall redevelopment area consists of several parcels of land located in the southeast corner of Arlington Heights Road and Algonquin Road, which totals approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, which is the subject of this conceptual review, is situated at the hard corner of Arlington Heights Road and Algonquin Road and is located on a parcel of land approximately 3.65 acres in size. This site is currently occupied by three single-story commercial buildings and a five-story office building, all of which are vacant. Existing access to the Phase I site comes from four curb cuts along Algonquin Road, three curb cuts along Arlington Heights Road, and an internal connection to Tonne Road which provides signalized full access to Algonquin Road.

The development team is proposing a mixed-use building on the Phase I site, including 300 multi-family luxury rental units and 24,668 square feet of ground floor commercial space intended for a mix of restaurant and retail/commercial tenants. The overall master redevelopment plan is conceptual at this stage and subject to change as this project moves forward. The developer owns all of the parcels shown within Phase I. Future phases of redevelopment (requiring additional property assemblage) could include a mix of additional multi-family units with ground floor commercial spaces, rehabilitation of the former Daily Herald building as a primarily medical office building, and other possible uses. The entire redevelopment area is located within the South Arlington Heights Road Tax Increment Financing (TIF) District.

The Phase I multi-family apartments would be located in an eight-story building with the first floor including the commercial units and building amenities, floors 2-3 including the parking garage with limited residential units on the western elevation, and floors 4-8 consisting of the remaining residential units. The unit mix is projected at 48 studio units (16%), 150 one-bedroom units (50%), 90 two-bedroom units (30%), and 12 three-bedroom units (4%). There would be a total of 480 parking stalls provided for the residential tenants within the structured podium-style parking garage, which translates to 1.6 parking stalls per unit and 1.16 parking stalls per bedroom. Additionally, there would be 81 surface parking stalls for the ground floor commercial units. Access to the site would come from a singular curb cut on Arlington Heights Road which would serve both the subject property and the Guitar Center to the south, as well as a curb cut along Algonquin Road and interior access to Tonne Road.

Zoning and Comprehensive Plan

The subject property is located within the B-3, General Service, Wholesale, and Motor Vehicles District, as well as the South Arlington Heights Road Overlay zoning district. The overlay district requires that all developments obtain Planned Unit Development (PUD) approval, and accordingly the petitioner must apply for PUD approval. As part of this process, the Village will need to evaluate if the site should be rezoned from the B-3 District to the B-2, General Business District. Subdivision approval will likely be required in order to consolidate the site, vacate existing easements that may be obsolete, and establish new easements for the proposed development. Once detailed plans are received, the need for certain Variations may be identified. However, on a preliminary basis, the site appears to conform to the required density, setback, and height regulations within the overlay district.

The Comprehensive Plan designates the subject property as Mixed-Use and the proposed development is compatible with this designation. The subject property is also part of the South Arlington Heights Corridor Plan, which will be discussed below. For any required variations identified as part of the Plan Commission review process, the petitioner will need to demonstrate conformance with the standards of approval for each variation, and the petitioner must provide written justification outlining compliance to the following hardship criteria:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Since the project involves a fairly large-scale redevelopment, the petitioner shall hold a neighborhood meeting well in advance of appearing before the Plan Commission, which shall introduce the project to the surrounding property owners to understand what concerns they may have. Additionally, it should be noted that when specific restaurant tenants have been identified and have signed a lease, they shall be required to obtain Special Use Permit approval, or a Special Use Permit Waiver (if eligible). Finally, a market study shall be required.

South Arlington Heights Road Corridor Plan:

The Village of Arlington Heights established the South Arlington Height Corridor Plan in 2018, which set forth a vision and strategies for improvements within the corridor planning area given its important location at the southern gateway into Arlington Heights. The primary goals of the plan were to improve upon the existing assets within the corridor through beautification, redevelopment, walkability, and placemaking. The subject property is specifically identified as a key development site within the Plan, which calls for a mix of commercial, restaurants, retail, hotel, residential, and entertainment uses on the 16.4 acre overall redevelopment area. In addition, the Plan recommends high density development of up to 12 floors, consolidation of access points, improvements to the streetscape, and the introduction of focal points at the corners of the site. The proposed redevelopment concept is compatible with several of these standards.

Overlay Zoning District:

Pursuant to the South Arlington Heights Road Corridor Plan, in May of 2019 the Village adopted the South Arlington Heights Road Overlay District, which sets forth development guidelines for future redevelopment at the southeast corner of Algonquin Road and Arlington Heights Road. The purpose of this overlay district is to establish specific regulations for redevelopment within the overlay zone as necessary to facilitate the goals of the South Arlington Heights Road Corridor Plan. The overlay zone allows for dense, mixed-use, pedestrian-friendly redevelopment. The proposed Phase I redevelopment is compatible with many of the regulations within the overlay zone.

TIF Redevelopment Plan

In June of 2020, the Village established a Tax Increment Financing District (TIF) for approximately 65 acres of land within the South Arlington Height Road Corridor. The primary goal of the TIF was to facilitate redevelopment along this important gateway into the Village and the proposed site plan would be consistent with several of the objectives approved in the TIF Redevelopment Plan such as: eliminating blighted conditions; improvement to the existing rights-of-way and infrastructure; and promotion of the redevelopment of underutilized property, among others. It is expected that the developer will be requesting TIF assistance to enable the proposed development.

Impact Fees & Affordable Housing

Impact fees (school, park, library) shall be required for all residential units. With regards to affordable housing, all developments that utilize public funding (TIF assistance included) must provide 10% of the overall number of units as onsite affordable units compliant with the Inclusionary Housing Ordinance. Specific details

on the affordable component will be required as this project moves through the zoning entitlement process, however, the development team has indicated that they intend to provide 10% of units as onsite affordable units to be rented to individuals earning at or below 60% of the Area Median Income (AMI).

Affordable units shall be dispersed through-out the development, must include the same finishes as the market rate units, and the unit mix for affordable units must mirror that of the market rate units. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required.

Building, Site, Landscaping:

The development team has worked diligently with staff to refine the building architecture and site layout to address a number of preliminary concerns identified by the Staff Development Committee. Overall, the current concept has been well designed to comply with both code requirements and conform to the objectives of the South Arlington Height Road Corridor Plan. The commercial spaces are proposed in appropriate locations to take advantage of the site visibility and location at the corner of two major arterial streets. Internal circulation flows well through the site and is enhanced with a central drive aisle that bisects and traverses through the building, providing dedicated areas for parcel/package delivery, resident pick-up/drop-off, and adjacent loading berths for both the commercial spaces and residential tenants. Curb cuts along Algonquin Road and Arlington Heights Road have been consolidated and the building massing has been creatively designed to generate visual interest and primary focal points for the structure.

Pedestrian/Bicycle/Sustainability Elements:

The proposed redevelopment is consistent with the South Arlington Heights Road Corridor Plan in that it will replace the existing carriage-walk sidewalks along Algonquin and Arlington Heights Roads with a 8'-10' parkway and 8' wide sidewalk for potential use as a multi-use trail. The developer is working with staff on bicycle connections and corridor streetscape concepts, which will enhance the appearance and functionality for pedestrians and bikers. As outlined within the Overlay District regulations, the developer has proposed several sustainable design features, such as solar panels on the roof, electric vehicle charging stations within the garage, and green roofs on certain portions of the building.

Site Design:

The building appears to conform to all code required setbacks as outlined within both the underlying B-3 zoning and the South Arlington Heights Road Overlay District. The Staff Development Committee will review the final setbacks and massing once detailed plans have been completed and a Plan Commission application has been submitted. The development team has proposed several illuminated obelisks to serve as site focal points in four locations around the north and western site perimeter. Further details will be needed on these site elements and whether alternative focal point features should be explored. Finally, there are several landscape islands that should be shifted to enhance the site design, and the developer should explore modifications to the trash and loading area for the "Retail A" space to increase the retail space depth.

Architecture:

The developer has worked with staff to refine the architecture, and has put forth a design concept utilizing modern materials and creative massing. As this development moves forward, there are several building/design related items that the development team will need to take into consideration. The parking podium should be finished and clad to appear as part of the overall building so as to not stick out and detract from the finishes and aesthetic of the remaining portions of the structure. Additionally, the petitioner should continue to refine the design of the building corners to enhance these high visible locations and to provide

for focal elements through the building architecture. Finally, the developer should continue to evaluate the "Retail B" commercial space to ensure that there is adequate space to locate signage for the commercial tenants. Relative to the architecture and building appearance, staff suggests that a preliminary meeting of the Design Commission be held to obtain early feedback on modern design and building materials/colors.

Preliminary Engineering/Landscaping:

The development team will be required to work with the Village on applicable streetscape elements for the sidewalk and parkway, including but not limited to streetscape furniture, materials, plantings, lighting and other elements that will provide a unified image and sense of place along South Arlington Heights Road (as outlined in the Corridor Plan). Additionally, the Plan calls for the burial of the overhead utility lines along Algonquin Road, where feasible, and the developer will likely be required to make this improvement. Finally, the Village has hired a consultant to assess the capacity of the sanitary sewer for future developments in this area and additional comments pertaining to the capacity of the sanitary sewer will be provided upon completion of this analysis. IDOT approval shall be required for the modified site access/consolidated curb cuts.

Preliminary engineering plans, including detention calculations, must be provided as part of the Plan Commission application, and a code complaint landscape and tree preservation plan must be submitted as well. A photometric plan showing illumination levels shall be required, and the petitioner should be aware that Final Plat of Subdivision approval will require the provision of final engineering plans. Finally, the petitioner must provide fire-truck auto turn exhibits as part of their Plan Commission application.

Parking and Traffic:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The study must analyze the traffic and parking impacts of both the proposed Phase I development site and the overall master redevelopment scenario. Improvements at the intersection of S. Tonne Road/Algonquin Road may be required based on the anticipated increase in traffic associated with this development, which will be evaluated upon review of the full traffic and parking study.

Parking for the residential uses would be provided within the garage, which will be restricted to residents-only via a roll up door. The developer is anticipating 12 spaces dedicated for guest parking (which would be located outside of the garage door) and the remaining 468 parking spaces would be made available for the residential units only. A total of 480 spaces would be dedicated for the residential uses, which exceeds code requirements by 2 spaces.

Parking for the commercial uses would be located within the 81-space surface parking lot that wraps below the 2nd floor of the building. Per code, 82 parking stalls are required for 24,669 square feet of retail floor area and 81 parking spaces are provided. It should be noted that restaurant tenants generate a higher parking demand and therefore have a higher parking requirement than general retail/commercial space. As such, a parking variation would likely be necessary should the expected restaurant tenants occupy any of the commercial spaces. Additionally, exterior seating areas need to be factored into the overall restaurant floor areas for parking calculation purposes, which will further increase the likely parking deficit for the commercial tenants. The development team should explore slight reductions to the commercial floor area or the incorporation of additional commercial parking. A shared parking model could be considered, although the project is not currently designed with shared parking between the two different use groups. The detailed parking calculations are shown on the next page:

Use	Square Footage / # of Units	Parking Ratio	Required Parking
Multi-Family Residential*	300	-	-
Studio	48	1 space / unit	48
1-Bdrm	150	1.5 spaces / unit	225
2-Bdrm	90	2 spaces / unit	180
3-Bdrm	12	2 spaces / unit	24
Commercial	24,669	1 space / 300 SF	82
		Total Required	559
		Total Provided	561
		Surplus / (Deficit)	2

* Parking for multi-family uses is based on the Overlay District requirements.
Note: 480 parking stalls are dedicated for residential, 81 parking stalls dedicated for commercial tenants.

With regards to site access, as part of any zoning approvals the development team must secure and establish the appropriate easements for shared access. Currently, the proposed curb cut for the rear east/west access drive is located on property owned by the Guitar Center, and it is unclear whether the necessary easements for this access point exist. The proposed redevelopment must be designed with enhanced pedestrian and bike connectivity, both internally and externally to the north, west, and south to Busse Woods. Finally, bicycles parking spaces, as required by Section 10.8 of the Zoning Code, shall be required for both the commercial and residential uses.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Planned Unit Development to allow a 300-unit development with ground floor commercial floor area, potential rezoning into the B-2 District, and Plat of Subdivision approval to consolidate the site and is generally supportive of the project, which will help to revitalize the South Arlington Heights Corridor, subject to the following:

1. Should any variation be required, the petitioner shall provide written justification to the following hardship criteria for each variation requested:
   - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
   - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
   - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
   - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. Future restaurant tenants will be required to obtain a Special Use Permit or Special Use Permit Waiver (if eligible)
3. Further details will be needed on the proposed obelisk elements and whether alternative focal point features should be explored.
4. The petitioner shall finalize the design of the parking lot(s) and shift several landscape islands to enhance the site design, as well as modify the trash and loading area for the “Retail A” space to increase the retail space depth.
5. The development team shall continue to work with the Village on applicable streetscape elements for the sidewalk and parkway, including but not limited to streetscape furniture, materials, plantings, lighting and other elements that will provide a unified image and sense of place along South Arlington Heights Road (as outlined in the Corridor Plan).
6. The burial of overhead utility lines along Algonquin Road, where feasible, shall be required.

7. The applicable IDOT approvals shall be required.
8. The petitioner shall provide a market analysis to show market demand for the multi-family and commercial land uses proposed within this development.
9. Preliminary engineering plans, including preliminary detention calculations, are required and onsite stormwater detention shall be designed to conform to MWRD and Village standards. Preliminary engineering plans must include a fire truck turning exhibit and a photometric plan.
10. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required. The study must analyze the traffic and parking impacts of both the proposed Phase I development site and the overall master redevelopment scenario. Improvements at the intersection of S. Tonne Road/Algonquin Road may be required.
11. The development team shall address the likely deficit in commercial parking.
12. The necessary easements for cross access must be established/secured as part of the PUD approval process.
13. A Preliminary Review with the Design Commission is recommended. In addition, a Design Commission application will be required for architectural review of proposed building.
14. The petitioner must provide an Affordable Housing Plan as part of their Plan Commission application and an appearance before the Housing Commission shall be required. Onsite affordable housing shall be provided pursuant to the Village's Inclusionary Housing Ordinance.
15. The petitioner shall hold a neighborhood meeting prior to appearing before the Plan Commission.
16. Impact Fees shall be required in accordance with Chapter 29 of the Municipal Code.
17. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
18. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____ July 21, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1811

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 20, 2023
7:30 PM

I. CALL TO ORDER

President Hayes and the following Trustees responded to roll: Tinaglia, Baldino, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, and Grasse.

Also present were: Randy Recklaus, Rob Horne, Charles Perkins, Hart Passman and Becky Hume.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 5/22/2023 Approved

Trustee Nicolle Grasse moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Baldino

B. Committee of the Whole 5/30/2023 Approved

Trustee Richard Baldino moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

C. Permit Fee Waiver - Arlington Heights Park District/ Virginia Terrace Park Basketball Court — Approved

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Arlington Gateway - 2355 S. Arlington Heights Rd. - Early Review

Mr. Recklaus explained the Early Review Process which allows developers to present projects to the Board in order to gauge the acceptability development proposals. It should be understood that the results of the Village Board Early Review does not commit the Village to approving or denying a development proposal. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Mr. Perkins introduced the Arlington Gateway project. Bradford Allen is the owner of several properties at the southeast corner of Arlington Heights Road and Algonquin Road and is working with Moceri + Roszak (as the project architect/developer) on this redevelopment project. The development is within the South Arlington Heights Road TIF District. Mr. Perkins said it is not known how much TIF money will be requested, but it will be evaluated just like any request.

The property totals approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, tonight's subject of Early Review, is situated at the hard corner of Arlington Heights Road and Algonquin Road and is located on a parcel of land approximately 3.65 acres in size.

Thomas Roszak, the architect, described the Phase I mixed-use building which includes 300 multi-family luxury rental units and 24,668 square feet of ground floor commercial space intended for a mix of restaurant and retail/commercial tenant. The former Daily Herald building is being remodeled into a medical office building in Phase II.

Apartments will include studio and 1-to-3-bedroom units. Rents will range from $1,500 for a studio to $4,000 a month for a 3-bedroom unit. There will be a fee for parking spaces. The affordable units will follow rent index at 60% AMI. Affordable housing will be provided for 10% of the total units. These will be supplied per the Village’s Affordable Housing requirements.

The building has a pool, spa, dog run, sundeck, fitness area, yoga studio, golf simulator, social and media room, library, and business center. There

are many different footprints and square footages in the apartments. Their goal is to create a community which will include bike racks, on site wayfinding signage, outdoor lighting, bench furnishings and shade trees. The Partnership will be seeing a Planned Unit Development. Lincoln Properties will be the property manager, leasing will be on site. Clark is the General Contractor.

The building complies with all the setbacks. It will be a sustainable building, energy efficient, and eco-friendly. There will be stormwater detention, landscaping, a solar array, and a green roof.

President Hayes asked the developers to make sure there is enough green space between the dense traffic and the sidewalks to ensure people are safe. Mr. Roszak said they have a 20-foot setback with 8-foot-wide sidewalks. President Hayes said the building setback seems fine; he was more worried about the sidewalk setbacks. Mr. Perkins said the Village's goal is to move away from the existing carriage walks, there is 8-10 feet of green space and then an 8-foot sidewalk.

President Hayes asked if 12 spaces of guest parking is enough for 300 units. Mr. Roszak said they don't believe that all resident spaces will be used at all times so 12 is a guestimate. They can control access with passes and provide more guest parking if needed. President Hayes said a parking variation would be needed if a restaurant goes in and he worried about that. Mr. Perkins said staff will look at that issue as part of the traffic/parking study, and make some assumptions on restaurant space as part of the process.

Trustee Shirley noted that currently, office space supply exceeds demand. Mr. Recklaus said the only exception is in medical offices. Trustee Shirley said because of the balconies, there will not be not uniformity and it could look crummy with multiple tenants. He wondered if the market may be saturated. Mr. Perkins said a market study would be submitted with their application. Their equity investors will be looking at that closely. Trustee Shirley asked if there needs to be enough customers within the units to support the retail, or if people will come from other places. Mr. Roszak said most customers will be on site, but they hope to attract users outside the complex too.

Trustee Shirley said he preferred old fashioned brick buildings, the more brick the better. He asked if there were Village design requirements. Mr. Perkins said there are not specific material guidelines. The Design Commission will review the plan. The Downtown is more brick, as it's a more traditional area. Areas outside of Downtown are using newer materials. Trustee Shirley said he liked the project, but wanted to make sure it fits.

Trustee Tinaglia suggested they max out the number of units and bring as many here as you can. There is not magic to limiting the number of units to 300. He agreed with President Hayes on the parking if a restaurant goes in.

There are 81 stalls for 25,000 sf of retail, which seems a little light. How those stalls are placed versus where the high traffic entrances are for the retail spaces will make a difference.

Trustee Tinaglia asked about the company's history and projected start time. Mr. Roszak said if they start next spring, all phases of the project could be completed in 6-8 years. They did two of the largest developments in Evanston, and have completed large projects in the city of Chicago, having just finished one in Fulton Market. This is what they do, and the are comfortable with this size project. Bradford Allen is a long-term holder. Their firm builds, stabilizes and then sells. He did not imagine these becoming condos. Mr. Roszak said there is a housing crisis and the units are needed. Trustee Tinaglia said it is a great project, but cautioned it needs to meet the criteria. He is not a fan of horizontal panels, and also prefers traditional architecture.

Trustee Grasse said she agreed the area is in a housing crisis. People are not able to find places to live in the Village. She appreciated that it is more than a living space, it seems like a home. It's important that they have inclusionary housing. She also liked the sustainable pieces. The little touches like the butterfly garden, dog walking area and sculptures are important. She was supportive.

Trustee LaBedz said she was generally supportive of the project. She also prefers traditional appearances, but this is a nice-looking building. She liked the parking underneath as you don't see a sea of asphalt. Mr. Roszak said parking can be shared and within the building, and they can reserve spaces inside the building if needed. Technology makes more flexibility possible and shared parking is where the industry is moving. Trustee LaBedz noted Elk Grove is proposing development with residential just down the road so she will be interested in seeing the market study to make sure we have sufficient capacity in this location at these prices. She also appreciated the affordable housing inclusion. She asked if there are plans for a play area. Mr. Roszak said there are pocket parks and one is a play yard. For 300 units, they estimate having 5 kids.

Trustee LaBedz asked if there would be a connection to Busse Woods. Mr. Perkins said that would be a challenge because of I-90 but there will be an effort to connect to the Village's bike pathways. Trustee LaBedz asked if the obelisks have significance to anyone. Mr. Roszak said they're inspired by European design.

Trustee Bertucci said there is a demand for luxury housing, and it will be nice to have an attractive building at the gateway. He asked about the plans to make Algonquin and Golf Roads more pedestrian friendly. Mr. Perkins said there is a corridor plan which addresses improving the crosswalks and adding a midblock signal/crossing where the former Wellington was. The plan tries to get more sidewalks off of the curb. This project would be the impetus. The Village has hired a consultant to work with IDOT and look into adding decorative crosswalks in Up Town and the same approach could

be taken here. Staff would like to focus on improving the crosswalks and sidewalks while this area is being developed. Trustee Bertucci said making the area less treacherous would be great. There are businesses that bring people into town on the south side, and they need restaurants in that part of town. It's important to add the pedestrian piece.

Trustee Schwingbeck asked if Bradford Allen owns all the property. The answer was yes, but they are still working on buying the Guitar Center and one of the offices. The development of Phases I and II can happen concurrently. Phase II's temporary sign was approved previously. They are cleaning up the inside of the former Daily Herald building and the sign went up recently. Hopefully by mid-summer they will be giving tours. Trustee Schwingbeck said the building looks attractive and has some character, he was excited that this is coming forward.

Trustee Baldino said he likes it and is supportive of it moving forward. He liked the inclusion of affordable housing, the green roof, the solar panels and the commitment to sustainable development. He shared the concerns about parking for a potential restaurant use and will look closely at the studies that will come. He said he was happy there is commitment to move forward.

Trustee Dunnington said she is excited to see the area change and become more walkable and bikeable. She liked the design, the green roofs and the sculptures. She said it's a great plan.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes thanked all who were involved in the kick off of the Sounds of Summer. He hoped to see all residents at the 4th of July Parade and at Frontier Day's. Volunteers are still needed.

Trustee Baldino said he attended a graduation of mentally and physically challenged children over the weekend which was inspiring to see. He was grateful to be invited and grateful to attend.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:30 p.m. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia


E Falcon Dr
Private
S Tonne Dr
S Arlington Heights Rd
Private
E Algonquin Rd
62
Private
Ramp
Private
I-90
Interstate Highway 90
Interstate Highway 90
Ramp
Ramp
N Arlington Heights Rd
ELK GROVE VILLAGE


Algonquin Road
PHASE I
Arlington Heights Road
Lonnie Road
OVERALL
REDEVELOPMENT
AREA
I-90 Tollway
NORTH

Bradford Allen Arlington Heights Phase I-Design Narrative:

PROJECT:
Bradford Allen Arlington Heights Phase I (the "project") is an 8-story, 300-unit multi-family for-rent apartment building with street level retail. The project architecture, facades and massing will have a contextual, welcoming and dynamic design, and physical features in conformance with the new Overlay District. Verdant landscaping includes shade trees, ornamental trees, shrubs, perennials and annuals all around the buildings and parking areas. The project transforms a 3.79 acre lot with 1 to 5 story vacant and dilapidated retail and office buildings into an eco-friendly attractive residential complex, sparking new retail and streetscape vibrancy at this part of Arlington Heights, (AH), a suburban community that is enjoying a new and steady influx of residential units. Arlington Heights needs more quality housing. The project is in the new Overlay Zoning District, and seeks to comply with ordinance in terms of use, height, bulk, setbacks, unit density, and parking requirements.

SITE ASSEMBLAGE:
Bradford Allen acquired the commercial buildings at 2355 S Arlington Heights Road and 15 East Algonquin Road in 2007, and 1 and 111 East Algonquin Road in 2014. All tenants subsequently vacated the buildings requiring Bradford Allen to identify the highest and best use of the property going forward. Through this process, Bradford Allen was actively engaged with the Village of Arlington Heights and its Department of Planning & Development. These efforts resulted, in large part, to the commissioning of the South Arlington Heights Road Corridor Plan in 2018. This plan, along with political lobbying, led to a favorable zoning overlay for the subject area in 2019. Then, in 2020, the Village approved a Tax Increment Financing ("TIF") district for this area, further enhancing the value of the Property as a redevelopment. Advances with the Village and proper land assemblage have attracted the interest of development partners, Moceri+Roszak, to redevelop the site into its highest and best use.

RESIDENTIAL AND RETAIL:
Residential units range from 550 SF studios to 1,300 SF 3-bedroom units, with an average unit size of 844 SF. Along the street fronts on Arlington Heights Road, Algonquin Road and the new access road, the 25,000 SF of retail will include uses such a coffee shop, dining restaurants, or other service-oriented retail uses.

AFFORDABLE HOUSING:
Affordable housing units will be provided for 10% of the total units, or 30 of the total 300 units, onsite. These will be supplied per the AH affordable housing requirements at 60% AMI.

AMENITIES:
This building will include over 24,000 SF of indoor and outdoor amenities. The amenities include: an outdoor pool and spa with a gracious sundeck. Furthermore, fitness area and yoga studio, a golf simulator, social and media room, a library, a business center and "work from home" conference rooms, dog walk and dog spa, trellises and private grilling, a chef's kitchen, and indoor/outdoor dining areas.

SUSTAINABLE:

Seeking Enterprise Green Communities certification, Bradford Allen Arlington Heights Phase I is a 485,000 SF urban infill mixed-use project that will invigorate a once neglected corner lot. Many energy-efficient and eco-friendly strategies will be utilized in the design of this project, including energy efficient improvements to the thermal envelope, interior and exterior lighting power reductions, high-efficiency plumbing, and heating and cooling utilizing efficient heat-pumps. Electrical charging stations will be located conveniently. Parking areas will provide storm water detention via vaults or permeable pavers. Planted with indigenous grasses and perennials, the ground level provides residents with abundant outdoor green space and a dog walking area. Additionally, the roof of the residential serves as a green roof and array area for solar panels.

DESIGN:

These modern and urbane residences are smart and desirable in the marketplace: straightforward, efficient, well-lit, and enjoyable. Further, they become catalysts that contribute to the rejuvenation and safety of this overlooked area. This project will replace vacated buildings and parking lots with new residences and retail that will transform this sparsely populated area into an attractive community bustling with life, openness, and healthy green space. The project takes on a promising site near the I-90 expressway, and on two busy streets, Arlington Heights and Algonquin Roads. By using high-quality materials and innovative design the project enhances the public realm. Pedestrian friendly and human scale detailing at the street level will make the experience for users very positive. A building of delineated massing enables abundant sunlight to transition graciously across the site and in context with the larger neighborhood as a whole. Exterior building façade materials will include fiber-cement siding, brick masonry, steel balconies, and glass windows, all carefully detailed. Design excellence is incorporated into the selection of high quality and innovative building materials and detailing to provide architectural delight. The white chevrons in key parts of the elevations provide a nice highlight to the other longer elevations which are delineated with light, medium and dark grays, providing rhythm and creating elegant, proportional and residential scale. The chevron geometry is accented by the green fins, that depict prairie grass blowing in the wind. The base of the building is anchored by variegated gray colored brick that handsomely complements the smooth siding panels, and provide depth and texture. Any part of the garage that is not wrapped by retail or residential uses will be fenestrated with the same materials and window openings to appear congruent to the overall design. The top roof is a TPO system with large expanses of green and colorful sedum and a solar PV array to harness the sun.

LANDSCAPE:

Our intent is to create a safe and inviting public realm including high quality paving materials, lighting, wayfinding, plantings, obelisk-sculptures, and bench furnishings. Shade trees and ornamental trees will provide shade and visual interest. A butterfly garden will be provided, as well as many pockets of perennial and annual flower beds.

MARKET:

The market units will rent for about $3.00/sf, and the affordable units will follow the prescribed rent index at 60% AMI. The apartment rental demand in this suburban market has enough demand to absorb all of these new units in a 12-18 month period.

TRANSPORTATION:

Bradford Allen Arlington Heights Phase I is an urban infill mixed-use project in the Overlay Zoning District. Residents of the building have access to world class public transportation including access to I-90, buses and the Metra. Bicycle racks and storage are provided onsite, and all sidewalks will double as 8-foot wide bike paths. Four levels of parking include a total of 480 cars. Retail parking of 81 spaces will be provided on grade near each retail space meeting village requirements. Parking and loading will be accessed from Arlington Heights Road, Algonquin Road and the new Access Road.

ZONING:

The developer is seeking a PD with the Village of Arlington Heights. Current zoning designation of this site is B-3, and is in the new Overlay District, which provides certain goals to be implemented in order to produce high-quality mixed-use development. The Project consists of a 8-story, 330,000 FAR square foot building containing 300 for-rent apartments, inclusive of 30 on-site affordable units. There is a total of 480 parking spaces on levels one through three and approximately 25,000 square feet of ground floor retail with 81 spaces of ground level parking. The apartments will include studios, convertibles, one, two- and three-bedrooms units ranging from 550 SF to 1,300 SF.

PHASING:

This project is contemplated as Phase 1 of four phases on the entire 18-acre site. Phase 2 is the adaptive reuse of an existing office building formerly known as the Daily Herald newspaper building, into medical offices. Phases 3 and 4 will include new multifamily apartment projects similar in size and scope to Phase 1.

DEVELOPER:

A partnership between Bradford Allen and Moceri+Roszak will develop the project, called Bradford Allen Arlington Heights Development, LLC.

BRADFORD ALLEN:

Bradford Allen is a Chicago-based alternative asset manager specializing in commercial real estate and private placements with over $4 billion in assets under management. Founded in 2003 as a real estate brokerage firm, Bradford Allen has continued to grow and provides a full-suite of services such as real estate acquisitions, financing, asset management, development, leasing, and property management. Bradford Allen is providing 100% of the equity and contributing the site to the project.

MOCERI+ROSZAK:

Moceri+Roszak is a design/develop firm with a deep expertise in multi-family. Thomas Roszak is an architect/developer and has a distinguished design, construction, and development portfolio with 34 years of experience specializing in multi-family real estate, with over 3,000 units and a development value in excess of $3 Billion. Recent design/develop projects include JeffJack Apartments at 601 W Jackson, Linea Apartments at 215 W Lake, 145 S Wells Boutique Offices, Parkline Residences at 60 E Randolph, and Fulbrix Apartments at 160 N Elizabeth in Fulton Market, a residential building currently under construction. Michael Moceri and Paul Baulier are both architect/developers with specialties in integrated building delivery. Thomas Roszak also built over 600 multi-family units in Evanston.

ARCHITECT:

The architect for the project will be Thomas Roszak Architecture (TRA). The company's developments in Chicago and Evanston have been cited for their beauty, ingenuity, and sensitivity to people and the environment. This architect-led process integrates design with construction, development, financing, marketing, and management of real estate. Their design is delineated with subtle, clean-line and warm contextualism, and best in class apartment offerings that lead the market in quality, design service, and amenities. TRA will also provide interior design and landscape architecture services.

CONSTRUCTION:

Clark Construction will be the general contractor on the project. Moceri+Roszak and Clark have worked together successfully on 5 previous projects of similar scope and quality. Construction will take approximately 16-18 months to complete.

LEASING AND MANAGEMENT:

Lincoln Properties (a division of Cadillac Fairview) will be the property manager and leasing agent on the project. Moceri+Roszak and Lincoln have worked together successfully on 4 previous projects of similar scope and quality. It will take approximately 12-18 months to stabilize.

OTHER TEAM MEMBERS AND CONSULTANTS:

Integra Realty Resources Chicago will conduct the market study. ECS Midwest will provide the environmental report. KLOA will provide the traffic study and design. V3 Companies will provide

surveying and civil engineering services. SteelGrass, an affiliated firm of Thomas Roszak, will be the construction manager overseeing Clark, the general contractor. TR Management + Consulting (TRMC), an affiliated firm of Thomas Roszak, will be the development manager. Thornton Tomasetti will be the structural engineer. Cosentini Associates will be the MEP design consultant. SB Friedman Development Advisors will provide consultancy on all tax increment financing (TIF) matters.

BRADFORD ALLEN ARLINGTON HEIGHTS
PHASE I

EARLY REVIEW PACKAGE
06/14/2023



RENDERING - STREET LEVEL SOUTHWEST CORNER

BA BRADFORD ALLEN

Thomas Roszak Architecture, LLC

Moceri+Roszak

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

PROJECT:

Bradford Allen Arlington Heights Phase I (the “project”) is ***an 8-story, 300-unit multi-family for-rent apartment building with street level retail.*** The project architecture, facades and massing will have ***a contextual, welcoming and dynamic design,*** and physical features in conformance with the new Overlay District. Verdant landscaping includes shade trees, ornamental trees, shrubs, perennials and annuals all around the buildings and parking areas. The project transforms a 3.79 acre lot with 1 to 5 story vacant and dilapidated retail and office buildings into ***an eco-friendly attractive residential complex, sparking new retail and streetscape vibrancy*** at this part of Arlington Heights, (AH), a suburban community that is enjoying ***a new and steady influx of residential units***. Arlington Heights needs ***more quality housing***. The project is in the new Overlay Zoning District, and seeks to comply with ordinance in terms of use, height, bulk, setbacks, unit density, and parking requirements.

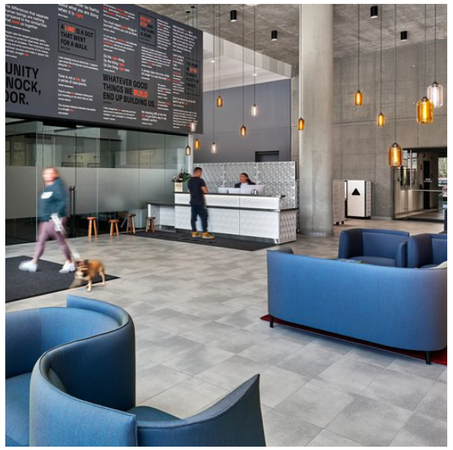
ASSEMBLAGE:

Bradford Allen acquired the commercial buildings at 2355 S Arlington Heights Road and 15 East Algonquin Road in 2007, and 1 and 111 East Algonquin Road in 2014. All tenants subsequently vacated the buildings requiring Bradford Allen to identify the highest and best use of the property going forward. Through this process, Bradford Allen was ***actively engaged with the Village of Arlington Heights and its Department of Planning & Development.*** These efforts resulted, in large part, to the commissioning of the South Arlington Heights Road Corridor Plan in 2018. This plan, along with political lobbying, led to ***a favorable zoning overlay for the subject area in 2019***. Then, in 2020, the Village approved a Tax Increment Financing (“TIF”) district for this area, further enhancing the value of the Property as a redevelopment. Advances with the Village and proper land assemblage have attracted the interest of development partners, Moceri+Roszak, to ***redevelop the site into its highest and best use.***















BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **SITE PLAN - ALL PHASES** | Date: 06/14/2023

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

BRADFORD ALLEN

Thomas Roszak Architecture, LLC

145 S. Wells Street, 700, Chicago, IL 60606





SOUTHWEST CORNER, LOOKING NORTHEAST



NORTHWEST CORNER, LOOKING SOUTHEAST



ALGONQUIN RD, LOOKING SOUTHWEST



SEC OF ALGONQUIN RD & TONNE RD, LOOKING SOUTHWEST

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **EXISTING SITE PLAN & STREET VIEWS** | Date: 06/14/2023 | BA BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

RESIDENTIAL & RETAIL:

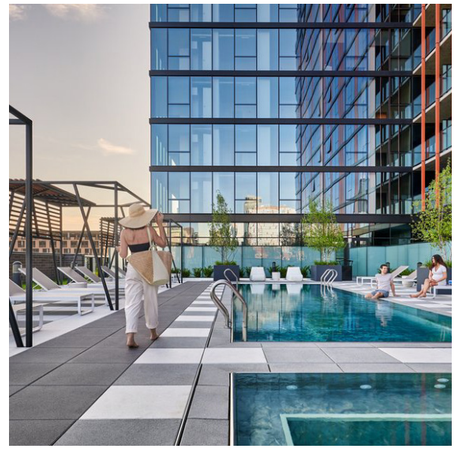
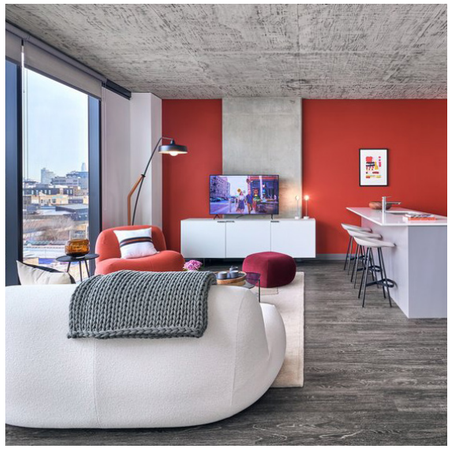
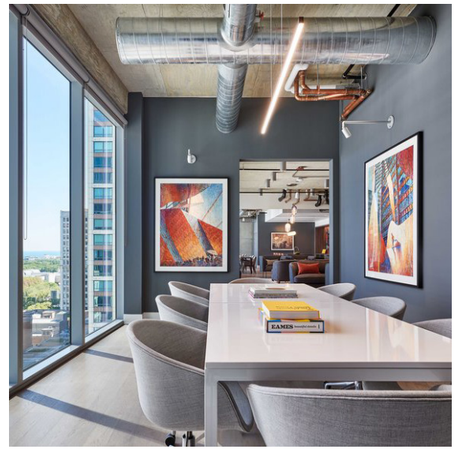
Residential units range from ***550 SF studios to 1,300 SF 3-bedroom units***, with an ***average unit size of 844 SF***. Along the street fronts on Arlington Heights Road, Algonquin Road and the new access road, the ***25,000 SF of retail*** will include uses such a coffee shop, dining restaurants, or other service-oriented retail uses.

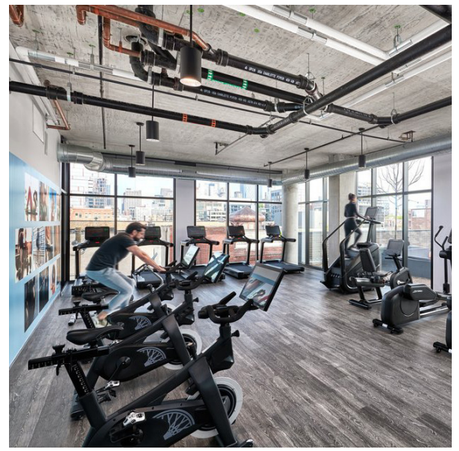
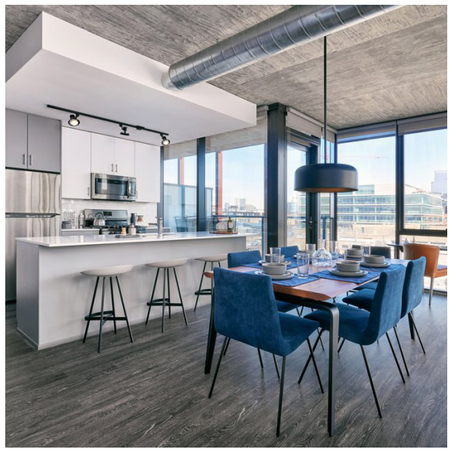
AFFORDABLE HOUSING:

Affordable housing units will be provided for 10% of the total units, or 30 of the total 300 units, on site. These will be supplied per the AH affordable housing requirements at 60% AMI.

AMENITIES:

This building will include ***over 24,000 SF of indoor and outdoor amenities***. The amenities include: an outdoor pool and spa with a gracious sundeck. Furthermore, fitness area and yoga studio, a golf simulator, social and media room, a library, a business center and “work from home” conference rooms, dog walk and dog spa, trellises and private grilling, a chef’s kitchen, and indoor/outdoor dining areas.

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **NARRATIVE - RESIDENTIAL & AMENITIES**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

PHASE 1	UNITS				PARKING	
	COUNT	SIZE (SF)	SF/FLOOR	%	SPOTS/UNIT	SPOTS REQ.
STUDIO	48	556	4,448	16.0%	1	48
1 BED	150	760	19,000	50.0%	1.5	225
2 BED	90	1,075	16,125	30.0%	2	180
3 BED	12	1,275	2,550	4.0%	2	24
TOTAL	300		42,123	100.0%	TOTAL REQUIRED	477
					TOTAL PROVIDED	480

RETAIL PARKING COUNT			
LOCATION	SIZE (SF)	PARKING REQUIRED	PARKING PROVIDED
RETAIL A	10,025	33	33
RETAIL B	9,103	30	30
RETAIL C	5,541	18	18
TOTAL	24,669	81	81



HONEYLOCUST - SHADE TREE

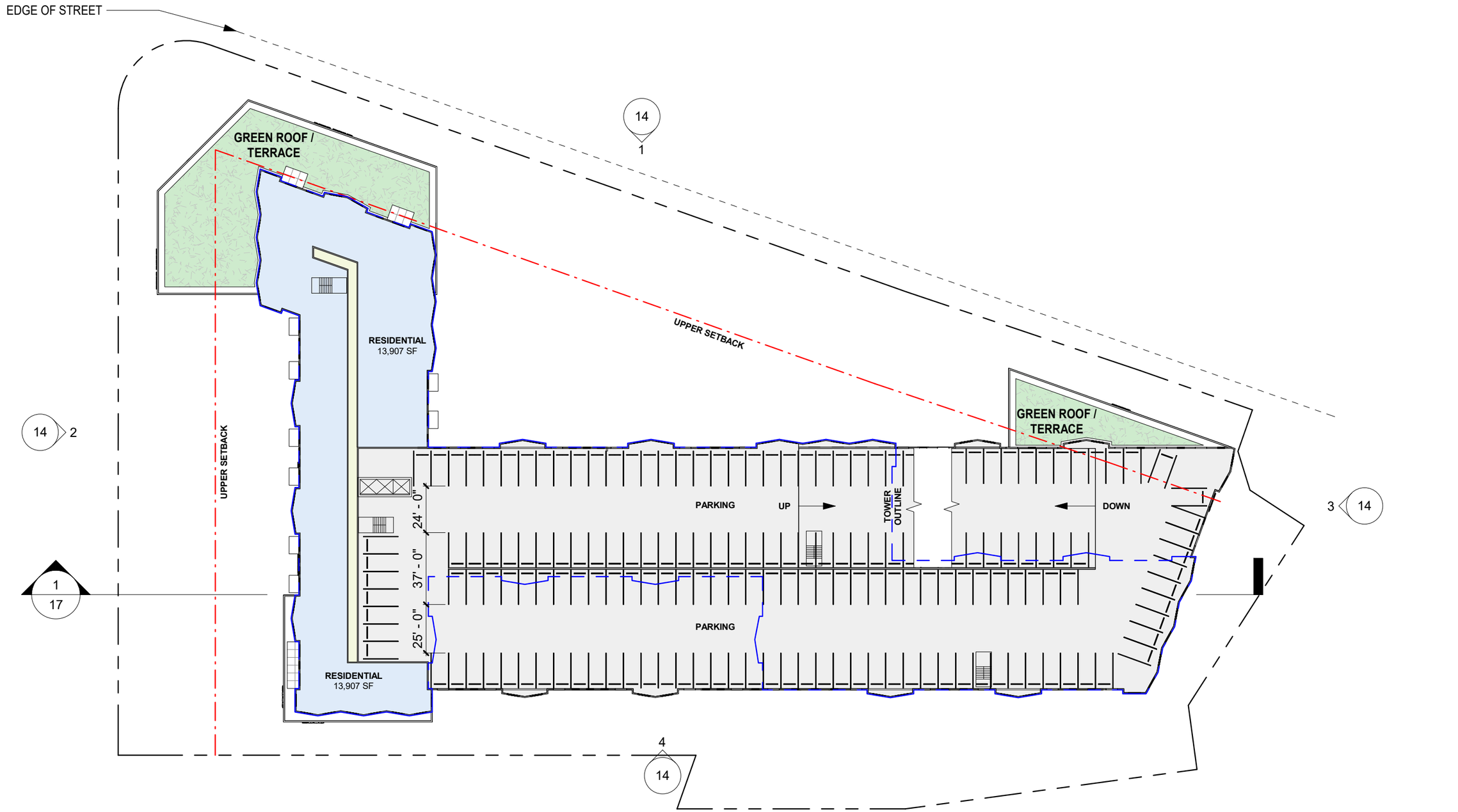
EASTERN REDBUD / WHITE FLOWERING DOGWOOD - ORNAMENTAL TREE

6

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **SITE PLAN / LEVEL 1 FLOOR PLAN** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606



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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 2-3 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

EDGE OF STREET

14
1

UPPER SETBACK

14
2

UPPER SETBACK

RESIDENTIAL
40,984 SF

AMENITIES
4,819 SF

SUNDECK 1 2 15 3

POOL

5 15 4
GREEN ROOF /
TERRACE

3 14

1
17

4
14

0' 25' 50' 100'

8

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 4 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

EDGE OF STREET

14
1

UPPER SETBACK

UPPER SETBACK

RESIDENTIAL
45,802 SF

14
2

1
17

2
1 15 3

5 15
4

3 14

4
14

0' 25' 50' 100'

9

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 5-8 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

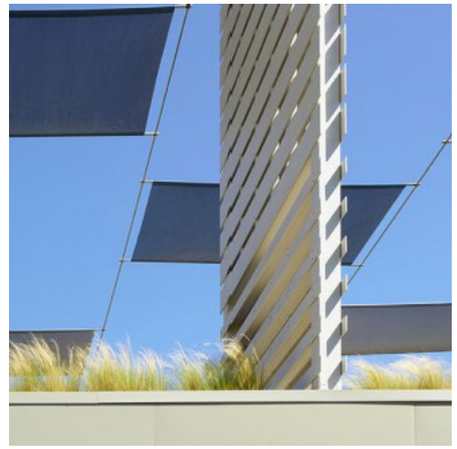
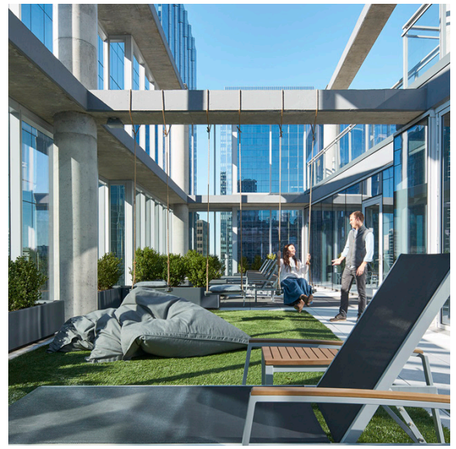
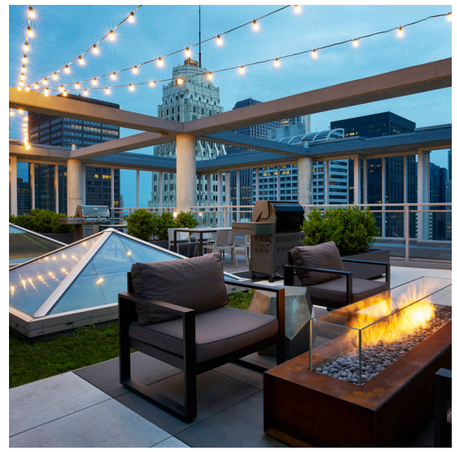
DESIGN NARRATIVE

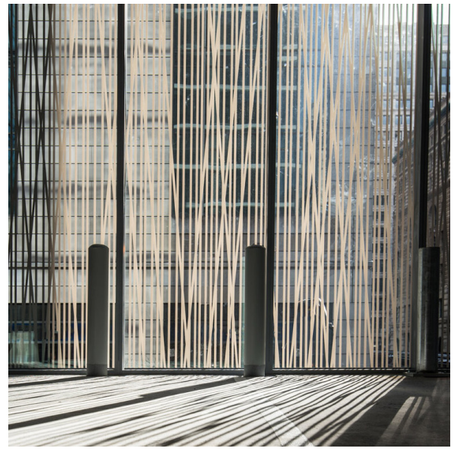
MARKET:

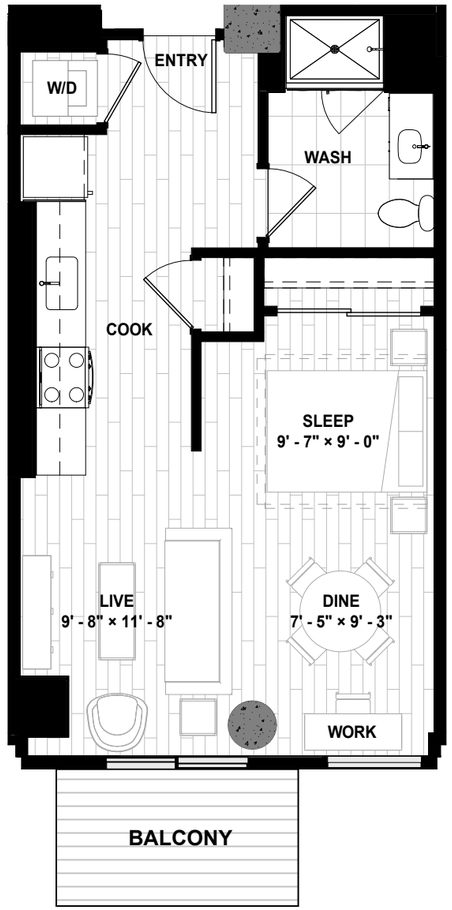
The market units will rent for about ***$3.00/sf,*** and the affordable units will follow the prescribed rent index at 60% AMI. The apartment rental demand in this suburban market has ***enough demand to absorb all of these new units in a 12-18 month period***.

SUSTAINABLE:

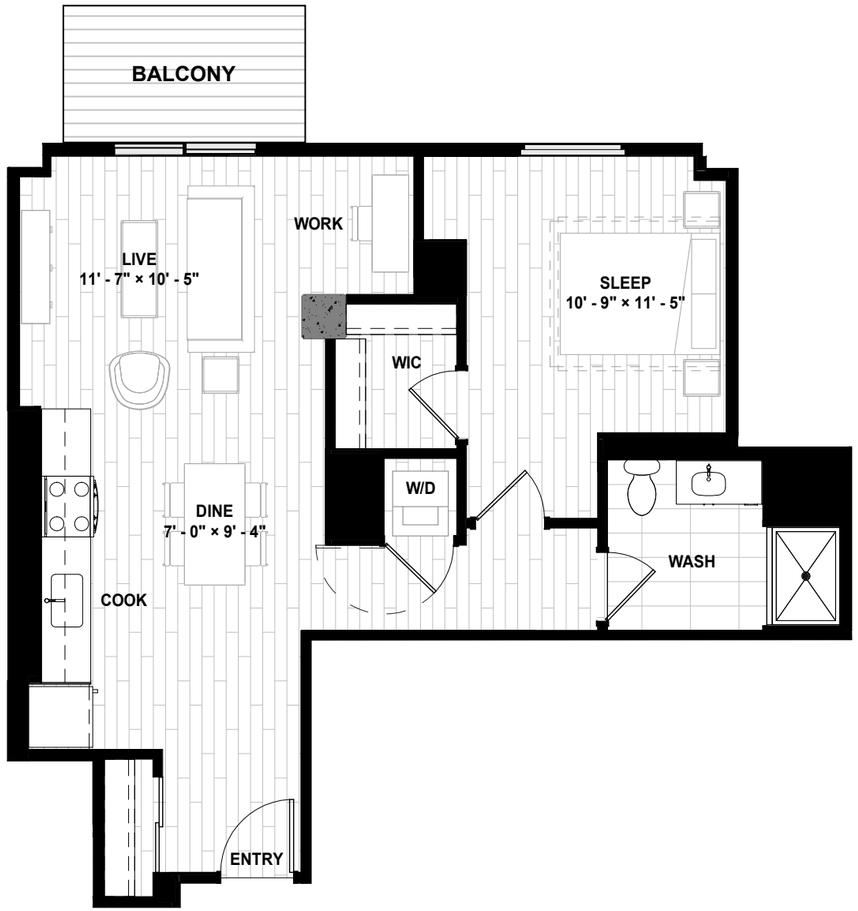
Seeking ***Enterprise Green Communities certification***, Bradford Allen Arlington Heights Phase I is a 485,000 SF urban infill mixed-use project that will ***invigorate a once neglected corner lot***. Many ***energy-efficient and eco-friendly strategies*** will be utilized in the design of this project, including energy efficient improvements to the thermal envelope, interior and exterior lighting power reductions, high-efficiency plumbing, and heating and cooling utilizing efficient heat-pumps. ***Electrical charging stations*** will be located conveniently. Parking areas will provide storm water detention via vaults or permeable pavers. Planted with indigenous grasses and perennials, the ground level provides residents with ***abundant outdoor green space*** and a dog walking area. Additionally, the roof of the residential serves as ***a green roof and array area for solar panels***.



TYPICAL STUDIO PLAN
1 BATHROOM, 556 SF



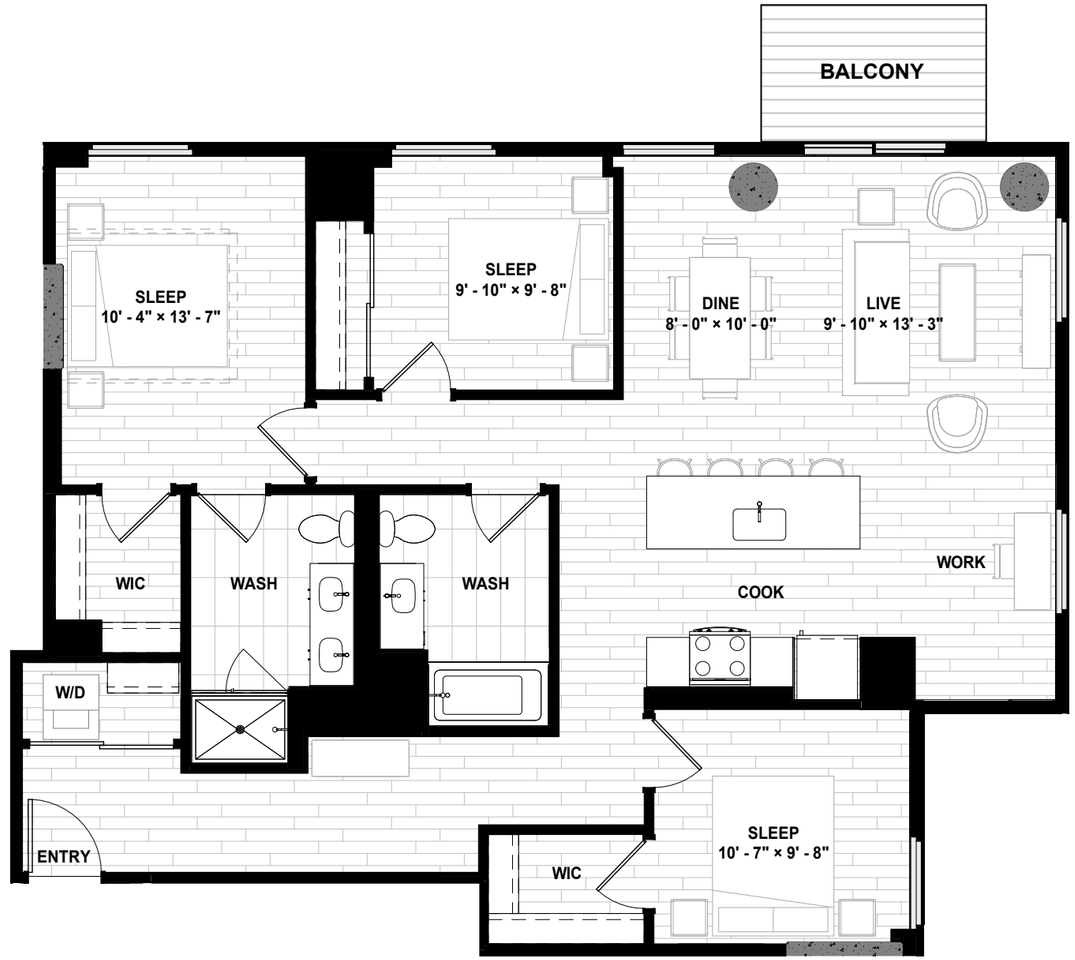
TYPICAL 1 BEDROOM PLAN
1 BATHROOM, 760 SF

0' 2.5' 5' 10'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **TYPICAL UNIT FLOOR PLANS**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



TYPICAL 2 BEDROOM PLAN
2 BATHROOMS, 1,075 SF



TYPICAL 3 BEDROOM PLAN
3 BATHROOMS, 1,275 SF

0' 2.5' 5' 10'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **TYPICAL UNIT FLOOR PLANS** | Date: 06/14/2023 | BA BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

DESIGN:

These modern and urbane residences are ***smart and desirable in the marketplace: straightforward, efficient, well-lit, and enjoyable.*** Further, they become ***catalysts that contribute to the rejuvenation and safety*** of this overlooked area. This project will replace vacated buildings and parking lots with new residences and retail that will ***transform this sparsely populated area into an attractive community bustling with life, openness, and healthy green space.***

The project takes on a promising site near the I-90 expressway, and on two busy streets, Arlington Heights and Algonquin Roads. By using high-quality materials and innovative design, the project ***enhances the public realm***. ***Pedestrian friendly and human scale detailing*** at the street level will make the experience for users very positive. A building of delineated massing enables ***abundant sunlight*** to transition graciously across the site and in context with the larger neighborhood as a whole. Exterior building façade materials will include fiber-cement siding, brick masonry, steel balconies, and glass windows, all carefully detailed. ***Design excellence is incorporated into the selection of high quality and innovative building materials and detailing to provide architectural delight***. The white chevrons in key parts of the elevations provide a nice highlight to the other longer elevations which are delineated with light, medium and dark grays, ***providing rhythm and creating elegant, proportional and residential scale***. The chevron geometry is accented by the green fins, that depict prairie grass blowing in the wind. The base of the building is anchored by variegated gray colored brick that handsomely complements the smooth siding panels, and provide depth and texture. Any part of the garage that is not wrapped by retail or residential uses will be fenestrated with the same materials and window openings to appear congruent to the overall design. The top roof is a TPO system with ***large expanses of green and colorful sedum and a solar PV array to harness the sun***.









4 BUILDING ELEVATION - SOUTH
1" = 40'-0"



2 BUILDING ELEVATION - WEST
1" = 40'-0"



3 BUILDING ELEVATION - EAST
1" = 40'-0"



1 BUILDING ELEVATION - NORTH
1" = 40'-0"

0' 20' 40' 80'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **BUILDING ELEVATIONS** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

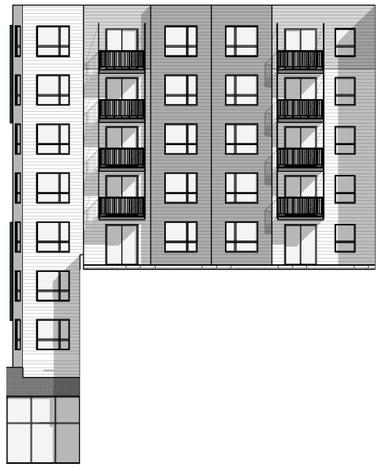
145 S. Wells Street, 700, Chicago, IL 60606



4 ELEVATION - NE TERRACE - SOUTH
1" = 30'-0"



5 ELEVATION - NE TERRACE - WEST
1" = 30'-0"



1 ELEVATION - SW TERRACE - WEST
1" = 30'-0"



2 ELEVATION - SW TERRACE - NORTH
1" = 30'-0"



3 ELEVATION - SW TERRACE - EAST
1" = 30'-0"

0' 15' 30' 60'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **BUILDING ELEVATIONS** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606

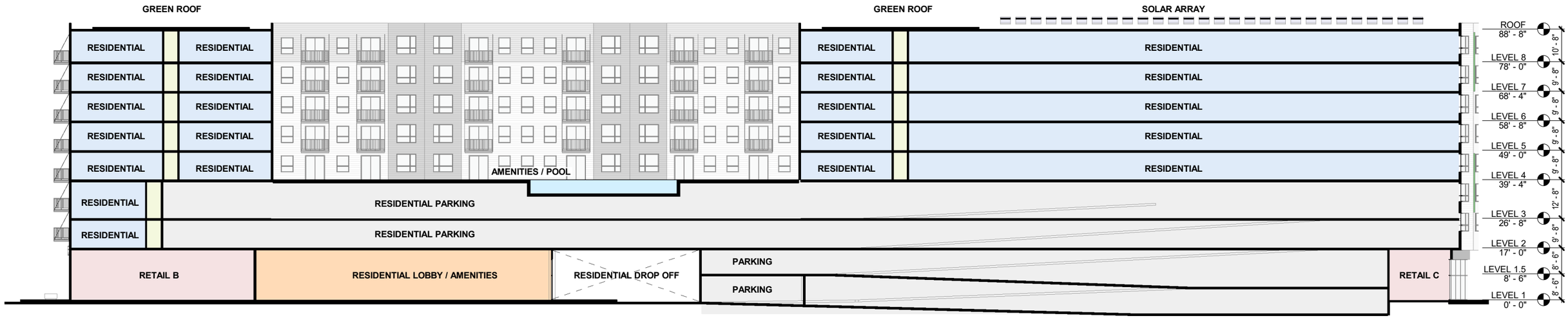


1 ENLARGED BUILDING ELEVATION - SW CORNER
1/16" = 1'-0"

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **ENLARGED BUILDING ELEVATION** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606



1 BUILDING SECTION - EAST/WEST
1/32" = 1'-0"

0' 20' 40' 80'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **BUILDING SECTION - EAST/WEST** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

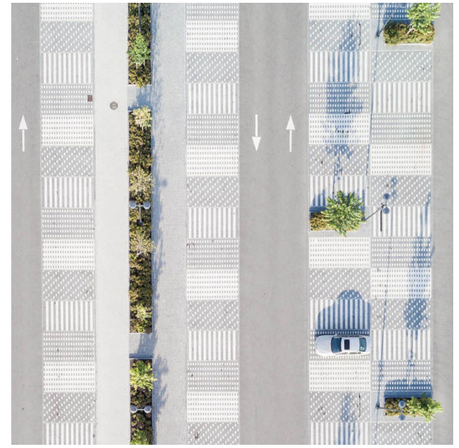
LANDSCAPE:

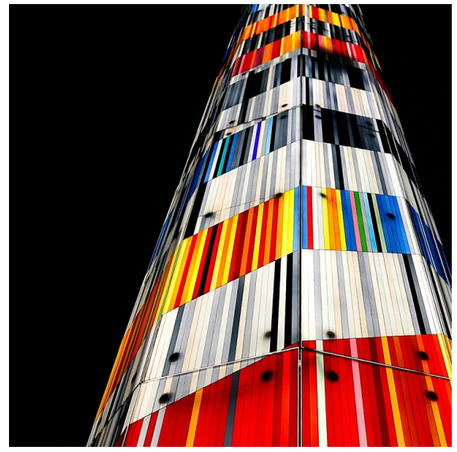
Our intent is to ***create a safe and inviting public realm*** including high quality paving materials, lighting, wayfinding, plantings, obelisk-sculptures, and bench furnishings. Shade trees and ornamental trees will provide shade and visual interest. A butterfly garden will be provided, as well as many pockets of perennial and annual flower beds.

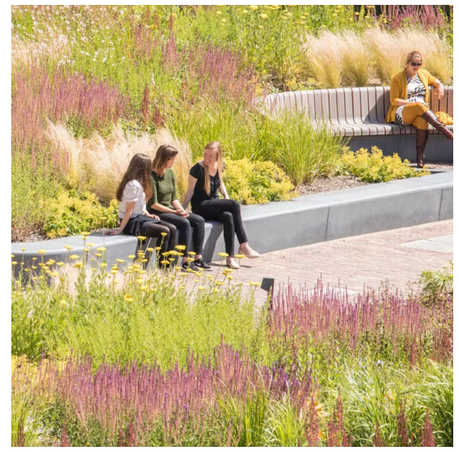
TRANSPORTATION:

Bradford Allen Arlington Heights Phase I is an urban infill mixed-use project in the Overlay Zoning District. Residents of the building have ***access to world class public transportation*** including access to I-90, buses and the Metra. Bicycle racks and storage are provided onsite, and ***all sidewalks will double as 8-foot wide bike paths. Four levels of parking include a total of 480 cars.*** Retail parking of ***81 spaces will be provided on grade near each retail space*** meeting village requirements. Parking and loading will be accessed from Arlington Heights Road, Algonquin Road and the new Access Road.

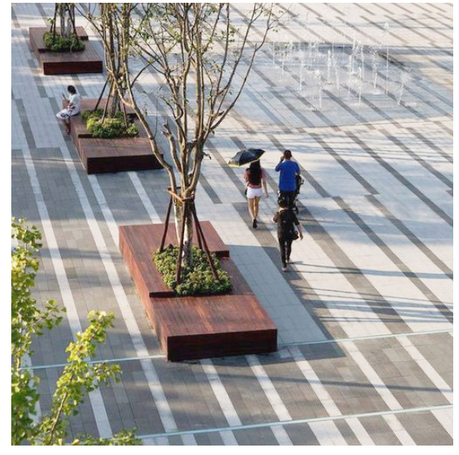














BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **STREET LEVEL NORTHEAST CORNER**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **STREET LEVEL NORTHWEST CORNER**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **STREET LEVEL SOUTHWEST CORNER**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

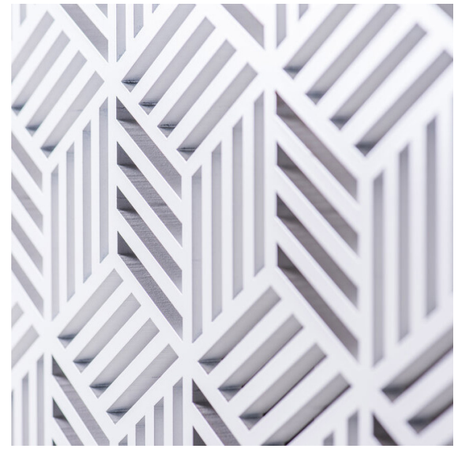
ZONING:

The developer is ***seeking a PD*** with the Village of Arlington Heights. Current zoning designation of this site is B-3, and is in the new Overlay District, which provides certain goals to be implemented in order ***to produce high-quality mixed-use development***. The Project consists of a 8-story, 330,000 FAR square foot building containing 300 for-rent apartments, inclusive of 30 on-site affordable units. There is a total of 480 parking spaces on levels one through three and approximately 25,000 square feet of ground floor retail with 81 spaces of ground level parking. The apartments will include studios, convertibles, one, two- and three-bedrooms units ranging from 550 SF to 1,300 SF.

PHASING:

This project is ***contemplated as Phase 1 of four phases*** on the entire 18-acre site. Phase 2 is the adaptive reuse of an existing office building formerly known as the Daily Herald newspaper building, into medical offices. Phases 3 and 4 will include new multifamily apartment projects similar in size and scope to Phase 1.

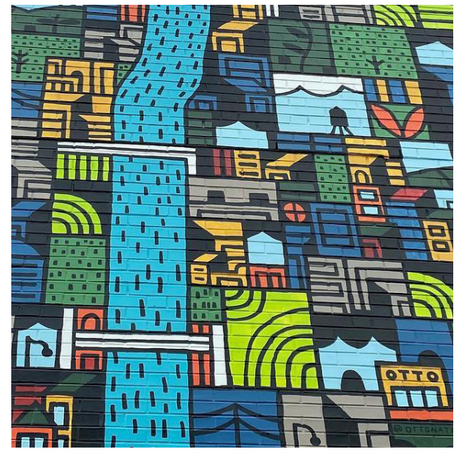














BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL VIEW LOOKING NORTHWEST**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL VIEW LOOKING NORTHEAST**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL VIEW LOOKING SOUTHEAST**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

DEVELOPER:

A partnership between Bradford Allen and Moceri+Roszak will develop the project, called Bradford Allen Arlington Heights Development, LLC.

BRADFORD ALLEN:

Bradford Allen is a Chicago-based alternative asset manager specializing in commercial real estate and private placements with over $4 billion in assets under management. Founded in 2003 as a real estate brokerage firm, Bradford Allen has continued to grow and provides a full-suite of services such as real estate acquisitions, financing, asset management, development, leasing, and property management. Bradford Allen is providing 100% of the equity and contributing the site to the project.

MOCERI+ROSZAK:

Moceri+Roszak is a design/develop firm with a deep expertise in multi-family. Thomas Roszak is an architect/ developer and has a distinguished design, construction, and development portfolio with 34 years of experience specializing in multi-family real estate, with over 3,000 units and a development value in excess of $3 Billion. Recent design/develop projects include JeffJack Apartments at 601 W Jackson, Linea Apartments at 215 W Lake, 145 S Wells Boutique Offices, Parkline Residences at 60 E Randolph, and Fulbrix Apartments at 160 N Elizabeth in Fulton Market, a residential building currently under construction. Michael Moceri and Paul Baulier are both architect/developers with specialties in integrated building delivery. Thomas Roszak also built over 600 multi-family units in Evanston.

ARCHITECT:

The architect for the project will be Thomas Roszak Architecture (TRA). The company's developments in Chicago and Evanston have been cited for their beauty, ingenuity, and sensitivity to people and the environment. This architect-led process integrates design with construction, development, financing, marketing, and management of real estate. Their design is delineated with subtle, clean-line and warm contextualism, and best in class apartment offerings that lead the market in quality, design, service, and amenities. TRA will also provide interior design and landscape architecture services.

CONSTRUCTION:

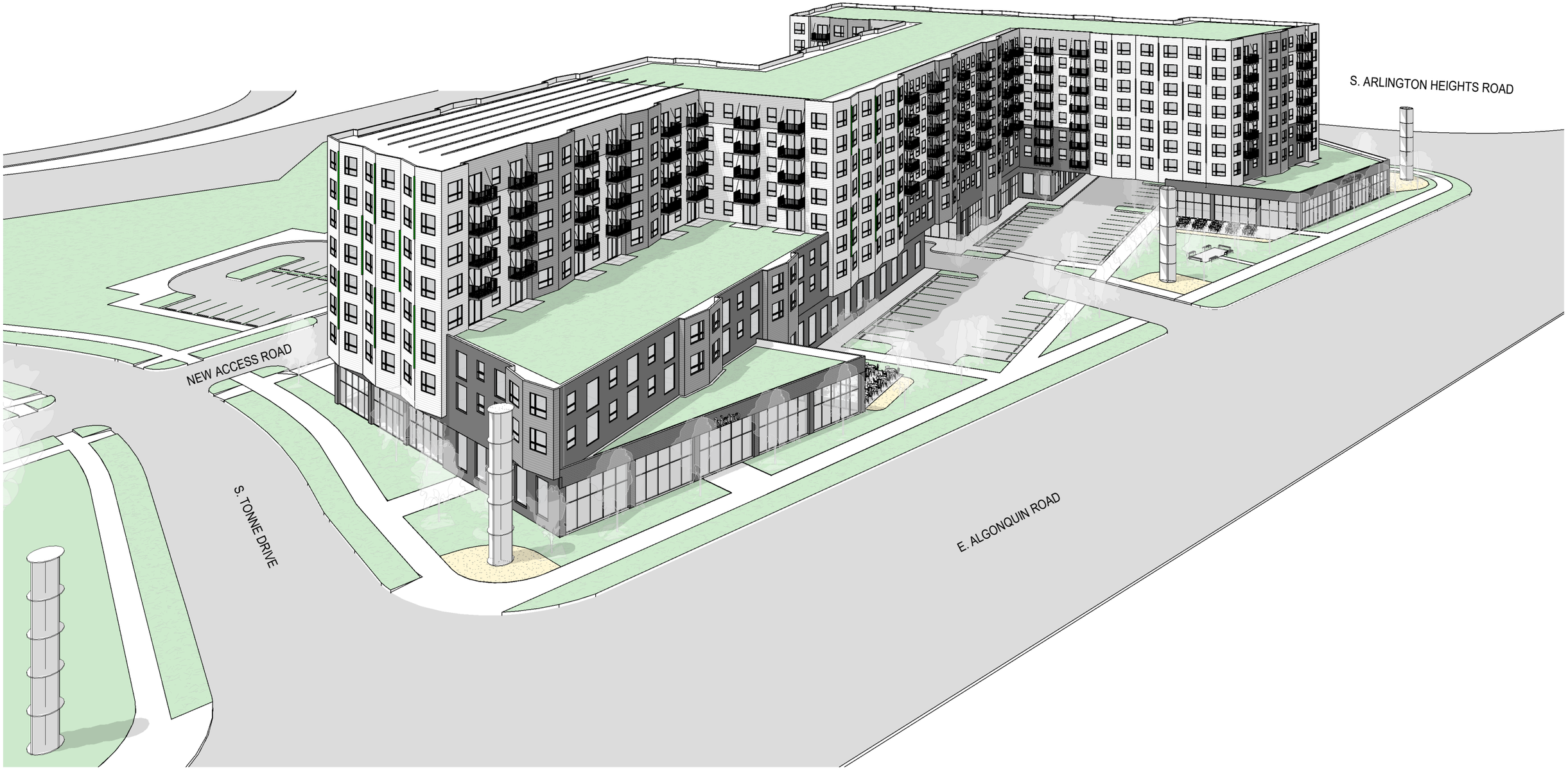
Clark Construction will be the general contractor on the project. Moceri+Roszak and Clark have worked together successfully on 5 previous projects of similar scope and quality. Construction will take approximately 16-18 months to complete.

LEASING & MANAGEMENT:

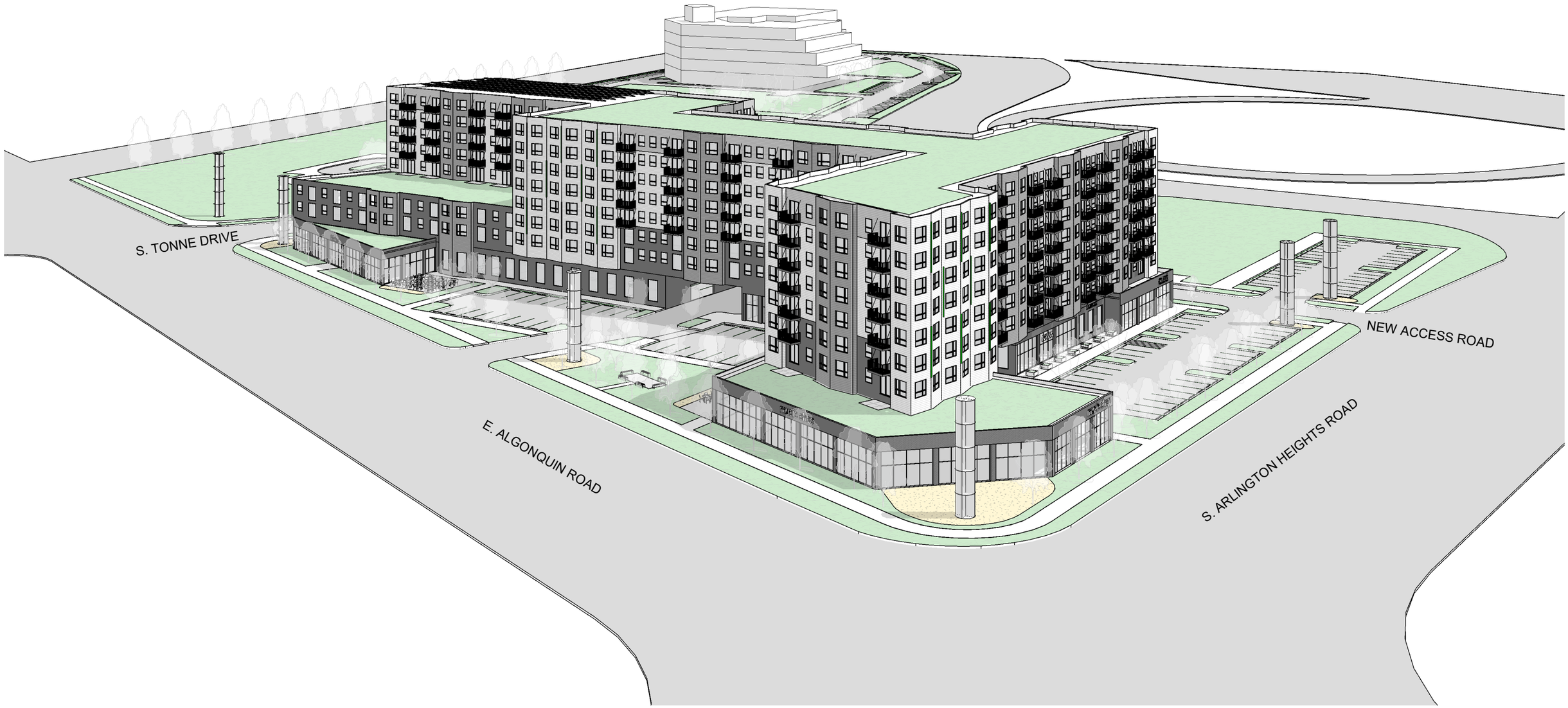
Lincoln Properties (a division of Cadillac Fairview) will be the property manager and leasing agent on the project. Moceri+Roszak and Lincoln have worked together successfully on 4 previous projects of similar scope and quality. It will take approximately 12-18 months to stabilize.

OTHER TEAM MEMBERS & CONSULTANTS:

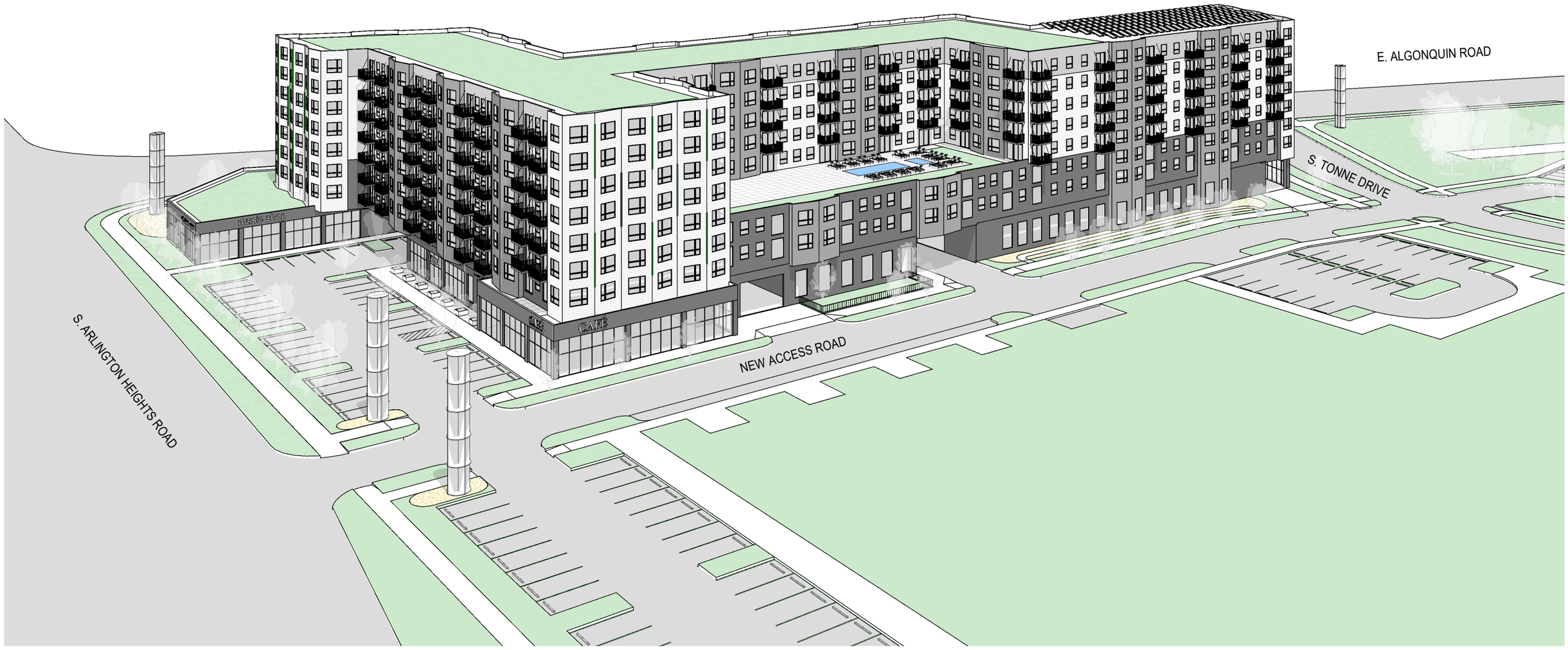
Integra Realty Resources Chicago will conduct the market study. ECS Midwest will provide the environmental report. KLOA will provide the traffic study and design. V3 Companies will provide surveying and civil engineering services. SteelGrass, an affiliated firm of Thomas Roszak, will be the construction manager overseeing Clark, the general contractor. TR Management + Consulting (TRMC), an affiliated firm of Thomas Roszak, will be the development manager. Thornton Tomasetti will be the structural engineer. Cosentini Associates will be the MEP design consultant. SB Friedman Development Advisors will provide consultancy on all tax increment financing (TIF) matters.



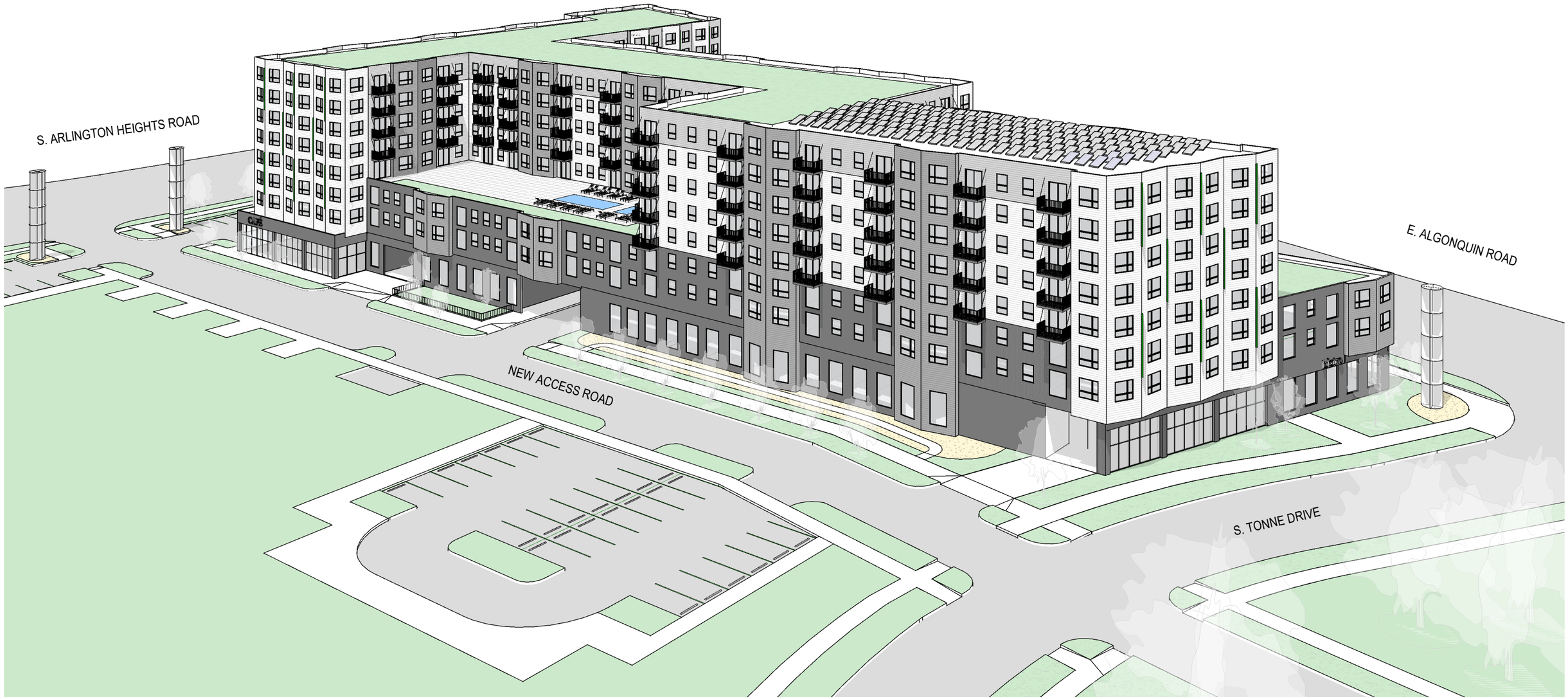
BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL PERSPECTIVE - LOOKING SW**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL PERSPECTIVE - LOOKING SE**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



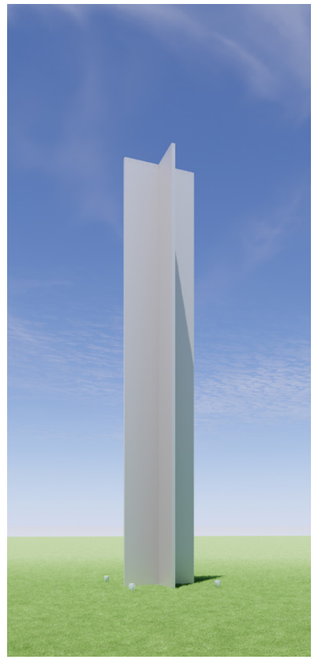
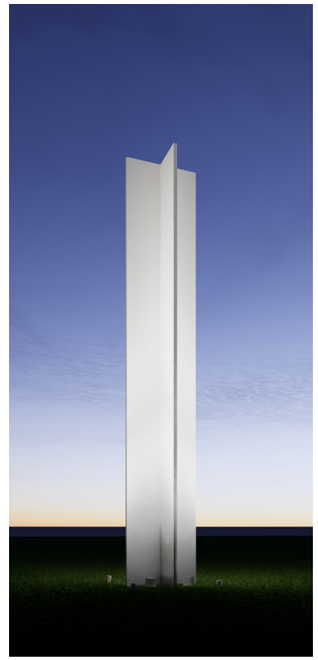
BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL PERSPECTIVE - LOOKING NE**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



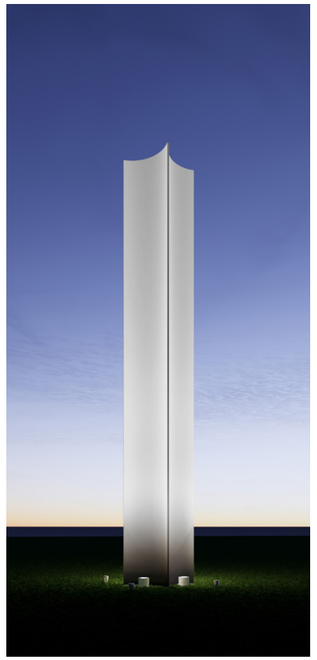
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2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



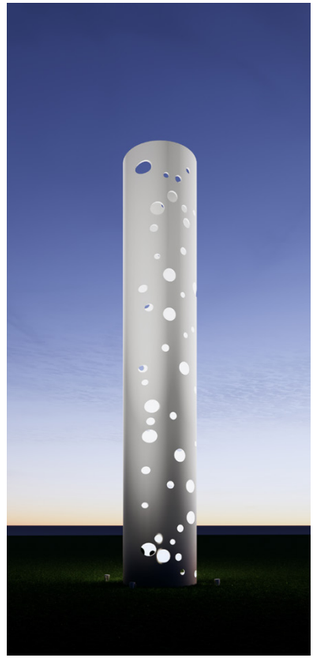

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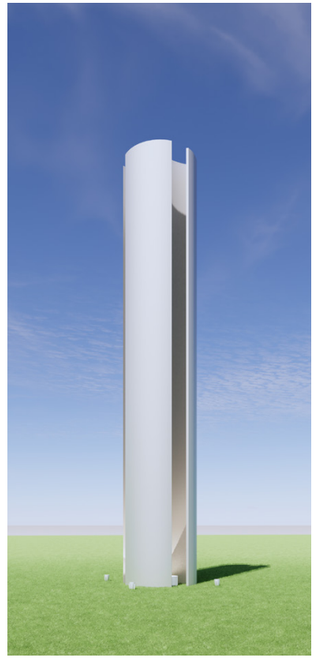
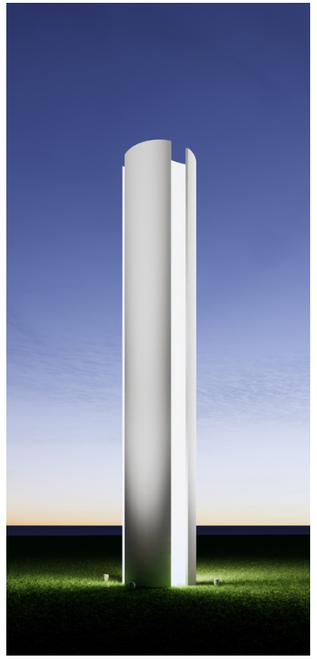
C

D




E

F

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **OBELISK EXPLORATIONS - DAY & DUSK**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

Conceptual Plan Review Committee
7/26/2023

Item: Arlington Downs Plat Amendment - 3400 W. Euclid Ave. - T1718

Department: Planning & Community Development

Requested Action

1. Preliminary and Final Plat of Subdivision to subdivide the property into four lots.

Variations Required

1. A Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed resubdivision to create four lots, as well as the following variation from Chapter 29 of the Municipal Code:

• A Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

The SDC is generally supportive of the application, subject to the addressing the following:

1. The petitioner shall provide written justification to the following hardship criteria for any variation requested:

• The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

• The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

• The proposed variation is in harmony with the spirit and intent of this Chapter.

• The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. Detailed Round 1 Department review comments have already been provided to the petitioner and must be satisfactorily addressed as part of the Plan Commission review process.

3. The Amended and Restated Declarations of Easements and Covenants shall be revised accordingly to comply with previous PUD approvals and to equitably divide and assign the remaining offsite public improvements costs to the Master Association.

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

5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Project Narrative	Correspondence
Plat of Survey	Exhibits
Plat of Resubdivision	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

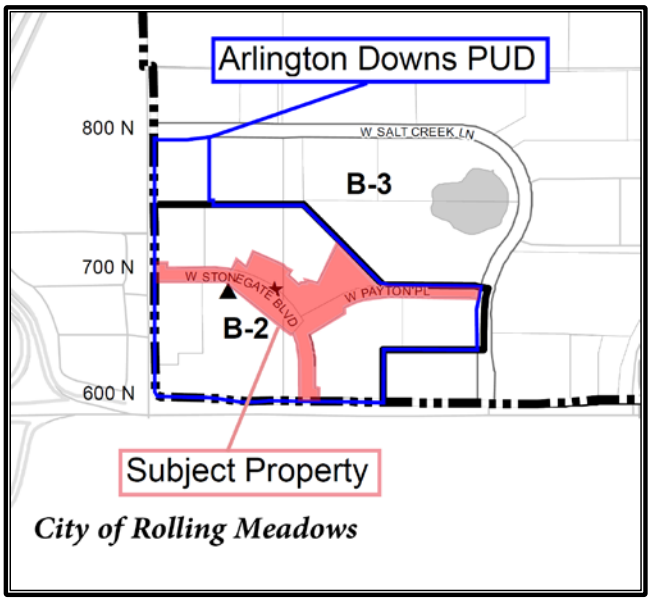
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1718*
***Project Title**: Arlington Downs Plat Amendment*
***Address**: 3400 W. Stonegate Blvd.*
***PIN**: 02-25-100-044, -048, -049*
02-26-201-031, -034, -035

***To**: Conceptual Plan Review Committee*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: July 26, 2023*
***Date Prepared**: July 21, 2023*

***Petitioner**: Michael D. Firsel*
Firsel Ross & Weis
***Address**: 10 Parkway North Blvd., Suite 110*
Deerfield, IL 60015

***Existing Zoning**: B-1: General Business District*
***Comprehensive Plan**: Mixed Use*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District B-3: General Service, Wholesale, and Motor Vehicles District	First Ascent Climbing Facility, Open space	Mixed Use
South	B-2: General Business District	ADR-II (multi-family residential building), Parking lots	Mixed Use
East	B-2: General Business District	Vacant land (ADR-III site)	Mixed Use
West	B-2: General Business District	Vacant land (ADR-IV site)	Mixed Use

Requested Action:

1. Preliminary and Final Plat of Subdivision to subdivide the property into four lots.

Variations Required:

1. A Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

Project Background:

The Arlington Downs PUD is located at the northeast corner of Euclid Avenue and Rohlwing Road, and is a master-planned unit development that was originally approved in 2012 and has been amended several times over the last ten years. The overall site consists of a combined area of 27 acres. The most recent amendment to the PUD granted zoning entitlements for the following areas of development, which has occurred in phases over the years since the original PUD approval:

- One Arlington Residential Tower conversion to include 214 luxury rental units and ground floor commercial space. This phase has been completed.
- Arlington Downs Residential II (ADR-II), a five-story 263-unit multi-family luxury rental building on Lot 5A. This phase has been completed.
- Conversion of the former Coco Keys Water Park into a First Ascent climbing facility (Lot 2A). This phase has been completed.
- Arlington Downs Residential III (ADR-III), future development of a 180-unit senior living facility on Lot 3A.
- Hotel/Commercial (Zone D), future development of a 116-key hotel on Lot 4B, and 30,300 square feet of commercial space dispersed within four separate buildings on Lot 4C.
- Arlington Downs Residential IV (ADR-IV), future development of up to 360 multi-family residential units on Lots 2A and Lot 16.

Currently, the One Arlington Residential Tower sits on one platted lot that includes not only the tower and the 29-space parking lot to the east, but also the Stonegate Boulevard and Payton Place private roadways, which serve the entire Arlington Downs PUD as a common element. The petitioner, Stoneleigh Companies, is the owner of this lot and wishes to subdivide out the residential tower from the roadway so that the roadway will be located on a separate lot and can be transferred to the Master Association that governs the PUD. As part of this process, the underground parking structure which serves the One Arlington tower will also be subdivided into subterranean lots. Additionally, the overall Declarations of Easements and Covenants that govern the PUD will be amended and restated to clarify maintenance responsibilities and establish updated regulations for governing the PUD.

Zoning and Comprehensive Plan

The property is currently within the B-2, General Business District, as well as the Euclid/Rohlwing Overlay District. No changes to the existing zoning districts are warranted as part of this petition. The Comprehensive Plan outlines that this property is suitable for mixed-use developments, and together with the remaining lots within the PUD, the Arlington Downs PUD is considered a mixed-use development. The proposal is consistent with the Comprehensive Plan land use designation. No physical modifications to the PUD are proposed and as such, no PUD amendment is deemed necessary at this time.

However, there are several outstanding elements of the previously approved PUD, which must be addressed along with the proposed resubdivision. As mentioned above, and partly due to the modifications to the lots that has occurred over the years, as well as the introduction of new ownership groups within the PUD, the existing Declaration of Easements and Covenants is obsolete and must be revised. This is a condition of approval from the last PUD amendment. Staff will need to carefully review the amended Declarations in tandem with the previous and applicable PUD approval conditions. Per these prior approvals, there are several off-site public infrastructure obligations that are still outstanding, such as a potential traffic signal at Euclid/Stonegate Boulevard, completion of the pavilion/plaza area in front of the One Arlington Tower, construction of a sidewalk along Rohlwing Road, etc. Given the introduction of new ownership groups within the PUD, the outstanding public improvements and obligations of the PUD should be equitably divided

between the appropriate lots/owners. Shared parking and access must also be revised to reflect the current lots and where shared parking must occur.

As mentioned above, the proposed subdivision would create one lot for the roads (Outlot 1C), which would transfer ownership from Stoneleigh to the Arlington Downs Master Association. The One Arlington Tower would be located on a separate lot, which would include the small 29-space parking area to the east, and the subterranean levels of the underground garage would be separately platted/subdivided out as well. The lot including the One Arlington Tower would no longer have direct frontage along a public street, and accordingly, the following variation from Chapter 29 is required:

- **A Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street**

Provided that the necessary shared access and parking rights have been established in the amended and restated Declarations of Easements and Covenants, then this variation should be acceptable.

Building, Site, Landscaping:
No changes are proposed to the site as part of this subdivision. The petitioner should be aware that there are several infrastructure improvements that are the obligation of the Master Association, and the appropriate language to clearly outline such shall be included in the revised Declarations. Certain site improvements, which would be the responsibility of the Master Association, may be triggered when further work proceeds within the PUD.

Parking and Traffic:
A traffic and parking study is only required in subdivisions that include 100 lots or more. As mentioned above, the amended Declarations must establish the appropriate shared parking allowances as the Arlington Downs PUD has always been intended to function with shared parking between many of the different users, which was necessary to adequately accommodate for peak anticipated parking demand within the PUD. Future developments within the PUD shall be required to submit additional traffic studies/surveys as part of the zoning review process.

Recommendation
The Staff Development Committee (SDC) reviewed the proposed resubdivision to create four lots, as well as the following variation from Chapter 29 of the Municipal Code:

- A Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

The SDC is generally supportive of the application, subject to the addressing the following:

1. The petitioner shall provide written justification to the following hardship criteria for any variation requested:
   - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
   - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
   - **The proposed variation is in harmony with the spirit and intent of this Chapter.**

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

2. Detailed Round 1 Department review comments have already been provided to the petitioner and must be satisfactorily addressed as part of the Plan Commission review process.
3. The Amended and Restated Declarations of Easements and Covenants shall be revised accordingly to comply with previous PUD approvals and to equitably divide and assign the remaining offsite public improvements costs to the Master Association.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____ July 21, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1718

FRW Firsel Ross & Weis
ATTORNEYS AT LAW

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Jessica T. Cooper
Karen Jerwood
Michael R. Burney
Samuel L. Pappas

June 14, 2023

Susan Dawson, Chair and
Members of the Plan Commission of the
Village of Arlington Heights
33. S. Arlington Heights Road
Arlington Heights, IL 60005-1403

Re: Request of Arlington Downs Residential, LLC, a Delaware limited liability company ("Petitioner"), for Plan Commission Hearing and Recommendation – Arlington Downs Four Plat of Resubdivision

Dear Chair Dawson and Members of the Plan Commission,

Please consider this letter the formal request of Arlington Downs Residential, LLC ("**ADR**") for the approval of the proposed Arlington Downs Four Plat of Resubdivision (the "**4th Amended Plat**"), for the project commonly known as Arlington Downs, which is located at the northeast corner of Euclid Avenue and Rohlwing Road (the "**Project**"), in the Village of Arlington Heights (the "**Village**"), for review and recommendation to the Arlington Heights Village Board (the "**Village Board**").

The original Arlington Downs Plat of Subdivision was recorded on January 3, 2013 (the "**Original Plat**") and consisted of 5 separate "**Lots**" (or "**Lot Owners**"). Lot 1 of the Original Plat included the former Sheraton hotel and water park, but also included the proposed internal roadways connecting Rohlwing Road on the west with Euclid Avenue on the south, as well as access to Salt Creek Lane on the east (the "**Roadways**") for access to the Roadways. The Original Plat was amended on October 25th, 2013 ("**2nd Amended Plat**") which amended original Lots 1, 2, and 4 into Lot 1A, Lot 2A, and 4A. Arlington Downs Two was amended on July 15th, 2019 which amended the original Lot 3 and Lot 5 into Lot 3A and Lot 5A, and Lot 4A into Lot 4B and Lot 4C, as proposed for the construction of the current Residences at Payton Place ("**3rd Amended Plat**") and to relocate the hotel to the south of what is now Stonegate Boulevard along Rohlwing Road. The Roadways are private and are technically owned by the Petitioner, which is the owner of Lot 1A. The cost of the repair, maintenance and replacement of the Roadways (including the associated lighting, snowplowing, signage and landscaping of the Roadways) is the responsibility of the owner of Lot 1 under the Original Declaration, but the costs thereof were to be shared by all of the Lots in the Original Plat as set forth in the original Declaration of Easements Covenants and Restriction (Arlington Downs) (the "**Original**

Declaration"). Since no other buildings were constructed in the Subdivision at the time of the Original Declaration, there was no other responsible party to undertake and perform such responsibilities.

Over the last 10+ years, additional development of the Project has occurred and continues to progress. It had always been contemplated by the original developers that at such time as additional portions of the Project were put into service, that a separate "**Master Association**" would be formed, and that each Lot Owner would become a member of the Master Association. It was further contemplated that the Roadways would be separated from Lot 1A and conveyed to the Master Association, which Master Association would be governed by an amended declaration of the Lot Owners as further described below.

On January 7, 2019, Arlington Downs Master Association was incorporated as an Illinois not-for-profit-corporation, for the very purpose of owning, as well as carrying on the duties and responsibilities of repairing, maintaining and replacing, to the extent necessary, the Roadways as well as the other common areas of the Project, which may include signage areas, signs and other portions of the Project where more than one Lot Owner is responsible for the repair, maintenance and replacement of portions of the Project under the Original Declaration.

But for the limitations imposed by the Illinois Plat Act (765 ILCS 205/1 et. seq.), the Petitioner would have simply conveyed the Roadways to the Master Association. Unfortunately, the Plat Act does not allow such a transfer, and therefore, an amendment to the existing Plat of Lot 1A must be approved and recorded allowing the Petitioner to convey the Roadways to the Master Association.

Hence, the primary purpose of this Petition is to seek approval by the Village Board of the 4th Amended Plat that will separate the Roadways from what is now Lot 1A, so that the Petitioner can convey the Roadways to the Master Association. The 4th Amended Plat creates Lots 1B (the tower and underground garage owned by the Petitioner), Outlot 1C (the Roadways) and Lot 1D (a small sliver existing to provide a second access point from First Ascent to the Roadways that will be owned by the Master Association and conveyed to First Ascent upon request).

In conjunction with the approval of the 4th Amended Plat, the Petitioner will also be requesting the Plan Commission to recommend approval of the Amended and Restated Declaration of Easements Covenants and Restrictions (Arlington Downs) (the "**Amended Declaration**"). Although there have been two previous Amendments to the original Plat of

Subdivision[1], the Original Declaration has never been amended to conform to the revised platted Lot configurations. The Amended Declaration will create consistency between the various Lots as well as define the duties and responsibilities of the Master Association for the Roadways. The Amended Declaration also allocates the percentage interests of the Lot Owners for each Lot Owner's share of the cost of the Common Area expenses, which includes the Roadways. Finally, the Amended Declaration also contemplates the proposed Arlington Downs IV Residential Subdivision ("**ADR IV**"), which includes the westernmost one-third of Lot 2A (the easternmost 2/3 of Lot 2A is currently the First Ascent facility), as well as Lot 16 of the Arlington Park Office Center Subdivision, which is directly north of the westerly portion of Lot 2A along Rohlwing Road. Petitioner believes that ADR IV has submitted or will be submitting a separate PUD amendment to the Village to accomplish the provisions as contemplated in the approved PUD amendment 18-036.

In summary, Petitioner requests that the Plan Commission recommend approval of the 4th Amended Plat and the Amended Declaration.

Sincerely,

Michael D. Firsel

Michael D. Firsel, counsel for the Petitioner

[1] The 2nd Amended Plat created Lots 1A, 2A and 4A from Lots 1, 2 and 4.
The 3rd Amended Plat created Lots 4B and 4C from Lot 4A, and Lots 3A and 5A from Lots 3 and 5

THE PROPERTY HAS DIRECT ACCESS TO ROHLWING ROAD, EUCLID AVENUE AND SALT CREEK LANE, EACH A HERETOFORE DEDICATED RIGHT OF WAY. TITLE COMMITMENT LISTED HEREON DOES NOT CONTAIN ANY DEDICATION INFORMATION FOR THESE RIGHT OF WAYS.

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM AN ALTA SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 23003549W WITH AN EFFECTIVE DATE OF APRIL 13, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

EXCEPT AS SHOWN ON THE SURVEY, BASED ON OBSERVABLE EVIDENCE, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

ALL VISIBLE UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

ALL VISIBLE ACCESS IMPROVEMENTS ARE SHOWN ON THE SURVEY.

NOTE 5B: STONEGATE BOULEVARD AND WEST PAYTON PLACE ARE PRIVATE DRIVES. NO LIMITS OF STONEGATE BOULEVARD OR WEST PAYTON PLACE HAVE BEEN PROVIDED AND NO LIMITS OF EITHER IS IMPLIED ON THIS SURVEY.

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40' ft.

SITE MAP
1" = 40'

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE
POLICY NO. 23003549W EFFECTIVE DATE: APRIL 13, 2023
PIN AS LISTED IN TITLE COMMITMENT: 02-25-100-044-0000, 02-25-100-049-0000, 02-26-201-031-0000, 02-26-201-035-0000, 02-25-100-048-0000 & 02-26-201-034.
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
THE FOLLOWING ITEMS ARE GENERAL EXCEPTIONS AND ARE NOT PLOTTABLE: 1-7, 8 [A], 9 [R], 10 [B], 11 [C], 12 [T], 13 [D], 20 [K]
[CTIC E #14] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT – SEE NOTE E4)
[CTIC F #15] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC G #16] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC H #17] DOCUMENT 1221210141, RECORDED JULY 30, 2012 (EASEMENT AGREEMENT – SEE NOTE 2)
[CTIC I #18] DOCUMENTS 25466742, 25591285, 1316322014, 1316322015 AND 1316322016 (EASEMENTS – SEE NOTE 1, NOTE E1, NOTE E4, NOTE E5 AND NOTE E6)
[CTIC J #19] DOCUMENT 1410049002, RECORDED APRIL 10, 2014 (MAINTENANCE AGREEMENT – SEE NOTE 3)
[CTIC M #22] DOCUMENT 1901616080, RECORDED JANUARY 16, 2019 (EASEMENT – SEE NOTE E7)
[CTIC N #23] DOCUMENT 2100834061, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E8)
[CTIC O #24] DOCUMENT 2100834062, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E9)
[CTIC S #25] DOCUMENT 2124257023, RECORDED AUGUST 3, 2021 (WATERSHED MANAGEMENT PERMIT – SEE NOTE 37)

NOTE 1: ARLINGTON DOWNS TWO RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS TWO.
NOTE 2: DOCUMENT 1221210141, RECORD JULY 30, 2012 GRANTS EASEMENTS. DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR MATHEMATICAL LOCATION OF EASEMENT. AFFECTS THE SUBJECT PROPERTY, BUT EASEMENT CANNOT BE PLOTTED HEREON.
NOTE 3: DOCUMENT 1410049002 AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.
NOTE 4: ONLY RECORDED EASEMENTS AND SETBACKS ARE SHOWN HEREON (ZONING SETBACKS ARE INCLUDED, BUT NOTED AS ZONING SETBACKS).
NOTE 37: WATERSHED MANAGEMENT PERMIT RECORDED AUGUST 3, 2021 AS DOCUMENT 2122457023 DOES NOT AFFECT THE SUBJECT PROPERTY.

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E2: INTENTIONALLY OMITTED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E4: DOCUMENT 1316322014 RECORDED JUNE 12, 2013 CREATES "A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS." THE DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR A MATHEMATICAL LOCATION OF THE EASEMENT. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED.

NOTE E5: DOCUMENT 1316322015 RECORDED JUNE 12, 2013 CREATES A TEMPORARY CONSTRUCTION EASEMENT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E6: DOCUMENT 1316322016 RECORDED JUNE 12, 2013 CREATES AN EASEMENT FOR PARTY WALL. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED. THE LOCATION OF THE SUBJECT PARTY WALL IS LABELED HEREON.

NOTE E7: DOCUMENT 1901616080 CREATES AN EASEMENT TO COMCAST. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E8: DOCUMENT 2100834061 CREATES AN ACCESS EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

NOTE E9: DOCUMENT 2100834062 CREATES AN ACCESS AND PARKING EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

OWNERSHIP AS SHOWN HEREON FOR PARCELS 02-25-100-044 AND 02-26-201-031 HAVE BEEN PROVIDED BY THE CLIENT. THE OWNERSHIP LISTED DOES NOT MATCH COOK COUNTY GIS DATA.

TFW SURVEYING & MAPPING, LLC
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
1741 DILLEY'S ROAD SUITE 105 GURNEE, ILLINOIS 60031
847.548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

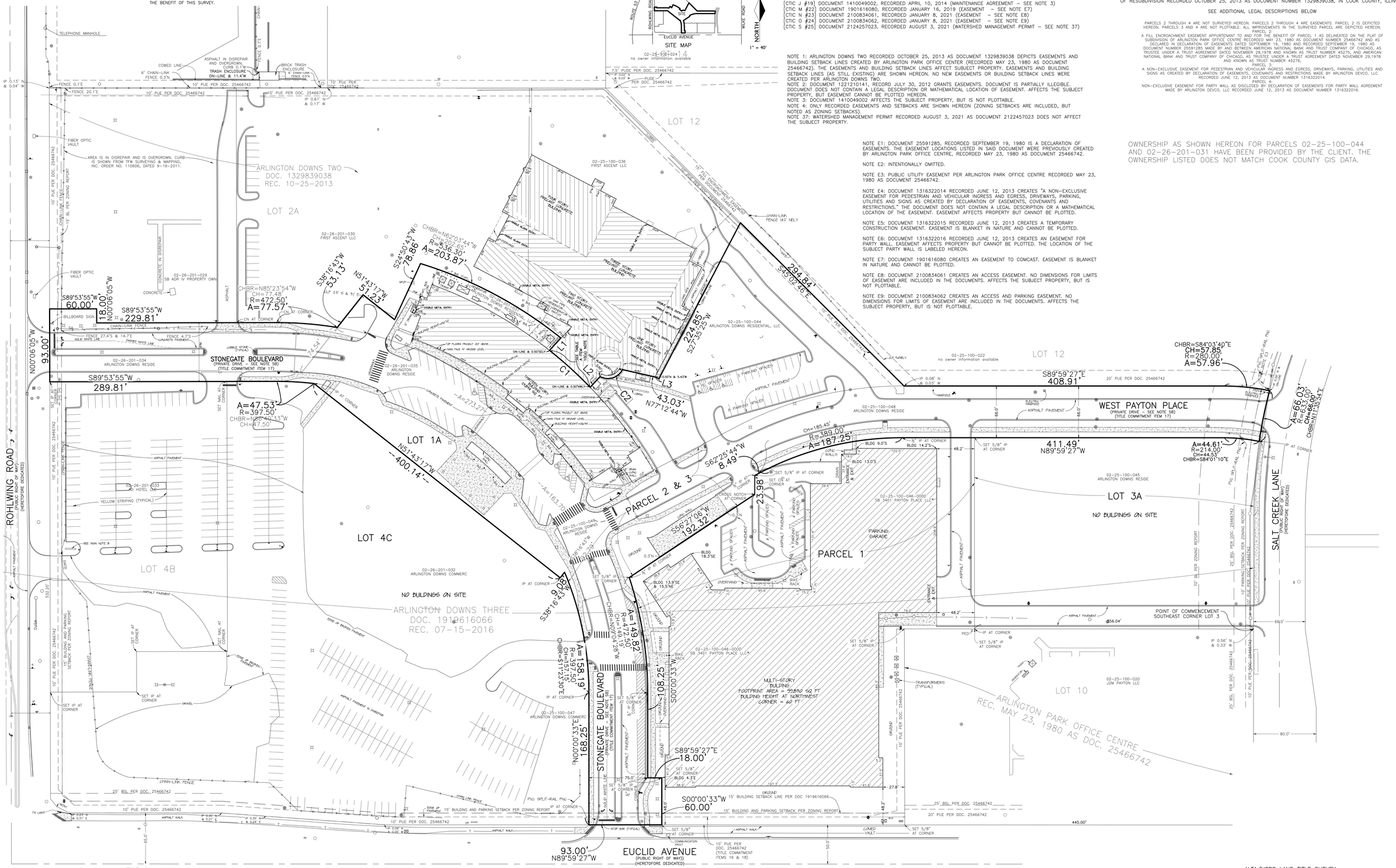
SEE ADDITIONAL LEGAL DESCRIPTIONS BELOW

PARCELS 2 THROUGH 4 ARE NOT SURVEYED HEREON. PARCELS 2 THROUGH 4 ARE EASEMENTS. PARCEL 2 IS DEPICTED HEREON. PARCELS 3 AND 4 ARE NOT PLOTTABLE. ALL IMPROVEMENTS IN THE SURVEYED PARCEL ARE DEPICTED HEREON.

PARCEL 2:
A FILL ENCROACHMENT EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION OF ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT NUMBER 25466742 AND AS DECLARED IN DECLARATION OF EASEMENTS DATED SEPTEMBER 19, 1980 AND RECORDED SEPTEMBER 19, 1980 AS DOCUMENT NUMBER 25591285 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45275, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45276.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322014.

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR PARTY WALL AS DISCLOSED BY DECLARATION OF EASEMENTS FOR PARTY WALL AGREEMENT MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322016.



LEGEND

BOL	= BOLLARD
CLF	= CHAIN-LINK FENCE
CN	= CROSS NOTCH
CO	= CLEAN-OUT
CONC	= CONCRETE
CPP	= CORRUGATED PLASTIC PIPE
DI	= DUCTILE IRON
ELEC	= ELECTRIC
FF	= FINISHED FLOOR
FH	= FIRE HYDRANT
FNC	= FENCE
GR	= GUARD RAIL
I	= INVERT
IP	= IRON PIPE
MTL	= METAL
MTR	= METER
PEDC	= CABLE PEDESTAL
PEDT	= TELEPHONE PEDESTAL
PUDE	= PUBLIC UTILITY & DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PVC	= POLY VINYL CHLORIDE PIPE
R	= RADIUS
RCP	= REINFORCED CONCRETE PIPE
SA	= SANITARY
ST	= STORM
T/F	= TOP OF FOUNDATION
TP	= TOP OF PIPE
TRANS	= TRANSFORMER
UP	= UTILITY POLE
VCP	= VITRIFIED CLAY PIPE
WIF	= WROUGHT IRON FENCE
WM	= WATERMAIN

= LIMITS OF PROPERTY SURVEYED
= MANHOLE
= ROUND OPEN GRATE MANHOLE
= SQUARE OPEN GRATE MANHOLE
= VALVE VAULT
= B-BOX
= CONTROL VALVE
= ELECTRIC HAND HOLE
= LIGHT ON POLE (UNLESS NOTED)
= AREA LIGHT
= TRAFFIC SIGNAL ON POLE
= LIGHT ON 2" ARM
= LIGHT ON 10' ARM
= GUY WIRE
= SIGN WITH SIGN NOTE NUMBER
= CABLE PIN FLAG
= ELECTRIC PIN FLAG
= GAS PIN FLAG
= TELEPHONE PIN FLAG
= B6-0 CONCRETE CURBING
= B6-12 CONCRETE CURBING
= B6-18 CONCRETE CURBING
= B6-24 CONCRETE CURBING
= DEPRESSED CONCRETE CURBING
= CONCRETE
= STAMPED CONCRETE

REVISION: JUNE 8, 2023 (ZONING REPORT AND ATTY COMMENTS)
REVISION: MAY 25, 2023 (ATTY COMMENTS)
DATE: MAY 17, 2023
ORDER NO: 230430
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184-002793.

TABLE A ITEM NOTES:
ITEM 1. MONUMENTS NOTED ON PLAT.

ITEM 2: ADDRESS PER COOK COUNTY GIS = 3400 EUCLID AVENUE, P.I.N.: 02-25-100-044 AND 026-26-201-031 SHARE THIS ADDRESS. P.I.N.: 02-26-201-035, 025-25-100-049, 02-25-100-048 & 02-26-201-034 HAVE "UNKNOWN ADDRESS ON COOK COUNTY WEBSITE. SITE ADDRESS IS ALSO 3400 W. STONEGATE BOULEVARD. STONEGATE BOULEVARD IS NOT A DEDICATED ROADWAY.

ITEM 3: FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184J, EFFECTIVE DATE: AUGUST 19, 2008 THAT THE TRACT SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). PANEL NOTED HEREON IS LATEST PER FEMA WEBSITE.
NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

ITEM 4: SEE AREA SUMMARY ON PLAT.

TABLE A ITEM NOTES CONTINUED:
ITEM 6(a) & 6(b): NO ZONING REPORT PROVIDED TO THIS SURVEYOR.

ITEM 7(a): BUILDING DIMENSIONS SHOWN ON PLAT.

ITEM 7(b1): BUILDING AREA SHOWN ON PLAT.

ITEM 7(C): BUILDING HEIGHT SHOWN ON PLAT.

TABLE A ITEM NOTES CONTINUED:
ITEM 6(a) & 6(b): ZONING AS PROVIDED IN ZONING AND SITE REQUIREMENTS SUMMARY AS PREPARED BY ARMADA ANALYTICS, DATED MAY 3, 2023 JOB NO. 0261288:
THE PROPERTY IS ZONED B-2 GENERAL BUSINESS.
SETBACKS AS LISTED IN THE ZONING REPORT:
BUILDING SETBACK ON EUCLID AVENUE & ROHLWING ROAD: 15 FT.
BUILDING SETBACK ON SALT CREEK LANE: 70 FT.
PARKING SETBACK ON EUCLID AVENUE & ROHLWING ROAD: 15 FT.
PARKING SETBACK ON SALT CREEK LANE: 10 FT.

ITEM 8: SUBSTANTIAL FEATURES SHOWN ON PLAT.

ITEM 9: ALL PARKING STRIPING IS SOLID YELLOW STRIPING. SITE CONTAINS A TOTAL OF 53 PARKING STALLS, 47 REGULAR STALLS AND 6 HANDICAP STALLS. THERE IS AN EXISTING UNDERGROUND PARKING GARAGE. THE GARAGE WAS INACCESSIBLE ON THE DAY OF FIELD INSPECTION. A REPORT PROVIDED TO THIS SURVEYOR LIST 299 REGULAR STALLS, 4 ELECTRIC CHARGING STALLS AND 8 HANDICAP STALLS.

ITEM 10: PARTY WALL NOTE: THE NORTH (OUTSIDE) FACE OF BUILDING IS THE NORTH FACE OF A PARTY WALL AND SAID NORTH FACE IS ON THE LOT LINE.

ITEM 13. ADJOINING NAMES ARE PER THE COOK COUNTY GIS. NO RECORDS REGARDING OWNERSHIP HAVE BEEN PROVIDED TO THIS SURVEYOR.

ITEM 14. DISTANCE TO THE NEAREST INTERSECTING STREET AS SHOWN ON PLAT.

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SITE TO THE NORTH WAS UNDER CONSTRUCTION IN 2021. A NEW ENTRANCE ALONG THE NORTHEAST WAS INSTALLED AND IS SHOWN HEREON.

ITEM 17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19. TFW CARRIES ERRORS AND OMISSIONS INSURANCE.

ALTA/NSPS LAND TITLE SURVEY

STATE OF ILLINOIS
COUNTY OF LAKE } SS

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY
ARLINGTON DOWNS RESIDENTIAL, LLC
CHICAGO TITLE INSURANCE COMPANY
WALKER & DUNLOP, LLC
FEDERAL HOME LOAN MORTGAGE CORPORATION
AND ITS SUCCESSORS AND OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7, 7(a), 7(b1), 7(c), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON MAY 19, 2023.

CERTIFIED AT GURNEE, ILLINOIS THIS 18th DAY OF MAY, 2023.

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024

ARLINGTON DOWNS FOUR

BEING A RESUBDIVISION OF LOTS 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

PROJECT BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT "4A – KASPAR" BRONZE DISK
AT SOUTHWEST CORNER OF OAKTON
STREET & KASPAR AVE.
NAVD 1988 ELEVATION = 719.17

SITE IS IMPROVED WITH BUILDING AND PARKING LOT. NO IMPROVEMENTS SHOWN HEREON.

GRAPHIC SCALE
60' 0 30' 60' 120' 240'
(IN FEET)
1 inch = 60' ft.
NORTH
1" = 60'

NUMBER	DISTANCE	BEARING (M)	BEARING (D)
L1	12.89	S89°58'14"E	S89°53'23"E
L2	20.66	S00°02'26"W	S00°07'17"W
L3	40.58	N89°59'27"W	
L4	18.00	N00°06'05"W	
L5	13.02	S89°57'08"E	
L6	18.57	S42°58'29"W	
L7	5.06	N62°24'35"W	
L8	17.58	N38°16'43"E	
L9	17.67	S51°43'17"E	
L10	92.50	N38°16'43"E	
L11	17.67	N51°43'17"W	
L12	17.58	N38°16'43"E	
L13	16.00	N51°43'17"W	
L14	78.86	S24°50'43"W	
L15	53.13	S38°16'43"W	

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	4.70	3.00	89°47'56"	4.24	S45°04'16"E
C2	33.38	20.67	90°32'40"	29.87	N72°33'50"E
C3	44.61	214.00'	11°56'34"	44.53	N84°01'10"E
C4	47.53'	397.50'	06°61'05"	47.50'	N86°40'3"E
C5	25.17	397.50	03°37'41"	25.17	N85°03'50"W
C6	22.36	397.50	03°13'24"	22.36	N88°29'23"W
C7	77.57	472.50	09°24'21"	77.48	N85°23'54"W
C8	63.53	472.50	07°42'14"	63.49	N76°50'37"W

NOTE:
THE PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (ARLINGTON DOWNS) DATED

THIS SUBDIVISION IS PART OF A LARGER DEVELOPMENT AND SOME EASEMENT NOTES DO IMPACT THIS LOT.
NOTE E1: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E7: ARLINGTON PARK OFFICE CENTER, RECORDED MAY 23, 1980 AS DOCUMENT 25466742 DEPICTS AN EASEMENT OR SETBACK LINE ALONG THE NORTH LINE OF LOT 16. THE RECORDED PLAT OF SUBDIVISION IS PARTIALLY ILLEGIBLE AND DOES NOT INCLUDE SUFFICIENT DIMENSIONS TO DEPICT EASEMENT. EASEMENT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY, AND SHOULD NOT BE RELIED UPON AS A FINAL LOCATION OF SAID EASEMENT / SETBACK LINE. REFER TO RECORD DOCUMENT FOR COMPLETE DETAILS.

BSL = BUILDING SETBACK LINE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT

SCHOOL LIMITS NOTE: THE LIMITS OF THE SCHOOL DISTRICTS ARE APPROXIMATE. THE LIMITS OF DISTRICTS AS SHOWN ON THEIR MAPS IS APPROXIMATE. NO LEGAL DESCRIPTION OR MATHEMATICAL INFORMATION IS PROVIDED TO DETERMINE EXACT LIMITS. REFER TO SCHOOL DISTRICTS FOR COMPLETE INFORMATION ON LIMITS.

THIS SUBDIVISION CREATES LOT 1B AND OUTLOT 1C. THE LOT NUMBERING IS AN INTEGRAL PART OF A LARGER DEVELOPMENT. LOT NUMBERING HAS BEEN PROVIDED BY THE CLIENT.

SEE AREA SUMMARY ON SHEET 3

REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)
ORDER NO: 220406
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184–002793.

SHEET 1 OF 4
PRIOR TO SUBDIVISION

PREPARED BY:
TFW SURVEYING & MAPPING INC
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847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

ARLINGTON DOWNS FOUR

BEING A RESUBDIVISION OF LOTS 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

PROJECT BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT "4A – KASPAR" BRONZE DISK AT SOUTHWEST CORNER OF OAKTON STREET & KASPAR AVE.
NAVD 1988 ELEVATION = 719.17

*ELEVATION OF 729.3 BASED ON PROPOSED TOP OF PARKING GARAGE AS PROVIDED TO TFW SURVEYING & MAPPING. TOP OF PARKING GARAGE NOT VISIBLE OR ACCESSIBLE FOR MEASUREMENTS.

SITE IS IMPROVED WITH BUILDING AND PARKING LOT. NO IMPROVEMENTS SHOWN HEREON.

LIMITS OF LOT 1B BELOW AN ELEVATION OF 729.3* (PROPERTY EXCLUDED FROM LOT 1D)

LIMITS OF OUTLOT 1D ABOVE AN ELEVATION OF 729.3* (PROPERTY EXCLUDED FROM LOT 1B)

DETAIL V1

DETAIL V2

GRAPHIC SCALE
60' 0 30' 60' 120' 240'
(IN FEET)
1 inch = 60' ft.
NORTH
1" = 60'

NUMBER	DISTANCE	BEARING (M)	BEARING (D)
L1	12.89	S89°58'14"E	S89°53'23"E
L2	20.66	S00°02'26"W	S00°07'17"W
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NOTE:
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THIS SUBDIVISION IS PART OF A LARGER DEVELOPMENT AND SOME EASEMENT NOTES DO IMPACT THIS LOT.
NOTE E1: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

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THIS SUBDIVISION CREATES LOT 1B, OUTLOT 1C AND LOT 1D. THE LOT NUMBERING IS AN INTEGRAL PART OF A LARGER DEVELOPMENT. LOT NUMBERING HAS BEEN PROVIDED BY THE CLIENT.

SEE AREA SUMMARY ON SHEET 3

REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)
ORDER NO: 220406
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184–002793.

SHEET 2 OF 4
AS SUBDIVIDED

PREPARED BY:
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ARLINGTON DOWNS FOUR

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VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS ___ DAY OF _____, A.D. 202__.

_____
VILLAGE COLLECTOR

VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE AND DIRECTOR OF ENGINEERING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.
APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

THIS _____ DAY OF _____, A.D. 202____.

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS _____ DAY OF _____, A.D. 202____.

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS _____ DAY OF _____, A.D. 202____.

_____
DIRECTOR OF ENGINEERING

NOTE 1: ARLINGTON DOWNS TWO RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS TWO.
ARLINGTON DOWNS RECORDED JANUARY 3, 2013 AS DOCUMENT 1300334039 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS.
ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980, AS DOCUMENT 25466742 DEPICTS EASEMENTS AND BUILDING SETBACK LINES THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON.
NOTE 2: DOCUMENT 1221210141, RECORD JULY 30, 2012 GRANTS EASEMENTS. DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR MATHEMATICAL LOCATION OF EASEMENT. AFFECTS THE SUBJECT PROPERTY, BUT EASEMENT CANNOT BE PLOTTED HEREON.
NOTE 3: DOCUMENT 1410049002 AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.
NOTE 4: ONLY RECORDED EASEMENTS AND SETBACKS ARE SHOWN HEREON (ZONING SETBACKS ARE INCLUDED, BUT NOTED AS ZONING SETBACKS).

EASEMENT PROVISIONS

NO NEW EASEMENTS GRANTED PER THIS PLAT.

DEED DEDICATION NOTE

NO DEDICATIONS OR NEW EASEMENTS ARE GRANTED PER THIS PLAT.

TITLE COMMITMENT NOTES

TITLE COMMITMENT NOTES:
(TITLE COMMITMENT INCLUDES ADDITIONAL PROPERTY THAT IS NOT SURVEYED HEREON.)
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE
COMMITMENT NO. 22007423WF COMMITMENT DATE: JUNE 13, 2022
PIN AS LISTED IN TITLE COMMITMENT: 02-25-100-036-0000, 02-25-100-044-0000, 02-25-100-048-0000, 02-25-100-049-0000, 02-26-201-029-0000, 02-26-201-030-0000, 02-26-201-031-0000, 02-26-201-034-0000 & 02-26-201-035-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
[CTIC X #25] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 & DOCUMENT 1829506233, RECORDED OCTOBER 22, 2018 (DECLARATION OF EASEMENT – NOT PLOTTABLE)
[CTIC Y #26] DOCUMENTS 1329839038, 1300334039 AND 25466742 (SUBDIVISIONS – SEE NOTE 1 AND NOTE E1)
[CTIC Z #27] DOCUMENTS 1329839038, 1300334039 AND 25466742 (SUBDIVISIONS – SEE NOTE 1 AND NOTE E1)
[CTIC AA #28] DOCUMENT 1221210141, RECORDED JULY 30, 2012 (WIRELESS COMMUNICATION EASEMENT – NOT PLOTTABLE)
[CTIC AB #29] DOCUMENT 25466742, RECORDED MAY 23, 1980 (SUBDIVISION – SHOWN ON PLAT) 25591285, 1316322014, 1316322015 AND 1316322016 (EASEMENTS TERMS, PROVISIONS AND CONDITIONS – NOT PLOTTABLE)
[CTIC AF #33] DOCUMENT 1711622050, RECORDED APRIL 26, 2017 (EASEMENTS – SHOWN ON PLAT)
[CTIC AH #35] DOCUMENT 1901616080, RECORDED JANUARY 16, 2019 (EASEMENT – NOT PLOTTABLE, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS)
[CTIC AI #36] DOCUMENT 2100834061, RECORDED JANUARY 8, 2021 (ACCESS EASEMENT AGREEMENT – EASEMENT IN DOCUMENT CANNOT BE MATHEMATICALLY RECREATED – NOT SHOWN HEREON)
[CTIC AJ #37] DOCUMENT 2100834062, RECORDED JANUARY 8, 2021 (ACCESS EASEMENT AGREEMENT – EASEMENT IN DOCUMENT CANNOT BE MATHEMATICALLY RECREATED – NOT SHOWN HEREON)
[CTIC BZ #38] DOCUMENT 2100834063, RECORDED JANUARY 8, 2021 (ACCESS EASEMENT AGREEMENT – EASEMENT IN DOCUMENT CANNOT BE MATHEMATICALLY RECREATED – NOT SHOWN HEREON)
[CTIC AL #39] DOCUMENT 24993673, RECORDED JUNE 7, 1979 (ESTOPPEL AGREEMENT – NOT PLOTTABLE)
DOCUMENT 25466763, RECORDED MAY 23, 1980 (ESTOPPEL AGREEMENT – NOT PLOTTABLE)
[CTIC AM #40] DOCUMENT 25479286, RECORDED JUNE 6, 1980 (DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS – NOT PLOTTABLE)
DOCUMENT 25930872, RECORDED JULY 8, 1981 (ASSIGNMENT OF RIGHTS – NOT PLOTTABLE)
DOCUMENT 27310484, RECORDED OCTOBER 25, 1984 (FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS – NOT PLOTTABLE)
[CTIC AN #41] DOCUMENT 27091940 (EASEMENT – NOT PLOTTABLE)
[CTIC AP #42] DOCUMENT 25466742, RECORDED MAY 23, 1980 (SUBDIVISION – SHOWN ON PLAT)
[CTIC AR #43] DOCUMENT 1631257129, RECORDED NOVEMBER 7, 2016 (MEMORANDUM OF DEVELOPMENT SERVICES AGREEMENT – NOT PLOTTABLE)
DOCUMENT 1631257130, RECORDED NOVEMBER 7, 2016 (MEMORANDUM OF DEVELOPMENT SERVICES AGREEMENT – NOT PLOTTABLE)
[CTIC AS #44] DOCUMENT 1816413014, RECORDED JUNE 13, 2018 (ORDINANCE – NOT PLOTTABLE)
[CTIC AU #45] DOCUMENT 1208229038, RECORDED MARCH 22, 2012 (ORDINANCE – NOT PLOTTABLE)
[CTIC AZ #46] DOCUMENT 24785936, RECORDED JANUARY 2, 1979 (UTILITY EASEMENT AGREEMENT – NOT PLOTTABLE)
THE PLAT OF SAID PROPERTY WAS RECORDED AS DOCUMENT 25466742, RECORDED MAY 23, 1980 (SUBDIVISION – SHOWN ON PLAT)
[CTIC BC #47] DOCUMENT 1829506230, RECORDED OCTOBER 22, 2018 (DECLARATION OF COVENANTS – NOT PLOTTABLE)
[CTIC BD #48] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT – SEE NOTE E4)
AMENDED BY DOCUMENT 1829506233, RECORDED OCTOBER 22, 2018 (DECLARATION – NOT PLOTTABLE)
[CTIC BY #50] DOCUMENT 2100815095, RECORDED JANUARY 8, 2021 (AGREEMENT – NOT PLOTTABLE)
[CTIC CA #50] DOCUMENT 2127757010, RECORDED OCTOBER 4, 2021 (WATERSHED MANAGEMENT– NOT PLOTTABLE)

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE
IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 3rd DAY OF AUGUST, A.D. 2022.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY
THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOT 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS PARTIALLY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184 J EFFECTIVE DATE AUGUST 19, 2008

I FURTHER CERTIFY THAT UPON RECORDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 3rd DAY OF AUGUST, A.D. 2022.

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024

AREA SUMMARY (PRIOR TO SUBDIVISION)

LOT 1A	256,108	SQ. FT.	5.8794 ACRES
TOTAL SUBDIVIDED	256,108	SQ. FT.	5.8794 ACRES

AREA SUMMARY (AS SUBDIVIDED)

LOT 1B**	86,266	SQ. FT.	1.9803 ACRES
OUTLOT 1C**	167,690	SQ. FT.	3.8497 ACRES
OUTLOT 1D**	2,152	SQ. FT.	0.0494 ACRES
TOTAL SUBDIVIDED	256,108	SQ. FT.	5.8794 ACRES

**TOTAL SUBDIVIDED LOT 1B AND OUTLOT 1C SHARE COINCIDENT SPACE OF 51,764 SQ. FT. LOT 1B IS BELOW ELEVATION 729.3 AND OUTLOT 1C IS ABOVE ELEVATION 729.3.

**TOTAL SUBDIVIDED LOT 1B AND LOT 1D SHARE COINCIDENT SPACE OF 2,152 SQ. FT. LOT 1B IS BELOW ELEVATION 729.3 AND OUTLOT 1D IS ABOVE ELEVATION 729.3.

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E2: INTENTIONALLY OMITTED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E4: DOCUMENT 1316322014 RECORDED JUNE 12, 2013 CREATES "A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS." THE DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR A MATHEMATICAL LOCATION OF THE EASEMENT. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED.

NOTE E5: DOCUMENT 1316322015 RECORDED JUNE 12, 2013 CREATES A TEMPORARY CONSTRUCTION EASEMENT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E6: DOCUMENT 1316322016 RECORDED JUNE 12, 2013 CREATES AN EASEMENT FOR PARTY WALL. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED. THE LOCATION OF THE SUBJECT PARTY WALL IS LABELED HEREON.

SEND TAX BILL:
NAME: STONELEIGH COMPANIES
ADDRESS: 760 W. MAIN ST, SUITE 140
ADDRESS: BARRINGTON, IL 60010

RETURN PLAT TO:
NAME: STONELEIGH COMPANIES
ADDRESS: 760 W. MAIN ST, SUITE 140
ADDRESS: BARRINGTON, IL 60010

REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)
ORDER NO: 220406
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS

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Professional Design Firm Registration #184-002793.

PREPARED BY:
TFW SURVEYING & MAPPING INC
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1761 DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

SIGNATURE FOR OWNER PART OF LOT 1A
(WILL BE LOT 1B POST-PLAT)

The undersigned, not personally but as the Owner of Part of Lot 1A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS RESIDENTIAL, LLC, DELAWARE LIMITED LIABILITY COMPANY

By: _____
Name: RICHARD F. CAVENAUGH
Title: Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD F. CAVENAUGH, personally known to me to be the Authorized Signatory of ARLINGTON DOWNS RESIDENTIAL, LLC, DELAWARE LIMITED LIABILITY COMPANY, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

LENDER OF A PART OF LOT 1A
(WILL BE LOT 1B POST-PLAT)

_____
(name of lender)

_____ hereby certifies that as mortgagee of the property Described hereon under mortgage dated _____ and recorded in the recorders office of _____ County, Illinois on _____ as document _____ it consents to the SUBDIVISION AS HEREON DRAWN.

Dated at _____, Illinois, this _____ day of _____, 20__.

By: _____
Name: _____
Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, _____ of the within named
(name of lender)

_____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ and to me personally known to be such officer of said bank, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and deed of said bank, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

SIGNATURE FOR OWNER PART OF LOT 1A
(WILL BE OUTLOT 1C POST-PLAT)

The undersigned, not personally but as the Owner of Part of Lot 1A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: _____
Name: RICHARD F. CAVENAUGH
Title: Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD F. CAVENAUGH, personally known to me to be the Authorized Signatory of ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

SIGNATURE FOR OWNER PART OF LOT 1A
(WILL BE OUTLOT 1D POST-PLAT)

The undersigned, not personally but as the Owner of Part of Lot 1A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: _____
Name: RICHARD F. CAVENAUGH
Title: Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD F. CAVENAUGH, personally known to me to be the Authorized Signatory of ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

ARLINGTON DOWNS FOUR

BEING A RESUBDIVISION OF LOTS 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

SCHOOL DISTRICT BOUNDARY STATEMENT

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

(1) THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND

(2) TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

SCHOOL DISTRICT NAME (PIN 02-25-100-037)	ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15	580 NORTH 1ST BANK DRIVE PALATINE, IL 60067-8110
TOWNSHIP HIGH SCHOOL DISTRICT #214	2121 S. GOEBBERT ROAD ARLINGTON HEIGHTS, IL 60005
HARPER COMMUNITY COLLEGE DISTRICT #512	1200 W. ALGONQUIN ROAD PALATINE, IL 60067
SCHOOL DISTRICT NAME (PIN 02-26-201-027)	ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15	580 NORTH 1ST BANK DRIVE PALATINE, IL 60067-8110
PALATINE TOWNSHIP HIGH SCHOOL 211	1750 SOUTH ROSELLE ROAD PALATINE, ILLINOIS

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

BY: ARLINGTON DOWNS RESIDENTIAL, LLC
NAME AND TITLE: RICHARD F. CAVENAUGH, PRESIDENT
OWNER LOT 1A
SEE NOTARY CERTIFICATE FOR OWNERS TO LEFT

REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)
ORDER NO: 220406
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS

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Professional Design Firm Registration #184-002793.

PREPARED BY:
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Conceptual Plan Review Committee
7/26/2023

Item: Patton School Gymnasium - 1616 N. Patton Ave. - T1822

Department: Planning & Community Development

Requested Action

1. Amendment to SUP Ordinance #23-013 to allow a building addition.

Variations Required

1. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:

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

2. The petitioner shall provide written justification in support of the necessary Land Use Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. The petitioner shall provide written justification in support of any requested Zoning Code Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

4. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking is required as part of the Plan Commission review process if a variation is not requested. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.

5. The petitioner shall confirm any potential increase in students or staff that would result from this addition.

6. A Design Commission application and review shall be required.

7. Stormwater detention shall be required meeting all MWRD and Village requirements.

8. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.

9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	**Type**

Staff Report	Board or Commission Report
Aerial	Exhibits
Project Description	Correspondence
Site Plan	Exhibits
Plat of Survey	Exhibits
Engineering Site Plans	Exhibits
Building Elevations, Rendering	Exhibits
Floor Plans	Exhibits
Landscape Drawing	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

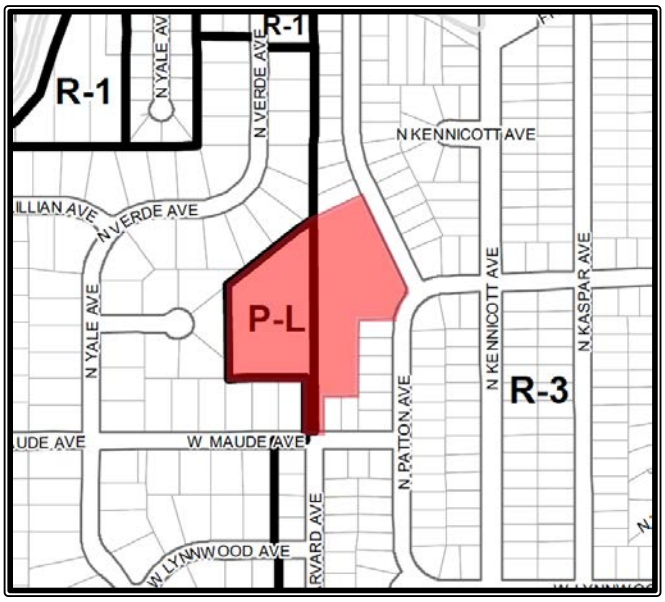
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1822*
***Project Title**: Patton School Gymnasium Addition*
***Address**: 1616 N. Patton Avenue*
***PIN**: 03-19-108-035, 03-19-108-024*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Jake Schmidt, Development Planner*
***Meeting Date**: July 26, 2023*
***Date Prepared**: July 21, 2023*

***Petitioner**: Don Hansen*
STR Partners
***Address**: 1200 South Dunton Avenue*
Arlington Heights, IL 60005

***Existing Zoning**: R-3, One-Family Dwelling District, P-L, Public Lands District*
***Comprehensive Plan**: Parks*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District, R-E, One-Family Dwelling District	Single-Family Homes	Single-Family Detached, Single-Family Detached Estate
South	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	R-3, One-Family Dwelling District, R-E, One-Family Dwelling District	Single-Family Homes	Single-Family Detached, Single-Family Detached Estate

Requested Action:

1. Amendment to SUP Ordinance #23-013 to allow a building addition.

Variations Required:

1. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Project Background:

In 1990, Arlington Heights School District 25 received Special Use Permit approval for Patton School, to allow a two-story building addition that included two classrooms and a gymnasium. In March of 2023, the School District received Special use Permit and Land Use Variation approval for a three-classroom addition on the western side of the school, in order to accommodate a transition to all day kindergarten services. The school district is currently proposing a 4,350 square-foot gymnasium addition to Patton School, which allows for additional indoor gym court area, a gym office, and storage space. The petitioner has not identified any increase in students or staff that would result from this proposal. This shall be confirmed as part of the Plan Commission Review Process.

The site has two parking lots; one located to the north of the school building which includes 41 parking stalls and has a singular access point off Patton Avenue, and a secondary parking lot to the south of the school with 39 parking stalls and a singular access point off of Patton Avenue. Circulation through the southern parking lot is one-way and flows in a counter clockwise direction. The Engineering Division has noted that the two lots were previously connected by a fire lane, which was removed during playground improvements. At the time of permit, it will be determined if this fire lane will need to be restored. Primary student loading occurs within the southern parking lot during both morning drop-off and afternoon pick-up. The northern parking lot has two-way traffic circulation and the site includes a total of 80 parking stalls. No modifications to the parking lots have been proposed at this time.

Zoning and Comprehensive Plan

The subject property is within two zoning districts; the eastern side of the site, which contains the majority of the school building and parking lots, is zoned R-3, One-Family Dwelling District, and the western side of the site, which contains the playground, playfields, and a small corner of the school building, is zoned P-L, Public Lands District. Public elementary schools are allowed in the R-3 District through the issuance of a Special Use Permit, however, schools are only allowed in the P-L District through the issuance of a Land Use Variation. As mentioned above, in 1990 Patton School received a Special Use Permit to allow an elementary school on the subject property, and in March of 2023 the facility received Special use Permit and Land Use Variation approval. The proposed addition, being a significant modification from previously approved plans, requires an amendment to the 2023 Special Use Permit and Land Use Variation approval to allow construction.

In order to justify the necessary zoning actions, the petitioner shall be required to provide written justification to the three criteria necessary for Special Use Permit approval as outlined below:

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

For the Land Use Variation, a written response outlining compliance with the four hardship criteria necessary for variation approval shall also be required, which criteria is outlined below:

- ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***

- ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
- ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
- ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***

Building, Site and Landscaping

The proposed building addition would be located at the western side of the existing school building and will be added to the southwestern corner of the existing school building. The gymnasium addition is proposed at just over 24-feet in height, and appears compliant with the R-3 height, setback, and bulk requirement regulations. A Design Commission application and review of the building addition will be required prior to appearing before the Plan Commission. Preliminary analysis by the petitioner indicates that new HVAC equipment will be necessary for the building addition. The newly proposed rooftop HVAC equipment must be appropriately located away from property lines and/or screened by parapet walls or architecturally compatible enclosures, and additional sound attenuation equipment may be required. The petitioner should clarify the type of equipment proposed and explore the incorporation of a sound buffering enclosure around the south/west/east elevations of the newly proposed RTU, as may be applicable for enhanced appearance and sound attenuation of this unit.

A power transformer is located within the area of the proposed gymnasium addition. The petitioner is proposing relocating this transformer to the western side of the addition, to be enclosed by an 8-foot tall wing wall of the building. This enclosure would also serve as a trash enclosure area. As the wing wall is an architectural extension of the building that does not encroach into required setbacks, a variation is not required to permit the height of 8-feet.

The proposed addition will not result in the loss of any landscaping, as the expansion area is currently paved. As such, a tree preservation plan will not be required. The petitioner has provided a proposed landscaping plan, which notes additional trees to be planted along the western side of the existing playground, where greenery is not currently present.

No other changes are proposed from previously approved plans.

Parking and Loading:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, pick-up and drop-off operations, and parking. Should this addition not result in an increase in parking, or an increase in the student population beyond previously approved plans, Staff would be supportive of a variation if requested.

For a Zoning Code Variation, a written response outlining compliance with the four hardship criteria necessary for variation approval shall also be required, which criteria is outlined below:

- ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
- ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
- ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
- ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***

Relative to parking, the site complies with regards to code requirements, as shown in **Table I** on the next page:

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
1616 N. Patton	Patton School	Elementary School	1 per employee + 1 per 5 classrooms	61	24	422	66
Total							
						Total Required	66
						Total Provided	80
						Surplus/Deficit	14

As part of the earlier 2023 approval, parking lot utilization was surveyed. During the midday, the petitioner's parking study found that the peak usage of the North lot showed 95% occupancy and the South lot was 35% occupied. The sum of parking stalls between both parking lots is sufficient to accommodate anticipated peak demand and the current allocation shows proper usage to where the North lot is used to capacity before spillover occurs in the South lot.

With respect to traffic, in order to manage possible future problems, a condition was included with the previous approval that requires the School District to demonstrate, to the satisfaction of Village staff, that drop-off/pick-up operations will not create unsafe vehicular or pedestrian movements. Should it be determined that improvements to the site or modifications to the drop-of/pick up procedures are needed to satisfactorily accommodate an increase beyond 422 students, any such improvements or modifications would need to be implemented upon administrative approval by the Village.

Per code, 14 bike parking stalls are required. The existing site has approximately 35 bike parking stalls located near the southwest side of the existing building that will be maintained as part of this development.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:
   - ***That said special use is deemed necessary for the public convenience at this location.***
   - ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
   - ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees***
2. The petitioner shall provide written justification in support of the necessary Land Use Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
- ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
- ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
- ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***

3. The petitioner shall provide written justification in support of any requested Zoning Code Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:
   - ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
   - ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
   - ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
   - ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***
4. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking is required as part of the Plan Commission review process if a variation is not requested. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.
5. The petitioner shall confirm any potential increase in students or staff that would result from this addition.
6. A Design Commission application and review shall be required.
7. Stormwater detention shall be required meeting all MWRD and Village requirements.
8. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____ July 21, 2023
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1822


Midwest Industries
N Verde Ave
N Verde Ave
N Patton Ave
Patton Elementary School
N Patton Ave
N Kennicott Blvd
W Maude Ave
W Maude Ave
W Maude Ave
N Harvard Ave
N Patton Ave
N Kennicott Ave
NORTH


Frontage Rd
N Yale
N Verde Ave
W Lillian Ave
N Verde Ave
N Patton Ave
W Maude Ave
N Yale Ct
N Yale Ave
N Patton Ave
N Kennicott Ave
N Kaspar Ave
W Maude Ave
N Harvard Ave
W Lynnwood Ave

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

PROJECT DESCRIPTION

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	June 27, 2023
PROJECT:	Patton Elementary School
LOCATION:	1616 N. Patton Ave.

The addition to Patton Elementary School is an expansion of the existing gymnasium to support physical education. The 4,350 sq. ft. addition is comprised of a physical education court area, a gym office, gym storage and exterior storage. An existing transformer and trash enclosure is in the footprint of the proposed addition, and a replacement transformer and replacement trash area will be screened by a masonry screen wall with a brick veneer.

The addition is a single story with top of wall at 24'-2" to match the height of the existing gymnasium. It will be of the same materials as the existing building. Exterior materials include matching red brick, a matching white brick accent band, dark bronze anodized aluminum window frames and dark bronze color metal coping.

Completion of the project is planned for August 2024 at the beginning of the 2024-2025 school year. Construction is anticipated to begin in the fall of 2023.

Walls will be constructed of brick and cmu which are long lasting materials. Efficient LED lighting will be used. The quality of materials are like those of the Patton classroom addition recently reviewed.

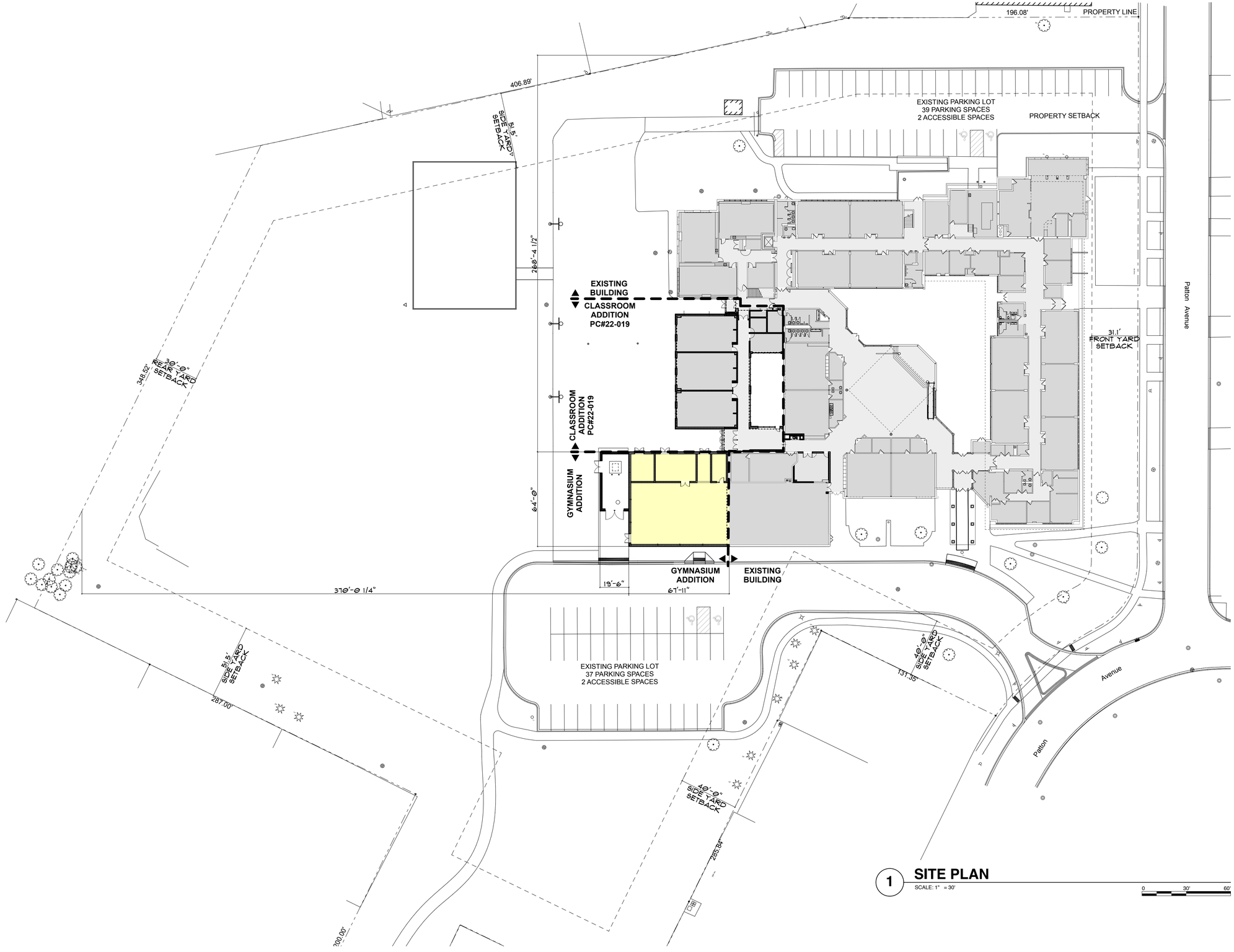
The gymnasium is within the property line setbacks and in compliance with Maximum Floor Area and Maximum Height and Stories.

Maximum Floor Area Ratio

Allowed	Existing	Proposed	Comment
50%	20.3% (67,089 sq. ft./ 330,932 sq. ft.)	21.6% (71,439 sq. ft./ 330,932 sq. ft.)	**Complies** with Maximum Floor Area

Maximum Height and Stories

Allowed	Existing	Proposed	Comment
25 ft. 2 1/2 stories	24'-2" 2 stories	24'-2" 1 story	**Complies** with Height & Stories



SITE PLAN

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

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23

PLAT OF SURVEY
OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

THE PREMISES COMMONLY KNOWN AS:
PATTON SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1616 NORTH PATTON STREET, ARLINGTON HEIGHTS, IL 60005
PARCEL AREA= 7.600 ACRES, 331,070 SQ.FT.

PARCEL 1:
LOT A IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 471 IN HASBROOK SUBDIVISION UNIT NO. 5, A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:
R17. DUE TO COVID-19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
K18. EASEMENT'S) FOR THE PURPOSE'S) SHOWN BELOW THE RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT: FOR PURPOSE TO INSTALL, LAY, CONSTRUCT NECESSARY EQUIPMENT TO SUPPLY TELEPHONE AND ELECTRICITY BY DOCUMENT 17109545
L19. DECLARATION OF EASEMENT RECORDED BY DOCUMENT 17794184 RELATING TO SEWER MAINS
M20. RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS RECORDED AS DOCUMENT 17936847 MADE BY HASBROOK CONSTRUCTION COMPANY, RELATING TO LAND USE AND BUILDING TYPE, ARCHITECTURAL CONTROL, COST, QUALITY, SIZE AND LOCATION OF BUILDINGS ERECTED ON LAND AND LOT AREA AND WIDTH, EASEMENTS FOR INSTALLATION.
P21. RIGHTS OF THE VILLAGE AND GOVERNMENTAL AGENCIES OF ARLINGTON HEIGHTS TO LOT 472 DEDICATED ON PLAT FOR PUBLIC USE.
Q22. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
T23. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SCHOOL, WITH EXPANSION TO EXISTING EDUCATIONAL, ADMINISTRATIVE AND RECREATIONAL FACILITIES AND GRANTING CERTAIN VARIATIONS RECORDED BY DOCUMENT 91040797.
U24. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED BY DOCUMENT 91090286.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2205214LD**
COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201J, EFFECTIVE DATE: AUGUST 19, 2008.

Lot 423
Lot 422
Lot 421
Lot 420
Lot 419
Lot 418
Lot 471
1-Story Residence #1722 T/F=724.96
Lot 472
PATTON ELEMENTARY SCHOOL #1616
PARCEL 2
PIN: 03-19-108-035
Lot 473
1-Story Residence #1542 T/F=723.97
Lot 474
Patton Avenue
Found 1" Iron Pipe
Found 7/8" Iron Pipe O.1'W. of corner
196.08' N 63°36'16" E
131.54' S 89°52'07" W
350.41' S 26°05'01" E
R=196.00' L=91.75'
R=450.00' L=54.64'
SITE BENCHMARK
CUT "x" IN CONCRETE ISLAND
NAVD88 ELEV.=721.51

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON ALTA 2022.DWG

FIELDWORK COMPLETED: 11-09-2018 & 10-20-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005
NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon: check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

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OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON ALTA 2022.DWG

Lot A
PARCEL 1
PIN: 03-19-108-024

Lot 10
Lot 11
Lot 12
Lot 13
Lot 19
Lot 20
Lot 21

LYNNWOOD SUBDIVISION UNIT NO. 4

N 51°38'07" E 406.89'

N 00°02'54" W 348.52'

403.09'

287.00' S 89°53'27" W

10' Utility Easement

Found 7/8" Iron Pipe
Found 1" Iron Pipe
Found 1" Iron Pipe
Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Set 1/2" Iron Rod
Found 5/8" Iron Pipe
Found 3/4" Iron Pipe

CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
CONCRETE SIDEWALK
CONCRETE CURB
DEPRESSED CURB
CONCRETE BARRIER
CONCRETE WALKWAY
RUBBERIZED PLAYGROUND
Bituminous Pavement
CONCRETE

UTILITY POLE
ANCHOR
SHED
SOIL BORING
CATCH BASIN
12"x12" DRAIN
CABLE PEDESTAL
ELECTRIC SERVICE
COMMUNICATIONS MH.
TRANSFORMER PAD
DUMPSTER ENCLOSURE
BIKE RACK BOLLARDS
BRICK WALL
WOOD FENCE
CLEAN OUT
HANDI MAN
STORM DRAIN

8"PVC
12"PVC
16"
24"
6"HDP
8"HDP
12"HDP

PLAT OF SURVEY
OF
PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT: 32
LOCATION ADDRESS:
515 PALATINE ROAD
ARLINGTON HEIGHTS, IL
3" DIA. BRASS DISC IN CONCRETE, 5" ABOVE GROUND, 44'+/– SOUTH OF THE CENTERLINE OF FRONTAGE ROAD (PALATIONE ROAD) AND 21'+/– EAST OF THE CENTERLINE OF FERNANDEZ AVENUE
(STAMPED 114B)
NAVD88 ELEVATION = 713.78

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 7TH DAY OF NOVEMBER, A.D. 20 22.

PROFESSIONAL LAND SURVEYOR BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR 35–3616
MY LICENSE EXPIRES 11–30–20
PROFESSIONAL DESIGN FIRM NO. 184–002732

LEGEND:
UNDERGROUND AT&T LINE —T—
UNDERGROUND GAS LINE —G—
UNDERGROUND COM ED LINE—C—
UNDERGROUND ELECTRIC —E—
BOLLARD o
LIGHT POST ☼
UTILITY POLE ⌁
SOIL BORING o

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33–16
F3316PATTON 2022.DWG

FIELDWORK COMPLETED:
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
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GRAYSLAKE, ILLINOIS 60030
PHONE: 847–223–0914 FAX: 847–223–0980

Lot 21 · Lot 29 · Lot 30 · Lot 31 · Lot 474 · Lot 475 · Lot 476 · Lot 477 · Lot 478 · Lot 479 · Lot 480

LYNNWOOD SUBDIVISION UNIT NO. 4
HASBROOK SUBDIVISION UNIT NO. 5

Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Set 1/2" Iron Rod
Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 3/4" Iron Pipe

South line of Lynnwood Subdivision Unit No. 4 as staked and monumented
South line of Hasbrook Subdivision Unit No. 5 as staked and monumented

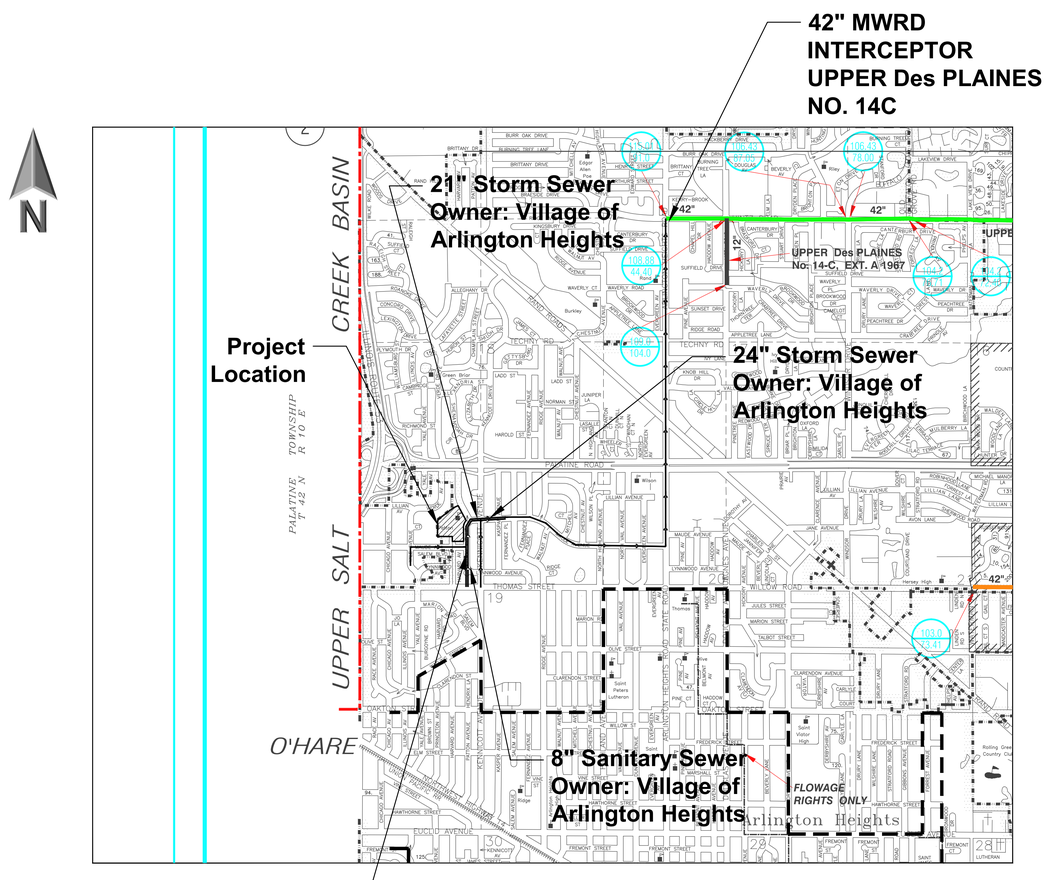
S 89°53'27" W 287.00'
S 89°47'27" W 132.00'
N 00°06'33" W 61.90'
S 00°06'43" E 285.84' meas. 286' rec.
S 00°04'34" E 132.00'
S 00°07'14" E 1.78'
S 89°53'21" W 33.00'
S 89°49'32" W 33.00'
309.22'

CHAIN LINK FENCE
METAL FENCE
WOOD FENCE
5' Utility Easement
10' Utility Easement
CONCRETE CURB
CONCRETE SIDEWALK
PAVED WALK
Bituminous Pavement
EDGE OF PAVEMENT
6"HDP
6"PVC
8"PVC
8"WATERMAIN
6"WATERMAIN
12"CMP
CLEAN OUT
BOLLARDS
SOIL BORING-1
SOIL BORING-2

CATCH BASIN RIM=727.16 6"E.INV.=725.06 6"W.INV.=725.21
CATCH BASIN RIM=728.92 6"E.INV.=727.52 4"W.INV.=727.32
CATCH BASIN RIM=726.09 6"NE.INV.=723.99 6"W.INV.=724.19
CATCH BASIN RIM=724.59 NE.INV.=721.29 6"E.INV.=722.19 6"W.INV.=722.39
CATCH BASIN RIM=723.04 NE.INV=720.04 SW.INV=720.14
CATCH BASIN RIM=722.31 N.INV=720.01 SW.INV=720.31
CATCH BASIN RIM=725.48
CATCH BASIN RIM=725.11
STORM MH. RIM=726.41
STORM MH. RIM=725.85
YARD DRAIN RIM=726.32
WATER VALVE VAULT RIM=730.11
WATER VALVE VAULT RIM=725.89
WATER VALVE VAULT RIM=722.72
WATER VALVE VAULT RIM=726.28
FIRE HYDRANT
UTILITY PEDESTALS
UTILITY PEDESTAL
UTILITY PEDESTALS TRANSFORMER PAD

Maude Avenue
N. Harvard Avenue
Patton Avenue
NORTH

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
1616 N. Patton Ave.
Arlington Heights, IL 60004



CIVIL SHEET INDEX

C000	CIVIL COVER SHEET
C001	TOPOGRAPHIC SURVEY
C002	TOPOGRAPHIC SURVEY
C003	TOPOGRAPHIC SURVEY
C004	SITE WORK NOTES AND LEGENDS
C005	MWRD GENERAL NOTES
C101	SITE DEMOLITION PLAN
C201	SITE GEOMETRY PLAN
C301	SITE UTILITY PLAN
C401	SITE GRADING AND PAVING PLAN
C501	SITE EROSION AND CONTROL PLAN
C601	SITE WORK DETAILS
C602	SITE WORK DETAILS

LANDSCAPE SHEET INDEX

L101	Landscape Plan

EXHIBIT INDEX

CX101	EXISTING SITE COVERAGE
CX102	PROPOSED SITE COVERAGE
CX201	PROPOSED DEVELOPMENT AREA (VILLAGE SWM)
CX202	PROPOSED DEVELOPMENT AREA (MWRD SWM)
CX203	TRADE OFF AREA (VILLAGE SWM)
CX301	TRIBUTARY AREA EXHIBIT
CX401	FIRE TRUCK EXHIBIT

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on November 12, 2018. Order Number F33-16.

PROJECT BENCHMARKS

Source Benchmark:
Monument Recovery Sheet
Village of Arlington Heights, IL
Location Address:
515 Palatine Road
Monument 32
3" Dia. Brass Disc In Concrete, 5" Above Ground, 44'± South Of The Centerline Of Frontage Road (Palatine Road) And 21'± East Of The Centerline Of Fernandez Avenue (Stamped 114B)
NAVD88 Elevation = 713.78
SITE BENCHMARK:
Survey Control Point, Cut "X" in Concrete Island
Elevation: 721.51 NAVD88
Easting: 1075702.92
Northing: 1981620.54

J.U.L.I.E.

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

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DRAINAGE STATEMENT

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

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAY
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

Sheet Title:
CIVIL COVER SHEET

Sheet No:
C000

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan - Patton.dwg
Plotted: 5/19/23 @ 9:51am By: lrosenbauer

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Design By: LMR | Approved By: JC | Date: 05/22/23

Sheet Title: TOPOGRAPHICAL SURVEY

Sheet No: C001

PLAT OF SURVEY
OF
PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

THE PREMISES COMMONLY KNOWN AS:
PATTON SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1616 NORTH PATTON STREET, ARLINGTON HEIGHTS, IL 60005
PARCEL AREA= 7.600 ACRES, 331,070 SQ.FT.

PARCEL 1:
LOT A IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 471 IN HASBROOK SUBDIVISION UNIT NO. 5, A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:
R17. DUE TO COVID-19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
K18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW THE RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE TO INSTALL, LAY, CONSTRUCT NECESSARY EQUIPMENT TO SUPPLY TELEPHONE AND ELECTRICITY BY DOCUMENT 17109545
L19. DECLARATION OF EASEMENT RECORDED BY DOCUMENT 17794184 RELATING TO SEWER MAINS
M20. RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS RECORDED AS DOCUMENT 179368847 MADE BY HASBROOK CONSTRUCTION COMPANY, RELATING TO LAND USE AND BUILDING TYPE, ARCHITECTURAL CONTROL, COST, QUALITY, SIZE AND LOCATION OF BUILDINGS ERECTED ON LAND AND LOT AREA AND WIDTH, EASEMENTS FOR INSTALLATION.
P21. RIGHTS OF THE VILLAGE AND GOVERNMENTAL AGENCIES OF ARLINGTON HEIGHTS TO LOT 472 DEDICATED ON PLAT FOR PUBLIC USE.
Q22. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
T23. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SCHOOL, WITH EXPANSION TO EXISTING EDUCATIONAL, ADMINISTRATIVE AND RECREATIONAL FACILITIES AND GRANTING CERTAIN VARIATIONS RECORDED BY DOCUMENT 91040797.
U24. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED BY DOCUMENT 91090286.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2205214LD** COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201J, EFFECTIVE DATE: AUGUST 19, 2008.

Lot 471
1–Story Residence
#1722
T/F=724.96

Lot 472
PATTON ELEMENTARY SCHOOL
#1616
PARCEL 2
PIN: 03–19–108–035

Lot 473
1–Story Residence
#1542
T/F=723.97

Lot 474

Lot 423 | Lot 422 | Lot 421 | Lot 420 | Lot 419 | Lot 418

Patton Avenue

Found 1" Iron Pipe
Found 7/8" Iron Pipe 0.13'W. of corner

N 63°36'16" E 196.06'
S 26°05'01" E 358.41'
131.54' S 89°52'07" W
R=50.00' L=64.64'
R=196.00' L=91.70'

SITE BENCHMARK
CUT "X" IN CONCRETE ISLAND
NAVD88 ELEV.=721.51

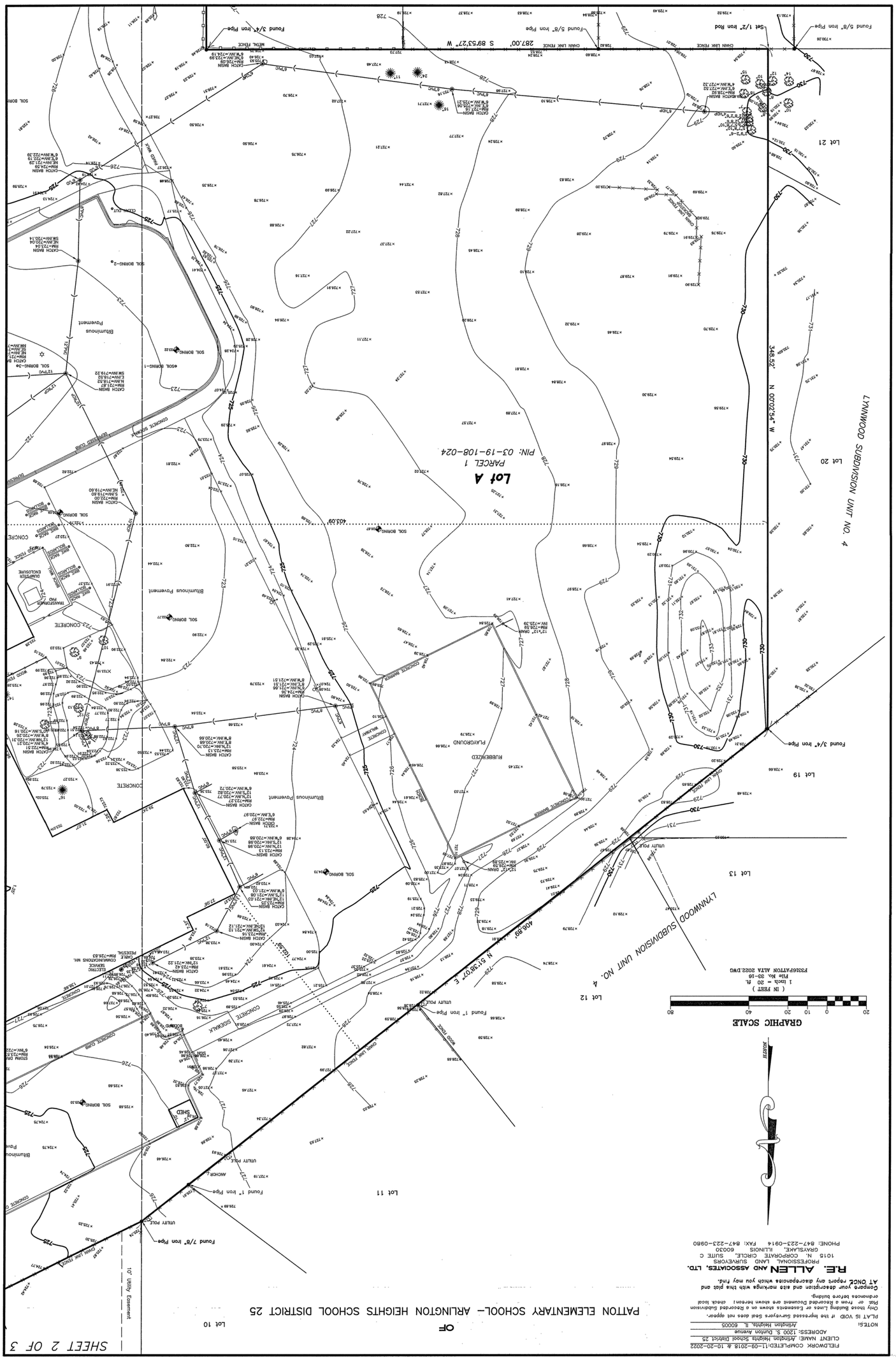
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON ALTA 2022.DWG

FIELDWORK COMPLETED:11-09-2018 & 10-20-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Stephan - Patton.dwg
Plotted: 5/19/23 @ 9:51am By: rosenbower



NOTES:
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CLIENT NAME: Arlington Heights School District 25
Arlington Heights, IL 60005

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:
JOSHUA J. CARD
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

No.	Date	Description
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Design By: LMR
Approved By: JC
Date: 05/22/23

Sheet Title: TOPOGRAPHICAL SURVEY

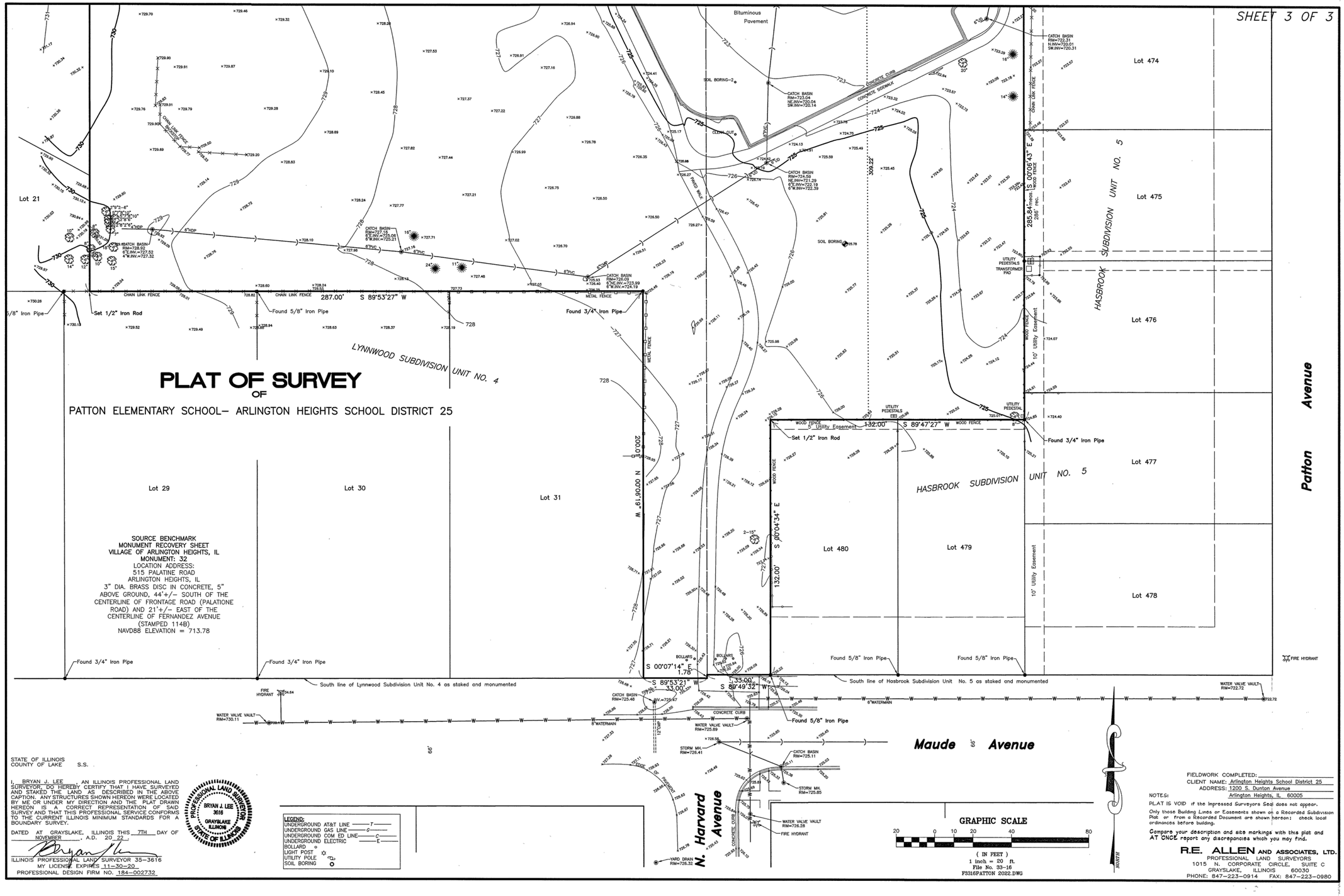
Sheet No: C002

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PROFESSIONAL DESIGN FIRM
LICENSED BY ILLINOIS
EXPIRES: 04/30/2023

PLAT OF SURVEY

OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25



SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT: 32
LOCATION ADDRESS:
515 PALATINE ROAD
ARLINGTON HEIGHTS, IL
3" DIA. BRASS DISC IN CONCRETE, 5" ABOVE GROUND, 44'+/– SOUTH OF THE CENTERLINE OF FRONTAGE ROAD (PALATIONE ROAD) AND 21'+/– EAST OF THE CENTERLINE OF FERNANDEZ AVENUE
(STAMPED 114B)
NAVD88 ELEVATION = 713.78

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 7TH DAY OF NOVEMBER, A.D. 20 22.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-20
PROFESSIONAL DESIGN FIRM NO. 184-002732

PROFESSIONAL LAND SURVEYOR BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS STATE OF ILLINOIS

LEGEND:
UNDERGROUND AT&T LINE —T—
UNDERGROUND GAS LINE —G—
UNDERGROUND COM ED LINE —C—
UNDERGROUND ELECTRIC —E—
BOLLARD
LIGHT POST
UTILITY POLE
SOIL BORING

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON 2022.DWG

FIELDWORK COMPLETED:
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
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PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAP 062-071456 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

Sheet Title:
TOPOGRAPHICAL SURVEY

Sheet No:
C003

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Steplan – Patton.dwg
Plotted: 5/19/23 @ 9:52am By: rosenbauer

GENERAL NOTES

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

DEMOLITION NOTES

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

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications,* ***Two Coats for Latex Paints.*** *All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

UTILITY NOTES

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

STRUCTURE NOTES

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

GRADING NOTES

1. ***<<If not included with erosion control notes>>****Install And Maintain Silt Fence at the Perimeter of the Construction Zone.*
2. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
3. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and* ***Sodded*** *Unless Noted Otherwise On The Landscape Drawings.*
4. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
5. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
6. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. *Install Stabilized Construction Entrance*
2. *Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.*
3. *Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.*
4. *Cover and Stabilize Disturbed Areas As Soon As Possible.*
5. *When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.*
6. *Construct Sedimentation Basins and Structures.*
7. *Perform Grading Operations and Installation of Site Infrastructure and Pavement.*
8. *Install Permanent Seeding and Plantings.*
9. *Remove Accumulated Sediment From Basins and Along Silt Fence.*
10. *Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.*
11. *Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.*

LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Inlet	
Area Drain	
Clean Out	$O_{C.O.}$
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
W Water Main	W
G Gas Line	G
OH Overhead Wires	OH
E Electrical Cable (Buried)	E
T Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	B_B
Downspout	O_{DS}
Bollard	O_{BOL}
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
x C 782.50 Curb Elevation	C 782.50
x G 782.00 Gutter Elevation	G 782.00
x P 783.25 Pavement Elevation	P 783.25
x W 782.10 Sidewalk Elevation	W 782.10
x 784.0 Ground Elevation	x 784.0
x T/W 785.20 Top of Retaining Wall Elevation	T/W 785.20
Swale	
781 Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- XX XX Curb & Gutter Removal
- X Structure Removal
- Tree Removal

PAVING & SURFACE LEGEND

- **Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed, CA-6
  4" Drainage Course, CA-7
  Non-Woven Geotextile Fabric, 5 oz/sy
  ADD ALTERNATE: Tensar GeoGrid TX160
  (Installed per Manufacturers Specifications)
- **Concrete Driveway Section**
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
  (Omit Welded Wire Fabric In Public ROW)
- **Concrete Sidewalk Section**
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
  4" Aggregate Base Course, Type B, Crushed
  (Omit Welded Wire Fabric In Public ROW)
- **Heavy-Duty Asphalt Pavement Section**
  2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/4" Hot Mix Asphalt, IL-19.0, N50
  5" Hot Mix Asphalt Binder, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed
  ADD ALTERNATE: Tensar GeoGrid TX160
  (Installed per Manufacturers Specifications)
- **BASE BID: Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd/yd)
  4" Aggregate Base Course, Type B, Crushed, CA-6
  4" Drainage Course, CA-7
  Non-Woven Geotextile Fabric, 5 oz/sy
  ADD ALTERNATE: Tensar GeoGrid TX160
  (Installed per Manufacturer's Specifications)
  Flush Band Curb Omitted If Base Bid Is Selected.
  ALTERNATE: UniLock Eco-Priora Permeable Paver
  Large or Small Square (TBD by Architect And/Or Owner)
  Color: Heritage Brown
  3-1/8" Paver Depth
  1-1/2" CA-16 Setting Bed
  6" Min. CA-7 (Variable Based On Pavement Slope)
  12" CA-1 Permeable Subbase
  Aggregate Subbase Stone Shall Be Wrapped In Non-Woven Geotextile Fabric As Required By The MWRD, Typ.
- Stormwater Overland Flow Path
- Ridge Line/High Point

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal ALL DISTURBED LANDSCAPED AREAS Unless Noted Otherwise On Landscape Plans
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

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PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

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ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAPP
062-071456
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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LMR	JC	05/22/23

Sheet Title:

SITE WORK NOTES AND LEGENDS

Sheet No:

C004

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan - Patton.dwg
Plotted: 5/19/23 @ 9:52am By: lrosenbauer

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. 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.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. 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.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

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BUILDING ADDITION AND RENOVATIONS

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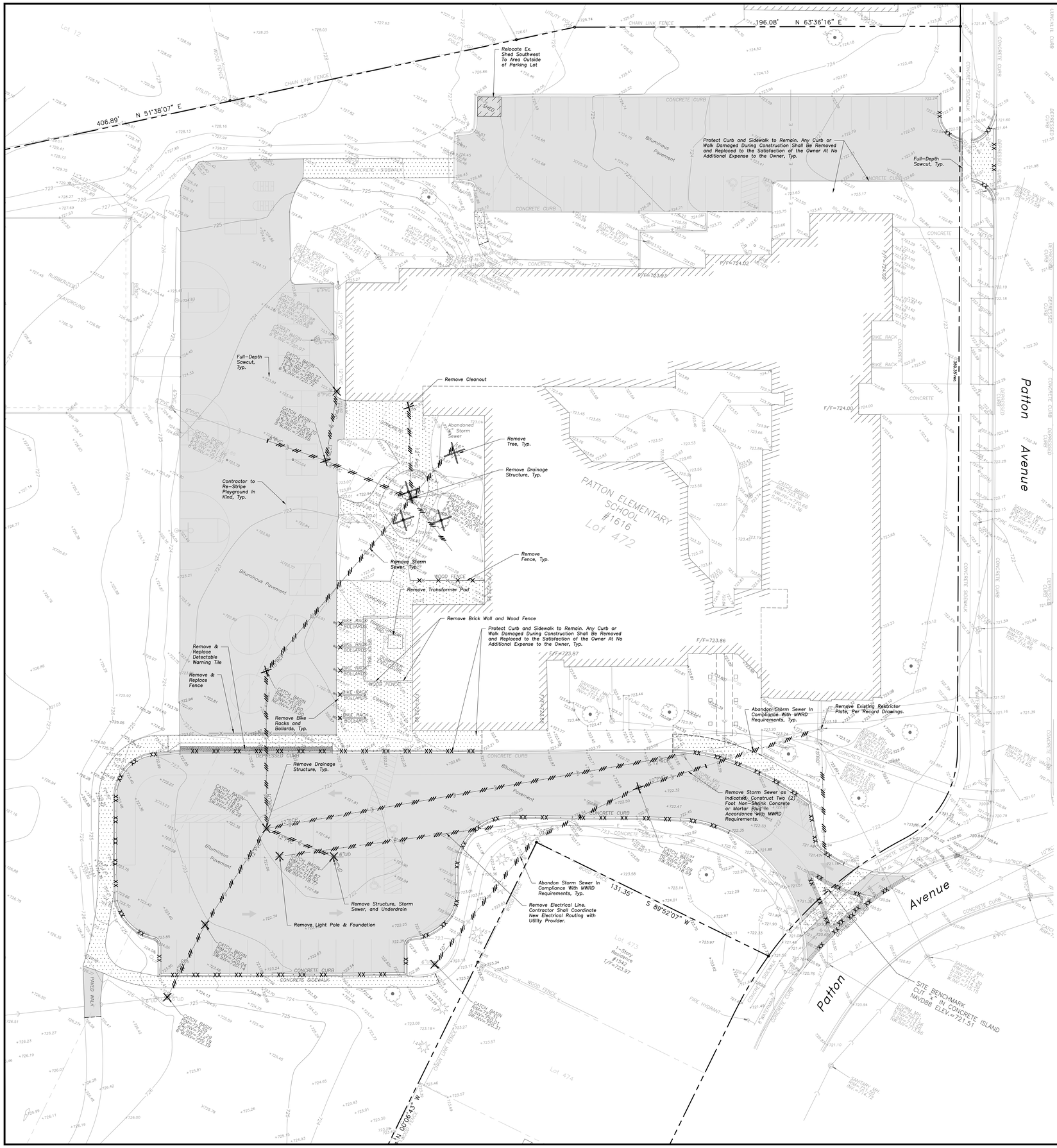
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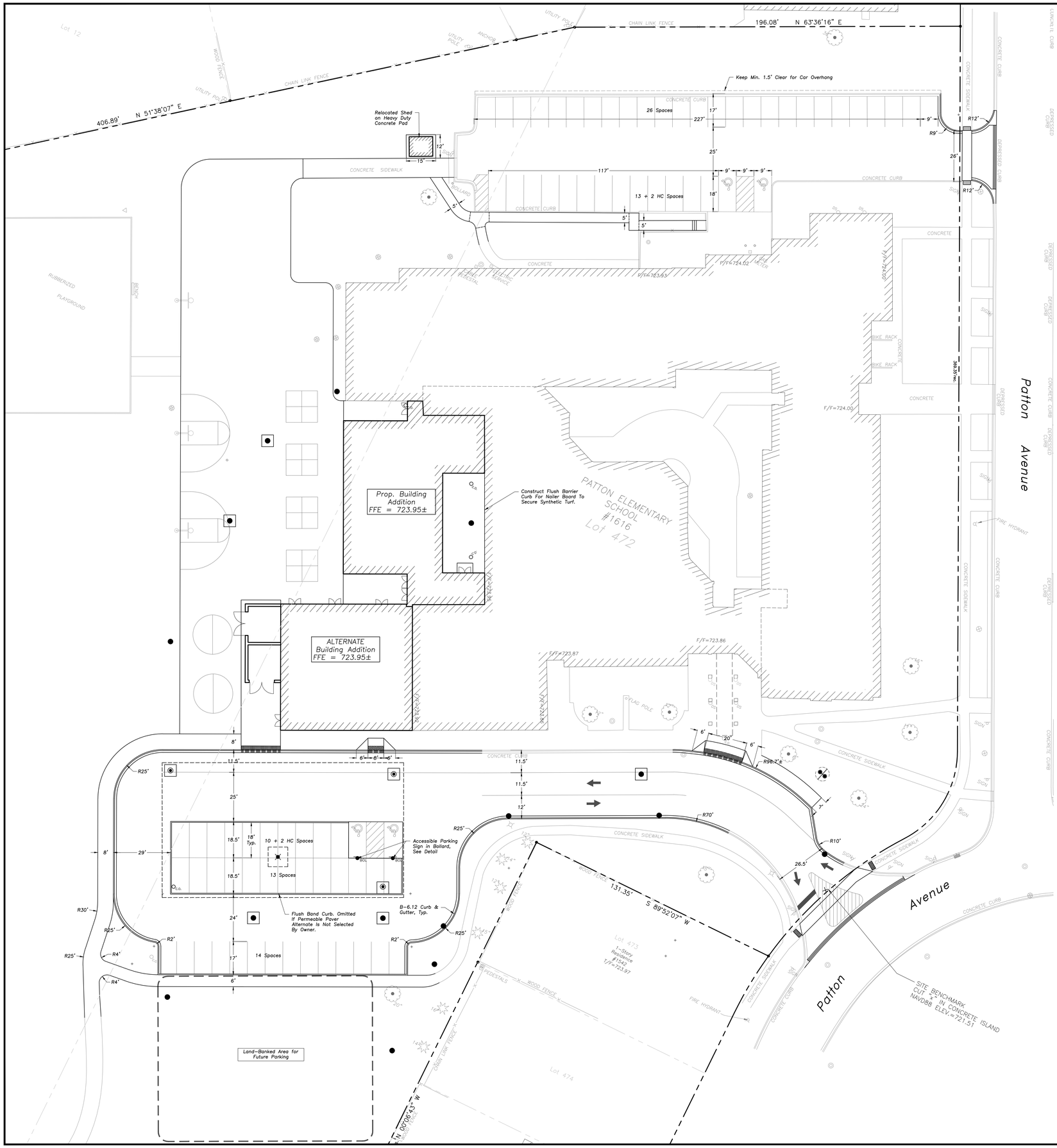
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LMR	JC	05/22/23

Sheet Title:
MWRD GENERAL NOTES

Sheet No:
C005

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/18/23 @ 9:53am By: rosenbauer


196.08' N 63°36'16" E
406.89' N 51°38'07" E
Relocate Ex. Shed Southwest To Area Outside of Parking Lot
Protect Curb and Sidewalk to Remain. Any Curb or Walk Damaged During Construction Shall Be Removed and Replaced to the Satisfaction of the Owner At No Additional Expense to the Owner, Typ.
Full-Depth Sawcut, Typ.
Remove Cleanout
Abandoned 4" Storm Sewer
Remove Tree, Typ.
Remove Drainage Structure, Typ.
Contractor to Re-Stripe Playground In Kind, Typ.
Remove Storm Sewer, Typ.
Remove Fence, Typ.
Remove Transformer Pad
Remove Brick Wall and Wood Fence
Remove & Replace Detectable Warning Tile
Remove & Replace Fence
Remove Bike Racks and Bollards, Typ.
Protect Curb and Sidewalk to Remain. Any Curb or Walk Damaged During Construction Shall Be Removed and Replaced to the Satisfaction of the Owner At No Additional Expense to the Owner, Typ.
Abandon Storm Sewer In Compliance With MWRD Requirements, Typ.
Remove Existing Restrictor Plate, Per Record Drawings.
Remove Drainage Structure, Typ.
Remove Storm Sewer as Indicated, Construct Two (2) Foot Non-Shrink Concrete or Mortar Plug In Accordance with MWRD Requirements.
Abandon Storm Sewer In Compliance With MWRD Requirements, Typ.
Remove Electrical Line. Contractor Shall Coordinate New Electrical Routing with Utility Provider.
Remove Structure, Storm Sewer, and Underdrain
Remove Light Pole & Foundation
PATTON ELEMENTARY SCHOOL #1616 Lot 472
Lot 473
Lot 474
1-Story Residence #1540 F/F=723.97
Patton Avenue
SITE BENCHMARK CUT "X" IN CONCRETE ISLAND NAVD88 ELEV.=721.51
131.35' S 89°52'07" W
S 00°05'43" W
F/F=724.02
F/F=723.86
F/F=723.87
F/F=724.00
Bituminous Pavement
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE
WOOD FENCE
CHAIN LINK FENCE
BIKE RACK BOLLARDS
SHED
PAVED AREA
CATCH BASIN RIM=724.03 6"W,INV=720.68
CATCH BASIN RIM=724.03 6"W,INV=720.70
CATCH BASIN RIM=724.03 6"W,INV=720.72
CATCH BASIN RIM=724.03 6"W,INV=720.74
CATCH BASIN RIM=724.03 6"W,INV=720.76
CATCH BASIN RIM=724.03 6"W,INV=720.78
CATCH BASIN RIM=724.03 6"W,INV=720.59
CATCH BASIN RIM=724.03 6"W,INV=720.61
CATCH BASIN RIM=724.03 6"W,INV=720.63
CATCH BASIN RIM=724.03 6"W,INV=720.65
CATCH BASIN RIM=724.03 6"W,INV=720.67
CATCH BASIN RIM=724.03 6"W,INV=720.69
CATCH BASIN RIM=724.03 6"W,INV=720.71
CATCH BASIN RIM=724.03 6"W,INV=720.73
CATCH BASIN RIM=724.03 6"W,INV=720.75
CATCH BASIN RIM=724.03 6"W,INV=720.77
CATCH BASIN RIM=724.03



GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints.***
3. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
4. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
5. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd., For Eriksson Engineering Associates on November 12, 2018. Order Number F33-16.

PROJECT BENCHMARKS

Source Benchmark:
Monument Recovery Sheet
Village of Arlington Heights, IL
Location Address:
515 Palatine Road
Monument 32
3" Dia. Brass Disc In Concrete, 5" Above Ground, 44'± South Of The Centerline Of Frontage Road (Palatine Road) And 21'± East Of The Centerline Of Fernandez Avenue (Stamped 1148)
NAVD88 Elevation = 713.78
SITE BENCHMARK:
Survey Control Point, Cut "X" in Concrete Island
Elevation: 721.51 NAVD88
Easting: 1075702.92
Northing: 1981620.54

J.U.L.I.E.

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

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAPS
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

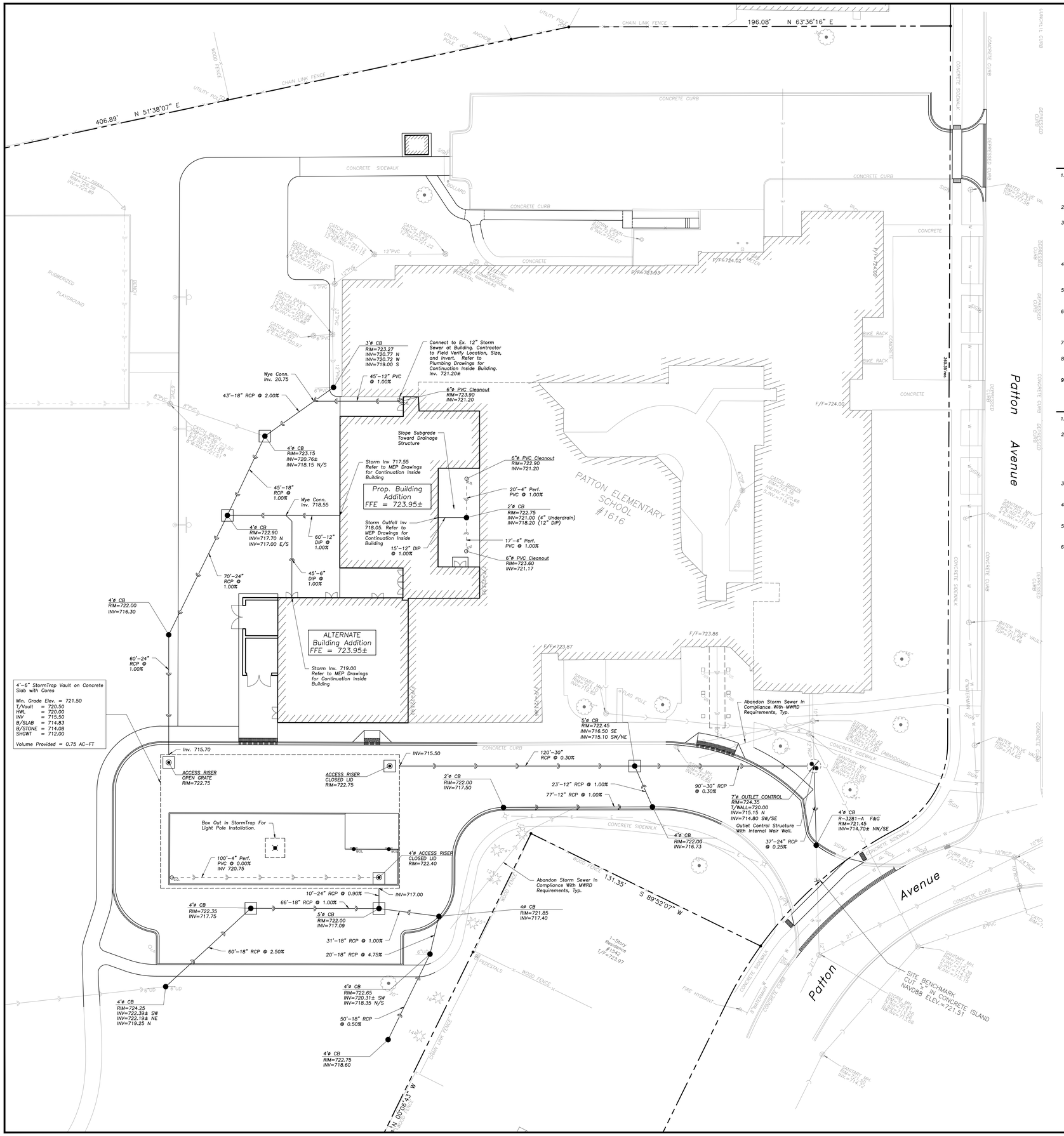
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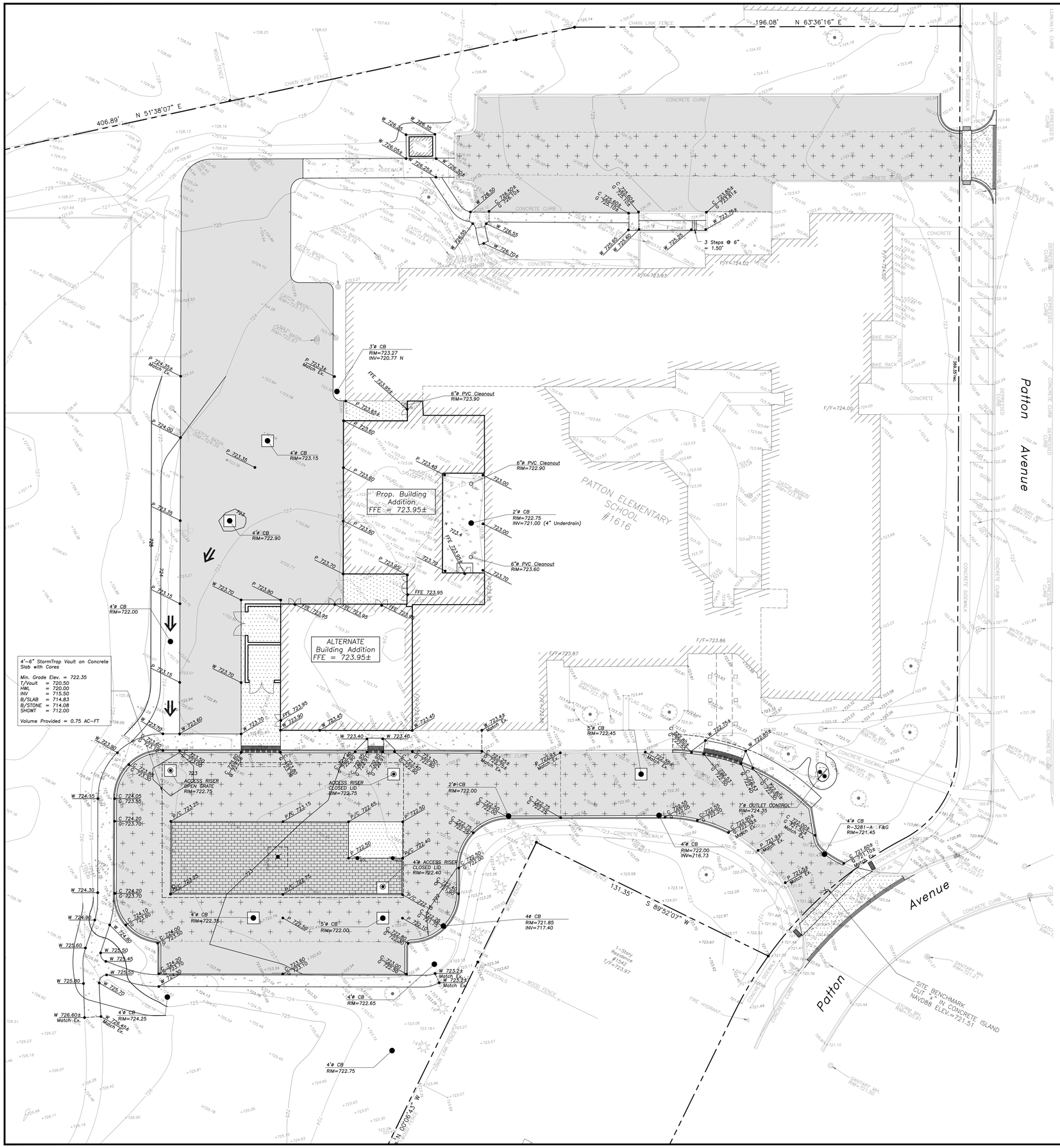
SITE GEOMETRY PLAN

Sheet No:

C201

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/19/23 @ 9:53am By: lrosenbauer


406.89' N 51°38'07" E
196.08' N 63°36'16" E
CHAIN LINK FENCE
WOOD FENCE
UTILITY POLE
ANCHOR
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE
BOLLARD
RUBBERIZED PLAYGROUND
FENCE
HOUSE
CATCH BASIN 6'W.INV.=721.15 12"INV.=721.03 6"W.INV.=720.93
CATCH BASIN 12"INV.=721.22
CATCH BASIN 6"E.INV.=720.97
CATCH BASIN 6"W.INV.=720.86 6"N.INV.=720.68
CATCH BASIN 6"W.INV.=721.56 6"N.INV.=721.31
6"W.INV.=723.07
6"W.INV.=723.63
6"W.INV.=723.63
6"W.INV.=723.63





GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.*
3. *Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.*
4. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
4" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
5" Hot Mix Asphalt Binder, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

BASE BID: Asphalt Pavement Section
1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturer's Specifications)
Flush Band Curb Omitted If Base Bid Is Selected.

ALTERNATE: UniLock Eco-Priora Permeable Paver
Large or Small Square (TBD by Architect And/Or Owner)
Color: Heritage Brown
3-1/8" Paver Depth
1-1/2" CA-16 Setting Bed
6" Min. CA-7 (Variable Based On Pavement Slope)
12" CA-1 Permeable Subbase
Aggregate Subbase Stone Shall Be Wrapped In Non-Woven Geotextile Fabric As Required By The MWRD, Typ.

Stormwater Overland Flow Path

Ridge Line/High Point

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on November 12, 2018. Order Number F33-16.

PROJECT BENCHMARKS

Source Benchmark:
Monument Recovery Sheet
Village of Arlington Heights, IL
Location Address:
515 Palatine Road
Monument 32
3" Dia. Brass Disc In Concrete, 5" Above Ground, 44'± South Of The Centerline Of Frontage Road (Palatine Road) And 21'± East Of The Centerline Of Fernandez Avenue (Stamped 114B)
NAVD88 Elevation = 713.78
SITE BENCHMARK:
Survey Control Point, Cut "X" in Concrete Island
Elevation: 721.51 NAVD88
Easting: 1075702.92
Northing: 1981620.54

J.U.L.I.E.

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

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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAY
062-071456
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

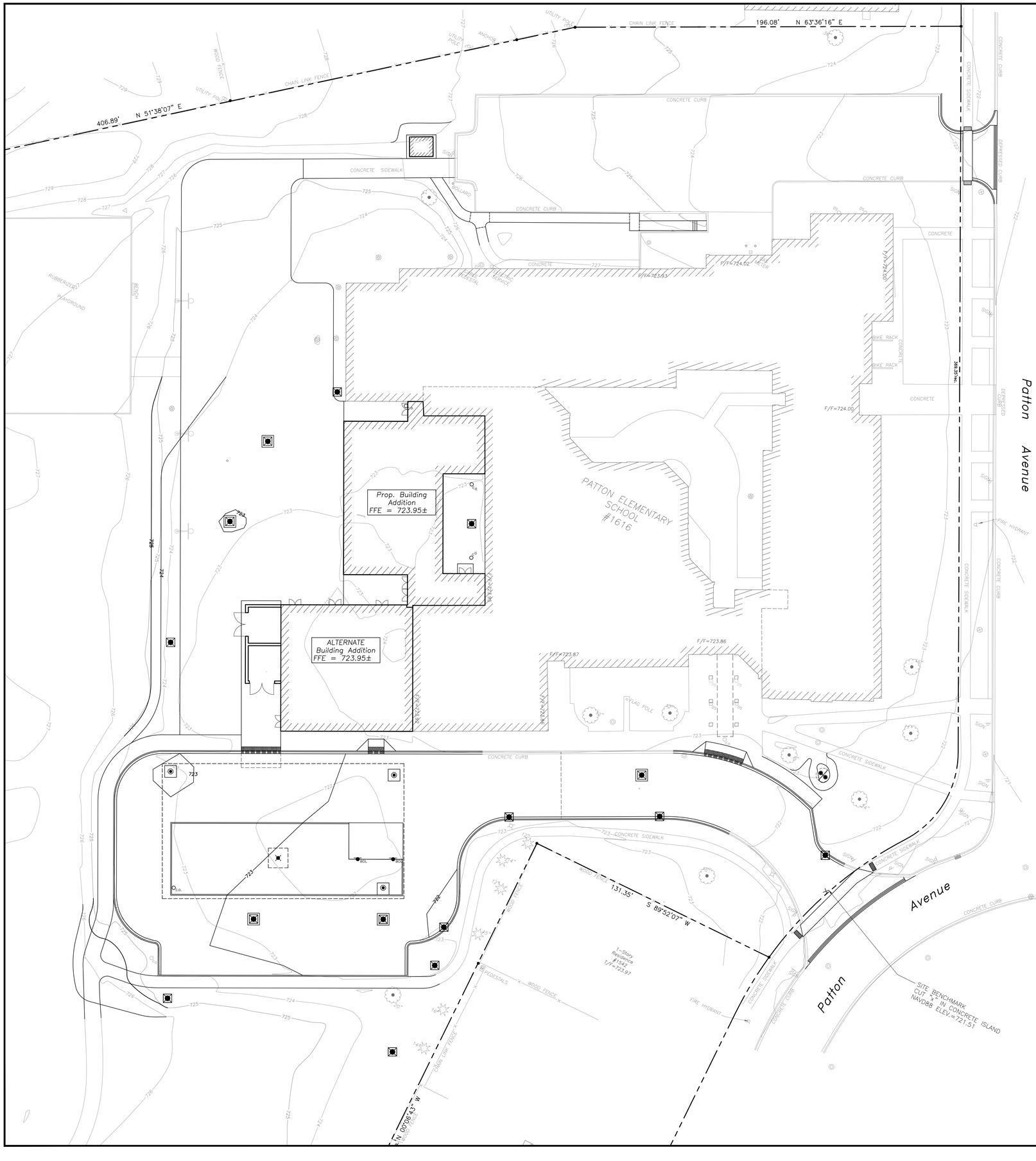
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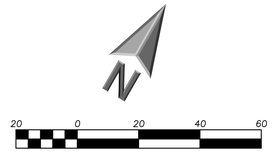
GRADING AND PAVING PLAN

Sheet No:

C401

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Plotted: 5/19/23 @ 9:54am By: irosenbauer





SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. *Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
3. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
4. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
5. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
6. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
7. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
8. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
9. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
10. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal ALL DISTURBED LANDSCAPED AREAS Unless Noted Otherwise On Landscape Plans
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
COMB	Combined Sewer	COMB
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
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	Telephone Pedestal	
	Telephone Manhole	
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	Accessible Parking Stall	
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x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
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781	Contour Line	781
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4. *Notify The Owner, Engineer and The **Village of Arlington Heights** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on November 12, 2018. Order Number F33-16.

PROJECT BENCHMARKS

Source Benchmark:
Monument Recovery Sheet
Village of Arlington Heights, IL
Location Address:
515 Palatine Road
Monument 32
3" Dia. Brass Disc In Concrete, 5" Above Ground, 44'± South Of The Centerline Of Frontage Road (Palatine Road) And 21'± East Of The Centerline Of Fernandez Avenue (Stamped 114B)
NAVD88 Elevation = 713.78
SITE BENCHMARK:
Survey Control Point, Cut "X" in Concrete Island
Elevation: 721.51 NAVD88
Easting: 1075702.92
Northing: 1981620.54

J.U.L.I.E.

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

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAPP
062-071456
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/19/23 @ 9:54am By: irosenbauer

GENERAL NOTES

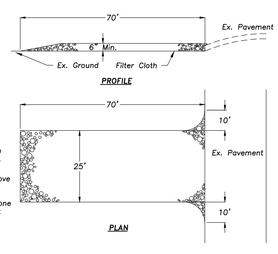
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

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

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

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

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



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

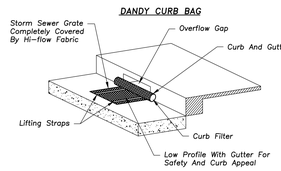
Note: *The Dandy Bag Will Be Manufactureed In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:*

Hi–flow Dandy Bag (safety Orange)

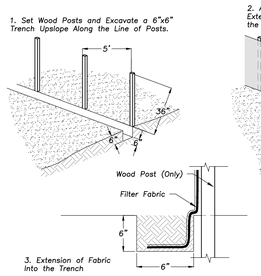
Mechanical Properties	Test Method	Units	Manv
Grab Tensile Strength	Astm D 4632	Kn (lbs)	1.12 (250) X 1.89 (200)
Elongation At Break	Astm D 4632	%	15 – 50
Puncture Strength	Astm D 4833	Kn (lbs)	0.67 (150)
Mullen Burst Strength	Astm D 3786	Kpa (psi)	2927 (425)
Trapezoid Tear Strength	Astm D 4533	Kn (lbs)	4.45 (1000) X 4.45 (1000)
Uv Resistance	Astm D 4355	% @ 500 h	70
Apparent Opening Size	Astm D 4751	Mm (viii Rtv Sieve)	0.425 (40)
Flow Rate	Astm D 4491	Liters/m / (gal/min/ft ²)	6000 (147)
Permittivity	Astm D 4491	Sec ⁻¹	2.1

**note: All Dandy Bags O Can Be Ordered With Our Optional Oil Absorbent Pillows*

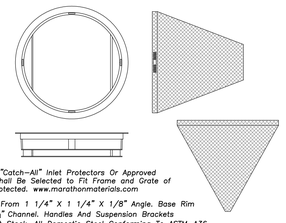
DANDY CURB BAG



DANDY CURB BAG SEDIMENT CONTROL DEVICE



SILT FENCE CONSTRUCTION (AASHTO 288–00)



General Notes:

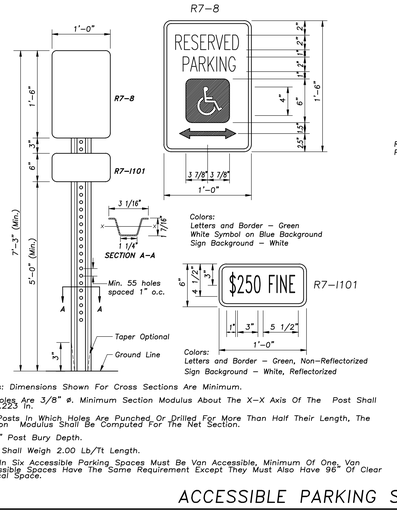
Use Marathon Materials, Inc., "Catch–All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected To Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 ½" x ½" x ⅛" Channel. Handles And Suspension Brackets Fabricated From 1 ½" x ½" Flat Stock. All Domestic Steel Conforming To ASTM–A36

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG



Notes: *Dimensions Shown For Cross Sections Are Minimum.*

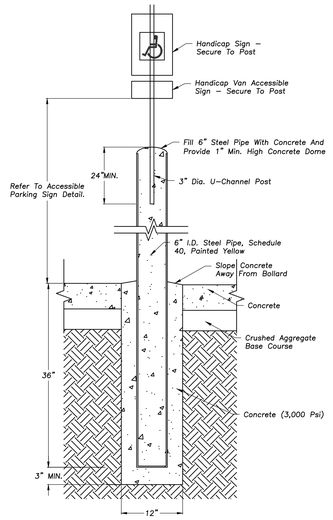
All Holes Are 3/8" ø. Minimum Section Modulus About The X–X Axis Of The Post Shall Be 0.223 In.

For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

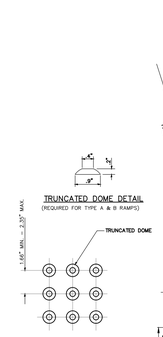
3'–6" Post Bury Depth.

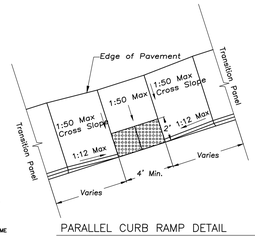
Post Shall Weigh 2.00 Lb/Ft Length.

One In Six Accessible Parking Spaces Must Be Van Accessible, Minimum Of One. Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

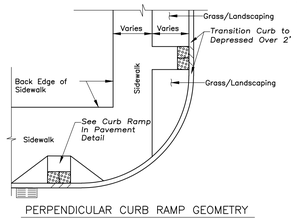


ACCESSIBLE PARKING SIGN IN BOLLARD

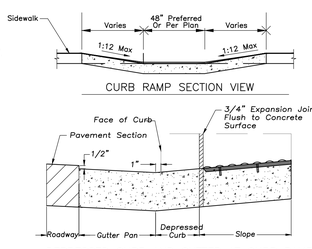


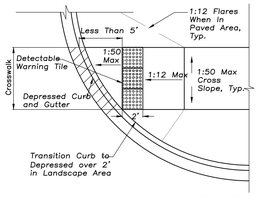


PARALLEL CURB RAMP DETAIL
N.T.S

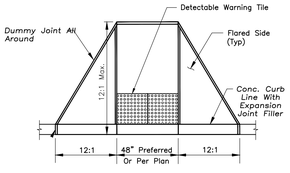


PERPENDICULAR CURB RAMP GEOMETRY
N.T.S





CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. *Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.*
2. *Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.*
3. *In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.*
4. *Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.*

Equipment: *Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.*

DETECTABLE WARNING SURFACE TILES

Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

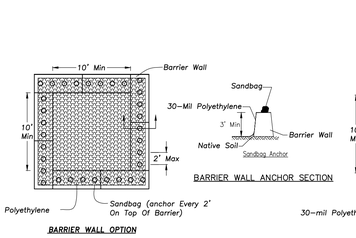
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width In One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

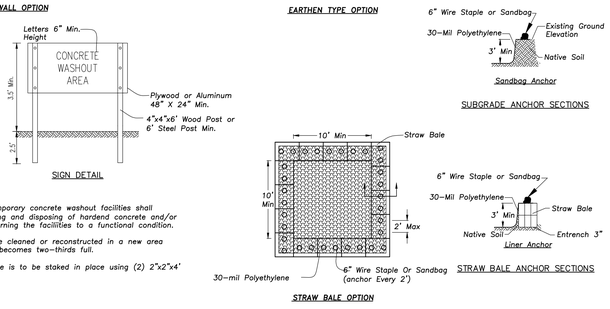
Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

ACCESSIBLE RAMPS FOR SIDEWALKS





NOTES:

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

CONCRETE WASHOUT FACILITY

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:



No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

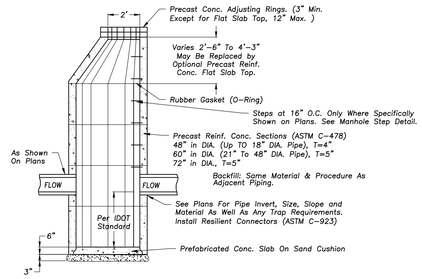
Sheet Title:

SITE WORK DETAILS

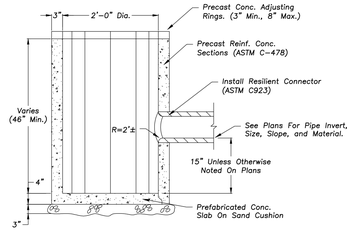
Sheet No:

C601

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/19/23 @ 9:55am By: lrosenbauer



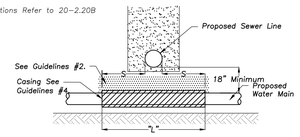
CATCH BASIN



CATCH BASIN – 2' DIA.

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)

Note: Compactions Refer to 20-2.20B



Proposed Water Main Below Existing Sewer Line With 18" Minimum Vertical Separation.

Guidelines

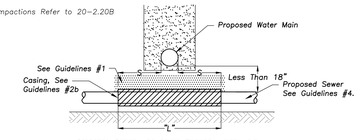
Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".
2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for existing sewer line to prevent damage due to settlement.
4. Use "L" feet of water main material for casing of proposed water main and seal ends of casing.

WATER AND SEWER SEPARATION REQUIREMENTS

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)

Note: Compactions Refer to 20-2.20B



Proposed Sewer Line Below Existing Water Main With Less Than 18" Vertical Separation

Guidelines

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

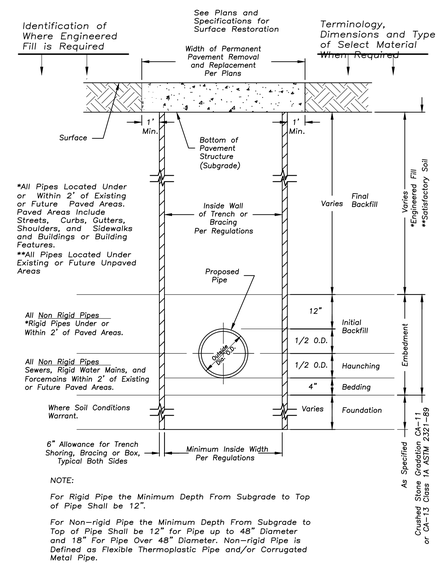
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;

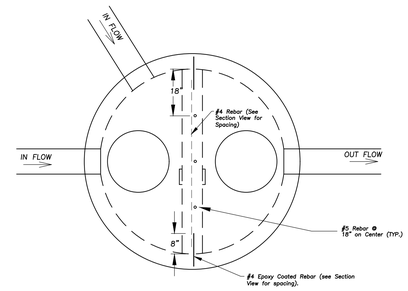
2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.

3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

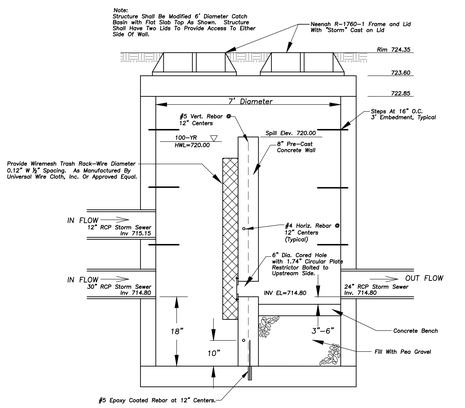
WATER AND SEWER SEPARATION REQUIREMENTS



STANDARD SEWER AND WATER TRENCH SECTION



PLAN VIEW
NOT TO SCALE



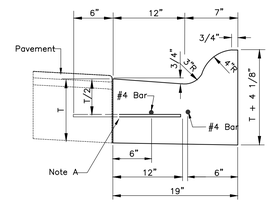
RESTRICTOR STRUCTURE

CLEANOUT

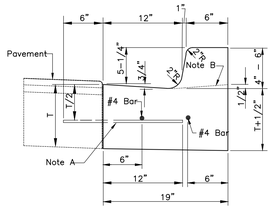
NOTES:

1. A 1" EXPANSION JOINT SHALL BE INSTALLED AT ALL POINTS OF CURVATURE FOR SHORT RADIUS (UNDER 25 FT.) CURVES. MAXIMUM EXPANSION JOINT SPACING IS 50'. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1" THICK PREFORMED EXPANSION JOINT FILLER CONFORMING TO THE CURB AND GUTTER CROSS SECTION AND SHALL BE PROVIDED WITH ONE 1-1/4" DIAMETER, 18" LONG, COATED SMOOTH DOWEL BAR. THE DOWEL BAR SHALL BE FITTED WITH A CAP WITH A PINCHED STOP WHICH PROVIDES A MINIMUM OF 1" OF EXPANSION.
2. MAXIMUM CONTRACTION/CONTROL JOINT SPACING SHALL BE (20') TWENTY FEET.

FLUSH CURB



ROLL TYPE CURB



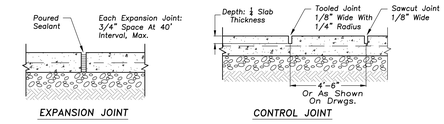
B-6.12 CURB & GUTTER

Notes:

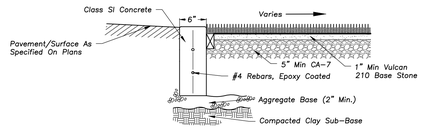
1. 2-#4 Longitudinal Bars 20 Feet In Length With 12" Overlaps, At 60' Intervals, Except At Expansion Joints.
2. Expansion Joints Shall Be A Minimum Of 3/4" Preformed Expansion Material And Shall Be Provided With A 1" Dia. X 18" Coated Smooth Dowel Bar Fitted With A Cap That Will Allow A Minimum Of 1" Of Expansion.
3. Construction Joints Shall Be Template Formed Or Saw-cut (Within 24 Hours Of Placement Of The Curb) To 1/5th The Depth Of The Gutter Flag At 20ft. Intervals Or At The Joints Depth Of The Gutter Flag At 20ft. Intervals Or At The Joints In An Adjacent Concrete Pavement.

Note "a"
1/2" Dia. Steel Tie Bars @ 2'-6" Centers Grouted In Place Or 5/8" Dia. J-bolts Anchored In Place. (omit For Bituminous Base Course)

Note "b"
Profile For Depressed Curb @ Driveways And Ramps



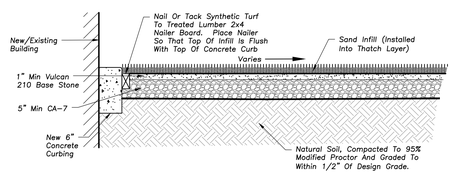
PORTLAND CEMENT CONC. SIDEWALK



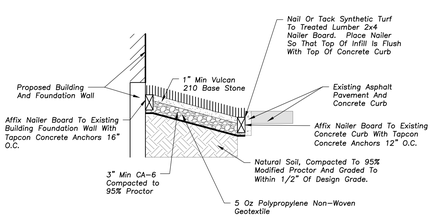
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points Of Curvature For Short Radius (Under 25 Ft.) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1-1/4" Diameter, 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction/Control joint spacing shall be (20') twenty feet.

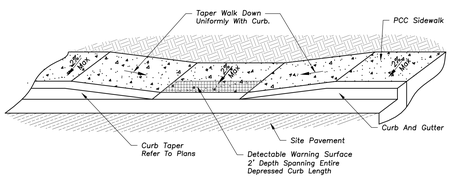
MODIFIED TYPE B PERIMETER CURB WITH NAILER BOARD



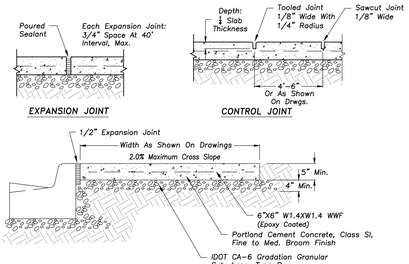
SYNTHETIC TURF DETAIL



SYNTHETIC TURF AT FOUNDATION DETAIL



DEPRESSED ACCESSIBLE LANDING DETAIL



PORTLAND CEMENT CONC. SIDEWALK

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PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAP
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

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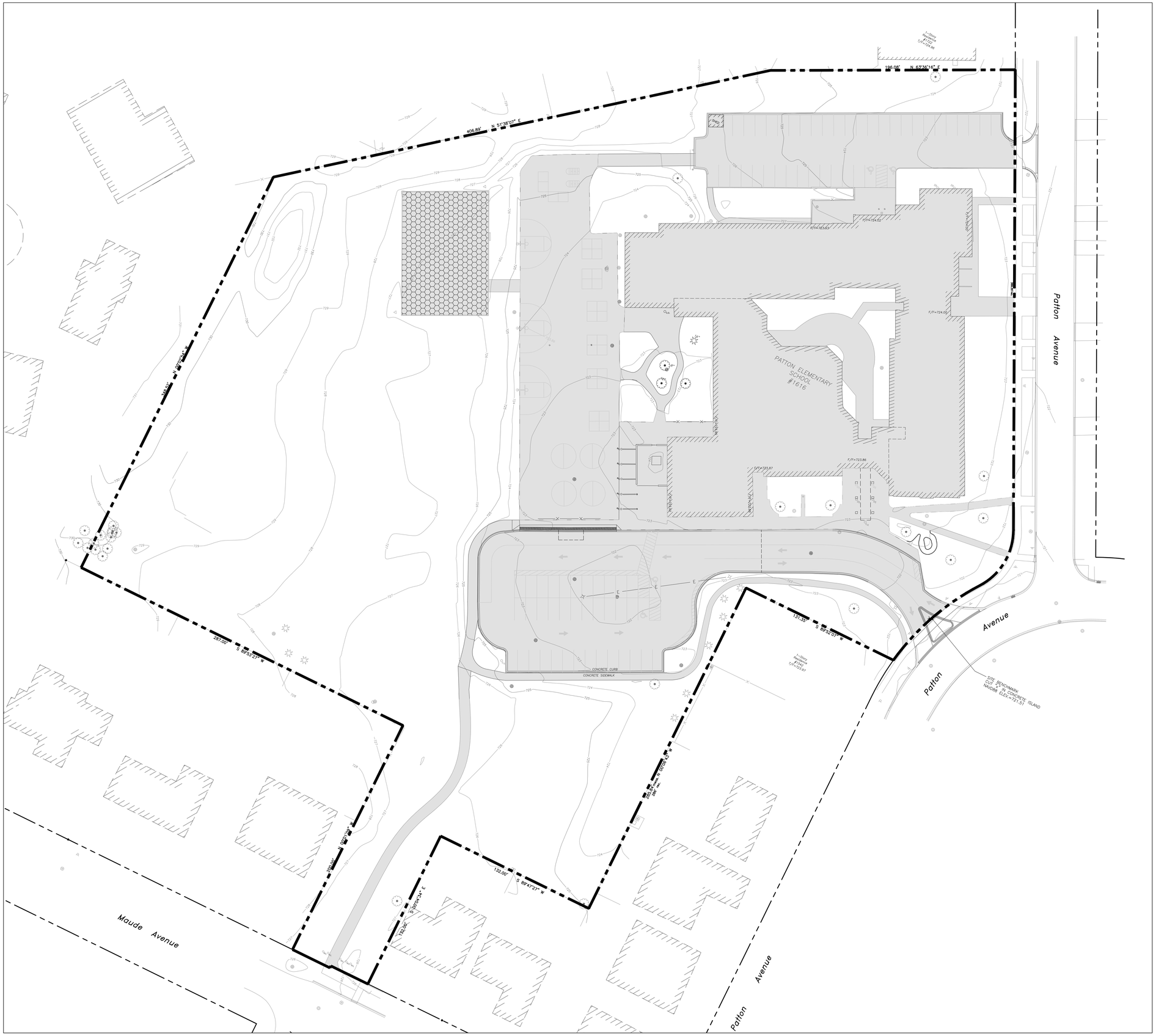
Sheet Title:

SITE WORK DETAILS

Sheet No:

C602

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EXISTING CONDITIONS

Scale: 1"=30'

EXHIBIT LEGEND

- IMPERVIOUS AREA
- PERMEABLE PLAYGROUND AREA
- PROPERTY LINE
  330,927 SF
  7.60 ACRES

EXISTING SITE CONDITIONS

IMPERVIOUS AREA
130,685 SF = 3.00 ACRES

PERMEABLE PLAYGROUND AREA
6,800 SF = 0.16 ACRES

PERVIOUS AREA
193,442 SF = 4.44 ACRES

RUNOFF COEFFICIENT
C = 0.68

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PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

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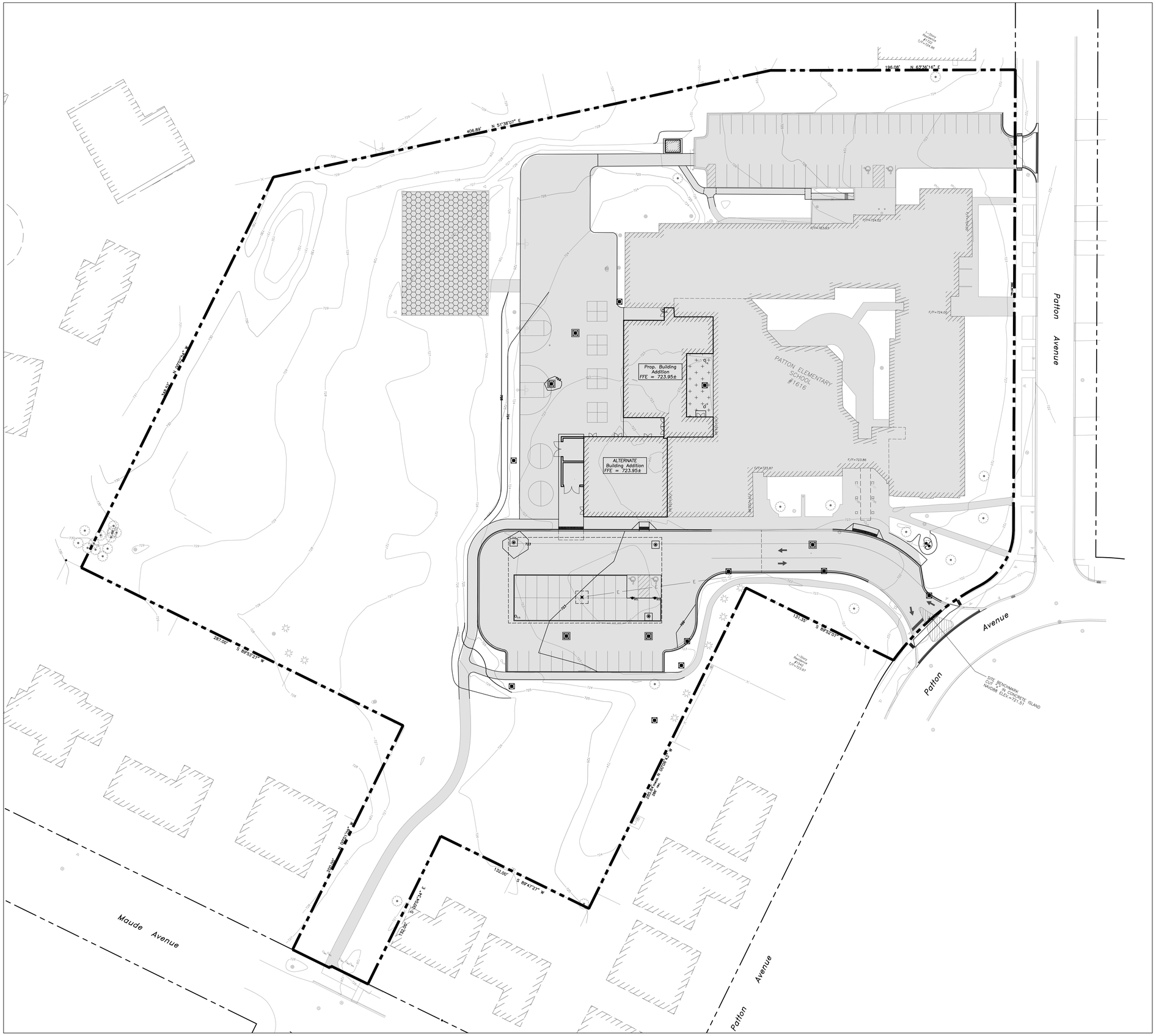
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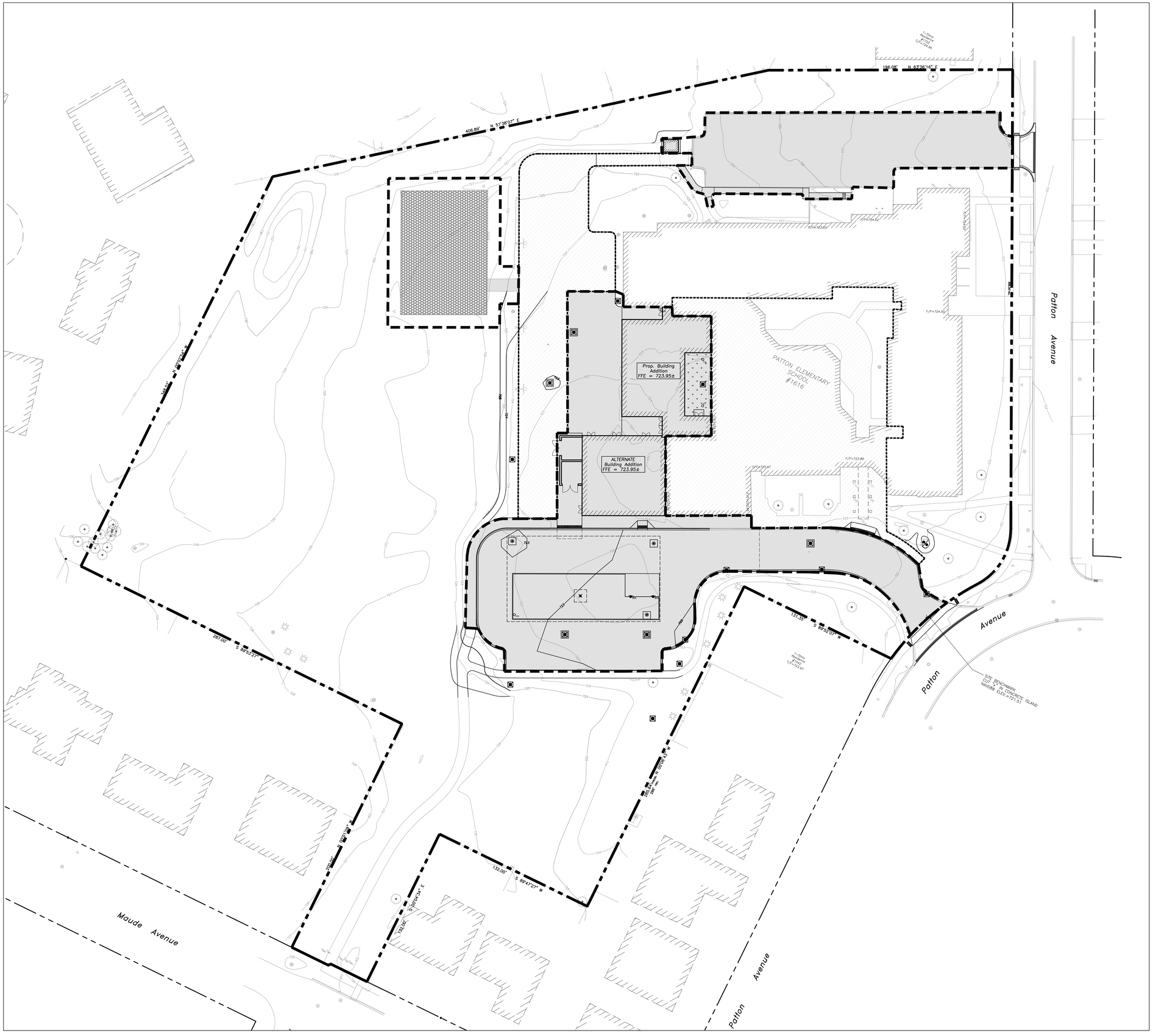
EXISTING SITE COVERAGE

Sheet No:

CX101

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408.89'
N 51°38'07" E
198.08'
N 63°36'16" E
Patton Avenue
PATTON ELEMENTARY SCHOOL #1616
Prop. Building Addition FFE = 723.95±
ALTERNATE Building Addition FFE = 723.95±
F/F=724.00
F/F=723.86
F/F=723.87
F/F=724.05
F/F=724.03
F/F=724.03
L=289'
N 63°36'16" E
1.5" IRON PIPE FOUND



PROPOSED CONDITIONS

Scale: 1"=30'

EXHIBIT LEGEND

- IMPERVIOUS AREA
- PERMEABLE PLAYGROUND AREA
- SYNTHETIC TURF AREA
- 1990 DEVELOPMENT IMPERVIOUS AREA
- PROPERTY LINE
  330,927 SF
  7.60 ACRES
- DEVELOPMENT AREA (VILLAGE)
  ±44,100 SF
  1.01 ACRES
- 1990 DEVELOPMENT AREA
  ±46,200 SF
  1.06 ACRES

PROPOSED CONDITIONS

2023 DEVELOPMENT

IMPERVIOUS AREA
31,600 SF = 0.73 ACRES

PERMEABLE PLAYGROUND AREA
6,960 SF = 0.16 ACRES

PERVIOUS AREA
4,500 SF = 0.10 ACRES

SYNTHETIC TURF AREA
1,040 SF = 0.02 ACRES

RUNOFF COEFFICIENT
C = 0.87

SWM REQUIREMENTS

VILLAGE:

DETENTION REQUIRED FOR PROPOSED CONDITIONS
(MRM B-75, Village Allowable Release)
= 0.384 AC-FT

DETENTION REQUIRED FOR 1990 DEVELOPMENT
(Per Record Permit 90-643)
= 0.387 AC-FT

TOTAL VILLAGE DETENTION REQUIRED
0.384 + 0.387 = 0.771 AC-FT

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PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

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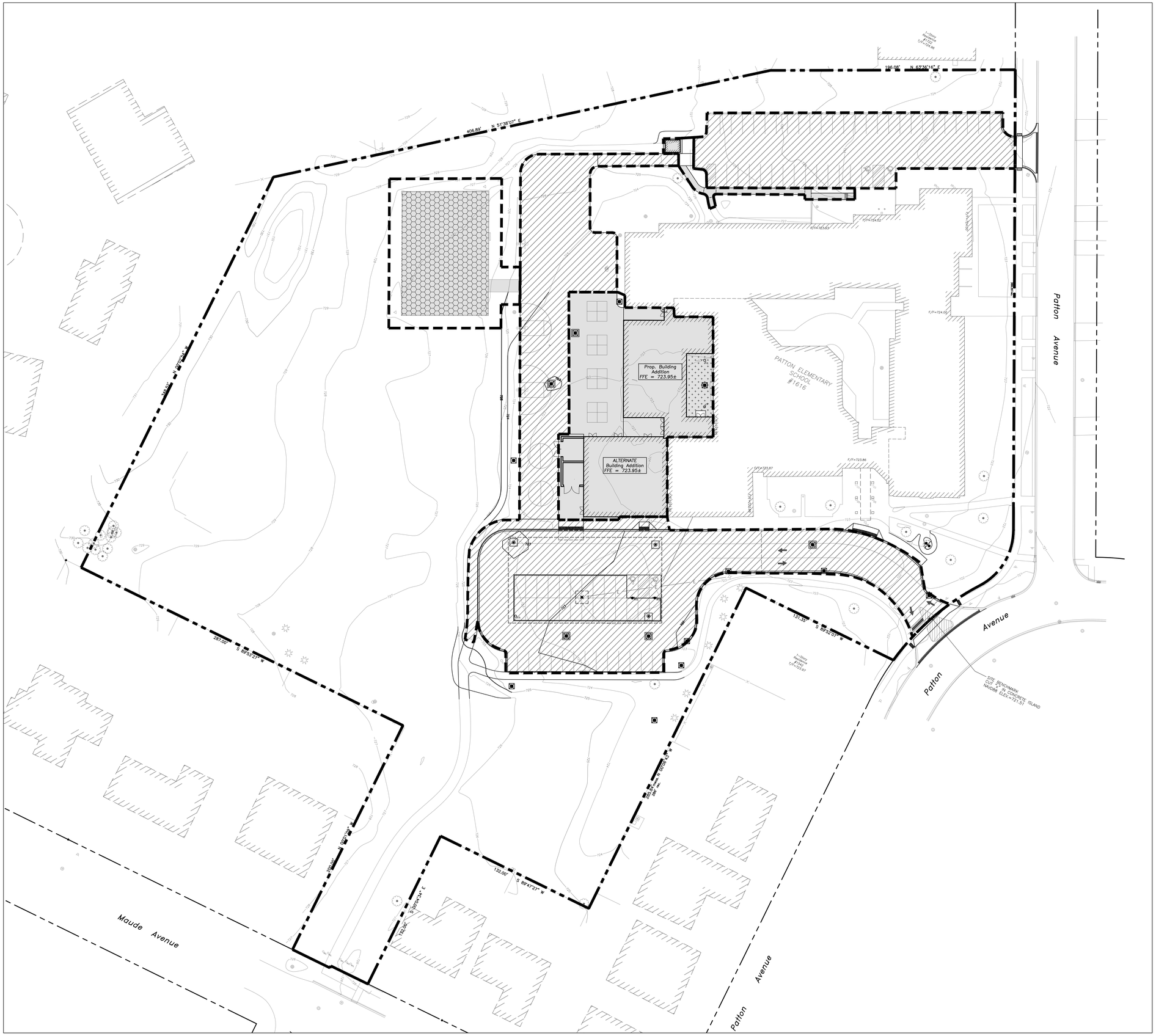
Sheet Title:

PROPOSED DEVELOPMENT AREA (VILLAGE SWM)

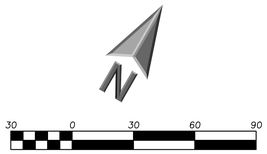
Sheet No:

CX201

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PROPOSED CONDITIONS



Scale: 1"=30'

EXHIBIT LEGEND

- IMPERVIOUS AREA
- PERMEABLE PLAYGROUND AREA
- SYNTHETIC TURF AREA
- PAVEMENT MAINTENANCE (Excluded From SWM Calculations) ±56,100 SF 1.29 ACRES
- PROPERTY LINE 330,927 SF 7.60 ACRES
- DEVELOPMENT AREA (MWRD) ±30,580 SF 0.70 ACRES
- MAINTENANCE AREA (MWRD) ±56,000 SF 1.29 ACRES

PROPOSED CONDITIONS

IMPERVIOUS AREA
18,080 SF = 0.42 ACRES

PERMEABLE PLAYGROUND AREA
6,960 SF = 0.16 ACRES

PERVIOUS AREA
4,500 SF = 0.10 ACRES

SYNTHETIC TURF AREA
1,040 SF = 0.02 ACRES

RUNOFF COEFFICIENT
C = 0.80

SWM REQUIREMENTS

MWRD:

PROPOSED DEVELOPMENT AREA (NOMO B-75)
CN = 93.63
Release Rate = 0.14 CFS (0.20 CFS/AC, MWRD Allowable)

VOLUME CONTROL

Req'd = 0.035 AC-FT
Provided = 0.052 AC-FT
$CN_{Restored}$ = 87.94

REQ'D DETENTION VOLUME

Req'd Volume = 0.279 AC-FT

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LICENSE NO. 184-003220
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PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

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REGISTERED PROFESSIONAL ENGINEER
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Sheet Title:
PROPOSED DEVELOPMENT AREA (MWRD SWM)

Sheet No:
CX202

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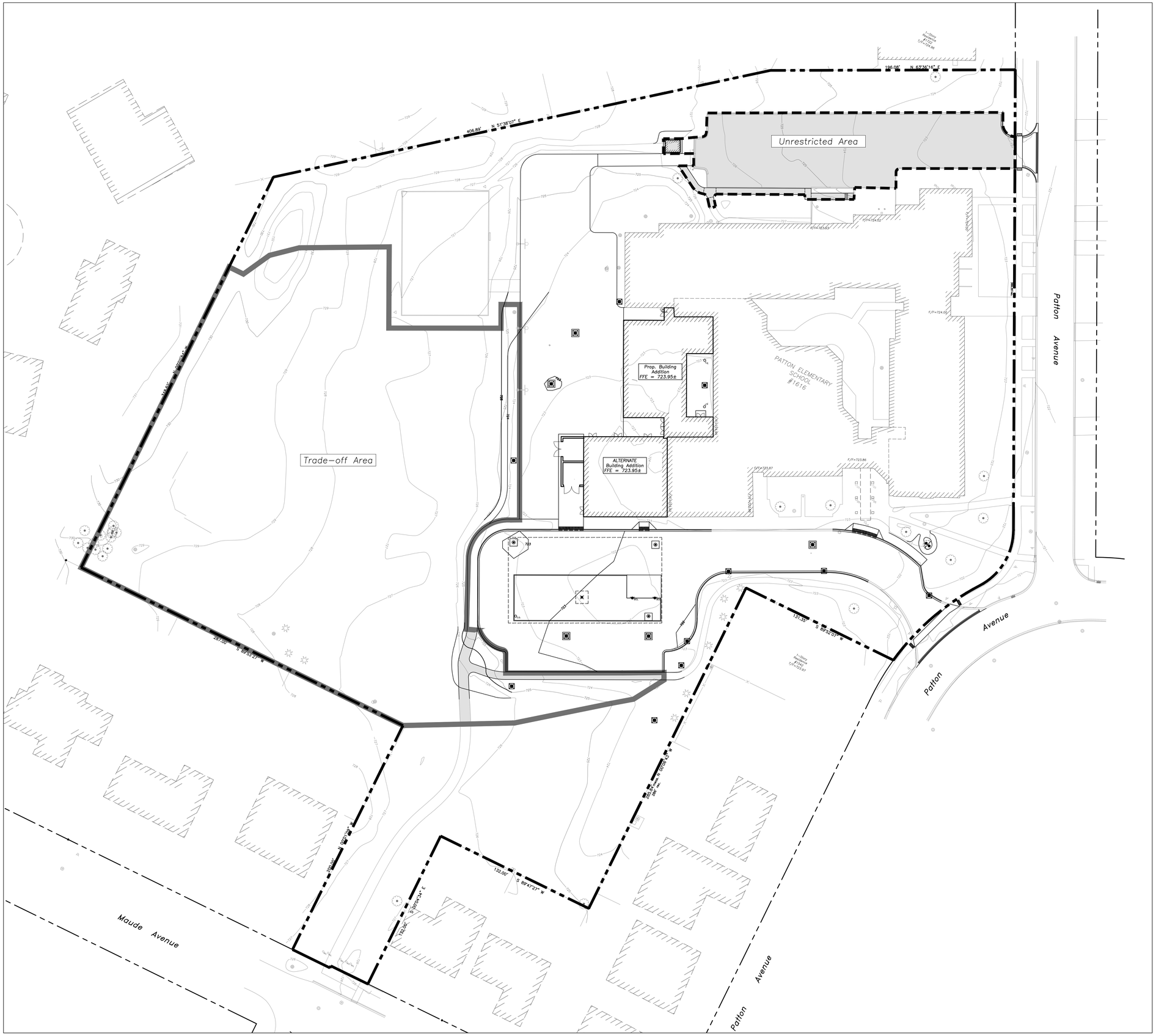


EXHIBIT LEGEND

IMPERVIOUS AREA

TRADE OFF AREA
±93,825 SF
2.15 ACRES

UNRESTRICTED AREA
±40,510 SF
0.93 ACRES

TRADE OFF AREA

IMPERVIOUS AREA
17,000 SF = 0.20 ACRES

PERVIOUS AREA
98,340 SF = 1.95 ACRES

CURVE NUMBER
CN = 81.67

RUNOFF VOLUME

TRADE OFF RUNOFF VOLUME (NRCS RUNOFF EQUATIONS)
= 1.14 AC–FT

UNRESTRICTED RUNOFF VOLUME (NRCS RUNOFF EQUATIONS)
= 0.65 AC–FT

PROPOSED CONDITIONS

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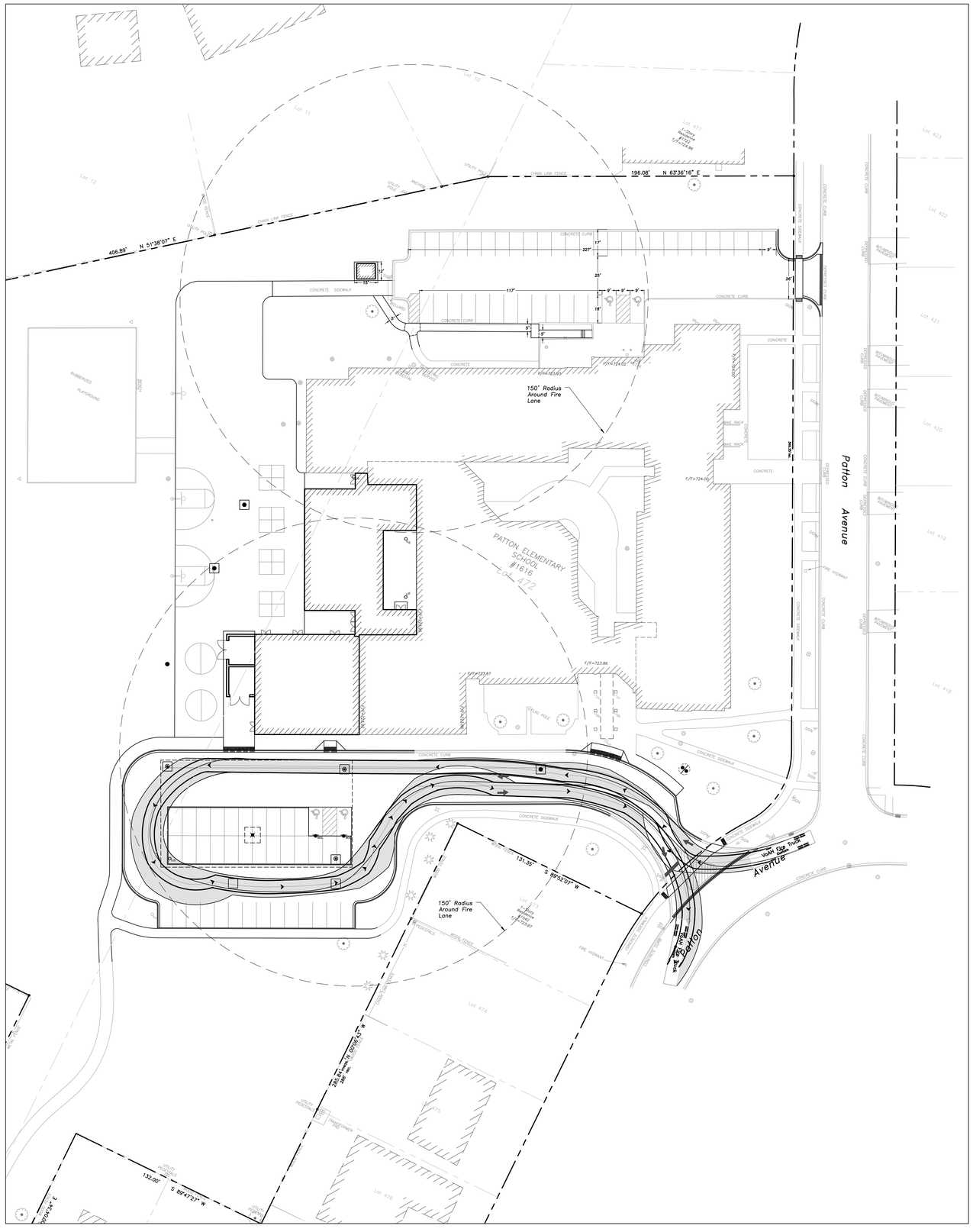
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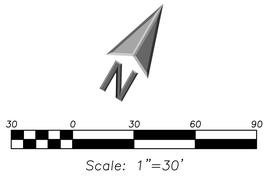
Design By:	Approved By:	Date:
LMR	JC	05/22/23

Sheet Title:
TRADE OFF AREA (VILLAGE SWM)

Sheet No:
CX203

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ARLINGTON HEIGHTS, ILLINOIS

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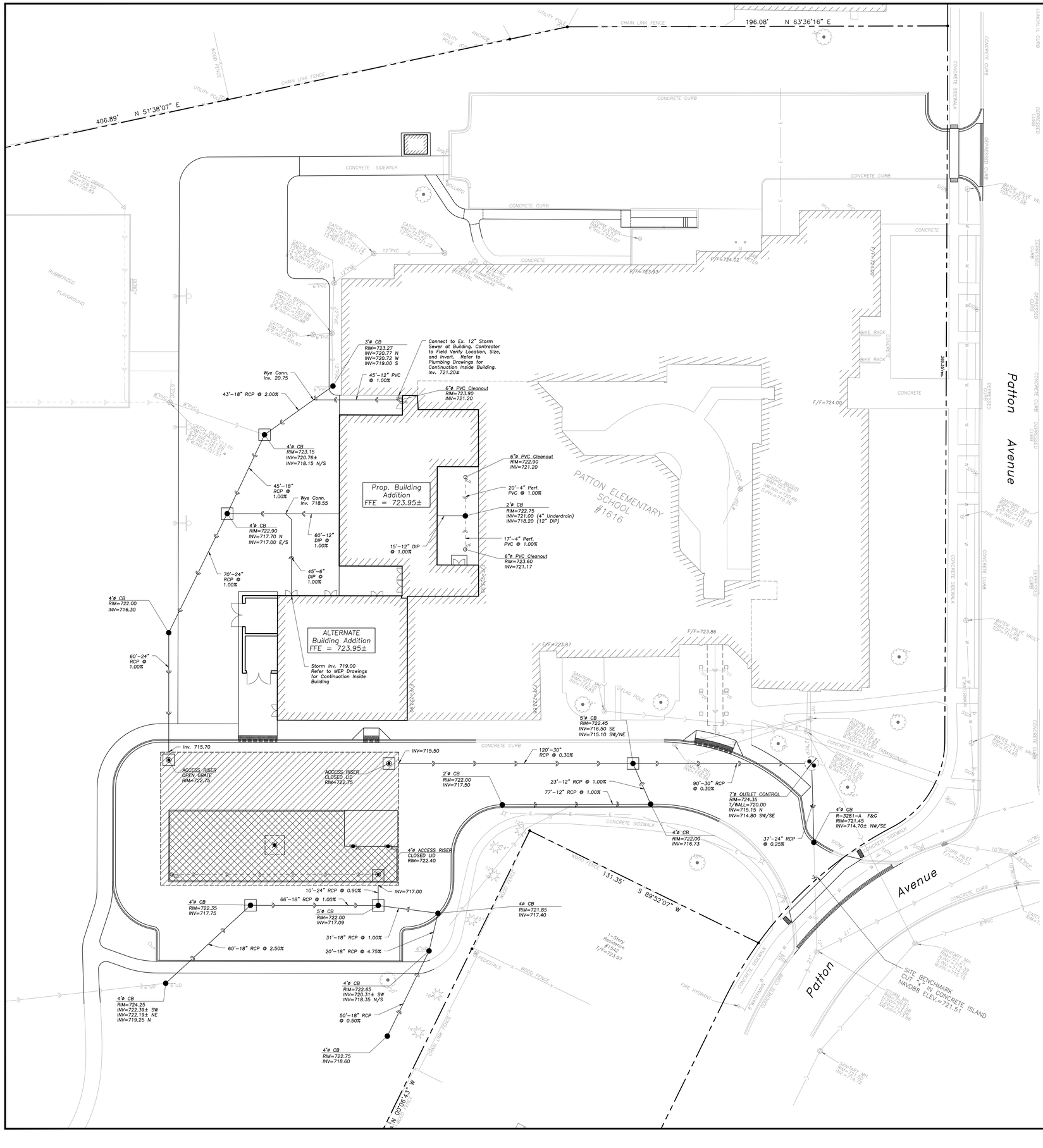
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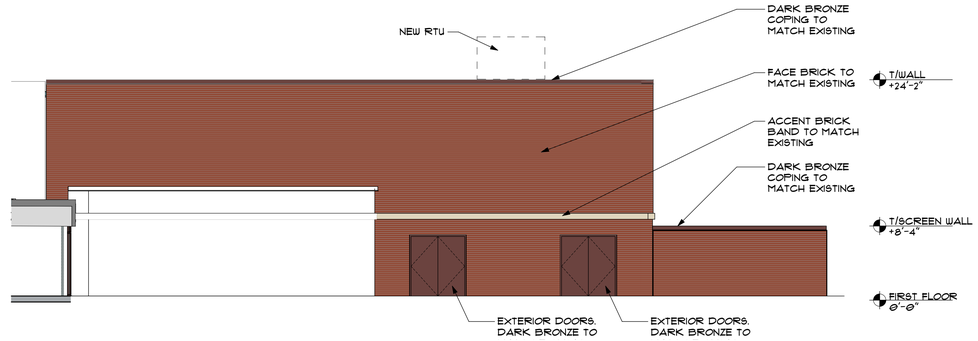
FIRE TRUCK EXHIBIT

Sheet No:

CX401

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406.89' N 51°38'07" E
196.08' N 63°36'16" E
CHAIN LINK FENCE
WOOD FENCE
UTILITY POLE
ANCHOR
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE
BOLLARD
RUBBERIZED PLAYGROUND
FENCE
HOUSE
CATCH BASIN RIM=724.03 12"NW INV=719.53 12"SE INV=721.22
CATCH BASIN RIM=724.15 12"NW INV=721.15 12"SE INV=721.22
CATCH BASIN RIM=724.08 6"W INV=720.68 6"E INV=720.97
CATCH BASIN RIM=724.12 6"W INV=720.72 6"E INV=721.01
CATCH BASIN RIM=724.56 6"W INV=721.56 6"E INV=721.51
12"CMP
6"PVC
8"PVC
STORM MH RIM=724.07 12"SE INV=721.97
F/F=724.02
F/F=724.00
F/F=723.86
F/F=723.87
3'ø CB RIM=723.27 INV=720.77 N INV=720.72 W INV=719.00 S
Connect to Ex. 12" Storm Sewer at Building. Contractor to Field Verify Location, Size, and Invert. Refer to Plumbing Drawings for Continuation Inside Building. Inv. 721.20±
45°-12" PVC @ 1.00%
6'ø PVC Cleanout RIM=723.90 INV=721.20
Wye Conn. Inv. 20.75
43'-18" RCP @ 2.00%
4'ø CB RIM=723.15 INV=720.76± INV=718.15 N/S
45'-18" RCP @ 1.00%
Wye Conn. Inv. 718.55
4'ø CB RIM=722.90 INV=717.70 N INV=717.00 E/S
60'-12" DIP @ 1.00%
15'-12" DIP @ 1.00%
45'-6" DIP @ 1.00%
70'-24" RCP @ 1.00%
4'ø CB RIM=722.00 INV=716.30
60'-24" RCP @ 1.00%
Prop. Building Addition FFE = 723.95±
6'ø PVC Cleanout RIM=722.90 INV=721.20
20'-4" Perf. PVC @ 1.00%
2'ø CB RIM=722.75 INV=721.00 (4" Underdrain) INV=718.20 (12" DIP)
17'-4" Perf. PVC @ 1.00%
6'ø PVC Cleanout RIM=723.60 INV=721.17
ALTERNATE Building Addition FFE = 723.95±
Storm Inv. 719.00 Refer to MEP Drawings for Continuation Inside Building
PATTON ELEMENTARY SCHOOL #1616
Patton Avenue
CONCRETE CURB & GUTTER DEPRESSED CURB
BIKE RACK
SIGN
WATER VALVE VAULT TOP=717.58
WATER VALVE VAULT TOP=716.46
WATER VALVE VAULT TOP=714.85
FIRE HYDRANT
RIM=717.49 4"NW INV=713.53
5'ø CB RIM=722.45 INV=716.50 SE INV=715.10 SW/NE
INV=715.50
120'-30" RCP @ 0.30%
2'ø CB RIM=722.00 INV=717.50
23'-12" RCP @ 1.00%
77'-12" RCP @ 1.00%
90'-30" RCP @ 0.30%
7'ø OUTLET CONTROL RIM=724.35 T/WALL=720.00 INV=715.15 N INV=714.80 SW/SE
4'ø CB R-3281-A F&G RIM=721.45 INV=714.70± NW/SE
37'-24" RCP @ 0.25%
4'ø CB RIM=722.06 INV=716.73
4'ø ACCESS RISER CLOSED LID RIM=722.40
ACCESS RISER OPEN, GRATE RIM=722.75
ACCESS RISER CLOSED LID RIM=722.75
Inv. 715.70
INV=717.00
10'-24" RCP @ 0.90%
66'-18" RCP @ 1.00%
4'ø CB RIM=722.35 INV=717.75
5'ø CB RIM=722.00 INV=717.09
4'ø CB RIM=721.85 INV=717.40
31'-18" RCP @ 1.00%
20'-18" RCP @ 4.75%
60'-18" RCP @ 2.50%
4'ø CB RIM=724.25 INV=722.39± SW INV=722.19± NE INV=719.25 N
4'ø CB RIM=722.65 INV=720.31± SW INV=718.35 N/S
50'-18" RCP @ 0.50%
4'ø CB RIM=722.75 INV=718.60
131.35' S 89°52'07" W
S 00°06'43" W
1-Story Residence #1545 F/F=723.97
WOOD FENCE
CHAIN LINK FENCE
BRIDGETALS
SIDEWALK
CONCRETE CURB
CONCRETE SIDEWALK (ABANDONED)
STORM MH RIM=719.82
SANITARY MH RIM=719.86
GYLAG POLE
SITE BENCHMARK CUT "X" IN CONCRETE ISLAND NAVD88 ELEV.=721.51
SANITARY MH RIM=719.58 4"NW INV=715.58 4"SE INV=715.53
STORM MH RIM=719.46 4"NW INV=715.36 8"NW INV=715.46
SANITARY MH RIM=719.42 4"NW INV=715.32
SANITARY MH RIM=719.50 4"NW INV=715.40
SANITARY MH RIM=719.56 4"NW INV=715.46
SANITARY MH RIM=719.58 4"NW INV=715.48
SANITARY MH RIM=719.58 4"NW INV=715.48
SANITARY MH RIM=719.58 4"NW INV=715.48



3 EXTERIOR ELEVATION - NORTH ELEVATION

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

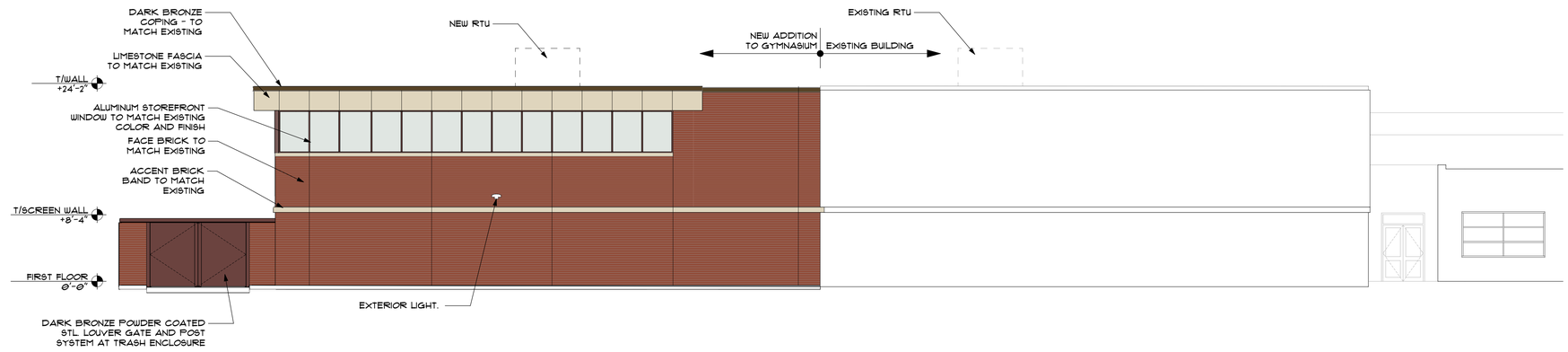
0 4' 8' 16'



2 WEST ELEVATION

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

0 4' 8' 16'



1 SOUTH ELEVATION

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

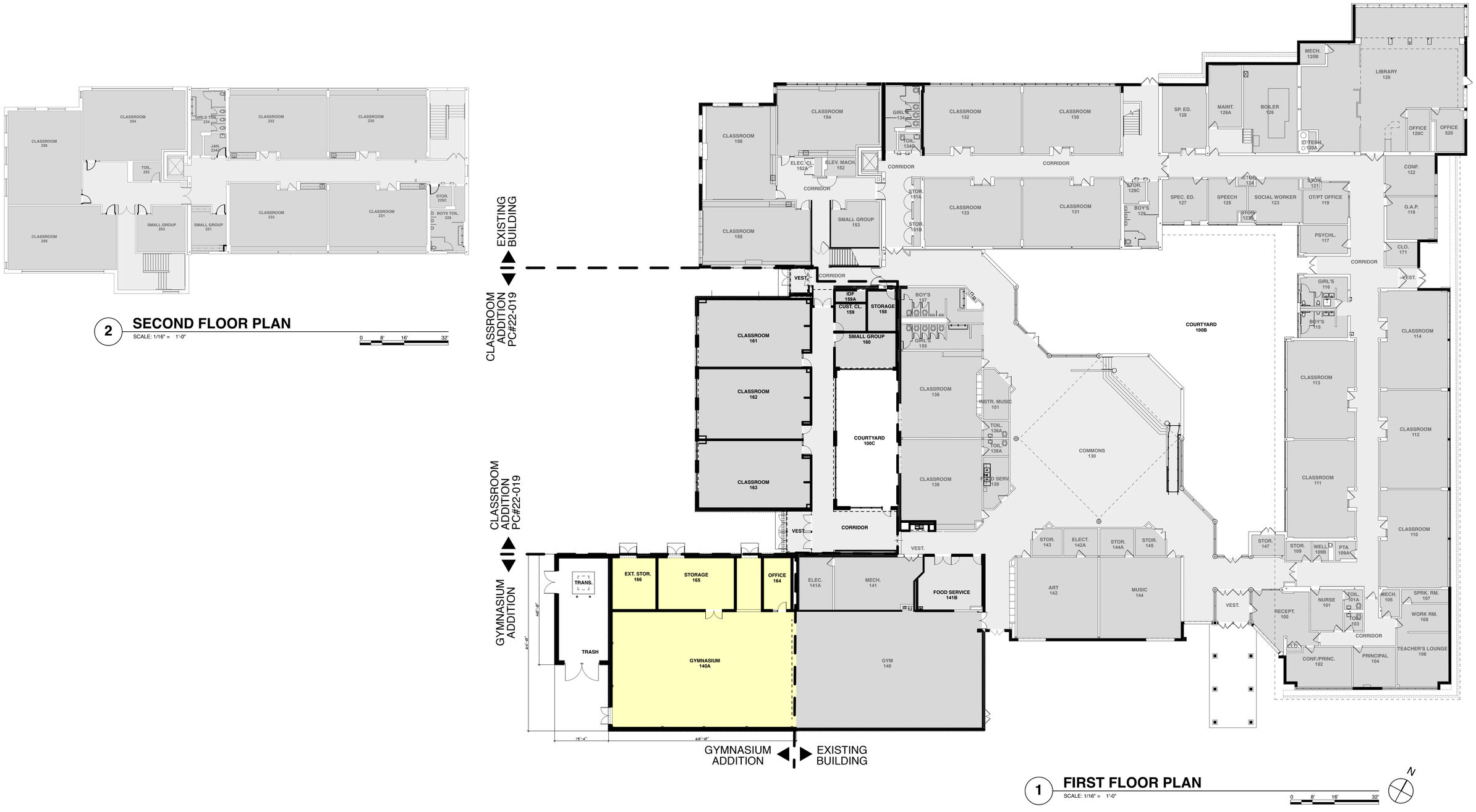
0 4' 8' 16'

BUILDING ELEVATIONS/COLOR RENDERING

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

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



2 **SECOND FLOOR PLAN**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

1 **FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

N

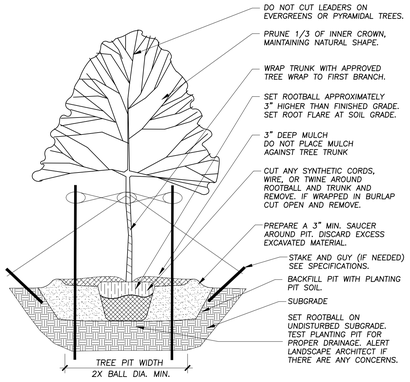
FLOOR PLANS

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

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

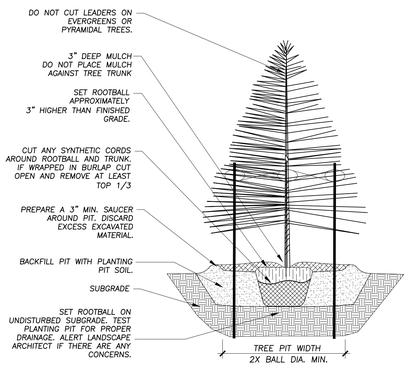
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23





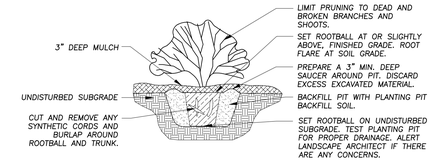
1 TREE PLANTING DETAIL

Not To Scale 329343-01



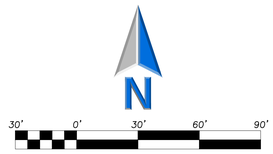
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



Scale: 1"=30'

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL.	4
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL.	5
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / COLORODO GREEN SPRUCE	B & B	8' HT.	1
THU BR2	THUJA OCCIDENTALIS 'BRABANT' / BRABANT ARBORVITAE	B & B	6' HT.	35
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	18
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	36" HT.	16
TURF GRASS	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	10,592 SF

SITE MATERIALS SCHEDULE

	ARTIFICIAL TURF –	1,010 SF
	MULCH –	1,548 SF
	PERMEABLE PAVERS –	3,690 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

EXISTING TREE INVENTORY: (Development Area Only)

Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Pinus nigra	Austrian Pine	16" Cal.	Good	
2	Gleditsia triacanthos inermis	Thornless Honeylocust	8" Cal.	Good	
3	Betula nigra	River Birsh	5 @ 4"-8" Cal.	Good	Multi-trunk form
4	Gleditsia triacanthos inermis	Thornless Honeylocust	12" Cal.	Good	

TREE PRESERVATION NOTES:

1. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS. FENCE TO BE PLACED AT THE DRIP LINE OF THE TREE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.

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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITIONS

1616 N. PATTON AVE.
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000662
REGISTERED LANDSCAPE ARCHITECT

Expires: 08/31/2023

No.	Date	Description
	05/22/2023	ISSUE FOR DESIGN COMMISSION

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Design By:	Approved By:	Date:
SSG	JC	12/05/2022

Sheet Title:

LANDSCAPE PLAN

Sheet No:

L100

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Landscape plan - Patton_IOC.dwg
Plotted: 5/19/23 @ 10:34am By: sgregory