AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 21, 2021
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 05/24/2021
B. Committee of the Whole 06/01/2021
C. Committee of the Whole 06/07/2021
D. Village Board 06/07/2021

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2021

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of Committee of the Whole Meeting of June 21, 2021

Interview of Kelly Barash for appointment to the Special Events Commission - term ending 4/30/2025

B. Report of Committee of the Whole Meeting of June 21, 2021

Interview of Jennifer Borrell for Appointment to the Youth Commission (Adult Member) - term ending 4/30/2024

X. CONSENT AGENDA

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

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

CONSENT APPROVAL OF BIDS

A. Pickup Truck Vehicle Purchase - Fire Department

CONSENT LEGAL

A. An Ordinance Granting a Special Use Permit for an Elementary School Building Addition and Variations from Chapter 28 of the Arlington Heights Municipal Code
(Timber Ridge School, 201 S Evanston Ave)

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

C. An Ordinance Prohibiting Parking
(417 W. University Drive)

D. An Ordinance Prohibiting Parking
(North Orchid Lane and Cherry Hill Lane)

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Arlington Heights Garden Club

XI. APPROVAL OF BIDS

A. Ballistic Vests

XII. NEW BUSINESS

A. Chapter 28-29 Amendment, Arlington International Racecourse - PC#21-012

B. Hawkeye Chiropractic - 1650 S. Arlington Heights Rd. - PC#21-006
Planned Unit Development, Rezoning from R-1 to O-T, Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Village Board
6/21/2021

Item: Committee of the Whole 05/24/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 05/24/2021	Minutes

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
VIRTUAL MEETING
MONDAY, MAY 24, 2021 7:00P.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Baldino, Bertucci, Canty, Grasse, LaBedz, Schwingbeck, Scaletta and Tinaglia

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Mary Rath, Director of Human Resources; Kelly Livingston, Assistant Director of Human Resources; James McCallister, Director of Health & Human Services; Nicole Espinoza, Social Services Coordinator; Tracey Colagrossi, Senior Center Manager; Mary Sterrenberg, Supervising Nurse and Kim Peterson, Recording Secretary

SUBJECTS:

A. Departmental Status Reports – Human Resources
B. Departmental Status Reports – Health & Human Services

Other Business

Adjournment

President Hayes called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

President Hayes advised that the Village Board will be hearing Departmental Status Reports from the various Department Heads.

Mr. Recklaus advised that staff is always striving to find meaningful and impactful ways to get information about what is going on in their departments to the Board and to get feedback from the Board. These Departmental Status Reports are really a kickoff to the bi-annual strategic priorities process and a means for staff to interact with the Board. The end goal of this process for the Village Board are the strategic priorities that they develop and the business plan staff puts together in reaction to the strategic priorities. Mr. Recklaus explained how the presentations tonight will include information about the Department's organization, current workload, key accomplishments during the 2020-21 period, current and anticipated challenges and some potential new initiatives for consideration. Mr. Recklaus discussed the 2020-21 strategic priorities that were developed in 2019 and the impacts of the Covid-19 pandemic. Mr. Recklaus stated that he is very proud of

what the Village was able to accomplish and endure the past year although he also acknowledged some of the limitations experienced, including bandwidth and capacity issues at all levels, staffing turnover, silos were reinforced in the virtual Covid-19 environment, technology overload, the ERP project will continue to be demanding and the racetrack project will also require much attention and diligence. Mr. Recklaus explained how the Village is still meeting all of their obligations, however, in the short term, there is a lessened capacity for new initiatives.

A. Departmental Status Reports – Human Resources

Ms. Rath advised that the Human Resources (HR) Department is an essential function within the Village, providing structure with managing and maintaining Village policy and procedures, along with providing a wide range of assistance and support to all departments. In addition, the HR Department manages recruitment, benefits, wellness initiatives, class and compensation, risk management, labor and employee relations, compliance, staff development and performance management for all Village employees. The HR Department has an established partnership with each Village Department to effectively and efficiently achieve Village goals and objectives. Human Resources is also involved with strategic planning and recommending and implementing programs that positively impact both the employees and the Village. Human Resources has become a true function within the Village providing structure as well as managing its most important resource – the employees.

Ms. Rath explained how Human Resources is a small Department with four full-time employees and two part-time interns, effective this summer. All employees in HR are crossed trained, however each member has clear duties and responsibilities. These employees typically work in the background, behind the scenes, although the impact of their decisions, affects all Village employees.

Ms. Livingston discussed recruitment and how it is a major function of the Human Resources Department and is the first step in creating a positive and welcoming culture at the Village. HR is responsible for the recruitment of all open positions, except for the Village Manager position. Through partnership with each Village Department, the recruitment process results in selecting the best qualified candidate with a positive attitude and aptitude to be a success in the organization. Ms. Livingston referenced a chart that highlighted the total Village positions filled per year and discussed the affect the pandemic has had on recruitment. To date in 2021, the Village has hired eight full-time positions and five temporary positions. There are currently 13 full-time vacancies with an additional four vacancies in the Police Department and four vacancies in the Fire Department.

Ms. Livingston advised that Ms. Rath is the liaison to the Fire and Police Commission and HR coordinates the recruitment process for both Police and Fire entry-level and promotional positions. HR, along with the Fire and Police Departments and the Fire and Police Commission, are dedicated to filling vacant positions with qualified candidates.

Ms. Livingston next discussed Risk Management and how HR has an active role in this process, which is a continuous activity. Having a risk-management process

means that the Village knows and understands the risk that its employees are exposed to. Risks are inevitable and the Village has an obligation to prioritize the safety and well-being of those they serve. In order to maintain the risk, there is a Human Resource management process that keeps both the employees and others safe. Having a risk-management process means that the Village has a proactive process to identify and evaluate potential risks, and has strategies in place to reduce or remove the risk.

Ms. Livingston further stated that employees at all levels continue to be worried about their own health, the health of their family members and the financial health for themselves and the Village. It is imperative that HR stays up-to-date with accurate information related to the Covid-19 pandemic and makes decisions based on facts. This information is then communicated to employees openly and often so that they have the information they need to keep themselves educated and updated about Covid-19. The goal is to stay proactive as HR attempts to anticipate risk and address foreseeable issues ahead of time.

Ms. Livingston next discussed Labor-Management relations and how the Police and Fire bargaining unit members are represented by two unions. The Human Resources Department has certain obligations including negotiating labor contracts and occasional labor-management issues. The Human Resources Director, along with the Assistant Village Manager comprise the Village Administration's negotiation team and seek to maintain a positive relationship with both Unions.

Ms. Rath next discussed Human Resources 2020-21 key accomplishments and explained how Diversity, Equity and Inclusion (DEI) is no longer optional but has become an important component of our culture. These initiatives are forefront in attracting and retaining a diverse workforce and creating an inclusive workplace. Being mindful of the Village-wide diversity recruitment initiative and in order to reach a broader candidate pool, the entry level 2020 Firefighter candidate testing was conducted in the Fall of 2020 with enhanced outreach to 90 educational institutions, including community colleges, universities and trade schools. Due to the pandemic, remote testing and a remote virtual orientation were implemented. These factors resulted in a higher number of applications from the prior testing cycle. Arlington Heights' Village staff continues to lead the working group of the Northwest Suburban Minority Law Enforcement Recruitment. The Police Officer testing workshop scheduled for the Spring of 2020, with the goal of breaking down traditional barriers for minority and other non-traditional candidates seeking careers in law enforcement, was conducted virtually in March 0f 2020. The 2021 entry level Police Officer testing will be scheduled in the Fall/Winter of 2021 and the Police Department is strongly considering a virtual orientation and a virtual examination to expand the candidate pool. The Disability Accommodation Assessment continues with Disability Awareness training conducted earlier this month and the Village employment application has been reviewed by disability employment placement agencies providing valuable feedback to reflect a more inclusive culture.

Ms. Rath advised that the evaluation for the leadership team has been reengineered and the process has begun to reengineer all other performance evaluations. In addition, an employee workforce group has been created to discuss issues that

prevent employees from being their authentic self at work as well their input on behaviors that would create a more respectful workplace.

Ms. Rath explained how the pandemic has had a major impact on the HR Department, as they have become the communication hub regarding all things related to the pandemic, including communication and compliance. HR also managed the benefit allocation for the Village's Family First Coronavirus Response Act (FFCRA). HR is also part of the Covid committee to monitor and coordinate events around the virus and to implement work safety protocols for all Village employees. The Human Resources Department continues working to ensure the safety and well-being of all the employees while maintaining the Village's responsibilities to the community.

Ms. Rath advised that due to the financial constraints of Covid, vacancies remained unfilled for a period of time which may have had an effect on the stress levels of staff as well as overall morale. In addition, employees are feeling the effect of the continued uncertainty in all aspects of their lives. Mental health has been at the forefront of employee benefits but the pandemic has put a spotlight on mental health.

Ms. Rath explained how this past year has also highlighted gaps in the skill sets of employees and the need for the Village to reconsider upskilling and reskilling in order to consistently learn new skills. In addition, employees have to learn to work smarter and take advantage of technology and prepare for the rapidly changing face of the Village with the ever-growing attrition rates. The Village must continue to build its workforce from within; taking a future focused approach by identifying people today who will be able to bring the Village forward.

President Hayes thanked Ms. Rath and Ms. Livingston for their great report and for all of the great work the Human Resources Department does.

Trustee LaBedz thanked Ms. Rath, Ms. Livingston and their staff for all of their hard work this past year. Trustee LaBedz asked Ms. Rath about recruiting and if the Village is having a having any trouble with recruitment. Ms. Rath explained how the Village is not experiencing this problem, as they always receive an abundance of applications for entry-level positions, although when it comes to the higher-level positions, the Village typically doesn't receive as many applications, however, the ones they do receive, come from qualified candidates.

Trustee Bertucci acknowledged Ms. Rath and her staff for all of the hard work they have put in to get through Covid. Trustee Bertucci asked about the Asian-American population in Arlington Heights and what efforts the Village has taken to reach out to this particular population. Ms. Rath advised that at this point in time, they have not reached out to the Asian-American community, however, they are working on this. Ms. Rath indicated the DEI Intern will be tasked with this as well. Mr. Recklaus acknowledged that there are certain cultures that find certain professions less desirable, but he is definitely open to any suggestions from those living in the community to help overcome these obstacles.

Trustee Scaletta thanked Ms. Rath and Ms. Livingston for their report and the

efforts Human Resources puts into making the Village a welcoming and safe place. Trustee Scaletta stated that he is happy to see that two Interns will be joining the Human Resources Department this summer and asked Ms. Rath if her Department had an additional part-time person, what would that person be tasked with. Ms. Rath indicated that she would like to explore further levels of training for all Village Staff, as well as developing a leadership, mentoring and a formal supervisory program. In addition, Ms. Rath would like to have someone to help with analytics.

Trustee Baldino thanked Ms. Rath and Ms. Livingston for helping the Village to pivot and meet the challenges of the pandemic, in addition to all of the things they normally do. Trustee Baldino asked for more information with the performance evaluations and the reengineering that took place for the leadership teams, with respect to incorporating DEI. Ms. Rath advised that she and Mr. Recklaus worked together to reengineer the performance evaluations to include DEI goals for the leadership team, and will continue to implement this process into the performance evaluations for all other Village employees by 2022. Mr. Recklaus explained how the Village made Diversity, Equity and Inclusion one of the core-competencies of all of the senior management staff, which they will be evaluated on.

Trustee Baldino asked how far along the Village is in the ERP process, which Mr. Recklaus indicated that Assistant Manager Mikula is the project lead and the Board will hear a lot about this project when she does her presentation, although Mr. Recklaus did say the project is on track and Staff is getting very close to recommending a vendor.

Trustee Tinaglia thanked Ms. Rath, Ms. Livingston and Mr. Recklaus for all of their hard work and asked Ms. Rath about recruitment and if our Village is in better shape than some of the neighboring communities for recruiting employees. Ms. Rath stated that the Village of Arlington Heights has a very strong reputation and is the employer of choice, which makes recruiting easier. The Village is known for having a supportive Village Board and a great work environment and Ms. Rath feels very fortunate with the caliber and quality of employees that they do get. Trustee Tinaglia stated he completely agrees with the great reputation this Village has. Trustee Tinaglia asked what the percentage is of current public service workers applying for positions with our Village is. Ms. Rath advised that those applying for the higher-level positions tend to come from the public sector or non-profits and those applying for mid-level or entry-level positions come from both the private and public sector. Ms. Rath attributes the wider pool of applicants to the use of social media to advertise vacancies.

Trustee Grasse thanked Ms. Rath and Ms. Livingston for all they do for the Village and appreciates the relationship shared between the Village and the employees, which is what she believes younger people are looking for. Trustee Grasse thinks that spreading the word to help younger people realize that public service in government can offer a great future and asked if the Village has a plan to attract more individuals. Ms. Rath advised that there is not a plan at this point in time, however Ms. Rath and Ms. Livingston have discussed getting more involved at the high school level.

Mr. Moens, Arlington Heights resident, asked about Union membership in the Police

Department and why the number of participants seems so low. Ms. Livingston advised that the chart Mr. Moens is referencing indicates the number of Police Officers (Sworn positions in union) hired by Arlington Heights. Mr. Moens also asked about the Police Pension Fund Board and why their meetings were not held remotely and why their minutes are not available on the Village website. Mr. Recklaus advised that the Police Pension Fund Board is a public body but not a typical Village commission. Mr. Recklaus stated that he would look into the posting of legal minutes issue and get back to Mr. Moens.

Mr. Recklaus thanked Ms. Rath and her staff for the tremendous job they do for the organization. In addition, Mr. Recklaus stated Ms. Rath is a staunch defender of the Village's reputation and holds all employees to a very high standard.

B. Department Status Reports – Health & Human Services

Mr. McCallister began his presentation by first introducing his staff that are present at tonight's meeting, including Nicole Espinoza, Social Services Coordinator, Mary Sterrenberg, Supervising Nurse and Tracey Colagrossi, Senior Center Manager. Mr. McCallister advised the Health & Human Services Department responds to the physical, environmental and social needs of the community, through four divisions, Environmental Health, Nursing Services, Social Services and Senior Services.

The Environmental Health Division conducts food service inspections throughout the community, as well as swimming pool inspections. In addition, they respond to a variety of complaints received by residents, oversee the single-family solid waste program and provide a variety of environmental educational programs to the community.

The Nursing Services Division perform home visits so that residents can age in place and provide a variety of health screening clinics, mainly at the Health Department and Senior Center. In addition, the nurses work at temporary events and provide vaccination clinics.

The Social Services Division provides comprehensive assessments to address individual needs as well as serve as a community resource assisting with disability issues.

The Senior Center provides excellent programming services and a wide variety of volunteer opportunities for the senior citizens in the community.

Mr. McCallister next discussed the Boards & Commissions the Health & Human Services Department provides staff liaison support to, including the Board of Health, Environmental Commission, Commission for Citizens with Disabilities, Youth Commission, Senior Commission, Senior Advisory Council, Arlington Cares, which is a non-profit that raises funds for the Village's emergency assistance fund, Arlington Heights Senior Center, Inc., which raises funds for the Senior Center and Arlington Heights Medical Reserve Corps. Mr. McCallister also discussed the snow shoveling program that has been in existence for the past couple of years and the new lawn mowing service that connects teenage volunteers with seniors and residents with

disabilities to perform these necessary services. In addition, Mr. McCallister informed everyone that Arlington Cares donated $45,000 to the emergency assistance fund this past year and the Arlington Heights Medical Reserve Crew supported the Department at the vaccine clinics.

Mr. McCallister advised that the Environmental Health Division had a decrease in inspections in 2020 due to the pandemic, which most other Health Departments in the State of Illinois experienced as well. Mr. McCallister stated how proud he is of his Environmental Health team, as every time the Governor would change an Order and the State would move from one phase to another, the Health Inspectors were tasked with informing the business owners of the new guidelines, which included distributing "Food News" flyers to the restaurants to keep them up-to-date with any changes. The Environmental Health Division received 105 complaints about non-compliance at businesses of all types, which does not include multiple calls at same businesses, and referred 24 food service operations to Cook County Department of Public Health for indoor dining violations, as well as one school for face covering violations. They also did many outdoor dining plan reviews for compliance with guidelines and provided signage and information to numerous businesses. In addition, they worked with the racetrack and backstretch, so they could house people and have races during Covid-19.

Mr. McCallister explained how the Nursing Services Division needed to restructure all services provided to meet the needs of residents and clients in an effort to maintain safety from the Covid-19 infection, which among other changes included hosting employee influenza clinics outside.

Mr. McCallister advised the Social Services Division received many requests for rental assistance in 2020. In 2019, Social Services assisted those in need with $35,000 in rental assistance and in 2020 they assisted with $120,000 in rental assistance. There was also a predominant need for crisis intervention, counseling subsidies and resources and referrals, which included access to food pantries and government programs.

Mr. McCallister discussed the Senior Center and how the pandemic affected the elderly population, therefore staff had to be very careful what they did at the Senior Center. Staff had to adjust their services when providing medical rides, meals for homebound, curbside congregate meals and the lending of durable medical equipment.

Mr. McCallister discussed some of his Department's key accomplishments in 2020, including assisting Village Administration with the Single-Family Solid Waste Contract. The new contract is for seven years, has lower rates, and along with other new features, it includes an electronics pickup service at no cost to the residents.

Mr. McCallister explained how, due to the pandemic, his Department experienced some technology enhancements, including digital day care inspection forms, digital pool inspection forms and other various application forms, i.e., Social Service application, TB skin test form and application for snow shoveling.

Mr. McCallister stressed the importance of collaborations and partnerships,

especially during a pandemic and highlighted a few of them, including the vaccine clinic partnerships, Social Services inter-department collaborations with the Police and Fire Departments to improve community-based crisis intervention and outreach to individuals experiencing homelessness, Catholic Charities, Salvation Army Arlington Cares, Wheeling, Palatine and Elk Grove Townships, as the Village could not maintain their financial assistance program without these partnerships. In addition, Mr. McCallister discussed the Senior Center's many collaborations and partnerships and how they became accredited again this past year by the National Council on Aging, which couldn't have been done without the outstanding accreditation committee and many great community partners.

Mr. McCallister discussed the Senior Center's space utilization, modernization and program plan and how an architect is coming on board to help decide what the Senior Center should look like moving forward. Mr. McCallister expressed his excitement with the new tag line Senior Center Manager, Tracy Colagrossi created "Live Well, Age Well". The Senior Center bi-monthly newsletter will be revamped to include this slogan, as well as educational materials and new banners in the parking lot. In addition, Mr. McCallister expressed how proud he is of the Senior Center staff, as they worked very hard throughout the pandemic to keep the senior population engaged while they stayed safe at home during the pandemic by offering virtual zoom classes and programs.

Mr. McCallister discussed some of the current and anticipated challenges, including what type of special materials collection event will be conducted under the terms of the new Groot contract. The Village nurses are designated Infection Control Officers and have been tasked with some very difficult decisions during this pandemic. In Social Services, the need for mental health services has increased due to the pandemic. The Senior Center is 21 years old and is due for an update.

Mr. McCallister next discussed some of the potential new initiatives to explore in the future, including incorporating the use of technology to advance food safety in the food establishments, continue to educate and support the residents regarding Covid-19 and educate the residents on health and well-being, invite Social Services staff to further support the DEI initiative and the residents with mental health services post Covid-19, improve the use of technology to support the senior community and using the information received from the architectural firm space utilization, modernization and program plan to propel the Arlington Heights Senior Center into the future.

President Hayes thanked Mr. McCallister for his report and all of the great work he and his Department have done these past 15 months. President Hayes strongly agrees with Mr. McCallister when it comes to the importance of collaborations and partnerships.

Trustee Canty thanked Mr. McCallister for the tremendous job his Department does and asked if the homebound vaccination program was successful. Mr. McCallister stated that it was, as the homebound clients and their caretakers were vaccinated. Ms. Sterrenberg advised that to date, the Village Nurses have given 115 Covid vaccination shots to homebound residents and their caretakers. Ms. Sterrenberg stated that most of the initial referrals came from the Cook County Department of

Public Health, however many of those being vaccinated now through this program are residents of the Lutheran Home. Trustee Canty asked if the Moorings are included in this program, which Ms. Sterrenberg indicated they are currently not, but she can definitely reach out to them and Church Creek to see if this service is needed.

Trustee Canty asked Mr. McCallister about the financial impacts of the pandemic and if he believes the financial need will still exist as we enter into the second half of 2021, and even beyond this year into 2022. Mr. McCallister stated that once the Governor lifts the eviction moratorium, he believes there will be more people seeking financial assistance. Trustee Canty asked with the eviction mortarium ending are there things the Village can be doing now to ensure there is not an influx of people in dire need, which Ms. Espinoza advised she does currently work with many of the landlords in the community and as the need arises, they continue to address it to make sure people stay housed during this crisis. In addition, Ms. Espinoza advised that though their partnerships they have been able to provide access to rental assistance and haven't had to turn anyone away.

Trustee Baldino thanked Mr. McCallister and his staff, as well as Ms. Rath and her staff for the phenomenal job they do in their respective Departments. Trustee Baldino asked about Journeys the Road Home and when they will be resuming normal operations. Mr. McCallister advised that his Department has been working with the Police Department on homeless outreach and how Journeys is still housing people in the hotels. Ms. Espinoza stated that she speaks with the Site Coordinator and Case Managers at Journeys on a monthly basis and receives regular updates about their status, and as of right now, they are still utilizing the local hotels for the homeless to stay in until they return to the normal congregate setting.

Trustee Baldino asked Mr. McCallister if the Village will be hosting a document shredding event soon, which Mr. McCallister stated he is hopeful that his Department can work something out with SWANCC to offer this program. In addition, Trustee Baldino suggested that the Village offer a larger house waste collection event, instead of smaller events that target single waste and have someone on hand to dispose of these products properly. Mr. McCallister advised that these collection events have become very expensive, but if the Village is willing to help supplement this type of event, he is confident something can be arranged.

Trustee Bertucci thanked Mr. McCallister for all of his hard work and asked about the aging population and if the Health Department is doing any projections on how to best serve this population. Ms. Colagrossi advised that in the evaluation with the architectural firm they will be looking at what the needs are of the older adults today, as well as the older adults of tomorrow. Ms. Colagrossi explained how the Senior Center has been in contact with the Illinois Department on Aging and are looking to fully open the Senior Center on July 1st and possibly extending the hours of operation on Mondays, Wednesdays and Saturdays, beginning in the Fall. The Senior Center is currently looking to hire a new Program Coordinator, with the intention of expanding programs by offering more virtual and hybrid programs and more meaningful programs to engage with all members of the community. In addition, Ms. Colagrossi advised that the Senior Center is looking to create self-directed volunteer teams to address the needs of older adults in the future.

Trustee Tinaglia thanked Mr. McCallister for his extensive and informative report and for all of the great work his Department does. Trustee Tinaglia asked Mr. McCallister how his Department gets all of this information out to the public so they are aware of everything they do and if there is anything the Board can do to help. Mr. McCallister advised that Sarah Fitzgibbons in the Manager's Office helps tremendously with getting information out about the various programs via social media, as well as through the Village's website. Mr. McCallister stated that this question is always on his mind and he's always looking to do more for the community. Trustee Tinaglia is hopeful that Mr. McCallister can promote what his Department does so that residents can take advantage of all of these programs.

Trustee LaBedz thanked Mr. McCallister and Ms. Rath for the amazing work they have done this past year, considering how challenging it has been. Trustee LaBedz asked Mr. McCallister if the implementation of the ERP program is going to be helpful and make things easier with the different programs his Department has. Mr. McCallister stated he believes it will help by streamlining the processes, which will make finding information easier as well as sharing information between departments and the community much easier.

Trustee Scaletta thanked Mr. McCallister and his entire Department for all of the work they do.

Trustee Bertucci advised that the month of May was "Older Americans" month, as well as "Mental Health Awareness" month. Mr. McCallister stated that the Senior Center recognized these causes by offering activities during the month of May.

Melissa Cayer, asked about the Food and Beverage Tax and how it could be more affordable. Mr. McCallister advised his Department doesn't control this tax.

Mr. Recklaus stated that not all communities are fortunate enough to have a Health & Human Services Department, let alone one that performs social and senior services, which makes our community special and stand out from the rest.

Other Business
None

Adjournment
Trustee Scaletta moved, seconded by Trustee LaBedz, to adjourn the meeting at 9:01 p.m. Upon a voice vote, the motion passed unanimously.

Village Board
6/21/2021

Item: Committee of the Whole 06/01/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/01/2021	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 1, 2021
7:00 PM

I. CALL TO ORDER

A. In response to the COVID-19 pandemic, this Committee-of-the-Whole meeting will be held virtually, which permits the public to fully participate via their computers or by using their phones.

To participate in the virtual meeting, please review these instructions.

If members of the public prefer, they can comment or ask a question pertaining to the meeting by emailing rhume@vah.com by 3 p.m. on June 1. Please limit your email to 200 words and if your question relates to a specific Agenda item, please note that in the email. Emails will be read at the meeting.

II. PLEDGE OF ALLEGIANCE

IIIROLL CALL

President Hayes and the following Trustees were present: Grasse, LaBedz, Schwingbeck, Baldino, Bertucci, Scaletta and Tinaglia. Trustee Canty was not present at the start of the meeting but joined while it was in progress.

Also present were: Randy Recklaus, Tom Kuehne, Mary Ellen Juarez, Jorge Torres, Nick Pecora and Becky Hume.

IV.NEW BUSINESS

A. Departmental Status Report - Finance

Mr. Kuehne described the scope of services the Finance Department provides to its internal, external and in-person customers. He said the Department is

monitoring the collection of internet sales taxes. It is expected that the Village will see a decline in Use taxes, but hopefully an increase in regular sales and Home-Rule sales taxes.

The Village is recovering from the financial affects of Covid-19 more quickly than what was anticipated. Mr. Kuehne is monitoring the revenues and continues to look for ways to reduce costs.

Looking ahead, the implementation of the new ERP system will be an important focus. Mr. Kuehne is also studying a potential Streaming Tax. The Cable Franchise tax number has decreased as more people switch to streaming services. Also up for review is the price of vehicle stickers. Mr. Kuehne intends do develop a long-term financial plan for the American Rescue Plan Act stimulus funds, half of which have been received. The Public Building Fund will be closed and some of the monies will be transferred to the A&E Fund as a bridge to build a firm foundation for that fund.

President Hayes said he heard the legislature is not supporting a cut to LGDF funds in the adopted budget.

Trustee Baldino asked if the ERP implementation will require staff to alter some processes. Mr. Kuehne said anytime there is new software, there are new ways to do the same thing. He is anticipating improvements and hopes the software will be more off-the-shelf to reduce problems with future updates. Right now, our processes are very paper heavy. Ms. Juarez said the changes in process will be welcome as more electronic signatures, approvals and reviews will be available. There will be one data base for all departments to view. The changes will be technical versus strategic.

Trustee Bertucci asked what effect rising interest rates will have. Mr. Kuehne said costs will increase. Interest rates are in the tank and we are not making any interest income which hurts. The stock market is over-valued right now. Mr. Kuehne doesn't want to make up a lack of revenue in pensions with property tax increases. He targets inflation at 3% for planning purposes.

Trustee LaBedz asked how a streaming tax would work. Mr. Kuehne said the fees would have to go through providers like Xfinity. Notices to the streaming providers would be created to alert them to the tax. Chicago and Evanston have implemented it and we are paying attention, as it could mean raising significant revenue that we are losing on the cable side. Mr. Kuehne hopes we don't have to do it this year, but we may need it for next year.

Trustee Schwingbeck asked about fees for credit card payments. Mr. Kuehne said right now, it is the cost of doing business, but we are tracking card fees to understand the impact.

Melissa Cayer said the municipal tax on electricity might cover the streaming use, because the streaming uses electricity. Mr. Kuehne said those are two separate charges, one is a charge on the usage, a streaming tax would be an

Amusement Tax. They are classified differently in municipal accounting.

Mr. Recklaus said the Board has made a lot of good conservative decisions over the years. Mr. Kuehne always has different plans that are ready to go. Last year was scary, and a lot of rabbits were pulled out of hats. Contingencies are always swimming around in Mr. Kuehne's head and he is one of the reasons the Village is successful financially.

B. Departmental Status Report - Building & Life Safety

Mr. Torres summarized the accomplishments of the Department in 2020-2021. Key were adding an electronic permit submittal process, updating the Building Codes, creating a centralized electronic records depository and adding targeted communications for customers. In addition to requiring pre-construction meetings for new projects, the Department also created its first How-to Application Video. Other videos will be created to assist residents with their various application submissions. Quarterly Stakeholder Meetings and project surveys are being conducted to get feedback on the Village's processes and experience.

Mr. Torres reorganized the Department in order to allow for flexibility in deploying staff for inspections. A plan reviewer and summer intern are being added to the Department to address bottlenecks in data entry and project reviews.

Looking forward, Mr. Torres is investigating the use of remote inspections for simple installations. He is also conducting a fee evaluation.

President Hayes acknowledged the challenge of starting during Covid and liked the changes and adaptions.

Trustee Scaletta said he appreciated what has been accomplished in a short amount of time. He liked the future goals, the way Mr. Torres evaluated the Department, and that he is earning the trust of the employees.

Trustee Tinaglia asked how the Board can improve attendance at the town hall meetings. Mr. Torres said he sent 260 invitations. After the session, he responded with the answers to the entire group, not just the attendees, so they can see that results happen in these meetings. He said he will continue to reach out. Inspectors are told to remind users of the stakeholder meeting and carry a flyer with them. Trustee Tinaglia said some users don’t know it exists. He said communication is everything. He said the problem with the survey monkey, is the fear of retribution. There is a perception if something negative is said, the inspector will haunt the responder down the road. Trustee Tinaglia told Mr. Torres to speak up if he needs something to make the Department better/stronger, speak up.

Mr. Torres said he hoped to build trust with the contractors and over time it will come.

Trustee Baldino asked how the preconstruction meetings have been perceived. Mr. Torres said there was some initial hesitation, but it is going well. The addition of the meetings doesn't hold up permitting, and they typically take 15-25 minutes. Meetings can be held on the phone from the job site. The meetings help to manage expectations. Many questions are cleared up in the beginning and this staves off future problems.

Melissa Cayer asked if building permits could be viewable to the public without a FOIA request. Mr. Recklaus said we don't want everyone to know what is going on in peoples houses. Some of the materials are proprietary, like architect plans and things like that. The Village needs to protect the privacy of its residents. We provide what we have to according to FOIA.

Mr. Recklaus said Mr. Torres is fearless and has gained the employees' trust. The outreach has been great and he is building strong bridges with other departments already.

C. Departmental Status Report - Police

Chief Pecora described the reallocation of staff resources which included adding a school resource officer and a job reclassification to create an Administrate Service Officer position. Also changed was adding an analyst/grant writer instead of an administrative assistant. Performance data graphs were presented which showed the lowest number of sworn personnel per 1,000 residents in the Northwest Suburbs. Covid affected the kinds of calls for service, traffic numbers, and arrests. Chief Pecora said he was especially proud of the steady decline of crashes at major intersections.

Improved technologies have been implemented which has drastically improving parking and traffic enforcement. Computer aided dispatch and records management systems were updated and consolidated with the Northwest Dispatch System. DACRA was implemented so squad cars have a driver's license scanner and a thermal printer. Tickets can be produced in 30 seconds, are accurate and legible. Records management is vastly improved under this system.

CARE, the community addiction and recovery program, was launched to tackle the opioid crisis. AHPD works with community partners who identify at risk individuals. This program provides Narcan to the Village along with access to trained professionals for those at risk. State funding for CARE expires June 30th and the hope is that funding will be part of the future budget.

CALEA accreditation is being pursued and the results will be announced in November.

The next recruitment exam will occur in November after which a two-year eligibility list will be developed. The Department is trying to connect to minority candidates and is working with Harper College to develop interest in policing. Police recruitment is a challenge because of the current National

climate. The Village plans to cast a net as wide and as far as we can to get the best candidates.

President Hayes credited the Department for keeping the peace in midst of pandemic and unrest. He noted the respect residents have for the community and for the Police Department.

Trustee Canty asked how the Department decided where to place School Resource Officers. Chief Pecora said the schools ask and apply for the officers. They fund the salary; the Village funds the benefits. Trustee Canty asked if the Village will change how it trains officers considering the new legislation. Chief Pecora said de-escalation is at the forefront of training. He said the Department forgoes the tools on belt and uses the brain. That is the benefit of virtual training and why it is so important. We train how to properly engage, and walk hand in hand out of the situation instead of using force. Trustee Canty said this is an opportunity to highlight how the Village is different. She offered to help promote the Department and its philosophy.

Trustee Tinaglia recalled the incident last year on Palatine Road, and how de-escalation worked for Mr. Jasper. What could have been a tragedy, turned into a highlight of best practices. Trustee Tinaglia expressed concern about the reduced applicant pool and supported casting a wide net.

Trustee LaBedz asked if the campaign promoting the locking of cars helped reduce the number of car thefts. Mr. Pecora said there is no way to measure, but there has not been any motor vehicle theft of late. She suggested reinvigorating the "See Something-Say Something Specific" campaign.

Trustee Bertucci asked how Alfresco was going. Chief Pecora said the day-shift walks through at lunch hour. As far as riding bikes and walking dogs, there are signs asking for compliance, but it is not illegal to ride a bike or walk a dog down the street. No tickets can be issued. There have been some juvenile nuisance issues in the parking garage. Patrols have been asked to pay attention to the Alfresco area and the increased nuisances in garages. Officers are present at 10:30 at night and at 2:00 a.m. to make sure it is quiet and cleared out.

Trustee Scaletta suggested conducting a Zoom for Citizens Police Academy graduates to update them on the legislative changes to policing.

Melissa Cayer asked if the Village Board approved grant applications. Mr. Recklaus said no, but the Board is made aware of grants that are awarded. Ms. Cayer hoped the information given away is worth the award.

Keith Moens asked if the budget could be switched to have more Community Services. He asked if there was a way to parse out what part of the budget goes to Community Services. Mr. Recklaus said all of the officers are trained in de-escalation. In the Chief's budget, line items can be moved around. If Chief Pecora felt more funding was needed in the area, he would ask for it.

Chief Pecora said there is roughly $20,000 linked to Community Services, but this is for giveaways. Most mental illness responses are handled by patrol officers, who are trained to handle these types of situations.

Mr. Recklaus said it has been a difficult time to be in law enforcement. Chief Pecora is always matter of fact and moves forward with a confident and calm demeanor.

V. OTHER BUSINESS

VI.ADJOURNMENT

Trustee Scaletta moved to adjourn at 9:43 p.m. Trustee Tinaglia seconded the motion. The motion carried.

Becky Hume
Village Clerk

Village Board
6/21/2021

Item: Committee of the Whole 06/07/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/07/2021	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
Virtual Meeting
June 7, 2021 at 6:30 pm

President Hayes called the meeting to order at 6:30 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees Baldino, Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck and Tinaglia
BOARD MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus and Assistant Village Manager Diana Mikula
OTHERS PRESENT:	Edibaldo Herrera, Ayelet Barrera, Morcos Miranda and Tim Grodek

Mayor Hayes called the meeting to order and explained that due to COVID 19 restrictions and guidelines, the meeting is being held virtually.

A. Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Crazy Quesadilla Inc. dba Crazy Quesadilla Mexican Restaurant located at 644 E. Golf Road.

The Mayor asked the petitioners to introduced themselves; Ayelet Barrera and Edibaldo Herrara. Morcos Miranda introduced himself stating that he would be assisting with translation if needed. Mayor Hayes administered the oath to all three.

Assistant Village Manager Diana Mikula gave the staff report. Ms. Mikula stated that this was a new liquor license. This location has not had a liquor license in the past. The police did background checks on Edibaldo Herrara and Ayelet Barrera and there were no issues noted.

Ms. Mikula did a walk through on May 28 and the floor plan was adjusted slightly to match the current set up. Upon a satisfactory interview, Assistant Village Manager Mikula indicated that staff recommends the issuance of a Class AA liquor license to Crazy Quesadilla.

Mayor Hayes asked the petitioners about their business model. Mr. Miranda stated the restaurant will be open for breakfast, lunch and dinner. They will be open from 10am – 8pm and may extend the hours in the future. Mayor Hayes also inquired about the petitioners and their experience with Los Tamales. The petitioners managed the previous restaurant for 8 years and that location did not have a liquor license.

Discussion ensued regarding the number of employees hired and Basset training. Mayor Hayes encouraged that the new employees be Bassett certified in person together. Mayor Hayes and Ms. Mikula outlined the requirements if the petitioners do extend their hours for liquor service.

Trustees thanked all three of the interviewees for coming in and for opening the business in Arlington Heights. Trustees expressed the excitement of a new concept for the community. Discussion also included emphasis on being aware of underage drinking and overserving and the responsibility that comes with having a liquor license in Arlington Heights.

Trustee Scaletta moved, seconded by Trustee Canty to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class AA Liquor License to Crazy Quesadilla Inc. dba Crazy Quesadilla Mexican Restaurant located at 644 E. Golf Road.

The following voice vote was recorded:

9 Ayes 0 Nays

The motion passed.

B. Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Grodek LLC dba Peggy Kinnane's Irish Restaurant & Pub located at 8 North Vail Avenue.

The Mayor welcomed the petitioner, Tim Grodek and administered the oath.

Assistant Village Manager Diana Mikula gave the staff report. Ms. Mikula stated that this was a change of ownership for Peggy Kinnane's. This location had a liquor violation, under the previous ownership, in 2019. The police did a background check on Tim Grodek and there were no issues noted and the applicant has not had any liquor violations.

Ms. Mikula did a walk through on June 1 and the floor plan was adjusted slightly to match the current set up. Upon a satisfactory interview, Assistant Village Manager Mikula indicated that staff recommends the issuance of a Class AA liquor license to Peggy Kinnane's.

Mayor Hayes asked Mr. Grodek to explain his background in the restaurant and liquor business. Mr. Grodek said he has spent his entire career with the same company doing business as Pappadeaux Seafood Kitchen in both Arlington Heights and Westmont. The Mayor asked about a liquor violation at the Arlington Heights location in 2009. Mr. Grodek explained the safeguards that were put into place to train staff and that since then, there have been no additional violations. The Mayor stressed that Mr. Grodek was not the seller or on premise at the time.

Trustees welcomed Mr. Grodek and his wife and thanked them for taking on the challenge of keeping up what has been started there and wished them wonderful success.

Trustee Bertucci moved, seconded by Trustee Tinaglia to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class AA Liquor License to Grodek LLC dba Peggy Kinnane's Irish Restaurant & Pub located at 8 North Vail Avenue.

The following voice vote was recorded:

9 Ayes **0 Nays**

The motion passed.

C. OTHER BUSINESS - None

D. ADJOURNMENT – Trustee Tinaglia moved, and Trustee Schwingbeck seconded the motion to adjourn. The meeting was adjourned at 7:29pm.

Village Board
6/21/2021

Item: Village Board 06/07/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 06/07/2021	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 7, 2021
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees were present: Bertucci, Tinaglia, Schwingbeck, Grasse, Scaletta, Baldino, Canty and LaBedz.

Also present were: Randy Recklaus, Charles Perkins, Cris Papierniak, Nora Boyer. Becky Hume joined the meeting at 7:08 p.m.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 05/10/2021 Approved

Trustee Robin LaBedz moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Village Board 05/17/2021 Approved

Trustee Tinaglia clarified that he overlooked passing on a Consent Agenda item at the May 3rd meeting. He declined to pass on item X, Legal item A, which was the second reading of the Arlington 425 project. He noted he did not participate in the review of the project and had intended to pass. He wanted the record to reflect his intent to pass.

Trustee Tom Schwingbeck moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Abstain: Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/30/2021 Approved

Trustee Richard Baldino moved to approve in the amount of $3,206,490.96. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of LGBTQ+ Pride Month

President Hayes recognized the Village's 2021 "Best Town to Live" in the Daily Herald's Reader's Choice awards.

President Hayes said the Village Board decided to issue a LGBTQ+ Pride Month proclamation. This decision has not been well received by all, but he and the Board have an obligation to represent all members of the community, stating we are all precious in God's sight. The proclamation works to further the Village's commitment to be a welcoming and inclusive place. He read the proclamation.

VII. PUBLIC HEARINGS

Trustee Richard Baldino moved to open the Public Hearing. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

A. Public Hearing 2021-2022 HUD Annual Action Plan including the CDBG Budget Approved

Mr. Perkins said Federal regulations require a public hearing process prior

to disbursing CDBG funds. Tonight, is the first hearing, then there is a 30-day public comment period. Action will be taken at the second public hearing scheduled for July 21. An amount of $445,265 is expected for 2021-2022. Requests for $790,000 have been received. Within this amount, funding caps are in place for Administrative Services ($66,800), Public Services ($55,000) and Brick and Mortar projects ($323,465). Programs benefitting low- and moderate-income residents must receive a minimum of 70% of the funding.

Ms. Boyer described the Public Service and Construction requests. Staff is recommending that all of the public service agencies receive funding. The CAP funding comes from both CDBG funds and money from the Village's General Fund under the Health Department Budget. Shelter Inc. is building a new location, and has a property under contract. Journeys was allocated $28,000 two years ago, but the money has not been spent, so needs to be re-budgeted and allocated. The timing of their construction is unsure. Full Circle Development has not submitted a zoning application yet. They could be eligible in the next funding cycle.

Public Services, $55,000 Cap-Suggested Allocations

1. District 214 Education Foundation Beginning English as a Second Language Instruction $1,500
2. Faith Community Homes Housing and Mentoring Support for Low Income Families $2,500
3. NW CASA - Sexual Assault Program Sexual Assault Intervention Program $2,500
4. Children's Advocacy Center Services for Victims of Child Abuse $2,500
5. Connections to Care (formerly known as Escorted Transporation Service NW) Escorted Transportation Service for Elderly/Disabled to Medical Appointments $3,500
6. Resources for Community Living Affordable Housing Options and Support Services for Persons with Disabilities $5,000
7. Life Span Legal and Counseling Services to Victims of Domestic and Sexual Violence $3,000
8. Suburban Primary Health Care Council Access to Care - Subsidized Medical Services $4,337
9. WINGS Emergency and Transitional Housing and Community Based Service $6,000
10. Journeys The Road Home Homeless Services $4,500
11. Arlington Hts. Park District Children At Play Program $9,113 (balance of request provided by Health Department Budget)
12. Northwest Compass Housing Counseling and Assistance $4,000

Construction/Economic Development, $323,465 Cap-Suggested Allocations

1. Shelter Inc. Renovations to Transitional Living Program Residence $0
2. Little City Foundation Renovations to Group Home: 2 Bathrooms, Drywall, Kitchen/Living Room Flooring $0
3. Clearbrook - rehabs at 2 group homes Renovations to 2 Group Homes: Wheelchair Ramp, Sidewalk/Steps, Kitchen, Lighting $25,000

4. Journeys The Road Home - capital project ($28,000 was a 2019 allocation) New Building - Floors for Services, Shelter, and 7 Permanent Affordable Units $0
5. Full Circle Development - permanent supportive housing Permanent Supporting Housing - Acquisition and Infrastructure Costs $0
6. VAH Single Family Rehab Loan Program Single Family Rehabilitation Loan Program $39,310
7. VAH Group Home and Transitional Housing Program Group Home and Transitional Housing Program $105,000
8. VAH Public Infrastructure Street Resurfacing on HUD Designated Low/Moderate-Income Areas $150,000

CDBG Administration Costs for Administering the CDBG Program - Salaries, Audit Costs, etc. $66,800.

President Hayes thanked all the agencies for all the great work they do for those in need.

Trustee Bertucci asked why government entities were getting funds when the not-for-profits didn't have the same opportunity to levy taxes. Mr. Perkins said the District 214's Foundation was one requester, so not really a government entity. The Park District and Village are government agencies, the rest of the recipients are not for profit. The money requested by the Park District for CAP provides scholarships to families to allow their children to go to the before/afterschool program to underwrite the costs. Years ago, a task force comprised of the School District, Park District and Village put the program together to help the latch key kids who had no before/after school supervision. The agencies came together and came up with an agreement whereby the schools provide the space, the Park District provides the Staff and the Village provides the scholarships. The Board can decide how they wish to allocate the funds. Mr. Bertucci said more money could come from the general fund for CAP scholarships to free up dollars for more of the not-for-profits. Mr. Perkins explained the Park District does not want families who use CAP to subsidize those who need scholarships.

Trustee Scaletta said when he joined the Board, the dollars allocated for CAP out of CDGB funds was three times the amount it is today. More requests for this kind of funding will come as the Affordable Housing programs are fleshed out, because more people will need help. He said the CAP Scholarships are an appropriate to use of CDBG funds. Most of the costs are funded by the General Fund.

Trustee Canty said CAP is a very successful program. She recommended looking at housing from a comprehensive viewpoint, not a statement on a particular organization.

Melissa Cayer said the D214 Foundation and Park District receive donations. CDBG money comes from Federal Government based on demographics. Mr. Perkins said the Village is an entitlement community, we get a specific allocation that we can dispense. Many of the agencies, even

the foundations, ask for a little bit so they can show that the Village and other entitlement communities fund them and leverage for more monies.

Jorden Bartle of Full Circle Development said they are working with a Northwest Suburban task force on finding a location for a new development. He asked the Board to reconsider the $0 recommendation. They wish to build 31 units for people with disabilities. Their organization dedicates 75% of money made to provide on site services to residents. They are applying to the State for the primary bulk of their funding, but don't have it lined up. It is important to show the Village is a sponsor in order for them to leverage other funders and the State.

Beth Nabors of Journeys the Road Home asked the Board to reconsider their request. For the 52 past weeks, they housed people in hotels because of Covid. The Village is the second largest consumer of their services. The previously allocated $28,000 has not been received yet. This amount was very small compared to other CDBG communities. They are in the permitting process for their new building. Journeys is looking for a partnership with the Village on a larger level. She asked the Board to take a thoughtful approach to their request.

Luticia Fiorito of WINGS thanked the Board for the modest increase. They appreciate everything they can get and couldn't do the work without the Board's support.

Lorri Grainawi works with Full Circle to provide housing and services for the disabled. There is a huge demand for housing in the area and they hope to get money from the State, but it makes a big difference if they can show there is community support for the project. It could make a difference if they get the funding or not.

Seth Goldberg sent kudos to the Board for helping the non for profits.

Trustee LaBedz asked if some of these agencies received Covid Funding. Mr. Perkins said yes, the Village received CV-1 funds of $116,000 and CV-3 funds of $340,000. A lot the money went to agencies, like Journeys to help with hotel costs. Ms. Boyer said the Suburban Access to Care, CAP, Children's Advocacy Center, Clearbrook, Journeys, Faith Community Homes, the Northwest Housing Partnership, Northwest Compass, WINGS and the Village's Small Business Loan Program received funds. Trustee LaBedz said she wished we had the amount of money that was asked for. The amount given to the Village continues to decrease.

Mr. Perkins said the second hearing and final action will be taken on the CDBG Plan and Budget in July These are the preliminary recommendations. Staff will take suggestions to the plan during the next thirty days.

Trustee Jim Tinaglia moved to close the Public Hearing. Trustee John Scaletta Seconded the Motion.

The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of Committee of the Whole Meeting of June 7, 2021 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Crazy Quesadilla Inc, dba Crazy Quesadilla Mexican Restaurant at 644 E. Golf.

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Report of the Committee of the Whole Meeting of June 7, 2021 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Grodek LLC dba Peggy Kinnane's Irish Restaurant & Pub located at 8 North Vail Avenue.

Trustee James Bertucci moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Well #13 South - Painting Design & Construction Observation Services - Award — Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Southtown Corridor Sewer Capacity Study — Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C. Pickup Truck Vehicle Purchase - PW Forestry — Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT LEGAL

A. An Ordinance Prohibiting Parking (417 W University Drive) — Approved

Trustee Mary Beth Canty moved to approve 2021-018. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B.	A Resolution Approving an Intergovernmental Agreement for State Maintenance of Traffic Control Devices with the Illinois Department of Transportation (10-year agreement)	Approved

Trustee Mary Beth Canty moved to approve R2021-019. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C.	A Resolution Approving an Intergovernmental Agreement for Governmental Body Maintenance of Traffic Control Devices with the Illinois Department of Transportation (10-year agreement)	Approved

Trustee Mary Beth Canty moved to approve R2021-020. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

A.	Settlement of Joseph Mangiamele v. Village of Arlington Heights	Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Timber Ridge School - 201 S. Evanston Ave. - Approved
PC#21-005
Special Use Permit for School, Variations

Julie Jilek of Timber Ridge School explained the therapeutic day school's mission. They would like to add an elevator, fitness room, gym and two classrooms. Accessibility is important, especially for disabled students. There is a multipurpose room now, but it is not adequate for physical education needs. One acre still remains of their greenspace counting this addition.

Jonathan Kuzynowski gave an overview of the project. The parking lot is maintained and the second floor becomes wheelchair accessible. The utilities and playground area stay in place. The entrance will be on the east side. A sensory lounge will be created. The gym needs some additional height to allow for traditional sports. The neighboring high school stands taller than this structure will.

Mr. Perkins said under the current Code, the school needs a Special Use Permit even though it has been in existence for decades. The project calls for a height variation and a few parking lot variations. The parking is sufficient and the modified plan will allow for better internal stacking, lessening the pressure on Evanston. The Plan Commission and staff recommend approval.

Trustee Tinaglia asked where the egress stairs were. Mr. Kuzynowski said they are to the north between two sets of classrooms.

Trustee Grasse said she appreciated the green features. She asked if there were details about some of the sustainable landscape plans. Mr. Kuzynowski said there will be some larger trees next to the building, plantings around the expanded detention area, and plants to shield the transformer. There will be manageable plants around the perimeter and entrance. Native plants will be placed in the dentition area.

Tony and Sherri DeRicco submitted an email which was read as follows: We live directly across from Timber Ridge School (120 S. Evanston). This is the first time we have seen the proposed engineering plans and we have a couple of comments. The proposed 6" water service connection is shown to be made on the south side of our driveway which is in conflict with our existing sanitary service, water service, and gas service. We request that the proposed water service connection be made on the north side of our driveway instead. This will avoid these conflicts and will allow the water service to run essentially straight avoiding two unnecessary pipe bends. It will also provide a design more sensitive to the affected property owners by installing the proposed valve vault manhole structure on the property line and not right in front of our front door. Please see the attached markup to the proposed Utility Plan Drawing No. C8.000 by MeritCorp showing the conflicts (our existing utility services are in shown red and the location of where we request the proposed water service to be is shown in blue). We

are extremely confident as to the location of our utility service lines as the utility locate paint marks are still visible on the pavement and sidewalk, as well as our sanitary service cleanout location in our front yard. Thank you.

Mr. Perkins consulted with Public Works who consulted with the project engineer, and this request can be accommodated. They do have to check with the MWRD first.

Resident Jill Stark (through a sign language interpreter) said she had a nice view now, but is worried about a negative affect on the property value of her home because the new building will be in front of it. Has lived there a long time and wondered why this side of the school was chosen. The addition to the building will change the whole look and will block everyone's view. She said she just heard about the plan this April, and didn't receive the notifications. She said she made comments at the Plan Commission meeting and hoped adjustments would be made.

Mr. Kuzynowski said they looked at other locations but there wasn't another one that would allow the placement of the gym on the site. It would not fit on the east and they are trying to maintain the parking lot.

President Hayes the school has been there since he was at Prospect High School in 1974. He appreciated Ms. Stark's concerns but there were not a lot of options for the location of the gym.

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Discussion of Downtown Special Events Approved

Mr. Recklaus explained that staff has been evaluating the new landscape with Alfresco and its impact on Special Events. After a comprehensive survey of the community, the downtown businesses and the residents, we learned the downtown businesses prefer an Alfresco environment as they have been profitable with this model. Events are intended to drive business. Because of the transition from Covid, the Village does not as much lead time to plan a large scale event this year. Before we can have a conversation on the details, we have to make some fundamental decisions on the broader issues.

Funding

Alfresco is supported by the A&E fund, which gets tax dollars from all the restaurants, not just those downtown. The Downtown Alfresco restaurants had some of the best months they have ever had. Just outside of Alfresco, restaurants performed better than restaurants at large. Staff does not think it is fair for the business community as a whole to support Alfresco. Staff is looking for direction for funding Alfresco, and Special Events. Two suggestions: a 1% or .75% tax on Alfresco restaurants could cover the costs, or a license fee could be charged for outdoor dining. Details from the summer Food and Beverage Tax dollars earned this summer would be used in this decision.

When/Where/How Long?

The Chamber of Commerce has proposed having a Mane/Taste event in the footprint of Alfresco, using the streets. However, the pedestrian corridor provides enough space for a fire truck in an emergency. Ambulances have needed to access the space before. To break it down and put it back would take an enormous amount of time and effort and the Village does not have a place to temporarily store the sections of fencing. It takes 10 staff members 1.5 days to set it up. Lots of the furniture is owned by the businesses. Some of the businesses wouldn't want others to touch their furniture. Electricians need 2-4 days to set up. In between sets, the area would need to be power washed. Then to reset would take 3 days, not including furniture. This idea assumes Public Works has nothing else to do. Mr. Recklaus said he is not hearing positive feedback from the restaurants regarding this idea. Staff is suggesting a Special Event would have to be at the end of Alfresco.

Alfresco Timing

There is lower Alfresco attendance in March, April and October. Staff thinks a beginning in May and ending in early October to maximize good weather still allows for a festival the second week of October. The Downtown restaurants don't want an event to break up or slow their Alfresco revenues, but welcome events during less busy times.

2021

Coming out of the pandemic there is less time for staff to plan an event. What happens this year does not have to be a precedent for future years. The 2019 agreement between the Chamber, the Special Events Commission (SEC) and the Village codified the roles of the Mane Event/Taste of Arlington (Mane/Taste). We have a playbook, diagrams, maps making a redo manageable. The Chamber would like to add a third day meaning a Village/Chamber agreement would have to be redefined. Also, adding a Sunday would call for double time pay, making the personnel cost $90,000, not including police costs. The Board could acknowledge this is a transitional year and sponsor a one-day event in 2021 while beginning to work on something new in the future.

Staff recommendations

1. That a new Food and Beverage Tax concept be developed for

restaurants in the Alfresco zone along with an annual licensing fee concept for non-Alfresco restaurants who utilize public parking spaces for eating areas and for non-restaurant businesses who wish to use Alfresco space. The purpose of these new revenues would be help offset the Village's costs of Alfresco. The concept would be reviewed further for final approval at a later Village Board meeting.
2. That Alfresco run from approximately the first weekend in May to the first weekend in October going forward
3. That the Village Staff be directed to approach the Chamber and SEC to develop a two-day Mane/Taste type Finale Event the second weekend in October this year following the 2019 funding and operational program.
4. In the event that the Chamber does not wish to participate in the recommended format- this year, it is recommended that the Village experiment with a one-day Finale Event to be overseen by Village Staff and the SEC.
5. That the Village Staff, Chamber, and SEC continue to work towards a new permanent post Alfresco "finale" event for the second October weekend in 2022 and beyond.

Board Discussion

President Hayes said it is difficult to try to get stakeholders to agree when they are advocating their own interests. He agreed with exploring the Food and Beverage Tax and liked the other recommendations as well. This is just for this year so doesn't have to be a permanent future decision. He also liked the idea of going with a two-day event because we have a model for it and an agreement in place for this year. He recommended that the end of the year event be the last weekend in September.

Trustee Canty said Alfresco is what sets the Village apart from the surrounding areas. She agreed with the Mayor in looking into the F&B tax. She is in favor of a kick off event and a closing event. She asked if it was possible to have an event that is not in the Alfresco footprint. She said she was in favor of maximizing the good weather, which includes October in her experience.

Mr. Recklaus listed some other possible locations, but there are some drawbacks to them. We are lucky with the layout of Alfresco because it doesn't disrupt access to the residential buildings. Not every block has that.

Trustee Bertucci said Campbell and Vail is our town square. It should be available and accessible to the full town. The Board should give access to businesses not in Alfresco to show their wares. Residents should be able to have the entertainment in the area too. He is in favor of keeping the event at the corner and of having a special event during good weather to restaurants which are outside of the footprint. Trustee Bertucci disclosed he is the past president of the Chamber.

Trustee Schwingbeck said October is unpredictable but he didn't want to shut down Alfresco. He would like to see the event move somewhere else

where we don't have to break Alfresco down. He said there is a difference between the Alfresco crowd and the Mane/Taste crowd.

Trustee Scaletta said it is difficult to answer the Food and Beverage tax question when there are so many issues that are yet to be resolved like the removal 60 parking spaces and doubling the capacity of the restaurants. The new Parking Garage system will give us numbers so we know if we have enough parking. Metropolis is not in their location. He said he is concerned we are going too fast. He wants staff to address handicapped parking downtown. He wants better control on deliveries. There are still pick up zones in at curbside but people are just parking there. He asked how are the Uber/Lyft signs working. He said he wants to do this work before he addresses the taxes. He questioned how the Board would decide who pays the extra taxes. Mr. Recklaus said staff is not asking the Board to say yes on the tax, but rather asking the Board if is appropriate to begin the research and work on it. This work will include which spaces would be subject to the tax. The Board already voted to pursue Alfresco on an ongoing basis so now would be a good time to explore a funding source. Trustee Scaletta said he is supportive of exploring it, but hopes to receive answers to his questions.

Staff is making frequent adjustments to Alfresco based on the dynamic situation. Trustee Scaletta asked for an opt in/out situation, and suggested that a business should be included or excluded based on the fiscal year.

Trustee Baldino said making major changes to a large fall event in June is difficult. He thinks the focus should be on 2022. Would sidewalk dining be subject to the tax or only street dining? Mr. Recklaus said he will have to do that work. Alfresco captures street seating, which greatly increases restaurant capacity.

Trustee LaBedz said a Board goal is to explore ways of raising revenue for things we want to do. The exploration is important. Businesses will be in the Alfresco zone, whether they opt in or not. Parking space is still being used. The Village is only finally in phase 5 this week, so the Board won't know how it will be in a fully open experience yet. We don't have the full picture yet. She wondered if momentum would be lost if Alfresco changes over to Mane/Taste.

Trustee Tinaglia said this is a wonderful problem to have. He does not want to see the Taste of Arlington out of the zone. He believes in using Harmony Park as it was intended. For him, it's all about weather. He recommends September to allow Alfresco to go past Labor Day and have the block party in September. Then, have an Octoberfest. The Chamber can have a September event and the Special Events commission can take October. He would rather see a fee than a tax. Those who enjoy the increased sales should pay for the costs. He recommended figuring out 2021 and then after we have more information, figuring out 2022.

Resident Comments

Seth Goldberg said he would hate to see Alfresco end early. He suggested if an event doesn't work, maybe have some bands during Alfresco. It's the best thing we have in town.

Jon Ridler, Executive Director of the Chamber of Commerce, explained that the Chamber could have an event on the Alfresco footprint. They would come up with how to do it and there are vendors interested. They are proposing only 50 tents to allow for better movement on the street. Vendors outside of the footprint want to come into the footprint. The Chamber would like to continue the success of the Taste of Arlington and add another day. They have a hold on stage/lighting/sound/band/rental equipment on the weekend of September 10, 11. They propose to move the tables and chairs from the streets September 9, store them and reset them after the event. The restaurants could keep the sidewalk dining. Fencing can be moved onto the sidewalk and create extra space in the street. He will work with the Public Works team. The Chamber takes on more of the cost because of the benefit to its members. They have as much buy in financially as the Village does. He said they are looking to solve the problems and work with the businesses. The Village is giving businesses free outdoor space, but the businesses may not be looking collaboratively and looking at them just for themselves.

Ernie Rose said Downtown works for an event, it's just the best location. Residents need to celebrate. The residents kept the businesses afloat, lets show them some love. An opportunity to grow the event without too much intervention with other parties should be explored. If we make decisions only when it benefits everyone equally, it will keep us from deciding.

Laurie Mitchell, Chair of the Special Events Commission (SEC). reiterated they are here and ready to get back to work on live events. They have put on the Mane Event for 20 years and are anxious to work on an end of year event with the Village and Chamber to bring back the fun. She said the Commission is happy and willing to work to benefit the group as a whole. The 2019 document was a start.

Carter Black said Alfresco has been fantastic. He recommended giving Alfresco as much time as we can because of it's reach, it's a good tax base and good for our Village.

Jim Memelo said it makes no sense to interrupt or abbreviate Alfresco. He said it was a bit presumptuous to organize and invest in a weekend when this issue had not been decided. An event in October/September may be a compromise for everyone. There is plenty of opportunity to get involved at the end of September without interrupting Alfresco. He said the idea that it is easy to breakdown and rebuild Alfresco isn't proven. We haven't done this before. It is not pleasant to dine outside while a large event is going on. A compromise seems to be end of September or early October. Don't interrupt Alfresco, it's our identity now, and it's positive.

Danielle Kuhn of Scratchboard Kitchen said the momentum of Alfresco is

just beginning. She hears every week from new guests coming from far away. It's drawing in crowds. They have guests that want to sit outside and are willing to wait 30 minutes to do so. The Taste is important and she liked the suggestions from Trustees Canty and Schwingbeck that Mane/Taste could be adjacent to keep Alfresco going. Every weekend counts for her. She asked to keep Alfresco open as long as possible and consider hosting the event in an adjacent space.

Larry Robodos, owner of Big Shot, said Alfresco was a lifeline and they would have not survived without it. Downtown operators have been the fortunate ones. The other restaurants in the Village didn't have this. He would like to help the others. He said the exposure from Mane/Taste is still valuable. He would give up a weekend to help everyone in the industry and the other businesses. His preference is to have it mid/late September.

Chip Brooks said he spoke on behalf of Shakou, Armand's, Cortland's, and Peggy's. For them, it is really a huge advantage to have Alfresco and he asked for it to be extended as long as reasonable. The Taste/Mane puts them out of business for the weekend. He agreed with staff, that it is difficult to tear down and put back up Alfresco. He worried it would wreck business, furniture and landscaping. He explained his business was still recovering, and needed the extra that Alfresco brings in. He said the Downtown businesses pay higher rent and taxes to be there. There were 7 restaurants listed outside of Downtown that might participate in the Taste. He agreed that he would like to help them. He also agreed that it was fair to tax those who benefitted from Alfresco differently than those who didn't. He recommended doing a Taste adjacent to the area, on Campbell east of Alfresco. Alfresco restaurants that want to participate can, and can open from their space. The entertainment stage could be at Campbell and Evergreen with a second stage at Harmony Park. He saw no reason to extend Mane/Taste to 3 days. It would be good to have one entity in charge of the festival. He thought the 2nd week in September is a good choice, if it was adjacent and Alfresco could continue unimpeded.

Chris Dungan said after reading the survey results he saw the residents do not want to shut Alfresco down early. He said to do an event after, or move it. Alfresco has been a great thing, it has been a life line, but they are not on shore yet.

Steve Fromm (SEC) said residents who come to the Mane Event appreciate the free entertainment, face painters, and balloon tiers. He said it is an important event in the community and does not cost the businesses any money.

Eric Lamkins said his wife owns Kilwin's and he works some evenings at Tuscan Market. He said Alfresco was built out of necessity because of the pandemic. He recommended analyzing the event situation after the pandemic is over. The Taste is beneficial but you can't evaluate which is better until afterwards. Having the street closed in October hurt Kilwin's

last year.

Derek Hanley, founder of Peggy Kinnane's, said Alfresco was an unbelievable win/win. He recommended keeping Alfresco open until the end of September and having a Taste/Octoberfest in October. The 60 parking spaces should not be considered. Businesses would have closed without it. Our businesses help the property values. We are on the map and need to stay there. Shutting it down early doesn't make sense. Now, every day of the week we have a Taste. Don't take a step back. Bring the music back on Fridays. The cost of business has gone up and the prices are not going down. Pass off the to the consumer what it takes to make it doable, 1% is not a lot to ask for.

Andi Ruhl (Thrown Elements) said Alfresco benefited the Downtown the most. The other side of the tracks does not have the same benefits. She said to make it happen and celebrate that we have made it through the pandemic, give those of us outside of the footprint a chance. Alfresco is great, but let's have other things too.

Diane Jamieson (SEC) said the Mane Event was always the event that brought people together. It's a free event, and it would be good to have it again to bring people together again.

Dave Jaffe (SEC) agreed that we should extend Alfresco as long as possible and keep the event at the end of September in the same footprint of Mane/Taste. It would allow a celebration that is long overdue. The Chamber and SEC can collaborate.

Deliberation

Trustee Baldino said he agreed with staff recommendation #1. He does not believe ending Alfresco ends outdoor dining. It is important to have a Mane/Taste event. He would like it adjacent to Alfresco, the date is less important. For 2021 let's keep it simple and let's worry about 2022 later.

Trustee Grasse agreed with Trustee Baldino. She said she understood the September date for the Chamber, and would support it if it was in an adjacent footprint. She recognized this is a transition time, and nothing has to be how it was done in the past. A finale event is a good idea. Compromises will have to occur and say the first weekend in October as a possible one.

Trustee Bertucci said the Village's town square should give access to the other businesses. The bands are part of the event, and the best place is the town square. The draw to get 10-13,000 people is the bands. He's in favor of continuing Taste in the footprint of Alfresco. As far as the weekend, it may be hard to have a different date than what the Chamber has developed. Either 2 or 3 days long is okay.

Trustee Canty said she is in favor of staff suggestion #1. She is not ready to commit to hard dates for 2022 and would like more information from

2021 first. She is in favor of a 2-day event outside of September, adjacent to or in another location. She said the SEC should look at a one-day event if the Chamber will not participate. There should be some kind of celebration.

Trustee LaBedz agreed with #1 as well. She said the Village needs to get through this year before it is decided how 2022 will look. She likes a finale event but has trouble envisioning in an adjacent area because of the logistics. An end of season finale would work best.

President Hayes found consensus for the following:

- Direct Staff to develop a revenue source for Alfresco.
- Alfresco opening/closing dates remain open for 2022. Close Alfresco in 2021 on September 26th.
- Direct staff to help plan a two-day end of season finale with SEC/Chamber in the footprint of Alfresco for 2021 the first weekend in October.
- Direct Staff to work with the SEC on a post Alfresco event for 2022 and beyond.

The Board asked all parties to work together with mutual respect and good faith and recommended that the 2019 agreement between the Chamber and SEC be used for 2021.

Trustee Bertucci moved to direct staff: 1. To develop a Food & Beverage Tax/Annual Licensing Fee concept to fund Arlington Alfresco for: Alfresco zone restaurants, non-Alfresco restaurants which wish to use parking spaces for outdoor seating, non-Alfresco zoned businesses which wish to use street space. 2. For Arlington Alfresco to close in 2021 on September 26th. 3. For Staff to develop a two-day event with the SEC and Chamber of Commerce the first weekend in October, 2021 using the 2019 Funding and Operation Plan with agreed to modifications. 4. That a finale event for Fall of 2022 and beyond be developed in cooperation with the SEC, Staff and Chamber of Commerce. Trustee Scaletta seconded the motion.

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia
The Motion: Passed

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 11:33 p.m.. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,

Village Board
6/21/2021

Item: Warrant Register 06/15/2021

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 06/15/2021	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 6-15-2021

Fund	Fund Description	Total Transaction Amount
101	General Fund	$366,264.24
211	Motor Fuel Tax Fund	$219,819.06
225	Zero Interest Loan Fund	$20,000.00
227	Foreign Fire Ins Tax Fund	$1,443.87
231	Criminal Investigation Fd	$18,772.74
235	Municipal Parkg Opr Fund	$11,190.31
263	TIF IV	$1,115.72
267	South Arl Hts Rd TIF	$1,981.78
401	Capital Projects Fund	$155,038.63
426	Storm Water Control Fund	$951,038.30
505	Water and Sewer Fund	$63,866.08
515	Arts,Entert & Events Fund	$10,147.87
615	Workers Compensation Ins	$107,297.89
621	Fleet Operations Fund	$20,725.16
625	Technology Fund	$34,979.95
715	Guaranty Deposits Fund	$4,600.00
TOTAL ALL FUNDS		**$1,988,281.60**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229372	715-0000-220.93-00	ALDO'S BRICK PAVING INC	BOND REFUND	$200.00	$200.00
229399	715-0000-220.93-00	CHRISTOPHER R BOCEK	BOND REFUND	$200.00	$200.00
229413	715-0000-220.93-00	ELIZABETH DRISCOLL	BOND REFUND	$200.00	$200.00
229419	715-0000-220.93-00	FORTIS GROUND WERKS	BOND REFUND	$200.00	$200.00
229420	715-0000-220.93-00	FORTIS GROUND WERKS	BOND REFUND	$200.00	$200.00
229421	715-0000-220.93-00	FORTIS GROUND WERKS	BOND REFUND	$200.00	$200.00
229422	715-0000-220.93-00	FORTIS GROUND WERKS 20-3451	BOND REFUND	$200.00	$200.00
229431	715-0000-220.93-00	GUY COZZI	BOND REFUND	$200.00	$200.00
229441	715-0000-220.93-00	J+J PAVEMENT REPAIRS INC	BOND REFUND	$200.00	$200.00
229442	715-0000-220.93-00	JASMIN HAMZIC	BOND REFUND	$200.00	$200.00
229447	715-0000-220.93-00	KIEL QUATMAN	BOND REFUND	$200.00	$200.00
229457	715-0000-220.93-00	MAGDALENA BARYLISZYN	BOND REFUND	$200.00	$200.00
229466	715-0000-220.93-00	MIRIAM MUNOZ	BOND REFUND	$200.00	$200.00
229480	715-0000-220.93-00	PATTI REED	BOND REFUND	$200.00	$200.00
229488	715-0000-220.93-00	RJ CONCRETE INC	BOND REFUND	$200.00	$200.00
229491	715-0000-220.93-00	ROSALIE CRABBE	BOND REFUND	$200.00	$200.00
229496	715-0000-220.93-00	SANDRA PUGLIA	BOND REFUND	$200.00	$200.00
229501	101-0000-210.82-00	SONTIQ	MNTHLY EMP ID PROTECTION	$264.86	$264.86
229506	715-0000-220.93-00	STEPHEN DI BENEDETTO	BOND REFUND	$200.00	$200.00
229513	715-0000-220.93-00	TMW ENTERPRISES PAVING & MAINT	BOND REFUND	$200.00	$200.00
229514	715-0000-220.93-00	TOTAL PAVING & BRICK SERVICE	BOND REFUND	$200.00	$200.00
229518	715-0000-220.93-00	UNITED SERVICES 2 INC	BOND REFUND	$200.00	$200.00
229519	715-0000-220.93-00	UNITED SERVICES 2 INC	BOND REFUND	$200.00	$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229520	715-0000-220.93-00	US WATERPROOFING	BOND REFUND	$200.00	$200.00
901724	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$3,150.63	$3,150.63
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2021	$730.50	$730.50
				Division 0 Total	$8,745.99
				Department 0 Total	$8,745.99

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229394	101-0201-502.22-15	CANON SOLUTIONS AMERICA	PAPER, OFFICE, MAILROOM	$6.43	$6.43
229432	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	DD/BR #341408 Q35	$28.90	$102.24
			PEGGY KINNANES	$73.34	
229476	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$43.99	$224.51
			OFFICE SUPPLIES, GENERAL	$164.89	
			OFFICE SUPPLIES, GENERAL	$15.63	
229531	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$121.62	$121.62
				Division 1 Total	$454.80
				Department 2 Total	$454.80

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229424	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS LIABILITY	$98,805.00	$103,581.23
			CLAIMS MEDICAL LOSS	$4,776.23	
229432	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	$600.00
			WORKPLACE DIVERSITY LL	$200.00	
			WORKPLACE DIVERSITY LL	$200.00	
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	IPMA-HR	$156.00	$156.00
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748 - MO	$63.91	$147.78
			JIMMY JOHNS - 748 - MO	$83.87	
	615-0301-552.30-05	HARRIS TRUST & SAVINGS BANK	SMARTSIGN	$569.14	$569.14
229476	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$335.31	$335.31
229510	615-0301-552.20-50	TARGET SOLUTIONS LEARNING LLC	LEARNING MANAGEMENT PKG	$2,999.74	$2,999.74
229523	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	$116.96	$116.96
				Division 1 Total	$108,506.16
				Department 3 Total	$108,506.16

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229388	101-0401-503.22-15	BHFX LLC	SERVICE PRINTING	$7.50	$7.50
229394	101-0401-503.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	$319.49	$319.49
229415	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$31.97	$31.97
229482	101-0401-503.21-65	PETTY CASH	TAX SEARCH	$56.00	$56.00
	101-0401-503.22-03	PETTY CASH	MILEAGE	$10.00	$10.00
229492	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	$990.00	$990.00
229511	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	$331.81	$331.81
229544	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$140.90	$140.90
802076	101-0401-503.21-65	E RECORDING PARTNERS	WEEKLY RECORDING FEES	$196.00	$196.00
				Division 1 Total	$2,083.67
				Department 4 Total	$2,083.67

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229432	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	CONSUMERREPORTS.ORG	$39.00	$39.00
229469	101-0501-503.20-05	MWM CONSULTING GROUP INC	SERVICES FINANCIAL	$7,600.00	$21,800.00
			SERVICES FINANCIAL	$7,600.00	
			SERVICES FINANCIAL	$6,600.00	
229476	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$37.27	$174.72
			OFFICE SUPPLIES, GENERAL	$94.47	
			OFFICE SUPPLIES, GENERAL	$24.22	
			OFFICE SUPPLIES, GENERAL	$18.76	
229500	505-0501-503.20-05	SIKICH LLP	SERVICE CONSULTING	$4,000.00	$4,000.00
229534	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	$49.60	$49.60
				Division 1 Total	$26,063.32
				Department 5 Total	$26,063.32

WARRANT REGISTER - GM0002

Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229396	625-0601-553.33-05	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	$4,669.32	$4,669.32
229404	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	$4,645.86	$4,645.86
229432	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US ZS0EB9DS3	$53.94	$53.94
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US 888-799-9666	$200.00	$1,406.77
			ZOOM.US 888-799-9666	$200.00	
			CBI SURFRIGHT	$27.51	
			HELP	$979.26	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM GP0C60P83	$209.97	$3,153.87
			AMZN MKTP US 2I3FS4V50	$37.97	
			DMI DELL HLTHCR/PTR	$2,578.88	
			AMAZON.COM 2R2EB73M2 A	$217.96	
			AMZN MKTP US 2R9AY2T32	$109.09	
229476	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$117.43	$131.12
			OFFICE SUPPLIES	$13.69	
229502	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	COMPUTER SUPPLIES	$1,055.48	$1,055.48
229522	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	$426.74	$426.74
229529	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	$1,412.31	$1,412.31
229530	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	$648.37	$648.37
901723	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	GIS STAFFING SERVICE	$17,376.17	$17,376.17
				Division 1 Total	$34,979.95
				Department 6 Total	$34,979.95

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Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229407	101-1008-502.20-75	CONRAD POLYGRAPH INC	SEVEN POLYGRAPH EXAMS	$1,120.00	$1,120.00
				Division 8 Total	$1,120.00
				Department 10 Total	$1,120.00

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229376	515-2005-525.50-55	AMAZON COM CAPITAL SERVICES	METROPOLIS EQUIPMENT	$899.40	$899.40
				Division 5 Total	$899.40
				Department 20 Total	$899.40

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229367	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$354.52	$354.52
229390	101-3001-511.21-65	BRIGHTSIDE CLINIC	C.A.R.E. PROGRAM FEES	$5,000.00	$5,750.00
			C.A.R.E. PROGRAM FEES	$750.00	
229403	101-3001-511.21-65	COMCAST PROCESSING CENTER	POLICE EQUIPMENT & SUPPLY	$347.34	$347.34
229406	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$204.00	$629.75
			SERVICE MISCELLANEOUS	$425.75	
229410	101-3001-511.21-65	DACRA TECH LLC	SERVICE PROFESSIONAL	$2,961.00	$2,961.00
229414	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	$50.72	$50.72
229427	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	$99.00	$99.00
229429	101-3001-511.33-25	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	$392.14	$393.50
			POLICE EQUIPMENT & SUPPLY	$267.90	
			POLICE EQUIPMENT & SUPPLY	($266.54)	
229432	101-3001-511.21-65	HARRIS TRUST & SAVINGS BANK	ACCURATE BIOMETRICS IN	$130.00	$130.00
	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	SAFE KIDS WORLDWIDE	$55.00	$1,345.00
			SAVAGE TRAINING GROUP	$1,290.00	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2L8JG98F2	$27.98	$27.98
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748 - MO	$140.77	$606.61
			PANERA BREAD #203287 O	$149.28	
			TORTORICES PIZZA	$60.61	
			WALGREENS #3512	$255.95	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	DISCOUNT PAINTBALL INC	$30.00	$124.80
			AMAZON.COM 2R9F881V2 A	$94.80	
	401-3001-572.50-15	HARRIS TRUST & SAVINGS BANK	MIKES BIKE SHOP	$86.98	$86.98

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229435	101-3001-511.22-02	IL DEPT OF AGRICULTURE	APPLICATION FEE	$350.00	$350.00
229437	101-3001-511.22-02	IL POLICE ACCREDITATION COALITION	DUES	$100.00	$100.00
229443	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$1,160.65	$2,087.45
			CLOTHING & APPAREL	$183.00	
			CLOTHING & APPAREL	$378.90	
			CLOTHING & APPAREL	$185.00	
			CLOTHING & APPAREL	$89.95	
			CLOTHING & APPAREL	$89.95	
	235-3001-532.30-35	JG UNIFORMS	CLOTHING & APPAREL	$143.00	$143.00
229453	101-3001-511.21-65	LIVE 4 LALI INC	SERVICE PROFESSIONAL	$4,270.75	$4,270.75
229476	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$1,318.91	$1,318.91
229483	101-3001-511.30-05	PORTER LEE CORP	OFFICE SUPPLIES, GENERAL	$172.00	$172.00
229486	101-3001-511.30-35	RAY O'HERRON	CLOTHING AND APPAREL	$154.99	$154.99
229495	101-3001-511.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES, GENERAL	$232.30	$232.30
	101-3001-511.33-25	SAMS CLUB/SYNCHRONY BANK	POLICE EQUIPMENT & SUPPLY	$14.98	$14.98
229498	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$47.33	$66.70
			POLICE EQUIPMENT & SUPPLY	$19.37	
229510	101-3001-511.21-65	TARGET SOLUTIONS LEARNING LLC	LEARNING MANAGEMENT PKG	$2,000.00	$2,000.00
229511	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	$560.15	$560.15
229516	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPLLY	$19.95	$19.95
229524	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	$35.01	$35.01
229525	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	$1,949.52	$1,949.52
229537	101-3001-511.21-65	VISUAL COMPUTER SOLUTIONS	SOFTWARE ANNUAL RENEWAL	$11,200.00	$11,200.00
229538	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	$41.09	$41.09
				Division 1 Total	$37,624.00

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Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229432	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	AMERICAN 00175612596515	$176.40	$1,314.49
			AMERICAN 00175612596526	$176.40	
			EXPEDIA 72099728651622	$804.91	
			UNITED 01675612596534	$78.39	
			UNITED 01675612596545	$78.39	
229464	231-3003-511.40-11	MINUTEMAN SECURITY TECHNOLOGIES	POLICE EQUIPMENT & SUPPLY	$8,129.37	$12,179.37
			SHIPPING/DELIVERY SERVICE	$4,050.00	
229497	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	POLICE EQUIPMENT & SUPPLY	$139.24	$139.24
229536	231-3003-511.40-01	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	$1,156.96	$5,139.64
			VETERINARY SERVICES	$3,982.68	
				Division 3 Total	$18,772.74
				Department 30 Total	$56,396.74

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229371	101-3501-512.21-02	AIR ONE EQUIPMENT	HARDWARE SUPPLIES	$855.00	$855.00
	101-3501-512.31-85	AIR ONE EQUIPMENT	HARDWARE SUPPLIES	$270.00	$270.00
229389	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	$103.74	$103.74
229425	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$90.00	$215.00
			CLOTHING & APPAREL	$55.00	
			CLOTHING & APPAREL	$70.00	
229432	101-3501-512.21-11	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US S076C9B13	$47.99	$539.99
			BEHRENS LANDSCAPING IN	$492.00	
	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	IL DPT PUB HEALTH EMS	$21.00	$103.00
			IL DPT PUB HEALTH EMS	$41.00	
			IL DPT PUB HEALTH EMS	$41.00	
	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	PAR-A-DICE HOTEL	$106.62	$213.24
			PAR-A-DICE HOTEL	$106.62	
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 2R43M1ZN2 A	$207.79	$468.48
			AMAZON.COM QH39L2YD3	$60.66	
			AMZN MKTP US 238J21SH1	$65.35	
			ELEY CORPORATION	$51.74	
			ELEY CORPORATION	$82.94	
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	BLT DURAWEAR.COM	$159.12	$1,281.32
			BP#8934721ARLINGTN QPS	$5.49	
			CHIPOTLE 0131	$157.50	
			CHIPOTLE 0131	$157.50	
			CHIPOTLE 0131	$157.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229432	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	CHIPOTLE 0131	$157.50	$1,281.32
			CHIPOTLE 0131	$210.00	
			CHIPOTLE 0131	$210.00	
			DUNKIN #343115 Q35	$66.71	
229445	101-3501-512.32-80	JONES AND BARTLETT LEARNING LLC	TEXTBOOKS	$182.29	$182.29
229454	101-3501-512.21-11	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$237.30	$237.30
229459	101-3501-512.21-02	MUNICIPAL EMERGENCY SERVICES	SERVICE REPAIR	$528.69	$528.69
	101-3501-512.31-85	MUNICIPAL EMERGENCY SERVICES	HARDWARE SUPPLIES	$310.70	$310.70
229471	101-3501-512.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	$300.00	$300.00
229476	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$398.80	$398.80
229481	401-3501-572.50-10	PERFORMANCE DECORATIVE CONCRETE LLC	SERVICE CONSTRUCTION	$10,323.57	$10,323.57
229490	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$850.00	$850.00
229509	101-3501-512.22-10	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$320.00	$320.00
229526	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	$969.94	$969.94
	101-3501-512.31-65	VERIZON WIRELESS	ACCT 44205897800001	$402.02	$402.02
229544	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$104.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
229545	101-3501-512.21-11	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	$1,274.70	$1,274.70
				Division 1 Total	$20,251.78
				Department 35 Total	$20,251.78

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229475	227-3701-512.22-03	MATTHEW OATES	TUITION REIMBURSEMENT	$1,443.87	$1,443.87
				Division 1 Total	$1,443.87
				Department 37 Total	$1,443.87

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229387	225-4001-521.40-43	BEAKCO, INC	ZERO INTEREST LOAN	$20,000.00	$20,000.00
229417	401-4001-571.50-30	FLECKS LANDSCAPING	LANDSCAPING	$3,500.00	$3,500.00
229432	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	ARLINGTON HEIGHTS CHAM	$55.00	$55.00
229450	101-4001-521.22-01	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$206.25	$206.25
229476	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$17.76	$75.18
			OFFICE SUPPLIES	$57.42	
229489	263-4001-571.20-05	RJN GROUP INC	SERVICE PROFESSIONAL	$1,115.72	$1,115.72
	267-4001-571.50-25	RJN GROUP INC	SERVICE PROFESSIONAL	$1,981.78	$1,981.78
229527	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	$113.25	$113.25
				Division 1 Total	$27,047.18
				Department 40 Total	$27,047.18

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229394	101-4501-523.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$16.22	$16.22
229430	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	$1,000.00	$1,875.00
			ENGINEERING REVIEW	$125.00	
			ENGINEERING REVIEW	$750.00	
229434	101-4501-523.20-05	HENRICKSEN & COMPANY INC	PROFESSIONAL SERVICES	$560.00	$3,160.00
			PROFESSIONAL SERVICES	$2,600.00	
229476	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$84.04	$454.24
			OFFICE SUPPLIES, GENERAL	$358.14	
			OFFICE SUPPLIES, GENERAL	$12.06	
229533	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	$383.52	$383.52
229535	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	$180.05	$180.05
229544	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$52.00
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$6,121.03
				Department 45 Total	$6,121.03

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229417	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	$85.00	$990.00
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$300.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$90.00	
			PROPERTY MAINTENANCE	$70.00	
			PROPERTY MAINTENANCE	$105.00	
			PROPERTY MAINTENANCE	$85.00	
229432	101-7001-541.30-35	HARRIS TRUST & SAVINGS BANK	PFG PROFORMA	$543.01	$543.01
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	COOL ICE BOX CO LTD	$551.00	$551.00
229451	101-7001-541.20-25	SHERRY LEMKE	COUNSELING SERVICES	$35.00	$235.00
			COUNSELING SERVICES	$200.00	
229456	101-7001-541.20-25	MADRIGAL CONSULTING & COUNSELING	COUNSELING SERVICES	$260.00	$260.00
229482	101-7001-541.22-03	PETTY CASH	MILEAGE	$20.16	$20.16
229505	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING SERVICES	$375.00	$750.00
			COUNSELING SERVICES	$375.00	
229509	101-7001-541.22-10	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES, GENERAL	$96.00	$96.00
229528	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	$326.78	$326.78
				Division 1 Total	$3,771.95

Division: 7

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229432	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	ADJUSTMENT TO CARDHOLDER	$114.48	$86.28
			INSTACART	($114.48)	
			WWW.VOLGISTICS.COM	$61.00	
			AMAZON.COM 2R94T4271 A	$25.28	
	101-7007-541.22-02	HARRIS TRUST & SAVINGS BANK	SIGNS BY TOMORROW	$886.00	$886.00
	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 2R3VA44H2 A	$53.48	$53.48
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	SP SWEET ES BAKE SHO	$430.00	$855.36
			FAUSTOS ITALIAN KITCHEN	$360.89	
			AMZN MKTP US 2R42D60V0	$64.47	
				Division 7 Total	$1,881.12
				Department 70 Total	$5,653.07

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229370	101-7101-531.21-11	AFTERMATH	SERVICE BLDG MAINTENANCE	$155.00	$310.00
			SERVICE BLDG MAINTENANCE	$155.00	
229374	101-7101-531.21-11	ALL WINDOW CLEANING SERV INC	SERVICE BLDG MAINTENANCE	$9,775.00	$9,775.00
229375	401-7101-571.50-30	ALLIANCE CONTRACTORS, INC.	SERVICE CONSTRUCTION	$136,937.09	$136,937.09
229377	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINTENANCE	$521.23	$1,201.99
			SERVICE BLDG MAINTENANCE	$680.76	
229378	101-7101-531.21-55	APEX LANDSCAPING INC	LANDSCAPING	$5,491.04	$5,491.04
229379	101-7101-531.22-03	APWA SUBURBAN BRANCH	TRAVEL & TRAINING	$120.00	$210.00
			TRAVEL & TRAINING	$90.00	
229380	101-7101-531.31-55	AQUALAB WATER TREATMENT INC	WATER TREATMENT CHEMICALS	$100.00	$100.00
229382	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$281.47	$671.30
			STREET/SIDEWALK SUPPLIES	$389.83	
229383	101-7101-531.22-70	AT & T	ACCT 84734215183700	$0.46	$224.41
			ACCT 84734215183700	$223.95	
229384	101-7101-531.22-70	AT & T	ACCT 84759060006156	$1,026.46	$1,026.46
229385	101-7101-531.22-70	AT & T LONG DISTANCE	ACCT 217S667106106	$1,977.17	$1,977.17
229386	101-7101-531.20-05	BAXTER & WOODMAN	SERVICE CONSULTING	$18,293.00	$18,293.00
229394	101-7101-531.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$18.70	$18.70
229398	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$42,635.00	$42,635.00
229401	101-7101-531.31-40	CLESEN ARTHUR INC	LANDSCAPING SUPPLIES	$454.00	$454.00
229402	101-7101-531.22-70	COMCAST CABLE	CABLE SERVICES	$21.03	$21.03
229408	401-7101-571.50-30	GUY COZZI	SUPPLY REIMBURSEMNT	$438.75	$438.75
229411	426-7101-571.50-25	DIMEO BROTHERS INC	SERVICE CONSTRUCTION	$898,881.30	$898,881.30

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229416	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	$2,282.58	$4,565.16
			JANITORIAL SUPPLIES	$2,282.58	
229417	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	$4,616.00	$8,708.20
			SERVICE MISCELLANEOUS	$4,092.20	
	401-7101-571.50-20	FLECKS LANDSCAPING	LANDSCAPING	$2,600.00	$2,600.00
229426	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$19,199.65	$40,012.29
			FUEL,OIL,GREASE, & LUBES	$20,812.64	
229428	101-7101-531.20-05	GOVTEMPSUSA LLC	PROFESSIONAL SERVICES	$2,217.60	$2,217.60
229433	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$1,215.79	$6,458.02
			EQUIPMENT MAINTENANCE	$294.08	
			EQUIPMENT MAINTENANCE	$294.08	
			EQUIPMENT MAINTENANCE	$528.39	
			EQUIPMENT MAINTENANCE	$533.16	
			EQUIPMENT MAINTENANCE	$905.65	
			EQUIPMENT MAINTENANCE	$851.96	
			EQUIPMENT MAINTENANCE	$541.97	
			EQUIPMENT MAINTENANCE	$292.77	
			EQUIPMENT MAINTENANCE	$467.01	
			EQUIPMENT MAINTENANCE	$533.16	
229436	401-7101-571.50-30	IL EPA	PERMIT	$750.00	
229439	101-7101-531.22-15	IMPACT NETWORKING LLC	OFFICE MACHINES & ACCESS	$1,264.26	$1,264.26
229444	211-7101-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	$219,819.06	$219,819.06
229446	101-7101-531.22-03	NANCI JULIUS	TUITION REIMBURSEMENT	$1,500.00	$1,500.00
229448	101-7101-531.31-65	ALEXANDER KOZLOV	RESIDENT REIMBURSEMENT	$50.00	$50.00
229454	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$811.24	$963.68

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229454	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$34.64	
			HARDWARE SUPPLIES	$117.80	
	101-7101-531.31-75	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$127.10	$127.10
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPLLIES	$624.10	$624.10
229461	101-7101-531.31-40	MICHIGAN WEST SHORE	LANDSCAPE SUPPLY	$1,871.97	$1,871.97
229463	101-7101-531.31-40	MIDWEST GROUNDCOVERS	LANDSCAPE SUPPLY	$336.99	$336.99
229465	101-7101-531.20-05	MIOVISION TECHNOLOGIES	TRAFFIC COUNTS STUDY	$4,010.00	$4,010.00
229468	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	HARDWARE SUPPLIES	$503.00	$503.00
229472	101-7101-531.20-05	NORTHERN SIERRA CORP.	SALT DOME INSPECTION	$1,275.00	$1,275.00
229473	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	HARDWARE SUPPLIES	($10.59)	$1,104.03
			HARDWARE SUPPLIES	$1,114.62	
	401-7101-571.50-20	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$10.39	$382.29
			ELECTRICAL SUPPLIES	$371.90	
229476	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	($17.99)	$102.98
			OFFICE SUPPLIES, GENERAL	$7.47	
			OFFICE SUPPLIES, GENERAL	$13.80	
			OFFICE SUPPLIES, GENERAL	$67.25	
			OFFICE SUPPLIES, GENERAL	$32.45	
			OFFICE SUPPLIES, GENERAL	($32.45)	
			OFFICE SUPPLIES, GENERAL	$32.45	
229478	101-7101-531.21-11	PAINT PLATOON USA	SERVICE BLDG MAINT	$2,234.00	
229484	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	$2,918.50	$11,449.50
			SERVICE CONSTRUCTION	$3,367.50	
			SERVICE CONSTRUCTION	$5,163.50	
229485	101-7101-531.22-70	PRECISE MRM LLC	DATA PLAN	$522.50	$522.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229487	426-7101-571.50-25	REDZONE ROBOTICS, INC	SERVICE CONSULTING	$9,522.00	$9,522.00
229494	101-7101-531.30-39	RAYMOND SALISBURY	GAS REIMBURSEMENT	$70.00	$70.00
229498	101-7101-531.31-40	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$1.12	$4.09
			HARDWARE SUPPLIES	($2.97)	
			HARDWARE SUPPLIES	$2.97	
			HARDWARE SUPPLIES	$2.97	
			HARDWARE SUPPLIES	($1.12)	
			HARDWARE SUPPLIES	$1.12	
229499	101-7101-531.31-55	SIGNS BY TOMORROW	SIGN SUPPLIES	$561.40	$561.40
	101-7101-531.31-65	SIGNS BY TOMORROW	SIGN SUPPLIES	$565.50	$565.50
229512	101-7101-531.31-80	THREE M	SIGN SUPPLIES	$381.30	$982.29
			SIGN SUPPLIES	$600.99	
229515	101-7101-531.31-65	TRAFFIC CONTROL & PROTECTION	TRAFFIC SUPPLIES	$2,112.00	$2,504.50
			TRAFFIC SUPPLIES	$392.50	
	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	SIGN SUPPLIES	$1,465.00	$1,465.00
229532	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	$2,072.35	$2,072.35
229539	101-7101-531.21-55	WEST CENTRAL MUNICIPAL CONF	AGRICULTURAL SUPPLIES	$121,810.00	$121,810.00
229541	101-7101-531.22-70	WILSON CONSULTING	AT & T PHONE AUDIT	$375.00	$375.00
229543	101-7101-531.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
229547	101-7101-531.30-35	ZORO TOOLS INC	HARDWARE SUPPLIES	$85.00	$85.00
802073	101-7101-531.22-70	AT & T	ACCT 84725334382001	$102.64	$480.17
			ACCT 84734215365273	$49.83	
			ACCT 84739420624707	$50.02	
			ACCT 84739443682112	$49.83	
			ACCT 84739893361501	$53.95	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802073	101-7101-531.22-70	AT & T	ACCT 84739893901330	$118.25	$480.17
			ACCT 84759391411742	$55.65	
802074	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	$31.55	$828.72
			ACCT 4321662000	$703.80	
			ACCT 4643388009	$93.37	
802075	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063214	$8,478.27	$8,478.27
802077	101-7101-531.21-50	NICOR	ACCT 06802945268	$39.04	$5,655.37
			ACCT 19426400008	$135.86	
			ACCT 25422686599	$2,412.60	
			ACCT 28178600004	$324.24	
			ACCT 38096400007	$527.92	
			ACCT 38178600003	$287.16	
			ACCT 40178600009	$120.67	
			ACCT 58401600000	$526.00	
			ACCT 72489260108	$248.99	
			ACCT 97034457784	$1,032.89	
				Division 1 Total	$1,587,662.63
				Department 71 Total	$1,587,662.63

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229369	505-7201-561.20-05	AECOM	SERVICE CONSULTING	$3,739.32	$3,739.32
229393	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$3,582.88	$3,582.88
	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$925.54	$925.54
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$965.26	$965.26
229402	505-7201-561.22-70	COMCAST CABLE	INTERNET	$188.35	$190.45
			INTERNET	$2.10	
229405	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 705092066	$115.49	$313.58
			ACCT 705092066	$198.09	
229412	505-7201-561.22-02	DUPAGE RIVER SALT CREEK WORKGROUP	MEMBERSHIP DUES	$932.00	$932.00
229418	505-7201-561.31-05	FOREMAN JOSEPH D AND CO	PLUMBING SUPPLIES	$3,724.00	$6,390.00
			PLUMBING SUPPLIES	$2,666.00	
229454	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$96.90	$96.90
229477	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	STREETS SUPPLIES	$1,099.69	$1,099.69
229485	505-7201-561.22-70	PRECISE MRM LLC	DATA PLAN	$522.50	$522.50
229507	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLE ANALYSIS	$1,072.00	$3,007.00
			WATER SAMPLE ANALYSIS	$1,935.00	
229515	505-7201-561.31-65	TRAFFIC CONTROL & PROTECTION	TRAFFIC SUPPLIES	$2,112.00	$2,504.50
			TRAFFIC SUPPLIES	$392.50	
229521	505-7201-561.31-01	USA BLUEBOOK	PLUMBING SUPPLIES	$405.48	$405.48
229532	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	$1,381.57	$1,381.57
229546	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	PLUMBING SUPPLIES	$1,088.00	$1,088.00
229547	505-7201-561.30-35	ZORO TOOLS INC	HARDWARE SUPPLIES	$85.00	$85.00
802073	505-7201-561.22-70	AT & T	ACCT 84725301748135	$52.04	$1,215.45

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802073	505-7201-561.22-70	AT & T	ACCT 84759021056118	$900.36	$1,215.45
			ACCT 84759080850047	$263.05	
802074	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0368380009	$31.38	$209.68
			ACCT 0684023014	$79.01	
			ACCT 1092085063	$99.29	
802075	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050217	$2,534.33	$11,085.75
			ACCT 1050218	$2,275.10	
			ACCT 1050220	$6,276.32	
802077	505-7201-561.21-50	NICOR	ACCT 04055600003	$156.67	$626.79
			ACCT 19278600002	$217.74	
			ACCT 42567835683	$42.54	
			ACCT 58544400003	$85.04	
			ACCT 90920700003	$124.80	
				Division 1 Total	$40,367.34
				Department 72 Total	$40,367.34

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802074	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	$607.67	$693.60
			ACCT 4643715006	$20.27	
			ACCT 5231622008	$65.66	
				Division 1 Total	$693.60

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229462	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	BLDG MAINTENANCE SERVICE	$191.00	$4,061.50
			BLDG MAINTENANCE SERVICE	$191.00	
			BLDG MAINTENANCE SERVICE	$3,679.50	
802073	235-7302-532.21-50	AT & T	ACCT 84725309782425	$166.32	$166.32
				Division 2 Total	$4,227.82

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229462	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	BLDG MAINTENANCE SERVICE	$334.25	$3,003.00
			BLDG MAINTENANCE SERVICE	$47.75	
			BLDG MAINTENANCE SERVICE	$2,621.00	
229463	235-7303-532.31-65	MIDWEST GROUNDCOVERS	LANDSCAPING	$1,451.08	$2,711.87
			LANDSCAPING	$1,260.79	
802073	235-7303-532.21-50	AT & T	ACCT 84763200281737	$204.12	$204.12
802077	235-7303-532.21-50	NICOR	ACCT 12690400002	$40.96	$40.96
				Division 3 Total	$5,959.95

WARRANT REGISTER - GM0002

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802077	235-7304-532.21-50	NICOR	ACCT 92296400002	$130.93	$130.93
				Division 4 Total	$130.93
				Department 73 Total	$11,012.30

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229368	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLIES	$36.54	$145.50
			VEH MAINTENANCE SUPPLIES	$77.34	
			VEH MAINTENANCE SUPPLIES	$31.62	
229373	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLIES	$461.41	$461.41
229381	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLIES	$31.79	$109.15
			VEH MAINTENANCE SUPPLIES	$77.36	
229391	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLIES	($23.98)	$178.54
			VEH MAINTENANCE SUPPLIES	$23.98	
			VEH MAINTENANCE SUPPLIES	$74.92	
			VEH MAINTENANCE SUPPLIES	$5.90	
			VEH MAINTENANCE SUPPLIES	$7.35	
			VEH MAINTENANCE SUPPLIES	$33.48	
			VEH MAINTENANCE SUPPLIES	$32.91	
			VEH MAINTENANCE SUPPLIES	$23.98	
229392	621-7501-551.31-51	BURRIS EQUIPMENT CO	VEH MAINTENANCE SUPPLIES	$100.81	$100.81
229395	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLIES	$203.98	$203.98
229397	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLIES	$38.36	$194.77
			VEH MAINTENANCE SUPPLIES	$156.41	
229400	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	$126.99	$126.99
	621-7501-551.31-51	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	$60.49	$60.49
229409	621-7501-551.21-07	CUMBERLAND SERVICENTER INC	SAFETY LANE COUPONS	$1,150.00	$1,150.00
229423	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLIES	$296.19	$296.19
229440	621-7501-551.21-07	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLIES	$9,080.50	$9,080.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229440	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLIES	($254.78)	($239.44)
			VEH MAINTENANCE SUPPLIES	($26.96)	
			VEH MAINTENANCE SUPPLIES	$222.30	
			VEH MAINTENANCE SUPPLIES	($180.00)	
229449	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLIES	$72.80	$101.30
			VEH MAINTENANCE SUPPLIES	$28.50	
229452	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLIES	$653.48	$1,236.91
			VEH MAINTENANCE SUPPLIES	$211.01	
			VEH MAINTENANCE SUPPLIES	$183.42	
			VEH MAINTENANCE SUPPLIES	$189.00	
229455	621-7501-551.21-07	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLIES	$627.75	$627.75
	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLIES	$74.78	$1,120.81
			VEH MAINTENANCE SUPPLIES	$408.91	
			VEH MAINTENANCE SUPPLIES	($77.65)	
			VEH MAINTENANCE SUPPLIES	($36.41)	
			VEH MAINTENANCE SUPPLIES	$751.18	
229458	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLIES	$76.52	$117.99
			VEH MAINTENANCE SUPPLIES	$41.47	
229467	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLIES	$10.00	$10.00
229470	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLIES	$26.26	$881.99
			VEH MAINTENANCE SUPPLIES	$71.98	
			VEH MAINTENANCE SUPPLIES	$86.75	
			VEH MAINTENANCE SUPPLIES	$28.05	
			VEH MAINTENANCE SUPPLIES	$35.99	
			VEH MAINTENANCE SUPPLIES	$8.19	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229470	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLIES	$405.76	$881.99
			VEH MAINTENANCE SUPPLIES	$10.19	
			VEH MAINTENANCE SUPPLIES	$5.94	
			VEH MAINTENANCE SUPPLIES	$202.88	
229474	621-7501-551.31-51	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLIES	$7.43	$284.82
			VEH MAINTENANCE SUPPLIES	$277.39	
229479	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLIES	$44.84	$44.84
229493	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLIES	$221.84	$221.84
229503	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SERVICE	$1,393.25	$1,393.25
229504	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLIES	$565.00	$1,412.69
			VEH MAINTENANCE SUPPLIES	$294.51	
			VEH MAINTENANCE SUPPLIES	$463.14	
			VEH MAINTENANCE SUPPLIES	$22.00	
			VEH MAINTENANCE SUPPLIES	$68.04	
229508	621-7501-551.21-07	SUBURBAN TRIM & GLASS	VEH MAINTENANCE SERVICE	$600.00	$600.00
229517	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPARAL	$68.88	$105.92
			CLOTHING & APPARAL	$37.04	
229540	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLIES	$13.23	$13.23
229542	621-7501-551.21-07	WINDSHIELD PROS INC	VEH MAINTENANCE SERVICE	$359.00	$359.00
229547	621-7501-551.31-51	ZORO TOOLS INC	VEH MAINTENANCE SUPPLIES	$67.91	$67.91
	621-7501-551.31-85	ZORO TOOLS INC	VEH MAINTENANCE SUPPLIES	$256.02	$256.02
				Division 1 Total	$20,725.16
				Department 75 Total	$20,725.16

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229438	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	$19,498.74	$19,498.74
				Division 1 Total	$19,498.74
				Department 90 Total	$19,498.74

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229460	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$6,956.20	$6,956.20
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$2,292.27	$2,292.27
				Division 1 Total	$9,248.47
				Department 99 Total	$9,248.47
TOTAL ALL FUNDS:					$1,988,281.60

Village Board
6/21/2021

Item: Report of Committee of the Whole Meeting of June 21, 2021

Department: Village Managers Office

Report of Committee of the Whole Meeting of June 21, 2021

Interview of Kelly Barash for appointment to the Special Events Commission - term ending 4/30/2025

Village Board
6/21/2021

Item: Report of Committee of the Whole Meeting of June 21, 2021

Department: Village Managers Office

Report of Committee of the Whole Meeting of June 21, 2021

Interview of Jennifer Borrell for Appointment to the Youth Commission (Adult Member) - term ending 4/30/2024

Village Board
6/21/2021

Item: Pickup Truck Vehicle Purchase - Fire Department

Department: Public Works

The approved 2021 Capital Budget includes $38,200 for the replacement of one pickup truck in the Fire Department. The proposed vehicle is a 2022 Ford F-250 XL Pickup Truck with a covered bed. The current truck is in excess of 12 years old, and the Fleet Unit of Public Works has deemed the vehicle in need of replacement. If this award is approved, the existing vehicle will be repurposed within the Fire Department as the reserve command vehicle, replacing the repurposed Ford Escape hybrid that they are currently utilizing in this capacity.

Staff is proposing to purchase the vehicle through the Suburban Purchasing Cooperative (SPC). SPC is a joint purchasing program for local communities. SPC represents 143 municipalities in a six County Area of Northern Illinois, and is administered through the Northwest Municipal Conference. By bidding out common vehicles and services, the SPC is able to offer lower prices through greater economies of scale. Currie Motors Fleet of Frankfort, IL is the SPC low bidder on this vehicle.

Funds for this purchase are available in Account No. 621-9003-572.50-05 (VH9504).

RECOMMENDATION

It is recommended that the Village Board approve the purchase of a 2022 Ford F-250 XL Pickup Truck, in an amount not-to-exceed $38,155 from Currie Motors Fleet of Frankfort, Illinois, and authorize staff to execute the necessary documents.

Village Board
6/21/2021

Item: Ordinance - Special Use Permit - Timber Ridge School

Department: Planning/Legal

At the June 7th Village Board meeting, a request for a special use permit for a gym building addition at Timber Ridge School, 201 S Evanston Avenue was discussed and approved.

ATTACHMENTS:

Description	Type
Special Use Permit - Timber Ridge School	Ordinance

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN ELEMENTARY SCHOOL BUILDING ADDITION AND VARIATIONS FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on May 26, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 21-005, conducted a public hearing on a request for a special use permit to allow an elementary school building addition within an R-3 One Family Dwelling District and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 201 S Evanston Ave, Arlington Heights, Illinois; and

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

WHEREAS, the President and Board of Trustees hereby find that an elementary school building addition in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit to allow an elementary school building addition in an R-3 One-Family Dwelling District, is hereby granted for the property legally described as:

A Tract of Land described as follows: Commencing at a point on the East line of the West Half (1/2) of the Northeast Quarter (1/4) of Section 33, Township 42 North, Range 11 East of the Third Principal Meridian, In Cook County, Illinois, Fifty (50) feet South of the North line of the Northeast Quarter (1/4) of said Section 33, measured along the said East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Westerly on a line parallel to the

North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.94 feet; thence Southerly in a straight line a distance of 528.07 feet to a point 296.94 feet West of the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33 measured along a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, thence, Easterly along a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.97 feet to the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Northerly along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33 to the Point of Beginning; being the Land described as "Public School Land" in Stoltzners Greenview Estates, Fourth Addition, being A Subdivision of the East Half (1/2) of the East Three Quarters (3/4) of the Northwest Quarter (1/4) of the North East Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian.

P.I.N.: 03-33-218-005-0000

ALSO:

Lot Twenty-seven (27) and Lot Twenty-eight (28) in Stoltzner's Greenview Estates Fourth Addition, being a Subdivision of part of the East Half of the East Three-quarters of the North West Quarter of the North East Quarter of Section Thirty-three (33) Township Forty-two (42) North, Range Eleven (11), East of the Third Principal Meridian, according to plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on October 7, 1959, as Document number 1890125

P.I.N.: 03-33-218-004-0000

and commonly known as 201 S Evanston Ave, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans with revisions through March 26, 2021, have been prepared by Wold Architects and Engineers:

Overall Site Plan, consisting of one sheet;
Overall Floor Plan-Ground Floor, consisting of one sheet;
Overall Floor Plan-Upper Floor, consisting of one sheet;
Enlarged Floor Plan-Ground Floor, consisting of one sheet;
Enlarged Floor Plan-Upper Floor, consisting of one sheet;
Exterior Elevations-Enlarged Addition Elev., consisting of one sheet;
West Elevation, consisting of one sheet;
Building Section, North/South Section, consisting of one sheet;
Landscape Plan-Enlarged Plan and Details, consisting of one sheet;

The following plans dated February 21, 2020 with revisions through March 26, 2021, have been prepared by Merit Corp. Group, LLC.:

Cover Sheet, consisting of sheet C1.000;
Existing Conditions Plan, consisting of sheet C2.000;

Soil Erosion Control Plan, consisting of sheet C3.000;
Erosions Control Notes & Details, consisting of sheet C3.001;
Demolition Plan, consisting of sheet C4.000;
Geometric Plan, consisting of sheet C5.000;
Grading Plan, consisting of sheet C6.000;
Storm Sewer Plan, consisting of sheet C7.000;
Utility Plan, consisting of sheet C8.000;
Standard Constructions Notes, consisting of sheet C9.000;
Standard Constructions Details, consisting of sheets C10.000, C11.000 and C12.000;
MWRD Exhibit, consisting of sheet C13.000;
Autoturn, dated April 21, 2020 with revisions through March 26, 2021 and consisting of one sheet,

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

SECTION TWO: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 10.4-4, Schedule of Parking Requirements-Community Service Uses, to allow a reduction in the required number of parking spaces from 81 spaces to 75 spaces.

2. A variation from 6.15-1.2b, New Landscaping Requirements, to allow certain parking rows to terminate without the Code required landscape island including a shade tree on each end.

3. A variation from Section 10.8-4, Schedule of Bicycle Parking Requirements-Community Service Uses, to allow a reduction in the required number of bicycle parking spaces from 8 spaces to 0 spaces.

4. A variation from Section 5.1-3.5, Maximum Height, to allow an increase in the maximum allowable building height from 25 feet to 30.5 feet.

5. A variation from Section 6.5-2, Accessory Structures, to allow an accessory structure (shed) in a side yard where accessory structures are only allowed within a rear yard.

SECTION THREE: That the Special Use Permit and Variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. That the variation from Section 28-6.15-1.2b granted in SECTION TWO of this Ordinance, shall only apply to the western portion of the end islands on each side of the central parking row within the eastern parking lot. Said landscape islands shall be allowed to be less than the full width of a parking stall as well as omit their required shade trees.

2. The Petitioner shall incorporate additional landscape screening around the transformer for a more complete and layered screen, for review and approval by the Village.

3. The Petitioner must preserve and maintain the three trees located along the east elevation of the proposed addition, as depicted in the North East Elevation rendering for "Option A" prepared by Wold Architects and Engineers.

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

SECTION FOUR: The Director of Building and Life Safety is hereby directed to issue permits, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of June, 2021.

ATTEST: _____
Village President

_____
Village Clerk

SpecialUsePermits:Timber Ridge School – Gym Addition – 201 S Evanston Ave

Village Board
6/21/2021

Item: Ordinance - Code Amendment - Chapter 13 - Alcoholic Liquor Dealers

Department:

At the June 7, 2021 Village Board meeting, issuance of a Class "AA" liquor license was approved for the property at 644 E Golf Road. The attached ordinance increases the number of authorized Class "AA" liquor licenses to 24.

ATTACHMENTS:

Description	**Type**
Code Amendment - Chapter 13	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
AA	$4,600.00	24

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of June, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

Liquor License:AA Increase

Village Board
6/21/2021

Item: Ordinance - No Parking - University Drive

Department: PW/Legal

Ordinance Number 2021-018, prohibiting parking on a portion of University Drive near 417 W. University Drive, was approved at the June 7th Village Board. In order to correct a clerical error found in the ordinance, the ordinance needs to be revoked and the corrected ordinance approved.

RECOMMENDATION

It is recommended that an Ordinance Prohibiting Parking on University Drive and revoking Ordinance #2021-018, be approved.

ATTACHMENTS:

Description	Type
No parking - University Drive	Ordinance

AN ORDINANCE PROHIBITING PARKING

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

SECTION ONE: It shall be unlawful for any person, firm or corporation to park or permit to be parked, stop or stand a motor vehicle at any time on the following designated street within the corporate limits of the Village of Arlington Heights:

NORTH SIDE OF UNIVERSITY DRIVE BEGINNING 570 FEET AND ENDING 800 FEET WEST OF CAMPUS DRIVE

SECTION TWO: That the Village Manager is hereby directed to install appropriate signs to effectuate the purposes of this Ordinance.

SECTION THREE: That any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750.00 for each such offense.

SECTION FOUR: That Ordinance Number 2021-18 and any and all ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form, and the posting of such signs in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of June, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

TRAFFICREGS:417 W University Drive

Village Board
6/21/2021

Item: Ordinance - No Parking - Orchid Lane and Cherry Hill Drive

Department: PW/Legal

The Village was contacted regarding issues with vehicles parking near a driveway and fire hydrant in the dead end of North Orchid Lane to access Lake Arlington. It was also brought to the attention of the Engineering Department that North Cherry Hill Drive from Jonquil Terrace north to the dead end is posted "no parking" on both the east side and west side without an ordinance. The proposed ordinance corrects the existing no parking signage on North Cherry Hill Drive and establishes a section of no parking along the west side of North Orchid Lane.

RECOMMENDATION

It is recommended that an Ordinance Prohibiting Parking on portions of North Orchid Lane and Cherry Hill Drive, be approved.

ATTACHMENTS:

Description	Type
No parking - North Orchid Lane and Cherry Hill Drive	Ordinance

AN ORDINANCE PROHIBITING PARKING

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

SECTION ONE: It shall be unlawful for any person, firm or corporation to park or permit to be parked, stop or stand a motor vehicle at any time on the following designated streets within the corporate limits of the Village of Arlington Heights:

WEST SIDE OF NORTH ORCHID LANE, FROM THE DEAD END OF NORTH ORCHID LANE TO 55 FEET SOUTH OF THE DEAD END

EAST AND WEST SIDE OF CHERRY HILL DRIVE, FROM EAST JONQUIL TERRACE NORTH TO THE DEAD END OF CHERRY HILL DRIVE

Said portions of the streets are depicted on the attached map as Exhibit A, attached hereto and made a part hereof,

SECTION TWO: That the Village Manager is hereby directed to install appropriate signs to effectuate the purposes of this Ordinance.

SECTION THREE: That any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750.00 for each such offense.

SECTION FOUR: That any and all ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form, and the posting of such signs in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of June, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

TRAFFICREGS:North Orchid Lane and Cherry Hill Drive

Exhibit A





Village Board
6/21/2021

Item: Bond Waiver - Arlington Heights Garden Club

Department: Building & Life Safety

Background
Arlington Heights Garden Club is requesting a waiver of the bond requirement for the upcoming Garden Walk Fundraiser. Tickets will be sold at the Arlington Heights Historical Museum on June 27, 2021 from 10:00am to 3:30pm, with the winners being determined the same date at 3:30pm.

Recommendation
It is recommended that the Village Board waive the bond requirement as requested by the Arlington Heights Garden Club.

ATTACHMENTS:

Description	Type
Letter	Correspondence

Arlington Heights Garden Club

18 S Yale Ave

Arlington Heights, IL 60005

June 2, 2021

The Arlington Heights Garden Club is holding their annual Garden Walk fundraiser, with a related Unique Boutique of approximately 25 garden related vendors and a raffle of garden item prize baskets. The Unique Boutique and raffle are open to the public while the gardens on the Garden Walk are accessible to those who purchase Garden Walk tickets. The raffle prizes are mostly donated by community businesses with the remainder purchased with garden club funds. Attendees have the option to purchase $5 raffle tickets for a chance to win one of the prize baskets.

The proceeds from the Garden Walk, Unique Boutique vendor fees and raffle proceeds are used for scholarships, donations back to the community and for garden club operating expenses. In the past four years, the club has awarded $16,500 in scholarships and donated $12,500 back to the community. Recent examples include $1,000 to the village to help fund the rain garden behind Village Hall and an additional $1,000 to expand the Pollinator Garden at Lake Arlington.

We therefore request that the Raffle License fee and fidelity bond requirement be waived as this would reduce the funds available for the above activities.

Sincerely,

Kathy Hendricksen

Raffle Manager

Village Board
6/21/2021

Item: Ballistic Vests

Department: Fire

After researching bullet proof vests from two different companies. We recommend the Safe Life level IIIA+ vest. This vest is unique in that it is the only vest found to be rated for both firearms and edged weapons. While other manufacturers will suggest their vests will do well against knives, Safe Life is the only company that offers a bullet proof vest that also has an NIJ rating for defense against edged weapons. We recognize this vest best meets our requirements in addition, Safe Life will also replace any vest that is shot or stabbed while being worn on duty.

Recommendation
It is recommended that the Village Board waive formal bidding procedures and approve Safe Life Defense as a sole source provider.

ATTACHMENTS:

Description	Type
Safe Life Defense Sole Source Letter	Correspondence
NIJ Notice of Compliance	Correspondence

SAFE LIFE DEFENSE

May 18th, 2021

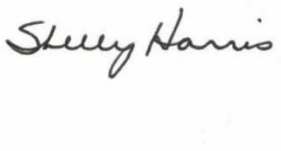
To: Rob Losik c/o Village Of Arlington Heights Fire Department

From: Safe Life Defense

Regarding: Sole Source Letter

This letter is to confirm that the Level IIIA Plus ballistic protection is a sole source product, manufactured, sold and distributed exclusivley by Safe Life Defense. No division of Safe Life Defense, nor any other company, makes a similar or competing product.

Best regards,



Shelly Harris
Executive Administrator

U.S. Department of Justice
Office of Justice Programs
National Institute of Justice
Washington, D.C. 20531

NIJ Notice of Compliance

Nicholas Groat
Safe Life Defense
5725 S. Valley View Blvd, Suite #4
Las Vegas, NV 89118

Model Designation:	SLD-PLUS
Product Type:	Ballistic Resistant Body Armor
Standard:	NIJ Standard 0101.06
Classification:	IIIA
Shot to Edge Distance T1:	2 inch
Shot to Edge Distance T2:	3 inch
Maximum and Minimum Sizes Tested:	C1 - C5
Test Identification Number(s):	MC02954

Dear Nicholas Groat,

The National Institute of Justice (NIJ) has completed its evaluation of the documentation and test items representing the model identified above and determined that this product model complies with the applicable requirements.

This letter authorizes the applicant to begin applying the NIJ Mark to this model in accordance with the terms of the NIJ Compliance Testing Program Applicant Agreement.

Authorization to apply the NIJ Mark may be withdrawn by NIJ at any time in accordance with the NIJ Compliance Testing Program Applicant Agreement. End users are advised to confirm the model's current status on the NIJ Compliant Products List available at https://cjtec.org/compliance-testing-program/compliant-product-lists.html.

This document may only be copied in its entirety without modification.

Sincerely,

MARK GREENE Digitally signed by MARK GREENE
Date: 2020.11.30 13:56:16 -05'00'

Mark Greene, Ph.D.
Technology and Standards Division Director
Office of Research, Evaluation and Technology
National Institute of Justice

Village Board
6/21/2021

Item: Chapter 28-29 Amendment, Arlington International Racecourse - PC#21-012

Department: Planning & Community Development

Requested Action

An amendment to Chapter 28 Zoning Regulations to establish an Overlay Zoning District at Arlington International Racecourse and an Amendment to Chapter 29 Subdivision Control Regulations relating to Arlington International Racecourse.

Recommendation

A public hearing was held by the Plan Commission on June 9, 2021 where Commissioner Ennes moved and Commissioner Lorenzini seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#21-01, an Amendment to Chapter 28 Zoning Regulations creating an Overlay District for Arlington International Racecourse, and an Amendment to Chapter 29 Subdivision Control Regulations relating to future subdivision of Arlington International Racecourse.

Roll Call Vote: Ennes, Lorenzini, Cherwin, Sigalos, Green, Jensen, and Acting Chair Warskow voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
PC Minutes 6/9/21 - DRAFT	Minutes
ORC Minutes 5/26/21 Draft	Minutes

Memorandum

To: **Chairperson Dawson and Members of the Plan Commission**

From: **Bill Enright, Assistant Director Planning and Community Development**

Date: **June 4, 2021**

Subject: **Plan Commission Public Hearing: June 9, 2021 7:30 PM**
Arlington International Racecourse Property - Overlay Zone

Background

Since the announcement of the pending closure and sale of the Arlington International Racecourse property by Churchill Downs, research and identification of some initial steps to be considered to set the stage for potential redevelopment, and/or putting future investors and purchasers on notice of the Village's desires for the property, has occurred.

On May 3, 2021 the Village Board adopted Resolution R2021-016 (see attached), directing the Plan Commission to conduct a public hearing to consider recommendations to the Village Board relating to an Overlay Zoning District for the 326 acre Arlington International Racecourse. The first step in the process to amend Chapter 28 Zoning Regulations, and Chapter 29 Subdivision Control Regulations, is a public meeting of the Ordinance Review Committee, which is a subcommittee of the Plan Commission. The ORC met on May 26, 2021 and recommended approval of the amendments to the Plan Commission. The second step in the process is for the Plan Commission to hold a public hearing to consider the amendments. The Plan Commission's recommendation is then forwarded to the Village Board for consideration of approval. The proposed Overlay Zoning District is included in this memo as Exhibit A, and the proposed Subdivision Control Regulations amendment is also included as Exhibit B.

Chapter 28 Zoning Regulations: Overlay Zone

The primary purpose of the Overlay Zone is to require that the racecourse site totaling 326 acres is developed as part of a comprehensive master plan, rather than subdivided into smaller parcels for independent piecemeal development. In addition, the Overlay would expressly prohibit certain uses that are not conducive to the type of development the Village wants to see at this important site. A second phase to be considered at a later date to be determined, would expand upon the Overlay Zone to develop zoning bulk standards for height, density, building setbacks, floor area, among other zoning requirements. This phase in the process would take into consideration potential future uses of the site and development concepts. It is

important to recognize that the proposed Overlay Zone does not preclude the horse racing track from remaining and continuing to operate under current or new ownership.

Current Zoning and Comprehensive Plan

The racecourse property is currently zoned B-3 General Service, Wholesale, and Motor Vehicle District, and designated as Mixed Use on the Village's Comprehensive Plan. The B-3 district permits uses such as motor vehicle sales and repair, wholesale sales, retail and service uses, among others. Certain current permitted uses and the current zoning bulk standards are not conducive to a mixed use, high quality one of a kind type redevelopment opportunity that the racetrack presents. Therefore as first step, the proposed overlay zone would address some of these issues and prohibit certain uses that would normally be allowed in the B-3 zoning district. As mentioned, subdivision would only be allowed as part of a master Planned Unit Development, which requires the public hearing process and Village Board approval.

Proposed Overlay Zone

The Overlay Zone proposed is outlined below as Exhibit A. New verbiage to be considered is underlined in bold face. It is important to note that the overlay zone supplements the current underlining zoning, and where differences exist, the overlay zone supersedes the underlying zoning. The overlay zone addresses the following:

General Purpose. This section describes the general purpose of the overlay zone.

Conditions of Use:

a. Requirement for a Planned Unit Development;

b. Prohibited Uses;

c. Preservation and inclusion of natural site features and development of Transit Oriented Development (TOD) within 1,300 lineal feet of the existing Metra train station.

d. Requirement that the division of land shall only be permitted as part of a master planned development.

e. That impact fees and land dedication for public services will be required as part of the Planned Unit Development.

f. Requirement that sustainable development features are provided including bicycle access.

Regarding section 'c' above, the overlay encourages Transit Oriented Development near the Metra station, which could include higher density residential, mixed use development. Allowing for a mix of uses such as residential and commercial within walking distance of the train station will provide an opportunity for future development unique to the area that could

complement the remainder of the racecourse site including if the racetrack is preserved and remains operational.

Below is the proposed overlay zone:

Exhibit A

Proposed Overlay Zoning District: Arlington International Racecourse

Chapter 28 Zoning. Section 5.1-22 Overlay Zoning District - Arlington International Racecourse Property

The purpose of the overlay zoning district is to implement redevelopment of the Arlington International Racecourse property by establishing guidelines specific to the property, which consists of approximately 326 acres. The following conditions of use shall supplement the underlying zoning of the area, but supersede the underlying zoning where different. The intent of these regulations is to promote mixed use redevelopment of the property in a master planned and coordinated manner. **Map A** in this section illustrates the boundaries of this Overlay Zone.

Section 5.1-22.1 – Conditions of Use:

a. To create a unique regional "one of a kind" redevelopment to be master planned in a unified manner. A Planned Unit Development (PUD) is required. The existing racetrack may continue as a permitted use.

b. Prohibited Uses:

Adult Business;

Agricultural Implement Sales and Service;

Antenna Commercial;

Antenna Non Commercial;

Auto Car Wash;

Auto Service Station;

Building Material Sales;

Contractor Office & Design Showroom;

Currency Exchanges;

Electrical Equipment Sales;

Fairgrounds Kiddie Parks;

Funeral Parlor, Mortuary;

Laundry Dry Cleaning up to 5,000 sf;

Machinery Sales and Service;

Monuments Sales;

Motor Vehicle Repair Major and Minor;

Pawn Shop Cash Converter;

Recreational Vehicles and Boats, Sales/Supplies;

Repair, Minor

Secondhand Store;

Sign Painting Shop;

Tool and Die Shop;

Wholesale Offices (including warehouses and storerooms);

c. Development shall include preservation of natural site features such as Salt Creek linear park along with creating a central park amenity. Transit Oriented Development (TOD) and uses are encouraged within 1,300 lineal feet of the Metra Train Station and re-use and preservation of landmark site elements should be considered.

d. The division of land per Chapter 29 shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.

e. Impact fees, land dedication, extension and provision of utilities and accommodation of services for the property shall be provided for in a master Planned Unit Development application.

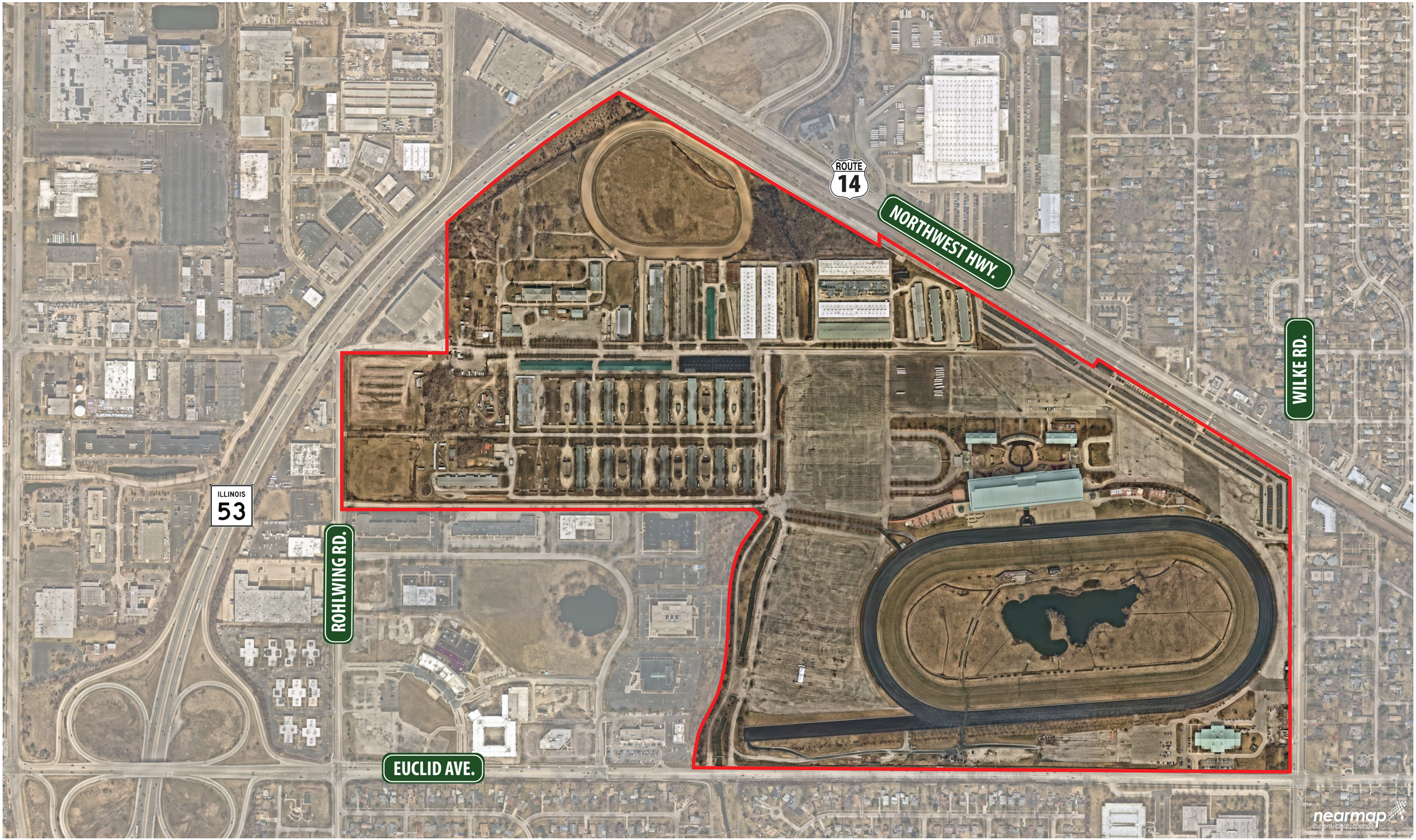
f. Development should include sustainable development features such as but not limited to, permeable pavers, green rooftops, energy efficient building design, electric vehicle charging stations, bioswales, solar energy, bicycle access.

Map A – Arlington International Racecourse Overlay Zone Boundary

(next page)

Arlington International Racecourse Overlay Zone

The Village of
Arlington Heights
Illinois
Planning & Community Development



Proposed Amendment to Chapter 29 - Subdivision Control Regulations

In addition to the proposed Overly Zone, it is recommended that the subdivision control regulations are amended to require that subdivision of the racecourse property only be permitted as part of approval of a master Planned Unit Development. This will prevent the piecemeal subdivision of the site, which could result in more haphazard redevelopment of the 326 acre site.

Therefore, the following amendment is proposed to Chapter 29 - Subdivision Control Regulations:

Exhibit B

Proposed Amendment to Chapter 29 Subdivision Control Regulations

Section 29-104 Scope of Regulations

d. Arlington International Racecourse Property: The division of any of the 326-acre Arlington International Racecourse property shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.

Summary

The recommended amendments to Chapter 28 and Chapter 29 of the Municipal Code are initial, important steps in guiding possible future development at Arlington International Racecourse, and would not preclude the track from operating as a horse racing facility in the future. However, if additional development or redevelopment of the 326 acre site is proposed, the Village will be better prepared with these amendments to ensure that the property is developed in a master planned, high quality development benefitting the Village and region.

Recommendation

The Plan Commission recommends to the Village Board approval of the following:

a. An amendment to Chapter 28 Zoning Regulations creating an Overlay Zoning District for Arlington International Racecourse.

b. An amendment to Chapter 29 Subdivision control regulations related to future subdivision of Arlington International Racecourse

c: Randy Recklaus, Village Manager
Charles Witherington Perkins, Director Planning and Community Development
Hart Passman, Village Legal Counsel

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. R2021-016

A RESOLUTION REGARDING ZONING REGULATIONS
APPLICABLE TO THE ARLINGTON INTERNATIONAL RACECOURSE PROPERTY

WHEREAS, Arlington Park Racecourse is located on 326 acres of property located generally in that portion of the Village bounded by Wilke Road on the east, Euclid Avenue on the south, the Salt Creek and Rohlwing Road on the west, and the Union Pacific railroad right-of-way on the north, all as depicted in Exhibit A to this Resolution (*"Racecourse Property"*); and

WHEREAS, Arlington Park Racecourse has hosted horse racing since 1927, and is among the most famous horse racing facilities around the world; and

WHEREAS, the owner of the Racecourse Property has publicly stated that it intends to close Arlington Park Racecourse after the 2021 racing season, and to sell the Racecourse Property; and

WHEREAS, the Racecourse Property is currently located within the B-3 General Service, Wholesale and Motor Vehicle District of the Village (*"B-3 District"*); and

WHEREAS, Section 5.1-12 of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (*"Zoning Ordinance"*), provides that the B-3 District is intended "primarily for motor vehicle oriented uses, wholesale/retail and service establishments"; and

WHEREAS, the Village has determined that the existing regulations of the B-3 District may not be appropriate for the future redevelopment or re-use of the Racecourse Property; and

WHEREAS, the Village President and Board of Trustees desire that the Racecourse Property be zoned and regulated so as to encourage and facilitate the development and use of the Racecourse Property in a manner that reflects the historic importance and value of the Racecourse Property to the Village, promotes the Village's tax base, complements existing and potential development in the surrounding neighborhoods and the Village as a whole, and protects the public health, safety, and welfare; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village and its residents to direct the Village's Plan Commission to evaluate the current zoning and subdivision regulations applicable to the Racecourse Property, and to recommend to the Board of Trustees whether to adopt any amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation, the establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property, the prohibition of certain uses of the Racecourse Property, and the prohibition of subdivision of the Racecourse Property;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: DIRECTION TO PLAN COMMISSION; NOTICE TO PUBLIC. The Plan Commission is hereby directed to hold a public hearing concerning possible amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation:

A. The establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property;

B. The prohibition on any portion of the Racecourse Property of those specific uses set forth in Exhibit B to this Resolution, all of which are otherwise permitted in the B-3 District; and

C. The prohibition of any subdivision of the Racecourse Property except as part of a master planned unit development for the entire Racecourse Property.

The notice of such hearing must be given as required by law within 90 days after the effective date of this Resolution. The public is to be deemed to have notice that the Village is considering Zoning Code, Zoning Map, and subdivision amendments regarding the Racecourse Property as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

AYES: LABEDZ, TINGALIA, SCALETTA, GRASSE, CANTY, BALDINO, BERTUCCI, SCHWINGBECK, HAYES
NAYS: NONE

PASSED AND APPROVED THIS 3rd day of May, 2021

Thomas W. Hayes
Village President

ATTEST:

Rebecca Hume
Village Clerk

EXHIBIT A

Arlington International Racecourse Overlay Zone

The Village of
Arlington Heights
Illinois
Planning & Community Development

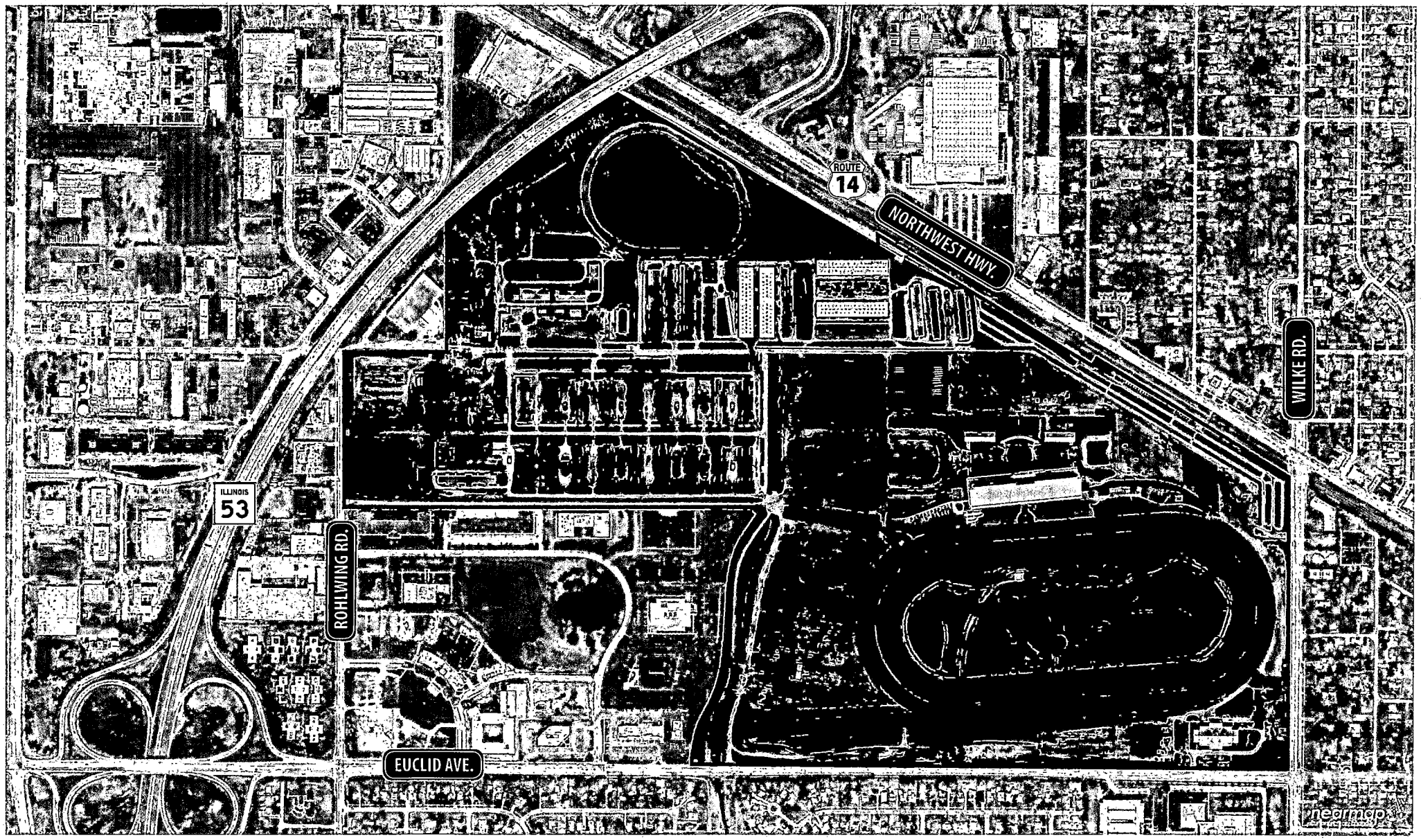


EXHIBIT B

LIST OF PROPOSED PROHIBITED USES OF RACECOURSE PROPERTY

Adult Business;
Agricultural Implement Sales and Service;
Antenna Commercial;
Antenna Non Commercial;
Auto Car Wash;
Auto Service Station;
Building Material Sales;
Contractor Office & Design Showroom;
Currency Exchanges;
Electrical Equipment Sales;
Fairgrounds Kiddie Parks;
Funeral Parlor, Mortuary;
Laundry Dry Cleaning up to 5,000 sf;
Machinery Sales and Service;
Monuments Sales;
Motor Vehicle Repair Major and Minor;
Pawn Shop Cash Converter;
Recreational Vehicles and Boats, Sales/Supplies;
Repair, Minor
Secondhand Store;
Sign Painting Shop;
Tool and Die Shop;
Wholesale Offices (including warehouses and storerooms);

PLAN
_____
_____
_____

COMMISSION

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

RE: CHAPTER 28-29 AMENDMENT, ARLINGTON INTERNATIONAL RACECOURSE - PC #21-012

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually which permits the public to fully participate via the computers or using their phones, on the 9th day of June, 2021, at the hour of 11:05 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
BRUCE GREEN
TERRY ENNES
LYNN JENSEN
JAY CHERWIN
JOHN SIGALOS
JOE LORENZINI

ALSO PRESENT:

SAM HUBBARD, Development Planner
BILL ENRIGHT, Assistant Deputy Director
HART PASSMAN, Village Attorney

DRAFT

ACTING CHAIRPERSON WARSKOW: All right, so now I think we're on our final petition.

MR. ENRIGHT: Chairperson Warskow and members of the Plan Commission, Sam, if you can enable sharescreen for me? The purpose of tonight's public hearing is to consider an amendment to Chapter 28 Zoning Regulations to establish an Overlay Zoning District at Arlington International Racecourse, and an amendment to Chapter 29 Subdivision Control Regulations relating to Arlington International Racecourse.

On May 3rd of 2021, the Village Board adopted Resolution 21-016, which I included in the packet, which directed the Plan Commission to conduct a public hearing to consider recommendations to the Village Board relating to an Overlay Zoning District for the 326-acre Arlington International Racecourse. The first step in that process was to discuss these proposed amendments at a subcommittee of the Plan Commission called the Ordinance Review Committee which met on May 26th, 2021 and did recommend approval of these amendments to the Plan Commission. The second step is tonight, which is the public hearing of the Plan Commission, which will deliberate and make the recommendation to the Village Board who have ultimate decision making on the proposal.

First, what is an overlay zone? An overlay zone is basically additional regulations relating to a specific area or sites which actually supplement the underlying zoning district. Thus, the overlay is really unique to the specific site or location. The Village has used overlay zones in several areas of town where the Village Board wanted to, or has a certain vision for the area that could only be achieved through the overlay zone because the underlying zoning is more village-wide where an overlay zone becomes more specific to the site or location. If there's ever a conflict between the overlay zone and the underlying zoning, the overlay zone supersedes the underlying zoning.

So, the purpose of this particular overlay zone for the racecourse property is to require that the racecourse site totaling 326 acres is developed as part of the Comprehensive Master Plan rather than subdivided into smaller parcels for piecemeal development. In addition, the overlay would expressly prohibit certain uses that are not conducive to the type of development the Village wants to see at this important site. A second phase to be considered at a later date to be determined would expand upon the overlay zone to develop bulk standards for height, density, setback, floor area among other zoning requirements. That particular phase in the process would take into consideration potential future users of the site and development concepts. It's important to recognize though that the proposed overlay zone, if approved, does not preclude the horse racing track from remaining and continuing to operate under current or new ownership.

The current zoning of the property is B-3 which is General Service, Wholesale, and Motor Vehicle District, and it's designated as Mixed Use under the Village's Comprehensive Plan. Certain permitted uses in the B-3 district are not conducive to promoting mixed use, high density, one-of-a-kind type of redevelopment that the racetrack presents, if indeed it goes that direction. Therefore, as the first step of the proposal, the overlay would address some of these issues and prohibit certain uses that would normally be allowed in the B-3 district. As mentioned, subdivision would also only be allowed as part of a master Planned Unit Development, which would require the public hearing process of the Plan Commission and Village Board.

At this time, I'd like to just share the screen on the overlay zone that's

proposed. This is a map of Arlington International Racecourse. The proposed Overlay Zoning District is highlighted in the red which encompasses all 326 acres at the racetrack. There are several conditions of use that are recommended in the overlay zone:

1. Any development or redevelopment or otherwise would require a planned unit development at the racetrack, which is a public hearing process;
2. Secondly, there are a series of prohibited uses;
3. Preservation and inclusion of natural site features, and also a key element is promoting development of Transit Oriented Development within 1,300 lineal feet of the existing Metra Train Station. The 1,300 lineal feet for the train station is very similar to our downtown. It's about 1,300 feet in most directions from our Downtown Train Station to the outer limits of our downtown which is a mixed use district. That equates to one quarter of a mile, which in Transit Oriented Development is within the range of a quarter mile to half mile that people are comfortable walking to the transit and benefiting from the transit close by;
4. Fourthly, the requirement for division of land shall only be permitted as part of a master planned development;
5. The impact fees and land dedication for public services will be required as part of the PUD; and
6. Requirement for sustainable development features are provided including bicycle access.

The one thing about the Transit Oriented Development to keep in mind is if this track does redevelop, whether it's a complete redevelopment or the track is maintained and other portions redeveloped, we would like to encourage a developer to develop more intense uses around the train station for mixed use development, for some residential, some commercial, that could supplement any other uses on the racetrack facility. It's important to keep in mind, too, that any of these redevelopment standards that would be developed as part of a TOD development would be, you know, could happen with or without the racetrack. So, if a prospective purchaser were to maintain the racetrack facility, certainly there could be additional development on the site that this overlay zone would be promoting. If it goes to the alternative way where the whole area is redeveloped, we'd still want to encourage the Transit Oriented Development in proximity to the Metra Station. But either way, we want to encourage and require a mandate that any development or redevelopment of the site in the future is subject to a public hearing process and requires that Planned Unit Development as I mentioned.

Some of the restrictions that we're looking at in terms of uses are listed here under Prohibited Uses. Some of the uses that are currently allowed in the B-3 Zoning District that we would not want to see allowed here at this point in time are:

Adult businesses
Agricultural sales
Antenna commercial
Antenna noncommercial
Car wash
Service station for autos
Building material sales
Contractor office
Currency exchange
Electrical equipment sales

Fairgrounds or kiddie parks
Funeral parlors or mortuary
Laundry, dry cleaning
Machinery sales and service
Monument sales
Motor vehicle repair, major and minor
Pawn shop, cash converter
Recreational vehicle sales
Repair, minor, which is very general
Second-hand store
Sign painting store
Tool and die shop
Wholesale offices

One thing to keep in mind is if a developer wanted to include some of these uses, they could either request an amendment to the overlay zone or seek a variance. So, for instance, some warehousing distribution facility on a portion of the site could very well be acceptable to the Village, but we wouldn't want to see a significant amount of the track if it's redeveloped to be redeveloped for warehousing and distribution facilities.

Another component of the proposed amendment is the subdivision regulations. Village Staff is recommending that the Chapter 29 be amended which includes the subdivision regulations so that any subdivision of the racetrack would have to be tied to a Planned Unit Development. Currently, there are some exemptions to the subdivision regulations. For instance, if the parcel is greater than five acres and does not require any new streets or easements of access, they don't have to go through our extensive subdivision process. They're exempt from the requirements. So, with this overlay zone, we would be recommending adding a section to Section 29-104, Scope of Regulations:

d. Arlington International Racecourse Property: The division of any of the 326-acre Arlington International Racecourse property shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104(c) are prohibited.

So, in summary, the recommended amendments to Chapter 28 and Chapter 29 of the Municipal Code are initial important steps in guiding possible future development at Arlington International Racecourse and would not preclude the track from operating as a horse racing facility in the future. However, if additional development or redevelopment of the 326-acre site is proposed, the Village will be better prepared with these amendments to ensure that the property is developed in a master-planned and high quality development benefiting the Village and region.

That would conclude Staff's presentation. I did add an e-mail earlier today. I would like to open the floor to questions.

ACTING CHAIRPERSON WARSKOW: I would suppose we have to still vote that Staff report into the public record, is that correct?

MR. ENRIGHT: Correct.

ACTING CHAIRPERSON WARSKOW: Okay, so someone make a motion.

COMMISSIONER CHERWIN: I'll move to put the Staff report into the public record. This is Jay.

COMMISSIONER SIGALOS: I'm going to second.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Chairperson Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
Okay, any initial Commissioner comments or questions?
COMMISSIONER ENNES: A question. The minutes from that meeting, are we going to approve those? All the members of that Committee are not here tonight.
MR. ENRIGHT: We can't because it's not on the agenda. We would certainly put it on a future one where, you know, everybody will be present. I did send out a copy of the draft minutes to the ORC members and did not receive any comments.
COMMISSIONER ENNES: Thank you.
ACTING CHAIRPERSON WARSKOW: Okay, any other questions or comments from Commissioners?
COMMISSIONER JENSEN: I just want to commend Staff. I think they did a wonderful job with this overlay, you know, especially Bill. We had a good discussion at the ORC, and I think this is a very good piece of work.
COMMISSIONER LORENZINI: I've got a question for Bill. This is probably premature, but do we have any idea, does the Village have any idea how much of the 326 acres would be needed to keep the racetrack in operation?
MR. ENRIGHT: I do not know the answer to that. I mean, obviously, the racetrack and the oval take up a large proportion of the site, probably maybe 40 percent of the site. But then there's also the ancillary parking lot, and then there's the backstretch where the employees/seasonal employees live. So, you know, unless there is a lot of decking of parking, I think it would be difficult to do a whole lot more. So, I think if the racetrack were to stay and there were some redevelopment, it would probably have some element of parking decks in order to get anything significant. There might be an ability to do some perimeter development along Wilke, or I'm sorry, along Euclid.
COMMISSIONER LORENZINI: Okay, thank you.
ACTING CHAIRPERSON WARSKOW: All right, if there are no other Commissioner comments and questions, I'd say we open it to public comment.
MR. ENRIGHT: Okay, if anybody in the public raises their hand, we can open it up for commentary. No one has, well, we do have one in person, Mr. Tasca. Sam, I don't know if -- oh, Sam is not here. I'm trying to allow, and if Sam is still here, you might have to do it since you control the meeting.

DRAFT

ACTING CHAIRPERSON WARSKOW: I still see Sam out there. Sam, are you there? Where are you? You're needed.

MR. ENRIGHT: Yes, I don't know. I'm not able to open that.

COMMISSIONER ENNES: Bill, is that gentleman on the phone?

ACTING CHAIRPERSON WARSKOW: No.

MR. ENRIGHT: No.

COMMISSIONER ENNES: No, okay.

MR. ENRIGHT: Let me see here. If you can just bear with me a second? Hey, Sam, I can't open up -- yes, Sam is going to enable it because I'm not able. He has control over the meeting.

ACTING CHAIRPERSON WARSKOW: Okay.

MR. ENRIGHT: We'll soon be getting away from Zoom. We don't have many more left, I don't think.

COMMISSIONER GREEN: Thank God.

MR. TASCA: Can you hear me?

MR. ENRIGHT: Okay, go ahead, Mr. Tasca.

MR. TASCA: Can you hear me?

MR. ENRIGHT: Yes.

ACTING CHAIRPERSON WARSKOW: Yes.

QUESTIONS FROM AUDIENCE:

MR. TASCA: Holy cow. So, anyway, I sent an e-mail into Sam this morning and, you know, I just wanted to say I didn't know you guys go through all this stuff in Arlington Heights. I live in Arlington Heights. I've been here 30 whatever, since 1987. You guys are staying up until 11:30 every week doing these meetings, kudos!

Anyway, so I just wanted to, you know, I've been living here for a long time. Arlington Park is a part of Arlington Heights. It's fantastic, it's a legacy. What I'd like to do is volunteer my time for anything that, you know, any help you guys need to keep the park there.

Now, I don't know, maybe, you know, I don't know if it's, what's Arlington Heights' view on, you know, do they want the park there? Do they not want the park there? I just thought I, you know, if they want the park there, I'd be more than happy to spend a lot of time doing some due diligence or whatever needs to be done to help keep that park there.

It goes way back in my lifetime. My father worked there. So, I've been going to that park since I was, you know, just knee high to a grasshopper, I guess. So, just volunteering my time and, you know, who could I keep in contact with to see if there's anything that I could be doing?

MR. ENRIGHT: Certainly, the Mayor's office. He did get copied on your e-mail. If I may, typically when we get an e-mail, we would read it into the record. But I think you've been able to testify tonight or make your comment known, so with your permission, you know, I won't read that in, is that okay?

MR. TASCA: That's fine. Whatever you want to do.

MR. ENRIGHT: Thank you. You know, the Manager's office, which is the same office as Mayor Hayes', would be the best outreach. He did get your e-mail today, so

DRAFT

you'll probably get a response.

MR. TASCA: Okay.

MR. ENRIGHT: I can certainly follow up tomorrow with the Manager and make sure you get a response.

MR. TASCA: Okay, and I want to be able to help, you know. That's my main goal. So, I mean, if you've got enough people on this thing and, you know, all your bases are covered, fine. If there's any way I could help, I want to volunteer to help. So, excuse me.

ACTING CHAIRPERSON WARSKOW: Well, we do appreciate that. I mean, it's nice to know that our residents want to dedicate time and effort towards making sure we have the best use for that area. Thank you very much for your appreciation of our time during these Plan Commission meetings. Luckily, they're just every other week, and not always until 11:30. But every once in a while, we do one this late. So, thank you.

MR. TASCA: I've got another bit of advice. No more than three motions on extending the meeting.

ACTING CHAIRPERSON WARSKOW: Believe me, we wish we didn't have to. But we got to get all the business covered as long as it takes.

MR. TASCA: That's right. Thanks for all you guys do.

ACTING CHAIRPERSON WARSKOW: Thank you.

MR. ENRIGHT: I don't see any other raised hands. So, if you want to close the public meeting?

ACTING CHAIRPERSON WARSKOW: Yes, I'd like to close the public comment period of the meeting and turn it back to Commissioners, if we have any additional comments or questions, or if someone would like to --

COMMISSIONER ENNES: I would like to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #21-012, an Amendment to Chapter 28 Zoning Regulations creating an Overlay District for Arlington International Racecourse, and an Amendment to Chapter 29 Subdivision Control Regulations relating to future subdivision of Arlington International Racecourse.

ACTING CHAIRPERSON WARSKOW: Does anyone second?

COMMISSIONER LORENZINI: I'll second.

MR. ENRIGHT: The motion is made and seconded.

Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos, please unmute to cast your vote.
COMMISSIONER SIGALOS: Yes, I did say yes. Maybe you didn't hear me.
MR. ENRIGHT: We didn't.
Chairperson Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
MR. ENRIGHT: Okay, all in favor yes.
COMMISSIONER JENSEN: Good job, Bill.
MR. ENRIGHT: Thank you very much. We will need, there's no other business so we need a motion and a roll call to adjourn.
COMMISSIONER GREEN: I'll make the motion to adjourn.
COMMISSIONER JENSEN: I'll second.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Chairperson Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
MR. ENRIGHT: Thank you very much. Thank you very much, Plan Commissioners, again for, you know, all you do for the Village. Again, tonight is another example and, you know, it's very beneficial to Staff and the community. You maybe don't get enough thanks, but I just wanted to say how important you are to the Village.

(Whereupon, at 11:26 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

REPORT OF THE PROCEEDINGS OF

The ORDINANCE REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON: **May 26, 2021**

Project Title: Arlington International Racecourse Overlay Zone

Amendments to Chapter 28 establishing an Overlay Zoning District and Chapter 29 Subdivision Regulations

Petitioner: Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Il

Requested Action:

Chapter 28 Text Amendment: Overlay Zoning District Arlington International Racecourse
Chapter 29 Subdivision Regulations Text Amendment

Attendees: Susan Dawson, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Terry Ennes, Plan Commissioner
Bill Enright, Assistant Director Planning and Community Development
Charles Witherington Perkins, Director of Planning and Community Development

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Background

On May 3, 2021 the Village Board adopted Resolution R2021—016, directing the Plan Commission to conduct a public hearing to consider recommendations to the Board relating to an overlay zoning district for the 326 acre Arlington International Racecourse. The first step in the process to consider text amendments is a meeting of the Ordinance Review Committee.

Meeting Discussion:

B. Enright called the Roll Call: Commissioner Green: yes; Commissioner Jensen: yes; Commissioner Ennes: yes; Commissioner Dawson: yes. Commissioner Drost was not present. 4 of 5 members of the Committee are present so we have a quorum.

Commissioner Green read the covid statement/disclosure into the record.

B. Enright indicated that Commissioner Drost was in the past the Chair of this committee, but it's time to appoint a new chair. Is there a motion to appoint?

Commissioner Green made the motion to appoint Commissioner Jensen as Chairperson; Commissioner Ennes seconded the motion.

Roll Call: Commissioner Green: yes; Commissioner Jensen: yes; Commissioner Dawson: yes; Commissioner Ennes: yes. The motion passed 4-0.

B. Enright indicated that there are no minutes to approve nor old business items, and one new business item. Commissioner Jensen asked staff to present the staff's report.

B. Enright stated that the Ordinance Review Committee is a subcommittee of the Plan Commission and consists of 5 members, 4 tonight, of the 9 Plan Commissioners. The ORC purpose is to consider amendments to Chapter 28 zoning and Chapter 29 Subdivision regulations. Tonight specifically the proposed amendments relate to Arlington International Racecourse.

On May 3rd the Village Board acted in response to the announced sale of the racecourse by adopting Resolution 2021-016 directing the Plan Commission to hold a public hearing to consider an overlay zoning district and amendments to the subdivision regulations related to the Arlington International Racecourse property. The first step in this process is a public meeting of the ORC, who would make a recommendation to the full Plan Commission, who would hold a public hearing. The public hearing of the Plan Commission is scheduled for June 9, at 7.30pm. the Plan Commission would then make a recommendation to the Village Board, who have final authority on approving the amendments.

The overall purpose of the overlay zone is to ensure that the whole racetrack site is developed as part of a comprehensive master plan rather than subdivided and developed piecemeal. In addition, the overlay zone expressly prohibits certain uses the Village sees as not conducive to good, high quality development that we want to see at this important site. The current B-3 zoning allows for auto related uses and is not conducive to promoting mixed use development. A second phase would expand on the overlay to include setting development bulk standards for height, density, setbacks among others, taking into consideration potential future uses and development concepts. It is important to note the this overlay zone does not preclude the racetrack from continuing to operate under current or new ownership.

There are several components of the proposed overlay:
a) requiring that the site develop subject to a Planned Unit Development to ensure that the property develops in a comprehensive manner and would also require a public hearing process to consider any development to be approved by the Village Board;
b) that certain uses allowed in the B-3 zone are not permitted at this site; said uses are listed in the staff memo;
c) that developer's preserve natural site features such as Salt Creek, and that transit oriented mixed use development is desired within 1,300 lineal feet of the Metra train station;
d) the requirement that the division of land shall only be permitted as part of a master planned development;
e) that impact fees and land dedication for public services will be required as part of the planned unit development;

f) a requirement that sustainable development features are provided such as energy efficient buildings, electric vehicle chargers, bike access among others.

Regarding item 'c' the Village would like to encourage that the area within 1,300 lineal feet of the Metra station develop for Transit Oriented Development including a mix of uses such as residential and commercial. The standard for TOD development is ¼ to ½ mile from a transit station, and 1,300 feet represents ¼ mile, which is very similar to downtown Arlington Heights.

B. Enright presented a graphic depicting the boundaries of the proposed overlay zone which indicates that all 326 acres of the racetrack property is included in the overlay.

Exhibit B depicts the proposed text amendment to Chapter 29 Subdivision Regulations and the proposed amendment would add a subsection 'd' to Section 29-104. The new section recommended reads as follows: "d. Arlington International Racecourse Property: The division of any of the 326 acre Arlington International Racecourse property shall only be permitted as part of approval of a master planned unit development for the entire property. Exempt subdivisions per 29-104c are prohibited."

B. Enright indicated that the Village Board has reviewed these amendments and directed the Plan Commission to hold a public hearing to consider these amendments. In summary the recommended amendments to chapter 28 and chapter 29 of the Municipal code are initial, important steps in guiding possible future development at Arlington International Racecourse, and would not preclude the track from operating as a horse racing facility in the future. However, if additional development or redevelopment of the 326 acre site is proposed, the Village will be better prepared with these amendments to ensure that the property is developed in a master planned, high quality development benefitting the Village and region.

Two specific recommendations are suggested: a) to amend Chapter 28 to establish an Overlay Zoning district for Arlington International Racecourse; and b) amending Chapter 29 subdivision control regulations relating to future subdivision of Arlington International Racecourse.

B. Enright concluded staff's presentation.

Chairman Jensen then opened the floor to questions from the Commissioners.

Commissioner Ennes asked about the Off Track Betting and restaurant, and the backstretch area and how they would be impacted. Does staff know if any backstretch buildings are leased to businesses?

B. Enright said he was not aware of any backstretch area being leased. Any existing uses could remain with adoption of the overlay zone.

C. Perkins added that the OTB is tied to the racing license and the restaurant is allowed per the special use, so the restaurant could continue.

Commissioner Ennes asked if the overlay would require LEED certification for sustainable development?

B. Enright indicated that the overlay is worded more generally to encourage sustainable development but that it would not require LEED certification.

Commissioner Ennes asked if the Village has taken into consideration the current owner's ability to sell the property and the legal impact of these new restrictions?

B. Enright indicated that a lot of what we are doing is setting up standards to try and ensure good, quality development such as higher density, mixed use transit oriented development. Some uses are listed as prohibited but any developer could seek a variation to allow for a use listed as prohibited if that use makes sense via a variation or amendment process. Staff does not see many of these uses driving development. Warehousing could be considered as part of a master plan on a limited basis.

Commissioner Ennes: I don't see that as highest and best use for that property.

Commissioner Ennes mentioned that with the apparent indication is that there will be no continuation of racing if its sold by the current owners…they don't want it. Obviously, they've got their OTB somewhere else and they would like to move the track somewhere else, so it appears that's their intention. So there isn't going to be a going concern in what the use value would be out there - what he's got is to sell it for alternate development.

B. Enright: I don't know what the future is for the racetrack whether it will continue to be operated as a track. Certainly Churchill Downs has made their intentions clear. It remains to be seen who will bid on the site and put forth proposals so it's premature to even speculate on that.

C. Perkins added that the Village informed Churchill downs and their real estate brokerage firm of the proposed amendments prior to the Village Board discussing May 3rd.

Commissioner Ennes added that it could be a benefit for them.

C. Perkins agreed.

Commissioner Dawson asked if the site was one tax parcel or are there multiple tax parcels?

B. Enright stated he did not have that answer, however tax parcels are certainly separate from subdivided parcels.

Commissioner Dawson asked if they were going to sell off in pieces, it would have to be subdivided, correct?

B. Enright answered not necessarily as the site could be sold off via meets and bounds and then they come back later to subdivide. We can't control how they sell the site but the Village is making

it clear that with the overlay that any redevelopment has to be master planned for the whole 326 acres and subdivision is only allowed as part of a master planned development.

Commissioner Dawson stated that she saw this amendment as not having a big impact and the fact we are saying that it has to be part of a master plan she didn't think that is much of a change as it would be required anyway.

B. Enright indicated that there are exempt subdivisions and its possible that the site could meet the exempt requirement and not require a public approval process through the Village.

Commissioner Dawson asked what if they wanted to sell for a sporting facility such as football or soccer, could those uses be allowed?

B. Enright indicted that a stadium would require a special use from the Village which requires a public hearing of the Plan Commission and Village Board approval.

Commissioner Green stated that his questions had been asked and answered.

Chairman Jensen asked if the list of prohibited uses is definitive or would more be added. Also does recommended section 29-104 say that only one PUD is allowed or could there be multiple PUD's for the site.

B. Enright said the list is definitive and no additional uses are suggested at this time. Variations could be sought in the future to allow any listed use. As for one PUD versus multiple, it would likely be one master PUD for the whole site. It's possible a developer could seek multiple PUD's if coordinated and planned, but not likely.

Chairman Jensen asked if there were questions from the public?

B. Enright indicated that no public attendee had clicked on the raise hand icon, therefore no questions from the public.

Chairman Jensen asked for a motion.

Commissioner Dawson made the following motion: **To recommend to the Plan Commission approval of the following:**
a) An amendment to Chapter 28 Zoning Regulations creating an Overlay Zoning District for Arlington International Racecourse; and
b) An amendment to Chapter 29 Subdivision Control Regulations related to future subdivision of Arlington International Racecourse.

Commissioner Green seconded the motion.

Roll Call:
Commissioner Dawson: Yes

Commissioner Green: Yes
Commissioner Ennes: Yes
Chairman Jensen: Yes

Motion passed 4-0

Chairman Jensen asked for a motion to adjourn.

Motion to adjourn made by Commissioner Ennes
Seconded by Commissioner Dawson.

Roll Call:
Commissioner Ennes: Yes
Commissioner Dawson: Yes
Commissioner Green: Yes
Chairman Jensen: Yes

Motion to Adjourn passed 4-0.

The meeting adjourned at 6:30pm.

Lynn Jensen, Chairman
Ordinance Review Committee
Bill Enright, Recorder

Village Board
6/21/2021

Item: Hawkeye Chiropractic - 1650 S. Arlington Heights Rd. - PC#21-006

Department: Planning & Community Development

Requested Action

1. Rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District.

2. Planned Unit Development (PUD) to allow a 5,470 square foot medical office building on the subject property.

Variations Required

1. Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.

Recommendation

A public hearing was held by the Plan Commission on May 26, 2021 where Commissioner Green moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, Approval of Hawkeye Chiropractic, PC#21-006, a Rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District, a Planned Unit Development to allow a 5,470 square foot medical office building on the subject property, and DENIAL of the following variation:

• Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.

This recommendation is subject to the following conditions:

1. Prior to appearing before the Village Board, the petitioner shall provide a plan that

meets the Village's detention requirements, meets IDOT's requirements for basin setback, and will not change the current surface site layout.

2. The row of 6-foot tall Viburnum shrubs along the southern property line shall be replaced with a dense row of evergreens that extend further east and west to provide a solid screen along this elevation.

3. The dumpster enclosure shall be relocated outside of the front yard, for final review and approval by the Village.

4. At the request of the Village, the subject property owner shall provide a cross access easement to the benefit of the property to the north (1640 S. Arlington Heights Road) for access to Arlington Heights Road through the subject property. This shall only be required if and when the 1640 S. Arlington Heights Road property abutting to the north is redeveloped and provides reciprocal access to the subject property, pays for the improvements on the subject property necessary to facilitate the cross connection, and provides a perpetual easement for parking on their property to accommodate for any lost parking spaces on the subject property necessary to construct said connection. At the request of the Village, the subject property shall also grant the same cross access to the property at 1638 S. Arlington Heights Road, but only if and when that property redevelops and secures access through the 1640 S. Arlington Heights Road property.

5. IDOT approval shall be required.

6. Compliance with the March 30, 2021, Design Commission motion shall be required.

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

Roll Call Vote: Green, Jensen, Ennes, Lorenzini, Sigalos, Warskow, and Chair Dawson voted in favor. Cherwin recused. Motion carried.

ATTACHMENTS:

Description	**Type**
Staff Memo - 6/16/21	Memorandum
PC Staff Report	Board or Commission Report
PC Minutes 5/26/21 - DRAFT	Minutes
DC Staff Report	Board or Commission Report
DC Minutes	Minutes
Aerial	Exhibits
Justification for Variation	Correspondence
Project Narrative	Correspondence
Project Timeline	Exhibits
Plans	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Correspondence

Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence
PC Timeline Tracker	Exhibits

Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 6/16/2021

Re: Village Board Meeting on June 21, 2021 - PC #21-006: Hawkeye Chiropractic

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Background:
On May 26, 2021, the Plan Commission held a public hearing to consider application PC #21-006, a petition to allow construction of an approximately 5,470 square foot medical office building on vacant land at 1650 S. Arlington Heights Road. Staff recommended approval of the application subject to seven conditions of approval, and the Plan Commission voted 7-0 to recommend approval subject to the conditions as recommended by staff.

One of these conditions of approval required the petitioner to provide an alternate design for stormwater detention prior to appearing before the Village Board. This condition was added due to the proposed location of two detention basins at the front of the site, which basins do not comply to a required setback from the Arlington Heights Road Right-of-Way as mandated by IDOT. The petitioner has been working with IDOT to request an exception to allow their encroaching detention basins, however, it is unknown if this request will be granted. Should IDOT deny the request for relief from the setback requirement, the detention basins would need to be relocated and staff had asked the petitioner to provide an alternative site plan that met the Village's detention requirements, met IDOT's policy for basin setback, and did not substantially modify the current surface site layout.

The petitioner has provided this alternate plan, which shows underground detention in lieu of the previously proposed above-ground detention basins, which underground detention complies with the IDOT setback requirements. The Village has reviewed this plan and determined that the aforementioned condition of approval has been satisfied. Specifically, the alternate plan conforms to the Village's detention requirements, complies with the IDOT setback restriction, and is substantially compliant with the site plan as previously proposed to the Plan Commission. With underground detention provided, additional space for parking stalls has been created, which has increased the proposed onsite parking supply from 28 stalls to 37 stalls. Both plan options can be approved by the Village Board, which would give the petitioner flexibility should IDOT deny the request for relief.

Recommendation: Based upon the above, it is recommended that the following modifications to the Plan Commission recommendation be approved, which would adjust the conditions to reflect approval of both the original plan and the alternate plan.

Green Bold text is to be added, ~~Red Strike-Through~~ text is to be deleted.

~~1. Prior to appearing before the Village Board, the petitioner shall provide a plan that meets the Village's detention requirements, meets IDOT's requirements for basin setback, and will not change the current surface site layout.~~

1. Subject to IDOT approval, the petitioner shall proceed with the original plan as presented to the Plan Commission on 5/26/21, which is depicted in the Preliminary Engineering plan prepared by Cook Engineering Group dated 1/13/21 and last revised on 5/14/21. Should IDOT withhold approval of this plan, the petitioner shall proceed with the alternate plan as depicted in the Preliminary Engineering Stormwater Alternative plan prepared by Cook Engineering Group, dated 5/20/21 and last revised on 6/4/21. No less than 28 parking stalls shall be provided under either of these two scenarios.
2. The row of 6-foot tall Viburnum shrubs along the southern property line shall be replaced with a dense row of evergreens that extend further east and west to provide a solid screen along this elevation.
3. The dumpster enclosure shall be relocated outside of the front yard, for final review and approval by the Village.
4. At the request of the Village, the subject property owner shall provide a cross access easement to the benefit of the property to the north (1640 S. Arlington Heights Road) for access to Arlington Heights Road through the subject property. This shall only be required if and when the 1640 S. Arlington Heights Road property abutting to the north is redeveloped and provides reciprocal access to the subject property, pays for the improvements on the subject property necessary to facilitate the cross connection, and provides a perpetual easement for parking on their property to accommodate for any lost parking spaces on the subject property necessary to construct said connection. At the request of the Village, the subject property shall also grant the same cross access to the property at 1638 S. Arlington Heights Road, but only if and when that property redevelops and secures access through the 1640 S. Arlington Heights Road property.
5. IDOT approval shall be required.
6. Compliance with the March 30, 2021, Design Commission motion shall be required.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Cc: Randy Recklaus, Village Manager
Mike Pagones, Village Engineer

VILLAGE OF ARLINGTON HEIGHTS

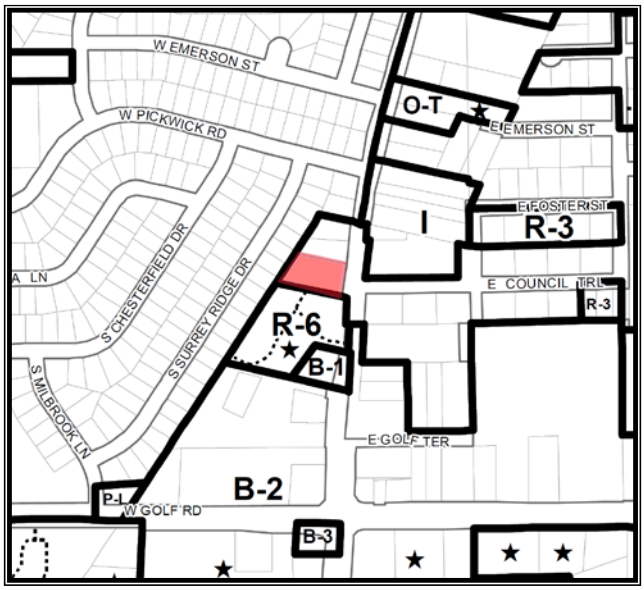
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 20-006*
***Project Title**: Hawkeye Chiropractic*
***Address:** 1650 S. Arlington Heights Rd.*
***PIN:** 08-09-400-008*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date:** May 26, 2021*
***Date Prepared:** May 21, 2021*

***Petitioner**: Dr. Drew Voelsch*
***Address**: 1401 S. Arlington Heights Rd - Suite 2*
Arlington Heights, IL 60005

***Existing Zoning**: R-1: One-Family Dwelling District*
***Comprehensive Plan**: Offices Only*



SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1: One-Family Dwelling District	Zion Christian Church	Offices Only
South	R-6: Multi-Family Dwelling District	Multi-family homes (Park Place Condominiums)	Moderate Density Multi-Family
East	I: Institutional District, R-1: One-Family Dwelling District	Assisted Living/Memory Care Facility, Office Building	Offices Only, Commercial
West	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

Requested Action:

1. Rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District.
2. Planned Unit Development (PUD) to allow a 5,470 square foot medical office building on the subject property.

Variations Required:

- Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.

Project Background:

The subject property is a vacant piece of land located south of the Zion Christian Church (1640 S. Arlington Heights Road) and north of the Park Place Condominiums on South Arlington Heights Road. The site is approximately 38,850 square feet in size and previously included a single-family home that was demolished in 2015. Access comes from a single full access curb cut at the southern end of the site.

The petitioner, Hawkeye Chiropractic, would like to construct a 5,470 square foot medical office building with two tenant spaces. The first space would be 3,144 square feet in size and house Hawkeye Chiropractic, which would relocate from their current location at 1401 S. Arlington Heights Road. The remaining approximately 2,326 square foot space would be for a future medical related tenant. Hawkeye currently has five employees (including one doctor), but envisions growth to eight employees (including a second doctor) at this new location. Hours of operation are as follows:

- Monday: 7am-1pm, 3pm-6:30/7pm
- Tuesday: 11am-7pm
- Wednesday: 7am-1pm, 3pm-6:30/7pm
- Thursday 7am-1pm, 3pm-6:30/7pm
- Friday: 7am-2pm
- Saturday/Sundays: Closed, but may be open on weekends depending on business growth.

The practice sees up to approximately 250 patients per week on average, with growth of up to 300 patients per week planned for the new location. On a day to day basis, this translates to approximately 60 patients per day. Should approval be granted, the petitioner would like to be under construction by August of this year, with occupancy of the structure coming in March of next year.

Zoning and Comprehensive Plan

The subject property is currently located within the R-1, One Family Dwelling residential zoning district, which does not allow medical office uses. Therefore, the petitioner has requested the site be rezoned from the R-1 District to the O-T, Office Transitional District, which district allows medical office uses by-right. Planned Unit Development approval is required for all developments within the O-T District, and accordingly the petitioner has requested PUD approval.

The Comprehensive Plan designates this site as “Offices Only”, which is the appropriate designation for the proposed use. The Staff Development Committee supports the rezoning as it is compliant with the Comprehensive Plan.

The petitioner held a neighborhood meeting via Zoom on May 17, 2021, to introduce the project to surrounding property owners, answer any questions they had, and understand what concerns, if any, there were with the project. Three individuals attended the meeting and according to the petitioner, their general concerns related to stormwater impacts, the yet to be leased tenant space, noise, and landscape buffering. The petitioner presented the plans, explained the development attributes, and provided a response to all questions asked.

Conceptual Plan Review Committee:

The petitioner appeared before the Conceptual Plan Review Committee (CPRC) on January 13, 2021. The CPRC was pleased to see a redevelopment proposal for this site, which they felt was in need of redevelopment. In general, they were supportive of the use and thought that the project had merit. They

asked about potential cross access to the north, and the petitioner indicated that he would be willing to explore cross access to the north.

Design Commission:

On March 30, 2021, the Design Commission met to discuss the project and ultimately voted unanimously to recommend approval of the application subject to several conditions. These conditions related to modifications to certain window sizes and details, the addition of a canopy over the second tenant space, and requiring that the dumpster enclosure be constructed out of brick to match the building. The minutes from the Design Commission are included within the Plan Commission packet and conformance with the motion from the Design Commission shall be required.

Building, Site, Landscaping:

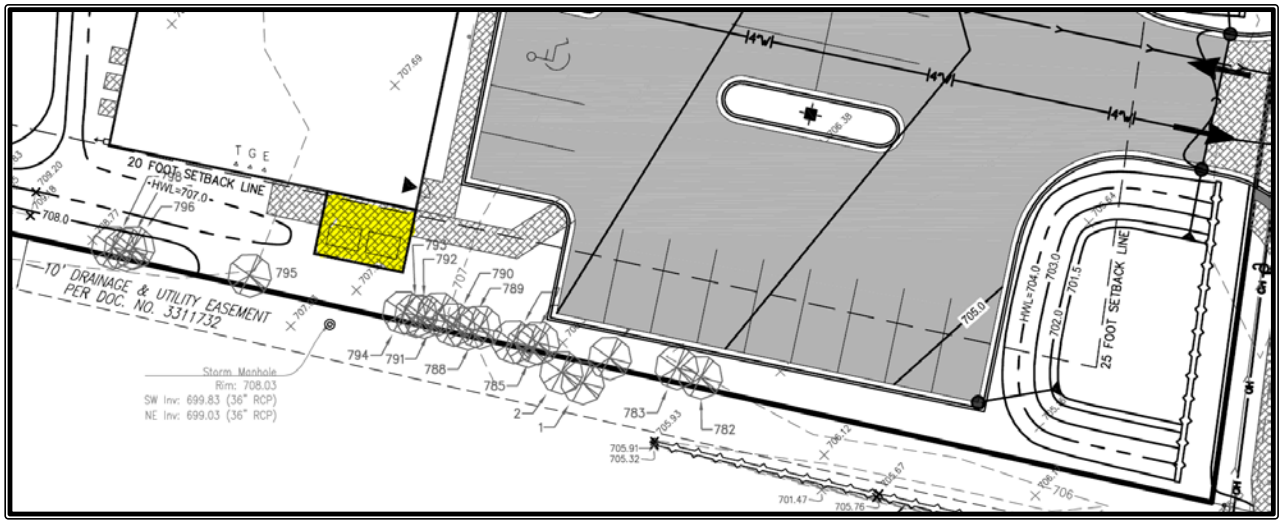
The proposed building and site conform to all Village setback, height, and bulk requirements with one exception related to the dumpster enclosure, which is proposed at 6' tall and within the front yard. Dumpster enclosures within the front yard are not allowed as they are considered a fence, which is only allowed at 3' tall and must be an "open" style fence. The following variation is therefore necessary:

- ***Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.***

All variation requests must be evaluated relative to the four standards of approval (outlined below) and shall only be approved when the requested variation complies with each criterion:

- **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.**

The Staff Development Committee (SDC) does not believe the front yard is the appropriate location for the dumpster enclosure and recommends that it be relocated to the side of the building as shown in the concept below, which would eliminate the need for the variation:



A relocation to this area would also create three additional parking spaces in the southern parking row and would further screen the enclosure from view along Arlington Heights Road.

The petitioner has provided written justification outlining how they believe the variation complies with the four approval criteria, which response has been included in the packet provide to the Plan Commission. In general, the petitioner believes that the proposed location is sufficiently setback from the street so as to not be a visual detriment, has been designed as a brick enclosure to match the building for a pleasing aesthetic, that placing the enclosure alongside the building would make it too difficult to access, and the proposed stormwater facilities are proposed along the side of the building and would need to be modified to accommodate the enclosure.

The Staff Development Committee does not believe that the enclosure in the proposed location is compatible with the existing uses in the vicinity, and notes that both the memory care facility and the office building located on the opposite side of Arlington Heights Road have dumpster enclosures that are behind their buildings when viewed form Arlington Heights Road. The SDC does not support the requested variation and does not believe the necessary standards for approval have been met. A condition of approval requiring the relocation of the dumpster enclosure to a location outside of the front yard, for review and approval by the Village, has been recommended.

With regards to landscaping, the proposed development complies with all code requirements and exceeds requirements in certain areas. The property has an existing fence along the rear that satisfies the screening requirements to the west, however, the petitioner has proposed seven additional shade trees along the rear property line to provide an enhanced buffer for the single-family homes at the rear of the site. Along much of the southern property line where the subject property abuts multi-family residential uses, the petitioner has proposed a row of 6-foot tall Viburnum shrubs, which do not provide year-round screening and should be replaced with a dense row of evergreens that extend further east and west and will provide a solid landscape screen abutting the building and trash enclosure areas. A condition of approval has been included within the recommendation below to incorporate this change. Along Arlington Heights Road a three-foot tall landscape screen will be installed to buffer the parking lot. While most of the "volunteer growth" trees along the southern property line will be removed, two of the larger and more healthy trees in this location will be preserved (if feasible), and the petitioner will install no less than 15 new trees on the site.

Stormwater

The subject property has been designed with detention basins in two areas; at the rear of the building where the basin slightly wraps around both sides of the structure, and two basins at the front of the property adjacent to Arlington Heights Road. The two basins at the front of the site are setback approximately 6.5 feet from the front property line, and IDOT requires certain setbacks for detention basins adjacent to Rights-of-Way that are under their jurisdiction. Specifically, these basins need to be setback approximately 14.5 feet from the property line abutting Arlington Heights Road. The petitioner is working with IDOT to request an exception to allow their encroaching detention basins, however, it is unknown if this request will be granted by IDOT. Should IDOT not grant approval, the detention basins would need to be relocated.

There are several different ways to redesign the site to comply with IDOT's requirements should the petitioners request for relief be denied, however, it is unknown to what extent the site plan would need to be modified. In order to fully evaluate any solution, the petitioner should provide a design that meets the Village's detention requirements, meets IDOT's policy for basin setback, and will not change the current

surface site layout. To ensure that the site is functional from a preliminary engineering standpoint, staff is recommending a condition of approval that would require the petitioner to provide this alternative plan prior to appearing before the Village Board. This would give the Village a scenario where IDOT's ultimate decision could be accommodated either way with no significant change to the surface layout that is already in an acceptable configuration. If the petitioner cannot put forth a viable alternative plan as outlined above, then more substantial site modifications may be necessary to address the IDOT setback requirement and the Village Board may need to send the project back to the Plan Commission for a review of the changes.

Traffic and Parking:

As required by code, the petitioner has submitted a detailed traffic and parking study from a Certified Traffic Engineer that assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. In the location of the subject property, Arlington Heights Road provides two through lanes in each direction of travel. At its unsignalized intersection with Council Trail, southbound Arlington Heights Road provides a dedicated left turn lane into Council Trail. Northbound Arlington Heights Road has a mountable median but no dedicated left turn lane into the subject property. Based on the expected traffic volumes turning into the development, the traffic study concluded that the existing median will accommodate for the expected traffic volumes and no dedicated left turn lane is needed on Northbound Arlington Heights Road. Preliminary IDOT review comments indicate that this project will be restricted to ¾ access; right-in, right-out, and left-in only. Compliance with all IDOT requirements shall be required.

The TIF IV Redevelopment Plan contemplates a future traffic signal may be needed at the Council Trail/Arlington Heights Road intersection. However, both the traffic study and preliminary IDOT review comments indicate that the proposed development will not create the need for a signal at this time. As future properties in this area redevelop, a signal at this intersection may be installed if warrants are met. The Staff Development Committee recommends that the petitioner provide future cross access to the properties to the north (1640 S. Arlington Heights Road and 1638 S. Arlington Heights Road), which would allow those properties access to a future signal on the subject property. If and when the property abutting to the north is redeveloped, and if the redevelopment provides reciprocal access to the subject property, staff recommends the petitioner be required to provide reciprocal cross access to the 1640 S. Arlington Heights Road property (as well as cross access to 1638 S. Arlington Heights Road should that property have access through the 1640 S. Arlington Heights Road property). However, this shall only be required if the redeveloper of 1640 S. Arlington Heights Road pays for any improvements on the subject property necessary to enable the cross access connection and provides a perpetual easement for parking on their property to accommodate for any lost parking spaces on the subject property necessary to construct said connection. A condition of approval addressing this has been recommended below.

Based on parking requirements, 28 parking spaces must be provided on the site. Detailed parking calculations are shown below:

Tenant	Address	Use	Square Feet	Parking Ratio	Parking Required
Hawkeye Chiropractic	Unit 1	Medical Office	3,144	1 per 200 SF	16
Future Tenant	Unit 2	Medical Office	2,326	1 per 200 SF	12
TOTAL SQUARE FOOTAGE			5,470		
PARKING REQUIRED					28
PARKING PROVIDED					28
SURPLUS / (DEFICIT)					0

The plans show 28 parking spaces will be provided and therefore the development complies with all parking requirements. The parking study analyzed the parking supply relative to ITE standards, which projects a peak parking demand around 25 parking spaces. All parking analysis indicates that the proposed development will be able to accommodate for its parking demand onsite without overflowing to other properties. Two bicycle parking spaces are required by code and these spaces are included on the plans.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed rezoning and PUD and recommends **APPROVAL** of the rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District, and the PUD to allow a 5,470 square foot medical office building on the subject property, but **DENIAL** of the following variation:

- ***Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.***

Approval shall be subject to the following conditions:

1. Prior to appearing before the Village Board, the petitioner shall provide a plan that meets the Village's detention requirements, meets IDOT's requirements for basin setback, and will not change the current surface site layout.
2. The row of 6-foot tall Viburnum shrubs along the southern property line shall be replaced with a dense row of evergreens that extend further east and west to provide a solid screen along this elevation.
3. The dumpster enclosure shall be relocated outside of the front yard, for final review and approval by the Village.
4. At the request of the Village, the subject property owner shall provide a cross access easement to the benefit of the property to the north (1640 S. Arlington Heights Road) for access to Arlington Heights Road through the subject property. This shall only be required if and when the 1640 S. Arlington Heights Road property abutting to the north is redeveloped and provides reciprocal access to the subject property, pays for the improvements on the subject property necessary to facilitate the cross connection, and provides a perpetual easement for parking on their property to accommodate for any lost parking spaces on the subject property necessary to construct said connection. At the request of the Village, the subject property shall also grant the same cross access to the property at 1638 S. Arlington Heights Road, but only if and when that property redevelops and secures access through the 1640 S. Arlington Heights Road property.
5. IDOT approval shall be required.
6. Compliance with the March 30, 2021, Design Commission motion shall be required.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ May 21, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN
_____
_____
_____

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

COMMISSION

RE: HAWKEYE CHIROPRACTIC - 1650 SOUTH ARLINGTON HEIGHTS - PC #21-006
PLANNED UNIT DEVELOPMENT, REZONING FROM R-1 TO O-T, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of

Arlington Heights Plan Commission Meeting held virtually which permits the public to fully

participate via the computers or using their phones, on the 26th day of May, 2021

at the hour of 9:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: So, we do have another petition on the agenda. It is Hawkeye Chiropractic.

Do we still have them with us given all of our technological challenges?

MR. HUBBARD: Let's see. I do still see the Petitioners for that project here. Thankfully, they have stuck around. We appreciate it, and so I will be bringing them in.

COMMISSIONER CHERWIN: Chair Dawson, I would just like to let you know I'm going to cut off at this point. We have a quorum, and I see a potential conflict because I know my firm had represented Hawkeye Chiropractic I think in the past on earlier plan review committees and everything. So, my preference would be to abstain from this and recuse myself.

CHAIRPERSON DAWSON: Sure, absolutely.

COMMISSIONER CHERWIN: All right, thank you.

CHAIRPERSON DAWSON: Thanks for joining us, Jay.

COMMISSIONER CHERWIN: Yes.

CHAIRPERSON DAWSON: All right, do we have all of the Petitioners with us that will be speaking this evening? Nod your head please or unmute and say yes.

Okay, so have all public notices been given, Sam?

MR. HUBBARD: Yes, yes.

CHAIRPERSON DAWSON: All right. Okay, I need to swear in the Petitioners, so if you can please take yourself off mute?

(Witness sworn.)

CHAIRPERSON DAWSON: Jason, I don't know but I couldn't hear you.

(Witness sworn.)

CHAIRPERSON DAWSON: There you are. Okay, terrific.

Petitioners, why don't you begin your petition? Thank you.

MR. BERGWERFF: Okay, why don't I share my screen?

Okay, does everybody see that okay?

(Chorus of yeses.)

MR. BERGWERFF: All right, first off, thank you guys so much for continuing the meeting so that, despite the difficulties so that we could continue.

A little bit of background on this. For those of you who are not aware, Hawkeye Chiropractic is the chiropractic office that has been operating at 1401 South Arlington Heights Road, about a third of a mile north of the new proposed location. It was bought out by the current doctor right now a few years back, I can't remember off the top of my head how many years ago it was. Since then, it has done very well and the doctor would like to move, with his lease being up next year, he'd like to move to a new location, like I said, just about a third of a mile down the street.

So, if you can orient yourself on the site, this is the location, just east of, excuse me, just west of East Council Trail Road. I do want to note that the red line that you see is not actually the property line as it does not overlap and we're not cutting into the asphalt of the East Zion Christian Church.

Jumping down, I wanted to note on the topography of the site, it is overall very flat. There's approximately a one-percent grade difference from the front setback. As we build on the site, that will be leveled up a little bit, and then all the stormwater will be managed away from any of the adjacent properties or Arlington Heights Road.

This is the property line, so as you can see, I don't know if you can see my mouse or not, but it does not overlap with the asphalt that's up in there, so we disrupting that drive at the church.

Here's the site of our preliminary engineering plan that we have gone back and forth with the Plan Commission and other departments within the Village, and a number of changes to accommodate the requests of the department. The primary variance that we are requesting would be for the trash enclosure to set in front of the building right here. The trash enclosure is designed to blend in with the building. We're using the same material, the same brick material that's on the building. The Design Commission noted that it was designed nicely and they had approved it.

The Plan Commission or one of the departments had requested that we add an island on the east side of it and add an additional landscaping to allow for more screening, still that this should not present any aesthetic issues. The reason why we are placing it there is from a functional standpoint and from a width of the property standpoint, having it on the south side of the building isn't practical. So, even from the, the garbage truck also, it's easier for them to turn in and collect the garbage where it's at rather than on the lower back side of the building.

One of the other variances requested is a change in zoning. It's currently zoned for residential use and this project is requesting that it be changed to O-T.

Jumping now, during the Plan Commission review, one of the things requested was that, it was initially thought that we wouldn't need room for a fire truck, but we had to adjust the site plan to allow for one. The diagram of that is shown here.

This is our landscaping plan. So, in keeping with the requirements from the Village, we are adding all ground cover, bushes and trees as required.

Here's an example, or here is the space plan of the side of the office that the chiropractor will be operating out of. The whole building is about a net square feet of 5,400 approximately, and his suite will be a little over 3,000 square feet. The adjacent suite that is currently empty with no tenant yet is just over 2,000 square feet. The doctor does have a relationship with a dentist that potentially could build that out at some point. But if that doesn't take place, then the goal would be to have another healthcare provider.

This is the front elevation. Just taking note of some of the things that we changed from a design standpoint to accommodate the requests of the Design Commission, they wanted this entrance to stand out a little bit more. So, we added a canopy to match this canopy here as well. They didn't have a preference for the grills that we had on the windows, so we modified those as they requested to a style that they wanted. We added a vent per their request and we changed it per their request, and we added a soldier course of brick above the windows per their request.

This is another look at the sides of the building. These are your architectural diagrams. The computer is operating a little bit slowly right now.

The project timeline on this, so with the hope of approval from you guys and then ultimately the Board, we'd like to go on for permit review in June, start construction in August, and then construction would take us up until March and potentially into April, depending on the timeline of things and weather.

That's the brief diagram of the practice and the project for it. Any questions, please let me know.

Oh, I would -- sorry, go ahead.

CHAIRPERSON DAWSON: Sorry, I was just -- you go ahead.

MR. BERGWERFF: I did want to note that there was a traffic study to confirm whether or not there would be a necessary traffic light and/or a new turn lane on the south side of Arlington Heights. It was determined that those are not necessary. IDOT does have that traffic study, and we are also working with them to try to gain approval on an encroachment on to their right-of-way with our stormwater detention and for restricted access at the driveway. We don't have approval from them yet; however, if they don't approve, then we do have an alternate site plan that doesn't affect the overall layout or anything else that you guys are deciding here if you do need to go there.

With that, I'll hand it over to you guys.

CHAIRPERSON DAWSON: Okay, great. So, thank you for the presentation. There is a Staff report. Have you reviewed the Staff report? There are some conditions included. Are you in agreement with those conditions?

MR. BERGWERFF: Just for the record, I would like to note that the condition of having a cross access between the two properties, between the church parking lot and the Hawkeye parking lot, our client does object to that; however, not to disrupt or change you guys' decision. So, the church property is for sale. If that property gets purchased, our client would try to negotiate a way from having to do the cross access, but understanding that it may be a requirement and at their expense.

CHAIRPERSON DAWSON: Okay, understood. So, I'm sure there will be questions related to the cross easement as we move forward. Thank you.

Sam, you have a Staff presentation for us.

MR. HUBBARD: I do, yes. Bear with me for a moment, I'll bring that up.

Okay, so the Petitioner is before you this evening for a few specific zoning actions, specifically they're requesting to build a multi-tenant 5,470 square-foot medical office building on the subject property. The property is zoned R-1 which is a One Family Residential District, and it does not allow medical office buildings. So, they do have to rezone the site from the R-1 district to the O-T district which is the Office-Transitional district. The O-T district is meant, as the title of the district is called, as a transition between residential single-family areas and more commercial areas where, you know, major vehicular thoroughfares go through the Village. So, this is really the appropriate designation for the proposed use. It's compatible with the Comprehensive Plan which designates this property as suitable for offices only.

The second layer of zoning approval needed is a planned unit development. This is because all developments within the O-T district are required to develop as a PUD.

The third request is for a variation for a six-foot tall, solid fence in the front yard. This is in reference to the dumpster enclosure that you heard about that's located in front of the building. Fences, dumpster enclosures in front of a building are classified as a fence and are only allowed to be three-foot tall maximum and have to be open. So, a six-foot tall, solid masonry wall requires a variation.

Again, there are a few actions that the Petitioner has undertaken to get them to the point they're at this evening. They appeared before the Conceptual Plan Review earlier this year. The Conceptual Plan Review Committee was generally supportive of the

concept, they were receptive to seeing a redevelopment here. The site has been vacant for several years, and they were open to the possibility of a medical office building. There was a little bit of discussion on cross access and we'll touch on that later on this evening.

On March 30th, the Petitioner appeared before the Design Commission. They did get a unanimous recommendation of approval subject to several, you know, minor modifications as the Petitioner has outlined. They have made those changes and they are compatible with the Design Commission recommendation at this point.

Finally, the Petitioner did hold a neighborhood meeting on May 17th. There were three individuals that attended. According to the Petitioner, their concerns mainly related to stormwater impacts, noise from a future tenant in the vacant tenant space, and landscape buffering for the proposed use.

Here you'll see a site aerial. This is looking north over Arlington Heights Road. To the south of the property which is the bottom of the screen is the Park Place Condominium development. To the north of the property is the Zion Christian Church. They are the individuals that own the subject property and they are going to be selling the property to the Petitioner. I've also reached out to them and they have indicated that they would like to sell their church property as well, and so they are, you know, making steps to do that. On the east is an office building and a memory care facility, and to the west are single-family homes.

I'll briefly touch on the configuration of Arlington Heights Road in this area. You have two lanes that travel northbound, but there is a center median. It is occupied by a mountable median, so northbound cars can pull off onto the median here and will be able to make a left-turn movement into the site. On southbound Arlington Heights Road, it's two lanes of travel southbound, and then there's a dedicated left-turn lane for movements onto Council Trail.

IDOT has done a preliminary review of the development and they are recommending restricting access here to three-quarters access. So, it would be right-in and right-out on southbound Arlington Heights Road, and then northbound Arlington Heights Road it would be left in only. You would not be able to take a left out of the development per IDOT requirements.

Here's the site plan for the project. It does comply with all setback and bulk requirement regulations of the O-T district. As you've heard, the dumpster enclosure location here requires a variation. The Staff Development Committee is not supportive of the variation and we are recommending that the enclosure be relocated to the side of the building. We believe that it may make most sense here. You know, we'd be okay if it was sited up there, if the Petitioner was able to find a way to do that, we'd be open to that. But we do not believe the location in front of the building is appropriate. We don't think there are any unique circumstances that exist on the site to justify the variation. We believe it would alter the essential character of the locality, and I would note that the medical office building across the street as well as the memory care facility across the street both have their dumpster enclosures located behind the rear of the building when viewed from Arlington Heights Road.

So, the Staff Development Committee is recommending denial of that variation request. Moving it to the side of the building would provide, you know, a lot better screening. It would also be code compliant in this location, and it would free up space for three additional parking spaces.

Relative to landscaping, the Petitioner has provided a landscape

plan that meets or exceeds landscaping in certain areas. One item that Staff is asking for modifications on is the landscaping on this southern property line. The Petitioner has proposed a dense row of viburnums, but they don't really provide the year round screening that the Landscape Code requires. Landscape Code would require further screening along the southern property lines with this dense screen to comply with code requirements. So, we're recommending a condition of approval that the viburnum be substituted with an evergreen species that would allow for more of a year round screen and that screen be extended, more dense in this location and this location to provide a full screening as code requires to the south.

I would note that they are going to be removing a lot of the existing volunteer growth that's in this location that provides somewhat of a natural screen, but the quality of the trees there, the condition of the trees is not the greatest. So, most of that vegetation will be removed, although the Petitioner is exploring the possibility of keeping some of the larger trees in better condition and incorporating them into their landscape plan.

I would note, too, that there is an existing solid fence along the rear property line which complies with the screening requirements. But at the request of Staff, the Petitioner has added seven additional trees along the rear property line to enhance the screen. As those trees grow and mature, it will provide for a better buffer of the rear of this building from the single-family homes just to the west.

One thing that needs to be mentioned is the stormwater requirements from IDOT which were outlined in the Staff report, but there are two basins proposed at the front of the site, you can see them highlighted in yellow here. IDOT requires these basins to be set back a certain distance from the street. This is not a Village requirement, this is an IDOT requirement. These detention basins meet the Village codes and regulations, but IDOT has stipulations for how far these need to be from a right-of-way under their jurisdiction. The proposed basins do not meet that requirement.

So, the Petitioner has asked for relief from IDOT which may come or it may not come, but we're not going to know whether or not that relief has been granted most likely by the time this project goes to Village Board. So, Staff has concern that the existing design is not feasible should IDOT require strict compliance with their regulations. Any change to these detention areas to set them farther in from the IDOT right-of-way could impact the site plan, could impact parking and circulation.

So, as a condition of approval, prior to going before the Village Board, Staff has asked that the Petitioner put forth a viable plan showing how they'd be able to conform to IDOT requirements and not significantly alter the site plan or, you know, change the surface improvements prior to appearing before Village Board so that we can review that and we can establish a level of comfortability that, you know, there are potential options for them to conform with IDOT requirements but also not significantly impact the site layout. Our fear would be should this move forward to the Village Board and get approved without, you know, them demonstrating the ability to meet IDOT's requirements and not alter the site plan, then if they do have to alter the site plan, it may have to go back to the Plan Commission and Village Board for review because it would not be substantially compliant with any potential approval that would be granted.

So, again as a condition of approval, we're asking the Petitioner to put forth a viable plan. They did provide to us late last week a potentially viable option, but there are still some concerns. So, the Village is still asking for further revisions to that to demonstrate

a viable configuration that conforms to IDOT requirements.

Relative to traffic and parking, the Petitioner did provide a traffic and parking study from a certified traffic engineer. Here are the conclusions of that study. At the request of Staff, the Petitioner did align their entrance drive with Council Trail on the east, which we do think is a great benefit. The traffic study found that given this configuration, the estimated vehicle trips which are expected to be low, that the existing street infrastructure is capable of handling the expected traffic volume from this development without needing substantial improvements.

From a parking perspective, 28 spaces are required and 28 spaces have been provided. So, it does comply with parking. We don't take any issues with the parking supply. If they are able to incorporate those three additional spaces, we think it will be a great benefit. Medical office buildings tend to have a particularly high turnover in traffic generation, especially compared to a standard office. So, you know, any extra parking may be beneficial in the long run, so we would certainly encourage them to relocate that dumpster enclosure to create those three extra spaces, and we've recommended that as a condition of approval.

Lastly, I want to touch on cross access. The Staff Development Committee has recommended a condition of approval that would require the Petitioner to provide cross access to the two properties to the north. This is the Zion Christian site, and this is a former office building to the north that's currently used as a church there. So, I mean, as a general planning principle, interior connections are good planning.

I would mention that there may in the future be a signal at Council Trail and Arlington Heights Road. The warrants for the signal are not met just given the expected demand from this development. However, the Village is working with a developer on substantial redevelopment to the Arlington, I'm sorry, the International Plaza Shopping development to the southeast, and that redevelopment may actually result in a new connection from that area to Council Trail which could put, you know, a little bit of additional traffic on Council Trail when that site is redeveloped. So, at that point in the future, the warrants for a traffic signal here may be met. If that traffic signal is located here, it would prove a great benefit for these properties to the north to have access through the Petitioner's property to that signal. You know, these inter-site connections just provide better accessibility, they can increase the value of land and conserve the taxable value of that land with better access. It also potentially can take unsafe traffic movements off of public streets.

So, the condition that Staff is recommending is that if and when this property redevelops and requests cross access through the subject property, that the Petitioner be required to provide that cross access. But that would only be required at the request of the Village, and the Village would only make that request if the site is redeveloped and if they pay for any improvements necessary for the cross access into the subject property and they provide on their site perpetual easements for any parking that would be lost for that cross connection. As an estimate, it would probably entail three to four parking spaces being lost on this site if that future connection would be made. The most logical location is either here or somewhere down here. Again, if this property also redevelops in the future and secures cross access to this site, we would require the Petitioner to also extend the cross access to this property as well.

So, those are the conditions recommended by Staff. We are supportive of the rezoning and the planned unit development, but we're recommending denial of the variation that would allow the dumpster enclosure in the front yard, and we recommend

approval subject to the conditions as discussed this evening and outlined in the Staff report. Thank you.

CHAIRPERSON DAWSON: Okay, great. Thank you, Sam.

Commissioners, do I have a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER SIGALOS: I make a motion to include the Staff report in the public record.

COMMISSIONER LORENZINI: Second.

CHAIRPERSON DAWSON: Okay, well, all right. John gave the most complete motion. Sorry, Terry. So, John moved, Joe seconded, okay?

Roll call.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin is abstaining. Commissioner Drost. Or recusing.

CHAIRPERSON DAWSON: Yes, I was going to clarify. He's not abstaining, he's recused himself.

MR. HUBBARD: Recused. Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, Commissioners, any initial questions before we go to public commentary?

COMMISSIONER LORENZINI: Yes, I have a few. For Sam, Sam, I see your point about moving the dumpster. But putting it on the side of the building, it seems like it messes up and reduces a lot of green space or a lot of trees along that side of the building. How would they access it? It would seem really inconvenient or just hard to get to if you locate it on the side of the building.

MR. HUBBARD: Well, it would look like this. I don't know if you can see that, Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes, I can see it.

MR. HUBBARD: So, that would be where it would be, and then they would, you know, they would have access to the dump truck, you know, through this area. The landscape plan was actually not proposing any trees in this exact location, so it's not going to impact the landscape plan to put it here as far as --

COMMISSIONER LORENZINI: Wasn't there trees just to the south of it on

the landscape plan? Like right there?

MR. HUBBARD: Yes, right, and those trees could remain.

COMMISSIONER LORENZINI: Okay. All right, it just seems like a tough way to back into that as opposed to where it was at before. So, what was the problem with where they originally have it? What was the objection?

MR. HUBBARD: Well, it requires a variation. Typically, we try to get these elements on the side or rear of the property just for a visual aesthetic. You know, it's going to screen it better from Arlington Heights Road if it's in this location, and it would free up the ability for three additional parking spaces in the parking lot that would have been used for this dumpster enclosure.

COMMISSIONER LORENZINI: Okay. All right, that's fine. Then on the basin, so those basins, if they have to be set back, go back to the site plan please, Sam.

MR. HUBBARD: Sure.

COMMISSIONER LORENZINI: Yes, the retention basins. So, those have to be set back, you're going to lose some parking, right, if that's the one solution?

MR. HUBBARD: Well, I guess we don't quite know exactly how they would solve it. Our options, I mean, they could do underground detention, so I mean, there are many ways that they could address the IDOT issue. One certainly is shifting it, you know, this way and losing parking.

COMMISSIONER LORENZINI: Right.

MR. HUBBARD: You know, that would --

COMMISSIONER GREEN: Take it deeper, Sam?

MR. HUBBARD: I don't know if that would be viable given the slopes and requirements for, you know, for slopes on a detention basin. I know the deeper you make it, the farther set back it has to be from the right-of-way I believe. So, again, we just don't know exactly how they're going to address that.

COMMISSIONER LORENZINI: If it's going deeper, that is hardly a solution, and maybe Mary Jo can answer this better. But if it's going deeper, if you get to the level of the natural ground line, the water table or the natural slope, going deeper doesn't always propose a solution.

COMMISSIONER GREEN: Well, how deep are these now? I'm just curious. I can't --

MR. HUBBARD: About five feet.

COMMISSIONER GREEN: Okay.

COMMISSIONER LORENZINI: Now, so the joint access, obviously we're aware that joint access would lose some parking, but they would make it up, their parking would be made up in the lot just sort of north of it.

MR. HUBBARD: Yes.

COMMISSIONER LORENZINI: So, that's, I mean, you can see that as a little bit of an inconvenience for the property owner, having to have his people walk through there. I guess it's not the end of the world, but the building to the north of the church, how do they get in and out of their property? They go through the church property?

MR. HUBBARD: This one has an entrance here.

COMMISSIONER LORENZINI: But is it a parking lot by that entrance?

MR. HUBBARD: Yes, they do have a parking row.

COMMISSIONER LORENZINI: Oh, I see there's a perfect drive there.
MR. HUBBARD: Yes, yes.
COMMISSIONER LORENZINI: Oh, okay, okay. All right, Sam, that's all I have.
MR. HUBBARD: Sure.
COMMISSIONER ENNES: Sam, along that same line, if you could go back to that drawing?
MR. HUBBARD: Yes.
COMMISSIONER ENNES: In regard to the dumpster, will that fit in there? Can that, if you can zoom in a little?
MR. HUBBARD: Yes.
COMMISSIONER ENNES: Yes, that white square in the parking lot in front of where the dumpster would be on the side of the building, could that be striped off so a garbage truck can just back into that as opposed to rolling those out in the snow or whatever?
MR. HUBBARD: Well, there would be required to be a landscape island at the edge of this parking row, and there would be required to be a landscape island at the edge of this parking row. So, yes, I don't know if that would be a viable alternative. That would also require some form of variation it would seem.
COMMISSIONER ENNES: Yes, it would seem like if we're going to require them to do that, it would be nice to give them some kind of a variance so a garbage truck can just back up to it, because nobody likes moving those things around in the snow.
The other thing is this, the detention pond in the front on the north lot line. Do you have any idea if they're going to grant this cross access agreement, which is going to help IDOT with both of the north properties in the future, if they would let them eliminate this pond so that that could be done across the front of their lot and people aren't going to be driving all the way through their lot in the future? Does that make sense?
MR. HUBBARD: I'm not sure I follow.
COMMISSIONER GREEN: You have to retain the water no matter what. You can't get rid of it for reasons of parking or cross access. So, if they took the ponds away in the front, they'd have to put them somewhere else. You have to --
COMMISSIONER ENNES: Well, they've got the swale all around the site in the back of the building. If that could be increased in size or depth, just pipe that off.
COMMISSIONER GREEN: Well, sure. It has to be engineered out one way or the other, yes, that's right.
COMMISSIONER ENNES: Okay, I'm just thinking as a consideration, you know, if we're thinking this helps the area in the future with Council Trail and that other traffic and these other two properties to the north which might benefit from that in the future along with IDOT.
Sam, our plan going forward to reduce power lines, is that along this front lot line of Arlington Heights Road?
MR. HUBBARD: I'm not as familiar with those capital improvement plans, so I do not know. I'd have to verify that.
COMMISSIONER ENNES: Because that could impact those ponds, too, because this is on the west side of Arlington Heights Road, correct?
MR. HUBBARD: Right. Yes, I mean, the ponds are designed, I mean, I

think all overhead lines are approximately right here. So, yes, I mean, burial, I don't know, but --

COMMISSIONER GREEN: They're still in the right-of-way.

MR. HUBBARD: Right.

COMMISSIONER GREEN: In other words, the power lines are in the right-of-way, and these ponds are not.

COMMISSIONER ENNES: Okay.

COMMISSIONER GREEN: You can't have ponds on right-of-way, and they have to be a distance away from the right-of-way, and that's where the riff comes in --

COMMISSIONER ENNES: Right.

COMMISSIONER GREEN: -- because they're not the IDOT requirement away from the right-of-way.

COMMISSIONER ENNES: So, the size of the ponds are going to cut back on this parking, and then we're asking them also to grant a cross easement which will benefit the adjoining properties. Okay, that's all I have.

MS. HOFFMAN: Excuse me, Sam? Sam?

MR. HUBBARD: Yes?

MS. HOFFMAN: It's Emily. I don't know if I'm allowed to speak at this time, but I can probably answer several of those questions on the stormwater design when we get to that point. I don't know if that's allowed.

MR. HUBBARD: Yes, you're on the Petitioner's side, so if the Plan Commission would like to hear your explanation. That's certainly acceptable, yes.

MS. HOFFMAN: Sure.

COMMISSIONER ENNES: Can you just introduce yourself to us?

MS. HOFFMAN: Sure. My name is Emily Hoffman. I work with Cook Engineering Group; we're the civil engineering consultant for the site. So, we put the ponds up by the road.

Generally speaking, the site drains west to east. Good engineering practice is you put the pond at the low spot. We also are tied to an invert, there is a storm sewer that runs down the west side of South Arlington Heights Road where we have to connect into. As part of that, we'll have to coordinate with IDOT with their drainage connection checklist to show that we're not increasing any more runoff into their system, but that's a separate issue.

As far as the setback, IDOT has what's called Public Act 86-616 I believe it is. What it says is if you propose a detention basin adjacent to the right-of-way, it needs to be set back 10 feet plus 1.5 times the depth of your pond. The ponds that we're showing are, well, I think they're 4.5 feet deep. They're dry basins, they're not wet. Because we're so tight for space and everything is draining towards the right-of-way, what we proposed is to match, there's an existing pond that's south of our site, just near the southeast corner of our site, so the ponds that we are showing match that same setback. What it amounts to is the edge of our pond is 6.5 feet behind the right-of-way. So, there's 6.5 feet between the pond and our property line, and then it's a total of 18.5 feet from the back of curb.

So, there's a decent amount of space in there, but that's something that we met with IDOT on Monday to discuss if they would allow. Unfortunately, they will not give us any kind of inclination as to what they would accept without submitting the whole drainage checklist which is 10 pages of plans and items.

So, in the meantime, what we've talked about is if they don't allow

that, we could potentially do a couple of different things. We could go underground, which is costly but solves the problem. It does not change the site plan, the site plan geometrically would still be the same. We talked about potentially going a little bit deeper with the basin in the rear of the property. That problem with that is then you're trying to dig a basin on the high side of the site, you have to excavate a lot more dirt, and then we have to pipe everything from the front of the property to the back of the property and then back up front to connect in. So, that solution could probably be done but would not be the most efficient option.

So, that's kind of where we're at. Neither one of those alternative options, we don't feel that they would change the site plan at the surface level. So, hopefully, that clarifies a little bit some of your concerns with the basins up by the road.

COMMISSIONER ENNES: It does, thank you. The swale, the basin in the back, that's a dry basin also?

MS. HOFFMAN: Yes, yes.

COMMISSIONER ENNES: But it is stormwater detention to allow the water to run off slowly.

MS. HOFFMAN: Yes, that's exactly right. We try to get what we could in the back of the property and just kind of a depressional dry area with the rooftop draining towards the back so that the front could be a little bit smaller, and then the back will connect to the front.

COMMISSIONER ENNES: Thank you.

COMMISSIONER SIGALOS: Sam, I had one quick thing. Could you pull up that parking, the site plan that shows the parking arrangements and with the dumpster location?

MR. HUBBARD: This one or did you want the one of just the site plan?

COMMISSIONER SIGALOS: Just the site plan.

MR. HUBBARD: Let's see.

COMMISSIONER SIGALOS: Yes, that's the one. So, as I'm understanding you, we have to have, I'm opposed to having the dumpster location where the Petitioner is showing it. I like it on the side of the building, but if we have to have a landscape island at either end of that row of parking, how is a dump truck going to get in there to get those waste bins?

MR. HUBBARD: So, they would have to be wheeled out on collection days down here, and then the dump truck would load it, and then they would have to be wheeled back to the enclosure.

COMMISSIONER SIGALOS: But they're wheeling it through a landscape island.

MR. HUBBARD: Well, this would be like a hardscape path through the island. I don't know if I can zoom in here. So, yes, this would be one portion of the island, there would be green space and a shade tree, and then the other portion of the island on this parking row would be here with the green space and shade tree, and then a hardscape path for the dumpsters to be wheeled out for collection by the dump truck, and then the operator would wheel them back in.

COMMISSIONER SIGALOS: Okay, no, I understand now with that hardscape there. I mean, that's again a little bit unwieldy to roll those out but they're not going to be large dumpsters in that enclosure, and it's definitely better than having that dumpster enclosure out in the front of the building. I really am opposed to that one. That's all I have.

CHAIRPERSON DAWSON: Anybody else have any comments?

COMMISSIONER GREEN: No, my only comment is that I, too, would like to make sure the dumpsters are not in the front yard. The one advantage to having to wheel them out is that the garbage truck tends to not run into the gates when they back up to those enclosures and grab them directly. So, the dumpster location, the gates and the enclosure, will stay looking much, much better, much newer for a much longer time if the dump truck cannot approach them. If you've ever seen what happens in these places after just a few short months, the wear and tear on the dumpster enclosures is unbelievable. So, I, too, think they should be back in a side yard.

COMMISSIONER ENNES: Just a comment. Commissioner Green, I understand what you're saying, they'll look good longer, but now think about this in the winter, if you've got a snowfall, you've got to roll those things out. When the snowplows come in, where are they going to push that snow on the few islands that are there?

COMMISSIONER GREEN: Terry, you're asking me the hypothetical thing. Maybe he needs to buy a bigger site. I don't want to go there. I don't want to discuss this, okay. It's really for, we have a code and I don't want to look at it in the front yard. So, that's as simple as it gets.

CHAIRPERSON DAWSON: All right, any other comments or questions before we go to public commentary?

COMMISSIONER WARSKOW: Yes. Can you hear me? This is Mary Jo.

CHAIRPERSON DAWSON: Yes, we can.

COMMISSIONER WARSKOW: Okay, so, you know, we're waiting on IDOT's approval of the detention in the right-of-way. I did hear Emily discuss the two different options. I just want to make sure these are truly viable options that the Petitioner would spend that extra money either on the underground or the excavations so we're not going around in circles. I mean, I understand they're here tonight probably because they want to get this started in June and get this completed as soon as possible. But I just, I don't like when we come to the Plan Commission and there's these major issues that are still outstanding and could greatly impact the entire site.

I would prefer if we waited to come to the Plan Commission until after the IDOT decision. So, I just want to make sure if we're waiting, that we really have viable alternatives to consider.

CHAIRPERSON DAWSON: Sam, is there any comments to that?

MR. HUBBARD: Yes, I mean, I thought the question was more for the Petitioner in that is underground detention a financially viable option for them or not, if not, then, you know, I guess is that your question?

COMMISSIONER WARSKOW: Yes. Yes, I want to understand, are we just throwing potentials out here because, you know, it does sound good? But when push comes to shove, is the property owner really going to pay the cost of either of those options?

MR. HUBBARD: Yes, hard to say. I don't know if, you know, the Petitioner is prepared to answer that. You know, I don't know if they have an alternative for the design that they're putting forward. I mean, the reason why, you know, I think we brought this to the Plan Commission is because waiting, if we were to wait on IDOT, we could be waiting for months. So, you know, had it been, you know, a separate thing that could be maybe a week or two, yes, I think we probably would have held this. But you know, IDOT could take, you know, significantly

longer to make their final decision.

COMMISSIONER WARSKOW: Right, but this project can't move forward until IDOT makes that decision, right?

MR. HUBBARD: Well, it can move forward with the zoning entitlements, but certainly not with its permitting, its building permits.

COMMISSIONER WARSKOW: Right.

MR. HUBBARD: If they were to not provide a plan to Staff before appearing at the Village Board which was viable, then they would essentially be moving forward at their own risk in that they don't know, you know, what IDOT is going to say, and if they're denied the relief, you know, whether or not the Village considers their modified site plan to be substantially compliant with any approval that could come.

COMMISSIONER WARSKOW: I just, yes, continue to have concerns with coming to the Plan Commission when there are just such major decisions still yet to be made.

CHAIRPERSON DAWSON: Well, to that point, the actual Petitioner isn't here, correct? We have the architect or builder and the civil engineer. We don't actually have the Petitioner here to tell us if they would go forward with the project, to Mary Jo's point.

MR. HUBBARD: Correct. They're not here, their consultants are on their behalf.

CHAIRPERSON DAWSON: So, to your point, Mary Jo, I think if there are so many things up in the air, at minimum we should have the Petitioner present, you know, for future --

COMMISSIONER WARSKOW: I would agree, so I could get an answer to a question like that, do we have real viable options that we're considering.

MR. HUBBARD: You know, I would say that the Petitioner did provide an option on Friday of last week that did show a certain portion of some underground detention. It did conform to IDOT's requirements, it did not blow up the site plan. The site plan was almost, you know, essentially identical to what it is currently. You know, the Village had some issues with that, there were some issues with some of the slopes and some of the locations of fencing that would have been required. But it did show that a viable option could exist that, you know, doesn't blow up the site plan so to speak.

So, I think we're close, but we're not quite there. I think we could get there. I think Staff definitely can get that level of comfortability to recommend this project moving forward, but we would like to do that before it gets to the Village Board and I think that's a viable option.

MR. BERGWERFF: As the person who's had extensive conversations about cost and budgeted this project for our client, would I be allowed to make any comment on what our client's feeling is toward the increase in cost?

CHAIRPERSON DAWSON: Sure.

MR. BERGWERFF: I have had extensive conversations with him regarding cost and had made him aware of the potential changes to how the stormwater is being managed and that there could be some great increase in cost in how we manage the stormwater, which would include underground detention which would increase our cost. He's aware of that and would like to do what we can to proceed.

CHAIRPERSON DAWSON: Okay, to that end, I would just recommend that he be at the Village Board hearing in case they read our minutes and have the same

questions that they want to address to the Petitioner directly.

Okay, any other comments before the public commentary?

(No response.)

CHAIRPERSON DAWSON: No, okay.

Before I go through public commentary procedures, anybody in the public that is interested in speaking on this issue, please raise your hand. Since I am opening public commentary, please raise your hand if you're interested in speaking.

I see no hands.

MR. HUBBARD: Going once, going twice.

CHAIRPERSON DAWSON: Okay, so seeing nobody raising their hand to speak, I'm going to now close public commentary, bring it back to the Commissioners.

Any further comments, questions, or does anyone have a motion?

COMMISSIONER WARSKOW: I guess I would just, I mean, I've heard from a couple of the other Commissioners on the enclosure, the garbage enclosure. Honestly, as long as it is, you know, an attractive enclosure, I don't have any problem with it on the front of the building, but I know there are at least three others who do.

CHAIRPERSON DAWSON: I didn't speak on that end, but I agree, you know, they're a rare occasion, I agree with Commissioner Green. That's just a joke, Bruce.

COMMISSIONER GREEN: All right, Sue, it's late.

CHAIRPERSON DAWSON: But I agree. I think that the enclosure should be out of the vision of Arlington Heights Road. If you can't make the property work to that end, then you need to rethink the property or the design or pick another option. So, I agree that I would want the enclosure where Staff has recommended it.

But that being said, we haven't made a motion yet. So, if someone wants to make a motion if there's no further comment? Don't by shy, everyone, we're running out of time.

COMMISSIONER GREEN: I'll make this motion. Hang on, I got to find the motion sheet here. Okay, here it is.

A motion to recommend to the Village Board of Trustees <u>approval</u> of Hawkeye Chiropractic, PC #21-006, a Rezoning from the R-1 One-Family Dwelling District to the O-T Office-Transitional District, a Planned Unit Development to allow a 5,470 square-foot medical office building on the subject property, and <u>denial</u> of the following variation:

1. **Variation to Chapter 28, Section 6.13-3A, *Location of Fences*, to allow a six-foot tall solid masonry fence in a front yard where code only allows three-foot tall open fences in a front yard.**

This recommendation is subject to the following conditions:

1. **Prior to appearing before the Village Board, the Petitioner shall provide a plan that meets the Village's detention requirements, meets IDOT's requirements for basin setback, and will not change the current surface site layout.**
2. **The row of six-foot tall viburnum shrubs along the southern property line shall be replaced with a dense row of evergreens that extend further east and west to provide a solid screen along this elevation.**
3. **The dumpster enclosure shall be relocated outside of the front yard, for final review**

and approval by the Village.

4. **At the request of the Village, the subject property owner shall provide a cross access easement to the benefit of the property to the north (1640 South Arlington Heights Road) for access to Arlington Heights Road through the subject property. This shall only be required if and when the 1640 South Arlington Heights Road property abutting to the north is redeveloped and provides reciprocal access to the subject property, pays for the improvements on the subject property necessary to facilitate the cross connection, and provides a perpetual easement for parking on their property to accommodate for any lost parking spaces on the subject property necessary to construct said connection. At the request of the Village, the subject property shall also grant the same cross access to the property at 1638 South Arlington Heights Road, but only if and when that property redevelops and secures access through the 1640 South Arlington Heights Road property.**
5. **IDOT approval shall be required.**
6. **Compliance with the March 30, 2021 Design Commission motion shall be required.**
7. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER GREEN: Did I get that right now? In other words, you move the dumpster out of the front yard, you put it somewhere, and then you don't need the variation for the masonry wall. So, hopefully I said that right.

CHAIRPERSON DAWSON: I believe so.

Do I have a second?

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: Okay, so let's move to roll call.

MR. HUBBARD: Okay, Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so to the Petitioner, you have received unanimous approval, but remember that that unanimous approval does not include your proposed location of the dumpster. So, that being said, we are just a recommending body. This isn't final, and so you need to go to the Village Board and you can raise that argument again with them when you make it through.

Sam, when would be that meeting?

MR. HUBBARD: Again, we're targeting the June 7th meeting. My feeling is that that meeting is filling up with agenda items, so that may be a tough fit for this project, but we'll do the best we can and I'll reach out to the Petitioner either later this week or next week at some point to finalize that date. It's also going to depend on their ability to provide that plan as well, so I don't think we're going to commit to a Village Board date until we have that plan, have an opportunity to review it and believe that it addresses all the concerns.

CHAIRPERSON DAWSON: Okay, great. Thank you. Congratulations on your recommendation. Thank you for participating in that.

MR. BERGWERFF: Again, I think I'm frozen, but thank you.

CHAIRPERSON DAWSON: Okay, so then do we have, moving on, do we have any other additional business to discuss, Sam?

MR. HUBBARD: Yes, we do. We no longer have a Vice-Chair, so we need to nominate a Vice-Chair. Commissioner Warskow's responsibilities as Secretary have been fulfilled, so if anyone else would like to step up, they can. If nobody does, Commissioner Warskow will serve as Secretary until replaced.

CHAIRPERSON DAWSON: Well, I'd like to recommend Commissioner Warskow for Vice-Chair, but I don't know how she feels about that.

Mary Jo, you've got to unmute if you're going to yell at me.

COMMISSIONER WARSKOW: No, I keep moving things around and I can't get off mute. Yes, I'm good with being Vice-Chair.

CHAIRPERSON DAWSON: That would be my recommendation. Anybody have a problem with that, two women on this board? Just kidding, that's just a joke.

COMMISSIONER ENNES: Oh, my God. No, I second that. Mary Jo, so we need somebody to fill in as Secretary.

CHAIRPERSON DAWSON: Secretary, right.

COMMISSIONER ENNES: You want to nominate somebody?

COMMISSIONER GREEN: I think, Terry, you should do it.

COMMISSIONER ENNES: Why? Because I disagreed with you on --

CHAIRPERSON DAWSON: I would recommend Lynn, but Lynn just got promoted to ORC Chair, so I'm guessing he doesn't want to take on Secretary. What about John?

John, how would you feel about Secretary? Do you know what that even means? You just have to go to the Village from time-to-time.

COMMISSIONER SIGALOS: I don't know what that entails.

COMMISSIONER ENNES: All it is is signing plats.

MR. HUBBARD: Yes, all it is is signing plats.

COMMISSIONER LORENZINI: Maybe twice a year, that's about it.

CHAIRPERSON DAWSON: Yes, and they'll even come to you, though I always go to the Village, but Sam will even come to you.

COMMISSIONER LORENZINI: I'll second that.

COMMISSIONER SIGALOS: Then I'll be happy to be Secretary.

CHAIRPERSON DAWSON: Great.

Any other business, Sam?

MR. HUBBARD: No other business, but just an announcement. We're potentially moving back to in-person meetings. After our experience this evening, I'm really

looking forward to that, but --

CHAIRPERSON DAWSON: Yes.

MR. HUBBARD: -- it's going to depend on the Governor and his likely rescinding of the, well, moving into the Restoring Illinois Phase 5 plan where everything is pretty much opened up a hundred percent. If that happens, it would be sometime on or around June 11th is what we're hearing. So, at that point, the June 23rd meeting could potentially go as an in-person meeting. June 9th Plan Commission meeting will still be a virtual meeting, but we're going to play it by ear up until that announcement is made by Governor Pritzker. Once that happens, we'll have some further information.

COMMISSIONER JENSEN: Sam, am I correct in assuming that everybody has been vaccinated?

MR. HUBBARD: In the Commission or on Staff level?

COMMISSIONER JENSEN: Both. Well, anyone we would kind of contact with.

MR. HUBBARD: Staff, I can only speak for myself, I've been vaccinated. I don't know about the rest of the department, but there is not a lot of people wearing masks around the department anymore and you can only not wear your mask if you're vaccinated.

COMMISSIONER LORENZINI: For what it's worth, Jewel Osco who is right by this project, they've got, they're begging for people to come in so they can use up their stuff.

COMMISSIONER JENSEN: Yes. So, I assume we're all vaccinated. Is that a reasonable assumption?

CHAIRPERSON DAWSON: But we won't be able to control the audience, and it's just honor system that they've been vaccinated.

COMMISSIONER JENSEN: Yes, that's fine.

CHAIRPERSON DAWSON: So, proceed as you wish, right?

MR. HUBBARD: Yes, right. Certainly we don't know yet if we would require masks or what, or temperature checks or something, I don't know, but we'll cross that bridge hopefully around the 11th of June.

CHAIRPERSON DAWSON: Okay, can we, if we are not in person, if we're still virtual and we have another request like we did today, I just feel really bad for the audience member. I mean, I knew even when they raised it, I know this family and so I knew that they were deaf. With all the freezing and the sign language, it was kind of breaking my heart because I knew that they were struggling. We just need to make sure that that works in the future, right? We can't have anybody left frustrated and unable to participate.

MR. HUBBARD: Absolutely. For what it's worth, there was a close caption service which hopefully they were able to activate, which I think helped. But there were certainly, yes, there was a little bit of a gap there, so I completely agree with you.

CHAIRPERSON DAWSON: Right. It wasn't anybody's fault, and we had a huge technological difficulty. It's just, yes, okay. I understand.

COMMISSIONER ENNES: But over the last time, I think you've done a great job with that, with Staff doing that.

COMMISSIONER WARSKOW: Yes.

CHAIRPERSON DAWSON: Mary Jo, you had a comment?

COMMISSIONER WARSKOW: Yes, I was just going to, somebody had asked about turning video feed off, so it might have helped Stacy to be seen if we had turned our

video off so her bandwidth wasn't taken up by all of our faces showing up, so that can help.

Sam, is that a problem with any of the rules for meeting virtually?

CHAIRPERSON DAWSON: May be a question for the Legal Department.

MR. HUBBARD: I don't know if it's a legal problem, I know that it's a policy problem. We've been encouraged to keep our cameras on, but if it's interfering with other things, it would seem reasonable to --

COMMISSIONER JENSEN: Sam, are you sure that wasn't the Police Department and not the Planning Department?

MR. HUBBARD: Pretty sure.

CHAIRPERSON DAWSON: All right, do we have anything else, Sam?

MR. HUBBARD: No, that's it.

CHAIRPERSON DAWSON: Anyone have a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

CHAIRPERSON DAWSON: Bruce.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: Always a battle to get those in. Okay, thanks everybody. It's been a long night. Thanks for your patience.

Sam, you did great. Thank you for getting that done.

(Whereupon, at 10:08 p.m., the public hearing on the above-mentioned petition was adjourned.)

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Hawkeye Chiropractic	**DC Number:**	21-018
Project Address:	1650 S. Arlington Heights Road	**Petitioner Name:**	Jason Bergwerff
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Apex Design Build 9550 W Higgins Rosemont, IL 60018
Date Prepared:	March 16, 2021	**Meeting Date:**	March 30, 2021

Requested Action(s):
Approval of the proposed architectural design for a new medical office building.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District, and Planned Unit Development (PUD) approval to allow a medical office building. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing to build a new single-story medical office building on an existing vacant lot. Hawkeye Chiropractic will occupy approximately 3,142 sf of the 5,142 sf building. The remaining 2,000 sf will be for a future medical office tenant.

Architectural Design:
Overall, the proposed design concept has a fresh modern appearance that will work well in this location. The single-story massing and pitched roof design complements the neighboring Zion Church building and the Memory Care facility across the street. The white brick façade fits well with the surrounding masonry buildings, and the accent of charcoal gray vertical siding adds interest to the design. However, to further enhance the design, the following items should be evaluated:

1. **Entrance Designs**. The petitioner's main entrance is nicely highlighted with gable bump out and decorative metal canopy. However, the second tenant's entry door appears as a secondary entrance or back door instead of another main entrance. The Design Commission should evaluate if additional design development of the second entrance is necessary.
2. **Punched Windows**. The width and spacing of the punched windows varies across the front elevation creating a somewhat unbalanced appearance. Consider revising the windows to be one size with a regular spacing to provide a nicer rhythm to the front facade. If possible, consider increasing the height of the windows to align with the top of the entry door storefronts. Additionally, the decorative window grilles (grids) appear out of context with the style of the design. Consider omitting the decorative grilles.
3. **Additional Detailing**. Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.

Signage:
Signage has not been submitted at this time, but it should be noted that this property is intended to be rezoned as O-T, Office Transitional District where only one freestanding monument ground sign (24 sf maximum) is allowed per Planned Unit Development, and wall signs are not allowed. One nameplate per occupant (one sf maximum), as well as window signage (40% maximum coverage) are allowed to identify each tenant's entrance.

Mechanical Equipment Screening:
The only exterior mechanical equipment are small air conditioning condensers which will be located behind the building. There is no rooftop equipment.

Trash Screening:
The petitioner is proposing one trash dumpster enclosure at the south end of the parking lot which is nicely designed using the same brick as the main building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the architectural design for Hawkeye Chiropractic at 1650 S. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received 3/1/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider enhancing the design of the south tenant's main entrance, which currently appears as a secondary entrance or back door instead of another main entrance.
2. Consider revising the size and spacing of the punched windows on the front elevation to be one size with a regular spacing to provide a more balanced appearance and nicer rhythm on the front façade. If possible, increase the height of the windows to align with the top of the entry door storefronts.
3. Consider omitting the decorative window grilles (grids) from the punched windows, which appear out of context with the style of the design.
4. Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. All signage must meet code, Chapter 30, or approved variations.

March 16, 2021

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-018

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MARCH 30, 2021

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

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley Ted Eckhardt
Members Absent:	Jonathan Kubow
Also Present:	Mike Firsel, Firsel & Ross for *Arlington 425* Rob Losselyoung & Kelli Bruckbauer, Tinaglia Architects for *Arlington 425* Bruce Adreani for *Arlington 425* Jason Bergwerff, Apex Design Build for *Hawkeye Chiropractic* Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR MARCH 9, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF MARCH 9, 2021. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEW

DC#21-018 – Hawkeye Chiropractic – 1650 S. Arlington Heights Rd.

Jason Bergwerff, representing *Apex Design Build*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District, and Planned Unit Development (PUD) approval to allow a medical office building. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to build a new single-story medical office building on an existing vacant lot. Hawkeye Chiropractic will occupy approximately 3,142 sf of the 5,142-sf building, and the remaining 2,000 sf will be for a future medical office tenant. Overall, the proposed design concept has a fresh modern appearance that will work well in this location. The single-story massing and pitched roof design complements the neighboring Zion Church building and the Memory Care facility across the street. The white brick façade fits well with the surrounding masonry buildings, and the accent of charcoal gray vertical siding adds interest to the design. However, to further enhance the design, the following items should be evaluated:

1. Entrance Designs. The petitioner's main entrance is nicely highlighted with gable bump out and decorative metal canopy. However, the second tenant's entry door appears as a secondary entrance or back door instead of another main entrance. The Design Commission should evaluate if additional design development of the second entrance is necessary.

2. Punched Windows. The width and spacing of the punched windows vary across the front elevation creating a somewhat unbalanced appearance. Consider revising the windows to be one size with a regular spacing to provide a nicer rhythm to the front facade. If possible, consider increasing the height of the windows to align with the top of the entry door storefronts. Additionally, the decorative window grilles (grids) appear out of context with the style of the design. Consider omitting the decorative grilles.

3. Additional Detailing. Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.

Signage has not been submitted at this time, but it should be noted that this property is intended to be rezoned as O-T, Office Transitional District where only one freestanding monument ground sign (24 sf maximum) is allowed per Planned Unit Development, and wall signs are not allowed. One nameplate per occupant (one sf maximum), as well as window signage (40% maximum coverage) is allowed to identify each tenant's entrance.

The only exterior mechanical equipment are small air conditioning condensers which will be located behind the building. There is no rooftop equipment. The petitioner is proposing one trash dumpster enclosure at the south end of the parking lot which is nicely designed using the same brick as the main building.

Overall, Staff recommends approval of the proposed design, with recommendations to enhance the design as summarized in the Staff Report.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Mr. Bergwerff said that an updated rendering was submitted to Staff that tried to make the charcoal siding appear a bit more charcoal rather than blue, and a canopy was added above the tenant entrance; however, ultimately, they want the primary entrance to be highlighted more than the tenant entrance. In response to the comments about the windows, he said that some of that is dictated by what the space plan is within the chiropractic suite, and the decorative window

grilles are part of the aesthetic preference of the client. Signage is not included in this application.

Chair Fitzgerald asked if there was any public comment on the project and there was response from the public.

PUBLIC COMMENT

Kasha (no last name or address given) said that the Park Place Condo association is located directly south of this site, and she asked about the proximity of the new building to that association. The petitioner referred to the site plan and pointed out the 20' setback line between the property line and the building, as well as a tree line with landscaping along the south property line, and a retaining wall at the eastern side. Kasha also asked about a construction timeline and Mr. Bergwerff said the timeline is based on approvals from the Village and that permit review time can vary, but they hope to begin construction within the summer months. Kasha asked about noise and dust mitigation during construction onto the surrounding properties, and Mr. Bergwerff said that since there is no demolition taking place, so the amount of dust generated should be limited, and noise impacts would be limited to general construction noise. Kasha asked about hours of construction and Mr. Hautzinger replied that the petitioner would need to comply with Village standards for construction hours, which he believed to be Monday through Friday from 7 am to 7 pm, and Saturday & Sunday from 8 am to 6 pm; however, these are managed by the Building Department. Kasha also pointed out the existing sidewalk leading from the condo building into the surrounding communities, the park, and the school; she asked if the sidewalk would remain open during construction of the new building. Mr. Bergwerff said the existing curb cut to the south will be removed and a construction entrance added during construction. A new curb cut will be added, and the existing sidewalk modified, which will be accessible to the public, with the exception of when construction traffic is leaving/entering the site. Kasha also asked who residents can contact any concerns during construction, and Mr. Bergwerff said they are required to send notification to residents within a 250' radius of the site, which will include details of the project and contact information.

There was no further public comment.

The commissioners summarized their comments. Commissioner Kingsley said it was a great project; she liked the color palette and how different the design is, as well as the noble materials being proposed such as brick. She agreed with the comments made by Staff and she appreciated the canopy over the second entrance. She asked what is being used for the transition between the brick and the siding in the back and on the side, on top of the wainscot. Mr. Bergwerff said there will be a sill style brick along the top of the wainscot, and manufacturer recommended trim pieces where the siding terminates. Commissioner Kingsley suggested the petitioner look at a different pattern for the window muntins; carrying just the horizontal lines across it might look more contemporary. Although she liked the pattern used on the charcoal gable fronted entry, she felt that it did not really go with the traditional punched openings to the south. She suggested a black color for the vent in the gable end, since black is being proposed for the gutters, fascia, etc. Commissioner Kingsley also commented that landscaping at the base of the building will help soften the façade.

Commissioner Seyer liked that something is being built on this site and felt that overall, the design is nice; however, he did have some concerns. He agreed with Staff's recommendation with respect to the windows; when all the windows are the same size and proportion, it feels more commercial than residential. He understood the relationship of re-using the residential zoning here but felt that it almost feels like the building is designed as a converted home. He preferred the windows to all be the same size or proportion. Commissioner Seyer was confused about the wrapping of the metal on the right side of the image being shown; the metal siding wraps around one side, but it does not on the other. There is a lot of detail happening on the right side of the front elevation, but nothing happening on the left side, and the elevation shows this more clearly. He was unsure if he had a proper suggestion for this; either remove the siding on the right side or add it on the left side, but something just feels tremendously unbalanced there. Commissioner Seyer also said the renderings are confusing to him; the rendering looks like a hip roof, but the drawings and roof plan show it to be a gable roof end. The two ends on the north and south almost look like they are coming in on the rendering, which would make it very difficult to enhance the second entry. However, it is actually a gable roof, so something more could be done with the second entry that is getting no attention right now, which concerned him. Even though the

second entry is not a dominant entry, he felt that something could be done there to help solve the problem of the material change on the right but not on the left. Commissioner Seyer also suggested moving the vent at the top of the gable on the front elevation, possibly to the gable on the back of of the building, if the vent is even necessary at all. Although he had a few concerns, Commissioner Seyer liked the overall appearance of the building, but felt it could be greatly enhanced. He was interested in hearing the opinion of the other commissioners.

Commissioner Eckhardt agreed with both Commissioner Seyer and Kingsley's comments about the building. He felt the building was sort of lopsided, although it has the type of aesthetic that he likes, which is busy on one side, simple and flat on the other. To him, the building looks like the petitioner might expand into the future tenant space, which could be the reason why the secondary entrance is being downplayed. Having said that, he did not feel the building elevation would be greatly harmed by adding a gable end at that entrance on the left, to give it a front door appearance. He felt the canopy over the entrance appears lost, and by adding a canopy, the signable area will be difficult to work with. That is a visual problem with the building. Commissioner Eckhardt also agreed with the previous comment about the small piece of siding on the right side of the building, which he had some concerns with.

Commissioner Eckhardt said that the rendering is giving him the visual impression that the size of the fascia at the gable ends is wider and very thick, yet the eave ends appear very thin. He felt the eave ends should have more depth to them and pick up a similar detail of the gable ends. This is concerning to him. He agreed with Commissioner Kingsley's comment about the window muntins; all the windows should have ladder-type mullions to tie the aesthetic together. He felt the two ends of the rear elevation look like a pole barn building; the strong, modern aesthetic of the front elevation disappears on the other elevations. He suggested the metal on the rear elevation be segmented; the metal could go to the ground, or it could be broken up because the end elevations will be quite visible from Arlington Heights Road as well as the adjacent condominium building. Commissioner Eckhardt said that he liked the color palette and he agreed with the previous comments about the vent in the front gable. He had no further comments at this time.

Chair Fitzgerald liked a lot of the building design and he was okay that the south end is proposed the way it is, and the entrance is not pronounced. He also liked the canopy, and that there is none of the dark grey color on the south end of the building because it almost looks like the building could have been expanded, which he felt was interesting. He felt the window mullions should all be the same, and he was okay with the window sizes as proposed. He wanted the motion to include that the trash enclosure will be brick. He had no further comments.

Commissioner Kingsley asked the petitioner for clarification with regards to the appearance of the roof because the drawing and rendering do not match. Mr. Bergwerff said the elevations correctly show a gable roof, and the eaves should match all the way around the building. Commissioner Kingsley asked if there is a function for the gable in the back, and Mr. Bergwerff replied that the interior space will have a vaulted ceiling. Commissioner Kingsley felt the transition of where the brick turns the corner at the southeast corner should be closely looked at. Mr. Bergwerff said the siding material will probably be brought up to the front face of the brick, so it does not have an odd appearance of being unfinished. Commissioner Kingsley also reiterated her previous comments that some of the other elevations could be enhanced.

Mr. Hautzinger said there was a raised hand for public comment at this time.

PUBLIC COMMENT

Melissa Cayer, 1207 S. Ridge Avenue. She commented about the entrance on the south side of the building; it might be meant for a complimentary small business and it does not want to take away from the main function of the building.

Mr. Bergwerff responded to the comments made tonight:

- With regards to the window grilles, his client is open to a more modern design for the horizontal muntins.
- They will meet code with regards to the landscaping and they expect the landscaping to grow in nicely to help soften the transition between the landscaping and the building.

- It is important that the window sizes are functional to the interior layout, and his client is open to modifying window sizes to make the overall appearance more pleasing.
- The vent located in the front gable can be moved and/or color changed.
- The asymmetry between the materials, the massing, the bump-out, and the entrances is intentional and a design preference.
- The secondary entrance is meant to be a secondary entrance, and while there are current plans for trying to bring a tenant into the space, the long-term plan is for whichever comes first, a tenant, or his client to grow into that secondary space.

With respect to the varying window sizes, Commissioner Seyer suggested changing the two 3' wide windows at the far-right side of the west elevation to one 6'10" window, to be consistent with the window on the other side of the entrance, and the window should be centered for a clean look. He asked the other commissioners for their comments on this. Mr. Bergwerff said he was not opposed to having a more reasonable window size and layout. Chair Fitzgerald was in support of the window change suggested by Commissioner Seyer, as was Commissioner Kingsley and Commissioner Eckhardt. Commissioner Kingsley reiterated her concerns about the brick return at the corner on the south elevation; whether the brick continues down the south wall or it stops somewhere around the door for the secondary tenant. She did not like how the brick just stops on the corner, or having the siding come to the front elevation.

Commissioner Seyer clarified that the brick continues all the way around the building; it is the siding that stops at the corner. Commissioner Kingsley said the brick continues to the south corner, but as soon as it turns the corner it stops, so there is just 1-wide brick. She disagreed with the petitioner's previous solution to bring a small portion of siding to the front elevation, and terminate the siding on the east elevation, because just a partial sliver will be seen. If approved as proposed, then 1-wide brick is exposed on the south elevation, and the siding does not continue to the east elevation. Mr. Bergwerff said he could come up with some detail options for that corner of the building and asked how they would be shared with the commissioners. Chair Fitzgerald said this detail could be approved by Staff, but he was okay with one brick on the south elevation as proposed. Commissioner Eckhardt said this commission typically requires that brick returns at least 1 full 8-inch brick around a corner, with different material meeting it; therefore, he was in support of a minimum 8-inch brick return. Mr. Bergwerff said they were okay with an 8-inch brick return.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR HAWKEYE CHIROPRACTOR LOCATED AT 1650 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 3/1/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO REPLACE THE TWO, 3-FOOT WIDE WINDOWS AT THE NORTH END OF THE WEST ELEVATION WITH A SINGLE 6'-10" WIDE WINDOW TO MATCH THE WINDOW TO THE LEFT OF THE MAIN ENTRY.
2. A REQUIREMENT TO ADD A CANOPY ABOVE THE SECOND ENTRY AS ILLUSTRATED IN THE REVISED RENDERING PRESENTED TONIGHT.
3. A REQUIREMENT THAT THE SOUTHEAST CORNER OF THE BUILDING HAVE AN 8-INCH BRICK RETURN TO THE METAL PANEL ON THE SOUTH ELEVATION.
4. A REQUIREMENT THAT ALL WINDOW GRILLES BE THE SAME TYPE, AS OPPOSED TO HORIZONTAL ONLY.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION

TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt said there were previous comments made by the commissioners about potentially relocating the vent, as well as changing the color of it. His preference is to have a vent on both the front and back of the building, as well as changing the color to black. Chair Fitzgerald preferred black for the vent as well, and he also asked that the motion include confirmation that the ends of the building will be gable not hip, and the trash enclosure will be brick. Commissioner Kingsley said the petitioner previously stated they would go with horizontal muntins to match the grey tower in the front and eliminate the verticals, which she was more in favor of because of the more modern appearance. Commissioner Eckhardt agreed.

A MOTION WAS MADE BY COMMISSIONER SEYER TO REVISE THE MOTION AS FOLLOWS:

1. A REQUIREMENT TO REPLACE THE TWO, 3-FOOT WIDE WINDOWS AT THE NORTH END OF THE WEST ELEVATION WITH A SINGLE 6'-10" WIDE WINDOW TO MATCH THE WINDOW TO THE LEFT OF THE MAIN ENTRY.
2. A REQUIREMENT TO ADD A CANOPY ABOVE THE SECOND ENTRY AS ILLUSTRATED IN THE REVISED RENDERING PRESENTED TONIGHT.
3. A REQUIREMENT THAT THE SOUTHEAST CORNER OF THE BUILDING HAVE AN 8-INCH BRICK RETURN AS A TRANSITION TO THE VERTICAL METAL PANEL ON THE SOUTH ELEVATION.
4. A REQUIREMENT THAT ALL WINDOWS HAVE HORIZONTAL ONLY MUNTINS, AND NO VERTICALS, ON ALL SIDES OF THE BUILDING.
5. A REQUIREMENT THAT THE VENT ABOVE THE MAIN ENTRY BE CHANGED FROM WHITE TO BLACK.
6. A CONFIRMATION THAT THE ENDS OF THE ROOF ARE GABLES AS SHOWN ON THE ELEVATIONS, AND NOT A HIP ROOF AS SHOWN IN THE RENDERINGS, WITH GABLE BEING PREFERRED BY THE COMMISSION.
7. A REQUIREMENT THAT THE TRASH ENCLOSURE BE BRICK, AS INDICATED ON THE DRAWINGS, TO MATCH THE BRICK ON THE BUILDING.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

COMMISSIONER ECKHARDT SECONDED THE REVISED MOTION.

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

GIS consortium MapOffice™

Aerial



Map created on December 11, 2020.

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Justification for Variation:

The Petitioner would request the Board grant a variation from Section 6.13-3 of Chapter 28 of the Municipal Code for the height and location of the proposed masonry dumpster enclosure. We offer the following responses to the Standards for Variation:

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

Response: The proposed dumpster enclosure was design to be aesthetically pleasing with colors and materials consistent with the proposed office building to provide fluidity and compatibility between the proposed structures onsite. It will not alter the essential character of the site and is compatible with the existing uses and zoning of nearby property. Landscaping will be provided around the base of the enclosure to soften the appearance and provide adequate screening to meet Municipal Code requirements.

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

Response: Based on the shape and natural topography of the site, there is not adequate width to provide access around the proposed building to a dumpster enclosure. The best maneuverability and accessibility for a dumpster enclosure is just southeast of the proposed building, with access provided via the proposed parking lot. Since the stormwater management facility is proposed on both the north and south sides of the proposed building, it is not feasible to provide a trash enclosure within the side yard setbacks with a wing wall.

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

Response: Every attempt has been made to seamlessly incorporate the dumpster enclosure seamlessly into the overall proposed siteplan. The look and feel of the enclosure is consistent with the overall site and building façade.

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

Response: Since the proposed building is setback significantly from the public way, a large front yard is provided, and the location of the dumpster enclosure is set back as far away from the public right-of-way as possible.

Hawkeye Chiropractic Narrative

1650 S Arlington Heights Rd, Arlington Heights, IL 60005

Hawkeye Chiropractic was founded in 2009 to help heal patients and relieve pain by focusing on the source of the pain, rather than simply reducing symptoms. This allows the body to heal itself using its own natural abilities. For 10 years, we have helped our community heal from a wide variety of conditions. Our Current address is 1401 S Arlington heights Rd Suite 2, Arlington Heights, IL 60005

Project Overview

Hawkeye Chiropractic plans to purchase a piece of property from and next to Zion Christian Church located at 1640 S Arlington Heights Rd, Arlington Heights, IL 6005. The intent is to develop the property into a single-story healthcare facility with approximately 5,427 square feet. This facility would be set up to allow for two tenants. Hawkeye Chiropractic to occupy 3,144 square feet, and the remaining 2,283 square feet dedicated to another healthcare focused tenant.

The property is currently zoned for residential use, but we have been advised to design the site plan around O-T (Office-Transitional) district setbacks, with the intent of having the lot rezoned.

Preliminary conversations with The Village of Arlington Heights have indicated that a new curb cut should be included in this project and that it should be moved East to align with East Council Road. This will require the review and approval by IDOT, and may also require a traffic study. The new curb cut would be wider than the existing one, with the existing one being removed.

Practice Overview

Hawkeye Chiropractic tailors our treatments to the individual, using a comprehensive treatment strategy that achieves short range goals quickly while maintaining focus on long-term health. We focus on care of local families and individuals who are looking to improve their quality of life. We provide exceptional, multi-disciplinary care to a wide range of patients with varying needs and goals.

We achieve your long-term results through:

- Treatment plan customized to your needs
- Education of advanced techniques for Nutrition, Fitness and Disease Prevention
- Consistent consultation and check-ins to monitor your success

The team at Hawkeye Chiropractic provides patients with the highest quality of care using innovative chiropractic practices and physical therapy. Patients enjoy our welcoming and personal atmosphere that they simply don't find with other practices. Our goal is to build long term relationships with our community centered around holistic care and optimal wellness.

Hours of operation are as follows:

- Monday: 7am-1pm & 3pm-6:30/7pm
- Tuesday: 11am-7pm
- Wednesday: 7am-1pm & 3pm-6:30/7pm
- Thursday 7am-1pm & 3pm-6:30/7pm
- Friday: 7am-2pm
- Saturday/Sundays: Closed right now but dependent on COVID and if/when we hire another doctor to help.

Staffing:
4 employees (office manager, 2 front desk, 1 tech). 1 doctor. Our goal is to grow to 5-6 employees (office manager, 2 front desk, 2 techs). 2 doctors.

Patients:
We see 225-250 per week now. This is with 1,500 square feet. The additional square footage could allow us to see more patients per week, in the range of 300.

Construction, Structure, and Timeline Overview
The projected timeline has Interior Design and Architectural plans completed, and to be submit for permit June 15, 2021, with an anticipated 6-7 weeks review timeline, site mobilization and subsequent ground breaking the weeks of August 2, 2021

The projected construction timeline, with the anticipated permit issuance from The Village of Arlington Heights the week of July 26, 2021, has mobilization commencing the week of August 2, 2021 and construction running until the week of March 21, 2022

The structure would be a single story with a planned height of the structure at its highest point would be 25' 8 ½".

The structure would be a (2) suite multi-use building. The tenant would occupy the southern suite of the building with approximately 2,283 square feet. The intended use is healthcare, potentially a dental office.

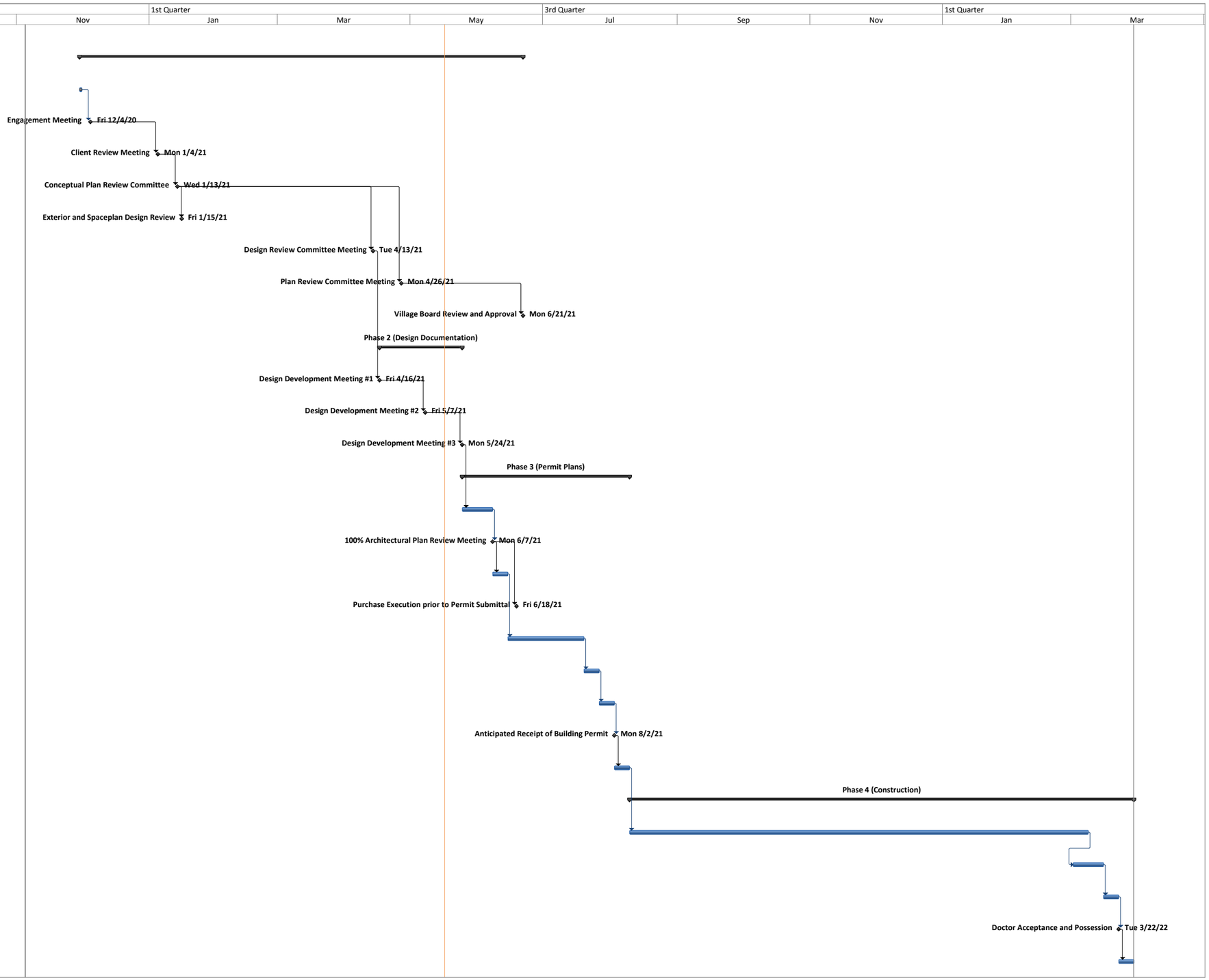
The planned efforts for environmentally construction include:

- (12) windows to take advantage of daylighting
- Dimmer switch to lower ceiling lighting and to allow for daylighting
- Right sizing the mechanical equipment
- Economizers on the HVAC units
- Bike parking as requested by VAH

The site is planned to add approximately:

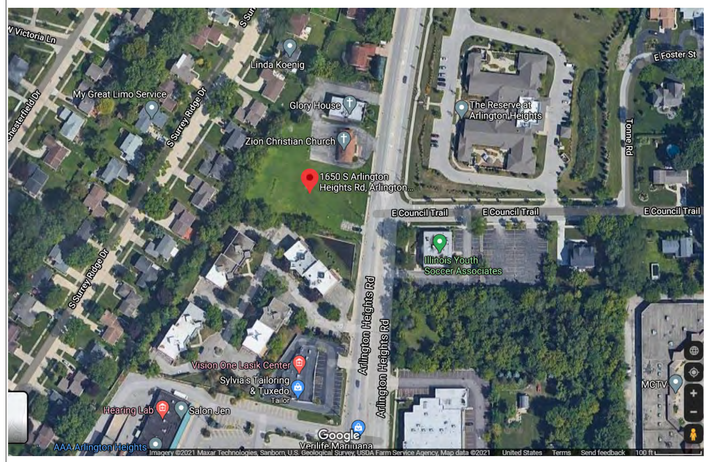
- 13 Trees
- 18 Shrubs
- 100 Perennials and Mulch
- Storm water detention with classic 6 retaining walls

ID	Task Name	Start	Finish
1	**Hawkeye / Doc V's Project Schedule**	**Mon 11/30/20**	**Tue 3/29/22**
2	**Phase 1 (Conceptual / Budgeting)**	**Mon 11/30/20**	**Mon 6/21/21**
3	*Visioning Session*	Mon 11/30/20	Mon 11/30/20
4	*Engagement Meeting*	Fri 12/4/20	Fri 12/4/20
5	*Client Review Meeting*	Mon 1/4/21	Mon 1/4/21
6	*Conceptual Plan Review Committee*	Wed 1/13/21	Wed 1/13/21
7	*Exterior and Spaceplan Design Review*	Fri 1/15/21	Fri 1/15/21
8	*Design Review Committee Meeting*	Tue 4/13/21	Tue 4/13/21
9	*Plan Review Committee Meeting*	Mon 4/26/21	Mon 4/26/21
10	*Village Board Review and Approval*	Mon 6/21/21	Mon 6/21/21
11	**Phase 2 (Design Documentation)**	**Fri 4/16/21**	**Mon 5/24/21**
12	*Design Development Meeting #1*	Fri 4/16/21	Fri 4/16/21
13	*Design Development Meeting #2*	Fri 5/7/21	Fri 5/7/21
14	*Design Development Meeting #3*	Mon 5/24/21	Mon 5/24/21
15	**Phase 3 (Permit Plans)**	**Tue 5/25/21**	**Mon 8/9/21**
16	Architectural / Permit Plans	Tue 5/25/21	Mon 6/7/21
17	*100% Architectural Plan Review Meeting*	Mon 6/7/21	Mon 6/7/21
18	Complete drawings and permit application documents	Tue 6/8/21	Mon 6/14/21
19	Purchase Execution prior to Permit Submittal	Fri 6/18/21	Fri 6/18/21
20	Permit Submital / Initial Review by Building Dept	Tue 6/15/21	Mon 7/19/21
21	Response to Bld Dept Initial Comments	Tue 7/20/21	Mon 7/26/21
22	Final Building Department Review	Tue 7/27/21	Mon 8/2/21
23	Anticipated Receipt of Building Permit	Mon 8/2/21	Mon 8/2/21
24	Mobilization	Tue 8/3/21	Mon 8/9/21
25	**Phase 4 (Construction)**	**Tue 8/10/21**	**Tue 3/29/22**
26	Site Construction / Interior Buildout	Tue 8/10/21	Tue 3/8/22
27	Equipment Installation / Furnishing of Space	Wed 3/2/22	Tue 3/15/22
28	Final Punchlist	Wed 3/16/22	Tue 3/22/22
29	Doctor Acceptance and Possession	Tue 3/22/22	Tue 3/22/22
30	Practice Set up / Move In (TBD by Doctor)	Wed 3/23/22	Tue 3/29/22



DR. DREW VOELSCH
DOC V'S CHIROPRACTIC
1650 S. ARLINGTON HTS RD, ARLINGTON HTS., IL

LOCATION MAP



CONSTRUCTION NOTES

1. ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH ALL OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE TO AVOID DELAY OF THE PROJECT COMPLETION OR THE WORK OF THE OTHERS.

2. ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR THE TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER AND/OR GENERAL CONTRACTOR AS PER THEIR DIRECTION.

3. ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILINGS, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.

4. SUB-CONTRACTORS SHALL SUBMIT TO G.C. A SAFETY PROGRAM FORM SHOWING THAT ALL HIS/HER CONTRACTORS ARE MAINTAINING SAFE WORKING CONDITIONS AND METHODS.

5. ALL MSDS SHEETS AND PACKET INFORMATION TO BE KEPT ON SITE FOR INSPECTIONS AND TO BE HANDED OVER TO CLIENT FOR FUTURE REFERENCE.

6. FLOOR PLANS WHICH ARE CITY/VILLAGE APPROVED SUPERCEDE ALL DENTAL SUPPLIER PLANS/NOTES. IF ANY DISCREPANCIES EXIST BETWEEN THE TWO, CONTACT GENERAL CONTRACTOR FOR CLARIFICATION.

7. PROVIDE MEP SUBMITALS FOR ALL PRODUCTS TO BE INSTALLED IN THIS PROJECT. PLEASE ALLOW 1-2 WEESK FOR APEX REVIEW AND APPROVAL OF THE PRODUCTS BEFORE PROCEEDING

ACCESSIBILITY NOTES

1. ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL CITY / VILLAGE ADOPTED ACCESSIBILITY REGULATIONS
2. ALL THRESHOLDS MUST COMPLY WITH CITY/VILLAGE ADOPTED ACCESSIBILITY REGULATIONS.
3. THIS PROJECT COMPLIES WITH THE ILLINOIS ACCESSIBILITY CODE SECTION 400.510 FOR ALTERATIONS TO EXISTING BUILDINGS.
4. THIS PROJECT COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES SECTION 4.1.6 FOR ALTERATIONS TO EXISTING BUILDING ELEMENTS.
5. THIS PROJECT COMPLIES WITH ICC/ANSI A117.12003 FOR NEW AND EXISTING CONSTRUCTION.
6. PROJECT HAS ACCESSIBLE DRINKING FOUNTAIN ON THE FLOOR/S BEING ALTERED & AN ACCESSIBLE WATER COOLER

ELECTRICAL

1. ELECTRICAL SUB-CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION AND SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR DEMOLITION CONTRACTOR.

2. ALL ELECTRICAL ITEMS BEING REMOVED SHALL BE DISCONNECTED AT THE CIRCUIT PANEL.

3. ALL EXIT LIGHTING SHALL BE DUAL VOLTAGE AND SHALL HAVE BATTERY CAPACITY OF NO LESS THAN 90 MINUTES ILLUMINATION IN CASE OF PRIMARY POWER FAILURE. (IFC-1011.5.3 & NFPA 101-7.10.4)

4. EMERGENCY LIGHTING SHALL PROVIDE NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. (IFC-1011.5.3 & NFPA 101-7.92.1)

5. THE EXIT AND EMERGENCY LIGHTING POSITIONS SHALL BE CLEARLY MARKED ON ALL ELECTRICAL PLANS.

6. ELECTRICAL SUB-CONTRACTOR TO VERIFY WITH CITY/VILLAGE IF PVC CAN BE USED FOR SLAB TRENCHING AS WELL AS VERTICAL PORTIONS EXTENDING FROM THE FLOOR TRENCHING

7. ELECTRICAL SUB-CONTRACTOR TO VERIFY WITH CITY/VILLAGE APPROPRIATE MATERIALS REQUIRED FOR LOW VOLTAGE WIRING AND INSTALL. LOW VOLTAGE WIRING (PHONE, ALARM, DETECTION, ETC.) INSTALLED IN DUCTS, PLENUMS, OR OTHER SPACES USED FOR ENVIRONMENTAL AIR COULD BE PLENUM RATED CABLE OR INSTALLED IN CONDUIT. NO WIRING SYSTEMS OF ANY KIND PERMITTED IN DUCTS CONVEYING DUST, LOOSE STOCK, OR FLAMMABLE VAPORS.

APPLICABLE BUILDING CODES

1. APPLICABLE BUILDING CODES
ICC 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH AMENDMENTS NFPA 2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTs

1. FIRE PROTECTION SYSTEM
NO FIRE SPRINKLERS SHALL BE INSTALLED IN BUILDING

2. FIRE ALARM SYSTEM
AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM IWILL BE INSTALLED WITHIN THE BUILDING AND SEPARATE PLANS AND SPECIFICATIONS WILL BE PROVIDED FOR PERMITTING OUTSIDE OF THESE DRAWINGS. AN AUTOMATIC SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE AND NFPA 72 IN ALL BUILDINGS OF GROUPS A-B-E-F-H-I-M-R-S AND U. (AMENDS SEC. 907.2, INTERNATIONAL BUILDING CODE). A MANUAL FIRE ALARM SYSTEM WILL BE INSTALLED AND MAINTAINED IN THE FOLLOWING OCCUPANCIES REGARDLESS OF THE OCCUPANT LOAD: A,B,E,F,H,I-1, I-2, I-3, M, R-1, R-2, AND S. (AMENDS SECTION 907, INTERNATIONAL FIRE CODE). FA SUB WILL ALSO PROVIDE ALL REQUIRED SMOKE AND CARBON MONOXIDE DETECTOR LOCATIONS.

DRAWING INDEX

SHEET NO.	DRAWING NAME	REV.1
G0-1	COVER PAGE	
7001TO	TOPOGRAPHIC SURVEY	
PAGE 1 OF 1	PLAT OF SURVEY	
SHEET 1	PRELIMINARY ENGINEERING	
SHEET 2	PRELIMINARY ENGINEERING	
SHEET 3	FIRE AUTOTURN SITEPLAN	
SHEET 4	PHOTOMETRIC PLAN	
G1-3	ARCHITECTURAL SITE PLAN	
G1-4	LANDSCAPING PLAN	
A1-1	FLOOR PLAN & GENERAL NOTES	
A1-4	NEW ROOF PLAN	
A8-0A	RENDERING	
A8-0B	RENDERINGS	
A8-0C	EXTERIOR FINISH SCHEDULES	
A8-0D	MATERIAL SAMPLE BOARD	
A8-1A	EXTERIOR ELEVATIONS	
A8-1B	EXTERIOR ELEVATIONS	

DRAFTING SYMBOLS

DETAIL TITLE DESIGNATION
DETAIL NO. DESIGNATION
TITLE
#' - #" = 1' - 0"
DRAWING SCALE

SECTION CUT DETAIL DESIGNATION
SECTION NO. DESIGNATION
A1.0
SHEET NUMBER. WHERE DRAWING IS LOCATED

ELEVATION DETAIL DESIGNATION
SECTION NO. DESIGNATION
SHEET NUMBER. WHERE DRAWING IS LOCATED

CALLOUT DETAIL DESIGNATION
SECTION NO. DESIGNATION
SHEET NUMBER. WHERE DRAWING IS LOCATED

SPOT ELEVATION MARK
SPOT ELEVATION HEIGHT
#' - #" SEE RCP

NORTH ARROW

XX WALL TYPE DESIGNATION
XX DOOR NUMBER DESIGNATION
XX WINDOW TYPE DESIGNATION
KEY NOTE TAG
XX FINISH TAG
REVISION TAG

LINE TYPES
OBJECT LINE
HIDDEN LINE (DENOTATES SOMETHING LOCATED BELOW OR BEHIND)
PHANTOM LINE (DENOTATES SOMETHING LOCATED ABOVE OR IN FRONT)
CENTER LINE

MATERIAL DESIGNATIONS
EARTH
EXISTING MASONRY
GRANULAR FILL
STEEL
CONCRETE
BATT INSULATION
FACE BRICK
RIGID INSULATION
C.M.U.
GYPSUM BOARD

SCOPE OF WORK

1. ARCHITECTURAL SCOPE - NEW GROUND UP BUILDING. BUILDING TO BE DIVIDED INTO TWO SUITES, ONE TO BE A WHITEBOX AND ONE TO FULLY BUILD OUT.
2. MECHANICAL SCOPE - NEW FURNACES AND CONDENSER FOR NEW BUILDING
3. ELECTRICAL SCOPE - NEW ELECTRICAL SERVICE AND PANELS FOR NEW BUILDING.
4. PLUMBING SCOPE - NEW SANITARY AND WATER SERVICE FOR NEW BUILDING
5. EXTERIOR SCOPE - NEW SINGLE STORY GROUND UP BUILDING. NEW SITE IMPROVEMENT TO INCLUDE A DETETION POND ON SITE PER CIVIL DRAWINGS, & NEW LANDSCAPING INLCUDING NEW TREES, FLOWER, GROUND COVER, RIVER ROCK AND BUSHES AROUND SITE PER VILLAGE LANDSCAPE CODE & LANDSCAPE PLAN. SITE TO ALSO INCLUDE A NEW PARKING LOT WITH PARKING ISLAND LANDSCPAING AND PARKING PER SITE PLAN.

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE FOLLOWING LAWS, ORDINANCES, AND BUILDING CODES LISTED IN THE APPLICABLE BUILDING CODES.
DATE: _____
SIGNED: _____
ILLINOIS LICENSE NUMBER: _____
LICENSE EXPIRATION DATE: _____

ENERGY CONSERVATION COMPLIANCE

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). i ALSO CERTIFY THAT TO THE BEST OG MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:
(ADDRESS): _____
FULLY COMPLY WITH THE LOCAL REQUIREMENTS OF THE ENERGY CONSERVATION CODE.
SIGNED: _____
ILLINOIS LICENSE NUMBER: _____

apex DESIGN > BUILD
9550 W.Higgins Rd. 170
Rosemont, IL 60018

DOC V'S CHIROPRACTIC

DR. DREW VOELSCH

1650 S. ARLINGTON HTS RD, ARLINGTON HTS., IL

CLIENT APPROVAL
☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES
I UNDERSTAND ANY CHANGES HEREIN WILL RESULT IN ADDITIONAL COSTS AND TIME EXTENSIONS
SIGNATURE: _____
DATE: _____
SEAL:

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No.	Description	Date
1	VAH REVIEW REVISIONS	04/19/2021
2	VAH REVIEW REVISIONS #2	05/17/2021

COVER PAGE

Project number 19420

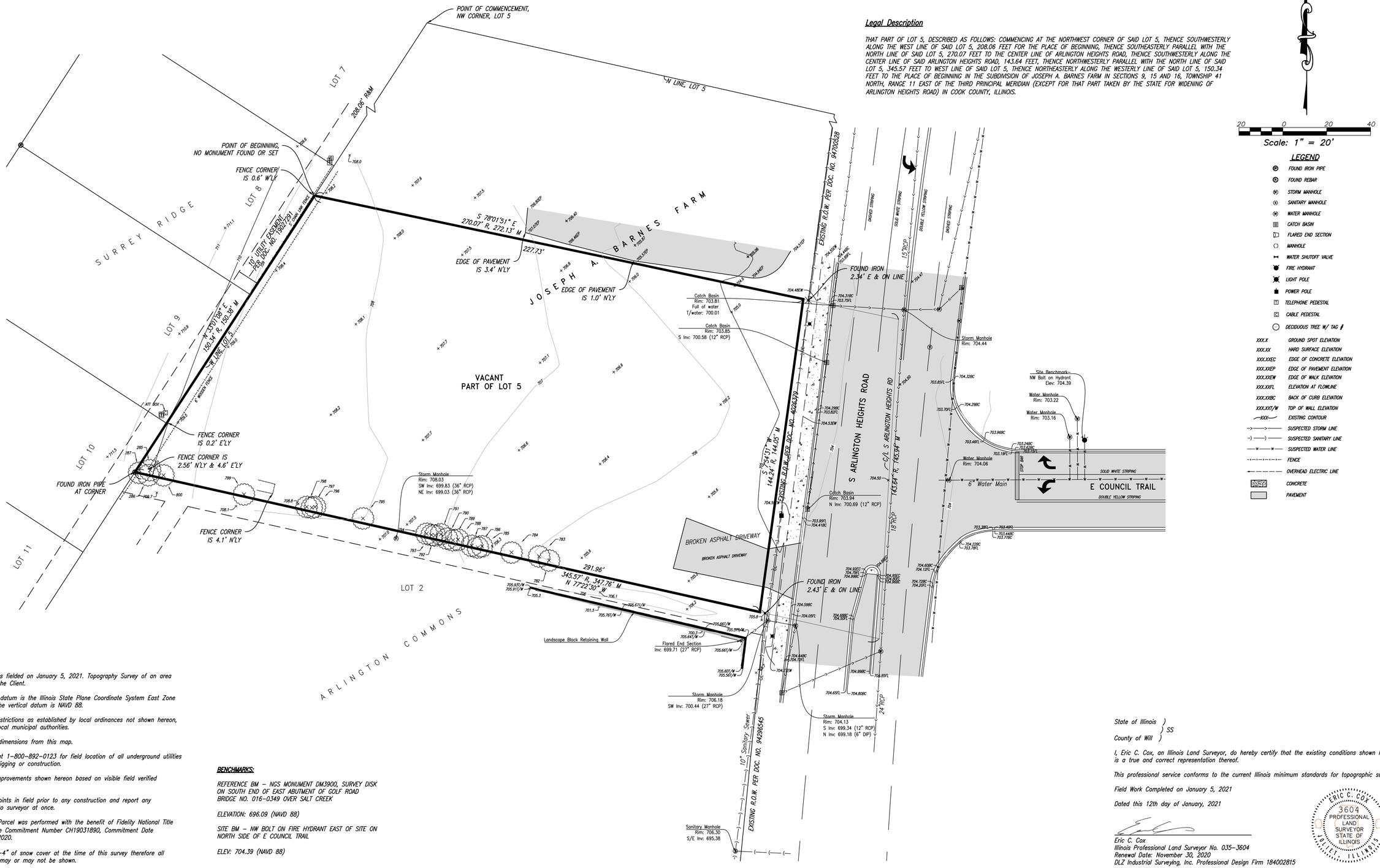
G0-1

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TOPOGRAPHIC SURVEY



Legal Description

THAT PART OF LOT 5, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 5, 208.06 FEET FOR THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 270.07 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ARLINGTON HEIGHTS ROAD, 143.64 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 345.57 FEET TO WEST LINE OF SAID LOT 5, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5, 150.34 FEET TO THE PLACE OF BEGINNING IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THAT PART TAKEN BY THE STATE FOR WIDENING OF ARLINGTON HEIGHTS ROAD) IN COOK COUNTY, ILLINOIS.

20 0 20 40

Scale: 1" = 20'

LEGEND

- FOUND IRON PIPE
- FOUND REBAR
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- MANHOLE
- WATER SHUTOFF VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE W/ TAG #
- XXX.X GROUND SPOT ELEVATION
- XXX.XX HARD SURFACE ELEVATION
- XXX.XXEC EDGE OF CONCRETE ELEVATION
- XXX.XXEP EDGE OF PAVEMENT ELEVATION
- XXX.XXEW EDGE OF WALK ELEVATION
- XXX.XXFL ELEVATION AT FLOWLINE
- XXX.XXBC BACK OF CURB ELEVATION
- XXX.XXT/W TOP OF WALL ELEVATION
- XXX EXISTING CONTOUR
- SUSPECTED STORM LINE
- SUSPECTED SANITARY LINE
- SUSPECTED WATER LINE
- FENCE
- OVERHEAD ELECTRIC LINE
- CONCRETE
- PAVEMENT

Notes:

1. This Survey was fielded on January 5, 2021. Topography Survey of an area requested by the Client.
2. The horizontal datum is the Illinois State Plane Coordinate System East Zone NAD 83 and the vertical datum is NAVD 88.
3. For building restrictions as established by local ordinances not shown hereon, consult your local municipal authorities.
4. Do not scale dimensions from this map.
5. Call J.U.L.I.E. at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.
6. Utilities and improvements shown hereon based on visible field verified structures.
7. Compare all points in field prior to any construction and report any discrepancies to surveyor at once.
8. The Surveyed Parcel was performed with the benefit of Fidelity National Title Company's Title Commitment Number CH19031890, Commitment Date November 9, 2020.
9. There was +/-4" of snow cover at the time of this survey therefore all improvements may or may not be shown.

BENCHMARKS:

REFERENCE BM – NGS MONUMENT DM3900, SURVEY DISK ON SOUTH END OF EAST ABUTMENT OF GOLF ROAD BRIDGE NO. 016-0349 OVER SALT CREEK

ELEVATION: 696.09 (NAVD 88)

SITE BM – NW BOLT ON FIRE HYDRANT EAST OF SITE ON NORTH SIDE OF E COUNCIL TRAIL

ELEV: 704.39 (NAVD 88)

State of Illinois)
) SS
County of Will)

I, Eric C. Cox, an Illinois Land Surveyor, do hereby certify that the existing conditions shown hereon is a true and correct representation thereof.

This professional service conforms to the current Illinois minimum standards for topographic surveys.

Field Work Completed on January 5, 2021

Dated this 12th day of January, 2021

Eric C. Cox
Illinois Professional Land Surveyor No. 035-3604
Renewal Date: November 30, 2020
DLZ Industrial Surveying, Inc. Professional Design Firm 184002815

ERIC C. COX 3604 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS JOLIET, ILLINOIS

DLZ INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

ARLINGTON HEIGHTS ILLINOIS

COOK ENGINEERING GROUP
1650 S ARLINGTON HEIGHTS ROAD

BOUNDARY/TOPOGRAPHIC SURVEY

DRAWN: CSH	CHK'D. ECC
DESIGNED: -	APPRV'D: ECC
DATE: 1/8/21	
SCALE: 1" = 20'	
PROJECT NUMBER	2150-7001-90

NO.	REVISION	BY	DATE

SHEET 1
OF 1
DRAWING NUMBER 7001TO

X:\PROJECTS\GFL\2021\2150\700190 COOK ENGINEERING G\TOPO\7001TO.DWG

ALTA/N.S.P.S

HORIZON SURVEY, LLC
PROFESSIONAL LAND SURVEYING COMPANY

SCALE: 1"= 30'

PARCEL 1: THAT PART OF LOT 5, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 5, 208.06 FEET FOR THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 270.07 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ARLINGTON HEIGHTS ROAD, 143.64 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 345.57 FEET TO THE WEST LINE OF SAID LOT 5, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5, 150.34 FEET TO THE PLACE OF BEGINNING IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THAT PART TAKEN BY THE STATE FOR THE WIDENING OF ARLINGTON HEIGHTS ROAD) IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1650 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, ILLINOIS.

P. I. N.: 08-09-400-008-0000

AREA= 38850.25 SQ. FT. (MORE OR LESS)
PERIMETER= 833.65 FT. (MORE OR LESS)
ACREAGE= 0.89187901745 (MORE OR LESS)

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. _____, with a date of identification of _____, for Community Number _____, in County, State of Illinois, which is the current Flood Insurance Rate Map of the community in which said Property is situated;

E. The property has direct physical access to Arlington Heights, a public street or highway;

F. The number of striped parking spaces located on the subject property is zero, and to the extent possible, are graphically shown hereon.

G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.

H. The undersigned has received and examined a copy of Title Insurance Commitment No(s). CH19031890, dated November 9, 20 20, issued by Fidelity National Title Insurance Company for the Property as well as a copy of each easement, covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

SURVEY CERTIFICATE REQUIREMENTS:
A. The survey must be certified to: ADIO Land LLC.
B. The survey certificate must provide as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2019 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA an NSPS and includes Items 2, 3, 4, 6(a), 6(b). 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 18 of table A thereof.

DATE OF PLAT OR MAP:

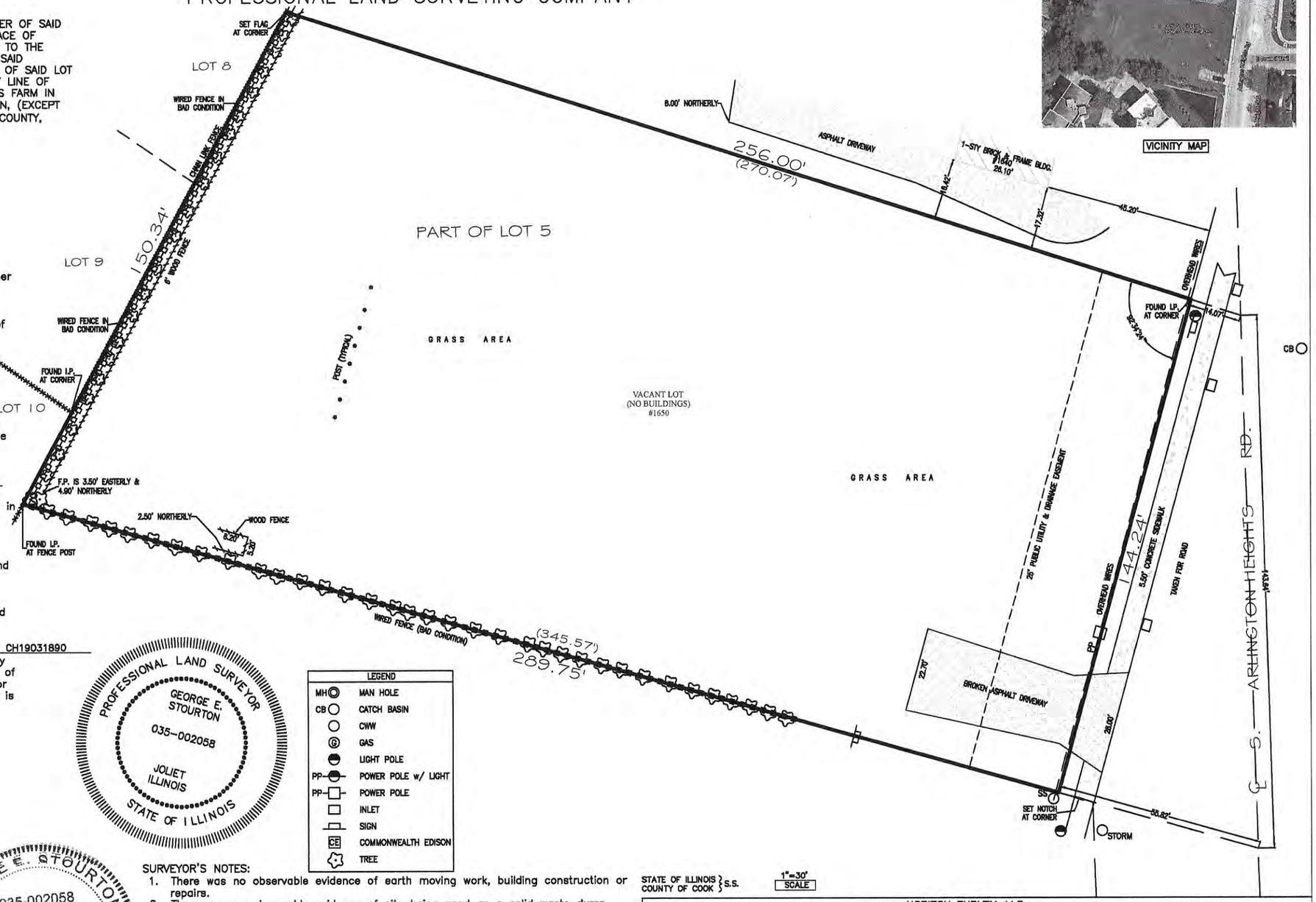
JANUARY 4, 2021

GEORGE E. STOURTON, P.L.S. #2058

PROFESSIONAL ILLINOIS LAND SURVEYOR No. 2058
LICENSE EXPIRATION DATE: 11/30/22



VICINITY MAP



LEGEND

MH	MAN HOLE
CB	CATCH BASIN
	CWW
G	GAS
	LIGHT POLE
PP	POWER POLE w/ LIGHT
PP	POWER POLE
	INLET
	SIGN
CE	COMMONWEALTH EDISON
	TREE

PROFESSIONAL LAND SURVEYOR
GEORGE E. STOURTON
035-002058
JOLIET
ILLINOIS
STATE OF ILLINOIS

GEORGE E. STOURTON
035-002058
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
JOLIET, ILLINOIS

SURVEYOR'S NOTES:

1. There was no observable evidence of earth moving work, building construction or repairs.
2. There was no observable evidence of site being used as a solid waste dump, sump or sanitary landfill.
3. There was no observable evidence of street widening.
4. The location of utilities shown hereon is from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements servitude and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
6. The land described in this survey is the same as that described in the commitment for title insurance issued by Fidelity National Title Insurance Commitment No. CH19031890, with an effective date of November 9, 2020.
7. The property surveyed and shown hereon is the same property as described in the referenced title commitment.

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

1"=30'
SCALE

HORIZON SURVEY, LLC
PROFESSIONAL LAND SURVEYING COMPANY

ADIO Land LLC

DRAWN BY: D.J.
JOB #: CK 08-09-400-008
DATE OF COMPLETION IN THE FIELD: OCTOBER 31, 2020
PREPARED FOR: ADIO Land, LLC
P.I.N #: 08-09-400-008-0000 COOK COUNTY, ILL
COMMONLY KNOWN AS: 1650 S. Arlington Heights Rd, Arlington Heights, IL

PAGE
1 OF 1



LOCATION MAP

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	STORM MANHOLE	
	STORM INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT	
	VALVE BOX	
	B BOX	
	SANITARY MANHOLE	
	STREET LIGHT	
	PATHWAY LIGHT	
	STORM SEWER	
W	WATERMAIN	W
	SANITARY SEWER	
	FORCEMAIN	FM
XXX	CONTOUR	XXX
	SILT FENCE	
	FENCE	
	OVERLAND FLOW PATH	

LEGAL DESCRIPTION

THAT PART OF LOT 5, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 5, 208.06 FEET FOR THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 270.07 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ARLINGTON HEIGHTS ROAD, 143.64 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 345.57 FEET TO WEST LINE OF SAID LOT 5, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5, 150.34 FEET TO THE PLACE OF BEGINNING IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THAT PART TAKEN BY THE STATE FOR WIDENING OF ARLINGTON HEIGHTS ROAD) IN COOK COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BM - NGS MONUMENT DM3900, SURVEY DISK ON SOUTH END OF EAST ABUTMENT OF GOLF ROAD BRIDGE NO. 016-0349 OVER SALT CREEK

ELEVATION: 696.09 (NAVD 88)

SITE BM - NW BOLT ON FIRE HYDRANT EAST OF SITE ON NORTH SIDE OF E COUNCIL TRAIL

ELEV:704.39 (NAVD 88)

SITE AREA STATISTICS

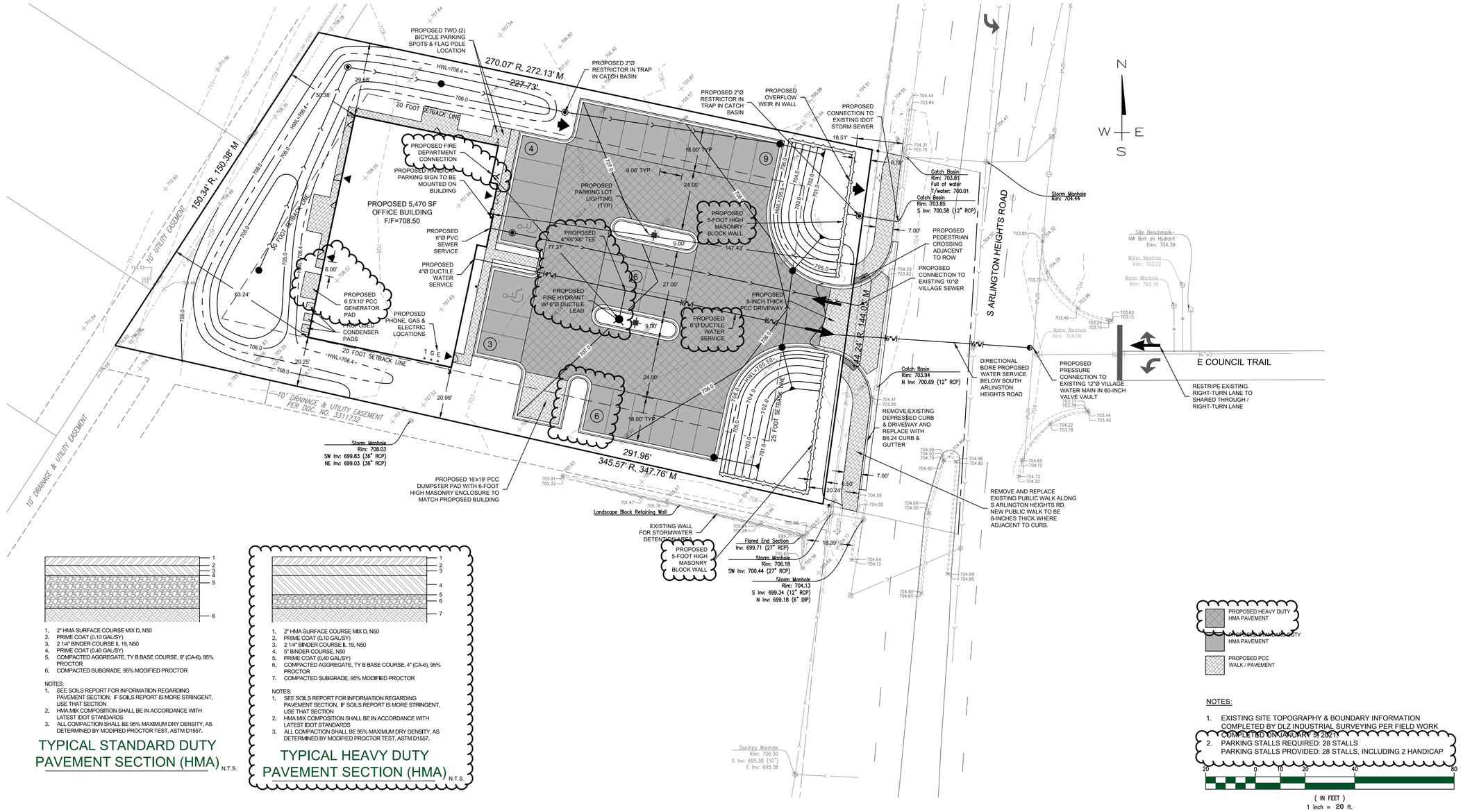
TOTAL OWNERSHIP AREA: 36,938 SF 0.848 AC

	EXISTING CONDITIONS (SF)	EXISTING CONDITIONS (AC)	PROPOSED CONDITIONS (SF)	PROPOSED CONDITIONS (AC)
PERVIOUS (GRASSED) AREA	36,105	0.829	9,600	0.220
DRY BASIN HWL AREA	0	0.000	6,980	0.160
IMPERVIOUS (PAVEMENT) AREA	833	0.019	14,888	0.342
IMPERVIOUS (BUILDING) AREA	0	0.000	5,470	0.126
TOTAL AREA	**36,938**	**0.848**	**36,938**	**0.848**
PERCENT IMPERVIOUS	**2.26%**		**55.11%**	

VOLUME CONTROL REQUIRED (BY MWRD): 1,697 CF 0.039 AC-FT

STORMWATER DETENTION REQUIRED (BY VILLAGE OF ARLINGTON HEIGHTS): 11,649 CF 0.267 AC-FT

DETENTION PROVIDED WITH 2-INCH DIA ORIFICE RESTRICTOR: 11,991 CF 0.275 AC-FT



1. 2" HMA SURFACE COURSE MIX D, N50
2. PRIME COAT (0.10 GAL/SY)
3. 2 1/4" BINDER COURSE IL 19, N50
4. PRIME COAT (0.40 GAL/SY)
5. COMPACTED AGGREGATE, TY B BASE COURSE, 9" (CA-6), 95% PROCTOR
6. COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

NOTES:
1. SEE SOILS REPORT FOR INFORMATION REGARDING PAVEMENT SECTION. IF SOILS REPORT IS MORE STRINGENT, USE THAT SECTION
2. HMA MIX COMPOSITION SHALL BE IN ACCORDANCE WITH LATEST IDOT STANDARDS
3. ALL COMPACTION SHALL BE 95% MAXIMUM DRY DENSITY, AS DETERMINED BY MODIFIED PROCTOR TEST, ASTM D1557.

TYPICAL STANDARD DUTY PAVEMENT SECTION (HMA) N.T.S.

1. 2" HMA SURFACE COURSE MIX D, N50
2. PRIME COAT (0.10 GAL/SY)
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4. 5" BINDER COURSE, N50
5. PRIME COAT (0.40 GAL/SY)
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TYPICAL HEAVY DUTY PAVEMENT SECTION (HMA) N.T.S.

PROPOSED HEAVY DUTY HMA PAVEMENT

PROPOSED STANDARD DUTY HMA PAVEMENT

PROPOSED PCC WALK / PAVEMENT

NOTES:

1. EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPLETED BY DLZ INDUSTRIAL SURVEYING PER FIELD WORK COMPLETED ON JANUARY 5, 2021.
2. PARKING STALLS REQUIRED: 28 STALLS
   PARKING STALLS PROVIDED: 28 STALLS, INCLUDING 2 HANDICAP

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COOK ENGINEERING GROUP
Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60585
815.577.1707 T 815.577.2595 F
www.cookenggroup.com

#	DATE	REVISION DESCRIPTION
1	02/15/21	PER REVISED BUILDING FOOTPRINT
2	03/11/21	ADDED TRANSFORMER PAD, FLAG POLE, PATIO
3	04/19/21	PER IDOT (04/05/21) AND VAH (03/16/21) REVIEW
4	05/14/21	PER VAH (04/29/21) REVIEW
5		
6		
7		
8		
9		
10		

PRELIMINARY ENGINEERING

PROPOSED OFFICE BUILDING
1650 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

PREPARED FOR
APEX DESIGN BUILD, INC.
9550 W HIGGINS RD, STE 170
ROSEMONT, IL 60018
616.450.8839 (T)

MR. JASON BERGWERFF

CEG JOB NUMBER
2020-121

SCALE:	1" = 20'
DRAWN BY:	EKH
CHECKED BY:	MDC
DATE:	01/13/21
SHEET:	1 of 1

© Copyright, 2021



LOCATION MAP

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	STORM MANHOLE	
	STORM INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT	
	VALVE BOX	
	B BOX	
	SANITARY MANHOLE	
	STREET LIGHT	
	PATHWAY LIGHT	
	STORM SEWER	
W	WATERMAIN	W
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XXX	CONTOUR	XXX
	SILT FENCE	
	FENCE	
	OVERLAND FLOW PATH	

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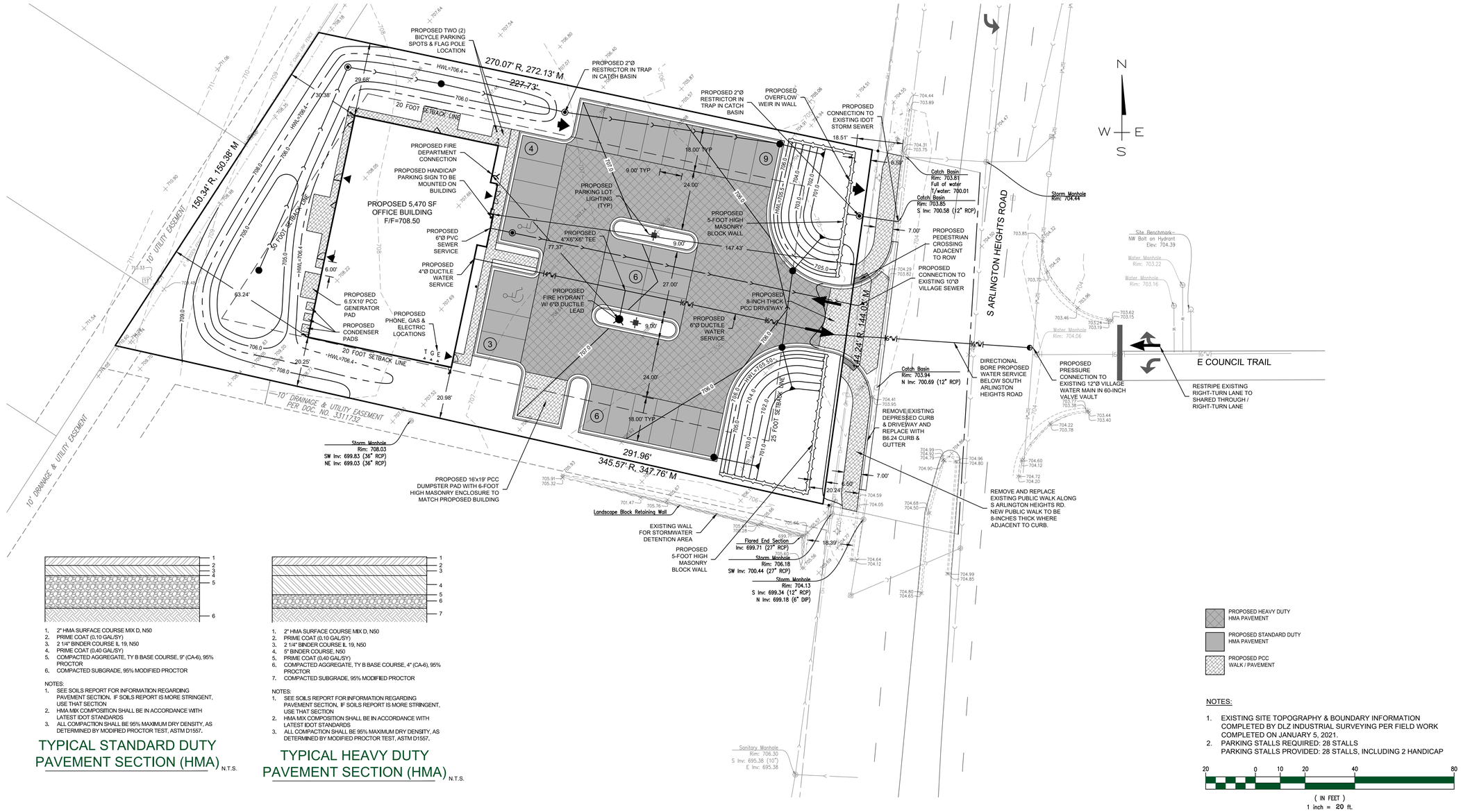
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1. 2" HMA SURFACE COURSE MIX D, N50
2. PRIME COAT (0.10 GAL/SY)
3. 2 1/4" BINDER COURSE IL 19, N50
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5. COMPACTED AGGREGATE, TY B BASE COURSE, 9" (CA-6), 95% PROCTOR
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NOTES:
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TYPICAL STANDARD DUTY PAVEMENT SECTION (HMA) N.T.S.

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Civil Engineering & Land Development Consulting
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#	DATE	REVISION DESCRIPTION
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PRELIMINARY ENGINEERING

PROPOSED OFFICE BUILDING
1650 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

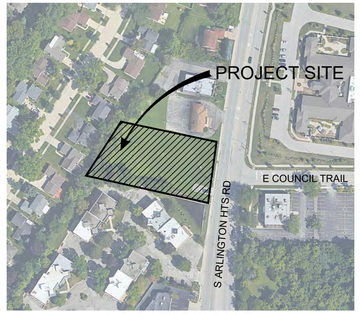
PREPARED FOR
APEX DESIGN BUILD, INC.
9550 W HIGGINS RD, STE 170
ROSEMONT, IL 60018
616.450.8839 (T)

MR. JASON BERGWERFF

CEG JOB NUMBER
2020-121

SCALE:	1" = 20'
DRAWN BY:	EKH
CHECKED BY:	MDC
DATE:	01/13/21
SHEET:	1 of 1

© Copyright, 2021



LOCATION MAP

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	STORM MANHOLE	
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	PATHWAY LIGHT	
	STORM SEWER	
W	WATERMAIN	W
	SANITARY SEWER	
	FORCEMAIN	FM
XXX	CONTOUR	XXX
	SILT FENCE	
	FENCE	x

LEGAL DESCRIPTION

THAT PART OF LOT 5, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 5, 208.06 FEET FOR THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 270.07 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ARLINGTON HEIGHTS ROAD, 143.64 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 345.57 FEET TO WEST LINE OF SAID LOT 5, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5, 150.34 FEET TO THE PLACE OF BEGINNING IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THAT PART TAKEN BY THE STATE FOR WIDENING OF ARLINGTON HEIGHTS ROAD) IN COOK COUNTY, ILLINOIS.

PROPOSED HEAVY DUTY HMA PAVEMENT

PROPOSED STANDARD DUTY HMA PAVEMENT

PROPOSED PCC WALK / PAVEMENT

BENCHMARKS

REFERENCE BM - NGS MONUMENT DM3900, SURVEY DISK ON SOUTH END OF EAST ABUTMENT OF GOLF ROAD BRIDGE NO. 016-0349 OVER SALT CREEK

ELEVATION: 696.09 (NAVD 88)

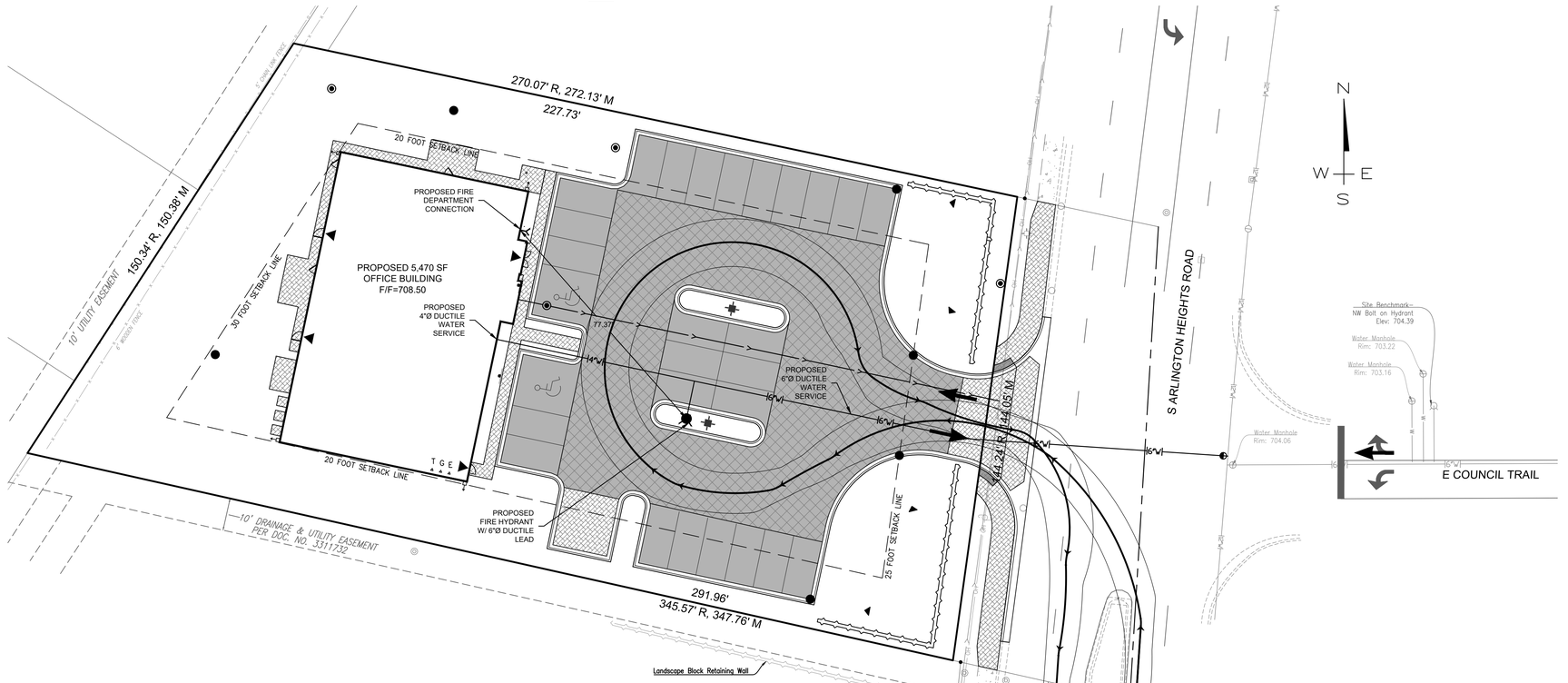
SITE BM - NW BOLT ON FIRE HYDRANT EAST OF SITE ON NORTH SIDE OF E COUNCIL TRAIL

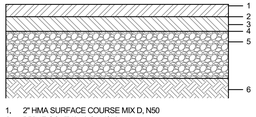
ELEV:704.39 (NAVD 88)

SITE AREA STATISTICS

TOTAL OWNERSHIP AREA: 36,938 SF 0.848 AC

	EXISTING CONDITIONS (SF)	EXISTING CONDITIONS (AC)	PROPOSED CONDITIONS (SF)	PROPOSED CONDITIONS (AC)
PERVIOUS (GRASSED) AREA	36,105	0.829	9,600	0.220
DRY BASIN HWL AREA	0	0.000	6,980	0.160
IMPERVIOUS (PAVEMENT) AREA	833	0.019	14,888	0.342
IMPERVIOUS (BUILDING) AREA	0	0.000	5,470	0.126
TOTAL AREA	**36,938**	**0.848**	**36,938**	**0.848**
PERCENT IMPERVIOUS	**2.26%**		**55.11%**	
VOLUME CONTROL REQUIRED (BY MWRD):	1,697 CF		0.039 AC-FT	
STORMWATER DETENTION REQUIRED (BY VILLAGE OF ARLINGTON HEIGHTS):	**11,649 CF**		**0.267 AC-FT**	
DETENTION PROVIDED WITH 2-INCH DIA ORIFICE RESTRICTOR:	**11,991 CF**		**0.275 AC-FT**	

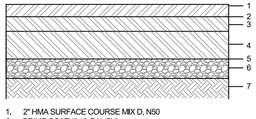




1. 2" HMA SURFACE COURSE MIX D, N50
2. PRIME COAT (0.10 GAL/SY)
3. 2 1/4" BINDER COURSE IL 19, N50
4. PRIME COAT (0.40 GAL/SY)
5. COMPACTED AGGREGATE, TY B BASE COURSE, 9" (CA-6), 95% PROCTOR
6. COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

NOTES:
1. SEE SOILS REPORT FOR INFORMATION REGARDING PAVEMENT SECTION. IF SOILS REPORT IS MORE STRINGENT, USE THAT SECTION
2. HMA MIX COMPOSITION SHALL BE IN ACCORDANCE WITH LATEST IDOT STANDARDS
3. ALL COMPACTION SHALL BE 95% MAXIMUM DRY DENSITY, AS DETERMINED BY MODIFIED PROCTOR TEST, ASTM D1557.

TYPICAL STANDARD DUTY PAVEMENT SECTION (HMA) N.T.S.



1. 2" HMA SURFACE COURSE MIX D, N50
2. PRIME COAT (0.10 GAL/SY)
3. 2 1/4" BINDER COURSE IL 19, N50
4. 5" BINDER COURSE, N50
5. PRIME COAT (0.40 GAL/SY)
6. COMPACTED AGGREGATE, TY B BASE COURSE, 4" (CA-6), 95% PROCTOR
7. COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

NOTES:
1. SEE SOILS REPORT FOR INFORMATION REGARDING PAVEMENT SECTION. IF SOILS REPORT IS MORE STRINGENT, USE THAT SECTION
2. HMA MIX COMPOSITION SHALL BE IN ACCORDANCE WITH LATEST IDOT STANDARDS
3. ALL COMPACTION SHALL BE 95% MAXIMUM DRY DENSITY, AS DETERMINED BY MODIFIED PROCTOR TEST, ASTM D1557.

TYPICAL HEAVY DUTY PAVEMENT SECTION (HMA) N.T.S.

NOTES:

1. EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPLETED BY DLZ INDUSTRIAL SURVEYING PER FIELD WORK COMPLETED ON JANUARY 5, 2021.

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COOK ENGINEERING GROUP
Civil Engineering &
Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60585
815.577.1707 T 815.577.2595 F
www.cookenggroup.com

#	DATE	REVISION DESCRIPTION
1	02/15/21	PER REVISED BUILDING FOOTPRINT
2	03/11/21	ADDED TRANSFORMER PAD, FLAG POLE, PATIO
3	04/19/21	PER IDOT (04/05/21) AND VAH (03/16/21) REVIEW
4	05/14/21	PER VAH (04/29/21) REVIEW
5		
6		
7		
8		
9		
10		

FIRE AUTOTURN SITEPLAN

PROPOSED OFFICE BUILDING
1650 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

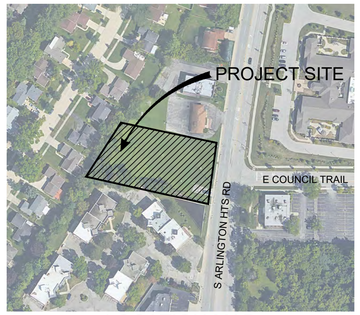
PREPARED FOR
APEX DESIGN BUILD, INC.
9550 W HIGGINS RD, STE 170
ROSEMONT, IL 60018
616.450.8839 (T)

MR. JASON BERGWERFF

CEG JOB NUMBER
2020-121

SCALE:	1" = 20'
DRAWN BY:	EKH
CHECKED BY:	MDC
DATE:	01/13/21
SHEET:	1 of 1

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LOCATION MAP

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	STORM MANHOLE	
	STORM INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT	
	VALVE BOX	
	B BOX	
	SANITARY MANHOLE	
	STREET LIGHT	
	PATHWAY LIGHT	
	STORM SEWER	
W	WATERMAIN	W
	SANITARY SEWER	
	FORCEMAIN	FM
XXX	CONTOUR	XXX
	SILT FENCE	
	FENCE	x x

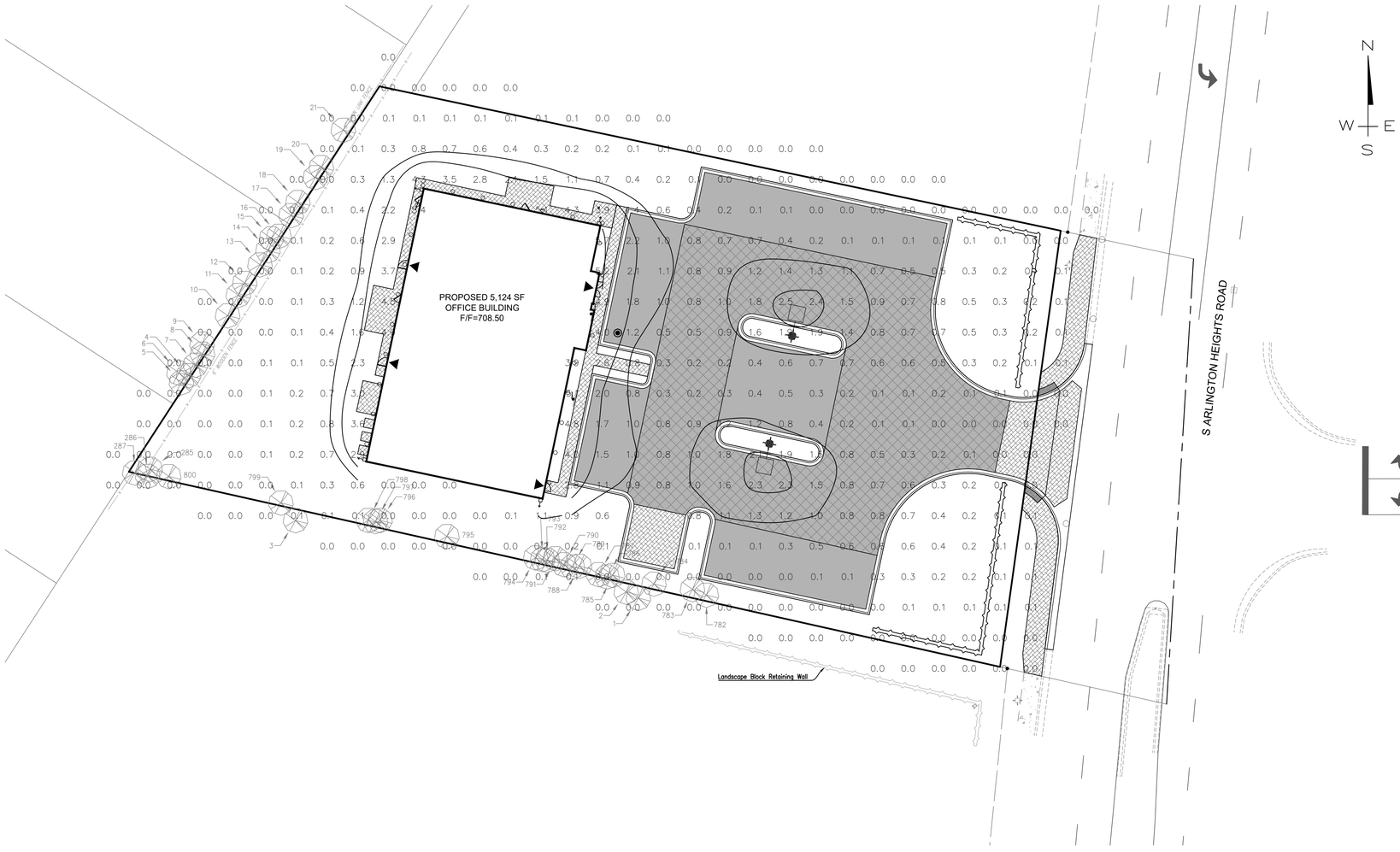
PROPOSED HEAVY DUTY HMA PAVEMENT

PROPOSED STANDARD DUTY HMA PAVEMENT

PROPOSED PCC WALK / PAVEMENT

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY	DEFAULT ELEVATION
C	○	(1) 17W LOTUS LED LIGHTS	SOFFIT MOUNTED RECESSED LIGHTING	RECESSED	LL6RRG-27K-BK	120V 1P 2W		25	12'
P	○—□	(1) CONFIGURED FROM Five type MDA LEDs	CONFIGURED FROM XSP LED Streetlight, Single module, Version B, Type II Medium, 4000K CCT	POLE	Cree Inc BXSP-B-xx-2ME-A-57K-UL CONFIGURED FROM BXSP-B-xx-2ME-A-40K-UL	120V 1P 2W		2	20'



NOTES:

1. EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPLETED BY DLZ INDUSTRIAL SURVEYING PER FIELD WORK COMPLETED ON JANUARY 5, 2021.

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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4	05/14/21	PER VAH (04/29/21) REVIEW
5		
6		
7		
8		
9		
10		

PHOTOMETRIC PLAN

PROPOSED OFFICE BUILDING
1650 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

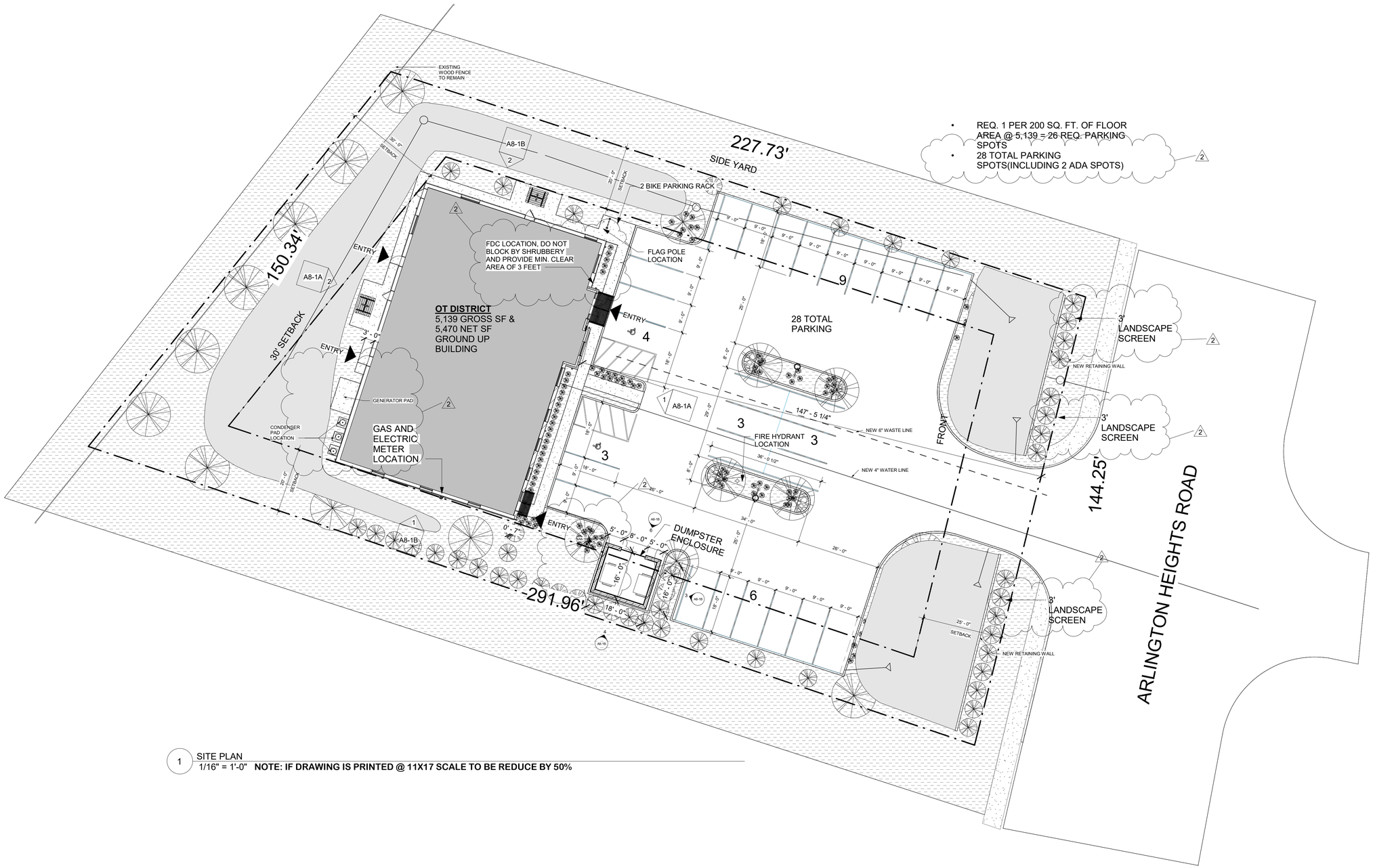
PREPARED FOR
APEX DESIGN BUILD, INC.
9550 W HIGGINS RD, STE 170
ROSEMONT, IL 60018
616.450.8839 (T)

MR. JASON BERGWERFF

CEG JOB NUMBER
2020-121

SCALE:	1" = 20'
DRAWN BY:	EKH
CHECKED BY:	MDC
DATE:	01/13/21
SHEET:	1 of 1

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1 SITE PLAN
1/16" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

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Rosemont, IL 60018

DOC V'S CHIROPRACTIC

DR. DREW VOELSCH

1650 S. ARLINGTON HTS RD,
ARLINGTON HTS., IL

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No.	Description	Date
1	VAH REVIEW REVISIONS	04/19/2021
2	VAH REVIEW REVISIONS #2	05/17/2021

ARCHITECTURAL SITE PLAN

Project number 19420

G1-3

Scale 1/16" = 1'-0"

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NEW GRASS

NEW RIVER ROCK OR DURABLE ISLAND MATERIALS NEAR DRIVES

BASIN AREAS PER C-DWG'S PROVIDE TURF AND PERIMETER PRAIRIE PLANTINGS

SHRUB 6'H

DWARF KOREAN SPICE VIBURNUM

SHADE TREE 4" DIA.

NEW HORIZON ELM

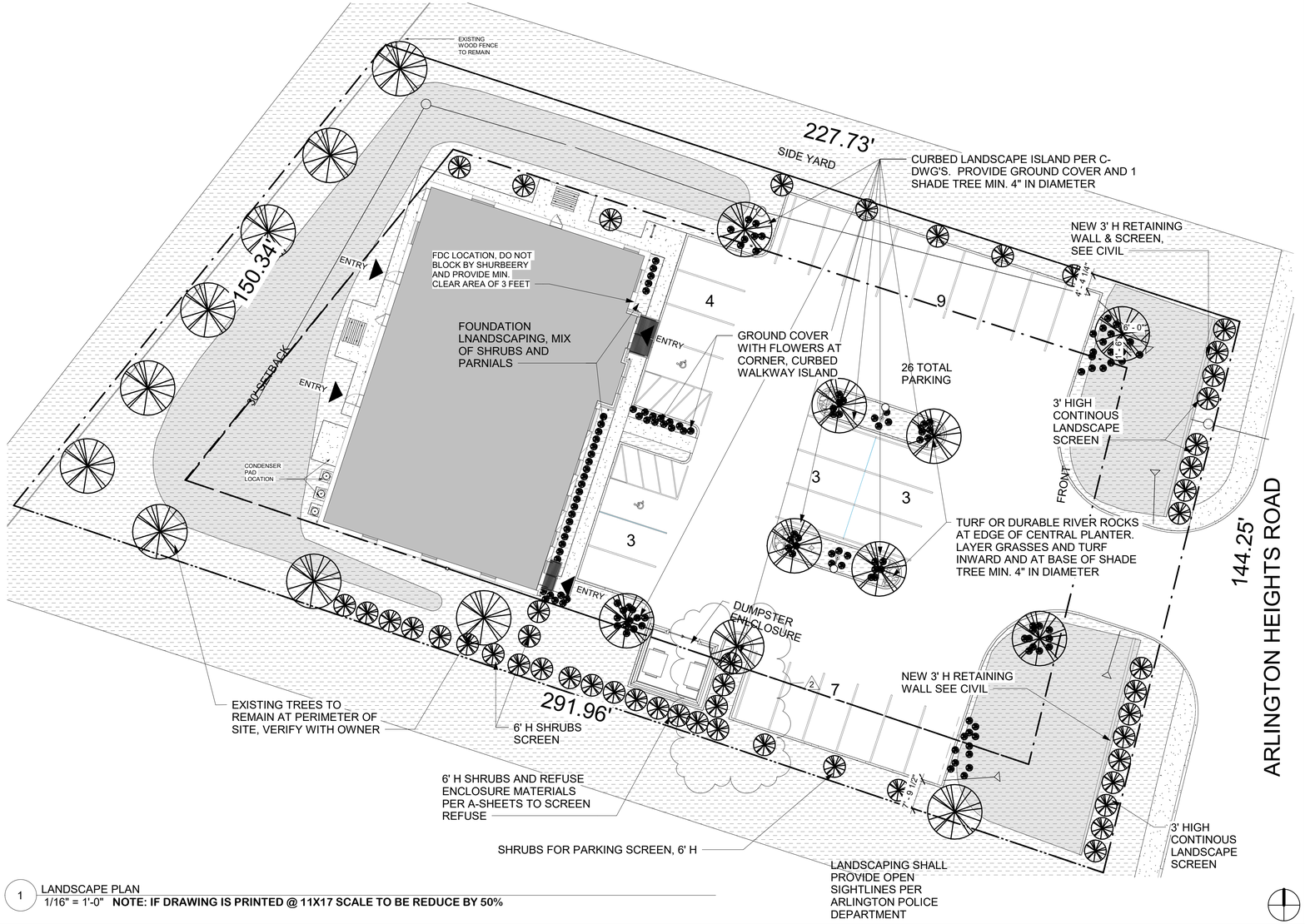
ORNAMAMENTAL GROUND COVER, MIX IN FLOWERS

TARA PRAIRIE DROPSEED OR EQUAL

LANDSCAPE LEGEND
1/8" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

LANDSCAPE GENERAL NOTES

- THIS PROPERTY ABUTS RESIDENTIAL DISTRICTS ON SIDES AND REAR
- NO EXISTING TREES EXIST IN THE MIDDLE OF THE EXISTING SITE, ONLY SOME PERIMETER TREES TO THE SOUTH AND WEST SHALL BE SAVED WHERE POSSIBLE
- REFER TO CIVIL SITE PLAN FOR GRADING AND UTILITY RUNS AND EXISTING PARKWAY CONDITIONS



1 LANDSCAPE PLAN
1/16" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

ARLINGTON HEIGHTS LANDSCAPE ORDINANCE SECTIONS

a. All paved service areas abutting a residential district or street or off-street parking areas containing more than four parking spaces, shall be effectively screened on each side adjoining or fronting on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge.

1. Such screening shall be three-feet high on the frontage of a public way, except that in the interests of safety, so the line of sight will not be obstructed, the minimum height shall be lowered at street intersections and driveways to not less than 18-inches as determined by the Director of Planning and Community Development or designee.

2. Such screening shall be 6-foot high if adjoining a residential district or any institutional premises.

b. Landscaped islands equal in area to at least one parking space, protected by durable materials, and containing at least one live shade tree at a minimum of four inches in diameter shall be located at the end of every twenty parking spaces or beneath every light pole, whichever results in the greater amount of planted islands. In addition, these islands shall be located at each end of all rows of car stalls. Open parking areas larger than four but smaller than twenty spaces shall provide proportional amounts of live greenery. Design and plant selection shall be as directed by the Director of Planning and Community Development or designee.

6.15-3 Landscaping of Detention and Retention Basins.

6.15-3.1 Landscaping shall be required along the perimeter of detention and retention basins in

ARLINGTON HEIGHTS MUNICPAL CODE

order to minimize their negative visual impact. Such landscaping shall consist of trees and shrubs in an amount and arrangement that will create an aesthetic visual situation as determined by the Village Administration.

6.15-3.2 For all retention basins and those detention basins that can be expected to flood to a depth of greater than three-feet, effective yet unobtrusive warning signs shall be required on all sides of the basin.

6.15-4 Landscape Maintenance. Each owner of a building, structure, parking lot, detention basin, or retention basin shall be responsible for maintaining such screening in a well-maintained condition, including, but not limited to:

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No.	Description	Date
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2	VAH REVIEW REVISIONS #2	05/17/2021

LANDSCAPING PLAN

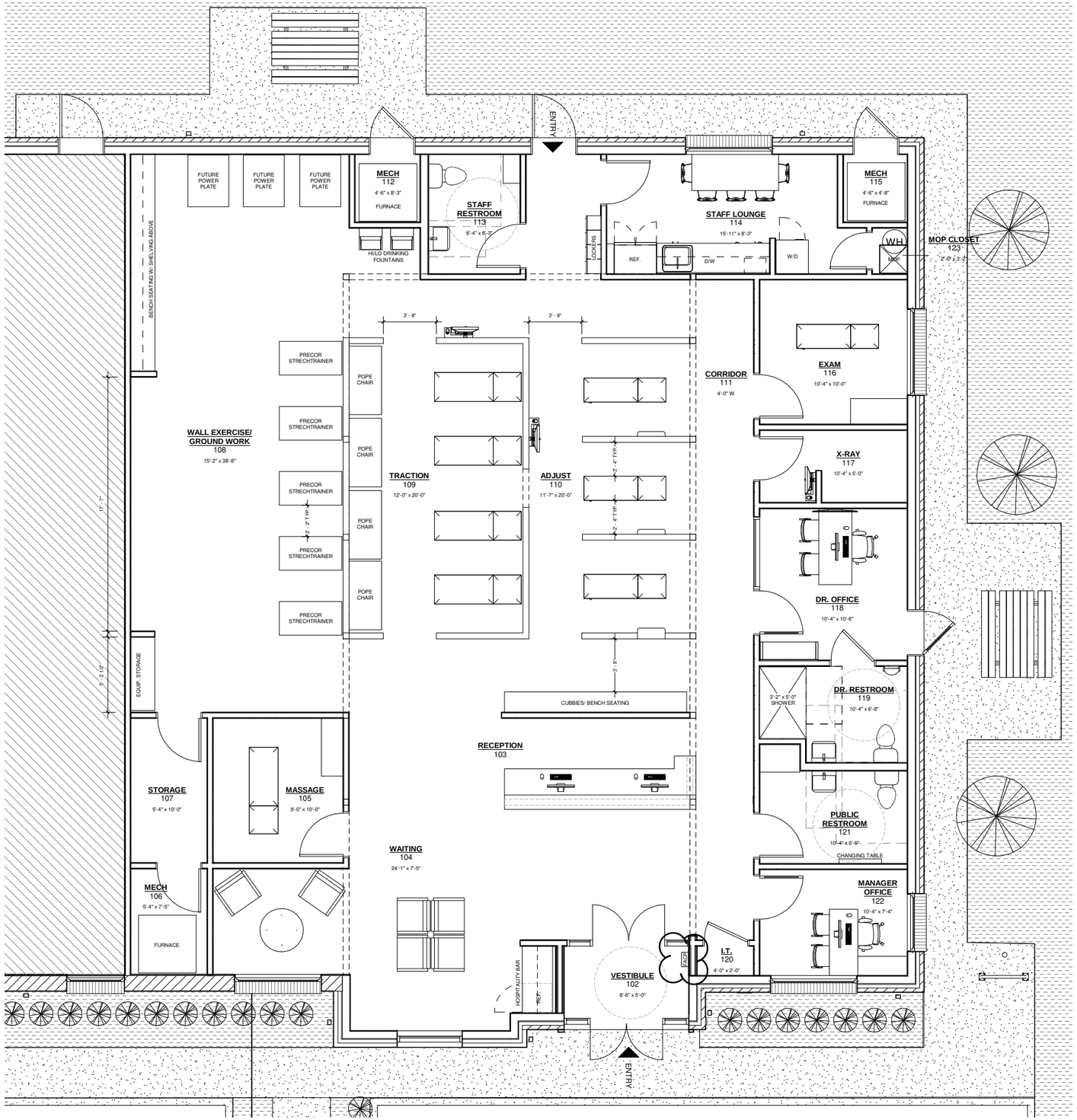
Project number 19420

G1-4

Scale As indicated

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1 FLOOR PLAN
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

FLOOR PLAN KEY

- EXISTING WALLS
- NEW WALLS
- N.I.C.

GENERAL NOTES:

A. SUBCONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO COMMENCEMENT OF DEMOLITION/ CONSTRUCTION.
B. IF EXISTING BUILDING ELEMENTS WHICH WOULD OBSTRUCT THE PROPER EXECUTION OF THE DESIGN INTENT ARE FOUND, BUT ARE NOT SPECIFIED IN THE CONSTRUCTION DOCUMENTS, CONTACT INTERIOR DESIGNER/ARCHITECT & WAIT FOR INSTRUCTION.
C. ALL BUILDING COMPONENTS & FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE AND, IF DAMAGED, SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
D. DRYWALL CONSTRUCTION PARTITIONS, BULKHEADS, JOINTS, & HOLES TO BE TAPED & SANDED FOR FINISHING TO LIKE-NEW CONDITION.
E. ANY WOOD FRAMING, BLOCKING, & PLYWOOD SHALL BE FIRE RETARDANT TREATED WOOD.
F. SUBCONTRACTORS SHALL INSTALL EMERGENCY LIGHTING, SPRINKLERS, EXIT SIGNS, & FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE MARSHAL.
G. SUBCONTRACTORS SHALL REVIEW & UNDERSTAND PROJECT REQUIREMENTS & DRAWINGS FOR NEW CONSTRUCTION WORK & VISIT SITE TO DETERMINE EXTENT OF DEMOLITION PRIOR TO PERFORMING ANY WORK. SUBCONTRACTORS SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
H. SUBCONTRACTORS SHALL COORDINATE WITH THE BUILDING OWNER THE MEANS OF TRASH REMOVAL FOR DEMOLITION AS WELL AS DURING BUILD OUT. SUBCONTRACTORS WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED DEMOLITION & CONSTRUCTION PERMITS, INSPECTIONS, & APPROVALS & COMPLY WITH ALL STANDARDS OF CONSTRUCTION.
I. SUBCONTRACTORS SHALL NOTE THAT UPON INSPECTION OF SITE, EXISTING CONDITIONS, & ACCEPTANCE OF BID, SUBCONTRACTORS ACCEPT RESPONSIBILITY TO COMPLETE ALL WORK AS DETAILED IN THE CONSTRUCTION DOCUMENTS. CHANGE ORDERS FOR ADDITIONAL WORK WILL NOT BE PERMITTED UNLESS THE WORK IS NOT CALLED OUT IN THE DOCUMENTS OR A HIDDEN CONDITION EXISTS THAT PREVENTS EXECUTING THE WORK AS DETAILED IN THE DRAWINGS. APPROVAL OF ADDITIONAL COST & SCOPE OF WORK TO BE OBTAINED FROM PROJECT MANAGER PRIOR TO EXECUTING WORK.
J. ALL PENETRATIONS THROUGH FIRE RATED & SOUND RATED WALLS SHALL BE SEALED WITH FIRE CAULK MATERIAL.
K. SUBMITTALS ARE REQUIRED ON ALL SUBCONTRACTOR SUPPLIED ITEMS TO APEX.
L. ALL MATERIAL & LABOR SHALL BE WARRANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.
M. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES AS INTERPRETED BY THE GOVERNING AUTHORITIES.
N. CLEAN ALL DOORS, GLASS WINDOWS, FLOORS, CARPET, & OTHER SURFACES SOILED DURING CONSTRUCTION. REPAIR TO LIKE NEW CONDITION OR REPLACE ANY ITEMS OR SURFACES DAMAGED AS A RESULT OF THE CONSTRUCTION.
O. SUBCONTRACTORS SHALL PROVIDE SUFFICIENT ATTACHMENT & IN-WALL/HIDDEN BLOCKING REQUIRED FOR WALL-HUNG ITEMS, EQUIPMENT, & OTHER CONSTRUCTION.
P. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ANY OTHER SUBCONTRACTORS ON THE JOB SO AS TO PREVENT CONFLICTS DURING CONSTRUCTION. ADDITIONAL WORK CAUSED BY A LACK OF COORDINATION BETWEEN SUBCONTRACTORS SHALL NOT BE AT THE OWNER'S EXPENSE.
Q. PROVIDE VAPOR BARRIERS IF NOT ALREADY EXISTING AT ALL EXISTING & EXPOSED EXTERIOR WALLS OR ATTIC INSULATION, OR ANY OTHER AREA THAT NEEDS IT BY CODE/BEST PRACTICE
R. REFER TO THE A5 SERIES SHEETS FOR FULL SCHEDULES.
S. IN SPRINKLERED BUILDINGS THE CLEARANCE IS 18" FROM THE CEILING AND NON-SPRINKLERED BUILDING THE CLEARANCE IS 24", NOTHING SHALL BE STORED/ SHELVING INSTALLED ABOVE THIS POINT.
T. *AT BATHROOM WALLS WITH TILED FINISH (DESCRIBED ON PLAN), PROVIDE 1/2" WATERPROOF GYPSUM BOARD ON ROOM SIDE WITH STAGGERED JOINTS. AT ROOM WITH HOSE BIBS PROVIDE CEMENT BOARD UP 48" AFF MIN.

3144 SQFT

0' 2' 4' 8' 16'

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DR. DREW VOELSCH

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ARLINGTON HTS., IL

CUSTOMER SIGN-OFF OF LAYOUT AND DESIGN

☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES

CUSTOMER NAME: _____

DATE: _____

SET IN PROGRESS NOT FOR CONSTRUCTION

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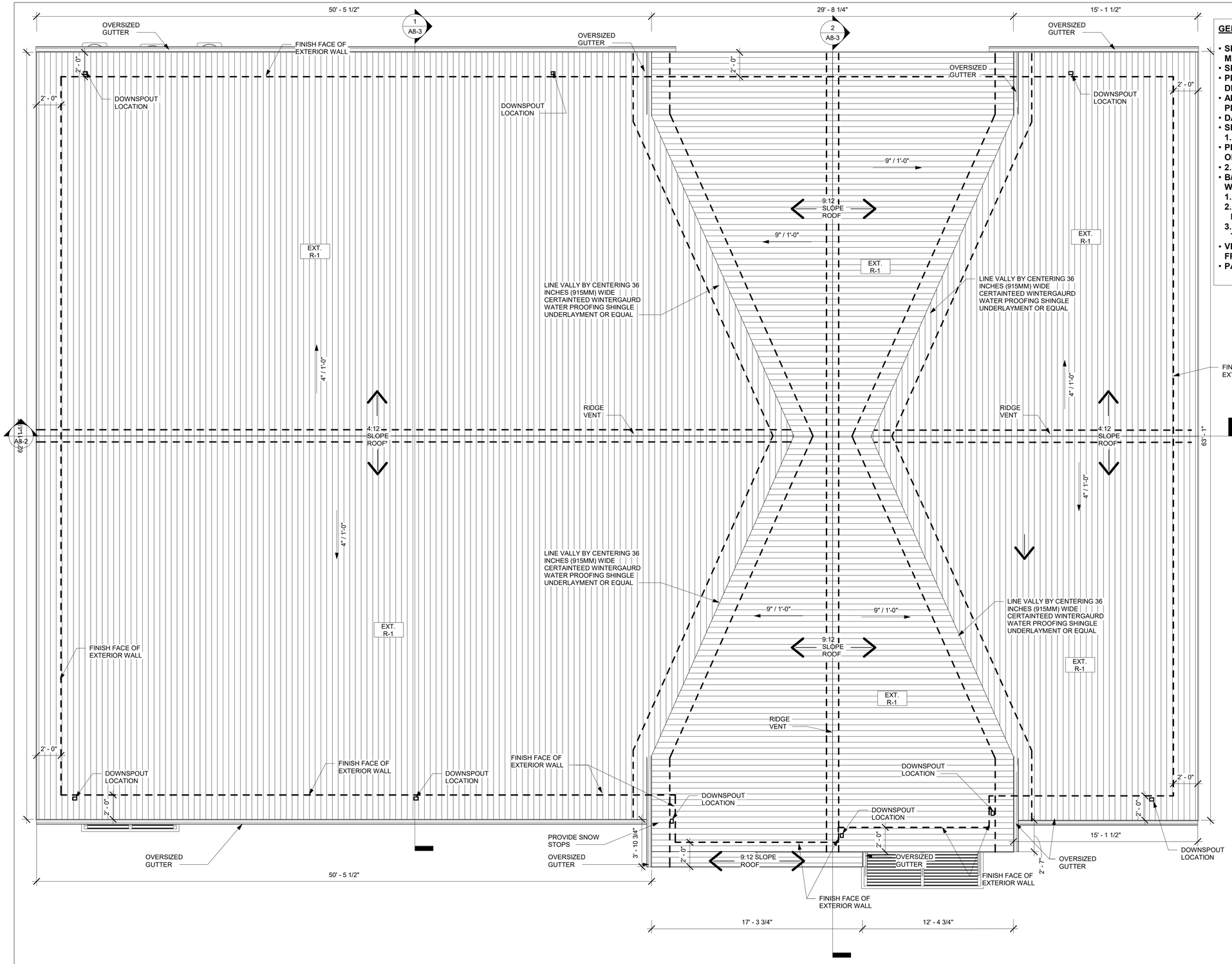
No.	Description	Date
1	VAH REVIEW REVISIONS	04/19/2021
2	VAH REVIEW REVISIONS #2	05/17/2021

FLOOR PLAN & GENERAL NOTES

Project number	19420
Date	4/16/2021
Drawn by	MLJ
Checked by	
	A1-1
Scale	As indicated

4/16/2021 10:14:29 AM

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GENERAL NOTES:

- SEE EXTERIOR FINISH SCHEDULE FOR MATERIAL SPECIFICATIONS
- SLOPE PER ARROWS ON PLAN
- PITCHED ROOFS TO FOLLOW SLOPE AND DIRECTION PER ROOF PLAN
- ARROW ON PLAN DENOTES DIRECTION OF PITCH
- DASH LINES DENOTE WALLS BELOW ROOF
- SEE SHEET A8-0 FOR ROOFING MATERIALS
  1. METAL ROOF THROUGHOUT
- PROVIDE ICE WATER SHIELD 4'-0" FROM EDGE OF ROOF AS SHOWN ON PLAN
- 2. PROVIDE SYNTHETIC UNDERLAYMENT
- B/TRUSSES ON THE INSIDE OF EXTERIOR WALLS PROVIDE
  1. MIN R38 INSULATION (ROCK WOOL)
  2. VISQUEEN VAPOR BARREIR BELOW INSULATION
  3. 5/8" GYP. AT BOTTOM OF TRUSS, PROVIDE TEAR AWAY BEAD BETWEEN TRUSS AND GYP.
- VENTED EAVES W/ BAFFLES BETWEEN FRAMING
- PAC-CLAD VENTED ROOF RIDGE

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No.	Description	Date
1	VAH REVIEW REVISIONS	04/19/2021
2	VAH REVIEW REVISIONS #2	05/17/2021

NEW ROOF PLAN

Project number 19420

A1-4

Scale 1/4" = 1'-0"

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No.	Description	Date
1	VAH REVIEW REVISIONS	04/19/2021
2	VAH REVIEW REVISIONS #2	05/17/2021

RENDERING

Project number 19420

A8-0A

Scale

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RENDERINGS

Project number 19420

A8-0B

Scale

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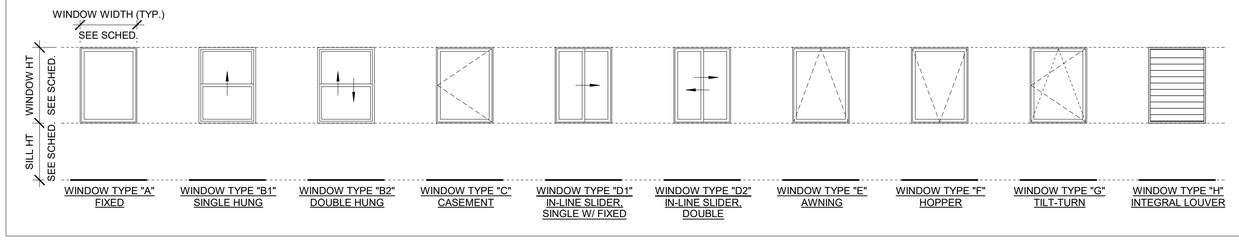
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WINDOW SCHEDULE

1. REFER TO APPROVED COMPONENT BOOK FOR MORE DETAILED WINDOW SPECIFICATION INFORMATION.

WINDOW NO.	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	WINDOW MATERIAL	FRAME MATERIAL	REMARKS
A	4' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES,SPECIFIED EQUAL (SEE ELEVATIONS); BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
C	6' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES,SPECIFIED EQUAL (SEE ELEVATIONS); BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
D	2' - 0"	3' - 0"		H	ALUMINUM	ALUMINUM	MODEL TBD- BLACK FINISH
F	4' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES,SPECIFIED EQUAL (SEE ELEVATIONS); BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
G	4' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES,SPECIFIED EQUAL (SEE ELEVATIONS); BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
H	6' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES,SPECIFIED EQUAL (SEE ELEVATIONS); BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS

WINDOW TYPES



EXTERIOR FINISH SCHEDULE

1. EQUAL PRODUCTS ARE ACCPETABLE AFTER IT HAS BEN SUBMITTED & APROVED BY ARCHITECT.

2. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS

TAG	MATERIAL	MFG.	SPECIFICATION / DESCRIPTION	LOCATION	REMARKS
EXT. BR-1	BRICK	GLEN GERY	PROFILE: MODULAR; COLOR: ASPEN WHITE	PER ELEVATIONS	PROVIDE BRICK FOR BRICK SILL AT WINDOWS AND BRICK TO SIDING TRANSITIONS
EXT. C-1	COPING	PAC-CLAD	PROFILE:PAC-TITE COPING; COLOR: MATT BLACK	AT DUMPSTER ENCLOSURE	
EXT. DS-1	OVER SIZE DOWNSPOUT	EGUTTER	PROFILE: 6" COMMERCIAL BOX GUTTER IN .032: KYNAR ALUMINUM ; COLOR: MATTE BLACK	PER ELEVATIONS & ROOF PLAN	
EXT. F-1	ROOF FASCIA	PAC-CLAD	PROFILE: SS RAKE FASCIA; COLOR: MATTE BLACK	PER ELEVATIONS & ROOF PLAN	
EXT. GT-1	OVER SIZE GUTTER	EGUTTER	PROFILE:4"X6" EXTRA WIDE COMMERCIAL IN .032 KYNAR ALUMINUM ; COLOR: MATT BLACK	PER ELEVATIONS & ROOF PLAN	
EXT. R-1	METAL ROOF	PAC-CLAD	PROFILE: SNAP-ON BATTEN 12" O.C. ; COLOR: MATTE BLACK	PER ROOF PLAN	
EXT. S-1	METAL SIDING	PAC-CLAD	PROFILE: SNAP-ON BATTEN, 18" O.C. ; COLOR: CHARCOAL	PER ELEVATIONS	

PROJECT ENERGY CODE INFORMATION

CLIMATE ZONE ZONE 5A

DOES THE BUILDING INCLUDE GROUP R OCCUPANCY? NO

OPAQUE ENVELOPE ITEM	REQUIRED R-VALUE	ACTUAL R-VALUE
ROOF (ATTIC AND OTHER)	R38	R38
WALLS ABOVE GRADE (WOOD FRAMED AND OTHER)	R13 + R3.8ci OR R20	R20
WALLS BELOW GRADE	R7.5ci	R7.5ci
SLAB-ON-GRADE FLOORS (UNHEATED SLABS)	R10 FOR 24" BELOW	R10 FOR 24" BELOW
OPAQUE DOORS (NONSWINGING)	R4.75	R8
OPAQUE DOORS (SWINGING)	0.37 U-VALUE	0.37 U-VALUE

ENVELOPE FENESTRATION	REQUIRED	ACTUAL
FIXED FENESTRATION	0.38	0.38
OPERABLE FENESTRATION	0.45	0.45
ENTRANCE DOORS	0.77	0.77
SHGC - NORTH ORIENTATION (PF < 0.2)	0.53	0.53
SHGC - SEW ORIENTATION (PF < 0.2)	0.38	0.38
SKYLIGHTS U-FACTOR	0.50	N/A
SKYLIGHTS SHGC	0.40	N/A

apex DESIGN › BUILD

9550 W.Higgins Rd. 170
Rosemont, IL 60018

DOC V'S CHIROPRACTIC

DR. DREW VOELSCH

1650 S. ARLINGTON HTS RD,
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No.	Description	Date
1	VAH REVIEW REVISIONS	04/19/2021
2	VAH REVIEW REVISIONS #2	05/17/2021

EXTERIOR FINISH SCHEDULES

Project number 19420

A8-0C

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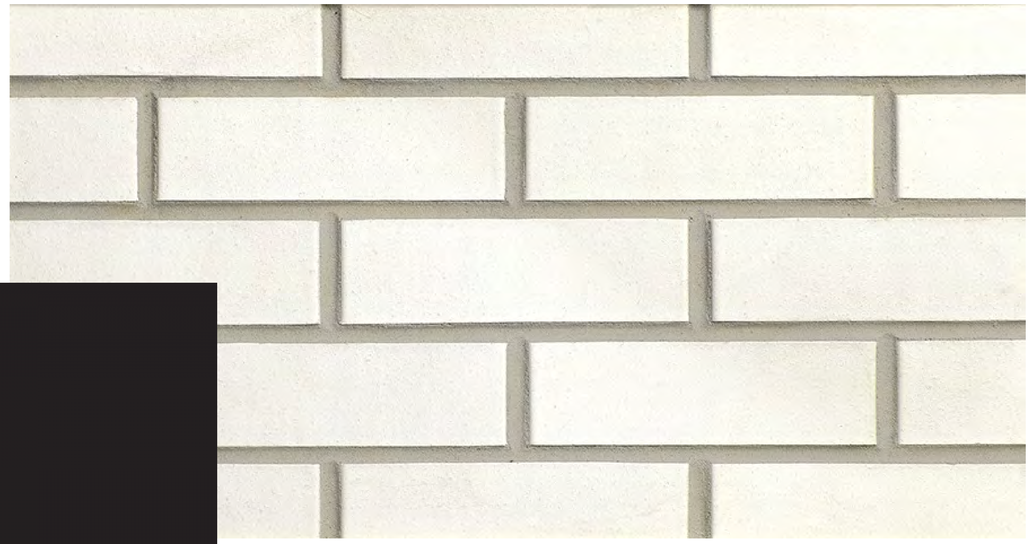
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ROOFING



WINDOWS





BRICK

SIDING- SEE RENDERING FOR ACTUAL FINISH

FASCIA

SAMPLE BOARD IS FOR MATERIAL EXAMPLES ONLY - SEE RENDERINGS AND EXTERIOR SCHEDULE FOR ACTUAL FINISH COLOR

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MATERIAL SAMPLE BOARD

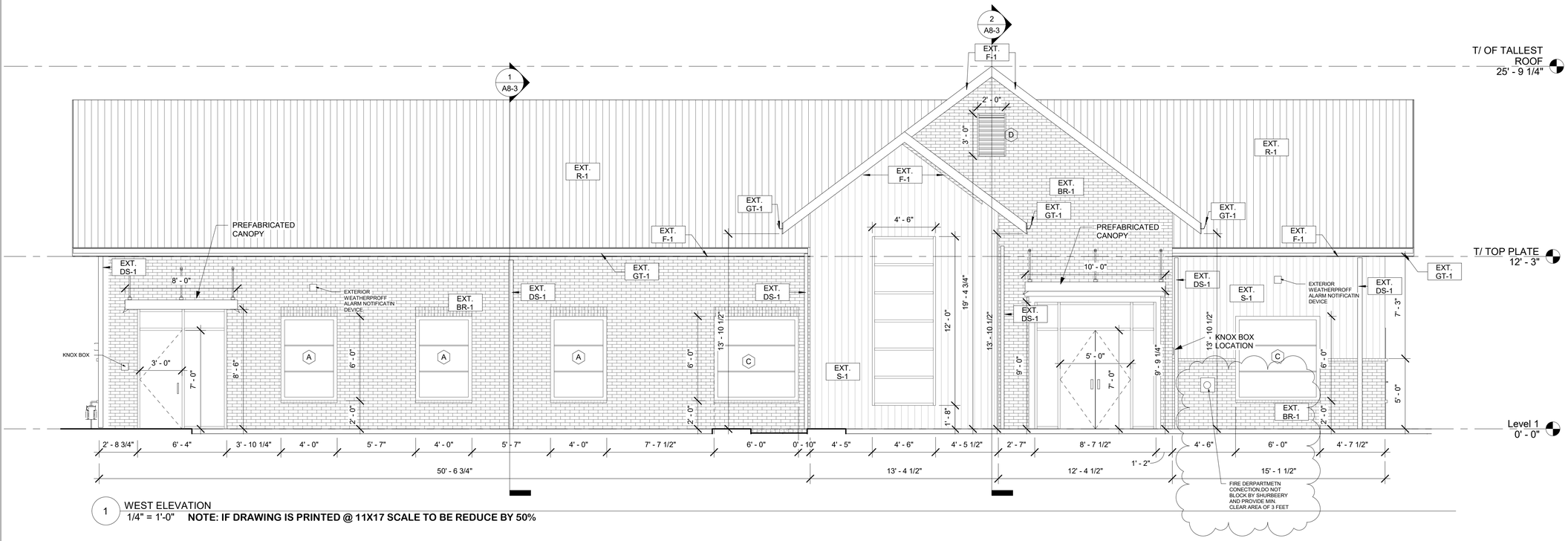
Project number 19420

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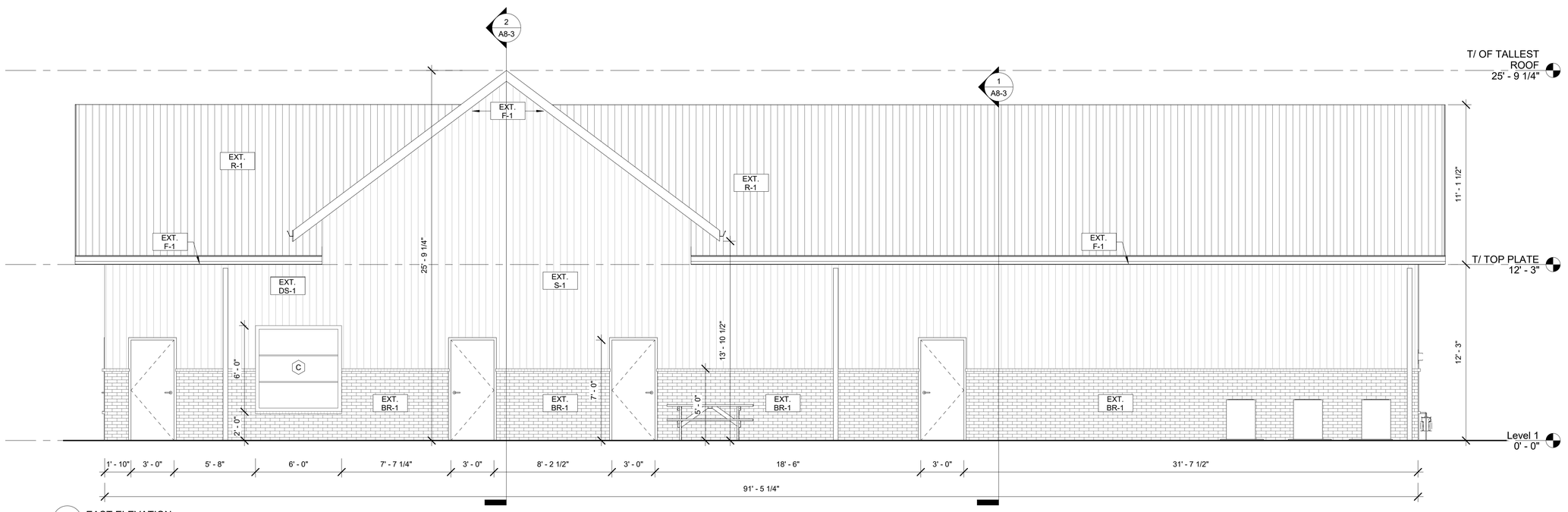
Scale

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1 WEST ELEVATION
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



2 EAST ELEVATION
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

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2	VAH REVIEW REVISIONS #2	05/17/2021

EXTERIOR ELEVATIONS

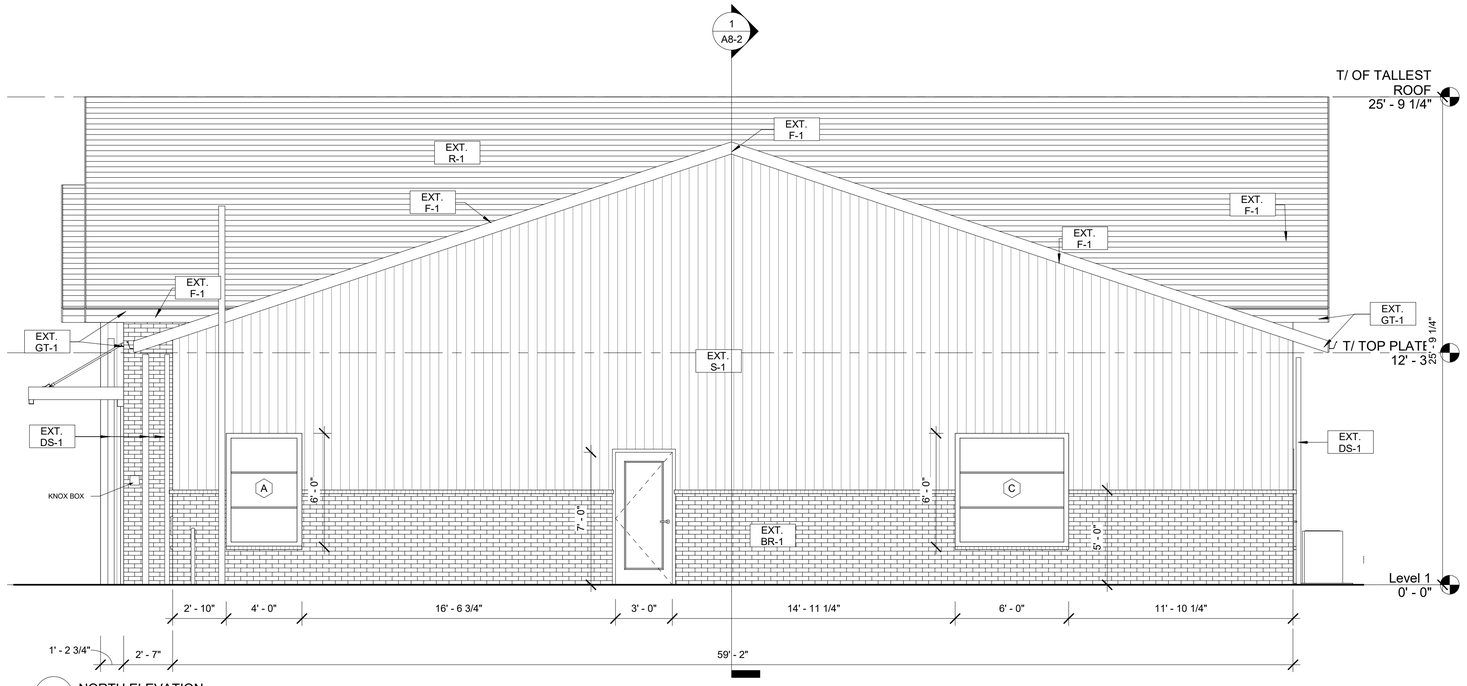
Project number 19420

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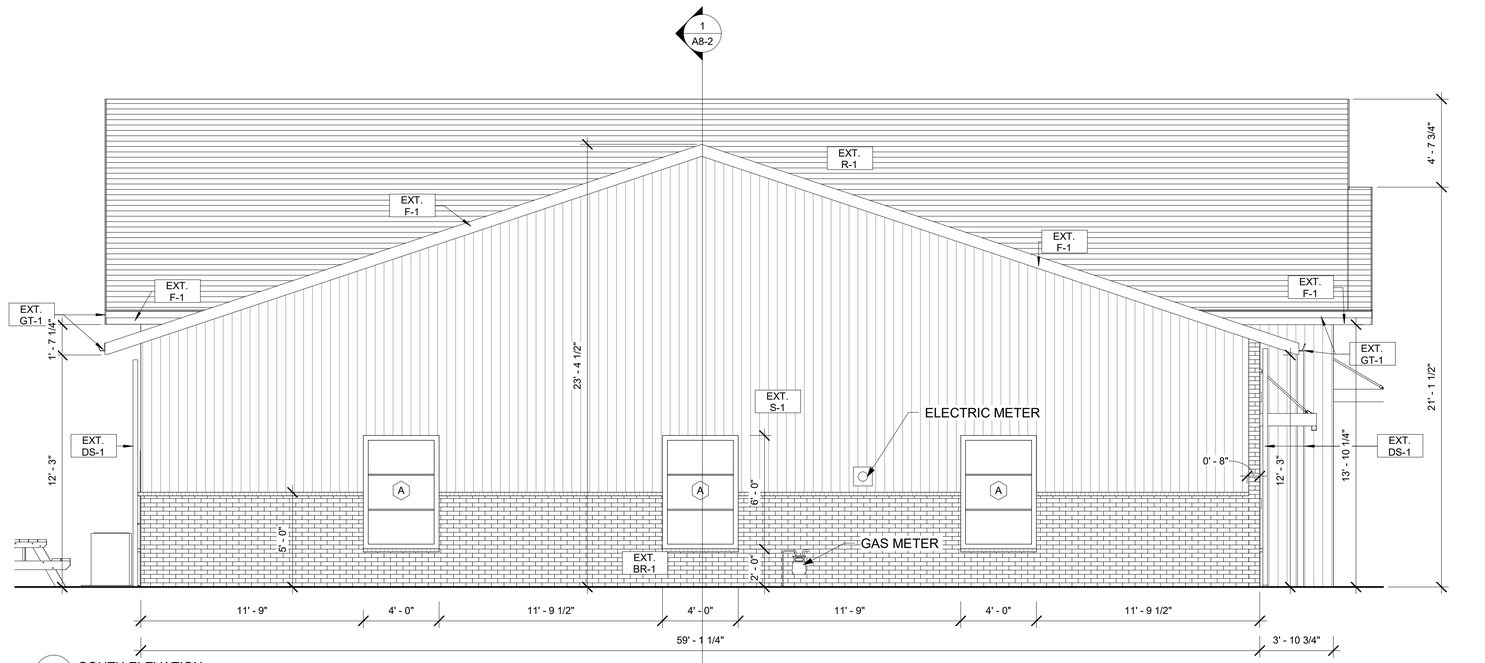
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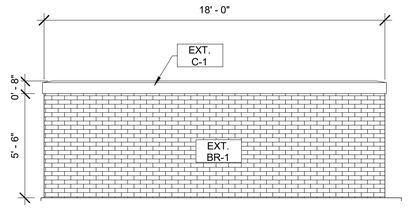
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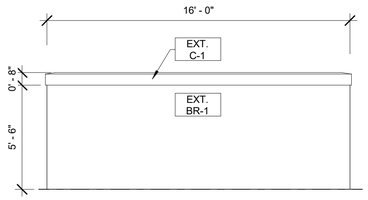
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1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



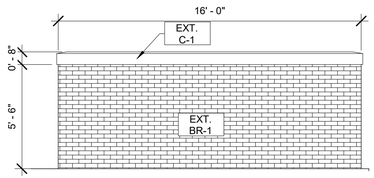
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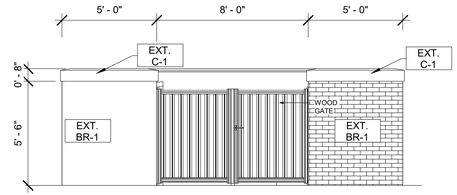
4 DUMPSTER ENCLOSURE SOUTH
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



3 DUMPSTER ENCLOSURE WEST
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



5 DUMPSTER ENCLOSURE EAST
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



6 DUMPSTER ENCLOSURE NORTH
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

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Project number 19420

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Traffic Impact Study
Proposed Medical Office Building

Arlington Heights, Illinois



Prepared For:

COOK ENGINEERING GROUP

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

March 4, 2021

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed medical office building to be located in Arlington Heights, Illinois. The site, which is currently vacant, is located on the west side of Arlington Heights Road opposite Council Trail. As proposed, the site will be developed with an approximately 5,124 square-foot medical office building (MOB) and a 29-space surface parking lot. Access to the proposed development will be provided via a proposed full movement access on Arlington Heights Road aligned opposite Council Trail.

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

The sections of this report present the following:

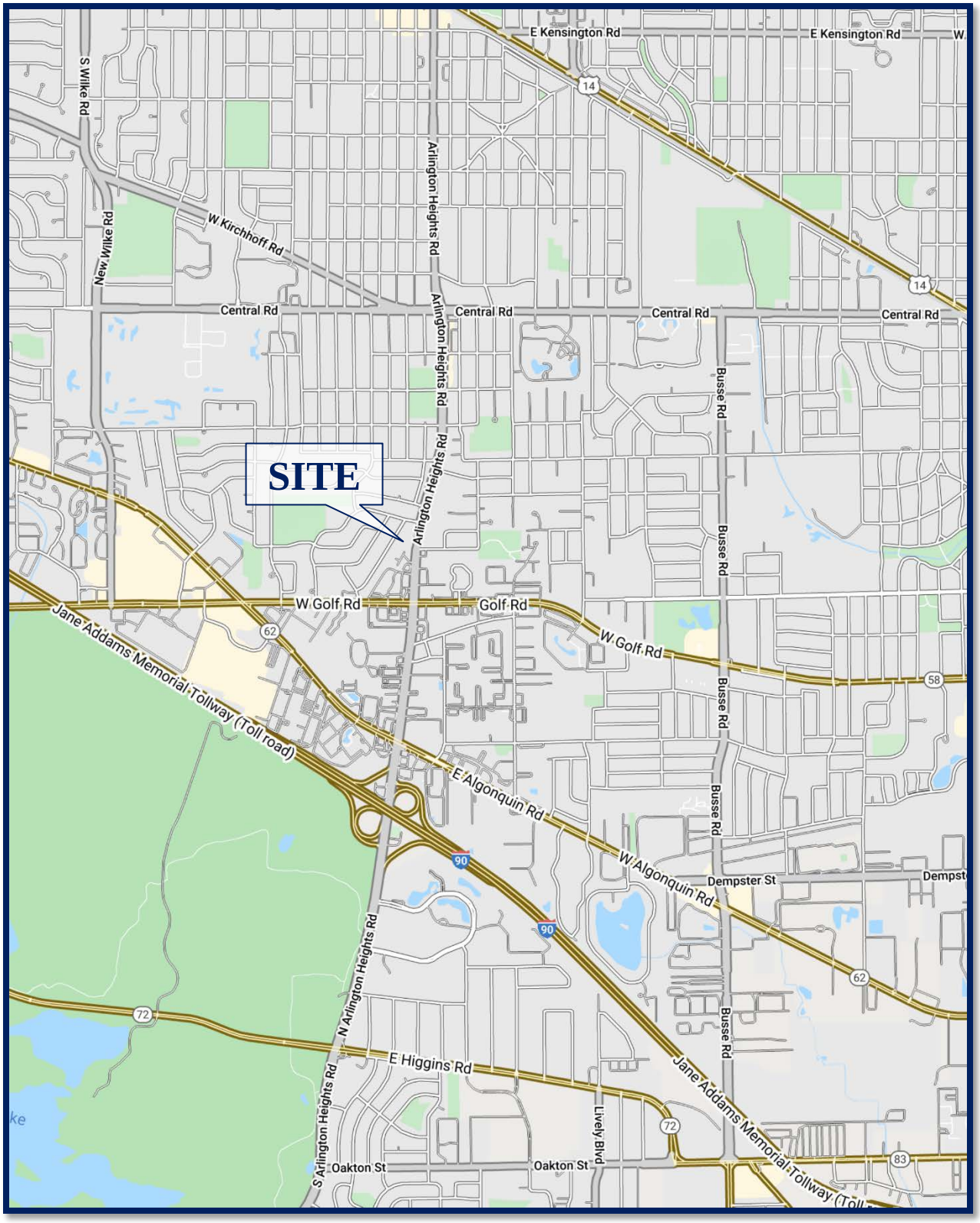
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening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

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

1. Year 2021 Base Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes conducted in 2021 increased to represent pre-pandemic conditions.

2. Year 2027 No-Build Conditions – Analyzes the capacity of the existing roadway system using Year 2021 base traffic volumes increased by an ambient area growth factor not attributable to any particular development.

3. Year 2027 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

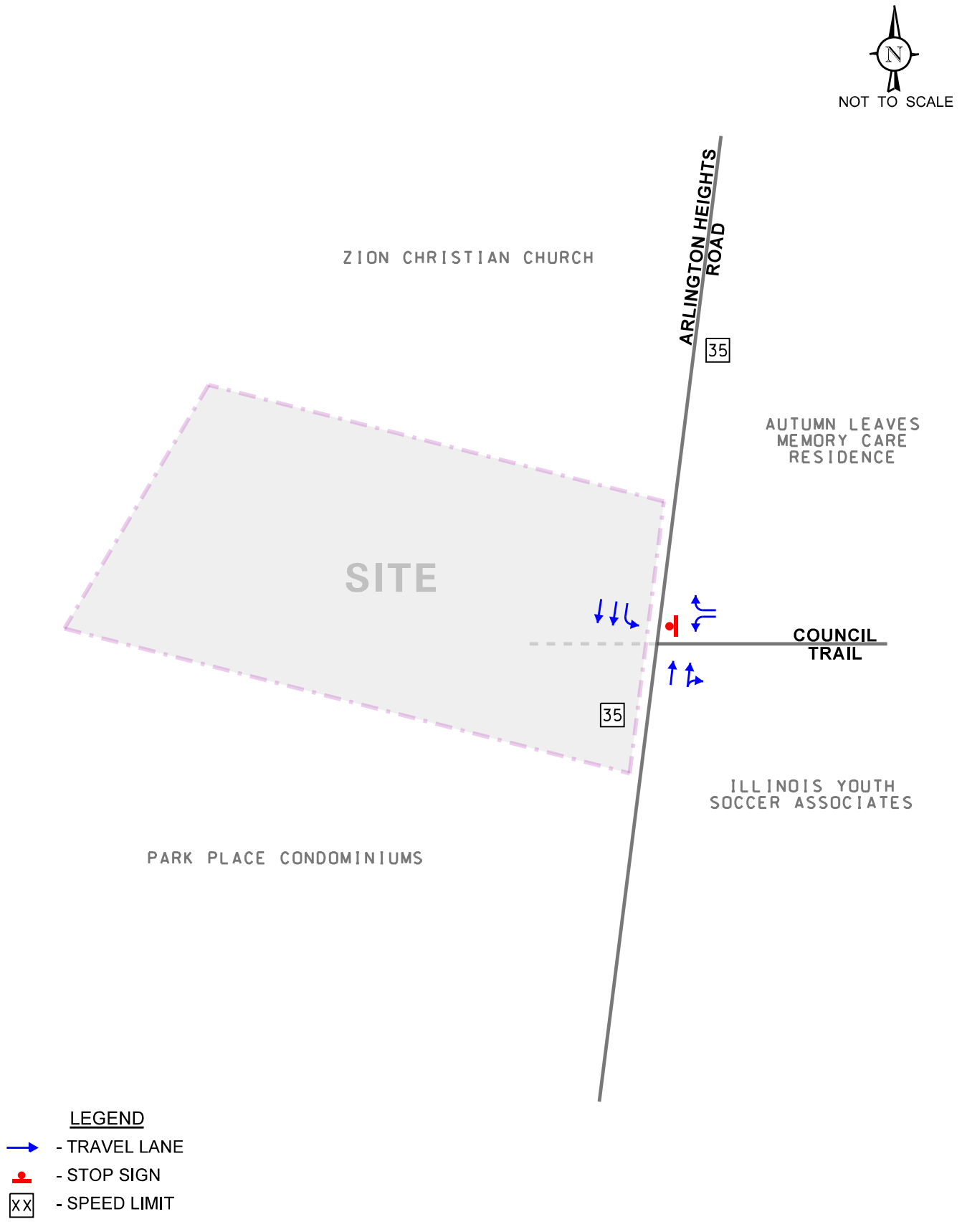
The site, which is currently vacant, is located on the west side of Arlington Heights Road opposite its intersection with Council Trail. The site is bounded by the Zion Christian Church to the north, Arlington Heights Road to the east, single-family homes to the west, and the Park Place Condominiums to the south. Land uses in the vicinity of the site are primarily commercial and residential and include single family homes to the north and west, the Autumn Leaves Memory Care Residence and the Illinois Youth Soccer Association to the east, and Jewel-Osco to the south.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Arlington Heights Road is a north-south arterial roadway that in the vicinity of the site provides two through lanes in each direction. At its unsignalized intersection with Council Trail, Arlington Heights Road provides a through lane and a combined through/right-turn lane on the northbound approach and two through lanes and an exclusive left-turn lane on the southbound approach. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation, is not classified as a Strategic Regional Arterial, carries an annual average daily traffic (AADT) volume of 30,400 vehicles (IDOT 2018) and has a posted speed limit of 35 miles per hour.

Council Trail is an east-west local roadway that provides one lane in each direction and extends from Arlington Heights Road east to its terminus at Belmont Avenue. At its unsignalized intersection with Arlington Heights Road, Council Trail provides an exclusive left-turn lane and an exclusive right-turn lane. Council Trail is under the jurisdiction of the Village of Arlington Heights.



Proposed Medical Office Building
Arlington Heights, Illinois

Existing Roadway Characteristics

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

Job No: 21-042 Figure: 3

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts at the intersection of Arlington Heights Road with Council Trail. The counts were conducted on Thursday, February 11, 2021 during the weekday evening period (4:00 P.M. to 6:00 P.M.) peak period and on Friday February 12, 2021 during the weekday morning peak hour (7:00 A.M. to 9:00 A.M.) peak period. The results of the traffic counts show that the peak hours of traffic generally occur between 8:00 A.M. and 9:00 A.M. during the morning peak period and between 4:00 P.M. and 5:00 P.M. during the evening peak period. Copies of the traffic count summary sheets are included in the Appendix. Given the ongoing Pandemic, the traffic volumes were compared to hourly volume counts conducted by IDOT on Arlington Heights Road in 2018 increased by an ambient growth factor. Based on the comparison and in order to accurately represent Year 2021 conditions, traffic volumes were increased by 15 percent during the weekday morning and 10 percent during the weekday evening. The Year 2021 base traffic volumes are illustrated in **Figure 4**.

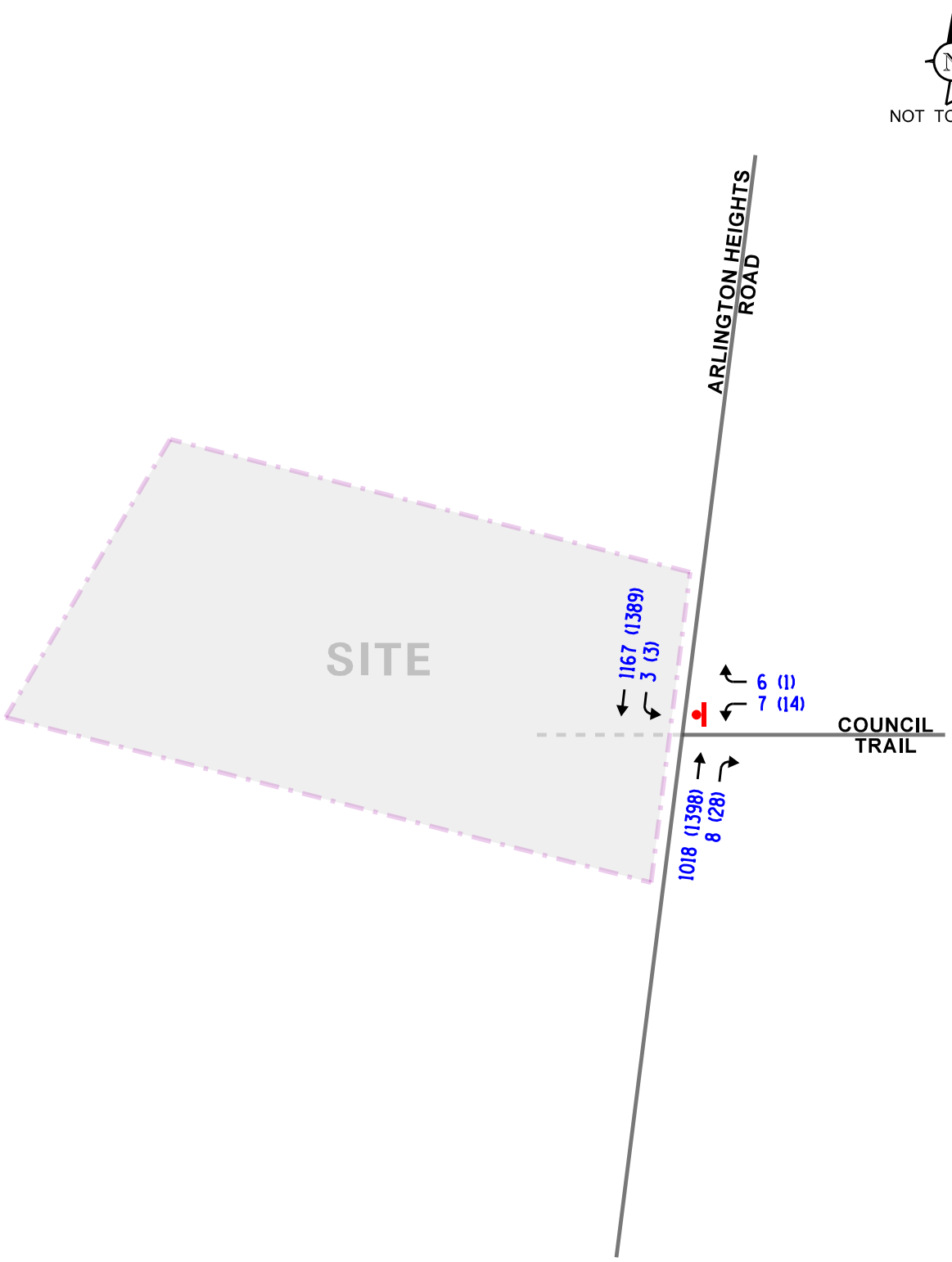
Crash Analysis

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2015 to 2019) for the intersection of Arlington Heights Road with Council Trail. A review of the crash data indicated that no fatalities were reported at the intersection during the five-year period. **Table 1** shows a summary of the crash data for the studied intersection.

Table 1
ARLINGTON HEIGHTS ROAD WITH COUNCIL TRAIL – CRASH SUMMARY

	Type of Accident Frequency						
Year	**Angle**	**Object**	**Rear End**	**Sideswipe**	**Turning**	**Other**	**Total**
2015	0	0	2	0	1	0	3
2016	0	0	3	0	0	0	3
2017	0	0	1	0	1	0	2
2018	0	0	0	1	0	0	1
2019	0	0	0	0	1	0	1
Total	**0**	**0**	**6**	**1**	**3**	**0**	**10**
Average/Year	**--**	**--**	**1.2**	**<1.0**	**<1.0**	**--**	**2.0**

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



LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:00-5:00 PM)

Proposed Medical Office Building Arlington Heights, Illinois	Year 2021 Base Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 21-042 Figure: 4

3. Traffic Characteristics of the Proposed Development

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

Proposed Site and Development Plan

As proposed, the site will be developed an approximately 5,124 square-foot medical office building (MOB) and a 29-space surface parking lot. Access to the site will be provided via a proposed full movement access on Arlington Heights Road aligned opposite Council Trail. This access drive should provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and a shared through/right-turn lane. Outbound movements will be under stop sign control. Inbound (northbound) left turns into the site from Arlington Heights Road will be accommodated by the existing mountable median. A copy of the preliminary site plan is included in the Appendix.

Directional Distribution

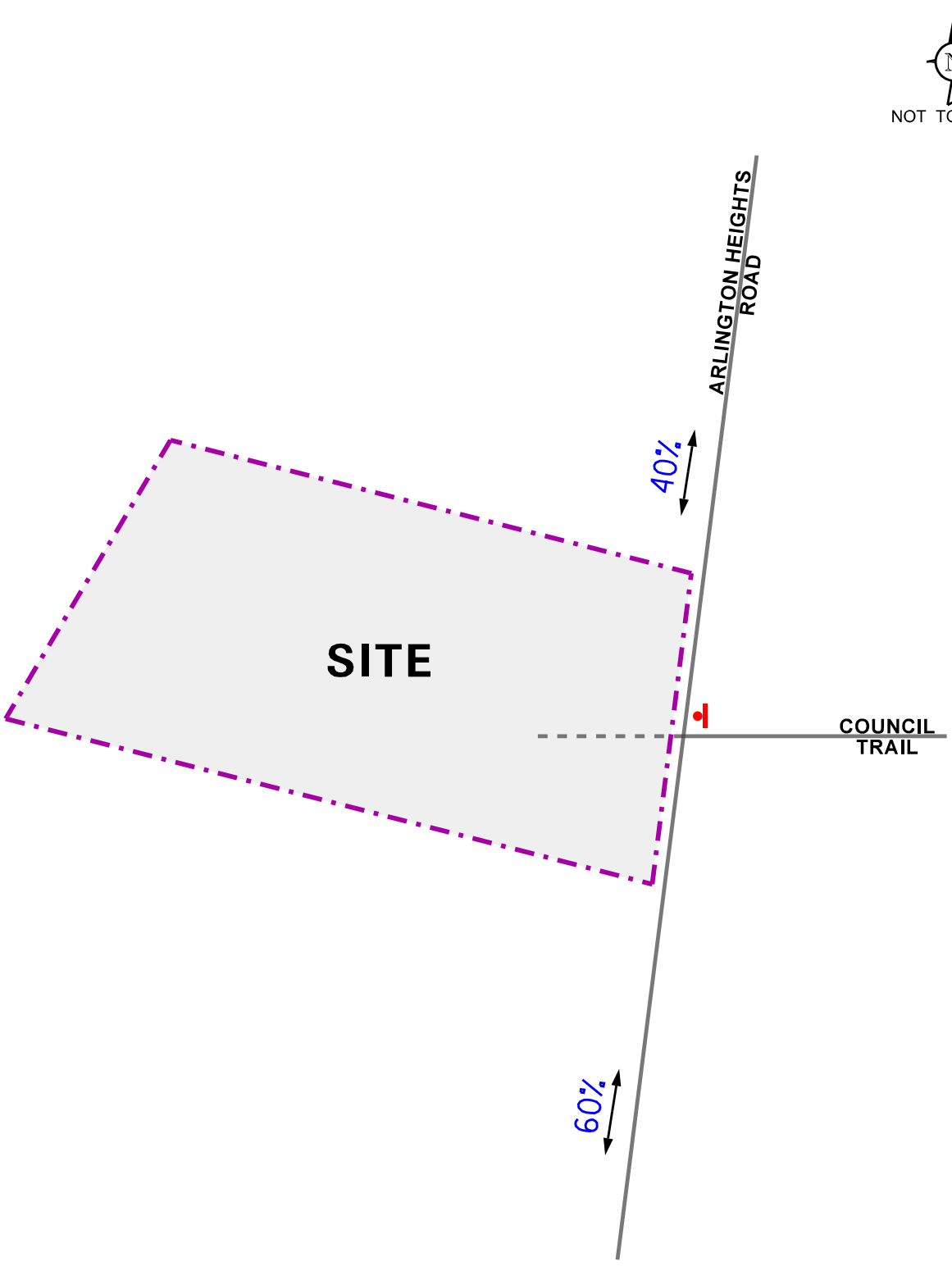
The directions from which traffic will approach and depart the development were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). The "Medical-Dental Office Building" (Land-Use Code 720) rate was used for the proposed development. Copies of the ITE trip generation worksheets are included in the Appendix. **Table 2** summarizes the trips projected to be generated by the proposed development.

Table 2
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Traffic
		In	Out	Total	In	Out	Total	
720	Medical Office Building (5,124 s.f.)	12	4	16	5	14	19	110



LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET

Proposed Medical Office Building Arlington Heights, Illinois	Estimated Directional Distribution	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 21-042 Figure: 5

4. Projected Traffic Conditions

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

Development Traffic Assignment

The estimated weekday morning, weekday evening, and Saturday midday peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the vehicle trips generated by the proposed development.

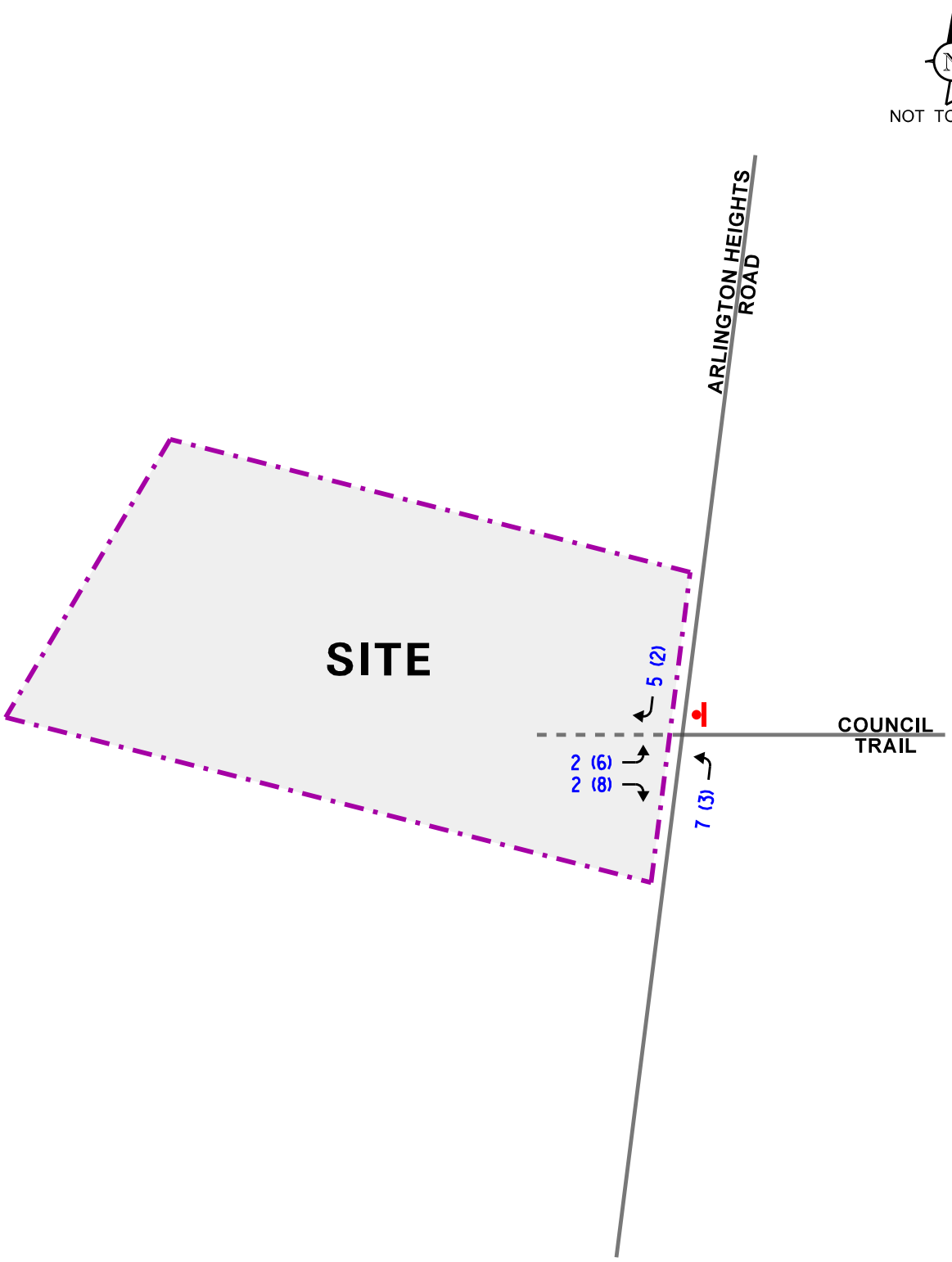
Background Traffic Conditions

The Year 2021 base traffic volumes (Figure 4) were increased to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated March 3, 2021, the existing traffic volumes are projected to increase by a compounded annual growth rate of 0.4 percent per year. As such, traffic volumes were increased by approximately 2.5 percent total to represent Year 2027 conditions (one-year buildout plus five years). A copy of the CMAP projections letter is included in the Appendix.

The Year 2027 no-build traffic volumes, which include the existing traffic volumes increased by the regional growth factor, are illustrated in **Figure 7**.

Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the Year 2027 no-build traffic volumes to determine the Year 2027 total projected traffic volumes, as shown in **Figure 8**.

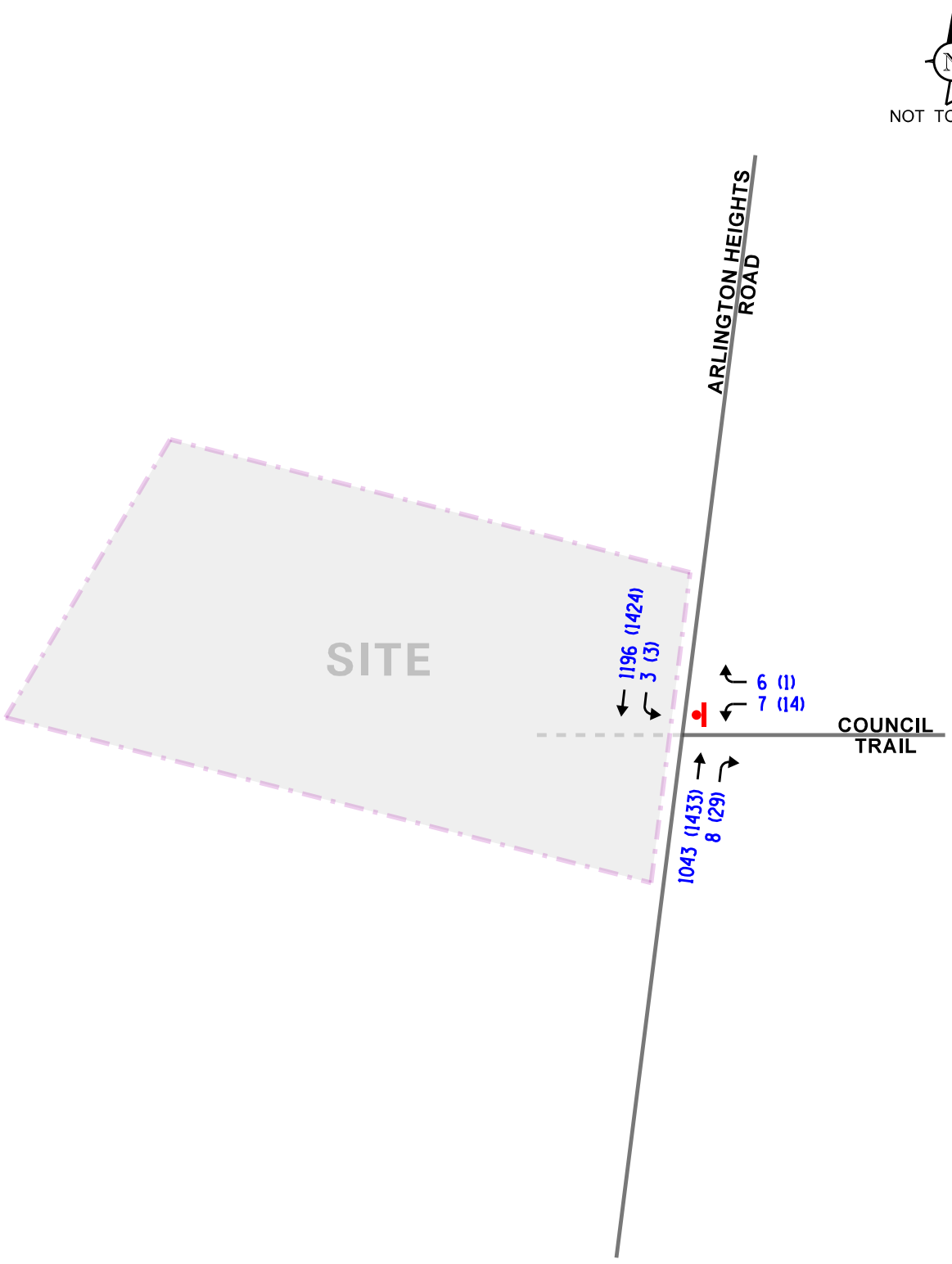


LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:00-5:00 PM)

Proposed Medical Office Building Arlington Heights, Illinois	Estimated Site-Generated Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 21-042 Figure: 6

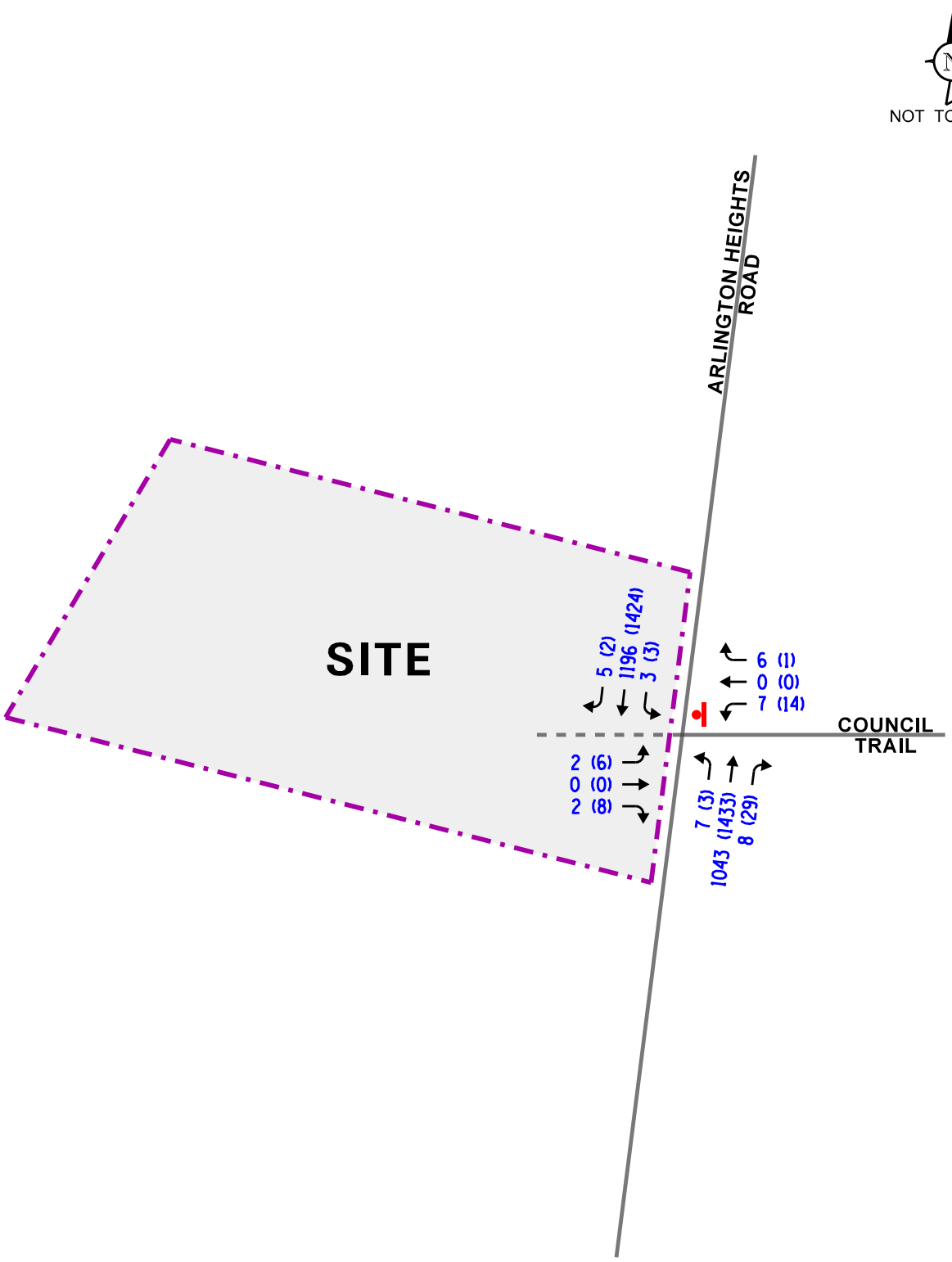


LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:00-5:00 PM)

Proposed Medical Office Building Arlington Heights, Illinois	Year 2027 No-Build Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 21-042 Figure: 7



LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:00-5:00 PM)

Proposed Medical Office Building
Arlington Heights, Illinois

Year 2027 Total Projected Traffic Volumes

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

Job No: 21-042 Figure: 8

5. Traffic Analysis and Recommendations

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

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the Year 2021 base, Year 2027 no-build, and Year 2027 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th Edition* and analyzed using Synchro/SimTraffic 10 software.

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

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

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the base, no-build, and total projected conditions are presented in **Table 3**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 7
CAPACITY ANALYSIS RESULTS – ARLINGTON HEIGHTS ROAD WITH COUNCIL TRAIL – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Year 2021 Base Conditions				
• Westbound Left Turn	C	23.3	E	41.1
• Westbound Right Turn	B	13.1	C	15.3
• Southbound Left Turn	B	10.5	B	13.2
Year 2027 No-Build Conditions				
• Westbound Left Turn	C	24.0	E	42.8
• Westbound Right Turn	B	13.3	C	15.7
• Southbound Left Turn	B	10.7	B	13.5
Year 2027 Total Projected Conditions				
• Eastbound Left Turn	D	32.1	E	48.1
• Eastbound Right Turn	B	13.5	C	15.6
• Westbound Left Turn	D	29.4	F	59.3
• Westbound Right Turn	B	13.3	C	15.7
• Northbound Left Turn	B	11.6	B	13.2
• Southbound Left Turn	B	10.7	B	13.5

LOS = Level of Service
Delay is measured in seconds.

Discussion and Recommendations

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

Arlington Heights Road with Council Trail

The results of the capacity analyses indicate that under existing conditions westbound left-turn movements operate at LOS C during the weekday morning peak and LOS E during the weekday evening peak hour and the westbound right-turn movement operates at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour. Further, the southbound left-turn movement operate at LOS B during both peak hours.

Under proposed conditions, Council Drive will be aligned opposite the proposed access drive. This access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and a shared through/right-turn lane. Outbound movements will be under stop sign control. As previously mentioned, northbound left-turn movements from Arlington Heights Road can be accommodated via the existing mountable median. It is recommended that as part of the development the existing right-turn lane on Council Trail be restriped as a shared through/right-turn lane. When the total projected traffic volumes are compared to the turn lane warrant guidelines published in Chapter 36 of the IDOT *Bureau of Design and Environment* (BDE) Manual, included in the Appendix, a southbound right-turn lane will not be warranted serving the access drive.

The results of the capacity analyses indicate that under projected conditions, the westbound left-turn movement will operate at LOS D during the weekday morning peak hour and LOS F during the weekday evening peak hour and the eastbound left turn will operate at LOS D during weekday morning peak hour and LOS E during the weekday evening peak hour. While left-turning vehicles at this intersection may experience some delays, a volume to capacity (v/c) ratio of considerably less than one and 95th percentile queues of one to two vehicles indicate that these vehicles will be able to turn onto Arlington Heights Road. In addition, the signalized intersections of Arlington Heights Road with Golf Road to the south and White Oak Street to the north will create gaps in the traffic stream allowing vehicles to exit. Eastbound and westbound right-turn movements are projected to operate at LOS C or better during both peak hours. Northbound left turns into the site are projected to operate at LOS B during both peak hours with 95th percentile queues of one to two vehicles, which can be accommodated within the existing median.

It is our understanding that this intersection has been identified by the Village of Arlington Heights as a potential location for a traffic signal to accommodate future developments. However, the traffic that will be generated by the proposed development will not warrant the need for the signal at this intersection, and it is not needed to accommodate site generated traffic efficiently.

As such, this intersection can adequately accommodate site generated traffic and no additional geometric or traffic control improvements will be required as part of the development.

Parking Evaluation

As previously mentioned, the site will be developed with a 5,124 square-foot medical office building (MOB) and a 29-space surface parking lot. This translates into a parking ratio of 5.6 parking spaces per 1,000 square feet.

Village of Arlington Heights Requirements

The Arlington Heights Municpal Code requires a parking ratio of 1 space per 200 square feet. Based on the above and the size of the proposed development, 26 spaces should be provided. As such, the proposed number of parking spaces is three spaces more than the Village of Arlington Heights parking requirements.

Parking Demand Based on ITE Parking Data

In reviewing the survey data published in the Institute of Transportation Engineers' (ITE) 5th Edition of the *Parking Generation Manual* for Land-Use Code 720 (Medical-Dental Office), the following was determined:

- The average peak period parking demand is 3.23 vehicles per 1,000 square feet.
- The 85th percentile peak period parking demand is 4.59 vehicles per 1,000 square feet.

Based on the above, the proposed development should provide a total of 17 parking spaces to meet average peak period parking demands and a total of 24 parking spaces to meet 85th percentile peak period parking demands. As such, the proposed 29 parking spaces will be adequate in accommodating the average and 85th percentile peak period parking demands as published by ITE.

Based on published parking demand data provided by ITE and on Village of Arlington Heights Municipal Code, the proposed development will provide sufficient parking to meet peak period parking demands.

6. Conclusion

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

- The proposed development is estimated to generate a low volume of vehicle trips.
- The intersection of Arlington Heights Road with Council Trail will continue operating at similar levels of service under future conditions and can adequately accommodate the traffic projected to be generated by the proposed MOB.
- The northbound left turning movements will be accommodated by the existing mountable median on Arlington Heights Road.
- A southbound right-turn lane will not be warranted on Arlington Heights Road serving the proposed access drive.
- The proposed parking supply will be adequate in accommodating peak period parking demands.

Appendix

Traffic Count Summary Sheets
Preliminary Site Plan
ITE Trip Generation Worksheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Turn Lane Warrant

Traffic Count Summary Sheets

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

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

Count Name: Council Trail with Arlington Heights Road
Site Code:
Start Date: 02/11/2021

Turning Movement Data

Start Time	Council Trail Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:00 PM	1	3	1	0	5	1	347	4	0	352	0	0	334	0	334	691
4:15 PM	0	2	0	0	2	0	311	11	0	322	0	1	341	0	342	666
4:30 PM	0	4	0	0	4	0	289	6	0	295	0	1	296	0	297	596
4:45 PM	0	3	0	0	3	0	324	4	0	328	0	1	292	0	293	624
Hourly Total	1	12	1	0	14	1	1271	25	0	1297	0	3	1263	0	1266	2577
5:00 PM	0	1	0	0	1	0	331	6	0	337	0	0	314	0	314	652
5:15 PM	0	2	0	0	2	0	319	5	0	324	0	4	312	0	316	642
5:30 PM	0	4	2	0	6	1	307	7	0	315	0	0	233	0	233	554
5:45 PM	0	4	1	0	5	0	314	3	0	317	0	0	246	0	246	568
Hourly Total	0	11	3	0	14	1	1271	21	0	1293	0	4	1105	0	1109	2416
6:00 PM	0	3	1	0	4	0	257	0	0	257	0	0	224	0	224	485
6:15 PM	0	0	0	0	0	0	274	5	0	279	0	1	216	0	217	496
6:30 PM	0	3	0	0	3	0	240	2	0	242	0	1	202	0	203	448
6:45 PM	0	1	1	0	2	0	191	3	0	194	0	0	168	0	168	364
Hourly Total	0	7	2	0	9	0	962	10	0	972	0	2	810	0	812	1793
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	2	2	0	4	0	154	1	0	155	0	0	212	0	212	371
7:15 AM	0	2	0	0	2	0	179	1	0	180	0	0	190	0	190	372
7:30 AM	0	0	2	0	2	0	186	1	0	187	0	0	236	0	236	425
7:45 AM	0	0	0	0	0	0	181	1	0	182	0	1	249	0	250	432
Hourly Total	0	4	4	0	8	0	700	4	0	704	0	1	887	0	888	1600
8:00 AM	0	2	2	0	4	0	229	0	0	229	0	1	238	0	239	472
8:15 AM	0	2	1	0	3	0	221	2	0	223	0	1	279	0	280	506
8:30 AM	0	2	1	0	3	0	224	3	0	227	0	1	238	0	239	469
8:45 AM	0	0	1	0	1	0	211	2	0	213	0	0	260	0	260	474
Hourly Total	0	6	5	0	11	0	885	7	0	892	0	3	1015	0	1018	1921
Grand Total	1	40	15	0	56	2	5089	67	0	5158	0	13	5080	0	5093	10307
Approach %	1.8	71.4	26.8	-	-	0.0	98.7	1.3	-	-	0.0	0.3	99.7	-	-	-
Total %	0.0	0.4	0.1	-	0.5	0.0	49.4	0.7	-	50.0	0.0	0.1	49.3	-	49.4	-
Lights	1	39	13	-	53	2	5016	64	-	5082	0	13	5016	-	5029	10164
% Lights	100.0	97.5	86.7	-	94.6	100.0	98.6	95.5	-	98.5	-	100.0	98.7	-	98.7	98.6
Buses	0	0	0	-	0	0	8	0	-	8	0	0	9	-	9	17
% Buses	0.0	0.0	0.0	-	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.2	-	0.2	0.2
Single-Unit Trucks	0	1	2	-	3	0	55	3	-	58	0	0	44	-	44	105
% Single-Unit Trucks	0.0	2.5	13.3	-	5.4	0.0	1.1	4.5	-	1.1	-	0.0	0.9	-	0.9	1.0
Articulated Trucks	0	0	0	-	0	0	10	0	-	10	0	0	11	-	11	21

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

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

Count Name: Council Trail with Arlington Heights Road
Site Code:
Start Date: 02/11/2021

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Council Trail Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:00 PM	1	3	1	0	5	1	347	4	0	352	0	0	334	0	334	691
4:15 PM	0	2	0	0	2	0	311	11	0	322	0	1	341	0	342	666
4:30 PM	0	4	0	0	4	0	289	6	0	295	0	1	296	0	297	596
4:45 PM	0	3	0	0	3	0	324	4	0	328	0	1	292	0	293	624
Total	1	12	1	0	14	1	1271	25	0	1297	0	3	1263	0	1266	2577
Approach %	7.1	85.7	7.1	-	-	0.1	98.0	1.9	-	-	0.0	0.2	99.8	-	-	-
Total %	0.0	0.5	0.0	-	0.5	0.0	49.3	1.0	-	50.3	0.0	0.1	49.0	-	49.1	-
PHF	0.250	0.750	0.250	-	0.700	0.250	0.916	0.568	-	0.921	0.000	0.750	0.926	-	0.925	0.932
Lights	1	11	1	-	13	1	1265	25	-	1291	0	3	1252	-	1255	2559
% Lights	100.0	91.7	100.0	-	92.9	100.0	99.5	100.0	-	99.5	-	100.0	99.1	-	99.1	99.3
Buses	0	0	0	-	0	0	3	0	-	3	0	0	4	-	4	7
% Buses	0.0	0.0	0.0	-	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.3	-	0.3	0.3
Single-Unit Trucks	0	1	0	-	1	0	2	0	-	2	0	0	6	-	6	9
% Single-Unit Trucks	0.0	8.3	0.0	-	7.1	0.0	0.2	0.0	-	0.2	-	0.0	0.5	-	0.5	0.3
Articulated Trucks	0	0	0	-	0	0	1	0	-	1	0	0	1	-	1	2
% Articulated Trucks	0.0	0.0	0.0	-	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	-	0.1	0.1
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

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

Count Name: Council Trail with Arlington Heights Road
Site Code:
Start Date: 02/11/2021

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Council Trail Westbound					Arlington Heights Road Northbound					Arlington Heights Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
8:00 AM	0	2	2	0	4	0	229	0	0	229	0	1	238	0	239	472
8:15 AM	0	2	1	0	3	0	221	2	0	223	0	1	279	0	280	506
8:30 AM	0	2	1	0	3	0	224	3	0	227	0	1	238	0	239	469
8:45 AM	0	0	1	0	1	0	211	2	0	213	0	0	260	0	260	474
Total	0	6	5	0	11	0	885	7	0	892	0	3	1015	0	1018	1921
Approach %	0.0	54.5	45.5	-	-	0.0	99.2	0.8	-	-	0.0	0.3	99.7	-	-	-
Total %	0.0	0.3	0.3	-	0.6	0.0	46.1	0.4	-	46.4	0.0	0.2	52.8	-	53.0	-
PHF	0.000	0.750	0.625	-	0.688	0.000	0.966	0.583	-	0.974	0.000	0.750	0.909	-	0.909	0.949
Lights	0	6	4	-	10	0	853	6	-	859	0	3	995	-	998	1867
% Lights	-	100.0	80.0	-	90.9	-	96.4	85.7	-	96.3	-	100.0	98.0	-	98.0	97.2
Buses	0	0	0	-	0	0	3	0	-	3	0	0	3	-	3	6
% Buses	-	0.0	0.0	-	0.0	-	0.3	0.0	-	0.3	-	0.0	0.3	-	0.3	0.3
Single-Unit Trucks	0	0	1	-	1	0	27	1	-	28	0	0	13	-	13	42
% Single-Unit Trucks	-	0.0	20.0	-	9.1	-	3.1	14.3	-	3.1	-	0.0	1.3	-	1.3	2.2
Articulated Trucks	0	0	0	-	0	0	2	0	-	2	0	0	4	-	4	6
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.2	0.0	-	0.2	-	0.0	0.4	-	0.4	0.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Preliminary Site Plan



LOCATION MAP

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	STORM MANHOLE	
	STORM INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT	
	VALVE BOX	
	B BOX	
	SANITARY MANHOLE	
	STREET LIGHT	
	PATHWAY LIGHT	
	STORM SEWER	
W	WATERMAIN	W
	SANITARY SEWER	
FM	FORCEMAIN	FM
XXX	CONTOUR	
	SILT FENCE	
x x	FENCE	x x

LEGAL DESCRIPTION

THAT PART OF LOT 5, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 5, 208.06 FEET FOR THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 270.07 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ARLINGTON HEIGHTS ROAD, 143.94 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 345.57 FEET TO WEST LINE OF SAID LOT 5, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5, 150.34 FEET TO THE PLACE OF BEGINNING IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THAT PART TAKEN BY THE STATE FOR WIDENING OF ARLINGTON HEIGHTS ROAD) IN COOK COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BM - NGS MONUMENT DM3900, SURVEY DISK ON SOUTH END OF EAST ABUTMENT OF GOLF ROAD BRIDGE NO. 016-0849 OVER SALT CREEK

ELEVATION: 696.09 (NAVD 88)

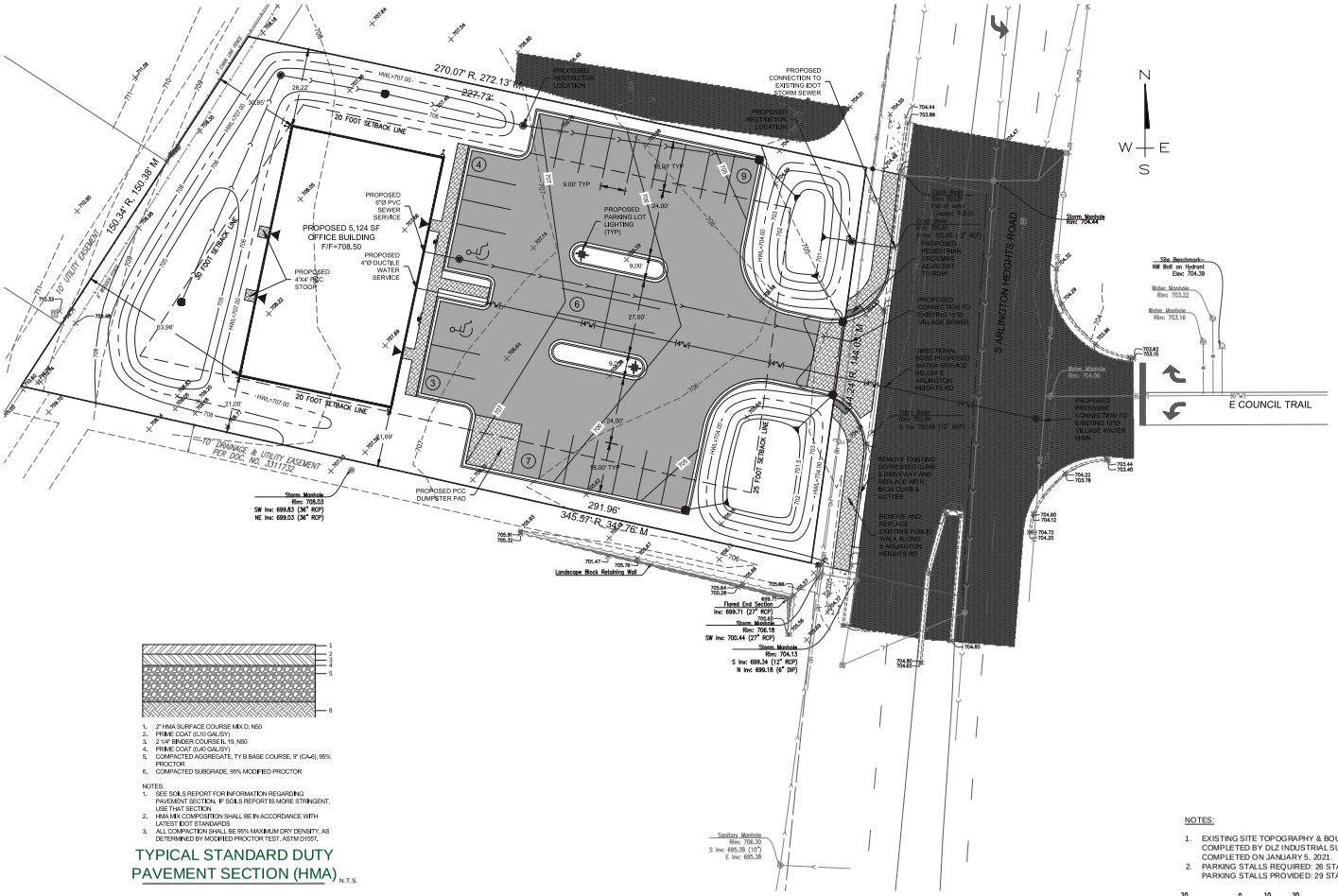
SITE BM - NW BOLT ON FIRE HYDRANT EAST OF SITE ON NORTH SIDE OF E COUNCIL TRAIL

ELEV: 704.39 (NAVD 88)

PROPOSED STANDARD DUTY HMA PAVEMENT

PROPOSED PCC WALK / PAVEMENT

SITE AREA STATISTICS				
TOTAL OWNERSHIP AREA:	36,938 SF		0.848 AC	
	EXISTING CONDITIONS (SF)	EXISTING CONDITIONS (AC)	PROPOSED CONDITIONS (SF)	PROPOSED CONDITIONS (AC)
PERVIOUS (GRASSED) AREA	36,105	0.829	8,918	0.205
DRY BASIN HWL AREA	0	0.000	7,940	0.182
IMPERVIOUS (PAVEMENT) AREA	833	0.019	14,956	0.343
IMPERVIOUS (BUILDING) AREA	0	0.000	5,124	0.118
TOTAL AREA	36,938	0.848	36,938	0.848
PERCENT IMPERVIOUS	2.26%		54.36%	
STORMWATER DETENTION REQUIRED BY VILLAGE OF ARLINGTON HEIGHTS):	11,587 CF		0.266 AC-FT	
VOLUME CONTROL REQUIRED (BY MWRD):	1,673 CF		0.038 AC-FT	
DETENTION VOLUME PROVIDED:	11,117 CF		0.255 AC-FT	



1. 2" HMA SURFACE COURSE MIX D, N50
2. PRIME COAT (0.10 GAL/SY)
3. 2 1/4" BINDER COURSE IL 19, N50
4. PRIME COAT (0.40 GAL/SY)
5. COMPACTED AGGREGATE, TY B BASE COURSE, 9" (CA-6), 95% PROCTOR
6. COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

NOTES:
1. SEE SOILS REPORT FOR INFORMATION REGARDING PAVEMENT SECTION. IF SOILS REPORT IS MORE STRINGENT, USE THAT SECTION.
2. HMA MIX COMPOSITION SHALL BE IN ACCORDANCE WITH LATEST IDOT STANDARDS
3. ALL COMPACTION SHALL BE 95% MAXIMUM DRY DENSITY, AS DETERMINED BY MODIFIED PROCTOR TEST, ASTM D1557.

TYPICAL STANDARD DUTY PAVEMENT SECTION (HMA) N.T.S.

NOTES:
1. EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPLETED BY DLZ INDUSTRIAL SURVEYING PER FIELD WORK COMPLETED ON JANUARY 5, 2021.
2. PARKING STALLS REQUIRED: 26 STALLS
   PARKING STALLS PROVIDED: 29 STALLS, INCLUDING 2 HANDICAP

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Civil Engineering & Land Development Consulting
26316 Mayview Drive
Plainfield, IL 60585
815.577.1707 T 815.577.2595 F
www.cookengroup.com

COOK ENGINEERING GROUP

#	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PRELIMINARY ENGINEERING

PROPOSED OFFICE BUILDING
1650 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

PREPARED FOR
APEX DESIGN BUILD, INC.
9550 W HIGGINS RD, STE 170
ROSEMONT, IL 60018
616.450.8839 (T)

MR. JASON BERGWERFF

CEG JOB NUMBER
2020-121

SCALE:	1" = 20'
DRAWN BY:	EKH
CHECKED BY:	MDC
DATE:	01/13/21
SHEET:	1 of 1

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ITE Trip Generation Worksheets

Land Use: 720
Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. Clinic (Land Use 630) is a related use.

Additional Data

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 19 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 9:30 and 10:30 a.m. and 2:15 and 3:15 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

Medical-Dental Office Building
(720)

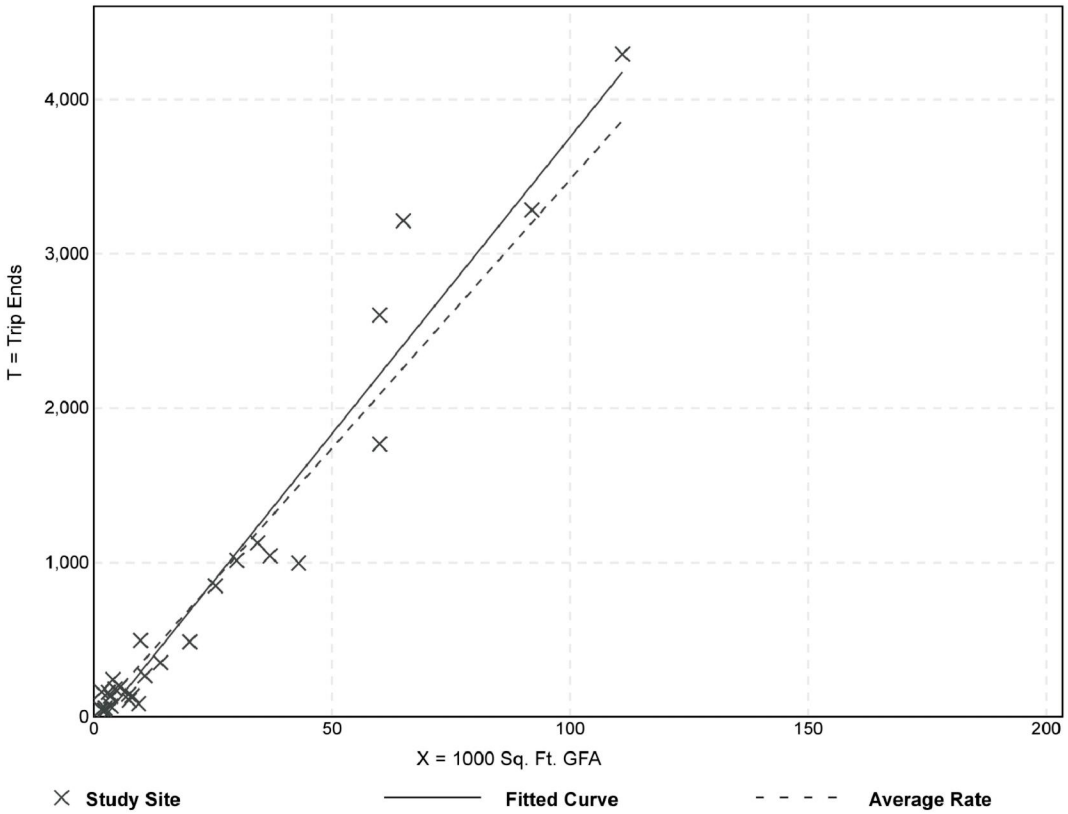
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



Fitted Curve Equation: T = 38.42(X) - 87.62

R^2= 0.95

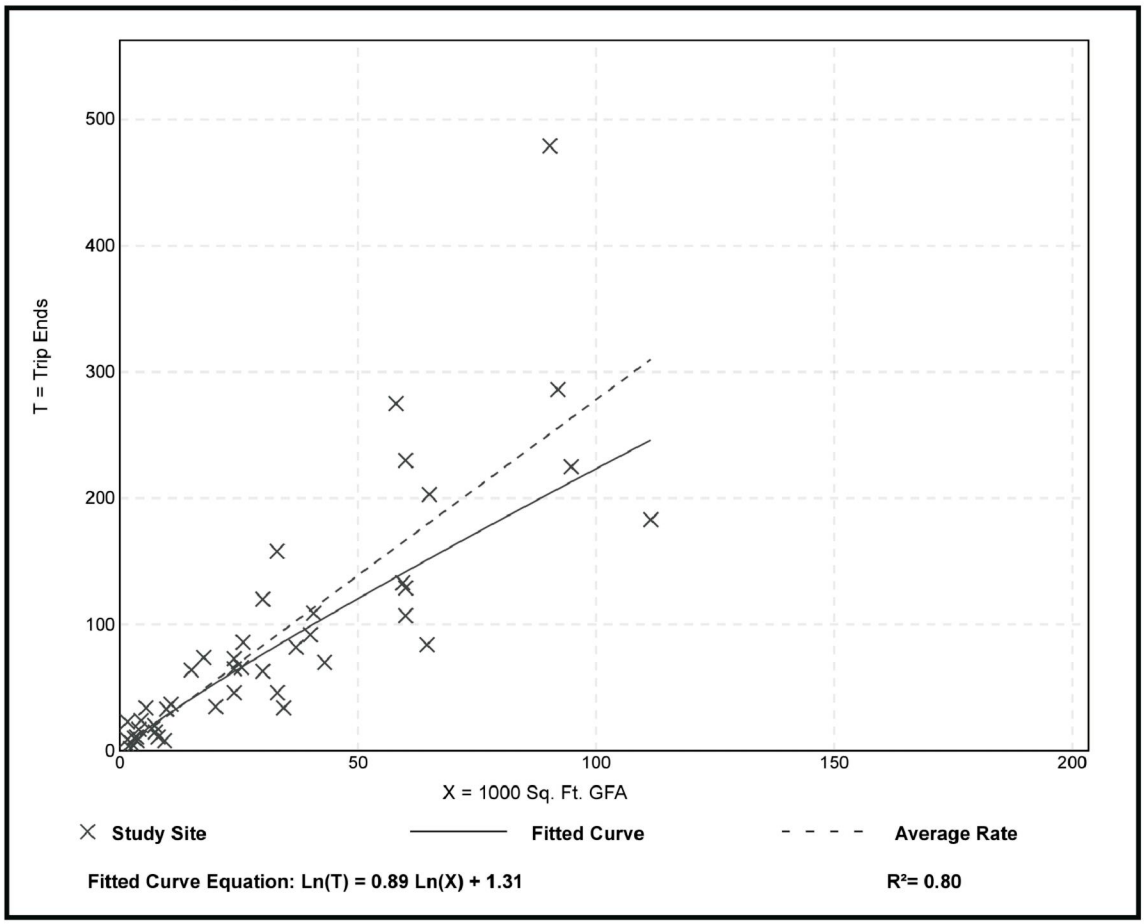
Medical-Dental Office Building
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
1000 Sq. Ft. GFA: 32
Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



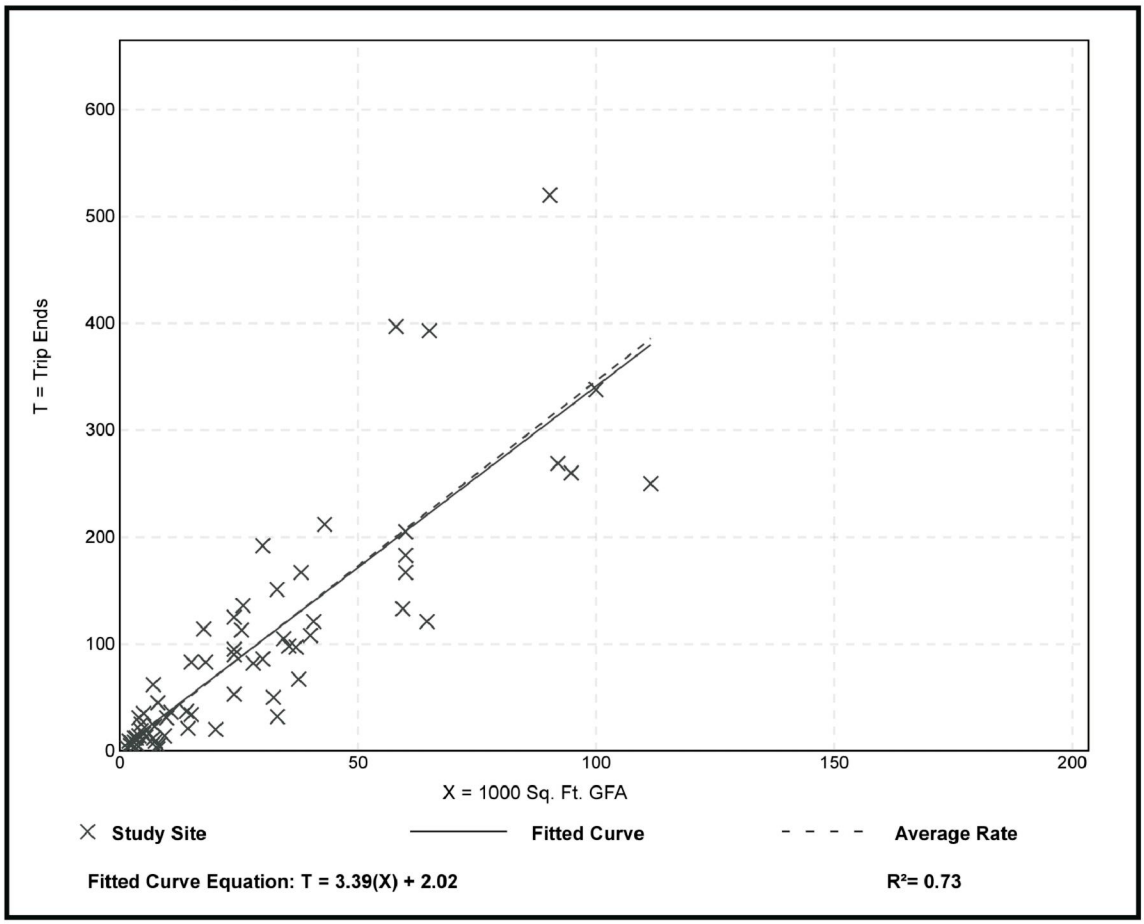
Medical-Dental Office Building
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 65
1000 Sq. Ft. GFA: 28
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation



CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

March 3, 2021

Andrew Bowen
Traffic Engineer
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Arlington Heights Road north of Golf Road
IDOT

Dear Mr. Bowen:

In response to a request made on your behalf and dated March 2, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Arlington Heights Rd north of Golf Rd	30,400	34,200

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

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

Sincerely,

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

cc: Quigley (IDOT)
\2021_CY_TrafficForecast\ArlingtonHeights\ck-24-21\ck-24-21.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

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

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	1018	8	3	1167
Future Vol, veh/h	7	6	1018	8	3	1167
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	175	0	-	-	125	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	17	4	13	0	2
Mvmt Flow	7	6	1072	8	3	1228

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1696	540	0	0	1080	0
Stage 1	1076	-	-	-	-	-
Stage 2	620	-	-	-	-	-
Critical Hdwy	6.8	7.24	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.47	-	-	2.2	-
Pot Cap-1 Maneuver	85	449	-	-	653	-
Stage 1	293	-	-	-	-	-
Stage 2	504	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	85	449	-	-	653	-
Mov Cap-2 Maneuver	204	-	-	-	-	-
Stage 1	292	-	-	-	-	-
Stage 2	504	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.6	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	204	449	653	-
HCM Lane V/C Ratio	-	-	0.036	0.014	0.005	-
HCM Control Delay (s)	-	-	23.3	13.1	10.5	-
HCM Lane LOS	-	-	C	B	B	-
HCM 95th %tile Q(veh)	-	-	0.1	0	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	1043	8	3	1196
Future Vol, veh/h	7	6	1043	8	3	1196
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	175	0	-	-	125	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	17	4	13	0	2
Mvmt Flow	7	6	1098	8	3	1259

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1738	553	0	0	1106	0
Stage 1	1102	-	-	-	-	-
Stage 2	636	-	-	-	-	-
Critical Hdwy	6.8	7.24	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.47	-	-	2.2	-
Pot Cap-1 Maneuver	80	440	-	-	639	-
Stage 1	284	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	80	440	-	-	639	-
Mov Cap-2 Maneuver	197	-	-	-	-	-
Stage 1	283	-	-	-	-	-
Stage 2	495	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.1	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	197	440	639	-
HCM Lane V/C Ratio	-	-	0.037	0.014	0.005	-
HCM Control Delay (s)	-	-	24	13.3	10.7	-
HCM Lane LOS	-	-	C	B	B	-
HCM 95th %tile Q(veh)	-	-	0.1	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	0	2	7	0	6	7	1043	8	3	1196	5
Future Vol, veh/h	2	0	2	7	0	6	7	1043	8	3	1196	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	175	-	-	50	-	-	125	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	17	0	4	13	0	2	0
Mvmt Flow	2	0	2	7	0	6	7	1098	8	3	1259	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1831	2388	632	1752	2386	553	1264	0	0	1106	0	0
Stage 1	1268	1268	-	1116	1116	-	-	-	-	-	-	-
Stage 2	563	1120	-	636	1270	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	7.24	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.47	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	49	34	428	56	35	440	557	-	-	639	-	-
Stage 1	181	242	-	225	285	-	-	-	-	-	-	-
Stage 2	483	284	-	437	241	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	48	33	428	55	34	440	557	-	-	639	-	-
Mov Cap-2 Maneuver	135	133	-	155	132	-	-	-	-	-	-	-
Stage 1	179	241	-	222	281	-	-	-	-	-	-	-
Stage 2	470	280	-	433	240	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.8	22	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	557	-	-	135	428	155	440	639	-	-
HCM Lane V/C Ratio	0.013	-	-	0.016	0.005	0.048	0.014	0.005	-	-
HCM Control Delay (s)	11.6	-	-	32.1	13.5	29.4	13.3	10.7	-	-
HCM Lane LOS	B	-	-	D	B	D	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0.1	0	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	1	1398	28	3	1389
Future Vol, veh/h	14	1	1398	28	3	1389
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	175	0	-	-	125	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	7	0	1	0	0	1
Mvmt Flow	15	1	1503	30	3	1494

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2271	767	0	0	1533	0
Stage 1	1518	-	-	-	-	-
Stage 2	753	-	-	-	-	-
Critical Hdwy	6.94	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.94	-	-	-	-	-
Critical Hdwy Stg 2	5.94	-	-	-	-	-
Follow-up Hdwy	3.57	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	32	349	-	-	440	-
Stage 1	159	-	-	-	-	-
Stage 2	413	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	32	349	-	-	440	-
Mov Cap-2 Maneuver	115	-	-	-	-	-
Stage 1	158	-	-	-	-	-
Stage 2	413	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	39.3	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	115	349	440	-
HCM Lane V/C Ratio	-	-	0.131	0.003	0.007	-
HCM Control Delay (s)	-	-	41	15.3	13.2	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	0.4	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	1	1433	29	3	1424
Future Vol, veh/h	14	1	1433	29	3	1424
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	175	0	-	-	125	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	7	0	1	0	0	1
Mvmt Flow	15	1	1541	31	3	1531

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2329	786	0	0	1572	0
Stage 1	1557	-	-	-	-	-
Stage 2	772	-	-	-	-	-
Critical Hdwy	6.94	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.94	-	-	-	-	-
Critical Hdwy Stg 2	5.94	-	-	-	-	-
Follow-up Hdwy	3.57	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	29	339	-	-	425	-
Stage 1	152	-	-	-	-	-
Stage 2	404	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	29	339	-	-	425	-
Mov Cap-2 Maneuver	110	-	-	-	-	-
Stage 1	151	-	-	-	-	-
Stage 2	404	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	41	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	110	339	425	-
HCM Lane V/C Ratio	-	-	0.137	0.003	0.008	-
HCM Control Delay (s)	-	-	42.8	15.7	13.5	-
HCM Lane LOS	-	-	E	C	B	-
HCM 95th %tile Q(veh)	-	-	0.5	0	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	0	8	14	0	1	3	1433	29	3	1424	2
Future Vol, veh/h	6	0	8	14	0	1	3	1433	29	3	1424	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	175	-	-	50	-	-	125	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	7	0	0	0	1	0	0	1	0
Mvmt Flow	6	0	9	15	0	1	3	1541	31	3	1531	2

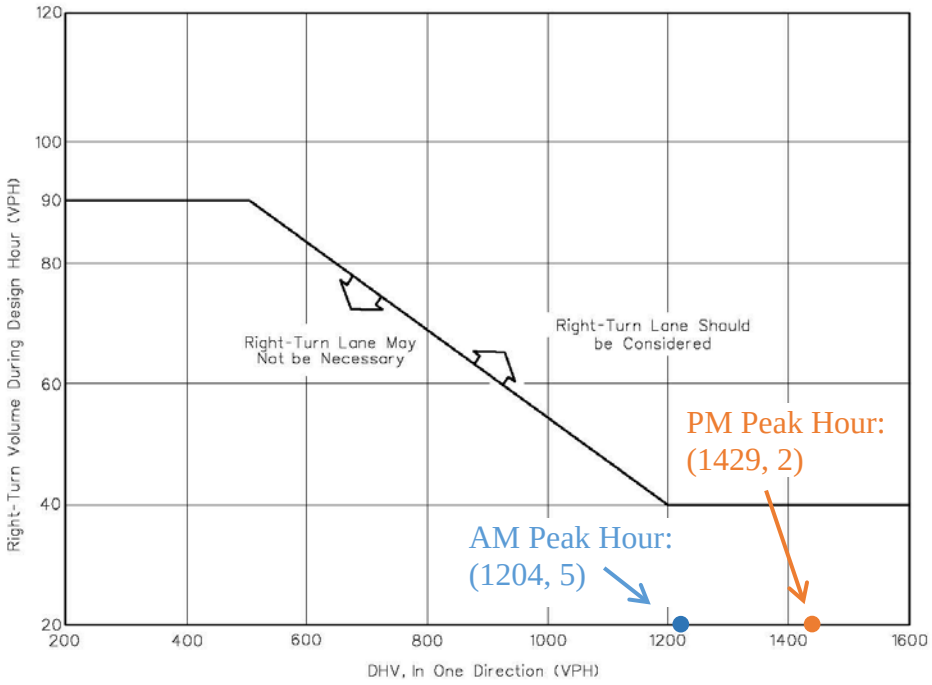
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2315	3116	767	2335	3102	786	1533	0	0	1572	0	0
Stage 1	1538	1538	-	1563	1563	-	-	-	-	-	-	-
Stage 2	777	1578	-	772	1539	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.64	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.64	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.64	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.57	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	21	12	349	18	12	339	440	-	-	425	-	-
Stage 1	123	179	-	111	174	-	-	-	-	-	-	-
Stage 2	360	171	-	347	179	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	21	12	349	17	12	339	440	-	-	425	-	-
Mov Cap-2 Maneuver	90	84	-	81	85	-	-	-	-	-	-	-
Stage 1	122	178	-	110	173	-	-	-	-	-	-	-
Stage 2	356	170	-	336	178	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	29.5	56.4	0	0
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	440	-	-	90	349	81	339	425	-	-
HCM Lane V/C Ratio	0.007	-	-	0.072	0.025	0.186	0.003	0.008	-	-
HCM Control Delay (s)	13.2	-	-	48.1	15.6	59.3	15.7	13.5	-	-
HCM Lane LOS	B	-	-	E	C	F	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0.6	0	0	-	-

Turn Lane Warrant

Arlington Heights Road with the Proposed Full Movement Access Drive
Right Turn Lane Guidelines



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1650 S Arlington Heights Rd – Rezoning from R-1 to O-T, PUD

PC#: 21-006 – Round 1

Date: March 16, 2021

General Comments:

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

Sam…

I do not have any comments at this time.

RECEIVED
MAR 16 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Review

Date: 3/15/2021		P.C. Number: 21-006	Round 1
Project Name:	Hawkeye Chiropractic		
Project Location:	1650 S Arlington Heights Road		
Planning Department Contact:	Sam Hubbard, Planning and Community Development		

General Comments:

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

1. All currently adopted codes shall apply.
2. Provide an auto turn drawing showing ability for fire engine to access, negotiate and exit the parking lot.
3. A complete NFPA compliant fire suppression system is required.
4. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
5. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
6. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
7. The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village.
8. A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official.
9. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
10. Signs shall be posted on both sides of an approach of any fire lane stating “NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction.

Date 03-15-21 Reviewed By: _____

Fire Safety Supervisor

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-006
Petitioner: Apex Design Build
9550 W Higgins
Rosemont, IL 60018
Owner: Zion Christian Church
1640 S Arlington Heights Rd
Arlington Heights, IL 60005
Contact Person: Jason Bergwerff
Address: 9550 W Higgins
Rosemont, IL 60018
Phone #: 616-450-8839
Fax #:
E-Mail: Jasonb@apexdesignbuild.net

P.I.N.# 08-09-400-008-000
Location: 1650 S Arlington Heights Rd
Rezoning: ✓ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: 1 Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✓ For: _____
Land Use: _____ Current: Vacant lot
Proposed: Chiropractor
Site Gross Area: 38850 SQ. FT.
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water		NO	
Sanitary Sewer			
Storm Sewer			
b. Surface Improvement			
Pavement			
Curb & Gutter			
Sidewalks			
Street Lighting			
c. Easements			
Utility & Drainage			
Access			

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

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?		X	
5. PRELIMINARY PLAT ACCEPTABLE?		N/A	
6. TRAFFIC STUDY ACCEPTABLE?			SEE COMMENTS
7. STORM WATER DETENTION REQUIRED?	X		
8. CONTRIBUTION ORDINANCE EXISTING?	X		#62-088
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
DATE OF PLANS: _____

Michael Rogers 3/26/21
~~Director~~ VILLAGE ENGINEER Date

PLAN COMMISSION PC #21-006
Hawkeye Chiropractic
1650 S Arlington Heights Rd
Round 1

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

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13. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

14. The preliminary detention volume calculation is acceptable. Provide additional information on the staged detention.

15. A permit is required from the Metropolitan Water Reclamation District.

16. A fence is required on top of the retaining wall adjacent to the sidewalk.

17. Regarding the sidewalk along Arlington Heights Rd:
    a) The sidewalk along the frontage shall be removed and replaced with a 7 ft wide sidewalk adjacent to the curb.
    b) The sidewalk shall be 8" thick when located adjacent to the curb.
    c) The sidewalk shall carry through the parking lot entrance / exit with the curb stopping on either side of the sidewalk.
    d) The Village would accept removing the existing sidewalk and reconstructing a new 5 ft sidewalk 1 ft off of the right-of-way. Sidewalk in this location could be 5" thick, and 8" thick through the entrance/exit.

18. Detectable warning panels are shown at the entrance /exit to the parking lot. In the event a traffic control device (stop sign) is installed at the exit, the detectable warning panels shall meet the Public Rights-of-Way Accessibility guidelines. Provide additional spot elevations for the detectable warning panels at the parking lot entrance. This can be addressed at final engineering.

19. The access drive shall be 8" thick.

20. Provide spot elevations to verify cross slope and running slope for the sidewalk ramp leading from the handicap parking stalls to the building. This can be addressed at final engineering.

21. The striping plan shall be revised to correctly show the handicap parking stalls. This can be addressed at final engineering.

22. Provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

23. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

24. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case an engine. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the engine apparatus.

25. Arlington Heights Road and the storm sewer along Arlington Heights Road are under IDOT jurisdiction. An IDOT permit will be required for all work within the right-of-way, including the proposed connection to the storm sewer and the pressure connection to the Village water main located along the east side of Arlington Heights Rd.

26. Contribution Ordinance No. 62-088 exists for PIN 08-09-400-008 in the amount of $326.00 for the installation of sanitary sewer. This fee shall be due at permit.

Public Works

27. The pressure connection shall be in a 60" valve vault.

28. Meter appurtenances will be determined upon building permit.

Traffic

29. The right turn lane on Council Trail should be repainted to a shared right-through lane.

30. Provide additional detail on the current and expected average patient turnover rate (per hour).

31. Future development within the area may require a new traffic signal at the intersection of Council Trail and Arlington Heights Road. The Village of Arlington Heights and IDOT may require the developer to contribute to the future maintenance and energy costs of a traffic signal at Council Trail and Arlington Heights Road. The developer shall acknowledge and accept this understanding.

3/26/21

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

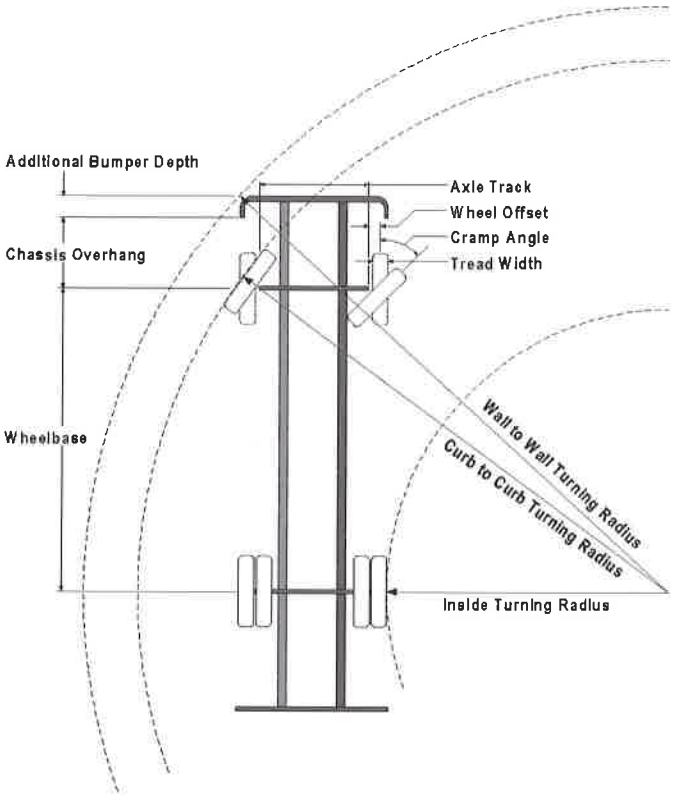
Attachments:
Fire Apparatus Velocity Chassis Turning Performance Analysis (2 pages)

Turning Performance Analysis

01/13/2019

Bid Number: 624
Department: Arlington Heights, IL

Chassis: Velocity Chassis (Big Block), 2010
Body: Pumper, Medium, Aluminum, 2nd Gen



Parameters:

*Inside Cramp Angle:	45°
Axle Track:	81.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	26 in.
Front Overhang:	104 in.
Wheelbase:	201.5 in.

Calculated Turning Radii:

Inside Turn:	15 ft. 6 in.
Curb to curb:	30 ft. 0 in.
Wall to wall:	35 ft. 5 in.

Category	Option	Description
Axle, Front, Custom	0648752	Axle, Front, Dana, D2200, 22,800 lb
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0521238	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply
Bumpers	0600986	Bumper, 26" Extended, Under Slung, Painted, Xlays/Trays,12" H, Imp/Vel

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

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_____

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_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hawkeye Chiropractic
1650 S Arlington Heights Rd.
PUD

Round 1 Review Comments

03/22/2021

1. **Character of use:**
   The character of use is consistent with the area and is not a concern.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. **Present traffic problems?**
   This area of roadway is busy during both peak and non-peak hours. Traffic impact study was completed and reflects this issue.

4. **Traffic accidents at particular location?**
   The intersection of Golf Rd and Arlington Heights Rd is one of our top ten crash intersections. Vehicles making a left turn when exiting the property onto northbound Arlington Heights Rd will be impacted by heavy traffic on the roadway.

5. **Traffic problems that may be created by the development.**
   This development could pose a risk for increased traffic accidents on Arlington Heights Rd while vehicles are entering and leaving the property. Traffic impact study was completed.

6. **General comments:**

   - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

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

   - Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A. O / #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Sgt 569

Supervisor's Signature

RECEIVED
MAR 23 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-006
Petitioner: Apex Design Build
9550 W Higgins
Rosemont, IL 60018
Owner: Zion Christian Church
1640 S Arlington Heights Rd
Arlington Heights, IL 60005
Contact Person: Jason Bergwerff
Address: 9550 W Higgins
Rosemont, IL 60018
Phone #: 616-450-8839
Fax #:
E-Mail: Jasonb@apexdesignbuild.net

P.I.N.# 08-09-400-008-000
Location: 1650 S Arlington Heights Rd
Rezoning: ✔ Current: _____ Proposed: ____
Subdivision: _____
# of Lots: 1 Current: _____ Proposed: ____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✔ For: _____
_____
Land Use: _____ Current: Vacant lot
Proposed: Chiropractor
Site Gross Area: 38850 SQ. FT.
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments from this Department

RECEIVED
MAR 24 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 3/23/21
Environmental Health Officer Date

James McCalister 3/23/21
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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Petitioner: Apex Design Build
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Owner: Zion Christian Church
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Contact Person: Jason Bergwerff
Address: 9550 W Higgins
Rosemont, IL 60018
Phone #: 616-450-8839
Fax #:
E-Mail: Jasonb@apexdesignbuild.net

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Site Gross Area: 38850 SQ. FT.
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

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

Comments:

Please see attached comments.

Sam Hubbard

Date

Planning & Community Development Dept. Review

April 5, 2021

REVIEW ROUND 1

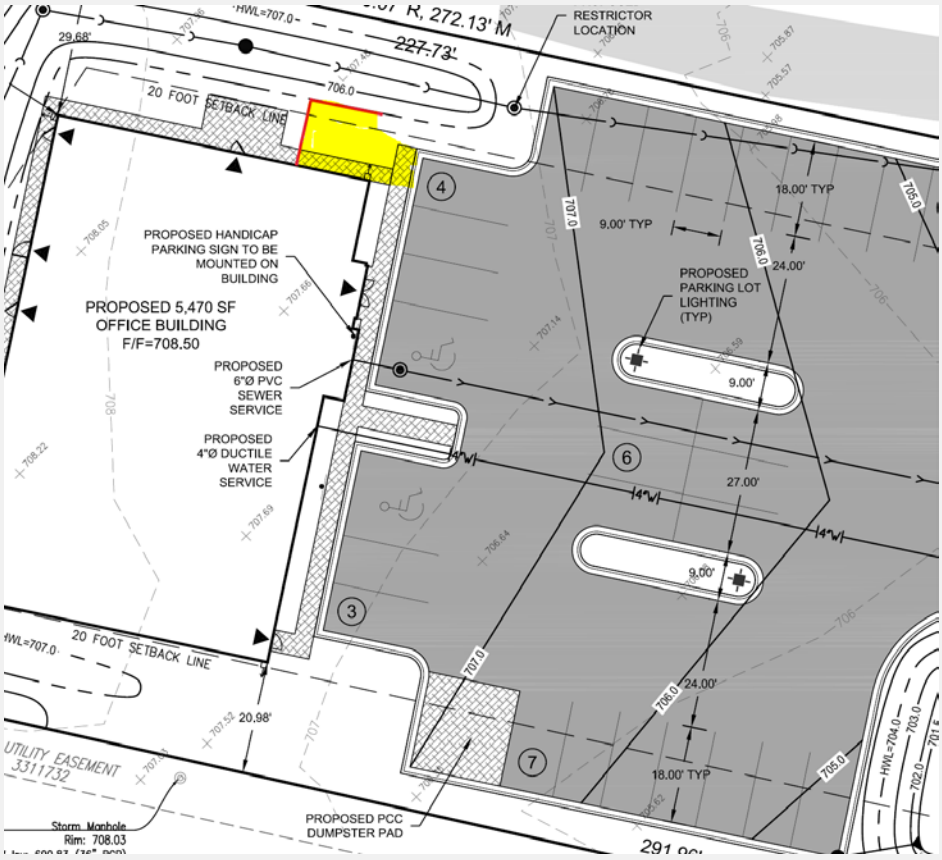
Project: Hawkeye Chiropractic
1650 S. Arlington Heights Rd.

Case Number: PC 21-006

General:

7. The Plan Commission must review and approve the following actions:
   a) **Rezoning of the Subject Property from the R-1 District to the O-T District.**
   b) **Planned Unit Development for a medical office building.**
   c) **6' tall masonry walls for the dumpster enclosure in the front parking lot are considered a fence and requires a variation. Please either revise the location or request a variation along with the required written justification.**

8. You are strongly encouraged to relocate the dumpster enclosure so that it does not require a variation and is screened by a wingwall from the building (see below). If all other options are not feasible, a variation may be requested and must meet the standards for approval. In this instance, provide written justification per the Standards for Variation approval.



Standards for Variation approval:

- **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.**

9. Please acknowledge that parking lot cleaning, trash collection, and deliveries will not occur between 10:00pm and 7:00am.

10. Submission of a photometric plan and fixture details is required.

11. Section 9.8i of Chapter 28 requires that all PUD projects submit a preliminary development schedule indicating the approximate date of construction start, number of construction phases (if applicable), date of completion of any phases/final development, and a construction staging plan.

12. Please revise the project narrative to include a description of any green features that will be incorporated into the building addition and associated site improvements.

13. Please be aware that a neighborhood meeting is require prior to appearing before the Plan Commission. Please contact me for additional information.

14. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 review comments include a revision date. Additionally, any revised plans must incorporate any changes as recommended by the Design Commission.

Site and Building:

15. Please revise site plan to show setback of building to front property line at closest point.

16. Please provide additional details on the materials and style of the 3' tall retaining wall in the front yard.

17. The engineering plans list the building square footage as 5,470 sq. ft. and the architectural plans list the square footage of the building as 5,139 sq. ft. Please coordinate between all plans.

18. Are there any additional ground mounted equipment (generators, transformers) or utility infrastructure (meters, pedestals, etc.), other than the air conditioner pads at the rear of the building?

Parking & Access:

19. Has the medical office developer discussed cross access with the property to the north? Staff would like to continue working with the developer on the potential provision of a cross access if and when a reciprocal arrangement is agreed to by the two parties.

20. The Traffic & Parking study calls for the east leg of Council Trail/Arlington Height being restriped. Please incorporate said restriping within the Engineering plans. What is the status of any IDOT communications?

21. Sheet G1.3 calls out 26 parking stalls and 2 accessible stalls, however, a total of 29 parking stalls are shown on the plans. Please correct.

22. Two bike parking spaces are required by code. Please incorporate said spaces into the plans.

Prepared by: 

Hawkeye Chiropractic
1650 S. Arlington Heights Road
PC #21-006
March 26, 2021

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a 4" caliper shade tree is required at the end of each parking row. Please incorporate an additional shade tree in the two center islands.

2) Pursuant to Chapter 28, Section 6.15-2 a six foot high screen that provides year round opacity must be provided along the west property line adjacent to the residential district. Please indicate who owns the existing fence and the height of the fence.

3) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Arlington Heights Road in order to screen the parking/paved area adjacent to the public way.

4) Provide foundation plantings along the entire front elevation. The landscaping should consist of a mix of shrubs and perennials.

5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

6) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

FIRST PERMIT REVIEW – RESPONSE LETTER **Apex Design Services, P.C.**

DATE: April 19, 2021

PROJECT: Dr. Drew Voelsch
1650 S. Arlington Heights Rd, Arlington Heights IL

This letter addresses plan review comments received on 03/27/2020 from Village of Arlington Heights.

FIRE SAFETY REVIEW NO. 1 COMMENTS

COMMENT #1

All currently adopted codes shall apply.

RESPONSE #1

Noted, all current adopted codes shall be followed

COMMENT #2

Provide an auto turn drawing showing ability for fire engine access, negotiate & exit the parking lot.

RESPONSE #2

See Civil letter for response

COMMENT #3

A complete NFPA compliant fire suppression system is required

RESPONSE #3

A complete NFPA compliant fire suppression system shall be installed and drawings will be submitted as a separate permit by subcontractor.

COMMENT #4

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A fully functional fire alarm shall be installed per NFAP 72. The alarm annunciator panel shall be located at the front entrance. Shop drawings for the fire alarm systems shall be submitted for review and approval prior to system installation.

RESPONSE #4

A complete NFPA compliant fire suppression system shall be installed and drawings will be submitted as a separate permit by subcontractor.

COMMENT #5

Fire department connection shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and whiting a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with NFPA standard applicable system design. The location of the fire department connection shall be approved.

RESPONSE #5

Per the Staff Development Committee Report for this project prepared January 8, 2021, "...fire truck access to the interior of the site will not be required; all staging in the event of a fire emergency will take place along the street." The proposed building will be fully sprinklered and alarmed. Per direction from Mr. Sam Hubbard, the attached Autoturn Siteplan was prepared using a typical ambulance vehicle to show maneuverability in the event of an emergency. Therefore no fire connection system shall be shown in building.

COMMENT #6

A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.

RESPONSE #6

A fire alarm control shall be installed in vestibule, see sheet A1-1.

COMMENT #7

The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest central dispatch. Once accepted, fire alarm system shall not be placed out for service unless approved by village.

RESPONSE #7

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A fire alarm system shall be installed and drawings will be submitted as a separate permit by subcontractor. Fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest central dispatch

COMMENT #8

A visible exterior weather proof alarm notification device, emitting a white in color flashing light when active, shall be located within closest proximity to the front of main entrance of the building tenant space as approved by the fire code official.

RESPONSE #8

A weather proof alarm has been added to the set, see exterior elevations.

COMMENT #9

A key box (knox box) shall be provided and contain keys to gain necessary access as required by the fire code official.

RESPONSE #9

A knox box has been added near both entries see exterior elevations.

COMMENT #10

Sign Shall be posted on both sides of an approach of any fire lane stating “No parking – Fire Lane”. Signs shall have arrows indicating the area of parking restriction.

RESPONSE #10

Per the Staff Development Committee Report for this project prepared January 8, 2021, “…fire truck access to the interior of the site will not be required; all staging in the event of a fire emergency will take place along the street.” The proposed building will be fully sprinklered and alarmed. Per direction from Mr. Sam Hubbard, the attached Autoturn Siteplan was prepared using a typical ambulance vehicle to show maneuverability in the event of an emergency. Therefore there is no need for sign.

COMMENT #11

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

RESPONSE #11

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Acknowledge

COMMENT #12

The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA

RESPONSE #12

See Civil letter for response

COMMENT #13

Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/ac. Use C=0.50 for pervious areas and C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

RESPONSE #13

See Civil letter for response

COMMENT #14

The preliminary detention volume calculation is acceptable. Provide additional information on the staged detention

RESPONSE #14

See Civil letter for response

COMMENT #15

A permit is required from the Metropolitan Water Reclamation District

RESPONSE #15

See Civil letter for response

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COMMENT #16

A fence is required on top of the retaining wall adjacent to the sidewalk

RESPONSE #16

See Civil letter for response

COMMENT #17

Regarding the sidewalk along Arlington Heights Rd:

a. The sidewalk along the frontage shall be removed and replaced with a 7 ft wide sidewalk adjacent to the curb.

b. The sidewalk shall be 8" thick when located adjacent to the curb.

c. The sidewalk shall carry through the parking lot entrance / exit with the curb stopping on either side of the sidewalk.

d. The Village would accept removing the existing sidewalk and reconstructing a new 5 ft sidewalk 1 ft off of the right-of-way. Sidewalk in this location could be 5" thick, and 8" thick through the entrance/exit.

RESPONSE #17

See Civil letter for response

COMMENT #18

Detectable warning panels are shown at the entrance/exit to the parking lot. In the even a traffic control device (stop sign) is installed at the exit, the detectable warning panels shall meet the Public Rights-of-Way Accessibility guidelines. Provide additional spot elevations for the detectable warning panels at the parking lot entrance. This can be addressed at final engineering.

RESPONSE #18

This shall be addressed at final engineering.

COMMENT #19

The access drive shall be 8" thick

RESPONSE #19

See Civil letter for response

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COMMENT #20

Provide a spot elevation to verify cross slope and running slope for the sidewalk ramp leading form the handicap parking stalls to the building. This can be addressed at final engineering.

RESPONSE #20

This shall be addressed at final engineering

COMMENT #21

The striping plan shall be revised to correctly show the handicap parking stalls. This can be addressed at final engineering.

RESPONSE #21

This shall be addressed at final engineering

COMMENT #22

Provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off and no wall pack style fixtures will be permitted.

RESPONSE #22

See Civil letter for response

COMMENT #23

Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section Asphalt pavement section to consist of: 2' surface, 2-1/4" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

RESPONSE #23

Per the Staff Development Committee Report for this project prepared January 8, 2021, "...fire truck access to the interior of the site will not be required; all staging in the event of a fire emergency will take place along the street." The proposed building will be fully sprinklered and alarmed. Per direction from Mr. Sam Hubbard, the attached Autoturn Siteplan was prepared using a typical ambulance vehicle to show maneuverability in the event of an emergency. Therefore no need for fire lane.

COMMENT #24

Provide an exhibit engineering scale showing the turning path of the Fire Departments' responding vehicle, in this case and engine. Exhibit Must show front and area wheel paths and the extent of the front and read overhangs, as provided in an a "Autoturn" exhibit. The

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vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specification for the engine apparatus.

RESPONSE #24

Per the Staff Development Committee Report for this project prepared January 8, 2021, "...fire truck access to the interior of the site will not be required; all staging in the event of a fire emergency will take place along the street." The proposed building will be fully sprinklered and alarmed. Per direction from Mr. Sam Hubbard, the attached Autoturn Siteplan was prepared using a typical ambulance vehicle to show maneuverability in the event of an emergency

COMMENT #25

Arlington Heights Road and the storm sewer along Arlington Height Road are under IDOT jurisdiction. An IDOT permit will Required for all work within the right-of-way, including he proposed connection to the storm sewer and the pressure connection to the village water main located along the east side of Arlington Heights Rd.

RESPONSE #25

Noted, an IDOT permit shall be done for any work mention in comment above.

COMMENT #26

Contribution Ordinance NO. 62-088 exist for Pin 08-09-400-008 in the amount of $326.00 for the installation of the sanitary sewer. The fee shall be due at permit.

RESPONSE #26

Noted, Fee shall be paid at permit.

COMMENT #27

The pressure connection shall be in a 60" valve vault.

RESPONSE #27

See Civil letter for response

COMMENT #28

Meter appurtenances will be determined upon building permit.

RESPONSE #28

Noted

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apexdesignbuild.net | 847.288.0100

COMMENT #29

The right turn lane on Council Trail should be repainted to a shared right-through lane

RESPONSE #29

See Civil letter for response

COMMENT #30

Provide additional detail on current expected average patient turnover rate (per hour).

RESPONSE #30

It is expected to have a turnover rate of 5-7 patients per hour.

COMMENT #31

Future Development withing the area may require a new traffic signal at the intersection of Council Trail and Arlington Heights Road. The Village of Arlington Heights and IDOT may required the developer to contribute to the future maintenance and energy cost of a traffic signal at Council trail and Arlington Heights Road. The developer shall acknowledge and accept this understating

RESPONSE #31

More detailed on this is required before acknowledgment

FIRE DEPARTMETN PLAN REVIEW NO. 1 COMMENTS

COMMENT #1

Building is to be sprinkled per code

RESPONSE #1

A complete NFPA compliant fire suppression system shall be installed and drawings will be submitted as a separate permit by subcontractor

COMMENT #2

The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

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RESPONSE #2

Per the Staff Development Committee Report for this project prepared January 8, 2021, "...fire truck access to the interior of the site will not be required; all staging in the event of a fire emergency will take place along the street." The proposed building will be fully sprinklered and alarmed. Per direction from Mr. Sam Hubbard, the attached Autoturn Siteplan was prepared using a typical ambulance vehicle to show maneuverability in the event of an emergency. Therefore no fire connection system shall be shown in building.

COMMENT #3

A Knox box shall be located at the main front entrance

A knox box has been added near both entries see exterior elevations.

COMMENT #4

Install a fully operational annunciator panel or alarm panel at the main front entrance

Fire alarm panel is located at vestibule show in sheet A1-1

COMMENT #5

The Fire department requests an auto-turn diagram using our fire engine.

Per the Staff Development Committee Report for this project prepared January 8, 2021, "...fire truck access to the interior of the site will not be required; all staging in the event of a fire emergency will take place along the street." The proposed building will be fully sprinklered and alarmed. Per direction from Mr. Sam Hubbard, the attached Autoturn Siteplan was prepared usin a typical ambulance vehicle to show maneuverability in the event of an emergency..

ARLIGNTON HEIGHTS POLICE DEPARMENT REVIEW NO. 1 COMMENTS

COMMENT #1

Character of Use

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

RESPONSE #1

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Noted

COMMENT #2

Are lighting requirements adequate

Lighting should be up to Village of Arlington Heights code. The Exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

RESPONSE #2

Photometrics shall be submitted and will follow all Arlington Heights requirement.

COMMENT #3

Present traffic problem

This are of roadway is busy during both peak and non-peak hour. Traffic impact study was completed and reflects this issues.

RESPONSE #3

Noted

COMMENT #4

Traffic accidents at particular location?

This intersection of Golf Rd and Arlington Heights Rd is one of our top ten crash intersections. Vehicles making a left turn when existing the property onto northbound Arlington Heights Rd will be impacted by heavy traffic on the road way

RESPONSE #4

Noted

COMMENT #5

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Traffic problems that may be created by the development.

This development could pose a risk for increased traffic accidents on Arlington heights Rd with vehicles are entering and leave the property. Traffic impact study was completed.

RESPONSE #5

Noted

COMMENT #6

General Comments

- Please ensure that there is an emergency information/ contact card on file with Arlington Heights Police Department and that it is u-to-date. Agent Contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours
- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush location and havens for illegal activities- theft, trespassing, vandalism underage drinking, drug use, etc.
- Consider posting no trespassing/ loitering/ no un-authorized use signage. The Arlington heights Police Dept. has and utilizes trespass warning forms under qualify8ing circumstance when required by property management.

RESPONSE #6

- Emergency information /contact card shall be provided, we however did not receive the form and once we receive it shall be filled out and returned
- “Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush location and havens for illegal activities- theft, trespassing, vandalism underage drinking, drug use, etc.” - NOTED
- Posting no trespassing/ loitering/ no un-authorized use signage shall be considered.

PLANNING AND COMMUNITY DEVELOPMENT REVIEW NO. 1 COMMENTS

COMMENT 1-6

Noted

COMMENT #7

The Plan commission must review and approve the following actions:

a) Rezoning of the subject property from the R-1 District to the O-T district

b) Planned Unit Development for a medial office building.

c) 6' tall masonry wall for the dumpster enclosure in the front parking lot are considered a fence and requires a variation. Please either revise the location requires a variation along the required justification.

RESPONSE #7

A-B, noted

C) Variance request with required justification shall be submitted.

COMMENT #8

You are strongly encouraged to relocate the dumpster enclosure so that it does not require a variation and is screened by a wingwall from the building (see below). If all other options are not feasible, a variation may be requested and must meet the standards for approval. In this instance, provide written justification per the Standards for Variation approval

RESPONSE #8

See Civil letter for response

COMMENT #9

Please acknowledge that parking lot cleaning, trash collection, and deliveries will not occur between 10:00pm and 7:00am

RESPONSE #9

Acknowledge

COMMENT #10

Submission of a photometric plan and fixture details is required

RESPONSE #10

See Civil letter for response

COMMENT #11

Section 9.8i of Chapter 28 requires that all PUD projects submit a preliminary development schedule indicating the approximate date of construction start, number of construction

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phases (if applicable), date of completion of any phases/final development, and a construction staging plan.

RESPONSE #11

A schedule shall be submitted with this letter

COMMENT #12

Please revise the project narrative to include a description of any green features that will be incorporated into the building addition and associated site improvements

RESPONSE #12

Narrative has been revised

COMMENT #13

Please be aware that a neighborhood meeting is require prior to appearing before the Plan Commission. Please contact me for additional information

RESPONSE #13

Noted

COMMENT #14

Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 review comments include a revision date. Additionally, any revised plans must incorporate any changes as recommended by the Design Commission

RESPONSE #14

Revision date has been added and design commission changes have been included.

COMMENT #15

Please revise site plan to show setback of building to front property line at closest point

RESPONSE #15

See Civil letter for response

COMMENT #16

Please provide additional details on the materials and style of the 3’ retaining wall in the front yard.

RESPONSE #16

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See Civil letter for response

COMMENT #17

The engineering plans list the building square footage as 5,470 sq. ft. and the architectural plans list the square footage of the building as 5,139 sq. ft. Please coordinate between all plans.

RESPONSE #17

Plans have been updated

COMMENT #18

Are there any additional ground mounted equipment (generators, transformers) or utility infrastructure (meters, pedestals, etc.), other than the air conditioner pads at the rear of the building.

RESPONSE #18

See Civil letter for response

COMMENT #19

Has the medical office developer discussed cross access with the property to the north? Staff would like to continue working with the developer on the potential provision of a cross access if and when a reciprocal arrangement is agreed to by the two parties

RESPONSE #19

Cross access has been discussed with property of north and it has been decided to move in a different direction.

COMMENT #20

The Traffic & Parking study calls for the east leg of Council Trail/Arlington Heights being restriped. Please incorporate said restriping within the Engineering Plans. What is the status of any IDOT communications?

RESPONSE #20

See Civil letter for response

COMMENT #21

Sheet G1.3 calls out 26 parking stalls and 2 accessible stalls, however, a total of 29 parking stalls are shown on the plans. Please correct

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RESPONSE #21

Note has been updated to 29 total parking.

COMMENT #22

Two bike parking spaces are required by code. Please incorporate said spaces into the plans

RESPONSE #22

See Civil letter for response

LANDSCAPE REVIEW NO. 1 COMMENTS

COMMENT #1

Per Chapter 28, Section 6.15-1.2b, a 4" caliper shade tree is required at the end of each parking row. Please incorporate an additional shade tree in the two center islands

RESPONSE #1

Additional tree has been added.

COMMENT #2

Pursuant to Chapter 28, Section 6.15-2 a six foot high screen that provides year round opacity must be provided along the west property line adjacent to the residential district. Please indicate who owns the existing fence and the height of the fence.

RESPONSE #2

Existing fence is withing our property and is assumed to have been built by previous developer.

COMMENT #3

Per Chapter 28, Section 6.15-1.2a, a three-foot-high continuous screen must be provided along Arlington Heights Road in order to screen the parking/paved area adjacent to the public way

RESPONSE #3

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3’ masonry wall/ retaining wall shall be installed in front of site adjacent to the public way.

COMMENT #4

Provide foundation plantings along the entire front elevation. The landscaping should consist of a mix of shrubs and perennials

RESPONSE #4

Foundation landscaping shall be provide along front elevation.

COMMENT #5

If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

RESPONSE #5

Utility meter have noted on sheet G1-3 and landscaping screen shall be provided

COMMENT #6

A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

RESPONSE #6

Noted

APPEARNCE REVIEW NO. 1 COMMENTS

COMMENT #1

A REQUIREMENT TO REPLACE THE TWO, 3-FOOT WIDE WINDOWS AT THE NORTH END OF THE WEST ELEVATION WITH A SINGLE 6’-10” WIDE WINDOW TO MATCH THE WINDOW TO THE LEFT OF THE MAIN ENTRY

RESPONSE #1

Window has been replaced, 6’-10” was a typo window is actually 6’-0” on opposite side. Drawings have been update to show actual size.

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COMMENT #2

A REQUIREMENT TO ADD A CANOPY ABOVE THE SECOND ENTRY AS ILLUSTRATED IN THE REVISED RENDERING PRESENTED TONIGHT

RESPONSE #2

Canopy has been added.

COMMENT #3

A REQUIREMENT THAT THE SOUTHEAST CORNER OF THE BUILDING HAVE AN 8-INCH BRICK RETURN AS A TRANSITION TO THE VERTICAL METAL PANEL ON THE SOUTH ELEVATION

RESPONSE #3

8” brick return has been added

COMMENT #4

A REQUIREMENT THAT ALL WINDOWS HAVE HORIZONTAL ONLY MUNTINS, AND NO VERTICALS, ON ALL SIDES OF THE BUILDING

RESPONSE #4

Windows have been updated to only have horizontal muntins

COMMENT #5

A REQUIREMENT THAT THE VENT ABOVE THE MAIN ENTRY BE CHANGED FROM WHITE TO BLACK.

RESPONSE #5

The vent has been changed to black

COMMENT #6

A CONFIRMATION THAT THE ENDS OF THE ROOF ARE GABLES AS SHOWN ON THE ELEVATIONS, AND NOT A HIP ROOF AS SHOWN IN THE RENDERINGS, WITH GABLE BEING PREFERRED BY THE COMMISSION.

RESPONSE #6

Roof are gables, **NOT** hip roofs

COMMENT #7

A REQUIREMENT THAT THE TRASH ENCLOSURE BE BRICK, AS INDICATED ON THE DRAWINGS, TO MATCH THE BRICK ON THE BUILDING.

RESPONSE #7

Trash enclosure shall be brick matching the building.

COMMENT #8

THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS

RESPONSE #8

Noted.

Sincerely,

Jason Bergwerff
Apex Design Build /
Apex Design Services, P.C.
Illinois Design Firm License No: 184-007754-0001
Expiration: 04/30/2021

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COOK ENGINEERING GROUP
Civil Engineering & Land Development Consulting

Fire Safety Review

2. Provide an autoturn drawing showing ability for fire engine to access, negotiate, and exit the parking lot.

Response: Per the Staff Development Committee Report for this project prepared January 8, 2021, "…fire truck access to the interior of the site will not be required; all staging in the event of a fire emergency will take place along the street." The proposed building will be fully sprinklered and alarmed. Per direction from Mr. Sam Hubbard, the attached Autoturn Siteplan was prepared using a typical ambulance vehicle to show maneuverability in the event of an emergency.

Engineering Department – Plan Commission PC #21-006

12. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

Response: The proposed stormwater management facility is reflective of a 1-foot freeboard with an overflow toward the S Arlington Heights Rd ROW near the northeast corner of the property. The overflow weir is sized for 1 cfs/acre, calculations are attached. A five (5) foot flat area is provided along the public ROW behind the proposed wall, and within the parking lot surrounding the basins on all sides. The required OUMA will be executed prior to final engineering approval.

13. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/ac. Use C=0.50 for pervious areas and C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

Response: Preliminary stormwater calculations have been completed based on the Village of Arlington Heights requirements. Because the allowable release rate dictates a restrictor diameter smaller than two inches, the preliminary plans are reflective of two, two-inch diameter restrictors in traps in catch basins. Details of these structures will be provided as part of Final Engineering. An approximate fee-in-lieu has been calculated accordingly and shown on the Preliminary Engineering Plan. Overflow routes have been noted on the plan with large, bold arrows as requested.

14. The preliminary detention volume calculation is acceptable. Provide additional information on the staged detention.

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Response: A complete stormwater management design and associated calculations will be provided as part of the Final Engineering submittal.

15. A permit is required from the Metropolitan Water Reclamation District.

Response: Noted. MWRD permitting requirements will be met during Final Engineering.

16. A fence is required on top of the retaining wall adjacent to the sidewalk.

Response: The proposed three-foot walls for the dry detention basins are set back approximately twelve (12) feet from the proposed back of public walk. Shrubs and other landscaping will be planted along the property frontage between the wall and public walk to meet parking lot screening requirements and provide an additional safety buffer for pedestrians.

17. Regarding the sidewalk along Arlington Heights Rd:

a. The sidewalk along the frontage shall be removed and replaced with a 7 ft wide sidewalk adjacent to the curb.

b. The sidewalk shall be 8" thick when located adjacent to the curb.

c. The sidewalk shall carry through the parking lot entrance / exit with the curb stopping on either side of the sidewalk.

d. The Village would accept removing the existing sidewalk and reconstructing a new 5 ft sidewalk 1 ft off of the right-of-way. Sidewalk in this location could be 5" thick, and 8" thick through the entrance/exit.

Response: The proposed walk has been widened to meet the seven-foot width requirement adjacent to the back of curb. The entrance will be eight-inch-thick PCC, meeting the thickness requirement, and the proposed walk cross slope will meet ADA requirements.

19. The access drive shall be 8" thick.

Response: The callout has been updated to reflect 8-inch-thick PCC for the access drive.

22. Provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off and no wall pack style fixtures will be permitted.

Response: Please refer to attached Photometric Plan.

27. The pressure connection shall be in a 60" valve vault.

Response: A valve vault has been added to the plans as requested and called out accordingly.

29. The right turn lane on Council Trail should be repainted to a shared right-through lane.

Response: The proposed restriping has been shown and called out accordingly on the Preliminary Engineering Plan.

Planning & Community Development Department Review

8. You are strongly encouraged to relocate the dumpster enclosure so that it does not require a variation and is screened by a wingwall from the building (see below). If all other options are not feasible, a variation may be requested and must meet the standards for approval. In this instance, provide written justification per the Standards for Variation approval.

Response: The Petitioner would request the Board grant a variation from Section 6.13-3 of Chapter 28 of the Municipal Code for the height and location of the proposed masonry dumpster enclosure. We offer the following responses to the Standards for Variation:

- *The proposed uses will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
  Response: The proposed dumpster enclosure was design to be aesthetically pleasing with colors and materials consistent with the proposed office building to provide fluidity and compatibility between the proposed structures onsite. It will not alter the essential character of the site and is compatible with the existing uses and zoning of nearby property. Landscaping will be provided around the base of the enclosure to soften the appearance and provide adequate screening to meet Municipal Code requirements.
- *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
  Response: Based on the shape and natural topography of the site, there is not adequate width to provide access around the proposed building to a dumpster enclosure. The best maneuverability and accessibility for a dumpster enclosure is just southeast of the proposed building, with access provided via the proposed parking lot. Since the stormwater management facility is proposed on both the north and south sides of the proposed building, it is not feasible to provide a trash enclosure within the side yard setbacks with a wing wall.
- *The proposed variation is in harmony with the spirit and intent of this Chapter.*
  Response: Every attempt has been made to seamlessly incorporate the dumpster enclosure seamlessly into the overall proposed siteplan. The look and feel of the enclosure is consistent with the overall site and building façade.
- *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
  Response: Since the proposed building is setback significantly from the public way, a large front yard is provided, and the location of the dumpster enclosure is set back as far away from the public right-of-way as possible.

10. Submission of a photometric plan and fixture details is required.

Response: Please refer to attached photometric plan and fixture details.

15. Please revise site plan to show setback of building to front property line at closest point.

Response: A dimension has been added to the Preliminary Engineering Plan as requested.

16. Please provide additional details on the materials and style of the 3' retaining wall in the front yard.

Response: The proposed retaining wall will be constructed of a Unilock masonry keystone block.

18. Are there any additional ground mounted equipment (generators, transformers) or utility infrastructure (meters, pedestals, etc.), other than the air conditioner pads at the rear of the building.

Response: The site will be serviced with phone, gas and electric via underground lines from the S Arlington Heights Rd ROW, entering the building on the south wall as shown on the Preliminary Engineering Plan. A generator pad is proposed along the west wall of the trash enclosure.

20. The Traffic & Parking study calls for the east leg of Council Trail/Arlington Heights being restriped. Please incorporate said restriping within the Engineering Plans. What is the status of any IDOT communications?

Response: The proposed restriping has been added to the Preliminary Engineering Plan and called out as requested. IDOT has reviewed the preliminary submittal package for this project and comment provided which will be addressed as required.

22. Two bike parking spaces are required by code. Please incorporate said spaces into the plans.

Response: Two bike parking spaces have been added on the northeast corner of the proposed building, near the flag pole, and called out as such.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department – Fire Life Safety

Subject: 1650 S Arlington Heights Rd. – Rezoning from R-1 to O-1, PUD

PC#: 21-006– Round 2

Date: April 29, 2021

RECEIVED
APR 30 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

General Comments:

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

Note: All items required by the 2018 International Fire Code, and indicated in the first-round comments are part of the Building & Fire Life Safety Department and do not pertain to and are not enforced by the Staff Development Committee.

1. Compliance with adopted codes - Okay.

2. Provide an auto turn drawing showing ability for fire engine to access, negotiate and exit the parking lot. This requirement is subject to Fire Department approval.

3. Fire Suppression - Okay.

4. Fire Alarm system – Okay.

5. The location of fire department connections shall be approved. *Note: An FDC is a requirement of the fire sprinkler standard NFPA 13, and is shown on sheet A8-1A. The proposed FDC location shall not be blocked by shrubbery and shall have a minimum clear area of 3 feet.

6. Fire Alarm control panel location – Okay.

7. Fire Alarm wireless signal – Okay.

8. A visible exterior weather proof alarm – Okay.

9. Knox box locations – Okay.

10. Fire Lane Signage – Shall be provided if required by the Fire Department.

11. Project Submittal to Plan Commission – Okay.

PLAN COMMISSION PC #21-006
Hawkeye Chiropractic
1650 S Arlington Heights Rd
Round 2

32. The petitioner's response to comment nos. 11, 14, 15, 18-21 and 25-31 are acceptable.

33. The petitioner's responses to comments 12 & 13 are noted. Comments on the proposed detention facility and stormwater calculations are pending IDOT's response to the April 19, 2021 letter from Cook Engineering Group responding to IDOT's first round of comments, especially pertaining to the petitioner's response #4 to the requirement to comply with Public Act 86-616 on the location of the detention facility to the IDOT ROW.

34. The petitioner's response to comment no. 16 is noted. See comment #33.

35. The petitioner's response to comment no. 17 is noted. The public sidewalk shall carry through the driveway with the curb stopping on either side of the sidewalk.

36. The petitioner's response to comment no. 22 is noted. The site photometric exhibit appears acceptable. Provide the associated catalog cuts for all parking lot and building mounted luminaires at final engineering. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

37. The petitioner's response to comment no. 23 is not acceptable. Per conversation with the Fire Department, access is required for an engine, but not the tower truck. The pavement requirements in comment 23 still apply.

38. The petitioner's response to comment no. 24 is not acceptable. Per conversation with the Fire Department, access is required for an engine, but not the tower truck. The vehicle turning exhibit requirements in comment 24 still apply. Round 1 comments contained the engine apparatus specifications.

Michael L. Pagones, P.E. 4/30/21
Village Engineer Date

Items deferred to final engineering or permit:
- OUMA
- Lighting details
- Contribution Ordinance payment at permit

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 21-006

Project Name Hawkeye Chiropractic

Project Location 1650 S. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 2
General Comments:

1) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow. The new building is located at the rear of the property along a very busy roadway. The fire engine will need access to the FDC. Please show the location of the hydrant.

2) The Fire Department requests an auto-turn diagram using our fire engine.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date March 16, 2021 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hawkeye Chiropractic
1650 S Arlington Heights Rd.
PUD

Round 2 Review Comments **04/29/2021**

1. **Character of use:**
   Nothing further.
2. **Are lighting requirements adequate?**
   Nothing further.
3. **Present traffic problems?**
   Nothing further.
4. **Traffic accidents at particular location?**
   Nothing further.
5. **Traffic problems that may be created by the development.**
   Nothing further.
6. **General comments:**
   Nothing further.

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APR 30 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

A. O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Sgt 560

Supervisor's Signature

Hawkeye Chiropractic
1650 S. Arlington Heights Road
PC #21-006
May 4, 2021

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Arlington Heights Road in order to screen the parking/paved area adjacent to the public way. The retaining will not meet the screening requirements since it is not above grade.

2) Pursuant to Chapter 28, Section 6.15-2, a six foot high screen that provides year round opacity must be provided along the west property line adjacent to the residential district. In addition to the existing fence, provide three additional trees for a total of six trees along the rear property line adjacent to the residential district.

3) A landscape island equal in area to one parking space must be provided east of the dumpster enclosure. Provide a four inch caliper shade tree and landscaping within the island.

Planning & Community Development Dept. Review

May 7, 2021

REVIEW ROUND 2

Project: Hawkeye Chiropractic
1650 S. Arlington Heights Rd.

Case Number: PC 21-006

General:

23. The response to comments #9, #11, #12, #14-#17, #18, and #22 are acceptable.

24. The response to comment #7 is noted. Based on the response, the updated list of necessary zoning approvals is included below:
    a) **Rezoning of the Subject Property from the R-1 District to the O-T District.**
    b) **Planned Unit Development for a medical office building.**
    c) **Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.**
    d) **Variation to Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a generator in a front yard and within a required side yard setback, where generators are only allowed in a rear yard and must not encroach into a side yard setback.**

25. The response to comment #8 is noted. Staff continues to recommend that the dumpster enclosure be located outside of the front yard and relocated along the side of the building. The newly proposed generator should be relocated to the side or rear of the building.

26. The response to comment #10 is noted. It is recommended that the wall mounted lights on the rear of the building be reduced from three lights to two lights, which will diminish light spillover to neighboring single-family homes at the rear. Please confirm pole heights for parking lot lights will not exceed 20'. Photometric plan shows six building mounted lights, however, table on plan indicates that 7 will be installed. Please clarify.

27. Please note that an electronic copy of all application and submittal materials will be required no later than May 19th.

28. The response to comment #13 is noted. The neighborhood meeting must occur as soon as possible, and no later than the week prior to the Plan Commission hearing.

29. The response to comment #18 is noted. The proposed generator location requires a variation. Staff recommends relocating the proposed generator to the side or rear of the building. If the generator is to stay in the proposed location, a variation and response/justification to the variation criteria must be provided.

30. The response to comment #21 is noted. However, sheet G1.3 still states that 26 standard spaces and 2 ADA spaces have been proposed (total of 28 spaces), however, the plans show 29 spaces will be provided.

Prepared by: _____

COOK ENGINEERING GROUP
Civil Engineering & Land Development Consulting

Building & Life Safety Department Review

2. Provide an AutoTurn drawing showing ability for fire engine to access, negotiate, and exit the parking lot. This requirement is subject to Fire Department approval.

Response: Please refer to attached Fire AutoTurn Plan, prepared by Cook Engineering Group, last revised May 14, 2021.

Engineering Department – Plan Commission PC #21-006

33. The petitioner's responses to comments 12 & 13 are noted. Comments on the proposed detention facility and stormwater calculations are pending IDOT's response to the April 19, 2021 letter from Cook Engineering Group responding to IDOT's first round of comments, especially pertaining to the petitioner's response #4 to the requirement to comply with Public Act 86-616 on the location of the detention facility to the IDOT ROW.

Response: The petitioner received correspondence from IDOT on May 17, 2021, and will work with IDOT to address all outstanding comments.

37. The petitioner's response to comment no. 23 is not acceptable. Per conversation with the Fire Department, access is required for an engine, but not the tower truck. The pavement requirements in comment 23 still apply.

Response: Please refer to attached Preliminary Engineering Plan, prepared by Cook Engineering Group, last revised May 14, 2021. The required Heavy Duty Pavement Section has been added to the plans and a hatch added to the plan view to denote the fire truck path through the parking lot.

38. The petitioner's response to comment no. 24 is not acceptable. Per conversation with the Fire Department, access is required for an engine, but not the tower truck. The vehicle turning exhibit requirements in comment 24 still apply. Round 1 comments contained the engine apparatus specifications.

Response: Please refer to attached Fire AutoTurn Plan, prepared by Cook Engineering Group, last revised May 14, 2021.

Arlington Heights Fire Department Plan Review Sheet

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1. The Fire Department Connections shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow. The new building is located at the rear of the property along a very busy roadway. The fire engine will need access to the FDC. Please show the location of the hydrant.

Response: Please refer to attached Fire AutoTurn Plan, prepared by Cook Engineering Group, last revised May 14, 2021. The location of the FDC is shown along with a dimension to the proposed hydrant.

2. The Fire Department requests an auto-turn diagram using our fire engine.

Response: Please refer to attached Fire AutoTurn Plan, prepared by Cook Engineering Group, last revised May 14, 2021.

Planning & Community Development Department Review

25. The response to comment #8 is noted. Staff continues to recommend that the dumpster enclosure be located outside the front yard and relocated along the side of the building. The newly proposed generator should be relocated to the side or rear of the building.

Response: The generator pad has been relocated to the rear of the building as requested. Please refer to attached Preliminary Engineering Plan, prepared by Cook Engineering Group, last revised May 14, 2021.

26. The response to comment #10 is noted. It is recommended that the wall mounted lights on the rear of the building be reduced from three lights to two lights, which will diminish light spillover to neighboring single-family homes at the rear. Please confirm pole heights for parking lot lights will not exceed 20'. Photometric plan shows six building mounted lights, however, table on plan indicates that 7 will be installed.

Response: Please refer to attached, revised Photometric Plan. Proposed building lighting has been modified from wall-pack style to recessed soffit lighting and the plan and calculations updated accordingly. In addition, the fence along the west property line and heavy tree line will help to diminish light spillover to adjacent residential properties. Mounting height for both light styles proposed is included in the table in the upper right-hand corner of the sheet for reference.

29. The response to comment #18 is noted. The proposed generator location requires a variation. Staff recommends relocating the proposed generator to the side or rear of the building. If the generator is to stay in the proposed location, a variation and response/justification to the variation criteria must be provided.

Response: The generator pad has been relocated to the rear of the building as requested. Please refer to attached Preliminary Engineering Plan, prepared by Cook Engineering Group, last revised May 14, 2021.

30. The response to comment #21 is noted. However sheet G1.3 still states that 26 standard spaces and 2 ADA spaces have been proposed (total of 28 spaces), however, the plans show 29 spaces will be provided.

Response: Based on the new inclusion of a landscape island just east of the dumpster pad per landscape comments, the proposed parking has been reduced to a total of 28 stalls, including 2 ADA stalls. The total provided parking still meets the required number of 28 stalls. Both Sheet G1.3 and the Preliminary Engineering Plan have been updated accordingly.

FIRST PERMIT REVIEW – RESPONSE LETTER **Apex Design Services, P.C.**

DATE: May 17, 2021

PROJECT: Dr. Drew Voelsch
1650 S. Arlington Heights Rd, Arlington Heights IL

This letter addresses plan review comments received on 05/10/2021 from Village of Arlington Heights.

FIRE SAFETY REVIEW NO. 2 COMMENTS

COMMENT #1

Compliance with adopted codes – Okay

RESPONSE #1

Addressed and accepted as part of previous review response.

COMMENT #2

Provide an auto turn drawing showing ability for fire engine access, negotiate & exit the parking lot. This requirement is subject to fire department approval

RESPONSE #2

See Civil letter for response

COMMENT #3

Fire Suppression – Okay

RESPONSE #3

Addressed and accepted as part of previous review response.

COMMENT #4

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Fire alarm System – Okay

RESPONSE #4

Addressed and accepted as part of previous review response.

COMMENT #5

The location of fire department connections shall be approved. *Note: Ab FDC is a requirement of the fire sprinkler standard NFPA 13 and is shown on sheet A8-1A . The proposed location shall not be blocked by the shrubbery and shall have a minimum clear area of 3 feet.

RESPONSE #5

It has been noted on sheet A8-1A and G1-3 that FDC shall not be blocked by shrubbery and shall provide 3 feet min of clear area.

COMMENT #6

Fire alarm control panel location – Okay

RESPONSE #6

Addressed and accepted as part of previous review response.

COMMENT #7

Fire alarm wireless signal – Okay

RESPONSE #7

Addressed and accepted as part of previous review response.

COMMENT #8

A visible exterior weather proof alarm – Okay

RESPONSE #8

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Addressed and accepted as part of previous review response.

COMMENT #9

Knox box locations – Okay

RESPONSE #9

Addressed and accepted as part of previous review response.

COMMENT #10

Fire lane signage – Shall be provided if required by fire department.

RESPONSE #10

Noted

COMMENT #11

Project submittal to plan commission – Okay

RESPONSE #11

Addressed and accepted as part of previous review response.

PLAN COMMISSION REVIEW NO. 2 COMMENTS

COMMENT #32

The petitioner's response to the comments nos. 11, 14, 15, 18-21, and 25-31 are acceptable.

RESPONSE #32

Noted

COMMENT #33

The petitioner's response to comments 12 & 13 are noted. Comments on the proposed detention facility and storm water calculations are pending IDOT's response to the April 19, 2021. Letter from Cook Engineering Group responding to IDOT's first round of comments, especially pertaining to the petitioner's response #4 to the requirement to comply with Public Act 86-616 on the location of the detention facility to the IDOT ROW.

RESPONSE #33

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See Civil letter for response

COMMENT #34

The petitioner's response to comment no. 16 is noted, see comment #33.

RESPONSE #34

See Civil letter for response

COMMENT #35

The petitioner's response to comment no 17. Is noted. The public sidewalk shall carry through the driveway with the curb stopping on either side of the sidewalk.

RESPONSE #35

Noted, see civil drawings

COMMENT #36

The petitioner's response to the comment no. 22 is noted. The site photometric exhibit appears acceptable. Provide the associated catalog cuts for all parking lot and building mounted luminaires at final engineering. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

RESPONSE #36

No wall pack fixtures shall be specified and cut sheets of building and parking luminaires shall be provided at final engineering.

COMMENT #37

The petitioner's response to comment no. 23 is not acceptable. Per conversation with the fire department, access is required for an engine, but not the tower truck. The pavement requirements in comment 23 still apply.

RESPONSE #37

See Civil letter for response

COMMENT #38

The petitioner's response to comment no. 24 is not acceptable. Per conversation with the fire department, access is required for an engine, but not the tower truck. The vehicle turning

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exhibit requirements in comment 24 still apply, round 1 comment contained the engine apparatus specifications.

RESPONSE #38

See Civil letter for response

FIRE DEPARTMETN PLAN REVIEW NO. 2 COMMENTS

COMMENT #1

The fire department main shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the require flow. The new building is located at the rear of the property along a very busy roadway. The fire engine will need access of the FDC please show the location of the hydrant.

RESPONSE #1

Fire hydrant is shown on civil site plan and architectural site plan. See Civil letter response

COMMENT #2

The fire department request and auto-turn diagram using our fire engine.

RESPONSE #2

See Civil letter for response

ARLIGNTON HEIGHTS POLICE DEPARMENT REVIEW NO. 2 COMMENTS

COMMENT #1

Comment 1-6 – Nothing further.

RESPONSE #1

Noted

PLANNING AND COMMUNITY DEVELOPMENT REVIEW NO. 1 COMMENTS

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COMMENT #23

The response to comments #9, #11, #12, #14-#17, #18, and #22 are acceptable

RESPONSE #23

Noted

COMMENT #24

The response to comment #7 is noted. Based on the response, the updated list of necessary zoning approvals is included below:

a) **Rezoning of the Subject Property from the R-1 District to the O-T District.**
b) **Planned Unit Development for a medical office building.**
c) **Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.**
d) **Variation to Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a generator in a front yard and within a required side yard setback**

RESPONSE #24

a. Noted
b. Noted
c. Noted
d. Generator has been relocated to rear of building.

COMMENT #25

The response to comment #8 is noted. Staff continues to recommend that the dumpste enclosure be located outside of the front yard and relocated along the side of the building. The newly proposed generator should be relocated to the side or rear of the building

RESPONSE #25

See Civil letter for response

COMMENT #26

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The response to comment #10 is noted. It is recommended that the wall mounted lights on the rear of the building be reduced from three lights to two lights, which will diminish light spillover to neighboring single family homes at the rear. Please confirm pole heights for parking lot lights will not exceed 20'. Photometric plan shows six building mounted lights, however, table on plan indicates that 7 will be installed. Please clarify

RESPONSE #26

See Civil letter for response

COMMENT #27

Please note that an electronic copy of all application and submittal materials will be required no later than May 19th.

RESPONSE #27

An electronic copy shall be provided prior to May 19th.

COMMENT #28

The response to comment #13 is noted. The neighborhood meeting must occur as soon as possible, and no later than the week prior to the Plan Commission hearing.

RESPONSE #28

Noted, the neighborhood meeting has been scheduled for May 17, 2021

COMMENT #29

The response to comment #18 is noted. The proposed generator location requires a variation. Staff recommends relocating the proposed generator to the side or rear of the building. If the generator is to stay in the proposed location, a variation and response/justification to the variation criteria must be provided

RESPONSE #29

See Civil letter for response

COMMENT #30

The response to comment #21 is noted. However, sheet G1.3 still states that 26 standard spaces and 2 ADA spaces have been proposed (total of 28 spaces), however, the plans show 29 spaces will be provided

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RESPONSE #30

See Civil letter for response

LANDSCAPE REVIEW NO. 1 COMMENTS

COMMENT #1

Per Chapter 28, Section 6.15-1.2a, a three-foot-high continuous screen must be provided along Arlington Heights Road in order to screen the parking/paved area adjacent to the public way. The retaining will not meet the screening requirements since it is not above grade

RESPONSE #1

Plan has been updated to show a 3' landscape screen at the front of the site, see landscape plan sheet G1-4.

COMMENT #2

Pursuant to Chapter 28, Section 6.15-2, a six-foot-high screen that provides year-round opacity must be provided along the west property line adjacent to the residential district. In addition to the existing fence, provide three additional trees for a total of six trees along the rear property line adjacent to the residential district.

RESPONSE #2

Additional requested trees have been provided, see landscape plan sheet G1-4.

COMMENT #3

A landscape island equal in area to one parking space must be provided east of the dumpster
enclosure. Provide a four-inch caliper shade tree and landscaping within the island.

RESPONSE #3

Landscape island with four-inch caliper shade tree has been provided, see sheet G1-4.

Sincerely,

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Jason Bergwerff
Apex Design Build /
Apex Design Services, P.C.

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PLAN COMMISSION PROJECT TIMELINE

Project Name: Hawkeye Chiropractic
PC Number: 21-006
Location: 1650 S. Arlington Heights Road

Requested Action:

1. A Rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District.
2. A Planned Unit Development (PUD) to allow a 5,470 square foot medical office building on the subject property.
3. Variation to Chapter 28, Section 6.13-3a, Location of Fences, to allow a 6' tall solid masonry fence in a front yard where code only allows 3' tall open fences in a front yard.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	01/07/21	
Conceptual Plan Review Meeting (CPRC)	01/14/21	5
Awaiting Petitioner PC Application	03/10/21	38
PC Application Submittal Date	03/10/21	-
1st Round Department Comments	04/05/21	17
Petitioner's Response – 1st Round	04/22/21	13
2nd Round Department Comments	05/07/21	11
Petitioner's Response – 2nd Round	05/18/21	7
PC Hearing	05/26/21	55 days from application date
Village Board*	06/21/21	17
Anticipated Village Board Ord. Adoption	07/06/21	10

* Petitioner was required to provide revised plans for review by staff prior to appearing before the Village Board. Those plans were received on 6/11/21.