



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 20, 2016

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 5/16/16
- B. Village Board 6/6/2016

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 6/15/2016

VI. RECOGNITIONS AND PRESENTATIONS

- A. Recognition of the Retirement of Executive Director Steve Scholten of the Arlington Heights Park District

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of June 13, 2016

Review of the 8-Month Period ending December 31, 2015
Comprehensive Annual Financial Report (CAFR)

Trustee Rosenberg moved, seconded by Trustee LaBedz, that the Committee-of-the-Whole recommend to the Village Board that the 8-month period ending December 31, 2015 Comprehensive Annual Financial Report be accepted. The motion carried unanimously.

- B. Report of the Committee of the Whole Meeting of June 13, 2016

Continued Discussion re: Possible Changes to the Liquor Code

Trustee Glasgow moved, seconded by Trustee Tinaglia that the Committee-of-the-Whole recommend to the Village Board the creation of a Class "K" liquor license for coffee shops as presented this evening, with the change to Section 13-501, #3 to read "The sale of beer and wine is incidental and secondary to the sale of coffee and similar products." The motion carried unanimously.

- C. Report of the Committee of the Whole Meeting of 6/20/16

Report of the Interview of David Easley for Appointment to the Bicycle and Pedestrian Advisory Commission - Term Ending 4/30/17

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. 2016 MFT Street Reconstruction Program

CONSENT NEW BUSINESS

- A. Cash Contribution in Lieu of Land Dedication

CONSENT LEGAL

- A. An Ordinance Repealing Ordinance Number 06-048
(Repeal ordinance granting a variation from Section 28-11.4 for property located at 511 W. Rand Road)

- B. An Ordinance Granting a Final Planned Unit Development (Waverly Inn Memory Care, 511 W. Rand Road)
- C. A Resolution Establishing Prevailing Wages (Illinois Department of Labor prevailing rate for Laborers, mechanics, and other workers employed in Public Works)
- D. A Resolution Approving Renewal of Industrial Real Estate Tax Incentive for Certain Real Estate in the Village of Arlington Heights (Hommer Tools & Manufacturing, 311 W. University Drive)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Northwest Suburban Genealogy Society
- B. Request from Arlington Heights Park District for Fee Waiver

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Westgate Dental - 2900-2990 W. Euclid Ave. - PC#16-008
Planned Unit Development
- B. Lexington Homes Subdivision - 900 W. Campbell St. - PC#16-004
Preliminary Plat of Subdivision

XIII. LEGAL

- A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Addition of a Class "K" liquor license)

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

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

- and -

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

XVII. ADJOURNMENT

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



Item: Committee of the Whole 5/16/16

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 5/16/16	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 16, 2016
7:45 PM

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

BOARD MEMBERS ABSENT: Trustees Glasgow & Scaletta

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

OTHERS PRESENT: Edmundo Zamarripa, Isidro Gamboa, Anastacio Zamarripa, Francisco Castro representing Dunton House; Attorney Bill Bazianos representing Dunton House

IV. NEW BUSINESS

- A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Dunton House, Inc., dba Dunton House, located at 11 W. Davis

Mayor Hayes swore in Mr. Isidro Gamboa.

Diana Mikula, Assistant Village Manager, was asked to provide some background on the new Dunton House owners. She started by saying that everyone was pleased that the very popular Dunton House would continue to operate in the Village of Arlington Heights.

Ms. Mikula reported to the Board that she had the opportunity to meet with all four of the new owners. The Arlington Heights Police Department completed a background check on all of the applicants. Each individual owns 25% of the business. No convictions were disclosed and no criminal derogatory information was found. In addition, no lawsuits, judgments, or liens were outstanding.

The four owners purchased the restaurant on May 2, 2016 and have been operating without liquor sales since they do not have a liquor license. A walk-thru was conducted on May 11 and everything was in line with what was submitted with the floor plan. The new owners are applying for a Class A license which offers full liquor service. This is the same classification the former Dunton House owners had.

Mayor Hayes asked if Dunton House had ever been cited for any liquor violations. Ms. Mikula answered that they had not been.

Mayor Hayes asked Mr. Gamboa if they had any plans to change the business plan. Mr. Gamboa said not at this time. They would perhaps add a few new items to the menu but that is all. The hours of business would remain the same.

Mayor Hayes asked if the applicants had undergone Basset training and they responded yes and submitted their newly received certificates to Ms. Mikula.

Mayor Hayes asked that out of the 22 employees working at Dunton House, how many would be serving alcohol. Mr. Gamboa stated that each employee serving or selling alcohol would be Basset trained and it will be a small group.

Mayor Hayes asked about the applicants previous experience in the restaurant and alcohol business. Attorney Bill Bazianos stated that all of the applicants have worked in the kitchen for 30 years at Dunton House.

Trustee Farwell expressed to the applicants that they were all familiar faces and this was going to be a great opportunity for them.

Trustee Sidor asked if any of the applicants had any management experience. Mr. Gamboa stated that he had kitchen management experience only and his partners have the same experience.

TRUSTEE FARWELL MOVED, SECONDED BY TRUSTEE LABEDZ T O RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "A" LIQUOR LICENSE TO DUNTON HOUSE, INC., DBA DUNTON HOUSE, LOCATED AT 11 WEST DAVIS. Motion passed unanimously.

**TRUSTEE SIDOR MOVED, SECONDED BY TRUSTEE LABEDZ TO
ADJOURN THE MEETING.** Motion passed unanimously.

V. OTHER BUSINESS

VI. ADJOURNMENT

Meeting Adjourned at 7:55 PM

Recorded By: Diane Staggs, Administrative Asst. II



Item: Village Board Minutes 6/6/2016

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Village Board Minutes 6/6/2016	Minutes



MINUTES

President and Board of Trustees

Village of Arlington Heights

Board Room

Arlington Heights Village Hall

33 S. Arlington Heights Road

Arlington Heights, IL 60005

June 6, 2016

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro-Tem Glasgow and the following Trustees responded to roll: Farwell, Tinaglia, LaBedz, Rosenberg, Blackwood, Sidor.

President Hayes and Trustee Scaletta were absent.

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 05/09/2016

Approved

Trustee Joe Farwell moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, LaBedz, Sidor, Tinaglia

Abstain: Rosenberg

Absent: Hayes, Scaletta

B. Village Board 5/16/2016

Approved

Trustee Carol Blackwood moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 5/30/2016 Approved

Trustee Joe Farwell moved to approve the Warrant Register dated 5/30/16 in the amount of \$1,971,526.40. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Cisco Network Switches Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Absent: Hayes, Scaletta

B. Defibrillator Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

- | | | |
|----|-------------------------------------|----------|
| C. | Roof Repairs to Municipal Buildings | Approved |
|----|-------------------------------------|----------|

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

- | | | |
|----|----------------------------------|----------|
| D. | Police Pursuit Vehicles Purchase | Approved |
|----|----------------------------------|----------|

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

- E. Engineering Department - Vehicle Replacement Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

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|----|--|----------|
| F. | Emergency Generator Upgrade and Replacement Design | Approved |
|----|--|----------|

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

CONSENT LEGAL

- A. Resolution for Improvement by Municipality Under Approved the Illinois Highway Code
(2016 MFT Street Reconstruction Program)

Trustee Robin LaBedz moved to approve R16-022. Trustee Jim Tinaglia
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Hayes, Scaletta

- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of two Class "E" liquor licenses) Approved

Trustee Robin LaBedz moved to approve 16-022. Trustee Jim Tinaglia
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Hayes, Scaletta

- C. A Resolution Authorizing the Sale of Surplus Property Owned by the Village of Arlington Heights (580 W. University Drive) Approved

Trustee Robin LaBedz moved to approve R16-023. Trustee Jim Tinaglia
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Hayes, Scaletta

- D. An Ordinance Authorizing the Execution of a Real Estate Contract (580 W. University Drive) Approved

Trustee Robin LaBedz moved to approve 16-023/A16-035. Trustee Jim Tinaglia
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Hayes, Scaletta

- E. A Resolution Accepting an Illinois Criminal Justice Information Authority Grant (Victim Service Coordinator Program) Approved

Trustee Robin LaBedz moved to approve R16-024/A16-036. Trustee Jim

Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Park District/Arlington Lakes Golf Club New Main Entrance Sign Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

- B. Bond Waiver - Arlington Heights Garden Club Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

- C. Bond Waiver - National Ovarian Cancer Coalition Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Waverly Inn Memory Care - 511 W. Rand Rd. - PC#15-023 Approved

Final Plat of Subdivision

Trustee Jim Tinaglia moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta

XIII.LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Rand/Palatine Road Corridor Study

Mr. Recklaus said both the private and public sector play a role in the appearance of commercial areas. The way public space is designed and maintained is on the Village's shoulders. The goal is to have the retail/commercial corridors be attractive, functional and cost effective.

Mr. Perkins said there are three areas under consideration for improvements. The plans being presented try to achieve the Board's goals and objectives to improve the economics and image of these areas. The Uptown/Rand Road area brings in \$5 million in sales tax and \$280 million in annual sales. Its image and aesthetics are lacking. Tonight's plan attempts to make the area attractive so people will want to shop and spend more time there.

Jody Mariano of Teska and Associates talked through the specifics of the study which looked at what could happen in the public rights of way and on private property. The proposed upgrades included gateway and signage treatments, pedestrian friendly improvements, markings and plantings. The plans make use of the private property perimeter to maximize landscaping and create a greater whole by improving public/private adjacencies.

Mr. Perkins said there have been some preliminary meetings with IDOT which has allowed similar installations in other communities. Traffic patterns were not looked at in this study.

President Pro Tem Glasgow asked if there were any impediments that would keep Village from going forward. Mr. Perkins said there was conceptual approval at this point; specific plans would be needed to be submitted to IDOT for approval.

Trustee Sidor said he was skeptical at how walkable the Rand Road area is. Ms. Mariano said it is not a primary pedestrian location, but there are timers and markings and crosswalks there today. These suggestions define them more. The area has residents with high disposable income which is a good incentive for retailers. If the area were more attractive, it would help

retailers decide to invest in the area.

Mr. Perkins said the upgrades would be phased; year one-gateway signs, year 2-banners and parkway trees, year 3-landscaped medians, year 4-Palatine Road median plantings, year 5-tree up-lighting. The Plan tries to minimize maintenance, so does not recommend brick pavers.

Trustee Sidor asked what the ongoing maintenance costs would be and stressed the need to anticipate them. Mr. Shirley said the ongoing maintenance would have to be done contractually. It is premature to say how much it would cost to maintain at this time. Public Works is giving input to the Planning Department in order to keep things as maintainable as possible. Once it is known what is approved, real numbers can be identified.

Mr. Recklaus said if these concepts were plugged in, there would be a couple of years of implementation before anything would require maintenance. Trustee Sidor asked if Rand Road could just be tidied up in general to get rid of the loose gravel, repaint the crosswalks, and get rid of the weeds. Mr. Shirley said those are IDOT's responsibilities as it is their road. When complaints come, then IDOT addresses them. The Village doesn't maintain Rand Road for liability reasons.

Trustee Rosenberg questioned if the plants would survive considering the conditions. Mr. Perkins said winter fencing is often put up to minimize the impact of salt. Trustee Rosenberg asked if there was data that showed that businesses get more sales in more attractive areas. Mr. Perkins said more communities are enhancing their corridors and there is a lot of competition from other communities and the internet for retail sales. Mr. Perkins said he cannot predict what would happen if the Village does not do this. Mr. Recklaus said the Southtown businesses approached the Village asking for more beautification. He asked if the Village is doing everything it can to support its business districts. Trustee Rosenberg suggested a cost sharing opportunity with shopping centers for the improvements.

Trustee Blackwood said this is a good plan, she said people from offices in the area walk to lunch, so there is pedestrian activity. She agreed it was important to make crosswalks more obvious. She thought private industry would be willing to invest in sponsored gardens. She said if the Village doesn't continue to look at these areas seriously, the kinds of businesses that will be attracted to the area will change. Newer lease owners are less than the businesses that they replaced in some cases.

Trustee Farwell said he liked the stone sign best. He suggested moving the tree up-lighting to year one to create something unique while working on the signage to tweak it to the point where the Design Commissioners are wowed. He said he agreed with year two, and proposed lowering the costs of years 3 and 4. Trustee Farwell thought looking at the pedestrian impact to get real numbers would be appropriate. He said the government land

needs to be dressed up to bring retail back and make it stronger. He suggested a tax overlay district to fund the improvements.

Trustee Labedz said Village investment is important to attract greater investment. If the Village shows it's important that the area looks good, higher end businesses would be enticed to move there which could generate higher revenues. It's the Village's curb appeal, and a reflection on what we think about our Village. She said she did not like the "UP" in the signage.

Trustee Tinaglia said the tree up-lighting is awesome, and suggested it be done sooner rather than later. He said he saw Seth Goldberg trying to cross Rand Road and he was stranded. It's a tough place to negotiate as a pedestrian and if it were better marked, perhaps more would walk in the area. This is really a cost/benefit issue because retailers would do better. If the Village can set the bar higher, then perhaps existing land owners will up their game. If we don't why would they?

President Pro-Tem Glasgow said this plan has a presumption that things will stay the same. He said he did not know what the area was being prepared for given the changing nature of retail and the decline of big box retailers. He said he would like to know the retail forecast.

Trustee Rosenberg asked if a TIF area can also be a special service area, as a small service tax might pay for these improvements with the TIF dollars. Mr. Recklaus said it is complex but something that can be explored. Mr. Perkins said there may be a business district tax option as well.

B. Northwest Highway Corridor Study

Mr. Perkins said the Northwest Highway Corridor represents a significant visual gateway and runs through the core of the Downtown. The Board asked staff to evaluate and develop a long term plan that addresses the corridor. Comparable areas in Mount Prospect, Des Plaines and Schaumburg were benchmarked. Mr. Perkins presented several phases of suggested implementation. In addition, the Davis Street fencing was researched. Included as a suggestion was creating a test area of 100 feet where the fence would be removed and the landscaping enhanced. This test would allow for resident feedback prior to making a complete transition. Other fencing options were also presented.

President Pro Tem Glasgow asked if there would be liability issues if the fence was removed. Ms. Ward said no, as most of Village is not fenced along the rail road tracks.

Trustee Tinaglia said the fence is a rubbish collector. He did not want to spend a dollar towards another fence. He said he was in favor of the test area and would like it implemented ASAP. He said Arlington Heights has the ugliest part of the railway line at Davis St., New Wilke and Euclid and it would be nice if it was cleaned up to look like the rest of the railway path.

Trustee Labedz said the Village needs a lot of work in this area. She agreed with the test on Davis and is not convinced the fence is necessary for safety. The curb appeal of the Village is important.

Trustee Farwell said the Euclid/Wilke area of Northwest Highway could look like the section of Pioneer Park on Grove that uses landscaping to great effect with just a few trees and stones. He also liked the Davis Street test idea.

C. South Arlington Heights Road Corridor

Mr. Recklaus said in April a meeting was requested by the hotel operators on the Village's south side regarding the conditions of the corridor. Mr. Perkins said \$15 million has been invested in hotels in the Village in the past 2-3 years. Over ¼ million visitors stay there each year. The hotel operators expressed concern about pedestrian mobility, signage and the condition of Arlington Heights Road corridor. Another problem was the nearby highway construction. In response, Village staff asked IDOT to clean up their construction debris from the I-90 project.

Staff members are also suggesting a study of this corridor. There is a need to improve landscaping on public and private property. The hotel operators would like banners, running trails, crosswalks, signage, marketing materials. Mr. Perkins identified short term, mid term and long term goals. Mr. Recklaus said if visitor has never been to the Village before, there is a disconnect between the hotel area and the rest of the Village and the drive down Arlington Heights Road is not that great. The Village would like to capture the 250,000 visitors as customers, and if it doesn't it is a missed opportunity.

Dave Parulo, President of Meet Chicago Northwest, said he was excited that the Village was responding to these operators. He said there is an opportunity for a gateway experience to the Village viewed by people who do not know where they are. Property owners have started investing and cleaning up the area quite a bit. It is unique to have 7 operators within 700 feet who are trying to share resources. He said the pedestrian factor is important considering the unique destinations in the area of Mitsua and the Guitar Center. He said he is distressed that hotel customers are being sent to Schaumburg versus Downtown Arlington Heights.

Mr. Perkins said the area will take some time to develop and the Village has been marketing the vacant sites very aggressively. Most developers are looking at apartments for the area but restaurants and mixed uses are also being explored.

Karolina Skrodziuk, manager of Courtyard by Marriott, said her guests are tourists and shoppers. They all go to Schaumburg to shop. Each hotel has a slightly different customer base. She said she provides half with

transportation the other half are drivers. She said she sends customers to Schaumburg because to get to downtown Arlington Heights, the customers have to pass ugly vacant lots, run down signs, unimproved properties and parking lots. Driving to Schaumburg is a different experience, with well-kept stores, a forest preserve and beautiful landscaping. She said they survey every guest and the hotel gets better scores if the guests have gone to Schaumburg than if they drive to Downtown Arlington Heights. She said the hotels feel as if they are not in Arlington Heights, there are no signs and it is such a long run-down drive to get to anything nice.

Trustee Sidor said this is a priority area because of the volume of people who visit. He suggested an Economic Alliance meeting could be held that combined hotel operators and local businesses so they could create connectivity.

Trustee Blackwood attended the April meeting and said the Village hasn't done a good job sharing who it is with the hoteliers and needs to promote what the Village is known for. She said she would like to carve out a pedestrian friendly hotel district and make it unique.

Trustee Rosenberg questioned that the drive to Schaumburg was better than the drive down Arlington Heights Road. Ms. Skrodziuk said the parking lots are run down, the mini malls look abandoned, there are issues with garbage on the street and it looks un-kept. The roadway signage looks like someone attacked it. She said she sees dead grass, weeds, garbage and parking signs that are bent and rusted. She asked the Board to pay attention to curb appeal.

Trustee Farwell agreed saying the drive is not attractive and it's a long haul to go Downtown. He said he would like to encourage land owners to upgrade. He told Ms. Skrodziuk the Board will do what it can to create and execute a plan.

D. Rain Barrel Program

Mr. Recklaus said residents can order free rain barrel kits at no cost from the Village. Register for the program at vah.com or call Public Works. There are four colors and 400 households have already registered.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Bert Rosenberg moved to adjourn at 9:56 p.m. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Hayes, Scaletta



Item: Warrant Register of 6/15/2016

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register of 6/15/2016

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 6 - 15 - 2016

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$554,402.97
227	Foreign Fire Ins Tax Fund	\$4,274.40
231	Criminal Investigation Fd	\$8,710.00
235	Municipal Parkg Opr Fund	\$13,904.35
401	Capital Projects Fund	\$133,047.95
426	Storm Water Control Fund	\$42,350.88
435	EAB Fund	\$173,679.32
505	Water and Sewer Fund	\$120,153.83
511	Solid Waste Fund SWANCC	\$20,902.00
515	Arts,Entert & Events Fund	\$15,884.56
605	Health Insurance Fund	\$296,049.93
611	General Liability Ins Fnd	\$42,948.70
615	Workers Compensation Ins	\$89,312.06
621	Fleet Operations Fund	\$14,676.87
625	Technology Fund	\$19,427.06
715	Guaranty Deposits Fund	\$5,500.00
721	Escrow Deposits Fund	\$16,837.10
TOTAL ALL FUNDS		\$1,572,061.98

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
200082	715-0000-220.93-00	ADRIANA HERNANDEZ	REFUND BOND	\$200.00	\$200.00
200107	101-0000-421.10-00	BIW CONSTRUCTION INC	REFUND BUSINESS LICENSE	\$130.00	\$130.00
200120	721-0000-221.11-09	CHRISTOPHER B BURKE LTD	MONITORING REPORT	\$622.10	\$622.10
200146	721-0000-221.11-18	LORENZO DIVIOT	REPLACE CK 199770	\$16,215.00	\$16,215.00
200160	101-0000-421.05-00	JENNIFER FELA	REFUND VEHICLE STICKER	\$30.00	\$30.00
200202	715-0000-220.93-00	HUNTER CONSTRUCTION INC	REFUND BOND	\$4,500.00	\$4,500.00
200206	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	REFUND SEIZED FUNDS	\$8,710.00	\$8,710.00
200210	715-0000-220.93-00	IZABELA JOHNSON	REFUND BOND	\$200.00	\$200.00
200213	715-0000-220.93-00	JIM CONSTANTINE	REFUND BOND	\$200.00	\$200.00
200231	505-0000-452.42-00	JEN LISTON	REFUND FINAL WATERBILL	\$136.72	\$136.72
200249	101-0000-140.50-00	MURNANE PAPER CO	PAPER, OFFICE, MAILROOM	\$118.00	\$118.00
200250	505-0000-120.80-00	NAIK, JIGNESH	REFUND WATER	\$10.50	\$10.50
200280	715-0000-220.93-00	RONALD NELSEN	REFUND BOND	\$200.00	\$200.00
200289	505-0000-452.42-00	PAUL SCHWIND	WATER BILL PAID IN ERROR	\$73.61	\$73.61
200293	101-0000-433.14-00	TATIANA SHKUTOV	REPLACE CHECK 199719	\$80.00	\$80.00
200298	715-0000-220.93-00	SOPHIA MAMUKIAN	REFUND BOND	\$200.00	\$200.00
200309	505-0000-452.42-00	JOE STEIGER	REFUND WATER-PD IN ERROR	\$491.15	\$491.15
901146	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING 5-23-16	\$3,503.06	\$3,503.06
901149	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING 5-27-16	\$5,614.65	\$5,614.65
901152	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING 6-6-2016	\$8,358.02	\$8,358.02
Total Division:				\$49,592.81	
Total Department:				\$49,592.81	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
200204	515-0201-525.40-55	IL BRASS BAND	SOUNDS OF SUMMER CONCERT	\$750.00	\$750.00
200207	101-0201-502.22-02	ILCMA	DUES/ RANDY RECKLAUS	\$444.45	\$444.45
200264	101-0201-502.30-05	PETTY CASH	SUPPLIES	\$22.95	\$69.71
			SUPPLIES	\$36.76	
			SUPPLIES	\$10.00	
200325	101-0201-502.21-65	VERIZON WIRELESS	INV 9766155653	\$134.70	\$134.70
200326	101-0201-502.21-65	VERIZON WIRELESS	INV 3406542941	\$100.00	\$100.00
Total Division:				\$1,498.86	
Total Department:				\$1,498.86	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
200145	605-0301-552.22-26	DEPARTMENT OF THE TREASURY	PECORA FEES - ACA FEES	\$2,188.00	\$2,188.00
200158	101-0301-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$30.15	\$30.15
200170	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$17,342.29	\$41,630.23
			CLAIMS - MEDICAL LOSS	\$18,220.16	
			CLAIMS - MEDICAL LOSS	\$6,067.78	
	615-0301-552.42-80		CLAIMS - W/C	\$26,542.44	\$47,635.83
			CLAIMS - W/C	\$7,753.46	
			CLAIMS - W/C	\$11,308.99	
			CLAIMS - VEHICLE LOSS	\$2,030.94	
200176	101-0301-503.22-01	GOVHR USA LLC	ADVERTISING	\$1,008.25	\$1,008.25
200264	101-0301-503.30-05	PETTY CASH	SUPPLIES	\$9.19	\$9.19
	615-0301-552.20-50		SAFETY RECOG PROGRAM	\$20.00	\$46.00
			SUPPLIES	\$20.00	
			SUPPLIES	\$6.00	
200327	101-0301-503.21-65	VERIZON WIRELESS	INV 9765715155	\$123.07	\$123.07
200343	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901150	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	INS PREMIUM 6-2016	\$4,727.45	\$4,727.45
	605-0301-552.20-66		INS PREMIUM 6-2016 (OPT)	\$2,721.89	\$2,721.89
901151	605-0301-552.20-60	HMO ILLINOIS	INS PREMIUM 6-2016	\$286,412.59	\$286,412.59
Total Division:				\$386,617.65	
Total Department:				\$386,617.65	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
200095	101-0401-503.40-74	ARLINGTON HTS FORD INC	2015 2ND INSTALLMENT	\$50,159.97	\$50,159.97
200100	101-0401-503.21-65	ATTORNEYS TITLE GUARANTY FUND	REAL ESTATE CLOSING COSTS	\$2,563.00	\$2,563.00
200115	101-0401-503.30-05	CANON SOLUTIONS AMERICA	PRINTER CARTRIDGES	\$634.50	\$634.50
200157	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$6,217.50	\$6,217.50
200159	101-0401-503.22-15	FEDEX OFFICE	BINDER COPIES	\$66.24	\$66.24
200192	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$3,000.00	\$3,000.00
200244	101-0401-503.21-65	MICHAEL J EMMERT SURVEYS INC	PROPERTY SURVEY	\$1,800.00	\$1,800.00
200281	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$985.00	\$985.00
200316	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$292.22	\$292.22
200328	101-0401-503.21-65	VERIZON WIRELESS	INV 9765972613	\$96.69	\$96.69
200343	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
Total Division:				\$65,956.02	
Total Department:				\$65,956.02	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
200079	101-0501-503.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$31.50	\$31.50
200080	101-0501-503.21-65	ACCURATE DOCUMENT DESTRUCTION	DOCUMENT DESTRUCTION SRVS	\$206.01	\$206.01
200089	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE PRINTING	\$675.85	\$675.85
	505-0501-503.22-05		POSTAGE	\$2,138.91	\$2,138.91
200090	101-0501-503.30-05	AMLINGS FLOWERLAND	FLORAL ARRANGEMENT	\$42.94	\$42.94
200158	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$25.40	\$25.40
200168	611-0501-552.20-70	GALLAGHER ARTHUR J & CO	TREASURER'S BOND RENEWAL	\$7,655.00	\$7,655.00
200169	611-0501-552.20-45	GALLAGHER BASSETT SERVICES	LIABILITY CLAIMS DEPOSIT	\$12,646.00	\$14,762.00
			TRUE UP CLAIMS 5/13-5/14	\$988.00	
			TRUE UP CLAIMS 5/14-5/15	\$1,128.00	
200170	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$1,132.01	\$1,253.01
			CLAIMS - VEHICLE LOSS	\$121.00	
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	\$8,185.94	\$19,278.69
			CLAIMS - LIABILITY LOSS	\$11,092.75	
200262	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$108.00	\$108.00
200264	101-0501-503.22-02	PETTY CASH	NOTARY FEE	\$15.00	\$15.00
	101-0501-503.22-03		TRAINING	\$25.00	\$25.00
	101-0501-503.33-05		SUPPLIES	\$24.41	\$66.93
			SUPPLIES	\$22.54	
			SUPPLIES	\$19.98	
200284	101-0501-503.30-05	SAM'S CLUB/SYNCHRONY BANK	OFFICE SUPPLIES	\$132.22	\$132.22
Total Division:				\$46,416.46	
Total Department:				\$46,416.46	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
200186	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$23.15	\$23.15
200190	625-0601-553.30-05	HELP SYSTEMS	SOFTWARE RENEWAL	\$2,086.75	\$2,086.75
200264	625-0601-553.22-03	PETTY CASH	TRAINING	\$45.24	\$45.24
200313	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$15,256.02	\$15,256.02
200332	625-0601-553.21-65	VERIZON WIRELESS	INV 9765972612	\$1,444.52	\$1,444.52
801553	625-0601-553.21-65	AT & T	8310002604723	\$571.38	\$571.38
Total Division:				\$19,427.06	
Total Department:				\$19,427.06	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 8					
200140	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL EXAMS (1)	\$480.00	\$480.00
Total Division:				\$480.00	
Division: 19					
200264	101-1019-502.40-55	PETTY CASH	REIMB - SPECIAL EVENT	\$15.96	\$15.96
Total Division:				\$15.96	
Division: 21					
200264	101-1021-502.40-40	PETTY CASH	ECON ALLIANCE	\$28.98	\$34.95
			SUPPLIES	\$5.97	
Total Division:				\$34.95	
Division: 22					
200241	101-1022-502.33-05	METROPOLIS PERFORMING ARTS CENTRE	ARTS COMMISSION AWARDS	\$80.00	\$80.00
200264	515-1022-525.40-55	PETTY CASH	ART COMMISSION	\$16.49	\$65.96
			ART COMMISSION	\$49.47	
200308	101-1022-502.33-05	STAR CINEMA	ARTS COMMISSION AWARDS	\$150.00	\$150.00
Total Division:				\$295.96	
Total Department:				\$826.87	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 20 Special Events					
Division: 5					
200299	515-2005-525.50-55	SOUND INCORPORATED	RADIO & TELECOMMUNICATION	\$7,500.00	\$7,500.00
Total Division:				\$7,500.00	
Total Department:				\$7,500.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
200083	101-3001-511.21-02	ADVANTAGE MICROFILM SERVICES	SERVICE EQUIPMENT	\$300.00	\$300.00
200093	101-3001-511.33-25	ARLINGTON HTS CRIMESTOPPERS INC	COMMUNITY EVENT	\$180.00	\$180.00
200097	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEE	\$50.94	\$50.94
200108	101-3001-511.22-03	JESSICA BLANCO	TRAINING	\$112.00	\$254.00
			TRAINING	\$112.00	
			TRAINING	\$15.00	
			TRAINING	\$15.00	
200112	101-3001-511.22-03	BUTLER MICHAEL	TRAINING	\$15.00	\$15.00
200113	101-3001-511.22-03	CALIBRE PRESS	REGISTRATION	\$129.00	\$129.00
200114	101-3001-511.22-03	NELSON CALZADILLA	TRAINING	\$15.00	\$15.00
200124	101-3001-511.22-03	BRIAN CLARKE	TRAINING	\$15.00	\$15.00
200143	101-3001-511.22-03	GRZEGORZ J CZERNECKI	TRAINING	\$15.00	\$15.00
200161	101-3001-511.22-03	FELSER MARK	TRAINING	\$15.00	\$15.00
200162	101-3001-511.22-03	FINNERTY RAYMOND	TRAINING	\$15.00	\$15.00
200172	101-3001-511.22-03	GAUSSELIN RICHARD	TRAINING	\$15.00	\$75.00
			TRAINING	\$60.00	
200174	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$112.00	\$142.55
			SERVICE MISCELLANEOUS	\$14.15	
			SERVICE MISCELLANEOUS	\$16.40	
200181	101-3001-511.22-03	GYORKE SHAWN	TRAINING	\$15.00	\$15.00
200182	101-3001-511.22-03	HAJEK DOUGLAS	TRAINING	\$15.00	\$15.00
200183	101-3001-511.22-03	HAMRICK PETER	TRAINING	\$205.70	\$205.70
200186	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	SPIRIT AI	\$276.18	\$374.14
			TRAVELOCITY.COM	\$97.96	
	101-3001-511.33-05		DOUBLETREE HOTEL	(\$0.01)	\$-0.01
	101-3001-511.33-25		ANIMAL CARE EQUIP ONLINE	\$185.25	\$313.32
			DD/BR #341408	\$37.98	
			DD/BR #341408	\$80.90	
			JEWEL #3422	\$9.19	
	101-3001-511.40-67		RUFF LIFE K-9 TACTICAL	\$174.10	\$174.10

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200188	101-3001-511.22-03	HAYES NATHAN	TRAINING	\$30.00	\$30.00
200191	101-3001-511.30-35	HESS ROBERT	CLOTHING REIMBURSEMENT	\$14.00	\$14.00
200194	101-3001-511.33-25	HOME DEPOT CREDIT SERVICES	SUPPLIES	\$471.48	\$471.48
200212	101-3001-511.30-35	JG UNIFORMS	UNIFORM CLOTHING	\$425.25	\$4,411.91
			UNIFORM CLOTHING	\$278.75	
			UNIFORM CLOTHING	\$465.00	
			UNIFORM CLOTHING	\$534.00	
			UNIFORM CLOTHING	\$164.00	
			UNIFORM CLOTHING	\$201.37	
			UNIFORM CLOTHING	\$388.20	
			UNIFORM CLOTHING	\$207.99	
			UNIFORM CLOTHING	\$364.00	
			UNIFORM CLOTHING	\$181.50	
			UNIFORM CLOTHING	\$67.00	
			UNIFORM CLOTHING	\$41.85	
			UNIFORM CLOTHING	\$135.00	
			UNIFORM CLOTHING	\$958.00	
200215	101-3001-511.21-65	JP MORGAN CHASE	PROCESSING FEE	\$36.96	\$36.96
200216	101-3001-511.22-03	KAMINSKY GARY	TRAINING	\$30.00	\$30.00
200219	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$356.94	\$435.98
			OFFICE MACHINES & ACCESS	\$79.04	
200221	101-3001-511.22-03	KROESEN CHRISTOPHER	TRAINING	\$15.00	\$15.00
200223	101-3001-511.30-35	DAVID LAVIN	CLOTHING REIMBURSEMENT	\$129.89	\$129.89
200224	101-3001-511.21-65	LAW OFFICE OF JOAN VASQUEZ	SERVICE PROFESSIONAL	\$656.25	\$656.25
200233	101-3001-511.22-03	MANDEL, RUSSELL	TRAINING	\$208.18	\$208.18
	101-3001-511.30-35		CLOTHING REIMBURSEMENT	\$154.00	\$154.00
200253	101-3001-511.22-03	NATL INSTITUTE TRUTH VERIFICATION	REGISTRATION	\$395.00	\$395.00
200254	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$100.00	\$100.00
200256	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 7-2016	\$66,704.13	\$66,704.13
200260	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$61.13	\$75.82
			OFFICE SUPPLIES	\$14.69	
200265	101-3001-511.22-03	PETTY CASH/POLICE	TRAINING	\$20.47	\$20.47
	101-3001-511.33-25		SUPPLIES	\$22.96	\$47.93
			SUPPLIES	\$14.99	

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200265	101-3001-511.33-25	PETTY CASH/POLICE	SUPPLIES	\$9.98	\$47.93...
200266	101-3001-511.22-03	JOSEPH PINNELLO	TRAINING	\$30.00	\$30.00
200267	101-3001-511.22-03	PIOTR POREBSKI	TRAINING	\$87.00	\$87.00
200275	101-3001-511.30-35	RAY O'HERRON	UNIFORM CLOTHING	\$281.99	\$6,670.39
			UNIFORM CLOTHING	\$117.00	
			UNIFORM CLOTHING	\$7.95	
			UNIFORM CLOTHING	\$455.95	
			UNIFORM CLOTHING	\$1,413.79	
			UNIFORM CLOTHING	\$278.94	
			UNIFORM CLOTHING	\$303.95	
			UNIFORM CLOTHING	\$220.85	
			UNIFORM CLOTHING	\$26.99	
			UNIFORM CLOTHING	\$515.92	
			UNIFORM CLOTHING	\$380.45	
			UNIFORM CLOTHING	\$138.00	
			UNIFORM CLOTHING	\$26.00	
			UNIFORM CLOTHING	\$58.99	
			UNIFORM CLOTHING	\$14.99	
			UNIFORM CLOTHING	\$1,560.29	
			UNIFORM CLOTHING	\$520.40	
			UNIFORM CLOTHING	\$90.00	
			UNIFORM CLOTHING	\$69.99	
			UNIFORM CLOTHING	\$187.95	
	101-3001-511.33-25		SUPPLIES	\$186.00	\$186.00
200285	101-3001-511.33-25	SAM'S CLUB/SYNCHRONY BANK	SUPPLIES	\$316.58	\$316.58
200290	101-3001-511.22-03	CHRISTOPHER SEFTON	TRAINING	\$80.00	\$80.00
200292	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$17.48	\$17.48
200295	101-3001-511.30-35	SKEETER KELL SPORTS	UNIFORM CLOTHING	\$165.00	\$165.00
200303	101-3001-511.22-03	SPERANDO, RICHARD	TRAINING	\$30.00	\$30.00
200314	101-3001-511.22-03	JEFFREY TEGTMEYER	TRAINING	\$15.00	\$15.00
200321	101-3001-511.30-35	MICHAEL TURANO	CLOTHING REIMBURSEMENT	\$263.40	\$263.40
200324	101-3001-511.30-35	VCG UNIFORM LTD	UNIFORM CLOTHING	\$141.62	\$141.62
200329	101-3001-511.21-65	VERIZON WIRELESS	INV 9765974169	\$2,359.03	\$2,359.03
200330	101-3001-511.21-65	VERIZON WIRELESS	INV 9765942373	\$239.41	\$239.41

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200336	101-3001-511.33-25	VILLAGE CYCLES	PARTS	\$10.00	\$10.00
200342	101-3001-511.22-03	WINKELMAN SCOTT	TRAINING	\$15.00	\$15.00
Total Division:				\$86,881.65	
Total Department:				\$86,881.65	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
200085	101-3501-512.31-85	AIR ONE EQUIPMENT	HOSES, ALL KINDS	\$131.50	\$131.50
200109	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$297.40	\$297.40
200148	101-3501-512.30-35	DJS SCUBA LOCKER INC	DIVING HOOD	\$118.50	\$118.50
200156	101-3501-512.21-02	EMSAR CHICAGO	STRETCHER REPAIR	\$1,257.69	\$1,257.69
200163	101-3501-512.22-02	FIRE INVESTIGATORS STRIKE FORCE	ANNUAL DUES - CHIEF KOEPPEN	\$75.00	\$75.00
200171	101-3501-512.31-65	GALLS LLC	FIRE LINE BARRIER TAPE	\$97.90	\$97.90
200178	101-3501-512.31-65	GRAINGER W W INC	FURNITURE, NON OFFICE	\$122.68	\$122.68
200185	101-3501-512.22-03	HARPER COLLEGE CORP SERVICES	TRAINING	\$13,438.50	\$13,438.50
200203	101-3501-512.30-05	IDVILLE INC	PRINTER RIBBON	\$180.43	\$180.43
200212	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$143.80	\$440.65
			BADGES & OTHER ID EQUIP.	\$296.85	
200227	101-3501-512.31-60	LEE AUTO PARTS	GENERATOR OIL	\$9.78	\$9.78
200256	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 7-2016	\$22,234.70	\$22,234.70
200260	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$127.65	\$175.11
			OFFICE SUPPLIES	\$47.46	
	101-3501-512.31-45		BAGS FOR AMBULANCES	\$204.98	\$204.98
200273	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$199.00	\$199.00
200279	101-3501-512.22-03	ROMEONVILLE FIRE DEPARTMENT	VEHICLE & MACHINERY OPERA	\$1,425.00	\$1,425.00
200292	101-3501-512.31-65	SHERWIN ACE HARDWARE	HOSES, ALL KINDS	\$38.91	\$38.91
200312	101-3501-512.22-10	SUBURBAN ACCENTS INC	TOYS FOR TOTS SIGNS	\$150.00	\$150.00
200317	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER SERVICE	\$344.66	\$344.66
200331	101-3501-512.21-65	VERIZON WIRELESS	INV 9765934994	\$786.11	\$786.11
200343	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
200344	101-3501-512.31-45	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	\$99.90	\$99.90
Total Division:				\$41,913.40	
Total Department:				\$41,913.40	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
2049	227-3701-512.22-03	COMCAST CABLE	STATION 1 INTERNET	\$1,000.00	\$1,000.00
2050	227-3701-512.22-03	COMCAST CABLE	STATION 2 INTERNET	\$1,000.00	\$1,000.00
2051	227-3701-512.22-03	COMCAST CABLE	STATION 3 INTERNET	\$1,000.00	\$1,000.00
2052	227-3701-512.22-03	COMCAST CABLE	STATION 4 INTERNET	\$1,000.00	\$1,000.00
200246	227-3701-512.22-03	MARTIN MORAN	CONFERENCE	\$274.40	\$274.40
Total Division:				\$4,274.40	
Total Department:				\$4,274.40	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
2048	101-4001-521.40-40	PERKINS CHARLES WITHERINGTON	TRADE SHOW	\$1,281.36	\$1,281.36
200092	101-4001-521.40-40	ARLINGTON HTS CHAMBER OF COM	DUES, MEMBERSHIP	\$12,500.00	\$12,500.00
200142	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	\$755.76	\$755.76
200186	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APL ITUNES.COM/BILL	\$0.99	\$0.99
	101-4001-521.40-40		ICSC	\$720.00	\$720.00
200228	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$275.65	\$275.65
200239	101-4001-521.40-40	MICHAEL MERTES	TRADE SHOW	\$895.26	\$895.26
200260	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$87.63	\$87.63
200262	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$76.95	\$960.05
			ADVERTISING	\$122.85	
			ADVERTISING	\$85.05	
			ADVERTISING	\$78.30	
			ADVERTISING	\$76.95	
			ADVERTISING	\$89.10	
			ADVERTISING	\$90.45	
			ADVERTISING	\$68.85	
			ADVERTISING	\$102.80	
			ADVERTISING	\$82.35	
			ADVERTISING	\$86.40	
200333	101-4001-521.21-65	VERIZON WIRELESS	INV 9766042273	\$118.19	\$118.19
200343	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$75.92
			OFFICE MACHINES & ACCESS	\$37.96	
Total Division:				\$17,670.81	
Total Department:				\$17,670.81	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
200151	101-4501-523.33-05	DUMAIS PAUL M	CELL PHONE ACCESSORIES	\$112.95	\$112.95
200164	101-4501-523.30-05	XEROX BUSINESS SERVICES LLC	SOFTWARE DON LAY LAPTOP	\$1,000.00	\$1,000.00
200179	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	PLAN REVIEWS	\$2,760.00	\$6,785.00
			PLAN REVIEWS	\$1,725.00	
			PLAN REVIEWS	\$2,300.00	
200260	101-4501-523.21-02	OFFICE DEPOT	REPAIR KIT	\$449.99	\$449.99
	101-4501-523.30-05		OFFICE SUPPLIES	\$52.80	\$52.80
200264	101-4501-523.30-05	PETTY CASH	OFFICE SUPPLIES	\$40.66	\$40.66
	101-4501-523.33-05		OFFICE SUPPLIES	\$7.99	\$7.99
200284	101-4501-523.30-05	SAM'S CLUB/SYNCHRONY BANK	OFFICE SUPPLIES	\$75.12	\$75.12
200301	101-4501-523.30-05	SOUTHERN COMPUTER WAREHOUSE	OFFICE SUPPLIES	\$1,086.98	\$1,086.98
200315	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$152.00
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$38.00	
200318	101-4501-523.22-10	TOTAL PRINT SOLUTIONS	BLDG&PLB.INSPECTION LABEL	\$1,460.75	\$1,460.75
200343	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
Total Division:				\$11,309.24	
Division: 2					
200096	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP/CHILDREN AT PLAY	\$21.84	\$21.84
200141	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
200165	101-4502-523.21-10	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$390.00	\$390.00
200186	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.40-53		1048 - MOTEL 6	\$400.89	\$400.89
200217	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$260.00	\$1,040.00
			COUNSELING	\$260.00	
			COUNSELING	\$130.00	
			COUNSELING	\$130.00	
			COUNSELING	\$130.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200217	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$130.00	\$1,040.00...
200229	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$650.00	\$650.00
200245	101-4502-523.33-10	MOORE MEDICAL LLC	FESTIVAL SUPPLIES	\$973.28	\$1,270.58
			CLINIC SUPPLIES	\$297.30	
200264	101-4502-523.22-03	PETTY CASH	TRAINING	\$9.72	\$228.28
			TRAINING	\$38.88	
			SUPPLIES	\$39.25	
			SUPPLIES	\$37.50	
			SUPPLIES	\$12.50	
			TRAINING	\$9.49	
			TRAINING	\$31.71	
			TRAINING	\$11.23	
			TRAINING	\$38.00	
	101-4502-523.33-10		SUPPLIES	\$31.30	\$31.30
200311	101-4502-523.33-10	STERICYCLE	MEDICAL WASTE DISPOSAL	\$1,362.72	\$1,362.72
200334	101-4502-523.21-65	VERIZON WIRELESS	INV 9766155772	\$176.36	\$176.36
Total Division:				\$5,801.97	
Division: 3					
200088	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI SUBSIDY	\$9.00	\$9.00
200186	101-4503-523.21-65	HARRIS TRUST & SAVINGS BANK	VOLGISTICS INC	\$61.00	\$61.00
	101-4503-523.31-65		DOLLAR TREE	\$44.00	\$44.00
200260	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$147.60	\$147.60
	101-4503-523.31-65		CAFE SUPPLIES	\$39.95	\$245.88
			CAFE SUPPLIES	\$205.93	
Total Division:				\$507.48	
Total Department:				\$17,618.69	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
200098	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSULTING	\$118,518.75	\$118,518.75
200158	101-5001-524.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$48.98	\$48.98
200177	101-5001-524.20-05	GOVTEMPSUSA LLC	TEMP HELP	\$1,512.00	\$2,632.00
			TEMP HELP	\$1,120.00	
200236	426-5001-571.50-25	MAURO SEWER CONSTRUCTION	SERVICE CONSULTING	\$38,769.88	\$38,769.88
200260	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$98.19	\$475.35
			OFFICE SUPPLIES	\$54.84	
			OFFICE SUPPLIES	\$61.98	
			OFFICE SUPPLIES	\$104.55	
			OFFICE SUPPLIES	\$155.79	
200264	101-5001-524.30-35	PETTY CASH	SUPPLIES	\$50.00	\$100.00
			SUPPLIES	\$50.00	
	101-5001-524.33-05		SUPPLIES	\$13.62	\$13.62
Total Division:				\$160,558.58	
Total Department:				\$160,558.58	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
200081	101-7101-531.31-45	ADDISON BUILDING MATERIAL CO	DUST MOP	\$24.10	\$24.10
	101-7101-531.31-55		WATER HEATER	\$107.55	\$107.55
200084	101-7101-531.21-65	AFFILIATED CUSTOMER SERVICE INC	ANNUAL FIRE ALARM SYSTEM	\$725.00	\$725.00
200085	101-7101-531.31-85	AIR ONE EQUIPMENT	UNCOUPLED BLU	\$395.00	\$395.00
200086	101-7101-531.31-65	ALEXANDER EQUIPMENT CO INC	AIR FILTER	\$43.95	\$43.95
	101-7101-531.31-85		BLUETOOTH	\$627.00	\$627.00
200091	101-7101-531.21-02	ARCO MECHANICAL EQUIPMENT SALES	CO SENSOR & CONTROLLER	\$2,250.00	\$2,250.00
200098	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$11,310.20	\$11,310.20
200099	101-7101-531.22-70	AT & T LONG DISTANCE	LONG DISTANCE SERVICE	\$467.54	\$467.54
200102	101-7101-531.31-65	AUTOMATIC DOORS INC	9V BATTERY	\$208.00	\$208.00
200104	101-7101-531.31-45	BADE PAPER PRODUCTS	EMBASSY 2PLY	\$324.00	\$356.50
			ANTI BAC WIPES	\$32.50	
200105	101-7101-531.22-03	BENSON CHARLES	SNOW CONFERENCE	\$56.20	\$56.20
200110	101-7101-531.30-39	BP	FUEL	\$35.11	\$35.11
200119	101-7101-531.31-75	CHICAGO SUBURBAN EXPRESS INC	SUPPLIES	\$50.89	\$50.89
200120	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	\$3,581.00	\$3,581.00
200121	101-7101-531.21-11	CINTAS CORP	MAT CLEANING	\$19.14	\$132.87
			MAT CLEANING	\$66.91	
			MAT CLEANING	\$15.07	
			MAT CLEANING	\$31.75	
	101-7101-531.30-35		WORK SHIRTS AND PANTS	\$35.95	\$71.90
			WORK SHIRTS AND PANTS	\$35.95	
200125	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$184.85	\$184.85
200126	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$2.11	\$2.11
200127	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$14.78	\$14.78
200128	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4103039009	\$434.33	\$434.33
200130	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2278061084	\$96.19	\$96.19
200135	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	1851137062	\$50.28	\$50.28
200150	101-7101-531.21-15	DRISCOLL PRODUCTS INC	BEES NEST REMOVAL	\$75.00	\$75.00
200153	101-7101-531.31-55	DYNAMIC HEATING & PIPING CO	FILTERS	\$19.25	\$19.25

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200155	101-7101-531.21-50	DYNEGY ENERGY SERVICES	0627055057	\$672.11	\$672.11
200167	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN ASSEMBLY	\$1,360.00	\$1,360.00
200175	101-7101-531.30-35	CHESTER GORECKI	UNIFORM REIMBURSEMENT	\$200.00	\$200.00
200178	101-7101-531.31-55	GRAINGER W W INC	SUPPLIES	\$466.92	\$466.92
	101-7101-531.31-65		SUPPLIES	(\$493.98)	\$1,063.26
			CARTRIDGE FILTERS	\$493.98	
			BATTERIES	\$251.28	
			SUPPLIES	\$37.08	
			FILTERS	\$774.90	
200180	101-7101-531.21-11	GSF USA INC	SERVICE BLDG MAINT	\$9,383.61	\$9,383.61
200186	101-7101-531.31-40	HARRIS TRUST & SAVINGS BANK	AMERICAN MEADOWS	\$156.90	\$156.90
	101-7101-531.31-65		PAYPAL	\$254.53	\$354.50
			THE HOME DEPOT	\$99.97	
200187	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	\$6,919.00	\$38,893.51
			VACUUM PUMP	\$2,901.86	
			EQUIPMENT MAINTENANCE	\$1,751.29	
			EQUIPMENT MAINTENANCE	\$1,731.84	
			EQUIPMENT MAINTENANCE	\$333.12	
			EQUIPMENT MAINTENANCE	\$1,379.81	
			EQUIPMENT MAINTENANCE	\$465.28	
			EQUIPMENT MAINTENANCE	\$1,715.97	
			EQUIPMENT MAINTENANCE	\$417.71	
			EQUIPMENT MAINTENANCE	\$465.28	
			EQUIPMENT MAINTENANCE	\$1,351.73	
			NEW MOUNTS, COUPLING	\$958.29	
			REPLACE EXHAUST FAN	\$818.65	
			ADJUST AIR FLOW GUN RANGE	\$1,015.18	
			REPLACED FILTER ASSEMBLY	\$478.27	
			EQUIPMENT MAINTENANCE	\$514.96	
			BOILER CHILLER CONTROLLER	\$1,080.70	
			EQUIPMENT MAINTENANCE	\$1,683.41	
			EQUIPMENT MAINTENANCE	\$1,557.33	
			REPAIR SERVICE EQUIPMENT	\$3,852.17	
			REPAIR SERVICE EQUIPMENT	\$4,454.66	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200187	101-7101-531.21-02	HAYES MECHANICA	EQUIPMENT MAINTENANCE	\$498.50	\$38,893.51...
			EQUIPMENT MAINTENANCE	\$781.50	
			EQUIPMENT MAINTENANCE	\$829.00	
			EQUIPMENT MAINTENANCE	\$428.50	
			EQUIPMENT MAINTENANCE	\$509.50	
	101-7101-531.21-11		SERVICE BLDG MAINT	\$3,812.00	\$3,812.00
	235-7101-572.50-15		HVAC REPLACEMENT	\$3,128.44	\$3,128.44
200193	101-7101-531.31-65	HOME DEPOT #1922	GRAPHITE VALVE PACKING	\$8.34	\$8.34
200200	101-7101-531.21-50	HOMEFIELD ENERGY	3291084013	\$8,330.54	\$8,330.54
200201	101-7101-531.31-45	HP PRODUCTS CORP	SUPPLIES	\$73.98	\$73.98
200209	101-7101-531.21-11	INTL EXTERMINATORS INC	JUNE SERVICE	\$59.00	\$59.00
200211	101-7101-531.31-40	JCK CONTRACTORS	TOPSOIL	\$330.00	\$330.00
200214	101-7101-531.31-90	JON-DON INC	STREET/SIDEWALK SUPPLIES	\$7,952.05	\$7,952.05
200218	401-7101-572.50-15	KEMCO MANUFACTURING	VEHICLE MAJOR TRANSPORT	\$14,467.71	\$14,467.71
200220	101-7101-531.31-45	KRANZ INC	SUPPLIES	\$156.56	\$156.56
200232	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	PAINT & EQUIPMENT	\$26.38	\$26.38
	101-7101-531.31-65		HARDWARE SUPPLIES	\$49.32	\$49.32
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$62.39	\$136.37
			HAND TOOLS-POWER/NON POW	\$73.98	
	401-7101-571.50-30		PAINT & EQUIPMENT	\$19.65	\$34.37
			HARDWARE SUPPLIES	\$14.72	
200234	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$12,817.29	\$12,817.29
200238	101-7101-531.21-02	MEADE ELECTRIC CO INC	EMERGENCY VEHICLE PREEMPT	\$273.51	\$273.51
200242	101-7101-531.21-11	METROPOLITAN INDUSTRIES	WATER SEWER SYSTEM SUPPLY	\$5,308.00	\$5,308.00
200243	101-7101-531.31-45	MEYER LABORATORY INC	SUPPLIES	\$1,741.00	\$1,741.00
200248	101-7101-531.31-75	MUNICIPAL MARKING DIST INC	MARKING FLAGS	\$880.00	\$880.00
200257	101-7101-531.31-70	NORTHWEST ELECTRICAL SUPPLY CO	BATTERY	\$34.48	\$34.48
200260	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$48.52	\$172.30
			OFFICE SUPPLIES	\$39.42	
			OFFICE SUPPLIES		
			OFFICE SUPPLIES	\$36.16	
			OFFICE SUPPLIES	\$10.50	
			OFFICE SUPPLIES	\$8.23	
200264	101-7101-531.31-65	PETTY CASH	SUPPLIES	\$21.83	\$165.42

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200264	101-7101-531.31-65	PETTY CASH	SUPPLIES	\$48.95	\$165.42...
			SUPPLIES	\$17.91	
			SUPPLIES	\$4.00	
			SUPPLIES	\$10.00	
			SUPPLIES	\$19.48	
			SUPPLIES	\$19.48	
			SUPPLIES	\$8.67	
			SUPPLIES	\$15.10	
200268	101-7101-531.21-55	POWELL TREE CARE INC	SERVICE TREES	\$6,089.00	\$6,089.00
200269	101-7101-531.21-65	PRECISE MRM LLC	DATA	\$71.65	\$196.82
			AVL PILOT PROGRAM	\$125.17	
200271	101-7101-531.30-35	PRO SAFETY INC	CLOTHING	\$349.50	\$655.75
			CLOTHING	\$306.25	
	101-7101-531.33-05		BANDAGES, GLOVES	\$72.25	\$72.25
200274	101-7101-531.21-15	RAUPP FENCE CO	FENCE REPAIR	\$250.00	\$250.00
200276	101-7101-531.30-35	RED WING SHOE STORE	CLOTHING & APPAREL	\$130.49	\$269.98
			CLOTHING & APPAREL	\$139.49	
200277	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$16,021.68	\$31,784.96
			FUEL,OIL,GREASE, & LUBES	\$15,763.28	
200278	101-7101-531.30-35	MOLLY ROCHE	CLOTHING	\$125.00	\$125.00
200286	101-7101-531.21-15	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$1,718.00	\$1,718.00
200287	101-7101-531.21-11	SARGES RANGE SERVICE INC	SERVICE AT FIRING RANGE	\$300.00	\$4,050.00
			SERVICE BLDG MAINT	\$3,750.00	
200288	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$95,720.00	\$95,720.00
200291	101-7101-531.21-36	SERVICE SANITATION	EQUIPMENT RENTAL	\$620.00	\$620.00
200292	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$49.98	\$64.95
			PAINT & EQUIPMENT	\$14.97	
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$16.48	\$16.48
	401-7101-571.50-30		PAINT & EQUIPMENT	\$23.94	\$27.12
			HARDWARE SUPPLIES	\$2.38	
			HARDWARE SUPPLIES	\$0.80	
200294	101-7101-531.33-05	SIGNS BY TOMORROW	SUPPLIES	\$525.00	\$525.00
200299	101-7101-531.22-70	SOUND INCORPORATED	WARRANTY EXTENSION	\$72.73	\$72.73
200300	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING SUPPLIES	\$106.43	\$106.43

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200302	101-7101-531.30-39	SPEEDWAY/SUPER AMERICA	FUEL	\$6.24	\$25.70
			FUEL	\$19.46	
200304	101-7101-531.22-70	SPRINT	352372920	\$21.20	\$21.20
200305	101-7101-531.22-70	SPRINT	840280811	\$205.52	\$205.52
200307	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	BUILDING SUPPLIES	\$117.71	\$117.71
	101-7101-531.31-65		FAUCET	\$99.53	\$99.53
200310	101-7101-531.31-65	STEINER ELECTRIC	TOOL BAG	\$11.86	\$11.86
200319	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	BARRICADES	\$1,262.50	\$1,262.50
200335	101-7101-531.31-65	VIKTORA JAY	EVENT SUPPLIES	\$652.80	\$652.80
200338	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSULTING	\$2,525.00	\$2,525.00
200339	101-7101-531.21-55	WEST CENTRAL MUNICIPAL CONF	AGRICULTURAL SUPPLIES	\$4,113.00	\$11,644.93
			AGRICULTURAL SUPPLIES	\$3,934.23	
			AGRICULTURAL SUPPLIES	\$3,597.70	
	435-7101-571.50-55		AGRICULTURAL SUPPLIES	\$37,018.00	\$173,679.32
			AGRICULTURAL SUPPLIES	\$35,408.02	
			AGRICULTURAL SUPPLIES	\$32,379.30	
			AGRICULTURAL SUPPLIES	\$68,874.00	
200341	101-7101-531.21-11	WIL-KIL PEST CONTROL	COMMERCIAL CONTRACT	\$45.00	\$350.00
			COMMERCIAL CONTRACT	\$80.00	
			COMMERCIAL CONTRACT	\$225.00	
801553	101-7101-531.22-70	AT & T	847394206205	\$107.26	\$23,393.78
			847394436805	\$104.52	
			847R19028905	\$8,704.33	
			84739893305	\$1,512.12	
			847342153605	\$104.52	
			847590600004	\$2,161.70	
			847253343805	\$208.28	
			847255350505	\$2,619.25	
			847797132104	\$104.50	
			847235312005	\$7,767.30	
801554	101-7101-531.21-50	NICOR	36178900003	\$262.65	\$5,074.82
			28178600004	\$221.18	
			04830700004	\$265.00	
			06802945268	\$25.18	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801554	101-7101-531.21-50	NICOR	38096400007	\$317.97	\$5,074.82...
			97034457784	\$667.03	
			25422686599	\$2,517.30	
			15839647334	\$356.78	
			58401600000	\$328.61	
			40178600009	\$113.12	
801555	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4286290000	\$564.86	\$2,026.64
			4321662000	\$1,461.78	
Total Division:				\$497,283.25	
Total Department:				\$497,283.25	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
200081	505-7201-561.30-30	ADDISON BUILDING MATERIAL CO	CARBIDE TIP	\$140.38	\$140.38
200087	505-7201-561.31-65	AMAZON.COM	LED LIGHTING	\$19.99	\$729.86
			ELECTRICAL EQUIPMENT	\$50.03	
			MEASURE WHEEL	\$106.19	
			MEASURE WHEEL	\$106.19	
			MEASURE WHEEL	\$106.19	
			MEASURE WHEEL	\$106.19	
			LED LIGHTING	\$75.80	
			SUPPLIES	\$79.64	
			SUPPLIES	\$39.82	
			SUPPLIES	\$39.82	
	505-7201-561.31-85		TOOLS	\$109.99	\$109.99
200116	505-7201-561.31-65	CAR QUEST	PARTS CLEANING BRUSH	\$59.20	\$59.20
200122	505-7201-561.20-05	CITY OF ROLLING MEADOWS	REIMBURSEMENT UTILITIES	\$703.54	\$703.54
200129	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0300013030	\$4,701.73	\$4,701.73
200131	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1092085063	\$113.63	\$113.63
200133	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0528113037	\$2,713.34	\$2,713.34
200134	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0117046072	\$96.37	\$96.37
200136	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0081080033	\$1,715.27	\$1,715.27
200137	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1257044037	\$859.39	\$859.39
200138	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0831076049	\$141.00	\$141.00
200139	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0441087047	\$112.03	\$112.03
200144	505-7201-561.50-15	DAHME MECHANICAL INDUSTRIES	REPAIR SERVICE EQUIPMENT	\$4,000.00	\$4,000.00
200152	505-7201-561.22-02	DUPAGE RIVER SALT CREEK WORKGROUP	MEMBERSHIP DUES	\$805.00	\$805.00
200154	505-7201-561.21-50	DYNEGY ENERGY SERVICES	0297160055	\$337.16	\$337.16
200166	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	COPPER TUBING	\$1,071.00	\$5,276.00
			MAIN STEM	\$1,000.00	
			MAIN STEM	\$1,000.00	
			RUBBER, GASKET, CUTTER	\$867.00	
			EXTENDED RANGE CPLG	\$1,338.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200184	505-7201-561.31-65	HARBOR FREIGHT TOOLS	SUPPLIES	\$18.42	\$18.42
	505-7201-561.31-85		SOCKET RAILS, TOOL BOXES	\$340.98	\$340.98
200189	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$2,508.90	\$2,508.90
	505-7201-561.31-02		HOSE	\$34.50	\$595.67
			METERS/BACKFLOW DEVICES	\$357.17	
			METERS/BACKFLOW DEVICES	\$204.00	
	505-7201-561.50-15		WATER SEWER SYSTEM SUPPLY	\$17,800.00	\$17,800.00
200195	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$2,060.86	\$2,060.86
200196	505-7201-561.21-50	HOMEFIELD ENERGY	0441087047	\$59.31	\$59.31
200198	505-7201-561.21-50	HOMEFIELD ENERGY	0789016039	\$611.13	\$611.13
200199	505-7201-561.21-50	HOMEFIELD ENERGY	0081080033	\$357.23	\$357.23
200208	505-7201-561.22-03	INDUSTRIAL NETWORK SYSTEMS	TRAINING	\$2,495.00	\$2,495.00
200214	505-7201-561.31-90	JON-DON INC	STREET/SIDEWALK SUPPLIES	\$1,311.00	\$1,311.00
200222	505-7201-561.22-02	PAUL LAMPA	CDL REIMBURSEMENT	\$50.00	\$50.00
200226	505-7201-561.30-50	LEAHY WOLF CO	HYDRAULIC FLUID	\$1,692.69	\$1,692.69
200232	505-7201-561.30-50	LOWES COMMERCIAL SERVICES	FUEL,OIL,GREASE, & LUBES	\$4.04	\$4.04
	505-7201-561.31-55		HARDWARE SUPPLIES	\$1.02	\$57.88
			HARDWARE SUPPLIES	\$56.86	
	505-7201-561.31-65		HARDWARE SUPPLIES	\$15.18	\$15.18
200237	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	WATER SAMPLES	\$880.00	\$1,330.00
			WATER SAMPLES	\$450.00	
200252	505-7201-561.31-02	NATL CAP & SET SCREW CO	SUPPLIES	\$737.17	\$737.17
200257	505-7201-561.31-65	NORTHWEST ELECTRICAL SUPPLY CO	SUPPLIES	\$155.86	\$155.86
200260	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$48.52	\$172.32
			OFFICE SUPPLIES	\$39.42	
			OFFICE SUPPLIES	\$29.47	
			OFFICE SUPPLIES	\$36.17	
			OFFICE SUPPLIES	\$10.50	
			OFFICE SUPPLIES	\$8.24	
200261	505-7201-561.30-35	OLSEN SAFETY EQUIPMENT CORP	CLOTHING	\$459.01	\$459.01
200264	505-7201-561.22-02	PETTY CASH	LICENSE RENEWAL	\$10.00	\$10.00
	505-7201-561.31-65		SUPPLIES	\$11.98	\$11.98
200271	505-7201-561.30-35	PRO SAFETY INC	CLOTHING	\$349.50	\$655.75
			CLOTHING	\$306.25	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200271	505-7201-561.33-05	PRO SAFETY INC	BANDAGES, GLOVES	\$72.25	\$72.25
200276	505-7201-561.30-35	RED WING SHOE STORE	CLOTHING & APPAREL	\$182.70	\$1,217.29
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$184.49	
			CLOTHING & APPAREL	\$73.08	
			CLOTHING & APPAREL	\$577.02	
200288	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$28,702.25	\$28,702.25
200292	505-7201-561.31-05	SHERWIN ACE HARDWARE	WATER SEWER SYSTEM SUPPLY	\$23.25	\$23.25
	505-7201-561.31-65		HARDWARE SUPPLIES	\$12.98	\$45.58
			HARDWARE SUPPLIES	\$6.99	
			HARDWARE SUPPLIES	\$22.55	
			HARDWARE SUPPLIES	\$3.06	
	505-7201-561.31-85		HARDWARE SUPPLIES	\$10.97	\$10.97
200296	505-7201-561.21-35	SKIRMONT MECHANICAL CONTRACTORS	SERVICE METER	\$13,546.36	\$13,546.36
200310	505-7201-561.31-05	STEINER ELECTRIC	RELAY	\$161.11	\$343.70
			RELAY	\$182.59	
	505-7201-561.31-55		CONTACTOR AUX CONTACT	\$21.48	\$21.48
200320	505-7201-561.20-05	TRC LOCKBOX	MS4 COMPLIANCE STUDY	\$1,406.08	\$1,406.08
200322	505-7201-561.31-01	UNDERGROUND PIPE & VALVE	WATER SEWER SYSTEM SUPPLY	\$10,376.00	\$10,376.00
200345	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	SADDLES	\$1,694.71	\$2,574.00
			STEM, CAP	\$199.29	
			BOLTS, NUTS, GASKETS	\$680.00	
801553	505-7201-561.22-70	AT & T	847590808504	\$300.70	\$1,374.80
			847590210504	\$959.08	
			847253017405	\$115.02	
801554	505-7201-561.21-50	NICOR	16797600000	\$83.07	\$83.07
801555	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0368380009	\$30.49	\$129.74
			1104021044	\$99.25	
Total Division:				\$116,051.09	
Total Department:				\$116,051.09	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
801555	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$65.67	\$65.67
Total Division:				\$65.67	
Division: 2					
200081	235-7302-532.31-65	ADDISON BUILDING MATERIAL CO	GREAT STUFF	\$61.65	\$61.65
Total Division:				\$61.65	
Division: 3					
200081	235-7303-532.31-65	ADDISON BUILDING MATERIAL CO	SUPPLIES	(\$94.99)	\$76.34
			GREAT STUFF	\$171.33	
200111	235-7303-532.31-65	BRUCKER COMPANY	INLINE CABINET FAN	\$1,240.00	\$1,240.00
200132	235-7303-532.21-50	COMMONWEALTH EDISON COMPANY	4643395004	\$801.45	\$801.45
200197	235-7303-532.21-50	HOMEFIELD ENERGY	4643395004	\$2,467.11	\$2,467.11
801553	235-7303-532.21-50	AT & T	847632002805	\$2,923.67	\$3,122.80
			847253730305	\$199.13	
801554	235-7303-532.21-50	NICOR	12690400002	\$53.07	\$53.07
Total Division:				\$7,760.77	
Division: 4					
200323	235-7304-532.21-02	VALLEY FIRE PROTECTION	FIRE ALARM SERVICE	\$275.00	\$275.00
801554	235-7304-532.21-50	NICOR	92296400002	\$87.82	\$87.82
Total Division:				\$362.82	
Total Department:				\$8,250.91	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	74	Solid Waste Dispsl	SWANCC		
Division:	1				
200259	511-7401-562.21-54	NUTOYS LEISURE PRODUCTS	SERVICE DISPOSAL	\$20,902.00	\$20,902.00
Total Division:				\$20,902.00	
Total Department:				\$20,902.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
200094	621-7501-551.21-07	ARLINGTON HTS FORD INC	VEH EQUIPMENT MAINTENACE	\$368.85	\$368.85
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	\$360.64	\$409.44
			VEH MAINTENANCE SUPPLY	(\$57.10)	
			VEH MAINTENANCE SUPPLY	\$57.10	
			VEH MAINTENANCE SUPPLY	\$48.80	
200101	621-7501-551.31-51	AUTO TECH CENTERS INC	FUEL	\$675.38	\$675.38
200103	621-7501-551.22-03	AUTOMOTIVE SERVICE EXCELLENCE	TESTS	\$591.00	\$591.00
200106	621-7501-551.31-51	BG PRODUCTS OF ILLINOIS	FRIGI-FRESH	\$146.40	\$146.40
200116	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$5.74)	\$397.74
			VEH MAINTENANCE SUPPLY	\$3.76	
			VEH MAINTENANCE SUPPLY	\$35.54	
			WX OIL FILTER	\$2.67	
			WX OIL FILTER	\$2.67	
			WX OIL FILTER	\$5.74	
			FILTERS	\$185.28	
			BLOWER MOTOR, FUEL CAP	\$129.30	
			HOSEHD	\$38.52	
200117	621-7501-551.31-51	CASEY EQUIPMENT CO	CABLE, PIN, CLEVIS	\$297.24	\$297.24
200118	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$200.35	\$1,220.72
			EXTREME WINTER BLADE	\$260.00	
			ACCUMULATOR ASSY	\$65.35	
			MOTOR AND FAN ASSY	\$198.76	
			HUB ASSY WHEEL	\$152.87	
			INJECTOR ASSY	\$33.98	
			COMPRESSOR ASSY	\$200.35	
			TUBE ASSY	\$109.06	
200121	621-7501-551.30-35	CINTAS CORP	WORK SHIRTS AND PANTS	\$35.95	\$71.90
			WORK SHIRTS AND PANTS	\$35.95	
200123	621-7501-551.21-02	CITY WELDING SALES & SERVICE	VALVE	\$266.72	\$266.72
	621-7501-551.31-65		CYLINDER RENTAL	\$138.88	\$138.88

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200149	621-7501-551.31-65	DOUGLAS TRUCK PARTS INC	AIR HOSE	\$72.58	\$72.58
200173	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	SCREEN INTAKE	\$94.03	\$94.03
200178	621-7501-551.31-65	GRAINGER W W INC	GLASS BEADS	\$86.58	\$86.58
200205	621-7501-551.31-51	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	\$153.70	\$153.70
200225	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	(\$21.96)	\$1,308.29
			VEH MAINTENANCE SUPPLY	(\$666.67)	
			BRAKES	\$1,874.60	
			DISC BRAKE SPIDER BUSHING	\$122.32	
200227	621-7501-551.31-51	LEE AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$18.78)	\$1.09
			VEH MAINTENANCE SUPPLY	\$6.89	
			MINI LAMP	\$12.98	
200230	621-7501-551.21-07	LINE X OF NORTHERN ILLINOIS	BED LINER	\$655.00	\$655.00
200235	621-7501-551.31-51	MASTER HYDRAULICS & MACHINE CO	HYDRAULIC CYLINDER	\$175.00	\$175.00
200247	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VEH EQUIPMENT MAINTENANCE	\$145.00	\$455.00
			VEH EQUIPMENT MAINTENANCE	\$185.00	
			FORD T MOUNT	\$125.00	
200251	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	TIE ROD	\$254.46	\$254.46
200255	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$138.00	\$574.15
			CAR WASHES	\$436.15	
200258	621-7501-551.31-51	NORTHWEST TRUCKS INC	ISOLATOR, STRAP	\$1,022.49	\$1,022.49
200263	621-7501-551.31-51	PATLIN INC	FLAT WASHERS	\$170.88	\$341.76
			FLAT WASHERS	\$170.88	
200270	621-7501-551.31-51	PRECISION SERVICE PARTS	SPARK PLUG	\$25.68	\$146.75
			THERMOSTAT SEAL	\$12.29	
			TUBE ASSY	\$108.78	
200272	621-7501-551.31-51	R A ADAMS ENTERPRISES INC	VEH MAINTENANCE SUPPLY	(\$28.89)	\$719.11
			VEH MAINTENANCE SUPPLY	\$748.00	
200282	621-7501-551.21-07	RUSH TRUCK CENTERS OF ILLINOIS INC	REPAIR SERVICE VEHICLE	\$1,509.46	\$1,509.46
200283	621-7501-551.31-51	RUSH TRUCK CENTERS/DECATUR	VEH MAINTENANCE SUPPLY	\$711.77	\$1,103.75
			VEH MAINTENANCE SUPPLY	\$213.76	
			VEH MAINTENANCE SUPPLY	\$178.22	
200292	621-7501-551.31-51	SHERWIN ACE HARDWARE	SUPPLIES	\$8.98	\$8.98
200297	621-7501-551.31-85	SNAP ON INDUSTRIAL TOOLS	TOOL	\$71.25	\$71.25
200306	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	(\$1,005.01)	\$1,176.90

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
200306	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$120.15	\$1,176.90...
			VEH MAINTENANCE SUPPLY	(\$177.24)	
			WINDSHIELD WIPER	\$888.66	
			WINDSHIELD WIPER	\$1,350.34	
200337	621-7501-551.21-07	VILLAGE OF LAKE ZURICH	RED LIGHT VIOLATION	\$100.00	\$100.00
200340	621-7501-551.31-51	WHOLESALE DIRECT INC	ROTATOR ASSEMBLY	\$62.27	\$62.27
Total Division:				\$14,676.87	
Total Department:				\$14,676.87	

Check Date: 2016 - 6 - 15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
200147	505-9001-571.50-25	DIXON ENGINEERING INC	SERVICE CONSULTING	\$576.00	\$576.00
Total Division:				\$576.00	
Total Department:				\$576.00	

Check Date: 2016 - 6 - 15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
200240	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE 6-2016	\$6,368.70	\$6,368.70
	515-9901-525.40-92		BUILDING RESERVE CHARGE	\$1,199.90	\$1,199.90
Total Division:				\$7,568.60	
Total Department:				\$7,568.60	
TOTAL ALL FUNDS:				\$1,572,061.98	



Item: Recognition of Steve Scholten Retirement

Department: Village Manager's Office

Recognition of the Retirement of Executive Director Steve Scholten of the
Arlington Heights Park District

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of June 13, 2016

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 13, 2016

Review of the 8-Month Period ending December 31, 2015 Comprehensive Annual Financial Report (CAFR)

Trustee Rosenberg moved, seconded by Trustee LaBedz, that the Committee-of-the-Whole recommend to the Village Board that the 8-month period ending December 31, 2015 Comprehensive Annual Financial Report be accepted. The motion carried unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee of the Whole Meeting of June 13, 2016

Department: Manager's Office

Report of the Committee of the Whole Meeting of June 13, 2016

Continued Discussion re: Possible Changes to the Liquor Code

Trustee Glasgow moved, seconded by Trustee Tinaglia that the Committee-of-the-Whole recommend to the Village Board the creation of a Class "K" liquor license for coffee shops as presented this evening, with the change to Section 13-501, #3 to read "The sale of beer and wine is incidental and secondary to the sale of coffee and similar products." The motion carried unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee of the Whole Meeting of June 20, 2016

Department: Manager's Office

Report of the Committee of the Whole Meeting of 6/20/16

Report of the Interview of David Easley for Appointment to the Bicycle and Pedestrian Advisory Commission - Term Ending 4/30/17

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: 2016 MFT STREET RECONSTRUCTION PROGRAM

Department: Engineering

The 2016 MFT Street Reconstruction Program includes 2.78 miles that will be reconstructed and 0.25 miles of streets will be rehabilitated, for a total of 3.03 miles of streets. Additionally, approximately 1350 linear feet of water main replacement in Francis Drive is also included.

The inclusion of the water main replacement is unusual and normally not included in this program. However, during the design phase for the street reconstruction of Francis Drive, the Public Works Department completed its evaluation of the Village water main in Francis Drive. It identified the water main along Francis Drive as a high priority for replacement. Therefore, the Engineering and the Public Works Department determined it would be most beneficial for the residents and the Village to coordinate the improvements and complete this work under one contract.

Bids were duly advertised and publicly opened on June 9, 2016. Two bids were received:

J. A. Johnson Paving	\$4,683,370.94
Arrow Road Construction	\$4,940,067.59
Engineer's Estimate	\$5,076,328.10

The low bidder, Johnson Paving, has successfully performed the reconstruction program for the Village several times in the past. If approved, this project will begin in July and be completed by the end of November.

RECOMMENDATION

It is recommended that the Village Board award the contract for the 2016 MFT Street Reconstruction program to Johnson Paving in the amount of \$4,683,370.94 and authorize execution of all necessary documents. It is also recommended that the Village Board approve a transfer of \$200,000 from Water & Sewer Contingency to the Water and Sewer Fund and a budget amendment of \$100,000 from the Water and Sewer Fund Reserves to the Water and Sewer Fund.

Item: 2016 MFT Street Reconstruction

Bid Opening
Date: June 9, 2016

Account PAVEMENT: 211-5001-571.50-40 (ST9009) \$4,100,000 401-5001-
Numbers: 571.50-30 (ST9008) \$500,000 WATER & SEWER CAPITAL PROJECTS:
505-9001-571.50-25 (WA9001) \$300,000

Total Budget
for Specific \$4,900,000

Item:

Bid Amount: \$4,683,370.94



Item: Cash Contribution in Lieu of Land Dedication

Department: Finance

Two times per year, subject to availability of funds, the Village solicits requests from other governmental bodies for the release of monies collected from developers under the Village's Land Dedication Ordinance. As of April 30, 2016, the following summarizes the amounts collected and the requests from the other governmental bodies, including their proposed designation for the use of these monies:

Arlington Heights School District 25 – To fund improvements to existing schools.

Total collected to date and requested: \$2,882.88

Prospect High School District 23 – To fund improvements to the school playground at Eisenhower School.

Total collected to date and requested: \$10,589.04

Township High School District 214 – To offset costs related to improvements of existing business, technology, special education and facility improvements at Hersey High School.

Total collected to date and requested: \$5,194.92

Arlington Heights Park District – To fund improvements and/or additions to parks.

Total collected to date and requested: \$45,726.18

Arlington Heights Memorial Library – To be applied towards furnishings for the Library's nonfiction area.

Total collected to date and requested: \$3,672.87

RECOMMENDATION

It is recommended that the Village Board approve disbursement of contributions in lieu of land dedication to various local governments and approve the local governments' designation for use of the monies totaling \$68,065.89.

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Cash Contribution in Lieu of Land
Dedication

Type

Exhibits

November 1, 2015 - April 30, 2016[illegible]



Arlington Heights School District 25

Stacey Mallek, Assistant Superintendent for Business, CSBO

Administration Building 1200 South Dunton, Arlington Heights, IL 60005
Phone (847) 758-4880 Fax (847) 758-4908 Email SMallek@sd25.org

June 6, 2016

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Wilkiel:

We are in receipt of your letter dated June 3, 2016 regarding land dedication monies for the period November 1, 2015 through April 30, 2016.

Please be advised that we are requesting \$2,882.88 in cash contributions, and that the monies will be used for improvements to our existing schools.

Should you have any questions, please feel free to contact me.

Respectfully,

Stacey L. Mallek
Assistant Superintendent for Business, CSBO

RECEIVED JUN 10 2016



Prospect Heights School District 23

700 N. SCHOENBECK ROAD, PROSPECT HEIGHTS, ILLINOIS 60070

DISTRICT OFFICE

Phone (847) 870-3850

Fax: (847) 870-3896

EISENHOWER SCHOOL

Phone (847) 870-3875

Fax: (847) 870-3877

BETSY ROSS SCHOOL

Phone (847) 870-3868

Fax: (847) 870-3898

ANNE SULLIVAN SCHOOL

Phone (847) 870-3865

Fax: (847) 870-8113

MACARTHUR MIDDLE SCHOOL

Phone (847) 870-3879

Fax: (847) 870-3881

June 13, 2016

Dear Pamela Wilkiel,

Thank you for informing us of the \$10,589.04 available to Prospect Heights District 23 through cash contributions in lieu of land dedication.

We will be using the funds to improve the school playground at Eisenhower School, our Early Childhood through first grade building.

Sincerely,

Debbie Wilson Ed.D.

Superintendent

Prospect Heights School District 23

RECEIVED JUN 13 2016

TOWNSHIP HIGH SCHOOL DISTRICT 214



RECOGNIZED FOR EXCELLENCE BY THE UNITED STATES DEPARTMENT OF EDUCATION

Forest View Educational Center
2121 S. Goebbert Road
Arlington Heights, Illinois 60005-4205
Telephone (847) 718-7600
Fax (847) 718-7645

June 9, 2016

Dr. David R. Schuler
Superintendent

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Wilkiel:

Thank you for your June 2, 2016 letter in which you indicated that the Village has collected \$5,194.92 in cash contributions in lieu of land dedication for District 214 for the period of November 1, 2015 through April 30, 2016.

Our intent is to use these funds to offset costs related to improvement of existing business, technology, special education, and facility improvement projects at the John Hersey High School site.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads 'Cathy Johnson'.

Cathy Johnson
Associate Superintendent
for Finance & Operations
Township High School District 214

RECEIVED JUN 09 2016

Buffalo Grove High School
Elk Grove High School
John Hersey High School
Prospect High School
Rolling Meadows High School
Wheeling High School



Forest View Alternative School
Vanguard School
Newcomer Center
Project Reclaim
Young Adult Program
Community Education



June 6, 2016

Ms. Pamela Wilkiel
Administrative Assistant, Finance Dept.
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Pam:

The Arlington Heights Park District requests \$45,726.18 in cash contributions in lieu of land dedication from November 1, 2015 through April 30, 2016. The contribution shall be considered for improvements and/or additions to the following parks:

Project	Date	Amount	Parks
50 N. Dryden	11/18/2015	\$2,938.82	Berbecker, Methodist, Recreation, Evergreen, Windsor Drive, North School Park
1504 N. Howard	1/27/2016	\$5,392.04	Patriots, Flentie, Lake Arlington, Willow
1512 E. Arbor Ln.	2/19/2016	\$13,305.62	Patriots, Flentie, Lake Arlington, Willow
1304 N. Christina	3/15/2016	\$5,392.04	Greenslopes, Hickory Meadows, Willow and Lake Arlington
407 N. Gibbons	4/8/2016	\$5,392.04	Berbecker, Methodist, Recreation, Evergreen, Windsor Drive, North School Park
1522 E. Arbor Ln.	4/22/2016	\$13,305.62	Patriots, Flentie, Lake Arlington, Willow
TOTAL		\$45,726.18	

Should you have any questions, please feel free to give me a call at 847-506-7145.

Sincerely,

Alann Petersen
Director of Parks and Planning

410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG

RECEIVED JUN 10 2016



► adding value in your life

June 8, 2016

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Wilkiel,

Thank you for your letter of June 3 notifying the library about the contribution fees collected for the Arlington Heights Memorial Library for the period November 1, 2015 through April 30, 2016 in the amount of \$3,672.87.

This letter serves as the library's request to disburse those funds. The funds will be applied toward furnishings for the library's nonfiction area.

I appreciate your assistance in processing this request. If you have any questions, please call me at 847-506-2612.

Best regards,

A handwritten signature in black ink, appearing to read "Jason F. Kuhl".

Jason F. Kuhl
Executive Director

c: Board of Library Trustees

RECEIVED JUN 09 2016



Item: Ordinance - Repeal Ordinance Number 06-048 - 511 W. Rand Road

Department: Planning/Legal

The property located at 511 W. Rand Road was recently approved for a memory care facility. The ordinance approving the project is on the Village Board's agenda this evening. In 2006, the current property owner received approval from the Village Board for a parking variance for a proposed church on the property. As the property will no longer be used as a church, the parking variation is no longer necessary. In order for the sale to go forward, the title company has requested that the 2006 ordinance be repealed since the variation is not needed for the memory care facility. Repeal will permit the developer of the memory care facility to close on the acquisition of 511 W. Rand Road.

Recommendation

It is recommended that the Village Board adopt the attached Ordinance Repealing Ordinance 06-048.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Repeal Ordinance 06-048	Ordinance

AN ORDINANCE REPEALING
ORDINANCE NUMBER 06-048

WHEREAS, on September 18, 2006, the President and Board of Trustees approved Ordinance Number 06-048, Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code, for the property located at 511 W. Rand Road, Arlington Heights, Illinois; and

WHEREAS, the Petitioner for Ordinance Number 06-048 is no longer developing the property for which the variation was sought and has requested that Ordinance Number 06-048, be repealed,

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

SECTION ONE: That the approval of Ordinance Number 06-048, granting a variation from Chapter 28 of the Arlington Heights Municipal Code for the property legally described as:

Parcel 1:

A tract of land in that part of the Southeast quarter of the Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the center line of Rand Road that is 465.48 feet Northwesterly of the intersection of said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18, thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning (except therefrom the Northeasterly 50 feet thereof), in Cook County, Illinois.

Parcel 2:

A tract of land described as follows: commencing at the East quarter corner of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, thence Westerly on the quarter section line, 584.50 feet to the center line of Rand Road for the place of beginning; thence Westerly on the quarter section line 734.19 feet; thence Northerly on quarter section line, 661.57 feet to the center line of Rand Road; thence Southeast along said road center line, 1015.0 feet to the place of beginning, (except therefrom that part of the Southeast quarter of the

Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the centerline quarter of the Northeast quarter of Section 18, Northwesterly along said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18; thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning;,, (also excepting the Northeasterly 50.00 feet thereof), (also except that portion of Techny Road dedicated for road purposes recorded October 24, 2001, as Document Number 0010995241, and amended by Certificate of Correction recorded November 6, 2002, as Document Number 0021225741, all in Cook County, Illinois.

P.I.N. 03-18-204-003, -007

and commonly described as 511 W. Rand Road, Arlington Heights, Illinois, is hereby repealed.

SECTION TWO: That 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 in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 20th day of June, 2016.

Village President

ATTEST:

Village Clerk

MISCORDS:Repeal Ord. Number 06-048



Item: Ordinance - Final Planned Unit Development - 511 W. Rand Road

Department: Planning/Legal

An Ordinance Granting a Final Planned Unit Development
(Waverly Inn Memory Care, 511 W. Rand Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Final PUD - Waverly Inn Memory Care	Ordinance

**AN ORDINANCE GRANTING FINAL
APPROVAL OF A PLANNED UNIT DEVELOPMENT
AND A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights passed and approved Ordinance Number 16-016, rezoning and granting preliminary approval of a planned unit development and variations from the Zoning Ordinance, to allow a memory care facility for the property located at 511 W. Rand Road, Arlington Heights, Illinois; and

WHEREAS, in Petition Number 15-023, on May 25, 2016, the Plan Commission of the Village of Arlington Heights approved the final Planned Unit Development; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have determined that final approval of the Planned Unit Development, subject to certain conditions set forth in Ordinance Number 16-016, is in the best interests of the Village,

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

SECTION ONE: That final approval of the Planned Unit Development for Waverly Inn Memory Care, preliminarily approved in Ordinance Number 16-016, is hereby granted for the following described property:

Parcel 1:

A tract of land in that part of the Southeast quarter of the Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the center line of Rand Road that is 465.48 feet Northwesterly of the intersection of said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18, thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning (except therefrom the Northeasterly 50 feet thereof), in Cook County, Illinois.

Parcel 2:

A tract of land described as follows: commencing at the East quarter corner of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian,

thence Westerly on the quarter section line, 584.50 feet to the center line of Rand Road for the place of beginning; thence Westerly on the quarter section line 734.19 feet; thence Northerly on quarter section line, 661.57 feet to the center line of Rand Road; thence Southeast along said road center line, 1015.0 feet to the place of beginning, (except therefrom that part of the Southeast quarter of the Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the centerline quarter of the Northeast quarter of Section 18, Northwesterly along said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18; thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning,, (also excepting the Northeasterly 50.00 feet thereof), (also except that portion of Techny Road dedicated for road purposes recorded October 24, 2001, as Document Number 0010995241, and amended by Certificate of Correction recorded November 6, 2002, as Document Number 0021225741, all in Cook County, Illinois.

P.I.N. 03-18-204-003, -007

commonly described as 511W. Rand Road, Arlington Heights, Illinois, and in substantial compliance with the following plans submitted by the Petitioner:

The following plans dated March 15, 2016, have been prepared by Lyle Andrew Brummeyer Architectural Services:

Site Plan, consisting of sheet A1.0;

Duplex Floor Plans, consisting of sheet A8.0;

Overall Floor Plan, consisting of sheet A3.0;

Exterior Elevations, consisting of sheet A6.0;

Exterior Elevations and Details, consisting of sheet A6.1;

Exterior Elevations, Cottage, consisting of sheet A8.1,

The following plans dated March 29, 2016 with revisions through May 10, 2016, have been prepared by Pearson, Brown & Associates, Inc., Consulting Engineers:

Cover Sheet, consisting of sheet C1;

Specifications, consisting of sheet C2;

Existing Conditions & Demolition Plan, consisting of sheet C3;

Geometrics Plan, consisting of sheet C4;

Grading Plan, consisting of sheet C5;

Erosion Control Plan, consisting of sheet C6;

Erosion Control Notes and Details, consisting of sheet C7;

Utility Plan, consisting of sheet C8;

Details, consisting of sheets C9 and C10;

Rand Road Entrance, consisting of sheet C11;

Standards, consisting of sheet C12;

The following plans dated November 17, 2015 with revisions through March 30, 2016, have been prepared by Allen L. Kracower & Associates Incorporated:

Cover Sheet, consisting of sheet CVR;
North Landscape Plan, consisting of sheet LP-1 (with revisions through April 15, 2016);
South Landscape Plan, consisting of sheet LP-2;
Landscape Details, consisting of sheet LP-3;
Plant List, consisting of sheet LP-4;
Specifications, consisting of sheet LP-5;
Tree Survey and Preservation Plan, consisting of sheet TS-1,

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

SECTION TWO: That a variation from Chapter 28, Section 6.13-3, Location of Fences, is hereby granted to allow an increase from a five foot high fence to a six foot high fence.

SECTION THREE: That the provisions set forth in Ordinance Number 16-016 shall remain in full force and effect.

SECTION FOUR: That the approval of the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION FIVE: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 20th day of June, 2020.

Village President

ATTEST:

Village Clerk

PUD:Memory Care – Waverly Inn - Final



Item: Resolution - Prevailing Wages - June, 2016

Department: Legal

A Resolution Establishing Prevailing Wages
(Illinois Department of Labor prevailing rate for Laborers, mechanics, and other
workers employed in Public Works)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Prevailing Wages

Type

Resolution

A RESOLUTION ESTABLISHING PREVAILING WAGES

WHEREAS, in 1941, the State of Illinois enacted "An Act Regulating Wages of Laborers, Mechanics and Other Workers Employed in any Public Works by the State, County, City or any Public Body or any Political Subdivision or by Anyone Under Contract for Public Works," 820 ILCS 130/1 et seq. ("Act") and

WHEREAS, the Act requires that all Illinois governmental entities, including home rule units of local government, either accept the prevailing wages determined by the Illinois Department of Labor or investigate and ascertain the prevailing rate of wages as defined in the Act for workers employed to perform work on public works construction projects in the locality in which the work is performed,

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

SECTION ONE: To the extent required by the Act, the general prevailing rate of wages in this locality for laborers, mechanics and other workers engaged in construction of public works coming under the jurisdiction of the Village is hereby ascertained to be, except as provided in Section Two herein, the same as the prevailing rate of wages for construction work in the Cook County area as determined by the Department of Labor of the State of Illinois as of June, 2016, a copy of that determination being attached hereto and incorporated herein by reference. As required by the Act, any and all revisions of the prevailing rate of wages by the Department of Labor of the State of Illinois shall supersede the Department's June determination and apply to any and all public works construction undertaken by the Village. The definition of any terms appearing in this Resolution which are also used in the Act shall be the same as in the Act.

SECTION TWO: The definition of landscape laborer, landscape foremen, landscape driver, and landscape operator for purposes of this Resolution shall be one who performs work in connection with the general maintenance of lawns and landscape such as lawn mowing and grass cutting, tree and shrub pruning, the planting of annuals, the replacement of pre-existing shrubs and trees, grass seeding and fertilizing and herbicide application, laying sod, and the planting of tree and shrubs. The aforementioned work shall be considered landscape maintenance work. The landscape maintenance work covered by this Resolution shall not include landscape construction work.

SECTION THREE: Landscape construction work is any and all work performed by a landscape laborer, landscape foreman, landscape driver, and landscape operator in connection with contracts for: (1) the original installation of any landscaping materials on any new construction projects; (2) landscaping done in connection with any road, boulevard, street, highway, bridge, park, sewer or underground utility construction project; (3) lawn and landscape restoration where there has been new utility construction or installation involving trenches and manholes, pipes, cables, and conduits; (4) the preparation and landscaping of approaches associated with construction involving shafts, tunnels, subways, and sewers; (5) the landscaping of the old and new site where underpinning, lagging, bracing, propping, and shoring has

occurred; and (6) landscaping associated with construction involving general excavation and grading and the general landscaping of wrecked structures. Landscape construction work is covered by the prevailing wage schedule promulgated by the Illinois Department of Labor, attached to this Resolution. Landscaping work of all types performed by Village employees is excluded from coverage.

SECTION FOUR: Nothing contained in this Resolution shall be construed to apply the general prevailing rate of wages to any work or employment except public works construction of the Village to the extent required by the Act.

SECTION FIVE: The Village Clerk shall publicly post or keep available for inspection, by any interested party in the main office of the Village, this determination or any revisions of such prevailing rate of wage. A copy of this determination or of the current revised determination of prevailing rate of wages then in effect shall be attached to all contract specifications.

SECTION SIX: The Village Clerk shall mail a copy of this determination to any employer, and to any association of employers and to any person or association of employees who have filed their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

SECTION SEVEN: The Village Clerk shall promptly file a certified copy of this Resolution with the Department of Labor of the State of Illinois.

SECTION EIGHT: The Village Clerk shall cause to be published in a newspaper of general circulation within the area, a copy of this Resolution, and such publication shall constitute notice that the determination is effective and that this is the determination of the Village.

AYES:

NAYS:

PASSED AND APPROVED this 20th day of June, 2016.

Village President

ATTEST:

Village Clerk

Cook County Prevailing Wage

(See explanation of column headings at bottom of wages)

Trade Name	RG	TYP	C	Base	FRMAN	M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng		
=====	==	===	=	=====	=====	=====	=====	=====	=====	=====	=====	=====		
ASBESTOS ABT-GEN		ALL		39.400	39.950	1.5	1.5	2.0	13.98	10.72	0.000	0.500		
ASBESTOS ABT-MEC		BLD		36.340	38.840	1.5	1.5	2.0	11.47	10.96	0.000	0.720		
BOILERMAKER		BLD		47.070	51.300	2.0	2.0	2.0	6.970	18.13	0.000	0.400		
BRICK MASON		BLD		43.780	48.160	1.5	1.5	2.0	10.05	14.43	0.000	1.030		
CARPENTER		ALL		44.350	46.350	1.5	1.5	2.0	11.79	16.39	0.000	0.630		
CEMENT MASON		ALL		43.750	45.750	2.0	1.5	2.0	13.05	14.45	0.000	0.480		
CERAMIC TILE FNSHER		BLD		36.810	0.000	1.5	1.5	2.0	10.55	9.230	0.000	0.770		
COMM. ELECT.		BLD		40.000	42.800	1.5	1.5	2.0	8.670	12.57	1.100	0.750		
ELECTRIC PWR EQMT OP		ALL		46.100	51.100	1.5	1.5	2.0	10.76	14.87	0.000	0.460		
ELECTRIC PWR GRNDMAN		ALL		37.050	52.500	1.5	2.0	2.0	8.630	12.28	0.000	0.370		
ELECTRIC PWR LINEMAN		ALL		47.500	52.500	1.5	2.0	1.5	11.06	15.75	0.000	0.480		
ELECTRICIAN		ALL		45.000	48.000	1.5	1.5	2.0	13.83	15.27	0.000	1.000		
ELEVATOR CONSTRUCTOR		BLD		50.800	57.150	2.0	2.0	2.0	13.57	14.21	4.060	0.600		
FENCE ERECTOR		ALL		37.340	39.340	1.5	1.5	2.0	13.05	12.06	0.000	0.300		
GLAZIER		BLD		40.500	42.000	1.5	2.0	2.0	13.14	16.99	0.000	0.940		
HT/FROST INSULATOR		BLD		48.450	50.950	1.5	1.5	2.0	11.47	12.16	0.000	0.720		
IRON WORKER		ALL		44.200	46.200	2.0	2.0	2.0	13.65	21.14	0.000	0.350		
LABORER		ALL		39.200	39.950	1.5	1.5	2.0	13.98	10.72	0.000	0.500		
LATHER		ALL		44.350	46.350	1.5	1.5	2.0	11.79	16.39	0.000	0.630		
MACHINIST		BLD		45.350	47.850	1.5	1.5	2.0	7.260	8.950	1.850	0.000		
MARBLE FINISHERS		ALL		32.400	34.320	1.5	1.5	2.0	10.05	13.75	0.000	0.620		
MARBLE MASON		BLD		43.030	47.330	1.5	1.5	2.0	10.05	14.10	0.000	0.780		
MATERIAL TESTER I		ALL		29.200	0.000	1.5	1.5	2.0	13.98	10.72	0.000	0.500		
MATERIALS TESTER II		ALL		34.200	0.000	1.5	1.5	2.0	13.98	10.72	0.000	0.500		
MILLWRIGHT		ALL		44.350	46.350	1.5	1.5	2.0	11.79	16.39	0.000	0.630		
OPERATING ENGINEER		BLD 1		48.100	52.100	2.0	2.0	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		BLD 2		46.800	52.100	2.0	2.0	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		BLD 3		44.250	52.100	2.0	2.0	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		BLD 4		42.500	52.100	2.0	2.0	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		BLD 5		51.850	52.100	2.0	2.0	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		BLD 6		49.100	52.100	2.0	2.0	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		BLD 7		51.100	52.100	2.0	2.0	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		FLT 1		53.600	53.600	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		FLT 2		52.100	53.600	1.5	1.5	2.0	17.10	11.05	1.900	1.250		
OPERATING ENGINEER		FLT 3		46.400	53.600	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		FLT 4		38.550	53.600	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		FLT 5		55.100	53.600	1.5	1.5	2.0	17.10	11.80	1.900	1.250		
OPERATING ENGINEER		FLT 6		35.000	35.000	1.5	1.5	2.0	16.60	11.05	1.900	1.250		
OPERATING ENGINEER		HWY 1		46.300	50.300	1.5	1.5	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		HWY 2		45.750	50.300	1.5	1.5	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		HWY 3		43.700	50.300	1.5	1.5	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		HWY 4		42.300	50.300	1.5	1.5	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		HWY 5		41.100	50.300	1.5	1.5	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		HWY 6		49.300	50.300	1.5	1.5	2.0	17.55	12.65	1.900	1.250		
OPERATING ENGINEER		HWY 7		47.300	50.300	1.5	1.5	2.0	17.55	12.65	1.900	1.250		
ORNAMNTL IRON WORKER		ALL		45.000	47.500	2.0	2.0	2.0	13.55	17.94	0.000	0.650		
PAINTER		ALL		41.750	46.500	1.5	1.5	1.5	11.50	11.10	0.000	0.770		
PAINTER SIGNS		BLD		33.920	38.090	1.5	1.5	1.5	2.600	2.710	0.000	0.000		
PILEDRIIVER		ALL		44.350	46.350	1.5	1.5	2.0	11.79	16.39	0.000	0.630		
PIPEFITTER		BLD		46.000	49.000	1.5	1.5	2.0	9.000	15.85	0.000	1.780		
PLASTERER		BLD		43.430	46.040	1.5	1.5	2.0	13.05	14.43	0.000	1.020		
PLUMBER		BLD		46.650	48.650	1.5	1.5	2.0	13.18	11.46	0.000	0.880		
ROOFER		BLD		41.000	44.000	1.5	1.5	2.0	8.280	10.54	0.000	0.530		
SHEETMETAL WORKER		BLD		42.230	45.610	1.5	1.5	2.0	10.53	20.68	0.000	0.720		
SIGN HANGER		BLD		31.310	33.810	1.5	1.5	2.0	4.850	3.280	0.000	0.000		
SPRINKLER FITTER		BLD		49.200	51.200	1.5	1.5	2.0	11.75	9.650	0.000	0.550		
STEEL ERECTOR		ALL		42.070	44.070	2.0	2.0	2.0	13.45	19.59	0.000	0.350		
STONE MASON		BLD		43.780	48.160	1.5	1.5	2.0	10.05	14.43	0.000	1.030		
SURVEY WORKER		-->NOT IN EFFECT			ALL	37.000	37.750	1.5	1.5	2.0	12.97	9.930	0.000	0.500
TERRAZZO FINISHER		BLD		38.040	0.000	1.5	1.5	2.0	10.55	11.22	0.000	0.720		
TERRAZZO MASON		BLD		41.880	44.880	1.5	1.5	2.0	10.55	12.51	0.000	0.940		
TILE MASON		BLD		43.840	47.840	1.5	1.5	2.0	10.55	11.40	0.000	0.990		
TRAFFIC SAFETY WRKR		HWY		32.750	34.350	1.5	1.5	2.0	6.550	6.450	0.000	0.500		
TRUCK DRIVER	E	ALL 1		35.480	35.680	1.5	1.5	2.0	8.350	10.50	0.000	0.150		

TRUCK DRIVER	E	ALL 2	34.100	34.500	1.5	1.5	2.0	8.150	8.500	0.000	0.150
TRUCK DRIVER	E	ALL 3	34.300	34.500	1.5	1.5	2.0	8.150	8.500	0.000	0.150
TRUCK DRIVER	E	ALL 4	34.500	34.500	1.5	1.5	2.0	8.150	8.500	0.000	0.150
TRUCK DRIVER	W	ALL 1	35.600	35.800	1.5	1.5	1.5	8.250	9.140	0.000	0.150
TRUCK DRIVER	W	ALL 2	32.700	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL 3	32.900	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL 4	33.100	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TUCKPOINTER	BLD		43.800	44.800	1.5	1.5	2.0	8.280	13.49	0.000	0.670

Legend: RG (Region)
 TYP (Trade Type - All, Highway, Building, Floating, Oil & Chip, Rivers)
 C (Class)
 Base (Base Wage Rate)
 FRMAN (Foreman Rate)
 M-F>8 (OT required for any hour greater than 8 worked each day, Mon through Fri.)
 OSA (Overtime (OT) is required for every hour worked on Saturday)
 OSH (Overtime is required for every hour worked on Sunday and Holidays)
 H/W (Health & Welfare Insurance)
 Pensi (Pension)
 Vac (Vacation)
 Trng (Training)

Explanations

COOK COUNTY

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

TRUCK DRIVERS (WEST) - That part of the county West of Barrington Road.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.
 ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS ELECTRICIAN

Installation, operation, inspection, maintenance, repair and service

of radio, television, recording, voice sound vision production and reproduction, telephone and telephone interconnect, facsimile, data apparatus, coaxial, fibre optic and wireless equipment, appliances and systems used for the transmission and reception of signals of any nature, business, domestic, commercial, education, entertainment, and residential purposes, including but not limited to, communication and telephone, electronic and sound equipment, fibre optic and data communication systems, and the performance of any task directly related to such installation or service whether at new or existing sites, such tasks to include the placing of wire and cable and electrical power conduit or other raceway work within the equipment room and pulling wire and/or cable through conduit and the installation of any incidental conduit, such that the employees covered hereby can complete any job in full.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Heavy Duty Self-Propelled Transporter or Prime Mover; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-Form Paver; Straddle Buggies; Operation of Tie Back Machine; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators (remodeling or renovation work); Hydraulic Power Units (Pile Driving, Extracting,

and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics; Welders.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines; ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types; Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dredges; Elevators, Outside type Rack & Pinion and Similar Machines; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Heavy Duty Self-Propelled Transporter or Prime Mover; Hydraulic Backhoes; Backhoes with shear attachments up to 40' of boom reach; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Snow Melters; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Operation of Tieback Machine; Tractor Drawn Belt Loader; Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Traffic Barrier Transfer Machine; Trenching; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; Hydro Excavating (excluding hose work); Laser Screed; All Locomotives, Dinky; Off-Road Hauling Units (including articulating) Non Self-Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper - Single/Twin Engine/Push and Pull; Scraper - Prime Mover in Tandem (Regardless of Size); Tractors pulling attachments, Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Vacuum Trucks (excluding hose work); Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. SkidSteer Loader (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Dowell Machine with Air Compressor; Gradall and machines of

like nature.

OPERATING ENGINEER - FLOATING

Class 1. Craft Foreman; Master Mechanic; Diver/Wet Tender; Engineer; Engineer (Hydraulic Dredge).

Class 2. Crane/Backhoe Operator; Boat Operator with towing endorsement; Mechanic/Welder; Assistant Engineer (Hydraulic Dredge); Leverman (Hydraulic Dredge); Diver Tender.

Class 3. Deck Equipment Operator, Machineryman, Maintenance of Crane (over 50 ton capacity) or Backhoe (115,000 lbs. or more); Tug/Launch Operator; Loader/Dozer and like equipment on Barge, Breakwater Wall, Slip/Dock, or Scow, Deck Machinery, etc.

Class 4. Deck Equipment Operator, Machineryman/Fireman (4 Equipment Units or More); Off Road Trucks; Deck Hand, Tug Engineer, Crane Maintenance (50 Ton Capacity and Under) or Backhoe Weighing (115,000 pounds or less); Assistant Tug Operator.

Class 5. Friction or Lattice Boom Cranes.

Class 6. ROV Pilot, ROV Tender

SURVEY WORKER - Operated survey equipment including data collectors, G.P.S. and robotic instruments, as well as conventional levels and transits.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

TRAFFIC SAFETY

Work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION - EAST & WEST

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled Dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task,

the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

MATERIAL TESTER & MATERIAL TESTER/INSPECTOR I AND II

Notwithstanding the difference in the classification title, the classification entitled "Material Tester I" involves the same job duties as the classification entitled "Material Tester/Inspector I". Likewise, the classification entitled "Material Tester II" involves the same job duties as the classification entitled "Material Tester/Inspector II".



Item: Resolution - Class 6b Assessment Incentive Program - Hommer Tools & Manufacturing

Department: Planning/Legal

Hommer Tools is requesting a renewal of a property tax abatement that was originally granted by the Board in 2002. The renewal would extend the tax abatement for a period of 12 years. Hommer Tools anticipates expending their workforce from 41 to 48 employees over the next several years, and the tax abatement is necessary in order for the expanded workforce. The Applicant has also agreed to the Village's requirement that 10% of the property tax savings are remitted to the Village for the first five years to provide funding for the Village's small business development fund.

Recommendation

It is recommended that the Village Board approve the attached Resolution Approving Renewal of Industrial Real Estate Tax Incentive for Certain Real Estate in the Village of Arlington Heights for Hommer Tools & Manufacturing.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Class 6b Assessment Incentive Program - 311 W. University Dr.	Resolution
Application Summary	Exhibits

**A RESOLUTION APPROVING RENEWAL OF INDUSTRIAL
REAL ESTATE TAX INCENTIVE FOR CERTAIN REAL ESTATE
IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS**

WHEREAS, on November 23, 1999, the Cook County Board approved an amendment to its Real Estate Classification Ordinance allowing for the renewal of the Cook County Class 6b incentive, effective January 1, 2000; and

WHEREAS, on March 18, 2002, the Village of Arlington Heights adopted Resolution Number R02-012 approving the Class 6b assessment for the expansion of Hommer Tools & Manufacturing, 311 West University Drive, Arlington Heights, Illinois; and

WHEREAS, the period of incentive treatment has been extended from 10% for the first ten years, 15% for the 11th year and 20% for the 12th year; and

WHEREAS, an application for renewal may be filed any time during the last year of 20% treatment, up until the last day of the incentive period; and

WHEREAS, even though the Village Board adopted the resolution for the Class 6b in 2002, because the addition to the building was not complete until 2007, the Cook County Assessor did not assess and value the addition or apply the Class 6b incentive until the 2007 tax year, making it eligible for renewal at this time, which is the tenth year of the incentive; and

WHEREAS, in order to renew the Cook County Class 6b classification, a resolution must be passed by the municipality in which the business is located and filed at the time the classification change is sought,

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

SECTION ONE: That the Village of Arlington Heights has determined that the industrial use of the property approved on March 18, 2002, in Resolution Number R002-012, is necessary and beneficial to the local economy and supports and consents to the renewal of the County Class 6b incentive, as amended by the Cook County Board, effective January 1, 2000, for qualifying businesses located in Arlington Heights.

SECTION TWO: That said approval shall relate to the following described real estate to wit:

Lot 1 in the resubdivision of Lots 7, 8 and 9 in the Industrial and Research Center, Unit 2, being a subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-07-202-013-0000

commonly described as 311 West University Drive, Arlington Heights, Illinois

SECTION TWO: The Village Clerk shall transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common addresses herein listed, and to such other parties in interest as required by law.

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

AYES:

NAYS:

PASSED AND APPROVED this 20th day of June, 2016.

Village President

ATTEST:

Village Clerk

MISCORD:6taxabatementrenewalhommer-renewal3

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement renewal for the property identified as 311 W. University Drive will be conducted as follows:

- I. Item by item review as per Village Procedures and Application Form
- II. Synopsis of application
- III. Correlation of application to Comprehensive Plan
- IV. Correlation of application to zoning
- V. Relationship of property tax abatement goals to application
- VI. Relationship of Village guidelines to application
- VII. Finance Department review
- VIII. Adherence to Zero Interest Loan program / economic program requirements
- IX. Department of Planning and Community Development recommendation

This particular approach is being utilized so as to provide ease to Village Administration and Trustees with the review of the application submitted. It is hoped that this method will encourage a realistic understanding of the application and relationship of such to the community and local economy.

I. Review Item by Item of Application

- A) INTRODUCTION: Complete. (Applicant asserts that computations are to the best of its knowledge based on current value.)
- B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibits A, B, C.
- C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.
- D) PROPERTY USE: Complete. Submitted as Exhibits E, F, G.
- F) TRAFFIC: Complete. Petitioner asserts that there are 40 passenger vehicles per day entering and existing the site for employees and 3-4 trucks per day.
- G) EVIDENCE OF NEW CONSTRUCTION: This request is for a renewal extension to the 6B previously granted for the building addition completed in 2007. No additional construction is planned.
- H) EMPLOYMENT OPPORTUNITIES: Complete. Hommer Tools currently employs 41 persons. Over the next several years they estimate increasing employment from 41 to 48. Submitted as Exhibit K.

- I) FINANCIAL INFORMATION: Complete. Proprietary.
- J) FISCAL EFFECT: Complete. Submitted as Exhibit M.
- K) OTHER INDUCEMENTS: Complete. No other inducements requested.
- L) JUSTIFICATION: Complete. Submitted as Exhibit O.
- M) OTHER DATA: NA.

II. Synopsis

Applicant wishes to obtain a renewal of their Cook County Class 6b Property Tax Classification for their building addition, which was originally approved by the Village Board in 2002, however it did not take effect until 2007 once the building addition was completed and on the tax rolls.

The Class 6b classification is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings. The goal of Class 6b is to attract new industry, stimulate expansion and retention of existing industry and increase employment opportunities.

Besides the aforementioned approval in 2002 (effective in 2007), the property at 311 W University Drive has received a 6b abatement in 1994, which was renewed in 2002. The site is currently in the 10th year of its initial Class 6b, meaning that without renewal, the site's assessment level would rise from 10% to 15% this year. It would then rise to 20% next year, before returning to the standard 25% annual assessment of market value for Cook County industrial properties. With renewal, the property would remain assessed at 10% for the next ten years, before rising to 15% in the 11th year, and 20% in the 12th year. This continues a substantial reduction in the level of assessment and results in significant tax savings.

In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

Eligibility Requirements

Real estate is eligible for Class 6b status under the following conditions:

1. The real estate is used primarily for "industrial purposes".
2. There is either: (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property.
3. An Eligibility Application and supporting documents have been timely filed with the Office of the Assessor according to deadlines as set forth in the "What Must Be Filed" and "Time for Filing" sections.
4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.

III. Correlation of Application to Comprehensive Plan

The General Comprehensive Plan designates this property as research, development, manufacturing and warehouse. The current use is consistent with that designation.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2016 designates the relevant parcel as an **M-1 Research Development Light Manufacturing** zoning district. The existing business use is permitted and the site meets zoning requirements.

V. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 6b Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial and industrial competitiveness with the rest of the Chicago metropolitan region.

In this instance, the abatement would allow for a growing Arlington Heights-based company to expand within the Village, adding an estimated 85 employees over the next ten years. Economic impact would be shown in the employment growth, an increase in local consumer spending, and business retention. The amount of property tax revenue gained from retaining the businesses with a Class 6b designation, as opposed to allowing it to become vacant, is estimated at nearly \$675,000 over the 12-year life of the abatement.

VI. Relationship of Village Guidelines to Application

The Class 6b incentive renewal provides a 10% assessment level for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

This provision requires that the applicant be a manufacturing or warehousing operation and may include high technology land uses. This incentive is available throughout Cook County, but requires municipal approval prior to County officials granting the abatement.

Further, localities may adopt guidelines of their own. These specifications may place restrictions such as minimum number of employees, residency, or square feet of operation.

The Village of Arlington Heights initiated its own guidelines in May, 1990. These guidelines require the following:

1. The application fee shall have been paid.
2. The application form shall have been completed with attachments.

3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.
4. The business must employ at least 25 individuals during the period when the taxes are abated. Ten or more employees must reside in Arlington Heights.
5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

The application meets the Village's guidelines except for the guideline that 10 or more employees reside in the Village.

VII. Finance Department Review

The Finance Department has reviewed the application and has no objections.

VIII. Adherence to Zero Interest Loan Program / Economic Program Requirements

In order to receive approval from the Village of Arlington Heights for the Class 6b tax abatement, the applicant must formally execute an agreement with the Village. This agreement is a commitment to rebate 10% of the applicant's savings from the abatement to the Village over the first five years of the incentive. The savings will be placed in the Zero Interest Loan fund or economic development fund, to be distributed to new or expanding businesses within Arlington Heights that have applied and been approved for such a loan or other economic development programs that may be developed.

The applicant has signed the formal agreement and is willing to rebate the Village 10% of their property tax abatement savings in order to help the Village enhance its business community.

IX. Department of Planning and Community Development Recommendation

The intent of the Class 6b tax abatement program is to allow participating communities in Cook County to provide an incentive to office research, manufacturing, and warehousing firms to locate and/or expand within the County. This program provides for a renewal of the adjusted property tax in addition to new tax abatements by reducing the tax rate for a twelve-year period provided that a fiscal benefit continues to return to the host community in order to promote employment growth from 41 to 48 employees.

As is always the case with Class 6b property tax abatement requests, the applicant finds Cook County commercial property taxes to be burdensome. An illustrative comparison of Cook County and Lake County taxes follows:

For use as an EXAMPLE:

	<u>COOK</u>	<u>COOK (W/CLASS 6B)</u>	<u>LAKE</u>
Market Value	\$10,000,000	\$10,000,000	\$10,000,000
Assessment Level	x .25	x .10	x .33
Assessed Valuation	\$ 2,500,000	\$ 1,000,000	\$ 3,300,000
Equalization Factor	x 2.7253	x 2.7253	x 1.0
Equalized Value	\$ 6,813,250	\$ 2,725,300	\$ 3,300,000
Tax Rate (per \$100)	x 10%	x 10%	x 10%
Taxes	\$ 681,325	\$ 272,530	\$ 330,000

Lake County taxes for a similar building are \$350,000 lower than Cook County taxes. In other terms, Lake County property taxes are approximately 106% lower than Cook County industrial property taxes in this instance. With the Cook County 6b abatement, property taxes become exponentially more competitive (21% lower than Lake County property taxes) in this instance.

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatement renewals will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region.



Item: Bond Waiver - Northwest Suburban Genealogy Society

Department: Building Services

Background

The Northwest Genealogy Society is requesting a waiver of the bond fee requirement for the raffles that take place during general meetings at the Arlington Heights Senior Center between August 26, 2016 and May 14, 2017, usually on the first Saturday of the month. Raffle tickets will be sold before the meetings, with the drawing soon after the meeting starts.

Recommendation

Staff recommends that the Village Board grant the waiver of the bond fee requirement.

-

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence

NWSGS
PO Box 148
Mt Prospect, IL 60056
June 1, 2016



Village of Arlington Heights
Department of Building & Health Services
33 S Arlington Heights Rd
Arlington Heights, IL 60005

To Who it may concern in Department of Building and Health Services:

The Northwest Suburban Genealogy Society Board submits this Waiver of Bond letter as required in the Raffle application.

We would like to raffle a few small items such as: genealogy books, genealogy computer programs or any other small item related to genealogy at a few of our general meetings during 2016-²⁰¹⁷~~217~~. The value of these items would be approximately \$25 to \$150. The raffle tickets (approximately \$1 each of 6 for \$5) would be sold before the meeting and the drawing would be soon after the meeting starts at 10 AM. These raffles would be held 2-4 times during the year depending on programs and the availability of items. We have filed an application for 2016 as well as 2017 since our financial year goes from August 1st to July 31st.

Northwest Suburban Genealogy Society (NWSGS) was incorporated in 1977 under the name Northwest Suburban Council of Genealogy. Our meetings started in Mt Prospect, but currently have been in various locations in Arlington Heights since 2004. Currently we have our general meetings at the Arlington Heights Senior Center usually the first Saturday of the month. The NWSGS Board meetings are held at the Arlington Heights Village Hall usually the 4th Thursday of the month. We are aware of the risks involved, but we agree that the prize values are not extreme enough to warrant a bond.

If you have any questions, please contact Eileen Gerald at 847-207-4294.

Sincerely,

Eileen Gerald
President

Martha Allen & Ken Seifert
Co 1st VP Programs

Pete and Donna McGeehan
Co 2nd VP Membership
Carol Blohm
Secretary
Barbara Sugden
Treasurer



Item: Daily Permit Liquor License Fee Waiver

Department: Manager's Office

The Arlington Heights Park District is requesting a waiver of the daily permit liquor license fees for four events to be held at the Arlington Heights Historical Museum campus over the summer. The four events are Irish Fest, which will be held July 15-16 and three one night events entitled History Happy Hour. These events will be held one night in July, one night in August, and one night in September.

Recommendation

It is recommended that the Village Board waive the liquor license fees for the Arlington Heights Park District in accordance with their requests.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Fee Waiver Request - Irish Fest	Correspondence
Fee Waiver Request - History Happy Hours	Correspondence



April 12, 2016

Mayor Tom Hayes
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60004

Dear Mayor Hayes,

The Arlington Heights Historical Museum's 17th Annual Irish Fest event will be held July 15 and 16 on the Museum grounds.

Attached please find a local liquor license application from the Arlington Heights Park District; as per our request last year' the Park District will be serving beer and wine only at this event.

Attached is verification of the Arlington Heights Park District's liquor and general liability coverage for the event.

We would appreciate the Village processing the local license so we may proceed to secure the State license for the event. We would also appreciate since it is a Historical Museum/Park District event that the permit fee be waived.

Thank you for your assistance, if you have any questions please don't hesitate to call me.

Sincerely,

Dan Schoeneberg
Museum Administrator
847-255-1225
dschoeneberg@ahpd.org

Attachments



June 8, 2016

Mayor Tom Hayes
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60004

Dear Mayor Hayes,

The Arlington Heights Historical Museum is planning a new series of small ticket only events as a Museum fund raiser and Adult oriented educational program. Entitled History Happy Hour, these three (3) one night events will be limited to two seatings each night with the themed programs as followed:

June 24, 2016- 1920s Speakeasy History
July 22, 2016- 1950s Cocktail Party
August 26, 2016- 1970s Disco Party

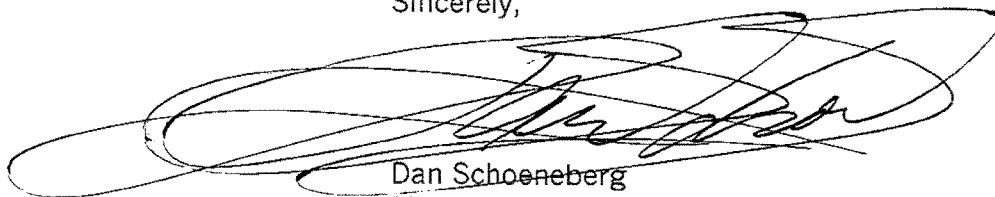
Each program will include a discussion and lecture presented in historic clothing, highlighting the history of alcohol in America and Arlington Heights, and attitudes towards drinking, and liquor, and will be held at the Museum. For a pre- registered ticket the event will include sample sized "signature" drinks per person, a cash bar serving only beer, and historically appropriate hors d'oeuvres served by historically attired staff. The staffing is through a certified licensed and Bassett trained caterer specifically contracted for these events who will be handling all food and drink preparation.

Attached please find a local liquor license application from the Arlington Heights Park District; as mentioned this event will be serving the sample signature drink from each era to the participants, and era-appropriate beer only at this event. Also attached is verification of the Arlington Heights Park District's liquor and general liability coverage for the event.

We would appreciate the Village processing the local license so we may proceed to secure the State license for the events. We would also appreciate since it is a Historical Museum/Park District event that the permit fee be waived.

Thank you for your assistance, if you have any questions please don't hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Schoeneberg', is written over a large, loopy, oval-shaped scribble.

Dan Schoeneberg
Museum Administrator
847-255-1225
dschoeneberg@ahpd.org

Attachments



Item: Westgate Dental - 2900-2990 W. Euclid Ave. - PC# 16-008

Department: Planning & Community Development

Requested Action

Preliminary and Final PUD to allow a new 9,817 sq. ft. dental office building on the east side of the Esplanade shopping center.

Variations Identified

None.

Recommendation

A public hearing was held by the Plan Commission on May 25, 2016 where Commissioner Dawson moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC# 16-008, a Preliminary and Final PUD to allow a new 9,817 square-foot dental office building on the east side of the Esplanade Shopping Center.

This approval is subject to the following conditions:

1. Approval of an MWRD permit for stormwater.
2. Recording of the declaration of easements, covenants, and restrictions prior to the building permit issuance.
3. Payment of all engineering fees and deposits prior to appearance before the Village Board for final PUD approval.
4. All trees shown as "dead" on Sheet T-1 (Tree Preservation Plan) shall be removed.
5. All plans are subject to Design Commission approval and any conditions of approval as recommended by the Design Commission.
6. The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.

Roll Call Vote: Commissioners Cherwin, Dawson, Ennes, Green, Jensen (with comment), Sigalos, Warskow and Chairman Lorenzini voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 5/25/16	Minutes
DC Minutes 5/24/16	Minutes
Aerial	Exhibits
Plat Of Survey	Exhibits
Elevations	Exhibits
Floor Plans	Exhibits
Site Plan	Exhibits
Site Utility & Grading Plan	Exhibits
Engineering Plans 1 of 2	Exhibits
Engineering Plans 2 of 2	Exhibits
Landscape Plan	Exhibits
Tree Preservation Plan	Exhibits
Traffic & Parking Survey	Exhibits
Traffic Study -Revised Section 5	Exhibits
Traffic Study - Addendum	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Responses to Dept Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Dept Comments - Round 2	Correspondence
PC Timeline Tracker	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 25, 2016
Date Prepared: May 20, 2016
Project Title: Westgate Dental
Address: 2900-2990 W. Euclid Ave.

BACKGROUND INFORMATION

Petitioner: Josh Wohlreich
 Stonestreet Esplanade LLC
Address: 760 W. Main St. Suite 140
 Barrington, IL 60010

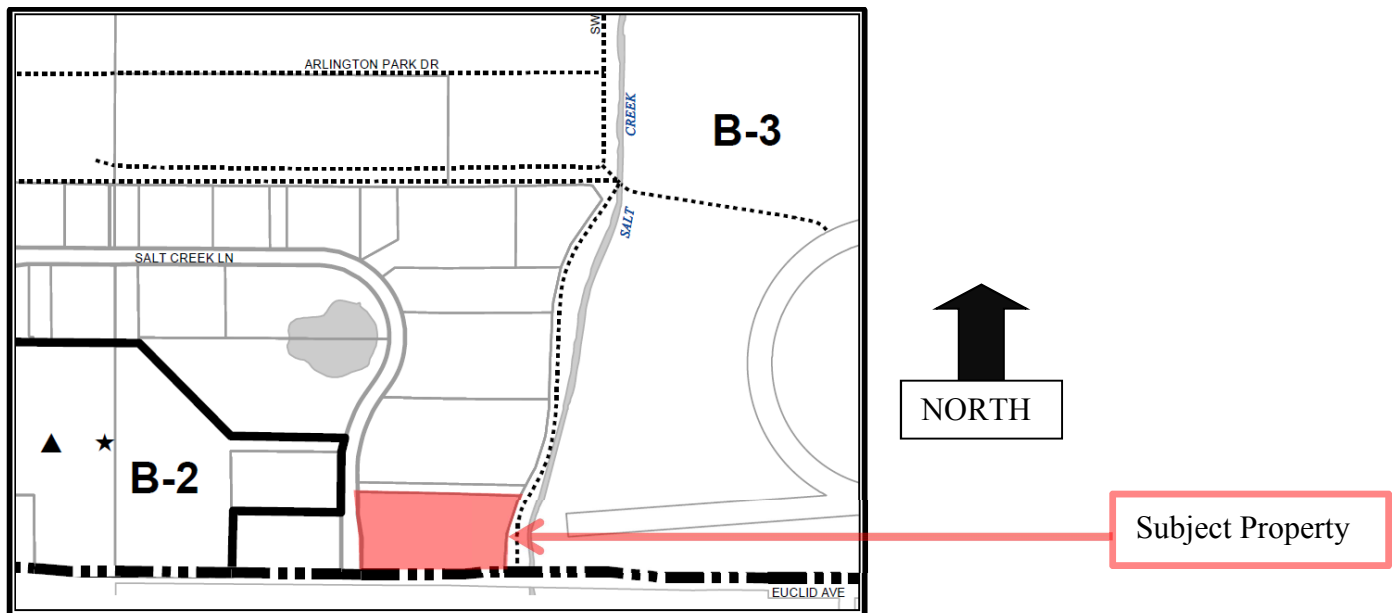
Existing Zoning: B-3, General Service, Wholesale, and Motor Vehicle District

Requested Action:

- Preliminary and Final PUD to allow a new 9,817 sq. ft. dental office building on the east side of the Esplanade shopping center.

Variations Identified:

- None.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Office Use	Offices only
South	City of Rolling Meadows, Single-Family Residential		
East	B-3, General Service, Wholesale and Motor Vehicle District	Arlington Park	Mixed Use
West	B-3, General Service, Wholesale and Motor Vehicle District & B-2, General Business District	Office	Offices only & Mixed Use

Background:

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The existing center is approximately 18,500 square feet and the owner has a contract to sell the vacant pad on

the east side of the shopping center to a separate owner who is proposing a new 9,817 square foot medical office building for Westgate Dental. Other tenants at this location include Starbucks, Subway, Aurelio's Restaurant, Esplanade Wine and Spirits, among others. There are three vacant units within the shopping center, with one of those units leased by Savory Salads (which has not yet opened for business). The dental office would occupy the entire building. The hours of operation for the dental office would be 7:00am - 7:00pm Monday through Friday, and 8:00am – 5:00pm on Saturday. The office would be closed on Sundays. According to the property owner, The Esplanade ownership will retain ownership of the Esplanade and the detention area located on the far east side of the site, while the site with the dental office building and associated parking area will be owned by the Westgate Dental.

Zoning and Comprehensive Plan

The current zoning permits medical office, however a PUD is required for all projects where two principal buildings occupy a single zoning lot. As the proposed office building will constitute the second principal building on the lot, a PUD is required. In addition, the proposed medical office is compatible with the surrounding land uses. Moreover, said action is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Plat and Subdivision Committee

On January 18, 2016, the Plat and Sub Committee met to discuss the project. The subcommittee encouraged the developer to proceed with an application to the Plan Commission. There were no major issues identified during the meeting, and the minutes from that meeting are attached.

Site Plan, Landscaping and Tree Preservation

The existing site provides a circular drive aisle which allows cars that enter from Euclid Avenue to bypass the main parking areas and provides a secondary route to the rear drive-thru lane of the Starbucks. The proposed site plan would reconfigure this drive aisle while still providing a secondary route for cars to access the rear drive-thru of Starbucks. Rather placing the building within center of the pad site and encircled by the drive aisle, the building would be located towards the east side of the site with the drive aisle between the building and the exiting shopping center. An in-depth analysis of the on-site circulation and parking will be provided later in this report.

The proposed building conforms to all required building setback and bulk standards. Adequate space to allow emergency vehicle access has been provided, and the Petitioner has provided a draft of the Declaration of Easements, Covenants, and Restrictions for the subject property. Per this document, shared parking and cross access will be established throughout the entire site, and provisions have been added to address the shared maintenance of the utilities and the detention area. This document has not yet been recorded and its recording shall be required prior to issuance of a building permit.

The Petitioner has proposed the extension of the existing sidewalk along Salt Creek Lane, which currently runs along Salt Creek Lane beginning at the north of the property and terminates about halfway down toward Euclid Avenue. The proposed extension will bring this sidewalk down to the intersection of Euclid Avenue at the southwest corner of the side, creating a future connection point to a proposed bike path to be located along the south side of Euclid Avenue.

With regards to landscaping, the Petitioner has incorporated foundation plantings as requested by staff and has provided the required landscaping around and within the parking areas to conform to code requirements. A total of 94 trees are located on the east side of the Esplanade site, most of which are within the detention area at the far east end of the property. The Petitioner has proposed the removal of five trees to allow construction of the proposed parking area and building, and an additional 24 of these to allow for the required alterations to the detention area. This represents removal of approx. 31% of the trees on the eastern side of the development, and it should be noted that the largest tree proposed for removal is a 22" caliper Elm tree that is in poor condition. The remainder of trees proposed for removal are within the 4" to 15" caliper size range and are mostly in poor condition. At the request of staff, an additional 22 trees will be removed, which trees are already dead and will be removed for safety purposes and to allow the surrounding trees additional space to grow. No trees will be removed on the western side of the development around the area of the existing Esplanade shopping center.

Traffic & Parking

The Petitioner has provided a parking survey and traffic analysis as required by Section 6.12-1 of the Zoning Code. The current site provides 147 parking spaces, with a parking requirement of 128 spaces. The proposed redevelopment will

increase the total onsite parking to 204 spaces with the code required parking being 177 spaces. The proposed parking for the entire shopping center will therefore exceed code requirements as based on the uses of the tenants (see Exhibit I).

Parking was surveyed on three days per week for a period of two weeks, including Saturday counts during both weeks. The maximum amount of parked cars at any one time occurred on Friday December 18th of 2015, with 68 cars parked on the property between the hours of 6:30pm and 7:00pm (leaving 79 vacant spaces). This demonstrates that the subject property has significant capacity to not only accommodate the future tenants within the vacant units, but in combination with the increase in parking spaces to be provided during the buildout of the Westgate Dental site, the subject property has capacity to handle all proposed uses for the site.

The traffic analysis has evaluated the existing onsite circulation and provided recommendations to improve the flow of traffic within the subject property. Based on these recommendations, the proposed site plan shows the widening of the existing entrance on Salt Creek Lane to provide two lanes for inbound traffic, which will create dedicated pathways for cars heading towards the rear of the site and the Starbucks drive-thru, and for cars that will be heading south through the site to access the other business within the Esplanade. Additional striping and directional signage will also be installed to direct customers towards the appropriate route to their destination within the shopping center.

Westgate Dental anticipates its busiest days to be Mondays, Thursdays, and Fridays between the hours of 9:00am and 11:00am and 4:00pm and 7:00pm. The traffic study has concluded that Starbucks is the primary traffic generator within the shopping center, and the peak in Starbucks traffic occurs between 7:30am and 8:30am, with most traffic heading towards their drive-thru. While there may be a small overlap between peak hours of the dental office and Starbucks, the traffic study found that only 30% of the Starbucks traffic came from the Euclid Avenue entrance. Of those cars entering from Euclid, only 35% used the existing circular aisle to directly access the rear of the property and the Starbucks drive-thru; the majority of Starbucks traffic headed directly west through the main parking lot of the Esplanade shopping center. The proposed directional signage guiding Starbucks traffic away from the Westgate Dental "cut through" aisle (located between the Westgate Dental building and the existing Esplanade shopping center) should help decrease traffic conflicts on the Westgate Dental site. Additionally, pavement striping reading "Slow", the addition of "Yield to Pedestrian" signage, and a striped crosswalk across the "cut through" aisle will help to slow traffic in and around the Westgate Dental site and minimize pedestrian conflicts.

For cars leaving the subject property at the Salt Creek Lane exit point, a stop sign will be constructed to stop cars before they arrive at the exit. This will give inbound traffic into the site the right-of-way and help to avoid conflicts between entering and exiting vehicles. Staff believes that the proposed improvements to the drive aisles and parking areas are adequate and does not believe a significant traffic or parking problem will result from the proposed development.

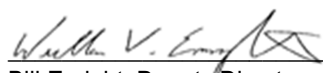
Building Related

This project will appear before the Design Commission on May 24th for a review of the proposed architecture and design. Final approval by the Design Commission will be required prior to Village Board approval of Preliminary and Final PUD. An update on the proceedings of the Design Commission can be provided at the May 25th Plan Commission meeting.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary and Final PUD to allow a new 9,817 sq. ft. dental office building on the east side of the Esplanade shopping center. This approval shall be subject to the following conditions:

1. Approval of an MWRD permit for storm water.
2. Recording of the Declaration of Easements, Covenants, and Restrictions prior to building permit issuance.
3. Payment of all engineering fees and deposits prior to appearance before the Village Board for Final PUD approval.
4. All trees shown as "dead" on Sheet T-1 (Tree Preservation Plan) and shall be removed.
5. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.



May 20, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: Parking Analysis

Space	Use	CODE USE	GROSS SQUARE FOOTAGE	EXTERIOR SEATING AREA (SQ FT)	INTERIOR SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	295	640	45	21
2960 Euclid	Subway	Restaurant	1,130		386	45	9
2956 Euclid	Hair Salon	Beauty	1,046			250	4
2948 Euclid	Wine Shop	Retail	2,974			300	10
2944 Euclid	Aurelio's Pizza	Restaurant	5,075	400	1,945	45	52
2932 Euclid	Savory Salads	Restaurant	1,756	280	490	45	17
2928 Euclid	Vacant	Retail	1,495			300	5
2924 Euclid	Vacant	Retail	1,476			300	5
2920 Euclid	ADR Office	Office	1,638			300	5
	Westgate Dental	Medical Office	9,817			200	49
	Total Required		25,299				177
	<i>Total Provided</i>						204
	Surplus / (Deficit)						76

APPROVED

PLAN

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

COMMISSION

RE: WESTGATE DENTAL - 2900-2990 WEST EUCLID AVENUE; PC# 16-008

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
25th day of May, 2016, at the hour of 7:33 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: Next item on the agenda, let it be shown that Commissioner Dawson is here. Next item on the agenda is Public Hearing Westgate Dental, PC# 16-008. Now, is this Petitioner here?

MR. CAVENAUGH: Yes.

CHAIRMAN LORENZINI: Would you please come forward? We'll swear you in and whosoever is going to testify and anybody else who may be answering questions. Please come forward and we'll swear you all in at once. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. You may have a seat. Whosoever is going to make the presentation, please stay and state your name, spell it for the court reporter, and your address.

MR. CAVENAUGH: Thank you. My name is Rick Cavanaugh, C-a-v-e-n-a-u-g-h. I'm the president of the Stoneleigh Companies. Stoneleigh Companies is an affiliate of the entity Stonestreet Esplanade that is the owner of the shopping center at the corner of Salt Creek and Euclid. We are also the owners of One Arlington Building over in the Arlington Downs PUD.

We are here tonight, we are --

CHAIRMAN LORENZINI: Just one question.

MR. CAVENAUGH: Sure.

CHAIRMAN LORENZINI: Have you read all the issues that the Planning Department has put on?

MR. CAVENAUGH: Yes, I've read the Staff reports and the replies and the resulting, I think it's five items that are in there.

CHAIRMAN LORENZINI: Do you agree to them?

MR. CAVENAUGH: Yes.

CHAIRMAN LORENZINI: Okay, thank you.

MR. HUBBARD: There's one additional item but I'll highlight that one.

CHAIRMAN LORENZINI: Okay. Please proceed with your presentation.

MR. CAVENAUGH: So, we are the owner of Stonestreet Esplanade which is the Esplanade Shopping Center. We are under contract to sell a portion of the land to Dr. Kics to build the Westgate Dental Center as an addition to the, not an addition to but next to the shopping center which requires a little bit of reworking with our site plan and our traffic flows. We have been under contract for eight or nine months I think and have gone through a lot of different levels of review. We are in support as the seller of the property and support Dr. Kics' proposed use of the property, and the amendments and the changes that are suggested for parking and traffic flow as it relates to the rest of the shopping center.

So, to that end, I'd like to turn that over to Dr. Kics and his team to make their presentation. If there's any question that we as the owner of the property and the Applicant have, I'd be happy to answer them.

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

DR. KICS: Peter Kics, K-i-c-s. I'm a dentist here in Arlington Heights. I've been practicing in Arlington Heights for about 14 years, and I am looking to build a new facility on the Euclid Avenue site. I'm here to answer any questions and give our presentation.

CHAIRMAN LORENZINI: State your name and spell it please.

MR. TOBERMAN: My name is Cliff Toberman. I am the civil engineer for the project.

CHAIRMAN LORENZINI: Spell your last name please.

MR. TOBERMAN: I'm sorry. T-o-b-e-r-m-a-n.

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CHAIRMAN LORENZINI: Thank you.

MR. TOBERMAN: So, briefly, we'll do a quick project overview and we'll introduce the design team here as well as we'll review the site plan and briefly go through the quick elevations if you're interested. We can talk a little bit about some of the traffic flow as well, and briefly a little bit about the site design related to stormwater.

CHAIRMAN LORENZINI: A brief overview is fine because we'll ask more detailed questions after you're done.

MR. TOBERMAN: Sure, okay. You're well aware here of the vacant piece of property, a parcel that's on the eastern side of the existing Esplanade. Esplanade to the west, to the east is the existing stormwater detention basin that the Esplanade drains into. We are, we'll be doing the same.

Parking configuration, you could sort of get a view from this. I'm going to keep going through the plan here, sort of from the Village aerial here that was provided. The intent of the design was basically as best as possible do an extension of the parking and circulation and ensure there is a complementary aspect to the Westgate Dental proposed facility to the existing site.

Here is a picture looking north at the Esplanade today. From left is west, to the right is east, and our facility is going to the right there. Here is the vacant parcel that the design has been extensively worked on over the last several months. So, it's slightly over an acre in area.

So, here is an existing survey, ALTA survey for the property detailing out the exact dimensions and so forth. The existing topography today, we do have that, and the existing parking is called out and so forth on the existing plan. Right now, there is a surplus of existing parking at the Esplanade. Briefly, parking studies that were completed show that approximately a maximum of half the parking was used during the study. So, it's actually less than half for the most part being used for right now in that parking lot.

So, actually, and the reason being, real quick, is the complementary businesses that are there right now. The Starbucks is in the morning obviously, and sure enough you have some of the, you have your Subway, you have your Aurelio's a little bit at lunch, I know there's a Wine & Spirits store, I can't recall the name of that, but nicely balanced. I guess one observation from our traffic study and parking study was the balance of the site throughout the day with a little heavy load as you would expect from the Starbucks in the morning. But again this shows, this plan right here you're looking at shows everything on the site today including utilities and so forth.

The design team is Norman J. Toberman & Associates in which I'm a principal. We have the architect based out of Rhode Island, Design Ergonomics. They are not here today. We have Latoria Bros., Mike Latoria sitting in the audience there, as the general contractor. We have the landscaping plan having been developed by Rough Landscaping, and Stoneleigh Companies obviously as the site owner today.

So, the site plan here quickly shows the aisles as best as we could maintained with the existing facility. We're using, again entrances remain the same, the right-in/right-out off of Euclid, the intersection, the full intersection off of Salt Creek Lane. One big change here that's very noteworthy that I think will be a very nice help to the development is to add a second inbound lane to handle the Starbucks push in the morning.

So, at the, let me see if I can get this pointer, oh, you probably can't see the pointer anyway. Actually, 90 percent of the time of our study, there was no problem whatsoever coming in and out through that drive. However, right during the peak, the 7:30 to 8:00, occasionally we'd have a little bit of a queue building up actually in the entrance area, just very sporadically. It would not last long. But in the analysis, by just widening that driveway to

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accommodate vehicles proceeding for the Starbucks queue versus those going into the shopping center. Why it's important is, you know, half head for the drive-through, about half take a right turn and head to park in front of the Starbucks. Some of their decisions is based on how big that queue is in the back in the morning.

So, ultimately, where the shopping center is being pushed a little bit in the entrance is purely in the morning from 7:30 to 8:30. By having that, we'll eliminate and lessen confusion at that point. It's just wide enough now where it's very tight to try to creep a couple of small cars, but by widening that to two lanes will make a big difference. So, that's probably one of the largest changes to that existing Esplanade Center.

The other observation at the Starbucks, with people coming in the entrances, they're in a rush, et cetera, et cetera, the signage, just making it very clear that they understand the signage. So, I think we've added signage. We've tried to put some yield signs in our site plan to slow traffic down at the major, I'll call it the major cross aisles located right off the Starbucks immediately west. We've added some lane striping. We've added some arrows. So, that's trying to address and minimize any, you know, any new, I'll call them new Westgate Dental patients coming into the development from off of the Salt Creek Lane intersection.

The rear of the aisle, the rear aisle of the existing development is actually free and clear with the exception of a little bit in the morning from 7:30 to 8:30 where that queue is building up a little bit outside the actual queue lane for the Starbucks. So, it actually builds in the rear aisle for probably about an hour. But Westgate Dental, the hours of Westgate Dental are 7:00 a.m. to 7:00 p.m., Monday through Friday, and then 9:00 to 5:00 p.m. on Saturday. It's closed Sunday. Dr. Kics could attest that in his practice, probably mid morning to even, you know, even mid afternoon, I would call it at times variable, but the early morning for Dr. Kics at 7:00 a.m. when the Starbucks crowds arrive is not their peak time. So, I guess the nice thing about that is the Starbucks, you know, sort of rules the roost I'll call it a little bit in the morning there at that intersection. But with the two lanes, that will help, we're going to provide for a second lane for any Westgate employees coming through the rear to have that second lane.

Again, Dr. Kics is expecting new patients to be 50 percent from the east, 50 percent from the west. So, that's equal split of traffic coming in on his generation based on his facility. It's, you know, nicely distributed.

CHAIRMAN LORENZINI: Can I just, the new lane you're talking about? Where is it again?

MR. CAVENAUGH: Yes, at the Salt Creek Lane full entrance. You'll see there's two inbound lanes now versus one inbound lane.

CHAIRMAN LORENZINI: Got you, okay.

MR. CAVENAUGH: Okay, I'm sorry. You could see a right turn and a straight through arrow there. I do have pdf drawings. I could open up a site plan and sort of blow it up if you'd care to.

CHAIRMAN LORENZINI: That won't be necessary.

MR. CAVENAUGH: Okay, all right. But again, big improvement there.

Other site plan changes or integration, to help integrate the Westgate facility into the Esplanade, careful attention was paid to the right-in/right-out at Euclid for inbound traffic. Today, in the morning, approximately one-third of, so to give you an idea, 80 percent of the traffic comes in actually from Salt Creek Lane. It's the main driver for the Esplanade. About 20 percent I want to say, I'd have to go back to my numbers exactly, but about 20 percent for the right-in/right-out. So, the load of the right-in/right-out intersection is not very much in fact, and about a third of the inbound today is sort of sneaked back to the Starbucks, okay. That ends up being about one car every few minutes, something like that, in

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the morning peak. But after that, it's virtually, you know, hand counts for across an hour. It's just that morning rush.

So, the design for that coming off of, being a patient coming right in is immediately to allow the customer parking right as you get into the Westgate Dental parking lot. So, there's a sign saying take a right as soon as you come in through the entrance, and immediately you're parking, for all customer parking is actually provided right in that lot. If as they cycle through it, for some reason if there isn't parking, you could park across from the building as well against the side of Esplanade. So, the whole goal of this as Dr. Kics has designed his building and likewise is for convenience and comfort to get in and get out of his facility.

So, having the south parking lot available completely for customer parking makes for a very easy experience in and out of this new development. They actually have, employees could actually go out through the rear aisle as well, and the rear aisle is clear in the back for the entire day. So, there is easy outbound through the rear of the Esplanade out to Salt Creek Lane.

The handicap or ADA spaces are located immediately across from the entrance on the west side of the building, and grade is very easy there. We have developed a finished floor elevation virtually identical to the Esplanade. So, there's virtually no grade difference between the two. It makes for a very easy access.

There is also an ADA space provided at the northeast corner of the customer parking lot or the patron parking lot. That is for if there's patients that are maybe more in need of emergency and immediate bypassing the waiting room and everything, as a sort of an emergency area to get into the building at the far east front door. That's only for that reason. That's not a main entrance, it's simply an entrance for that use as well as for emergency for the building.

CHAIRMAN LORENZINI: Mr. Toberman, I'm sure it's a great design but you don't have to explain everything.

MR. TOBERMAN: Okay. Just a couple of highlights here. Just another, in the site plan, another consideration, there are refuse areas in the rear that's shielded, et cetera. Also, one noteworthy point with regard to the design is in these islands, we're doing some infiltration per Metropolitan Water Reclamation District requirements to do stormwater infiltration. Then that I would say highlights the site plan.

Let me just move quickly if there's any -- oh, going the wrong way. Again, you could see in front of you right now, there is a color red version in front of me of the site plan that maybe a little more clearly just shows the site itself. Then, you know, we have our plan elevations. Renderings have been part of the submittal package. Materials, so forth, sort of trying to complement as best as possible with the Esplanade yet be unique in its own rights.

Again, we've talked about the traffic study quite a bit. Most importantly, in terms of traffic, the generation of traffic is about at most eight percent of the morning traffic seen today at the Esplanade, which is, in other words, it's actually not the driver in the morning of the traffic and it lessens to a large degree. You could see really quickly on this chart how the traffic subsides for the development during the day. Those are the traffic statistics, those are the traffic counts. Again, one less driver was ensuring that the fire trucks, semi trucks can negotiate coming in and out of the facility.

Real quick, stormwater detention, about 20 percent credit today is available at the Esplanade for stormwater detention. The rest is being provided on site with a large part of it in the vault, with a little bit of filtration occurring per MWRD requirements in gravel and so forth.

Easy service connects for water and sanitary, they're right there for

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connection and so forth. That is it. We'll be open for questions.

CHAIRMAN LORENZINI: Thank you for grabbing presentation. Staff report, Sam?

MR. HUBBARD: So, as you've heard, the Petitioner would like to construct a 9,817 square-foot dental office building adjacent to the Esplanade Shopping Center at the northwest corner of Euclid and Salt Creek. It's in the B-3 Zoning District.

The Applicant seeks to establish a PUD for the development. This is because they are not subdividing the property. It's just going to be one singular property with two buildings on it. Two principal buildings on one property is required to seek PUD approval. So, that's the reason the Applicant is before you today.

Staff has evaluated the application on a number of fronts and we did not identify any items of significant concern. We would like to note that no variations are being requested with this development, so it does conform to all bulk standards, setbacks and parking requirements. The Applicant has provided a declaration of easements, covenants and restrictions which does provide for cross access and shared parking throughout the entire development. So, you know, the dental office can utilize the Esplanade shopping spaces and vice versa. It also spells out certain requirements for shared maintenance responsibility of utilities and the detention basin. Staff is comfortable with that.

We also request that the Applicant to extend the sidewalk on the western portion of the site to connect from the existing terminus down to the corner of Salt Creek and Euclid. The theory there is that will work with Rolling Meadows to establish a bike path that eventually will be adjacent to the site and connect it to the north, so they will provide that sidewalk connection to the bike path.

With regards to landscaping, it's code compliant. They are not seeking any variances regarding landscape and they've added foundation plantings and parking lot screening at the request of Staff. They're not removing any mature trees of significant importance to accommodate this development.

We did analyze closely the parking and found that they are providing a surplus of 27 spaces relative to code requirements. So, we don't believe there will be a parking issue on the site. As you heard from Mr. Toberman, about roughly 50 percent of the parking spaces are used today, so there is capacity not only for the dental office but for the future users within the shopping center as it begins to lease up to a hundred percent capacity.

They are proposing significant changes to the circulation of the site as you heard as well. Staff believes that the traffic circulation will be adequate in the site through a combination of some of the measures they're proposing, like the additional lane, the entrance to Salt Creek, some stop signs and directional signage, some additional striping on the pavement to slow down vehicles and minimize the potential for pedestrian conflicts.

The project did go before the Design Commission last evening and moved forward with a recommendation of approval. There were some minor conditions of approval added to that such as more of a mix of plantings including evergreens to provide for year-round screening, some larger plantings to provide a better, higher screen of the building, and then some minor architectural changes. So, Staff has added an additional condition that wasn't highlighted in the Staff report but is on the motion sheet today just to ensure that the landscape plan be consistent with the recommendations of the Design Commission.

So, that pretty summed things up. We're in support of this project and I'd be happy to answer any questions.

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

COMMISSIONER GREEN: I'll make that motion.

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CHAIRMAN LORENZINI: Second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, we'll go to the questions from the Commissioners now. Lynn, would you like to start?

COMMISSIONER JENSEN: Sure. I'd like to ask Dr. Kics a few questions.

CHAIRMAN LORENZINI: Please come back to the podium so we can hear your answer.

COMMISSIONER JENSEN: I was having a little trouble getting the scale and nature of your operations, and I had to pull things from the traffic report and from your floor plan. It looks like you have 19 treatment offices, one client treatment office, and in the traffic report, they said they that 17 of those operatories would be used at one time. It indicated you had six employees. I'm having trouble making sense out of it. How many dentists are we talking about at one time?

DR. KICS: Six dentists, not six employees. It's going to vary on the time and, you know, the availability of our scheduling. One of my goals that we're trying to be able to do is convenience and comfort. So, what we're trying to do is set up an operation that people could come in, you would call up that day, have availability immediately. So, if you wanted to come in for any sort of service, we'll have it for you almost as an on-call type of a situation. So, we're going to be staffing accordingly as we develop, as the business grows.

So, it's not just for coming in that day. If you actually come in for, say cleaning and you need to have something done, we're going to have the availability for that. Again, it's more of the comfort and convenience to make sure that you could have whatever you need.

COMMISSIONER JENSEN: Let's suppose you're operating in an optimal way. How many dentists would you have at any one time using those 19, or the 17 that you indicate would probably be used?

DR. KICS: Well, a fair amount of those are going to be hygienists as well doing cleanings. So, at this point, I'd imagine there would be four at the maximum. But the other option we're going to be doing as well is also staggering because our hours are going to be, again for convenience, from 7:00 to 7:00.

COMMISSIONER JENSEN: So, the four dentists would probably, each of the dentist would use either two or three operatories which you envision?

DR. KICS: Correct.

COMMISSIONER JENSEN: Okay, and then are these dentists that are local already in Arlington Heights? Or are they coming or joining --

DR. KICS: They're going to be coming on, or if there's somebody in Arlington Heights that wants to come join my group, I'd more than welcome them.

COMMISSIONER JENSEN: But you're anticipating four or five new dentists probably will be added to the mix?

DR. KICS: Correct, yes.

COMMISSIONER JENSEN: So, the total with the dentists and the assistants and the hygienists, how many employees would you imagine would be at any given peak level, what would that come to?

DR. KICS: Each peak time, we are anticipating about 20. So, there's a total amount of probably, if my calculations go on, it's about 45 total employees but only 20 at a

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certain time. That may be more of shift changes during the different times of the day.

COMMISSIONER JENSEN: Okay, then it seems to me that that section of the traffic report needs to be redone because it indicates there are six employees which would suggest those are dentists, hygienists and everybody. They add the six employees to the 17 in and out, or 34 in and out of the patients and say there are going to be 40 trips at the peak hour. So, it looks like that's wrong because you're going to have 20 people probably at any peak hour, maybe more. So, that would need to be redone. I don't know whether it will actually cut into the parking you have to provide. It sounds like you've got enough adequate parking. But I think that needs to be cleaned up in the report at a minimum.

Do you have any idea how many dentists there are in Arlington Heights with a population of 75,000?

DR. KICS: I believe there's 65 is the last I, I mean I don't have the exact number but --

COMMISSIONER JENSEN: Sure, no, that's fine.

DR. KICS: 65.

COMMISSIONER JENSEN: Okay, so this is really adding another four or five wouldn't be a problem in terms of the market saturation or anything.

DR. KICS: Correct. Well, the other aspect of things is that the American Dental Association, approximately 50 percent of Americans do not see a dentist regularly, okay. So, the reality is that there's many, many people who don't come in. So, from a population of 70,000, 35,000 regularly go, quite a few more of that 35,000 doesn't.

The other aspect of it, too, is that I plan to be drawing from not just the Arlington Heights area. That's one of the reasons we picked the location. It's from Rolling Meadows, from Palatine, from Barrington, from all the way around. So, not only, Mount Prospect, from everything, so we plan to be drawing more and more of these people. Again, I'm going to be trying to accommodate many of the people who don't want to come in, give them a reason to come in. People who do have problems, some people want to come in for one time, we take care of their problem, they might not come back again for two years. But the fact is we want them to know we're there. So, we plan to be drawing in from quite a few of the area, so not just in Arlington Heights, and that's one of the reasons we picked our location by 53 and Euclid.

COMMISSIONER JENSEN: Sure. Very good, thank you. Now, a couple of questions or comments for Staff. Sam, it seems to me we probably need something in the report that actually describes, you know, the operation and the number of employees. We typically have that so that you can then have a context for this. I think the Board would find it useful because I had to go to the traffic report to find out that they were going to use six employees which clearly is wrong. They're going to have at least 20 people, dentists, hygienists and others there all at one time. That would change some of the analysis, probably won't materially affect the outcome but will change the analysis in the traffic report.

The other thing is we typically require some kind of a small scale market study. I think Dr. Kics did a wonderful job of laying out how he envisions his facility will meet the needs of not only the Arlington Heights residents but others around the area. So, it seems to me we need a small section in there that basically says, hey, we've done at least a little back-of-the-envelope calculation, we're going to have four to five dentists and it should actually be beneficial, you know, for the supply of dentists in the entire region. That would be helpful. I don't know if you amend this before you go to the Board but I think they might need that context because I had a little trouble as I was going through this trying to piece it all together. That's all I have.

CHAIRMAN LORENZINI: Mary Jo, any questions?

COMMISSIONER WARSKOW: No questions.

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CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I do have a couple of questions. Sam, I'm not really familiar with the term zoning lot. Is that a tax parcel?

MR. HUBBARD: Yes, tax parcel, yes.

COMMISSIONER ENNES: Okay, then I have a question for Mr. Cavanaugh, if you would come up?

MR. CAVENAUGH: Sure.

COMMISSIONER ENNES: So, if I understand this transaction, you own the shopping center, you have an expansion pack which you have now sold to --

MR. CAVENAUGH: Not yet. We're under contract to sell, we have not sold yet, yes.

COMMISSIONER ENNES: Okay. So, if you get everything approved, then hopefully that will all go through?

MR. CAVENAUGH: Yes.

COMMISSIONER ENNES: So, you're selling them this parcel. They're going to use your ingress and egress as that's not actually on their parcel, is that correct?

MR. CAVENAUGH: It's right at the edge of what would be the property line between their parcel and our parcel.

COMMISSIONER ENNES: If you're selling it, why are you not subdividing this parcel off?

MR. CAVENAUGH: Well, that's a good question. The parcel right now, we bought it originally in 2012, included not only the building but the outparcel and the detention easement to the east which is controlled by MWRD. Last year, we did a tax parcelization to break it into three parcels because our assessor is aggressive and likes to tax the detention areas if it was a fully leased retail. So, we are at that point that we had to break that up.

Now, if we went and subdivided this lot, each lot would have to provide its own egress and access, would have to have setbacks, would have side yard setbacks, would have utility easement requirements. The way this center was built, all the utilities come across the front and the back of the building from Salt Creek Lane. So, to get to those, you have to provide the access through our parcel for the utilities for this. In fact, the building was originally designed so that there would be an addition to the center, you know, just basically tacked on to the wall. But the difficulty becomes if anyone drives to the Starbucks there, as you turn in, you make kind of a roundabout way to get to the back of that, and you have semis that come in for deliveries at different times of the day, and with the fire truck access, it's four-way turns to get around the corner.

With this plan, that is becoming much more gradual and has a better access without having to go around the dental center. We wouldn't have, Dr. Kics wouldn't have been able to have the size of the parcel, the size of the building that he has, if he had been adjacent to or if we had come in and tried to attach the buildings or set them apart within separate parcels.

COMMISSIONER ENNES: And still get there, okay.

MR. CAVENAUGH: So, separate owners but same plat, zoning lot.

COMMISSIONER ENNES: Right.

MR. CAVENAUGH: To do that, you have to have a PUD by the Village requirements.

COMMISSIONER ENNES: But it's very unusual to have two owners on the same tax parcel.

MR. CAVENAUGH: Well, it's not the same tax parcel. It will be, Dr. Kics will have his own tax parcel, and we will own the center and the detention easement, or

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Stonestreet Esplanade. We have a cross easement agreement that shares access, signage, maintenance, lighting costs, all the snowplowing and things like that, which we will manage. Then we will work out together how to best, you know, control and manage the flow with trash and timing.

COMMISSIONER ENNES: So, you said you had it subdivided into three tax parcels, one for the detention, one for --

MR. CAVENAUGH: We did a tax subdivision, a tax parcel subdivision, we didn't do anything official with the Village. It was filing it with the county to create some of these separate tax parcels.

COMMISSIONER ENNES: Okay, which leads me back to Sam. It isn't the same tax parcel, so why does it have to be a PUD?

MR. HUBBARD: It's PUD because it's the same lot of record, so it's all one lot as a platted lot. So, the property lines are all one lot but they are, you know, you can have one platted lot and have different tax parcels on the lot.

COMMISSIONER ENNES: Okay, well, then that's different from a zoning lot in the tax parcel because you now have three tax parcels.

MR. HUBBARD: So, it will be three zoning lots in a sense, one lot of record.

COMMISSIONER ENNES: So, the two principal buildings don't occupy a single zoning lot, they occupy two.

MR. CAVENAUGH: It's my belief that there is one zoning lot because the zoning covers the entire parcel. We have three separate tax parcels, and in order to share access, utilities, parking, and maintenance of the facility, in order to do that we have to do a PUD on the development.

COMMISSIONER ENNES: I'm definitely not an expert on the PUDs but the PUDs that we have done and reviewed typically have one owner, common use, and multiple buildings.

MR. HUBBARD: You're right. Instead of single zoning lot, it should be lot of record.

COMMISSIONER ENNES: Okay. I'm just trying to save you some trouble, guys.

MR. CAVENAUGH: Lack of legal expertise.

COMMISSIONER ENNES: No, that's okay. That makes a lot more sense to me.

One other question, so on the detention pond, is that being expanded?

MR. CAVENAUGH: No. The detention pond is maintained as is. Dr. Kics is building an underground vault to store and hold stormwater that will then be released into the detention.

COMMISSIONER ENNES: On his parcel?

MR. CAVENAUGH: On his parcel underneath the parking lot.

COMMISSIONER ENNES: Parking lot, okay.

MR. CAVENAUGH: Right. So, right now all that flows through the stormwater to that detention, and he's picking up, we have excess stormwater for what we need. But with his building and surface area, it creates additional stormwater demand, and the standards are different today than they were when this was built in 2009.

COMMISSIONER ENNES: It's a major topic in town.

MR. CAVENAUGH: Yes, it is.

COMMISSIONER ENNES: That's all I have, thank you.

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CHAIRMAN LORENZINI: If you haven't figured it out, Commissioner Ennes is our assessment expert. Bruce?

COMMISSIONER GREEN: Thank God, Commissioner Jensen answered all my questions because I was concerned about the numbering of operating rooms here and the number of employees. So, I got that cleared up. Thank you.

CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: I guess a question I had, I had seen this in Plat & Sub so I agree, you know, most of my questions were answered. But one thing we talked a little bit about were traffic controls and the parking lot, we looked at the traffic surveys in terms of the numbers. But the only area I had a concern with was like between the buildings, the easternmost side of the Esplanade building, and so you have a dozen or so parking spaces with people walking then across the street, across the drive, I'm sorry, into the dental office. Mr. Cavanaugh, I think you explained that, and correct me if I'm wrong, but I believe the trucks for deliveries would be coming in off the right-in/right-out and sort of through that between the buildings around, is that correct?

MR. CAVENAUGH: Generally, their delivery trucks, and it's primarily Starbucks and Subway that have the larger amount really which we also, as one of the owners, we have some delivery trucks, one or two per day. Starbucks has the largest delivery truck, they used to park out in front of the building, and so we provided a sidewalk in back to get better access to the backdoor. Now, we force them to go around the back and we have scheduled them so that they get in non-peak hours for those deliveries which is usually between 10:00 and 11:00 o'clock in the morning and around 2:30 to 4:00 in the afternoon.

COMMISSIONER CHERWIN: But that would be, but you do anticipate those coming in to the right-in, correct?

MR. CAVENAUGH: Yes, and they will follow that path in front of the dental building and come around to the back.

COMMISSIONER CHERWIN: So, my only concern would be that those would still be, I would think for a dental practice, you know, if we're going to have customers there and they're going to be using those convenient parking spots, so I guess my only question would be are we comfortable with the speed controls and traffic controls through that little corner over there, whether it's a speed bump or, you know, I'm sure signage or whatever. But that's my concern, when you go to the dentist, you probably have a lot of children and stuff sometimes that you have in the car, you know, regular traffic going through of course, but then you add to that potentially some truck traffic which isn't a huge volume but, you know, maybe a little bit more intense, just to make sure that we have, that we're comfortable with the protections that we have there.

MR. CAVENAUGH: The bulk of the parking in the dental center is actually in front over that area, I mean I'm not sure of the exact numbers but a large part of it. All the employees will be in the back, where all the employees for the shopping center are now parked where built those additional, I think it's 35 or 36 spaces last year before we got the Aurelio's approval.

COMMISSIONER CHERWIN: Yes.

MR. CAVENAUGH: So, you know, those parking spots across certainly are convenience spots and we are, you know, observant to try to make sure that traffic flows smoothly as well as we don't have any conflicts. Like kind of across the whole center now, because there is not as many parking spots right in front of all the businesses, a lot of the people park in that middle section and they are walking across and sometimes, you know, that gets to be a little bit conflicting. We haven't had, you know, we haven't had in the four-and-a-half years or three-and-a-half years we've owned this, we haven't had any incidents or accidents or people

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getting hit or, you know, traffic with people bombing through the site really quick.

So, I think the signage that has been asked for and the pavement markings and the way that it slows down and the islands that have been put in are going to naturally slow down that kind of Indianapolis 500 that comes around the corner or so right now.

COMMISSIONER CHERWIN: Good, that's my question. Thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Just to follow with what Jay was saying as far as this drive along the east side of the existing Esplanade shopping mall and the west of the new building, I know we brought it up in Plat & Sub, I mean wouldn't it make sense to flip-flop the parking spaces and put those adjacent to Dr. Kics' building and have the drive go straight through on the east of the Esplanade parking?

MR. CAVENAUGH: I'm going to let Mr. Toberman answer that because as the engineer he dealt with that and dealt with all the grades and changes.

MR. TOBERMAN: Good question. The truck turning and fire truck turning templates necessitate with the geometrics, the site geometrics, necessitate to keep the aisle closer to the building for those. If you go to the truck turning exhibits which I can turn to if I have to here to demonstrate why that's, and there's a second reason. Let me go back here.

COMMISSIONER SIGALOS: No, I saw the truck turning diagrams.

MR. TOBERMAN: Yes, there we go.

COMMISSIONER SIGALOS: I guess I didn't quite understand why they wouldn't work if the --

MR. TOBERMAN: It's that large grade. So, if you look at the northwest corner of this facility, you could see as it tries to make the truck turn to the left or west behind the Esplanade, you could see how we need that wide. As a trailer will be turning, it's dragging its rear behind, and you could see it just barely getting by the island as it is. Again, that's with the aisle or that drive pushed as far east as we can, it can't go any farther to the west. In other words, you would never be able to make that turn for a fire truck or semi.

COMMISSIONER SIGALOS: I understand. I was really thinking of, I could envision people coming westbound on Euclid to go into the Starbucks coming through that, drive through that side of the building and then to Starbucks drive-through. I'm just trying to eliminate the crossing of people coming out of their cars in those parking spaces and crossing that. But it sounds like that traffic is lighter at this time when the dental office is open at 9:00 o'clock and most of the Starbucks traffic is earlier in the morning at 7:30 to 8:00 o'clock.

MR. TOBERMAN: That's a really important point to be made because it is, it's just during that peak, morning peak where about every three minutes, four minutes there is a car that's taking the split. Again, we have signage directing, and we'll see if they change behavior, so that's another story. But we have signage directing the Starbucks traffic west preferably.

Another important point is with that parking on the west side across the entrance. That could be employee/dentist/professionals, meaning they're there for several hours. So, they're not, but the ADA will be crossing that spot, period, across from that entrance per ADA accessibility requirements, close to that entrance. So, I think we can mitigate it a little bit by maybe having the dental professionals even, and again customers can fill up the south lot. The employees, if it really gets, you know, that rear lot is probably the last spot for the employees actually because they're going to want to be convenient, too, although there is the backdoor in the back for the employees.

But I suspect, you know, we are over-parked. At the end of the day, we're over-parked for this facility. Therefore, the preference will be those customers in front, ADA. If the dentist or hygienist take up those spots, then you don't have to worry about the

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cross traffic.

COMMISSIONER SIGALOS: Well, with your entrance on the west side of the building, I see many of the patients wanting to use those west parking stalls.

MR. TOBERMAN: Well, if there's professionals already parked there, there's no space. So, again the whole idea is to get right immediately as you come in off of Euclid, a right turn right there. Or if they're cycling in from Salt Creek Lane, they'll come right through the aisle. Everybody will probably come through and say, well, I want to get as close as I can, right, at the end of the day, but there's sufficient parking in that south lot. They could easily, there's good visibility as they pull in and there will be signs, customer parking.

COMMISSIONER SIGALOS: Thank you, Mr. Toberman, that answered my question. Thank you.

MR. TOBERMAN: Sure.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I have no questions.

CHAIRMAN LORENZINI: Dr. Kics, a couple of questions. So, you're going to have up to six dentists. How many are you going to start with?

DR. KICS: I'm sorry, say that again?

CHAIRMAN LORENZINI: You're going to have up to six dentists someday or at some day?

DR. KICS: No, not at the same time.

CHAIRMAN LORENZINI: Okay, but you --

DR. KICS: Total employed dentists, yes, that's the plan.

CHAIRMAN LORENZINI: Six, and how many are you going to start with?

DR. KICS: There's just going to be three of us to begin with.

CHAIRMAN LORENZINI: How many hygienists to start with and how many total eventually?

DR. KICS: We're going to start with three, and eventually potentially six. Again, that's going to be spread out throughout the day.

CHAIRMAN LORENZINI: Okay, that's all I have. Is there any questions from anybody in the public? Any questions anybody has?

Questions from Audience

MR. TOBERMAN: I wanted to address the traffic study with your concern about the six in place. The base assumption is that when you have 20 or so patients coming and going in the hour, or even less than that, actually six less than that, the employees are there, in other words the employees are arriving early preparing those operatories. So, you have an employee arrival and then a larger push during the peak hour. That's the critical thing. Our study looks at peak hours in the morning certainly being the most major use of that Esplanade facility. Not necessarily Westgate Dental at that time with the peak, their peak will be a little bit later.

So, I think that's why when you look at the traffic reports, it's not as if the employees are coming at the same time and the same rush. They're there being made ready for their scheduling of patients. So, the arrivals are a little bit different.

I've been conservative in assuming the worst case that all those, the most customers arrive right during the peak rush of the Starbucks, so I've been extra conservative actually. That's really, I would say to be fair to Dr. Kics, they're arriving later after that Starbucks when that peak occurs in the morning at 9:00 o'clock range, so as that's subsiding. The Starbucks does a quick subside, too, surprisingly, it really tails off. So, I'll just

APPROVED

leave it at that.

COMMISSIONER JENSEN: Well, since you did, I think then probably for clarity, you might want to take a look at that paragraph because the paragraph suggests that there are 17 patients coming in and in the same time frame of these six employees.

MR. TOBERMAN: I've got a late arrival of employees, so it's sort of a late, but it's not clear, I agree.

COMMISSIONER JENSEN: The way it's written, it suggests there are only six employees and that's why you get the 40 visits. So, I think this needs to be reworked, and I'll make some more comments after we take our vote and, you know, just for Sam's consideration. So, I think you have addressed it but I just think you need to clarify your writing.

MR. TOBERMAN: Sure, understood. One last comment, I just remembered, you know, when you back-check all these numbers with the traffic institute, they have plenty of studies of medical and dental, sure enough, sure enough, you know, I did it independently looking at his operatory rooms and then I said, well, let's go back-check it with what the traffic institute has in their numbers, and sure enough we were right on the head for a medical facility, for arrivals and departures called trips combined for a peak hour. So, I thought, you know, and they examined some very large facilities, too. We're probably at the lower end of their studies and you look at their graphs, and it's based on square foot. The traffic will look at square foot of a medical facility and take it from there, so we're at the low end of their studies. But the nonetheless, it hit the numbers pretty close.

CHAIRMAN LORENZINI: Thank you. Any question from the public? Comments? Okay, if none, we'll close the public comment portion and go back to the final questions or deliberations from the Commissioners. Susan, do you have anything?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: Nothing?

COMMISSIONER DAWSON: Let's just say no.

CHAIRMAN LORENZINI: Jay? No more comments? We'll take a motion.

COMMISSIONER DAWSON: Sure, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-008, a Preliminary and Final PUD to allow a new 9,817 square-foot dental office building on the east side of the Esplanade Shopping Center.

This approval is subject to the following conditions:

- 1. Approval of an MWRD permit for stormwater.**
- 2. Recording of the declaration of easements, covenants, and restrictions prior to the building permit issuance.**
- 3. Payment of all engineering fees and deposits prior to appearance before the Village Board for final PUD approval.**
- 4. All trees shown as "dead" on Sheet T-1 (Tree Preservation Plan) shall be removed.**
- 5. All plans are subject to Design Commission approval and any conditions of approval as recommended by the Design Commission.**
- 6. The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER GREEN: I'll second that.

APPROVED

CHAIRMAN LORENZINI: Can we have roll call vote please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Lynn?

COMMISSIONER JENSEN: Yes, I just wanted to actually recap the things that I said in questioning. I think that it would be very helpful for there to be a section or two written down somewhere by Dr. Kics or whoever is putting the proposal together that explains the scale and nature of the operation and the number of dentists and so forth. Then that should probably be summarized in some fashion in the report that goes forward to the Board by Staff. I think we also, you did a nice job of explaining how you looked at the market, I think there needs to be something in there that gives the Board some context of how you look at the market, in bringing four to five new dentists in the market, and how it serves the larger group. So, I think those would be good things to provide context to the Board.

I think this is a very good project. I'm very supportive of it. Once you clarify a few of the technical issues, you know, I certainly have no problems with it. I think it's a good project.

CHAIRMAN LORENZINI: Thank you, Lynn. Congratulations, you received a unanimous approval. This is just advisory to the Board of Trustees. They have the final say-so. Is there a date scheduled yet, Sam?

MR. HUBBARD: We're looking tentatively at June 20th.

CHAIRMAN LORENZINI: Thank you and good luck.

(Whereupon, at 8:24 p.m., the above-mentioned petition was concluded.)

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 24, 2016

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo
Alan Bombick
Jonathan Kubow

Members Absent: None

Also Present: Mike Latoria, Latoria Brothers Construction Group for *Westgate Dental*
Cliff Toberman, Norman J. Toberman & Associates for *Westgate Dental*
Dr. Peter Kics, Owner of *Westgate Dental*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 10, 2016

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MAY 10, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEWDC#16-053 – Westgate Dental – 2900-2990 W. Euclid Ave.

Dr. Peter Kics, the owner, Mike Latoria, representing *Latoria Brothers Construction*, and Cliff Toberman, representing *Norman J. Toberman & Associates*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story dental office building, approximately 7,000 sf, at the east end of the existing Esplanade Retail Center site. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District. This proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development. With regards to the architectural design, Staff feels that overall the massing and scale of the proposed design fits very well with the existing Esplanade Center. The proposed sample board was presented, which Staff feels is a very nice composition of materials.

The petitioner submitted a revised rendering tonight, which Staff received this afternoon, that included a slightly shorter storefront and the sign location moved to the west facade.

Staff concerns with the design are as follows:

1. The main entrance is understated and is difficult to identify.
2. The signable wall area facing Euclid is restrictive to accommodate an adequate wall sign, and the sign is not allowed on the west facade.
3. The earth tone of the exterior material package does not complement the bright colors used on the existing Esplanade building.
4. The horizontal awning above the curtainwall projects beyond the curb and into the drive aisle.
5. The wood post under the entry canopy is on the curb of the drive aisle, and it crowds the sidewalk.

Staff recommends that the Design Commission evaluate the proposed designs, and consider the following revisions:

1. For a more prominent main entrance, consider relocating the main entry doors to the southwest corner of the curtainwall.
2. Consider adjusting the south facing wall areas to allow for an adequate wall sign to be located above the main entrance, which is limited to 25% of the wall area.
3. For a more cohesive development, consider changing the exterior material colors to a palette that will better coordinate with the existing Esplanade retail building.
4. Reduce the projection of the awnings and canopy so that they do not extend beyond two feet behind the curb line.
5. Omit the wood post under the entrance canopy.

Dr. Kics said that he has been a dentist in downtown Arlington Heights for 14 years. His business has grown over the years and he realized a few years ago that patient experience is extremely important, from the moment a patient walks in the door, since most people do not like going to a dentist. In order to continue offering his services 6 days a week, 12 hours a day, he needs to create a facility that can handle this, as well as make the patients' entire experience as pleasant as possible. He explained that the proposed design began with the floor plan layout, in order to maximize the comfort and convenience for patients, which are very important. The location of the main entry doors at the south end of the west elevation is to ensure that patients feel comfortable from the second they see the building to the second they walk in, as opposed to locating the entrance in the center of the facade or on the south elevation. Upon completion of treatment, patients will discretely exit through a separate door adjacent to the waiting room. They are trying to make a smooth exit transition from the building to the parking lot and ADA spaces. Their

sign contractor worked with Staff who advised them that wall signage was allowed on the south elevation. They prefer that the sign be located on the south elevation, but they feel strongly that the main entrance remain on the west elevation so they are open to moving the sign to the west, above the main entry. A revised drawing was provided to show where they anticipate signage be located on the west elevation. They also anticipate having signage on the existing Esplanade ground sign on Euclid Avenue. Dr. Kics added that he has worked very hard to help patients find his business, and since his building will be separate from the Esplanade, he felt it would be easily identifiable.

Mr. Latoria apologized that a representative from the design firm who specializes in dental facilities and located in Rhode Island, was not able to attend tonight. He suggested keeping the wall sign on the south elevation of the building and adding a logo on the west elevation to help identify the front entrance, although he acknowledged that this would require a variation. He also pointed out the designated crosswalk on the site plan that connects the Esplanade Center to the front entrance of the new building, which will consist of patterned concrete, and the wood post under the entrance canopy, both of which will easily help patients find the main entrance. As a result of Staff comments, the wood post under the entrance canopy was removed, although reluctantly, and the projection of the awning was pulled back. Mr. Latoria also said that they prefer to keep the exterior color palette being proposed so the building can have its own identity from the adjacent Esplanade.

Commissioner Kubow said that initially he agreed with the comments in the Staff report about the main entrance and more focus on Euclid Avenue, as well as signage; however, after the petitioner's explanation of the flow and use of the interior space, he had a better understanding of why the main entrance is proposed on the west elevation. He agreed that signage should be on the south elevation, and he strongly recommended adding signage on the canopy above the entry, which would require a variation. He also commented about the building materials and said that he really liked the design of the building and he did not want it to be matchy matchy with the Esplanade. He suggested the petitioner make a simple nod to the Esplanade building by implementing a detail such as the red brick, somewhere on the new building, perhaps one elevation of red brick. Overall, he felt it was a great looking building.

Commissioner Fasolo felt the building was nicely designed and the location of the main entrance was fine; however, he suggested adding sidelights on either side of the door and perhaps a transom window above the door to match the horizontal band of the storefront to make the entrance larger and more engaging. He preferred the metal canopy shown in the original submittal, instead of the wood canopy being shown in the revised rendering presented tonight. He questioned the material of the door to the sprinkler room on the south elevation, which he preferred to be glass instead of metal. Mr. Latoria replied that they were proposing a hollow metal door painted to match the wall. With regards to signage, Commissioner Fasolo was fine with signage on either the south or west elevation, since the petitioner will be part of the existing ground sign for the Esplanade complex, and he agreed with Commissioner Kubow's suggestion to incorporate an exterior material from the Esplanade building on the new dental building to help tie the buildings together. Commissioner Fasolo also suggested wrapping the wood wall cladding from the front elevation down the side wall above the adjacent single-story parapet to the corresponding rear parapet.

Commissioner Bombick supported the design of the new building and felt it needed to have its own identity because it is a large part of the Esplanade Center. He was okay with the exterior material/color palette being proposed and felt the stacked grey stone was a reference to the silver metal of the Esplanade Center, and the rest of the building was a good change that would keep the Esplanade Center from becoming stuck in a specific time period. Dr. Kics reiterated that he was trying to make the building warm and welcoming, as opposed to the sharp and harsh details of the Esplanade. Commissioner Bombick also felt that it was critical that signage be on the south elevation and he was in support of a sign variation. He was torn about the location of the main entrance and felt it was going to be difficult to find since most of the parking spaces were out in front on the south elevation, and he suggested the petitioner reconsider moving the entrance to the south elevation.

Commissioner Fitzgerald liked the design of the new building and felt the design itself would tie in well with the rest of the Esplanade Center, and he liked the materials as proposed. He was okay with the location of the main entrance

as proposed, and he preferred the metal awning. He also liked and supported wall signage on the south elevation, and wanted the door to the sprinkler room on the south elevation downplayed so it did not confuse patients who might think it was the entrance. He had concerns about the landscaping that consists of only a couple of species, and no evergreen plantings near the building. He suggested adding evergreens to provide for color in the winter. He also pointed out that the awning on the south elevation will cover some of the plantings, making them look different from other plantings of the same species; therefore, he suggested mixing up the species. He also felt the stone wall on the south elevation could benefit from taller plantings, and since the elevation design changes, the landscaping across the elevation could change as well with taller plantings at the east end of the south elevation.

Chair Eckhardt agreed with the comments made by the other commissioners. He was okay with the main entrance location as proposed; however, he suggested changing the pair of entry doors to a single 42-inch door with sidelights. He also suggested adding the address on the metal canopy above the entrance to help with identification. He supported signage on the south elevation, which he felt absolutely must be there, and he agreed with Commissioner Fitzgerald's comments and suggestions relative to landscaping. He was okay with the exterior materials being proposed, which are softer than the Esplanade center, and he did not support matching the building to the Esplanade. Chair Eckhardt questioned whether the wood wall material should be wider and go in between the two windows instead of stopping at the corners of the windows, and although he was okay with the scale of it, he felt it looked odd. Commissioner Fasolo agreed that it looked odd. Commissioner Bombick was okay with this detail, which was just a different approach to decorating a facade. Commissioner Fitzgerald liked the scale of it. Chair Eckhardt also agreed with the previous suggestion to wrap the wood material around the corner and carry it further down.

Mr. Latoria said that they concur with the concerns stated about the building, and explained that they were trying to mimic the hard vertical lines, different materials, and awning of the Esplanade Center. Commissioner Bombick commented that the Esplanade is similar to flat storefront architecture, while the proposed new dental building is trying to be more inviting and comfortable for patients with a higher end appearance. He felt the building was really nice and the refinements will make it something substantial for years to come. Commissioner Fasolo reiterated his suggestion to wrap the wood cladding on the front elevation down the side wall instead of stopping it, and wrapping it with something else on the return side. Commissioner Bombick agreed with Chair Eckhardt's suggestion to bring the wood all the way back and line it up with the entrance; find ways to expose the wood in different areas.

Commissioner Kubow summarized the commissioners' comments and concerns as follows:

1. A recommendation to change the pair of entry doors to a single 42-inch door with sidelights.
2. A strong recommendation to continue the wood cladding from the front elevation down the side wall above the adjacent single-story parapet to the corresponding rear parapet, which will help tie the building design together.
3. A requirement that wall signage be located on the south elevation, with support for a variation to allow simple and minimal signage above the entrance on the west side.
4. A requirement to include a greater amount of landscape plantings to include evergreens throughout the site, and incorporate taller landscaping on the right side of the front elevation.
5. A recommendation or requirement to de-emphasize the sprinkler room and stairwell doors on the front elevation by changing them to metal doors painted to match the adjacent wall material.
6. A recommendation that the entry canopy be metal instead of wood.

Dr. Kics was in favor of the recommendations made by the commissioners, and reiterated that he is trying to make the new building different yet the same as the Esplanade.

Commissioner Fitzgerald agreed with Commissioner Kubow's requirement about landscaping; however, he wanted it to be reviewed by Staff. Commissioner Fasolo felt that wrapping the wood around the west facade should be a requirement, as well as a requirement to wrap the stone by the entry around the north facade across the parapet. Chair Eckhardt agreed.

Mr. Hautzinger clarified that the sign code allows one wall sign to be located on the south elevation, and the wall sign shown in the rendering does not meet code due to its size. The signable area would only be the width of the wall above the windows, because of the change in the wall plane and materials. He suggested whether the design if the south wall should be further studied to plan for a proper size wall sign. Chair Eckhardt encouraged approval of the building design tonight, and suggested the petitioner return in the future if they decide to seek a sign variation. He was fine with the scale of the wall sign shown in the rendering because the elevation was quite big, and he was not in support of changing the architecture of the building to accommodate a code compliant wall sign. Commissioner Fasolo pointed out that moving the wall sign to the stone wall area would allow for a larger code compliant sign without a variation, but then it gets further away from the main entrance. Mr. Latoria was in support of approving the building tonight and working with Staff on the size of the wall sign on the south elevation.

Mr. Hautzinger asked for clarification on the wood post under the entrance canopy because of conflicting drawings and Mr. Latoria replied that the wood post has been removed from the design. Mr. Hautzinger also mentioned the option of code compliant window signage on west elevation with window graphics on the doors and/or windows.

Dr. Kics thanked the commissioners for their comments, which were very helpful.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR WESTGATE DENTAL CARE TO BE LOCATED AT 2900-2990 W. EUCLID AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/06/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CHANGE THE PAIR OF ENTRY DOORS TO A SINGLE 42-INCH WIDE DOOR WITH SIDELIGHTS.
2. A RECOMMENDATION TO DOWNPLAY THE SPRINKLER ROOM AND STAIRWELL DOORS ON THE FRONT (SOUTH) ELEVATION BY CHANGING THEM TO HOLLOW METAL DOORS PAINTED TO MATCH THE ADJACENT WALL MATERIAL.
3. A RECOMMENDATION THAT THE ENTRY CANOPY MATERIAL BE METAL INSTEAD OF WOOD.
4. A REQUIREMENT TO INCLUDE A GREATER VARIETY OF TYPES OF LANDSCAPE PLANTINGS INCLUDING EVERGREENS THROUGHOUT THE SITE, AND TO INCORPORATE SOME TALLER LANDSCAPING ON THE RIGHT SIDE OF THE FRONT ELEVATION, TO BE APPROVED BY STAFF.
5. A REQUIREMENT TO WRAP THE STONE ADJACENT TO THE MAIN ENTRY AS SHOWN ON THE ELEVATIONS, AND TO WRAP THE WOOD WALL CLADDING FROM THE FRONT ELEVATION DOWN THE SIDE WALL ABOVE THE ADJACENT SINGLE STORY PARAPET TO THE CORRESPONDING REAR PARAPET.
6. A REQUIREMENT THAT THE WALL SIGN BE LOCATED ON EUCLID AVENUE.
7. A REQUIREMENT TO REMOVE THE DECORATIVE COLUMN UNDER THE ENTRANCE CANOPY.
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, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
9. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification on Item 6 regarding the wall sign on Euclid Avenue.

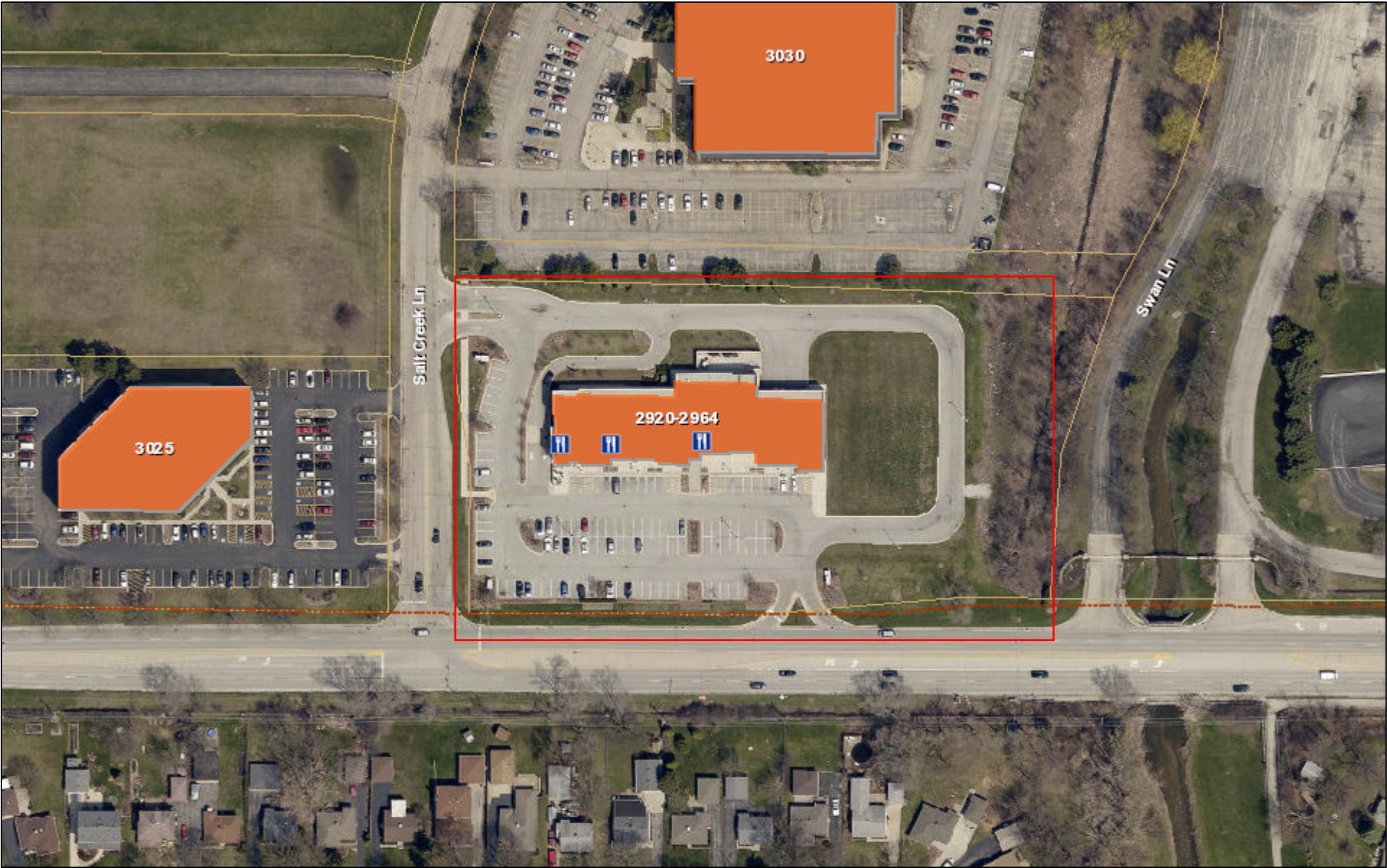
A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND ITEM 6 AS FOLLOWS:

6. A REQUIREMENT THAT THE WALL SIGN BE LOCATED ON THE SOUTH FACING ELEVATION.

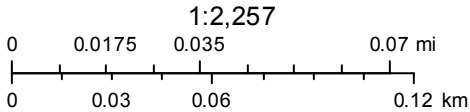
Chair Eckhardt clarified for the petitioner the difference between a recommendation and a requirement.

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

Westgate Dental



January 4, 2016



ALTA/ACSM LAND TITLE SURVEY

SURVEYOR INFORMATION
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN
Professional Land Surveyors
847 County Road J6
Mt. Horeb, WI 53572
Phone: (608) 832-6428
Fax: (608) 848-3859
E-mail: rsarko@ids.net

LEGEND

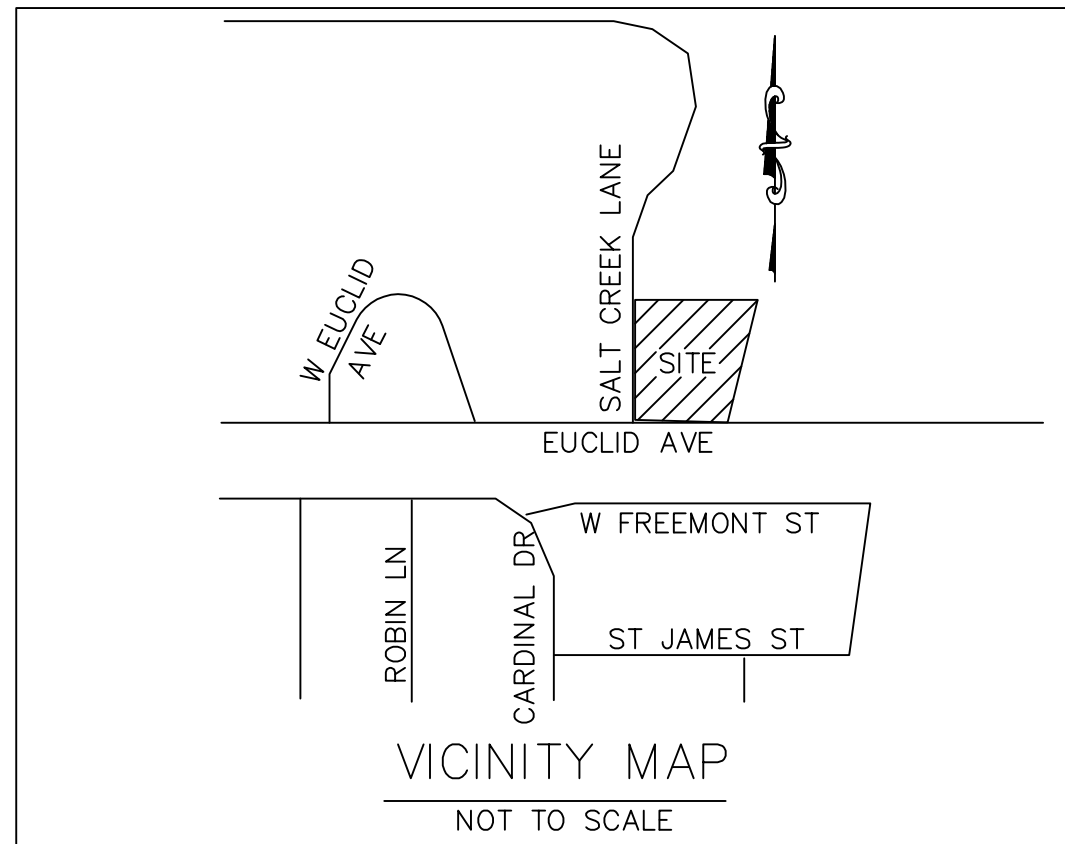
- MONUMENT SET AS NOTED
- MONUMENT FOUND AS NOTED
- ⚡ POWER POLE
- OHP OVERHEAD POWER
- X.X' DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
- ① STORM SEWER MANHOLE
- ② SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊖ WATER MANHOLE
- # DENOTES ENCROACHMENTS
- A CORRESPONDES TO SCHEDULE B
- GR GROUND LIGHT
- ☆ LIGHT POLE
- (XX.XX) DENOTES RECORDED AS DISTANCES
- ⚡ FIRE HYDRANT
- STORM SEWER INLET
- ⊞ TELEPHONE PEDESTAL

ZONING DATA

This office has not been provided with the applicable zoning information for the subject property, by the insurer, pursuant to Table A Item 6(b).

APPARENT ENCROACHMENTS:

- 1 A chain link fence encroaches from 0.7 to 8.5 feet West of the East line of Parcel 2 onto the subject property.
- 2 A sign encroaches from 0.0 to 5.9 feet East of the East line of Parcel 1 onto the adjacent property to the East.



RECORD LEGAL DESCRIPTION

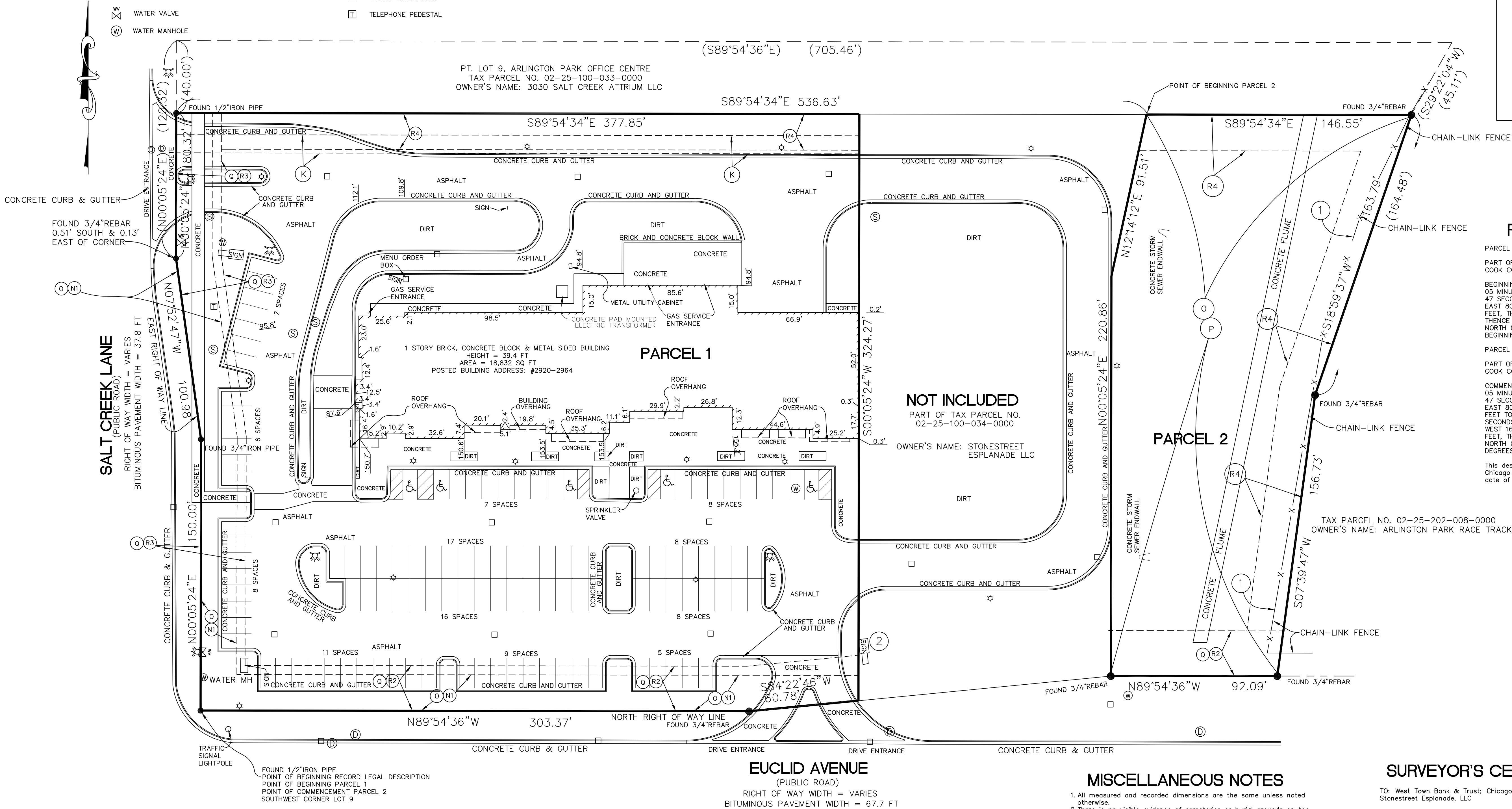
PARCEL 1:
PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 00 DEGREES, 05 MINUTES, 24 SECONDS EAST 150.00 FEET, THENCE NORTH 07 DEGREES, 52 MINUTES, 47 SECONDS WEST 100.98 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 80.32 FEET, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 377.85 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 24 SECONDS WEST 324.27 FEET, THENCE SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST 60.78 FEET, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST 303.37 FEET TO THE POINT OF BEGINNING

PARCEL 2:
PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 150.00 FEET, THENCE NORTH 07 DEGREES, 52 MINUTES, 47 SECONDS WEST 100.98 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 80.32 FEET, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 377.85 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 146.55 FEET, THENCE SOUTH 18 DEGREES 59 MINUTES, 37 SECONDS WEST 163.79 FEET, THENCE SOUTH 07 DEGREES 39 MINUTES 47 SECONDS WEST 156.73 FEET, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST 92.09 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 220.86 FEET, THENCE NORTH 12 DEGREES 14 MINUTES 12 SECONDS EAST 91.51 FEET TO THE POINT OF BEGINNING

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 16002966WF bearing an effective date of February 3, 2016.



NOTES CORRESPONDING TO SCHEDULE B

- J An Ordinance Granting Special Use Permits for a Restaurant with a Drive Through recorded Febvart 13, 2008 as Document Number 0804431045 and recorded October 26, 2009 as Document Number 0929918005. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- K A 10.00 foot wide Gas Main Easement recorded March 27, 2009 as Document Number 0908610015. This item is plotted hereon and does affect the subject property.
- L Estoppel Agreement recorded June 7, 1979 as Document Number 24993673. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- M Estoppel Agreement recorded May 23, 1980 as Document Number 25466763. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- N1 A 20.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- N2 A 15.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is not plotted hereon as it does not affect the subject property.
- O Easements for Public Utilities as shown on plat of Arlington Park Office Centre recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- P A Detention and Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- Q A 25.00 foot Building Setback Line recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- R1 Terms, Covenants, Conditions, Restrictions and Provisions contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286, and Assignment and Assumption of Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded July 1, 1981 as Document Number 2590872, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded as Document Number 27310484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- R2 A 25.00 foot Building Setback line along Euclid Avenue contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- R3 A 25.00 foot Building Setback line along the street side yard contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- R4 A 20.00 foot Building Setback line along the side and rear yards contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

MISCELLANEOUS NOTES

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. There was no observable evidence of earth moving work, building construction or building additions within recent months.
4. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
5. There was no observable evidence of recent street or sidewalk construction or repairs.
6. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
8. Access to a dedicated public right of way is observed by the drive entrances to and from Euclid Avenue and Salt Creek Lane as shown hereon.
9. On the date of this survey, no loading docks or loading berths were observed on the subject property.

BASIS OF BEARINGS:

All bearings are referenced to the West portion of the South line of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois recorded May 23, 1980 as Document Number 25466742, having a recorded bearing of North 89 degrees 54'36" West.

LOT AREA:

Parcel 1:
121,629 square feet
2.7968 acres
Parcel 2:
36,633 square feet
0.8410 acres

PARKING NOTE:

Parcel 1:
110 Regular stalls
5 Handicap stalls
Parcel 2:
0 Regular stalls
0 Handicap stalls

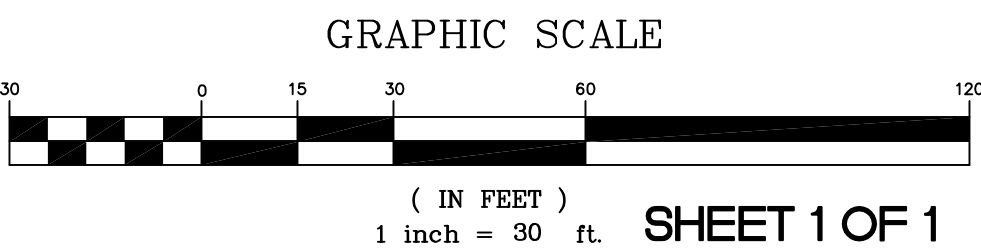
SURVEYOR'S CERTIFICATION

TO: West Town Bank & Trust; Chicago Title Insurance Company; and Stonestreet Esplanade, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14, 16, 17 and 18 of Table A thereof. The field work was completed on February 19, 2016.

Roland F. Sarko

Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2016
Date of Survey: 2-19-2016
Date of Last Revision: 2-23-2016



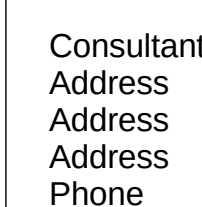
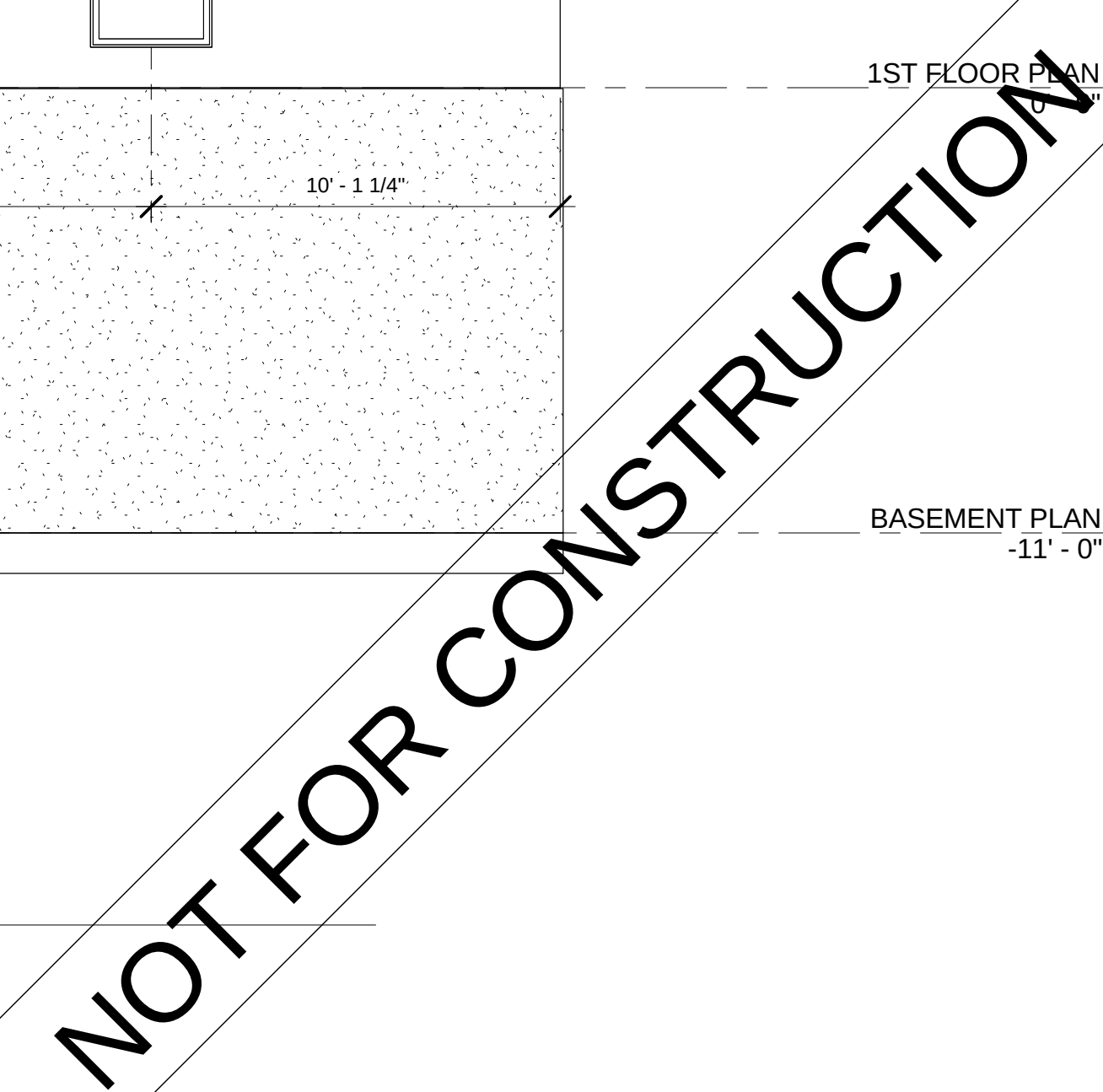
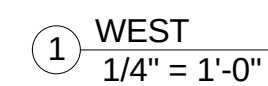
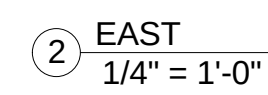
SHEET 1 OF 1

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 17031C 0184 J, which bears an effective date of 8-19-2008 and is not in a Special Flood Hazard Area. By telephone call dated 2-19-2016 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

PREPARED FOR:
FIRSEL ROSS
2801 LAKESIDE DR. SUITE 207
BANNOCKBURN, IL 60015-1200

PREPARED BY:
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN PROFESSIONAL LAND SURVEYORS
847 COUNTY ROAD J6, MT. HOREB, WI 53572
PHONE: (608) 832-6428 FAX: (608) 848-3859
EMAIL: RSARKO@IDS.NET

DRWN BY: VPS	REVISION 1:
APRVD BY: RFS	REVISION 2:
DATE: 2-19-2016	
SCALE 1"=30'	
PROJECT ADDRESS: 3020 SALT CREEK LANE	
PROJECT LOCATION: ARLINGTON HEIGHTS, IL	
PROJECT NAME: SALT CREEK PROJECT	
JOB NUMBER:	42753



Scale $1/4" = 1'-0"$

PO Box 3630
767 Main Road
Westport MA 02790
508 636 3600

www.desergo.com

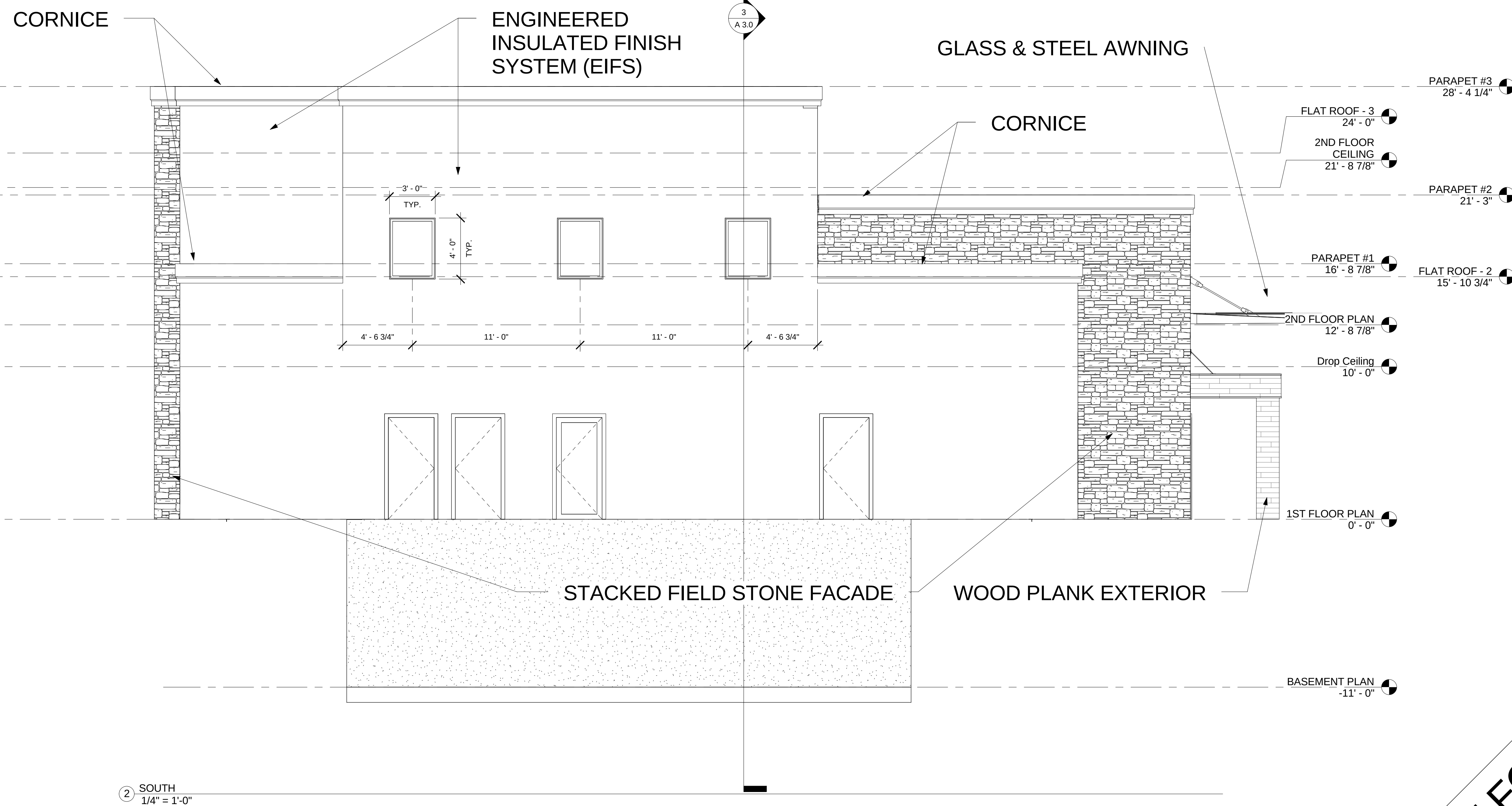
Consultant	
Address	
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Address	
Phone	

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Phone

Consultant	Address	Address	Address	Phone
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Consultant	
Address	
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Phone	

Consultant
Address
Address
Address
Phone

[illegible]

DR. PETER KICS
WESTGATE DENTAL

ARLINGTON
HEIGHTS, IL

EXTERIOR ELEVATIONS

Project Number	KICS-2015
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Date	4/28/16
------	---------

Drawn By	GP
----------	----

Checked By	PJL
------------	-----

A 2.1

Scale	$1/4" = 1'-0"$
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NOT FOR CONSTRUCTION

4/28/2016 3:34:19 PM

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Consultant
Address
Address
Address
Phone

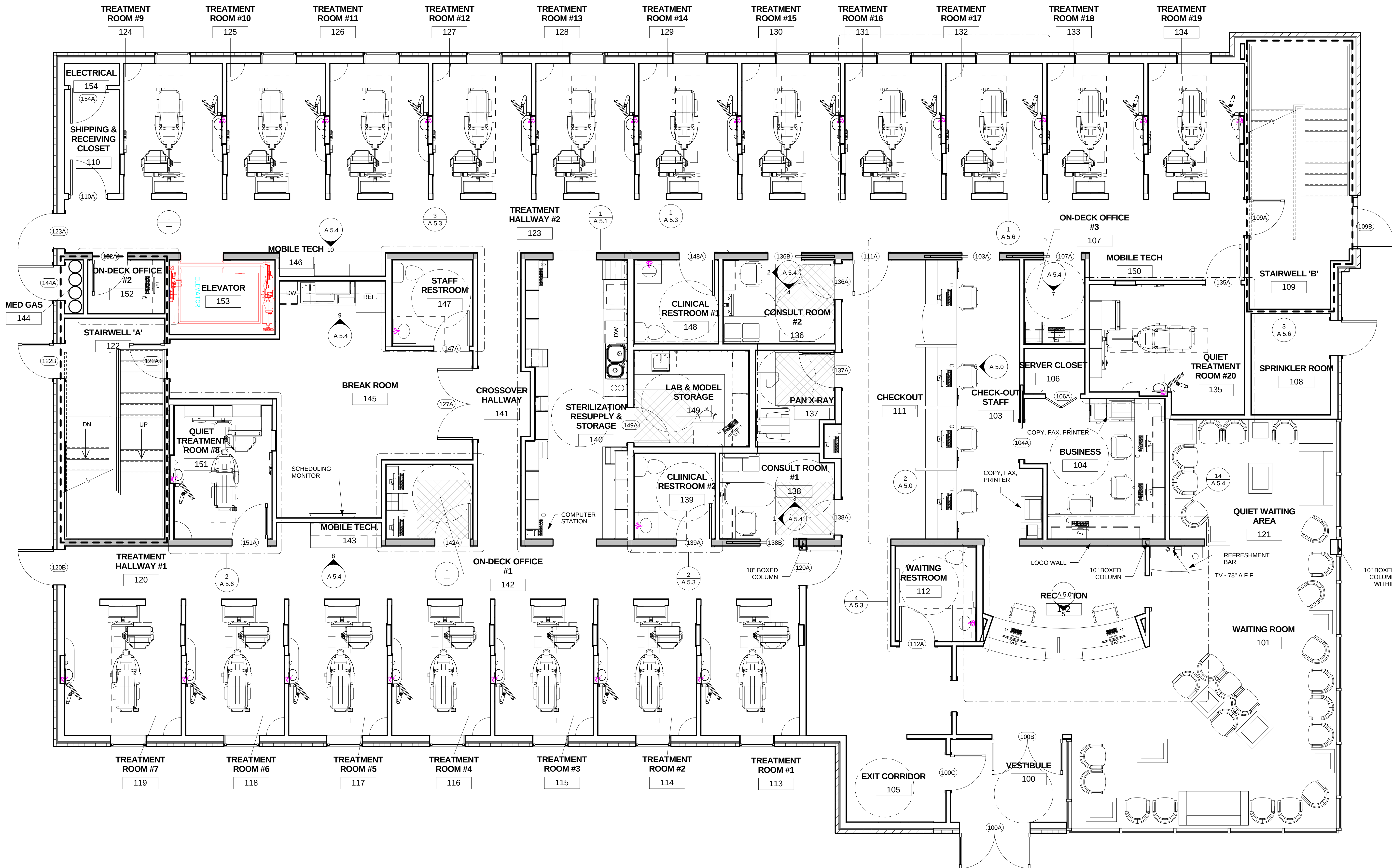
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ARLINGTON
HEIGHTS, IL

FLOOR PLAN

A 1.0

Scale $1/4" = 1'-0"$



① 1ST FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

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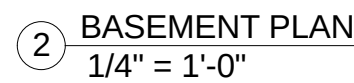
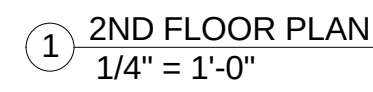
ARLINGTON
HEIGHTS, IL

DIMENSIONED FLOOR PLAN

Project Number	KICS-2015
Date	4/28/16
Drawn By	GP
Checked By	DJA

A 1.1

Scale	1/4" = 1'-0"
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Consultant
Address
Address
Address
Phone

[illegible]

DR. PETER KICS
WESTGATE DENTAL

ARLINGTON
HEIGHTS, IL

SECOND & BASEMENT FLOOR PLAN

Project Number	KICS-2015
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Date	4/28/16
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Drawn By	GP
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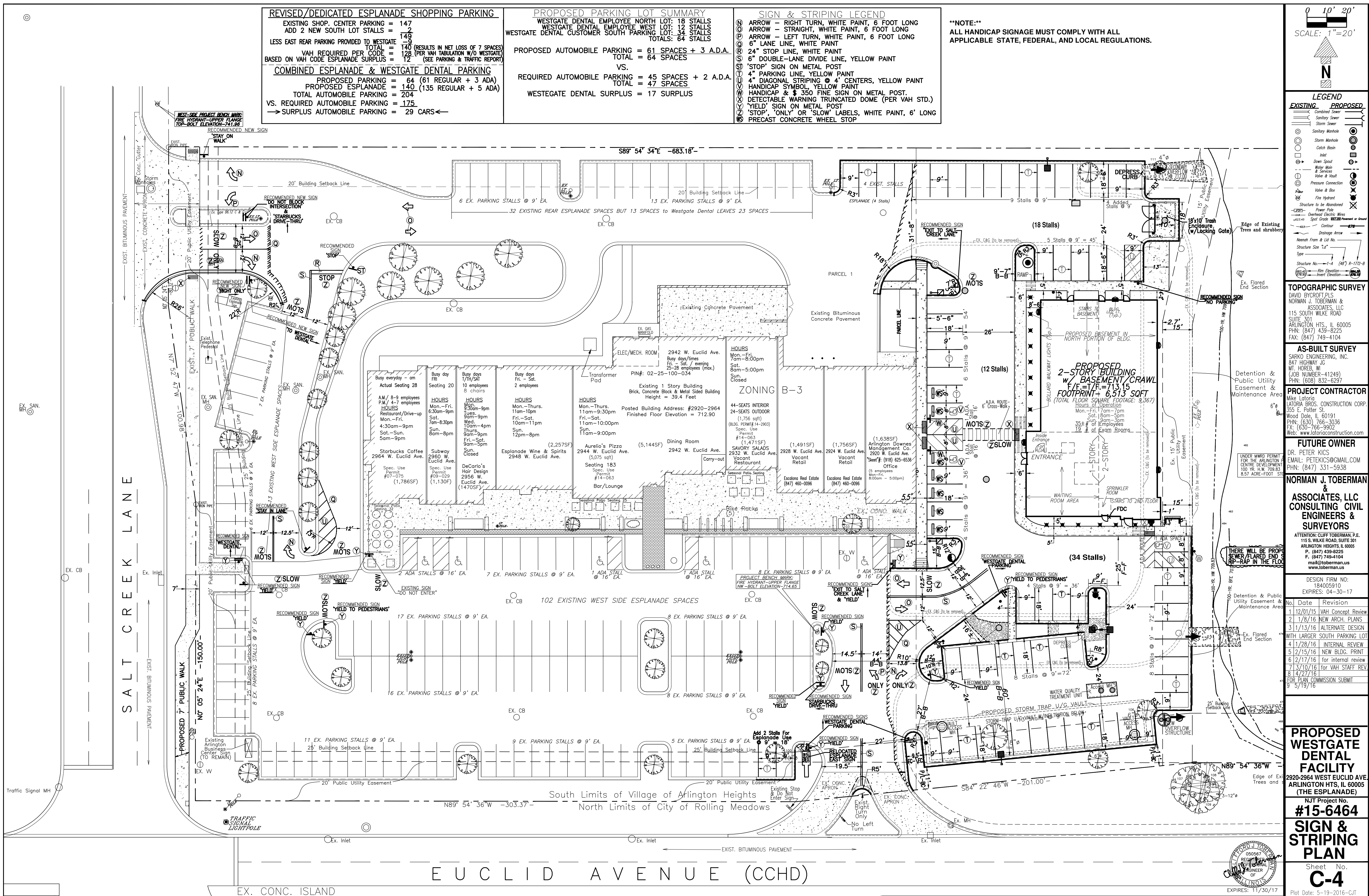
Checked By	PJL
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A 1.2

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NOT FOR CONSTRUCTION

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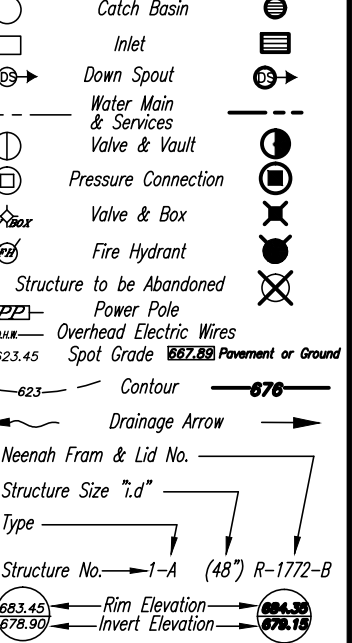


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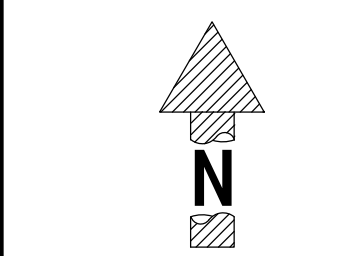
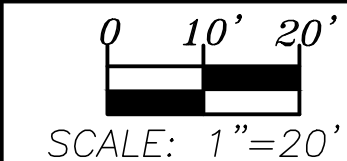
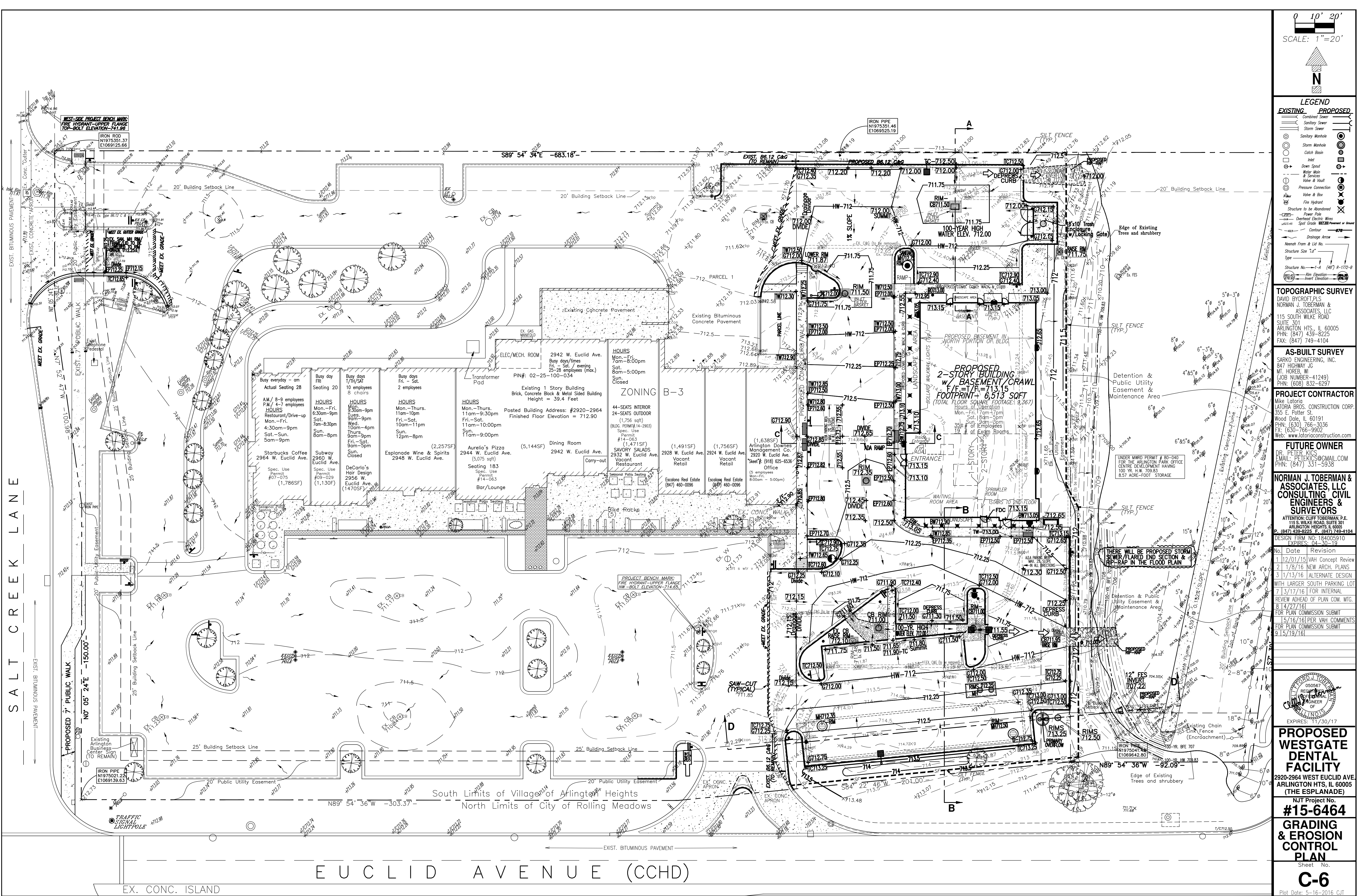


LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>
	
	
	
	



Sheet No.
C-5
Print Date: 5-16-2016 CJT



LEGEND

- | | |
|---------------------------------|---------------------------------|
| EXISTING | PROPOSED |
| Combined Sewer | Combined Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Storm Sewer | Storm Sewer |
| Sanitary Manhole | Sanitary Manhole |
| Storm Manhole | Storm Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Down Spout | Down Spout |
| Water Main & Service | Water Main & Service |
| Valve & Hydrant | Valve & Hydrant |
| Pressure Connection | Pressure Connection |
| Valve & Box | Valve & Box |
| Fire Hydrant | Fire Hydrant |
| Structure to be Abandoned | Structure to be Abandoned |
| Power Pole | Power Pole |
| Overhead Electric Wires | Overhead Electric Wires |
| Spot Grade | Spot Grade |
| Spot Elevation | Spot Elevation |
| Contour | Contour |
| Drainage Arrow | Drainage Arrow |
| Neenah Form & Lid No. | Neenah Form & Lid No. |
| Structure Size "x" d" | Structure Size "x" d" |
| Type | Type |
| Structure No. 1-4 (48") R-172-B | Structure No. 1-4 (48") R-172-B |
| Rim Elevation | Rim Elevation |
| Invert Elevation | Invert Elevation |

TOPOGRAPHIC SURVEY

DAVID BYCROFT
NORMAN J. TOBERMAN & ASSOCIATES, LLC
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

AS-BUILT SURVEY

SARKO ENGINEERING, INC.
847 HIGHWAY JG
MT. PROS, IL
(JOB NUMBER-41249)
PHN: (608) 832-6297

PROJECT CONTRACTOR

Mike Latorio
LATORIO BROS. CONSTRUCTION CORP.
355 E. Potter St.
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PHN: (630) 766-3036
FAX: (630) 766-9902
Web: www.latorioconstruction.com

FUTURE OWNER

DR. PETER KIC
PETER KIC & ASSOCIATES, P.C.
PHN: (847) 331-5938

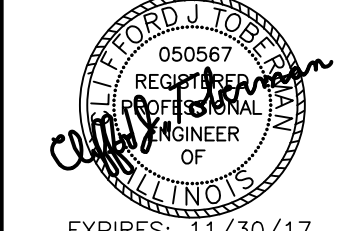
NORMAN J. TOBERMAN & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS & SURVEYORS
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P: (847) 439-8225 F: (847) 749-4104

DESIGN FIRM NO: 184005910
EXPIRES: 04-30-19

No.	Date	Revision
1	12/01/15	VAH Concept Review
2	1/8/16	NEW ARCH. PLANS
3	1/13/16	ALTERNATE DESIGN WITH LARGER SOUTH PARKING LOT
4	7/13/16	FOR INTERNAL REVIEW AHEAD OF PLAN COM. MTG.
5	8/14/16	FOR PLAN COMMISSION SUBMIT
6	15/16/16	PER VAH COMMENTS FOR PLAN COMMISSION SUBMIT
7	9/15/16	

EXPIRES: 11/30/17



PROPOSED WESTGATE DENTAL FACILITY

2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

NJT Project No.

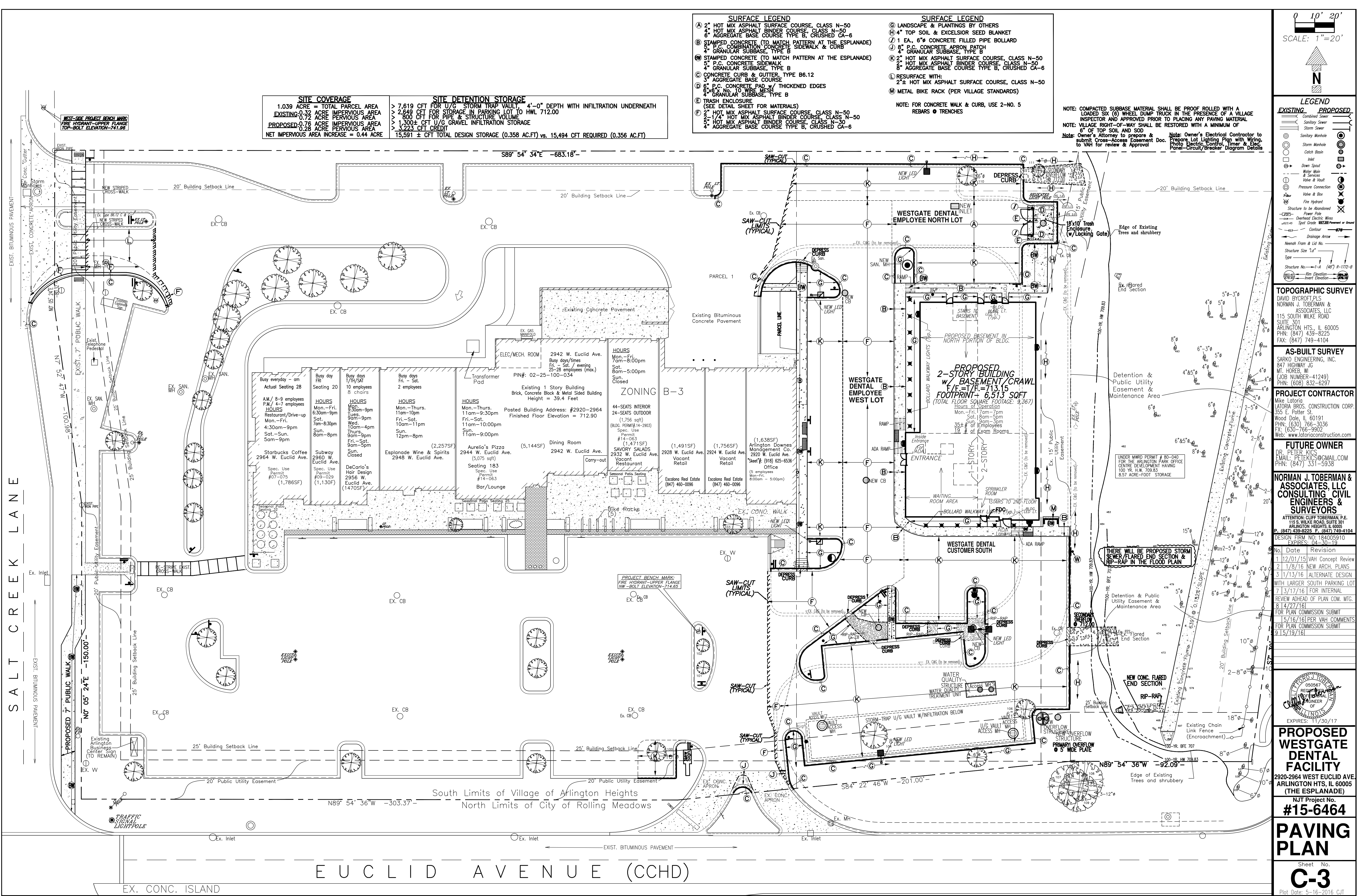
#15-6464

GRADING & EROSION CONTROL PLAN

Sheet No.

C-6

Plot Date: 5-16-2016 CJT



SITE COVERAGE	SITE DETENTION STORAGE
1.039 ACRE = TOTAL PARCEL AREA	> 7,619 CFT FOR U/G STORM TRAP VAULT, 4'-0" DEPTH WITH INFILTRATION UNDERNEATH
EXISTING: 0.32 ACRE IMPERVIOUS AREA	> 2,649 CFT FOR STORAGE IN PARKING LOT TO HWL 712.00
PROPOSED: 0.76 ACRE IMPERVIOUS AREA	> 800 CFT FOR PIPE & STRUCTURE VOLUME
0.28 ACRE PERVIOUS AREA	> 1,300± CFT U/G GRAVEL INFILTRATION STORAGE
NET IMPERVIOUS AREA INCREASE = 0.44 ACRE	> 3,223 CFT CREDIT
	15,591 ± CFT TOTAL DESIGN STORAGE (0.358 AC.FT) vs. 15,494 CFT REQUIRED (0.356 AC.FT)

- SURFACE LEGEND**

 - 2" HOT MIX ASPHALT SURFACE COURSE, CLASS N-50
 - 4" HOT MIX ASPHALT BINDER COURSE, CLASS N-50
 - AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
 - STAMPED CONCRETE (TO MATCH PATTERN AT THE ESPLANADE)
 - 10 WIRE MESH
 - STAMPED CONCRETE (TO MATCH PATTERN AT THE ESPLANADE)
 - 4" GRANULAR SUBBASE, TYPE B
 - CONCRETE CURB & GUTTER, TYPE B6.12
 - AGGREGATE BASE COURSE
 - 8" P.C. CONCRETE PAD w/ THICKENED EDGES
 - 4" GRANULAR SUBBASE, TYPE B
 - TRASH ENCLOSURE (SEE DETAIL SHEET FOR MATERIALS)
 - 2" HOT MIX ASPHALT SURFACE COURSE, CLASS N-50
 - 5" P.C. CONCRETE SIDEWALK
 - 2" HOT MIX ASPHALT BINDER COURSE, CLASS N-50
 - 4" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
- SURFACE LEGEND**

 - LANDSCAPE & PLANTINGS BY OTHERS
 - 4" TOP SOIL & EXCELSIOR SEED BLANKET
 - 1 EA. 6" CONCRETE FILLED PIPE BOLLARD
 - 8" P.C. CONCRETE APRON PATCH
 - 4" GRANULAR SUBBASE, TYPE B
 - 2" HOT MIX ASPHALT SURFACE COURSE, CLASS N-50
 - 5" P.C. CONCRETE SIDEWALK
 - AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
 - RESURFACE WITH: 2"± HOT MIX ASPHALT SURFACE COURSE, CLASS N-50
 - METAL BIKE RACK (PER VILLAGE STANDARDS)

NOTE: FOR CONCRETE WALK & CURB, USE 2-NO. 5 REBARS @ TRENCHES

NOTE: COMPACTED SUBBASE MATERIAL SHALL BE PROOF ROLLED WITH A LOADED SIX (6) WHEEL DUMP TRUCK IN THE PRESENCE OF A VILLAGE INSPECTOR AND APPROVED PRIOR TO PLACING ANY PAVING MATERIAL

NOTE: VILLAGE RIGHT-OF-WAY SHALL BE RESTORED WITH A MINIMUM OF 8" OF TOP SOIL AND SOD

NOTE: Owner's Attorney to prepare & submit Cross-Access Easement Doc. to VAH for review & Approval

NOTE: Owner's Electrical Contractor to Prepare Lot Lighting Plan with Wiring, Photo Electric Control, Timer & Elec. Panel-Circuit/Breaker Diagram Details

0 10' 20'

SCALE: 1"=20'

N

LEGEND

EXISTING	PROPOSED
Combined Sewer	Combined Sewer
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Down Spout	Down Spout
Water Main & Services	Water Main & Services
Valve & Vault	Valve & Vault
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Overhead Electric Wires	Overhead Electric Wires
Spot Grade (EXIST. Pavement or Ground)	Spot Grade (EXIST. Pavement or Ground)
Contour	Contour
Drainage Arrow	Drainage Arrow
Neenah Form & Lid No.	Neenah Form & Lid No.
Structure Size "x"y"	Structure Size "x"y"
Type	Type
Structure No.—1-A (48") R-172-B	Structure No.—1-A (48") R-172-B
Top	Top
Invert Elevation	Invert Elevation

TOPOGRAPHIC SURVEY

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AS-BUILT SURVEY

SARKO ENGINEERING, INC.
847 HIGHWAY JG
MT. PROSPER, IL
(JOB NUMBER-41249)
PHN: (608) 832-6297

PROJECT CONTRACTOR

Mike Latorio
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FUTURE OWNER

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NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P: (847) 439-8225 F: (847) 749-4104

DESIGN FIRM NO: 184005910
EXPIRES: 04-30-19

No.	Date	Revision
1	12/01/15	VAH Concept Review
2	1/8/16	NEW ARCH. PLANS
3	1/13/16	ALTERNATE DESIGN WITH LARGER SOUTH PARKING LOT
7	3/17/16	FOR INTERNAL REVIEW AHEAD OF PLAN COM. MTG.
8	4/27/16	FOR PLAN COMMISSION SUBMIT
15	16/16	PER VAH COMMENTS FOR PLAN COMMISSION SUBMIT
9	15/19/16	

EXPIRES: 11/30/17

PROPOSED WESTGATE DENTAL FACILITY

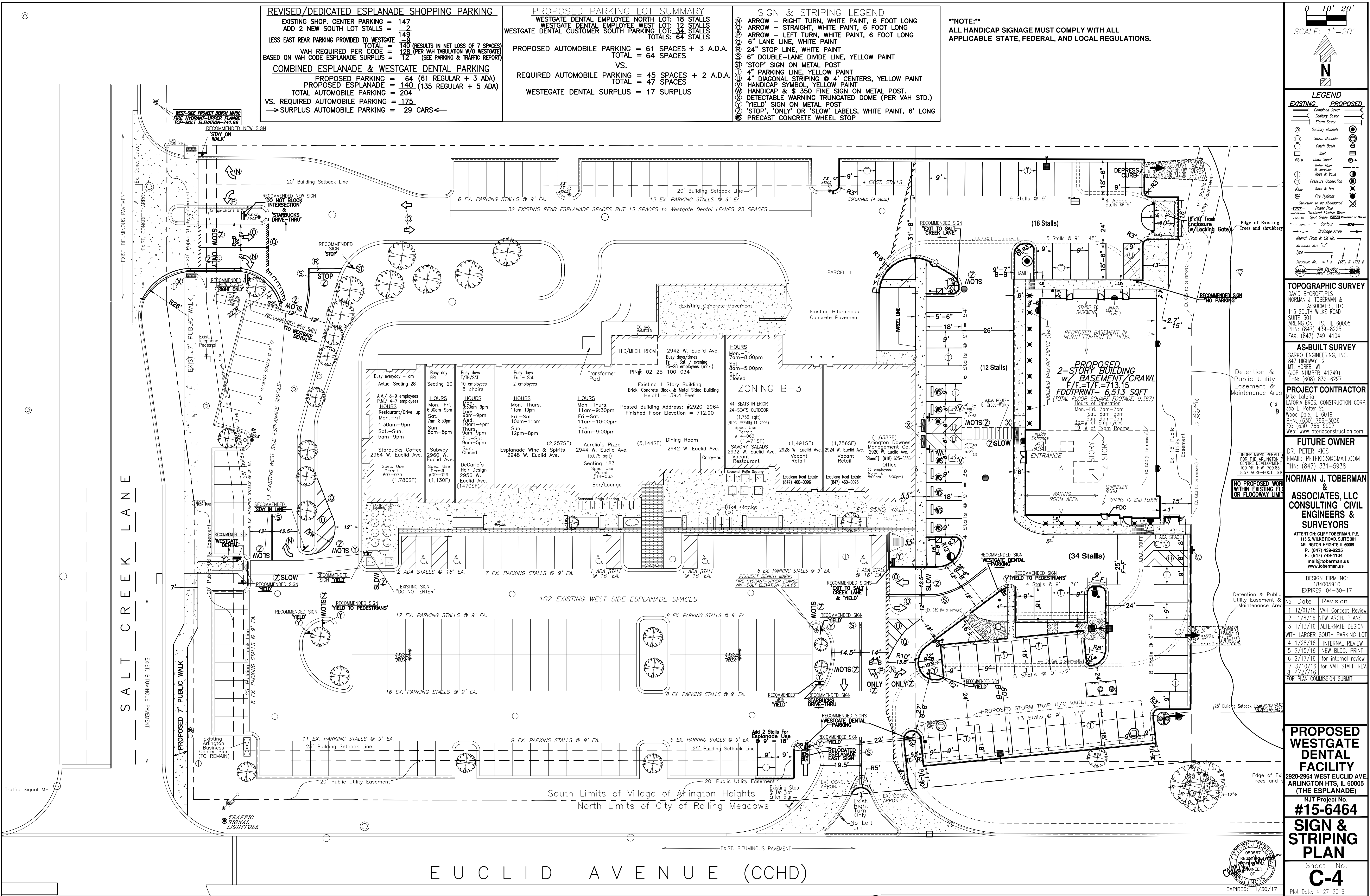
2920-2964 WEST EUCLID AVE
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

PAVING PLAN

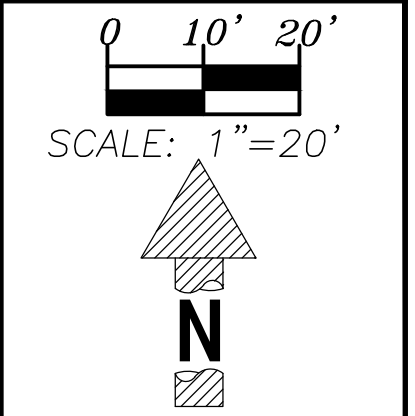
Sheet No.
C-3

Plot Date: 5-16-2016 CJT



REVISED/DEDICATED ESPLANADE SHOPPING PARKING EXISTING SHOP. CENTER PARKING = 147 ADD 2 NEW SOUTH LOT STALLS = 2 LESS EAST REAR PARKING PROVIDED TO WESTGATE = 149 TOTAL = 140 (RESULTS IN NET LOSS OF 7 SPACES) VAH REQUIRED PER CODE = 128 (PER VAH TABULATION W/O WESTGATE) BASED ON VAH CODE ESPLANADE SURPLUS = 12 (SEE PARKING & TRAFFIC REPORT)	PROPOSED PARKING LOT SUMMARY WESTGATE DENTAL EMPLOYEE NORTH LOT: 18 STALLS WESTGATE DENTAL EMPLOYEE WEST LOT: 12 STALLS WESTGATE DENTAL CUSTOMER SOUTH PARKING LOT: 34 STALLS TOTALS: 64 STALLS PROPOSED AUTOMOBILE PARKING = 61 SPACES + 3 A.D.A. TOTAL = 64 SPACES VS. REQUIRED AUTOMOBILE PARKING = 45 SPACES + 2 A.D.A. TOTAL = 47 SPACES WESTGATE DENTAL SURPLUS = 17 SURPLUS	SIGN & STRIPING LEGEND N ARROW - RIGHT TURN, WHITE PAINT, 6 FOOT LONG O ARROW - STRAIGHT, WHITE PAINT, 6 FOOT LONG P ARROW - LEFT TURN, WHITE PAINT, 6 FOOT LONG R 6" LANE LINE, WHITE PAINT S 24" STOP LINE, WHITE PAINT S 6" DOUBLE-LANE DIVIDE LINE, YELLOW PAINT ST 'STOP' SIGN ON METAL POST T 4" PARKING LINE, YELLOW PAINT V 4" DIAGONAL STRIPING @ 4" CENTERS, YELLOW PAINT W HANDICAP SYMBOL YELLOW PAINT W HANDICAP & \$ 350 FINE SIGN ON METAL POST. X DETECTABLE WARNING TRUNCATED DOME (PER VAH STD.) Y 'YIELD' SIGN ON METAL POST Z 'STOP', 'ONLY' OR 'SLOW' LABELS, WHITE PAINT, 6' LONG S PRECAST CONCRETE WHEEL STOP
--	---	---

****NOTE:****
ALL HANDICAP SIGNAGE MUST COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATIONS.



LEGEND	
EXISTING	PROPOSED
Combined Sewer	Combined Sewer
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Down Spout	Down Spout
Water Mains & Services	Water Mains & Services
Valve & Vault	Valve & Vault
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Power Pole	Power Pole
Overhead Electric Wires	Overhead Electric Wires
Spot Code 100000	Spot Code 100000
Contour	Contour
Drainage Arrow	Drainage Arrow
Neenah Form & Lid No.	Neenah Form & Lid No.
Structure Size "x"y"	Structure Size "x"y"
Type	Type
Structure No. 1-4 (48") 1-722-B	Structure No. 1-4 (48") 1-722-B
Structure No. 1-4 (48") 1-722-B	Structure No. 1-4 (48") 1-722-B

TOPOGRAPHIC SURVEY
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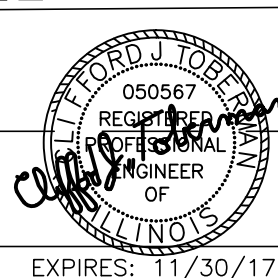
PROJECT CONTRACTOR
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mail@toberman.us
www.toberman.us

DESIGN FIRM NO: 184005910 EXPIRES: 04-30-17		
No.	Date	Revision
1	12/01/15	VAH Concept Review
2	1/8/16	NEW ARCH. PLANS
3	1/13/16	ALTERNATE DESIGN
WITH LARGER SOUTH PARKING LOT		
4	1/28/16	INTERNAL REVIEW
5	2/15/16	NEW BLDG. PRINT
6	2/17/16	for internal review
7	3/10/16	for VAH STAFF REV.
8	4/27/16	
FOR PLAN COMMISSION SUBMIT		

PROPOSED WESTGATE DENTAL FACILITY
2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)
NJ Project No.
#15-6464
SIGN & STRIPING PLAN
Sheet No.
C-4
Plot Date: 4-27-2016

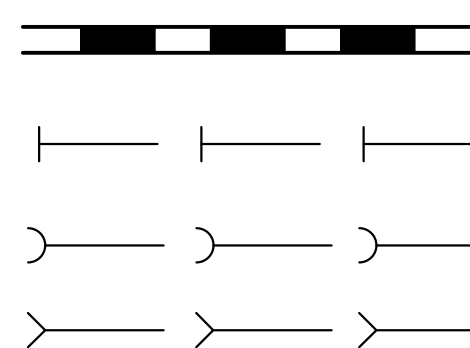


M.W.R.D.G.C. GENERAL NOTES

1. THE METROPOLITAN WATER RECLAMATION DISTRICT/MWRD-FIELD OFFICE SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK. (708/#588-4055)
2. ELEVATION DATUM USED WAS BASED ON 1929 U.S.G.S.
3. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
4. ALL DOWNSPOUTS SHALL SPLASH TO GRADE OR STORM SEWER. THERE ARE NO FOOTING DRAINS.
5. ALL SANITARY SEWER PIPES & JOINTS, AND STORM SEWER PIPES & JOINTS IN A COMBINED SEWER AREA SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, AS APPLICABLE:

COMMON "APPROVED" PIPE MATERIALS	PIPE: MATERIALS / SPEC.		PIPE: JOINT SPEC.	
	<u>VITRIFIED CLAY PIPE (VCP)</u>		(C-425)	
	VCP (C-700)		(C-425)	
	VCP-NO BELL (C-700) COLLAR: (D-1784)		(C-425)	
	<u>CONCRETE PIPE (C-14)</u>		(C-443)	
	REINFORCED CONCRETE PIPE RCP (C-76)		(C-443)	
	A.C. PIPE ACP (C-428)		(D-1869)	
	<u>ABS SEWER PIPE</u>			
	ABS. SOLID WALL 6"ø PLASTIC PIPE (SDR-23.5)			
	ABS D-2751		(D-2751)	
	<u>ABS COMPOSITE / TRUSS PIPE</u>			
	8"ø - 15"ø			
	ABS. PLASTIC PIPE ABS (D-2680)		(D-2680)	
	<u>P.V.C. GRAVITY SEWER PIPE</u>			
	6"ø - 15"ø (SDR-26/D-3034)		(D-3212/Gasket or D-2855/Solvent)	
	18"ø - 27"ø (F/DY-46/F-679)		(D-3212/Gasket or D-2855/Solvent)	
	<u>IRON PIPE</u>			
	CAST IRON SOIL PIPE C.I.S.P. (A-74)		(C-564)	
	DUCTILE IRON SEWER PIPE D.I.P. (A-21.51)		(A-21.11)	

6. ALL SANITARY SEWER CONSTRUCTION, AND WORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS, REQUIRE STONE BEDDING: 1/4"Ø - 1"Ø IN SIZE WITH THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIALS SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF PIPE.
7. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.
8. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXIST. WYE, TEE OR AN EXISTING MANHOLE, THE FOLLOWING METHODS SHALL BE USED.
 - A. CIRCULAR SAW-CUT SEWER MAIN BY PROPER TOOLS "SEWER TAP" MACHINE OR SIMILAR AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
 - B. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) & REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - C. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT-OUT THE DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND-SEAL" OR SIMILAR COUPLING TO HOLD IT FIRMLY IN PLACE.
9. WHEREVER A SEWER CROSSES UNDER THE WATERMAIN, THE MIN. VERTICAL DISTANCE FROM TOP OF SEWER TO BOTTOM OF WATERMAIN SHALL BE 18". FURTHERMORE, A MIN. HORIZONTAL DISTANCE OF 10' BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS, THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING 18" MIN. VERTICAL SEPARATION, OR THE SEWER IS LAID IN THE SAME TRENCH WITH WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A 18" MIN. VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CAN'T BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARD. (EX: C.I.S.P./Cast Iron Soil Pipe, D.I.P./Ductile Iron Pipe or PVC./SDR-18/C-900 Pressure Pipe)
10. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
11. ALL SANITARY MANHOLES AND ALSO STORM SEWER MANHOLES IN COMBINED SEWER AREAS, SHALL HAVE A MIN. INSIDE DIAMETER OF 48 INCHES, AND SHALL HAVE CAST-IN-PLACE OR PRE-CAST REINFORCED CONCRETE.
12. "FIELD" PLANS SHALL BE KEPT BY THE CONTRACTOR & SUBMITTED TO THE ENG. TO PREPARE AS-BUILT PLANS. ANY CHANGES IN PIPE: LENGTH, MATERIAL, LOCATION, ELEVATION, SLOPE OR ALIGNMENT SHALL BE SHOWN IN "RED". (ENG. TO FURNISH 4 "AS-BUILT" PLANS TO MWRD.)
13. THE CONTRACTOR SHALL TEST THE SEWERS FOR IN/EX-FILTRATION FOR MWRDGC. INSPECTORS.
 - A. SEWER TESTS TO BE WITNESSED BY: ENG., MWRDGC. & VILLAGE/CITY & CONSULTANT ENG.
 - B. SEWERS SHALL NOT BE USED WITHOUT MWRDGC. & VILLAGE INSPECTOR "APPROVAL"
14. THE CONTRACTOR SHALL ABANDON A DESIGNATED SEWER PIPE BY INSTALLING A 2' LONG CONCRETE OR HYDRAULIC CEMENT MORTAR PLUGS AT BOTH ENDS OF THE SEWER PIPE IDENTIFIED FOR ABANDONMENT.
15. THE CONTRACTOR SHALL CONNECT THE SEWER PIPES TO THE NEW PRECAST CONCRETE MANHOLE WITH RUBBER PIPE BOOTS CONFORMING TO ASTM SPECIFICATION C-923.



MWRD INTERCEPTOR
STORM SEWER
SANITARY SEWER
SANITARY FORCE MAIN



SCALE: 1" = 450' ±

PROJECT SITE

LEGEND

EXISTING	PROPOSED
Combined Sewer	
Sanitary Sewer	
Storm Sewer	
Sanitary Manhole	
Storm Manhole	
Catch Basin	
Inlet	
Down Spout	
Water Main & Services	
Valve & Vault	
Pressure Connection	
Valve & B Box	
Fire Hydrant	
Structure to be Abandoned	
Power Pole	
Derelict Electrical Wires	
Spot Grade NOT Indicated or Ground	
Contour	
Drainage Arrow	
Neighborhood & Lot No.	
Structure Size "x"	
Type	
Structure No. — 1-A (48) R-1772-B	
Rim Elevation	
Spot Elevation	

TOPOGRAPHIC SURVEY
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN &
ASSOCIATES, LLC
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ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

AS-BUILT SURVEY
SARKO ENGINEERING, INC.
847 HIGHWAY JG
MT. HOREB, WI
(JOB NUMBER-41249)
PHN: (608) 832-6297

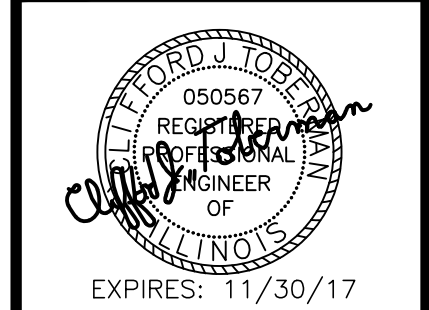
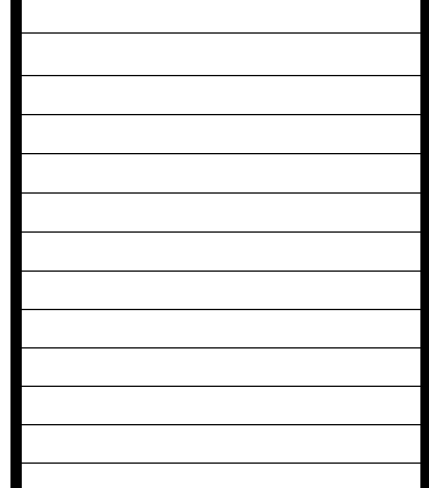
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

No.	Date	Revision
1	12/01/15	VAH Concept Review

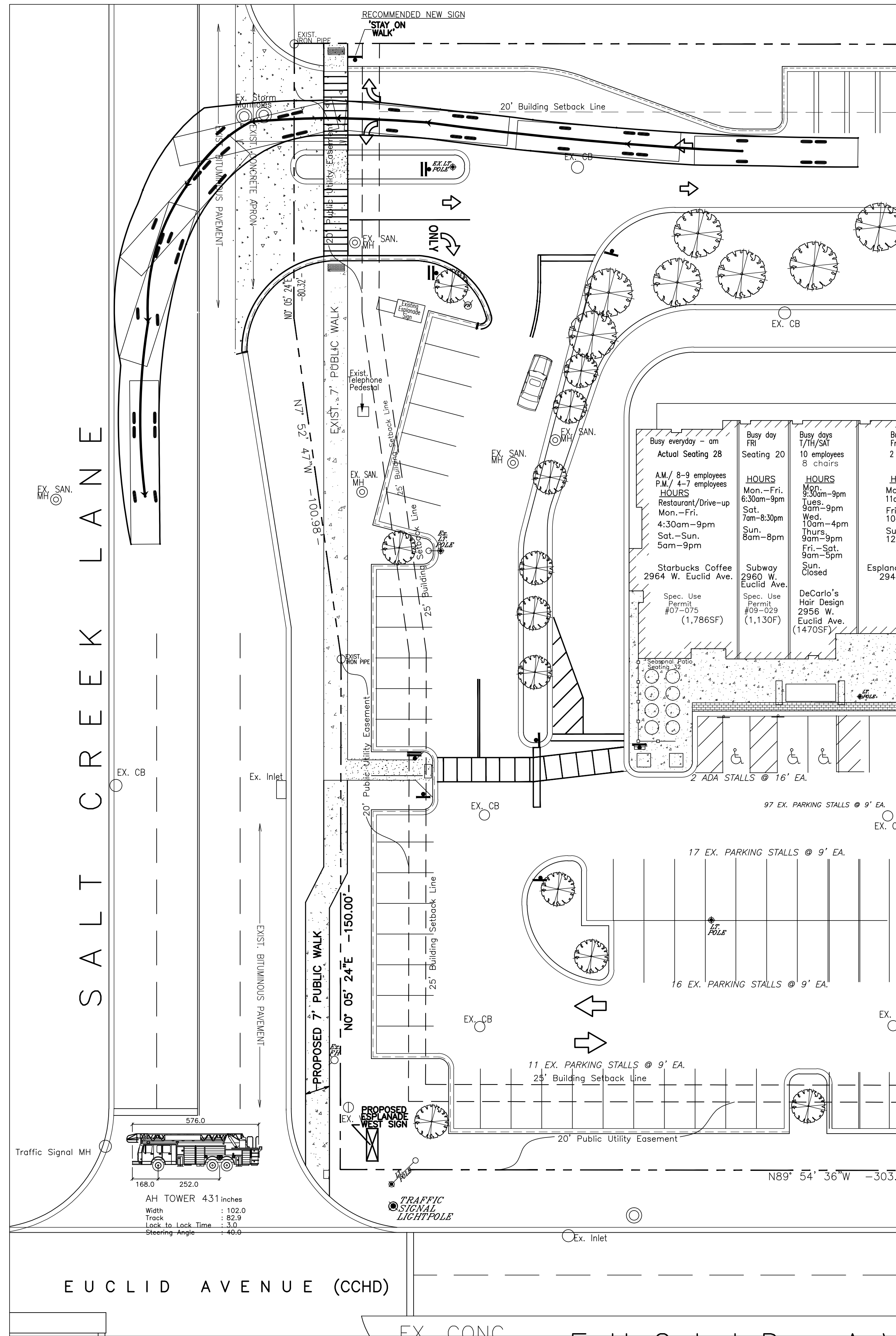


**PROPOSED
DENTAL
FACILITY**
2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

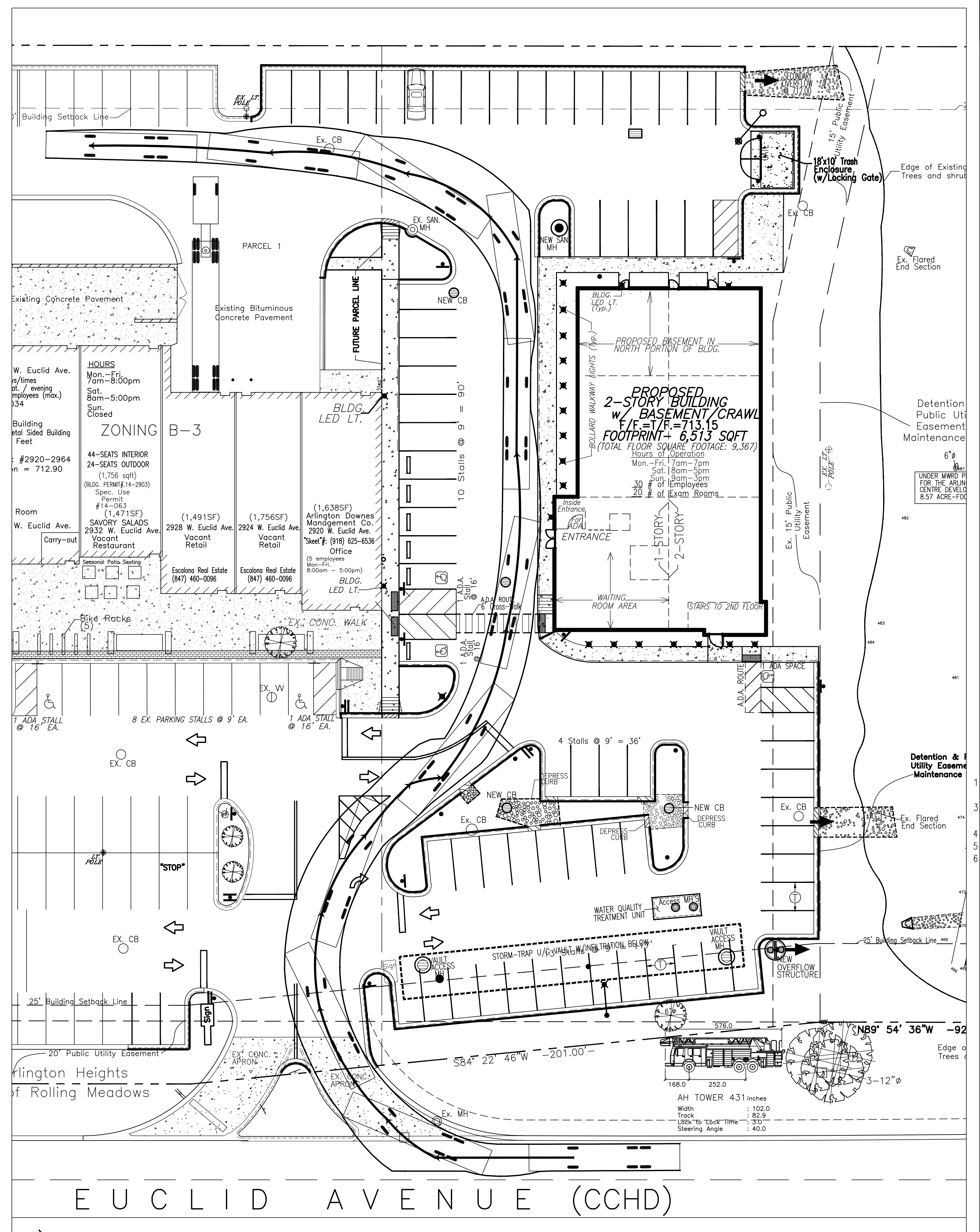
NJT Project No.
#15-6464

M.W.R.D. NOTES & SEWER ROUTING MAP

Sheet No.
C-8



Fire truck makes a left hand turn onto Salt Creek Lane



Fire truck entering from Euclid Avenue, driving through the parking lot, driving along the west side of the dental facility, making a left hand turn at the rear of the shopping center.

0 10' 20'
SCALE: 1"=20'



LEGEND	
EXISTING	PROPOSED

TOPOGRAPHIC SURVEY
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PHN: (608) 832-6297

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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

No.	Date	Revision
1	12/01/15	VAH Concept Review
2	1/8/16	NEW ARCH. PLANS
1	1/13/16	ALTERNATE DESIGN WITH LARGER SOUTH PARKING LOT
1	1/28/16	INTERNAL REVIEW
2	2/15/16	NEW BLDG. PRINT
1	2/17/16	for internal review

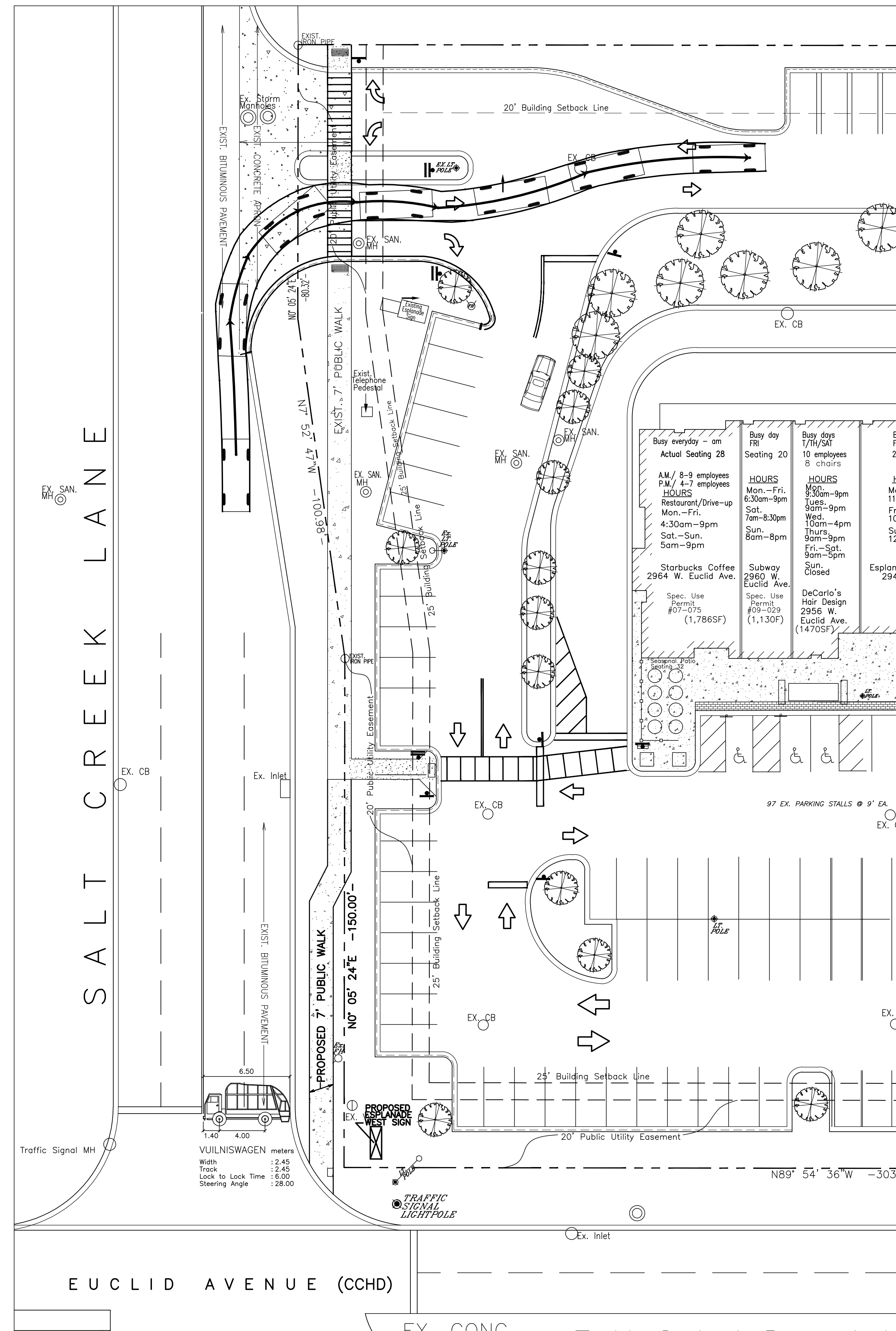
PROPOSED WESTGATE DENTAL FACILITY
2920-2964 WEST EUCLID AVE
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

NJT Project No.

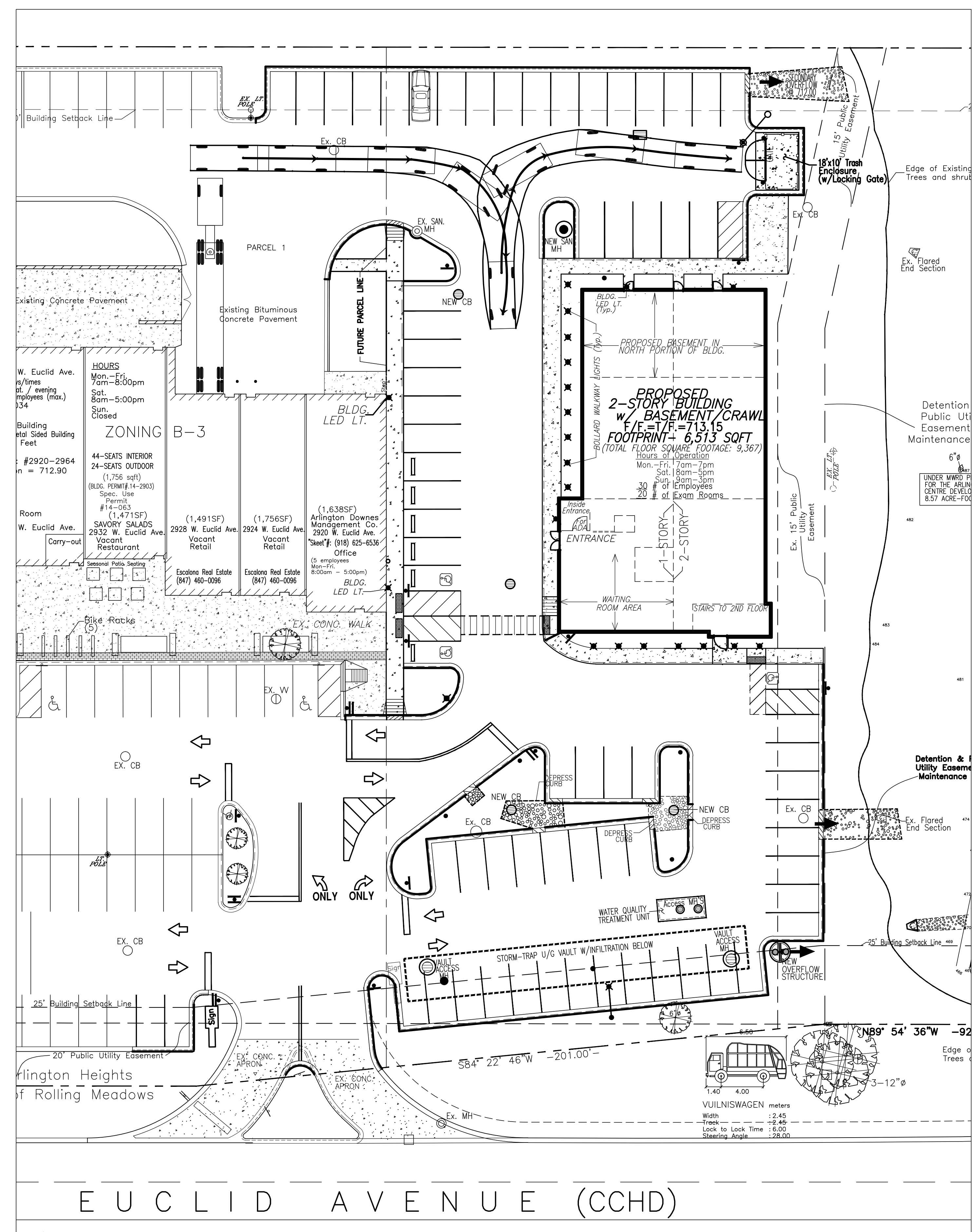
#15-6464
Fire Truck Exhibit

Sheet No.
FE-3

Plot Date: 2-17-2016 cjt



Garbage truck / delivery truck making a right hand turn onto the shopping center.



Garbage truck / delivery truck making deliveries or picking up garbage.

0 10' 20'

SCALE: 1"=20'

LEGEND	
EXISTING	PROPOSED
	Combined Sewer
	Sanitary Sewer
	Sanitary Manhole
	Storm Manhole
	Catch Basin
	Inlet
	Down Spout
	Manhole & Services
	Valve & Vault
	Pressure Connection
	Valve & Box
	Fire Hydrant
	Structure to be Abandoned
	Power Pole
	Overhead Electric Wires
	Spot Grade 682.88
	Pavement or Ground
	Contour
	Drainage Arrow
	Manhole From & Lid No.
	Structure Size "12"
	Type
	Structure No. 1-A
	(45°) R-1772-B
	Rim Elevation

TOPOGRAPHIC SURVEY
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN &
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FAX: (847) 749-4104

AS-BUILT SURVEY
MARKO ENGINEERING, INC.
47 HIGHWAY JG
T. HOREB, WI
JOB NUMBER-41249)
PHN: (608) 832-6297

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TH LARGER	SOUTH PARKING LOT
1/28/16	INTERNAL REVIEW
2/15/16	NEW BLDG. PRINT
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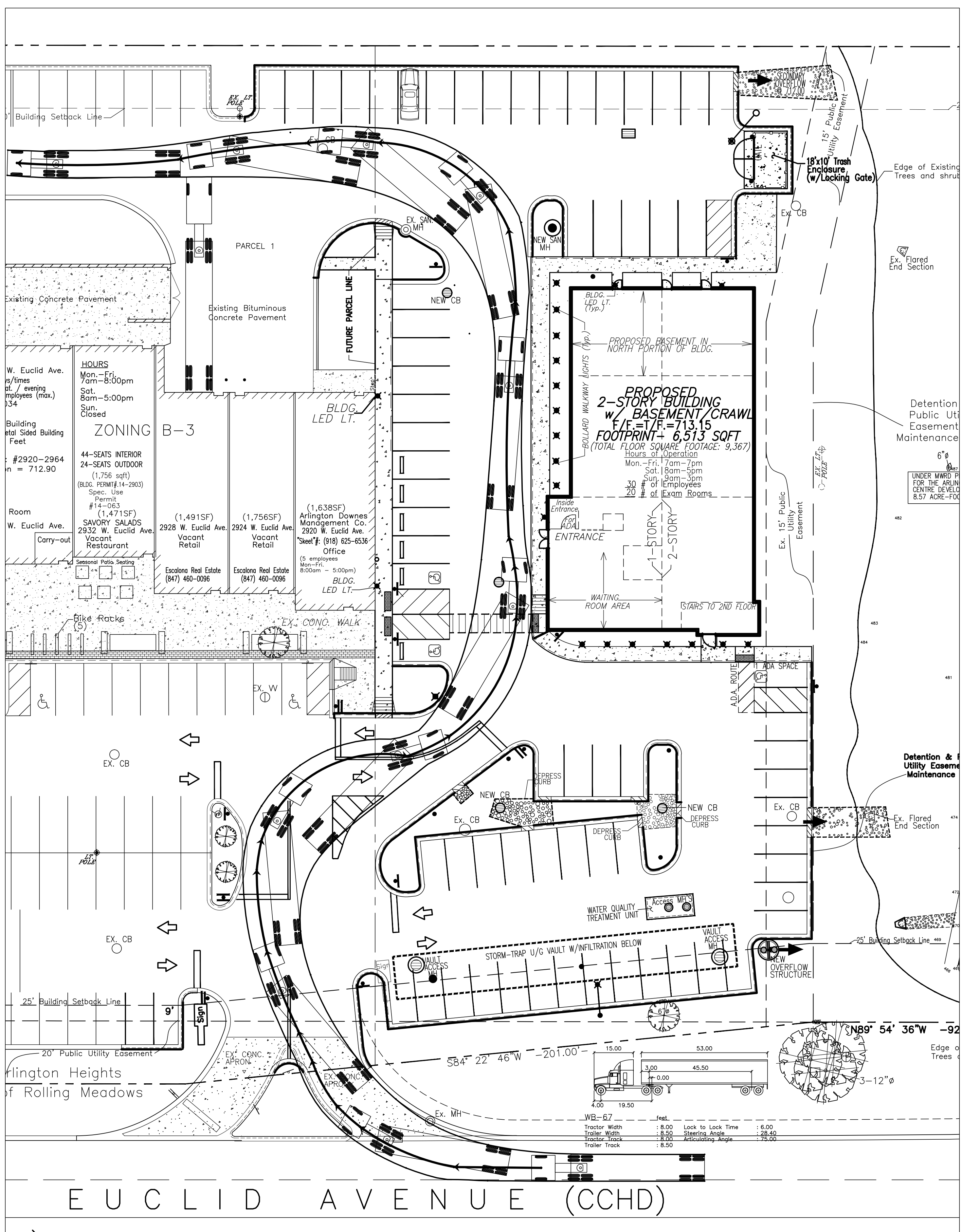
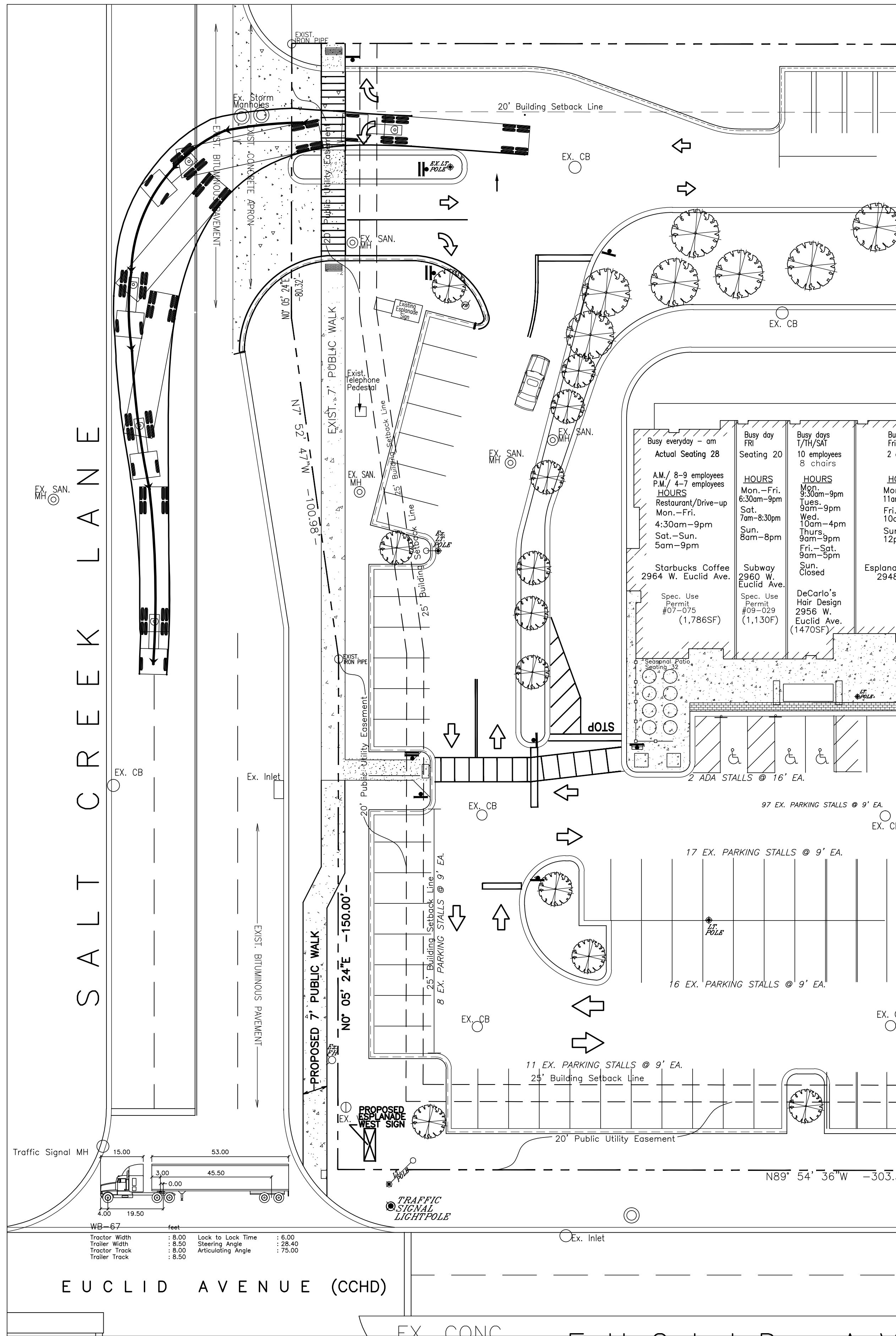
**PROPOSED
WESTGATE
DENTAL
FACILITY**
20-2964 WEST EUCLID AVE.
CHARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

Garbage Truck Exhibit

Sheet No.
TE-4

Plot Date: 2-17-2016 cjt



0 10' 20'
SCALE: 1"=20'

LEGEND

EXISTING

PROPOSED

TOPOGRAPHIC SURVEY

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AS-BUILT SURVEY

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DESIGN FIRM NO: 184005910
EXPIRES: 04-30-17

No. Date Revision

1 12/01/15 VAH Concept Review

2 1/8/16 NEW ARCH. PLANS

1/13/16 [ALTERNATE DESIGN WITH LARGER SOUTH PARKING LOT]

1/28/16 INTERNAL REVIEW

2/15/16 NEW BLDG. PRINT

12/17/16 for internal review

PROPOSED WESTGATE DENTAL FACILITY

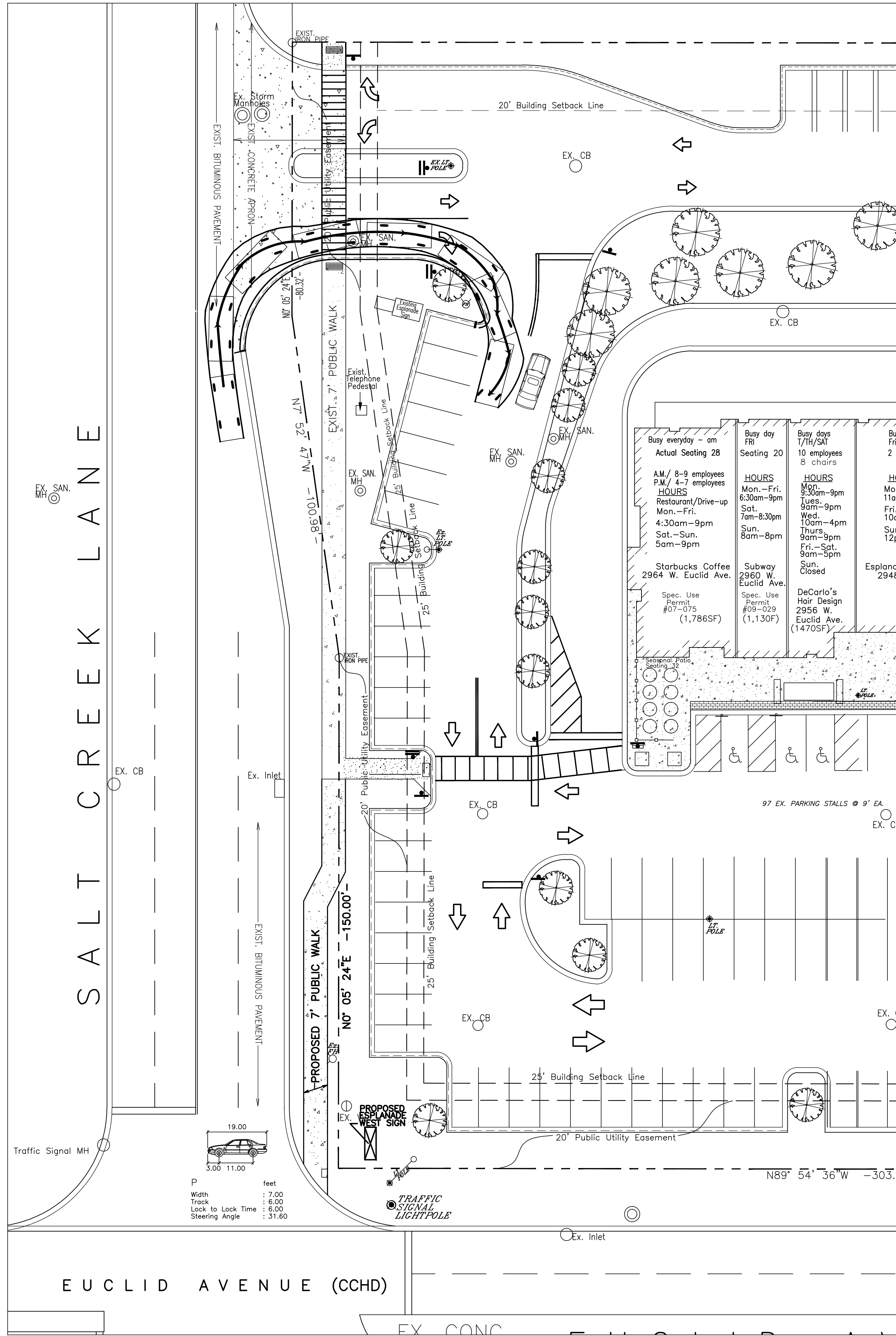
2920-2964 WEST EUCLID AVE
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

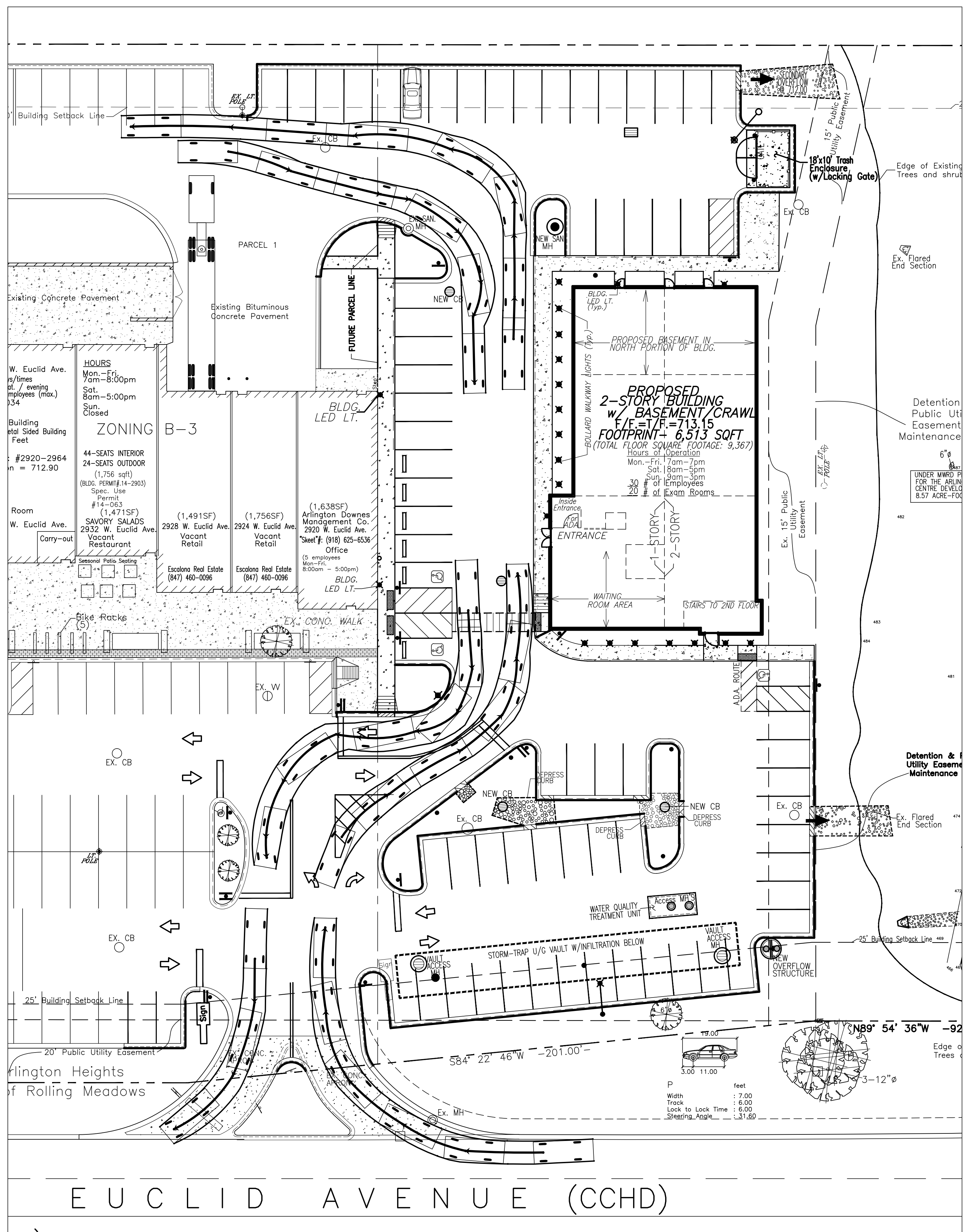
Semi-Truck Exhibit

Sheet No.
SE-2

Plot Date: 2-17-2016 cjt



Vehicle makes right hand turn onto the shopping plaza then a right hand (west side of Starbucks)



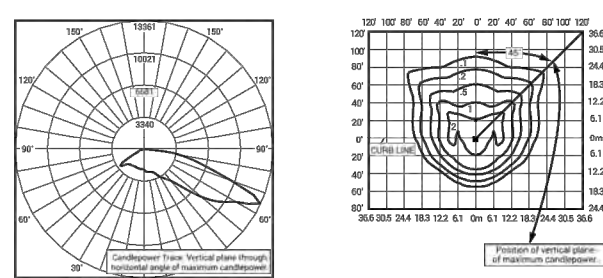
Vehicle makes several movements through out the shopping plaza parking lot

OSQ™ LED Area/Flood Luminaire – Medium

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

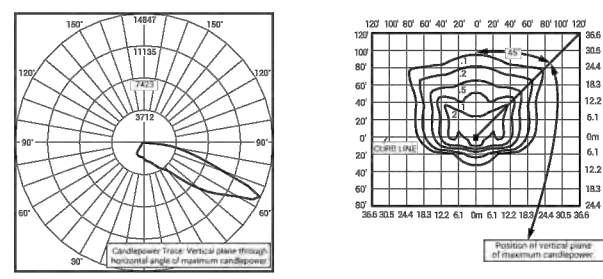
4ME



RESTIT, Test Report #: PL03649-001
OSQ-A™-4ME, 440K/L
Initial Delivered Lumens: 16,293

Type IV Medium Distribution					
Input Power Designator	3000K	4000K	5000K	6000K	7000K
	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*
A	8,849	82 U0 G2	16,882	82 U0 G2	17,117
J	13,424	83 U0 G3	16,822	83 U0 G3	17,117

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.
** For more information on the BUG Rating (Shading Light Class) Rating visit: www.nrg.org/PS/Content/TM-15-11/highlightguidelines.pdf. Valid with no db.

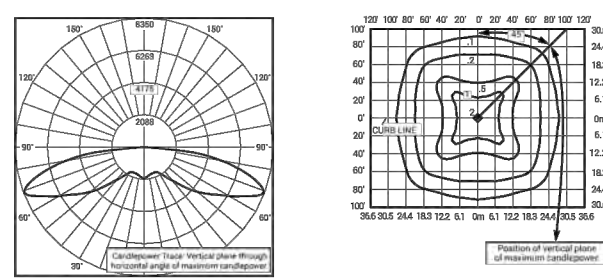


RESTIT, Test Report #: PL03649-002
OSQ-A™-4ME, 440K/L, w/OSQ-RLSMF
Initial Delivered Lumens: 13,686

Type IV Medium w/BSL Distribution					
Input Power Designator	3000K	4000K	5000K	6000K	7000K
	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*
A	7,844	81 U0 G2	9,334	81 U0 G2	9,747
J	11,466	82 U0 G3	12,886	82 U0 G3	14,021

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.
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SME

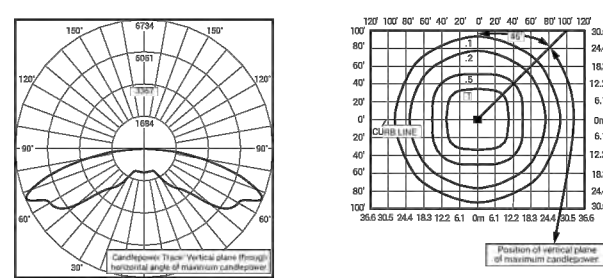


RESTIT, Test Report #: PL03650-001
OSQ-A™-SME, 440K/L
Initial Delivered Lumens: 20,709

Type V Medium Distribution					
Input Power Designator	3000K	4000K	5000K	6000K	7000K
	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*
A	8,716	83 U0 G3	16,328	84 U0 G3	16,473
J	13,075	84 U0 G4	16,480	84 U0 G4	16,710

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.
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SSH



RESTIT, Test Report #: PL03650-001
OSQ-A™-SSH, 440K/L
Initial Delivered Lumens: 15,817

Type V Short Distribution					
Input Power Designator	3000K	4000K	5000K	6000K	7000K
	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*	BUG Rating** Per TM 15-11	Initial Delivered Lumens*
A	8,306	83 U0 G3	16,544	84 U0 G3	16,701
J	13,359	84 U0 G3	16,817	84 U0 G4	16,852

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.
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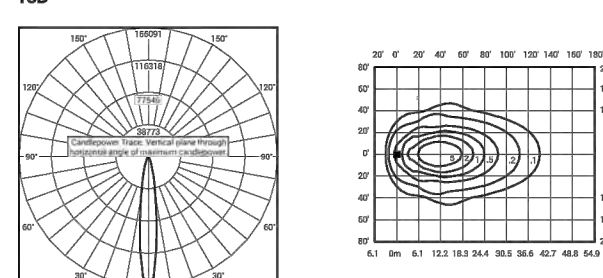
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Medium

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

1SD

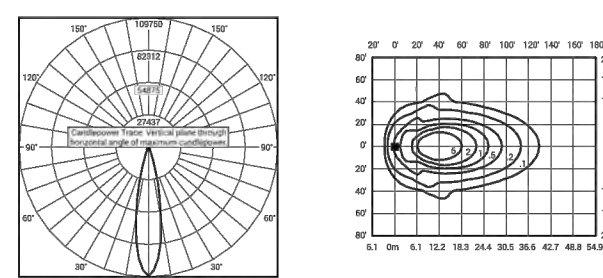


RESTIT, Test Report #: PL03650-001
OSQ-A™-1SD, 440K/L
Initial Delivered Lumens: 22,693

15° Flood Distribution		
Input Power Designator	3000K	4000K
	Initial Delivered Lumens*	Initial Delivered Lumens*
A	9,095	16,769
J	13,643	16,153

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

2SD

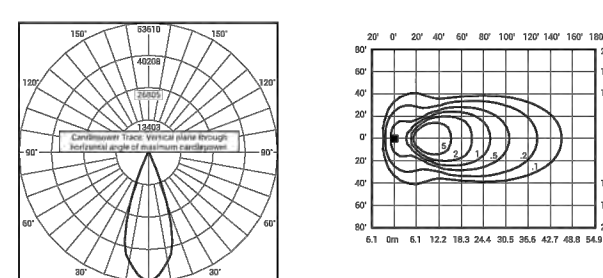


RESTIT, Test Report #: PL03650-002
OSQ-A™-2SD, 440K/L
Initial Delivered Lumens: 22,693

25° Flood Distribution		
Input Power Designator	3000K	4000K
	Initial Delivered Lumens*	Initial Delivered Lumens*
A	9,095	16,769
J	13,643	16,153

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

40D



RESTIT, Test Report #: PL03650-003
OSQ-A™-40D, 440K/L
Initial Delivered Lumens: 22,693

40° Flood Distribution		
Input Power Designator	3000K	4000K
	Initial Delivered Lumens*	Initial Delivered Lumens*
A	9,001	16,667
J	13,581	16,065

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.



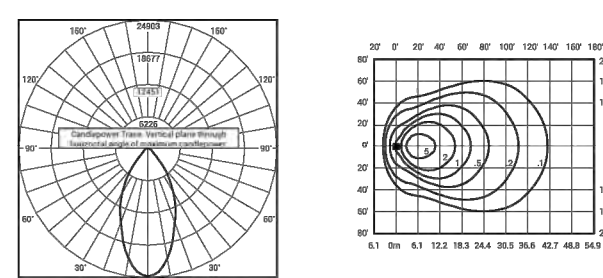
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Medium

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

60D

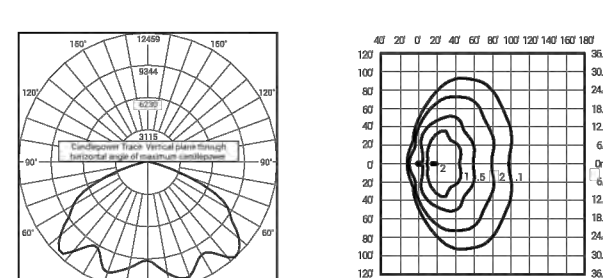


RESTIT, Test Report #: PL03650-004
OSQ-A™-60D, 440K/L
Initial Delivered Lumens: 22,693

60° Flood Distribution		
Input Power Designator	3000K	4000K
	Initial Delivered Lumens*	Initial Delivered Lumens*
A	9,095	16,769
J	13,643	16,153

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

WSN

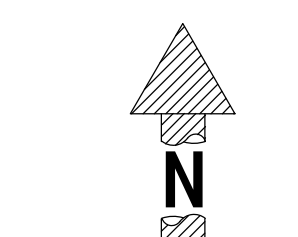
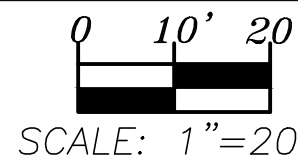


RESTIT, Test Report #: PL04027-001
OSQ-A™-WSN, 440K/L
Initial Delivered Lumens: 16,153

Wide Spot Distribution		
Input Power Designator	3000K	4000K
	Initial Delivered Lumens*	Initial Delivered Lumens*
A	8,914	16,555
J	13,372	16,882

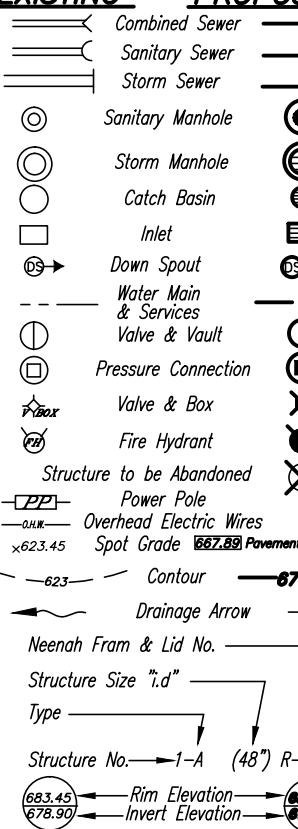
* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507



LEGEND

EXISTING PROPOSED



TOPOGRAPHIC SURVEY

DAVID BYCROFT PLS
NORMAN J. TOBERMAN & ASSOCIATES, LLC
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

AS-BUILT SURVEY

SARKO ENGINEERING, INC.
847 HIGHWAY JG
MT. PROPER, IL
(JOB NUMBER-41249)
PHN: (608) 832-6297

PROJECT CONTRACTOR

Mike Latorio
LATORIA BROS. CONSTRUCTION CORP.
355 E. Potter St.
Wood Dale, IL 60191
PHN: (630) 766-3036
FAX: (630) 766-3902
Web: www.latorioconstruction.com

FUTURE OWNER

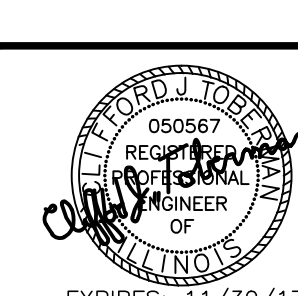
DR. PETER KICS
EMAIL: PETERKICS@GMAIL.COM
PHN: (847) 331-5938

NORMAN J. TOBERMAN & ASSOCIATES, LLC CONSULTING CIVIL ENGINEERS & SURVEYORS

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
F. (847) 439-8225
njtobermanus@tobermanus.com
www.tobermanus.com

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

No.	Date	Revision
1	12/01/15	VAH Concept Review
2	1/8/16	NEW ARCH. PLANS
3	1/13/16	ALTERNATE DESIGN
4	3/17/16	FOR INTERNAL REVIEW AHEAD OF PLAN COM. MTG.



PROPOSED WESTGATE DENTAL FACILITY

2920-2964 WEST EUCLID AVE
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

NJT Project No.

#15-6464

LIGHTING PLAN

Sheet No.

P-3

Plot Date: 3-17-2016 CJT

OSQ™ LED Area/Flood Luminaire – Medium

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)						
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°
						
0.74	1.48	1.19	1.93	1.63	1.63	2.38

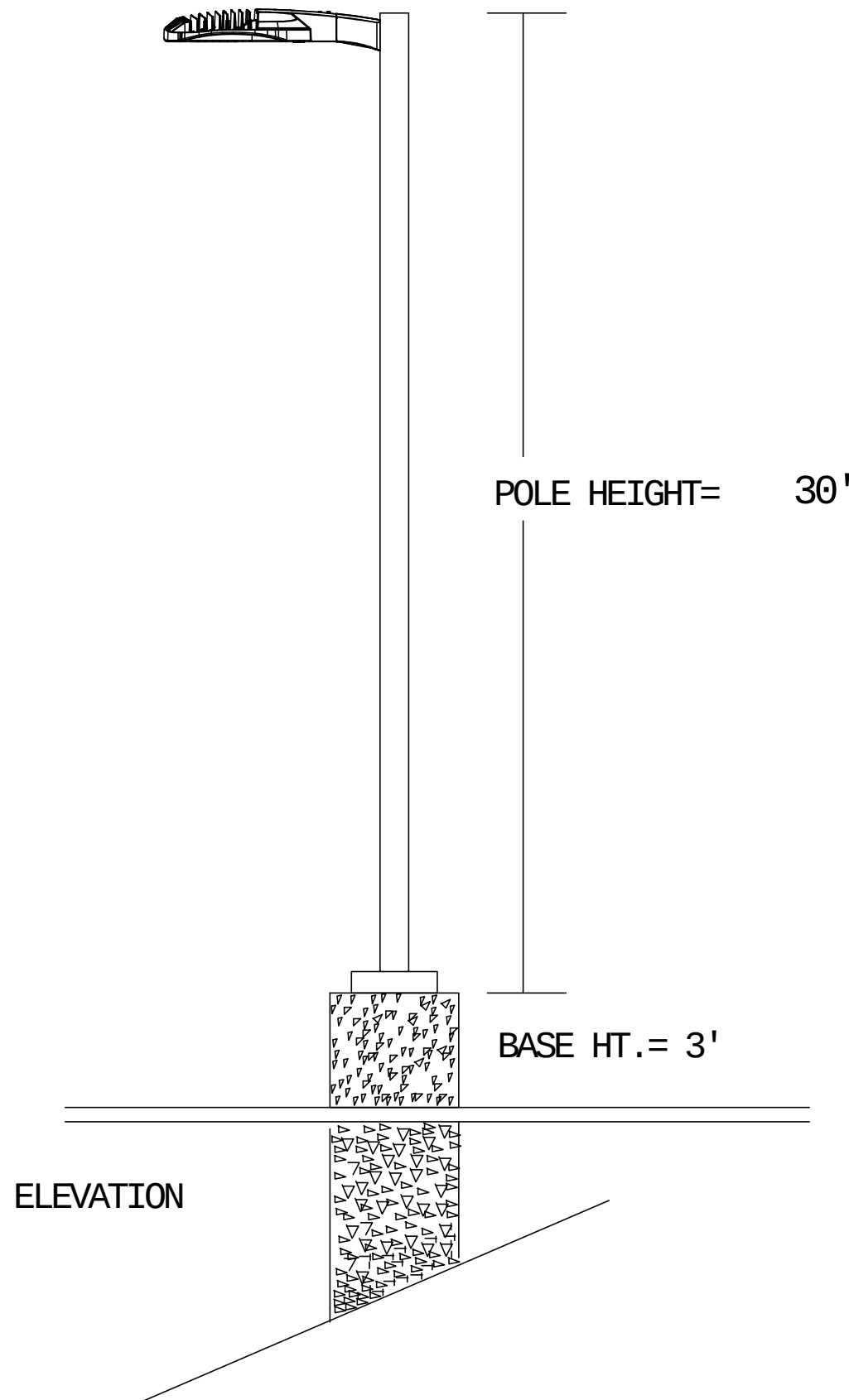
Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)						
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°
						
PB-3A*, PB-1A**	PB-3A*, PB-2A**	PB-3A*, PB-2A**	PB-3A*, PB-3A**	PB-3A*, PB-3A**	PB-3A*, PB-3A**	PB-4A**
PB-1A**	PB-2A**	PB-2A**	PB-3A**	PB-3A**	PB-3A**	PB-4A**
PB-1A**	PB-2A**	PB-2A**	PB-3A**	PB-3A**	PB-3A**	PB-4A**

Tenson Configuration (0° Tilt): If used with One Tenson, please add Tenson EPA with Luminaire EPA						
0° Tilt	18° Tilt	20° Tilt	30° Tilt	45° Tilt	60° Tilt	70° Tilt
0.74	1.48	1.19	1.93	1.63	3.33	4.66
2.38	1.48	1.49	2.23	2.15	4.22	5.94
2.08	1.48	1.49	2.23	2.15	4.22	5.94
1.12	1.48	1.86	2.60	2.85	5.31	7.32
3.72	1.48	2.20	2.94	3.56	6.34	8.68
4.40	1.48	2.20	2.94	3.56	6.34	8.68
45° Tilt	1.86	2.60	3.43	4.54	7.83	10.68
5.38	1.86	2.60	3.43	4.54	7.83	10.68
60° Tilt	2.30	3.20	3.81	5.11	8.94	12.16
6.14	2.30	3.20	3.81	5.11	8.94	12.16
70° Tilt	2.49	3.23	3.97	5.11	9.43	12.80
6.46	2.49	3.23	3.97	5.11	9.43	12.80
80° Tilt	2.58	3.32	4.06	5.11	9.71	13.16
6.64	2.58	3.32	4.06	5.11	9.71	13.16

Tenson Configuration (90° Tilt): If used with One Tenson, please add Tenson EPA with Luminaire EPA						
90° Tilt	18° Tilt	20° Tilt	30° Tilt	45° Tilt	60° Tilt	70° Tilt
0.74	1.48	1.19	1.93	1.63	3.33	4.66
2.38	1.48	1.49	2.23	2.15	4.22	5.94
2.08	1.48	1.49	2.23	2.15	4.22	5.94
1.12	1.48	1.86	2.60	2.85	5.31	7.32
3.72	1.48	2.20	2.94	3.56	6.34	8.68
4.40	1.48	2.20	2.94	3.56	6.34	8.68
45° Tilt	1.86	2.60	3.43	4.54	7.83	10.68
5.38	1.86	2.60	3.43	4.54	7.83	10.68
60° Tilt	2.30	3.20	3.81	5.11	8.94	12.16
6.14	2.30	3.20	3.81	5.11	8.94	12.16
70° Tilt	2.49	3.23	3.97	5.11	9.43	12.80
6.46	2.49	3.23	3.97	5.11	9.43	12.80
80° Tilt	2.58	3.32	4.06	5.11	9.71	13.16
6.64	2.58	3.32	4.06	5.11	9.71	13.16

Tenson Configuration (90° Tilt): If used with One Tenson, please add Tenson EPA with Luminaire EPA						
90° Tilt	18° Tilt	20° Tilt	30° Tilt	45° Tilt	60° Tilt	70° Tilt
0.74	1.48	1.19	1.93	1.63	3.33	4.66
2.38	1.48	1.49	2.23	2.15	4.22	5.94
2.08	1.48	1.49	2.23	2.15	4.22	5.94
1.12	1.48	1.86	2.60	2.85	5.31	7.32
3.72	1.48	2.20	2.94	3.56	6.34	8.68
4.40	1.48	2.20	2.94	3.56	6.34	8.68
45° Tilt	1.86	2.60	3.43	4.54	7.83	10.68
5.38	1.86	2.60	3.43	4.54	7.83	10.68
60° Tilt	2.30	3.20	3.81	5.11	8.94	12.16
6.14	2.30	3.20	3.81	5.11	8.94	12.16
70° Tilt	2.49	3.23	3.97	5.11	9.43	12.80
6.46	2.49	3.23	3.97	5.11	9.43	12.80
80° Tilt	2.58	3.32	4.06	5.11	9.71	13.16
6.64	2.58	3.32	4.06	5.11	9.71	13.16

*Specify park size: 10", 14", 18", 24", 30", 36", 42", 48", 54", 60", 66", 72", 78", 84", 90", 96", 102", 108", 114", 120", 126", 132", 138", 144", 150", 156", 162", 168", 174", 180", 186", 192", 198", 204", 210", 216", 222", 228", 234", 240", 246", 252", 258", 264", 270", 276", 282", 288", 294", 300", 306", 312", 318", 324", 330", 336", 342", 348", 354", 360", 366", 372", 378", 384", 390", 396", 402", 408", 414", 420", 426", 432", 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 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8064, 8070, 8076, 8082, 8088, 8094, 8100, 8106, 8112, 8118, 8124, 8130, 8136, 8142, 8148, 8154, 8160, 8166, 8172, 8178, 8184, 8190, 8196, 8202, 8208, 8214, 8220, 8226, 8232, 8238, 8244, 8250, 8256, 8262, 8268, 8274, 8280, 8286, 8292, 82



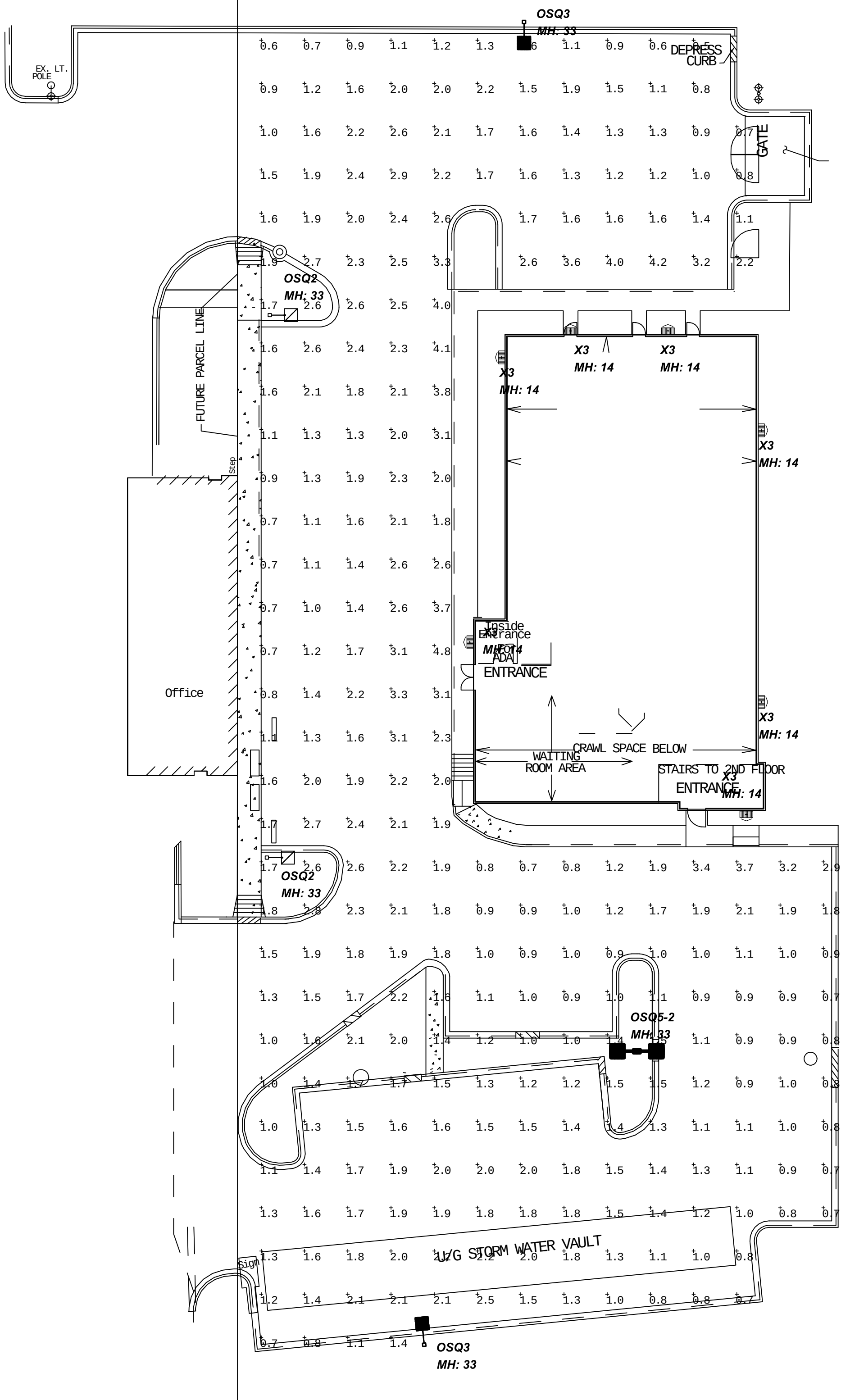
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	7	X3	SINGLE	4109	1.000	294	XSPW-A-0-3-M-C-U-S
	2	OSQ3	SINGLE	11530	0.930	224	OSQ-A-NM-3ME-A-57K-UL-SV
	2	OSQ2	SINGLE	11649	0.930	224	OSQ-A-NM-2ME-A-57K-UL-SV
	1	OSQ5-2	BACK-BACK	10701	0.860	224	OSQ-A-NM-5SH-A-57K-UL-SV

Pole Schedule
(4) PS4S30RC1SV (30' X 4" X .125" STEEL SQUARE POLE)
(1) PS4S30R2SV (30' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 110 MPH sustained winds.

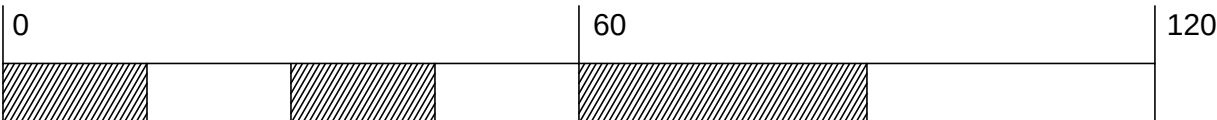
Additional Equipment
(6) OSQ-DASV (OSQ DIRECT ARM MOUNT)

**MOUNTING HEIGHT INCUDES 3' CONCRETE BASE.

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	1.65	4.8	0.5	3.30	9.60



- NOTES:
- Customer responsible to verify ordering information/catalogue number prior to placing order.
 - Customer to verify tenon, mounting, color, and input voltage prior to placing order.



CREE

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: Westgate Dental

SR-13031

Date: 4/25/2016

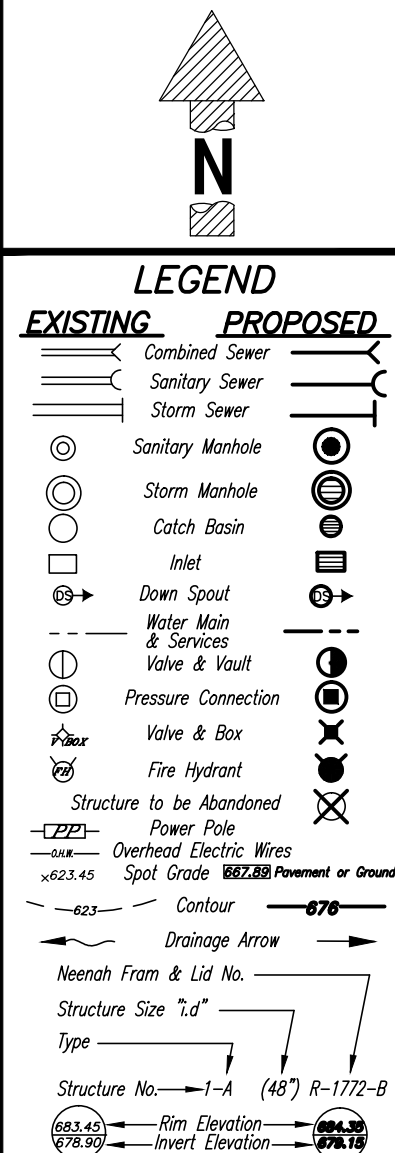
Scale: 1"=30'

Footcandles calculated at grade

Filename: 160314RC1NWKR2.AGI

Layout by: Nicholas Krahn

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



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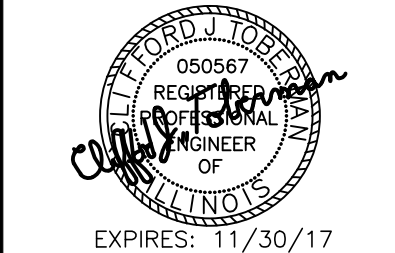
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

No.	Date	Revision
1	12/01/15	VAH Concept Review
2	1/8/16	NEW ARCH. PLANS
3	1/13/16	ALTERNATE DESIGN
WITH LARGER SOUTH PARKING LOT		
7	1/3/17/16	FOR INTERNAL REVIEW ADHEAD OF PLAN COM. MTG.



PROPOSED WESTGATE DENTAL FACILITY
2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

LIGHTING PLAN

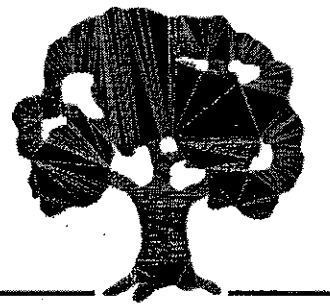
Sheet No.
P-1
Plot Date: 3-17-2016 CJT

PLANT LIST

QUANTITY	COMMON NAME	SIZE
13 12	Skyline Honeylocust	4" caliper
6	Riverbirch Heritage	10-12'
9	Sargent Crab Clump	2.5" caliper
3	Serviceberry 'Autumn Brilliance'	7/8'
18	Gro Low Sumac	5G
16	Cranberry Cotoneaster	5G
69 34	Black Chokeberry 'Irquois Beauty'	5G
37 39	Hydrangea 'Little Lime'	5G
9	Sweetspire 'Little Henry'	5G
29	Juniper Andorra	3G
34	Spirea 'Goldflame'	3G
40 Flats	Purple Leaf Wintercreeper	
64	Switch Grass 'Carousel'	1G
60	Perennial Grass Prairie Dropseed	1G
6	Emerald Luster Maple	2.5" caliper
33	Miss Kim Korean Lilac	5G S89° 54' 34"E -683.18'

WESTGATE DENTAL

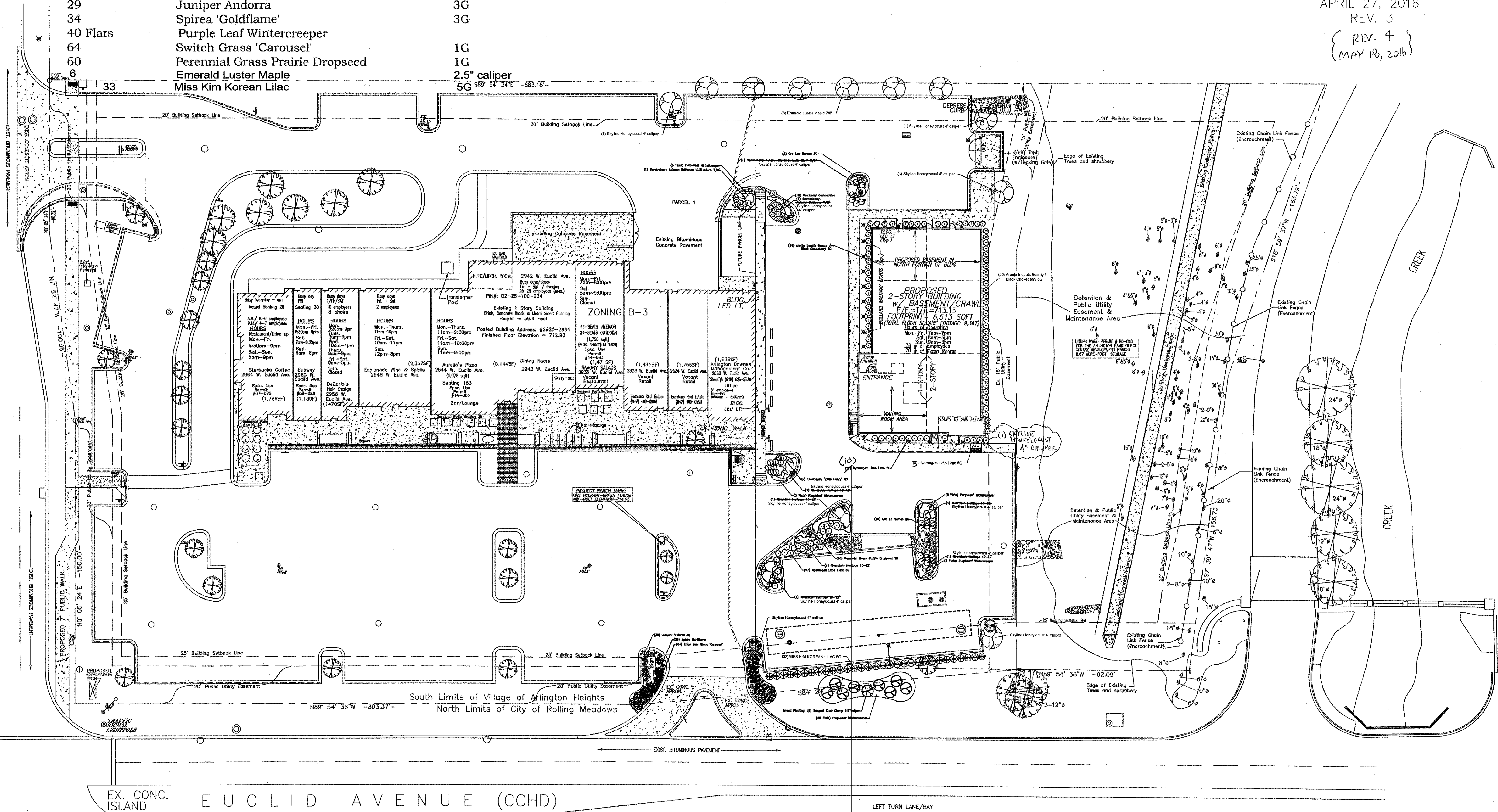
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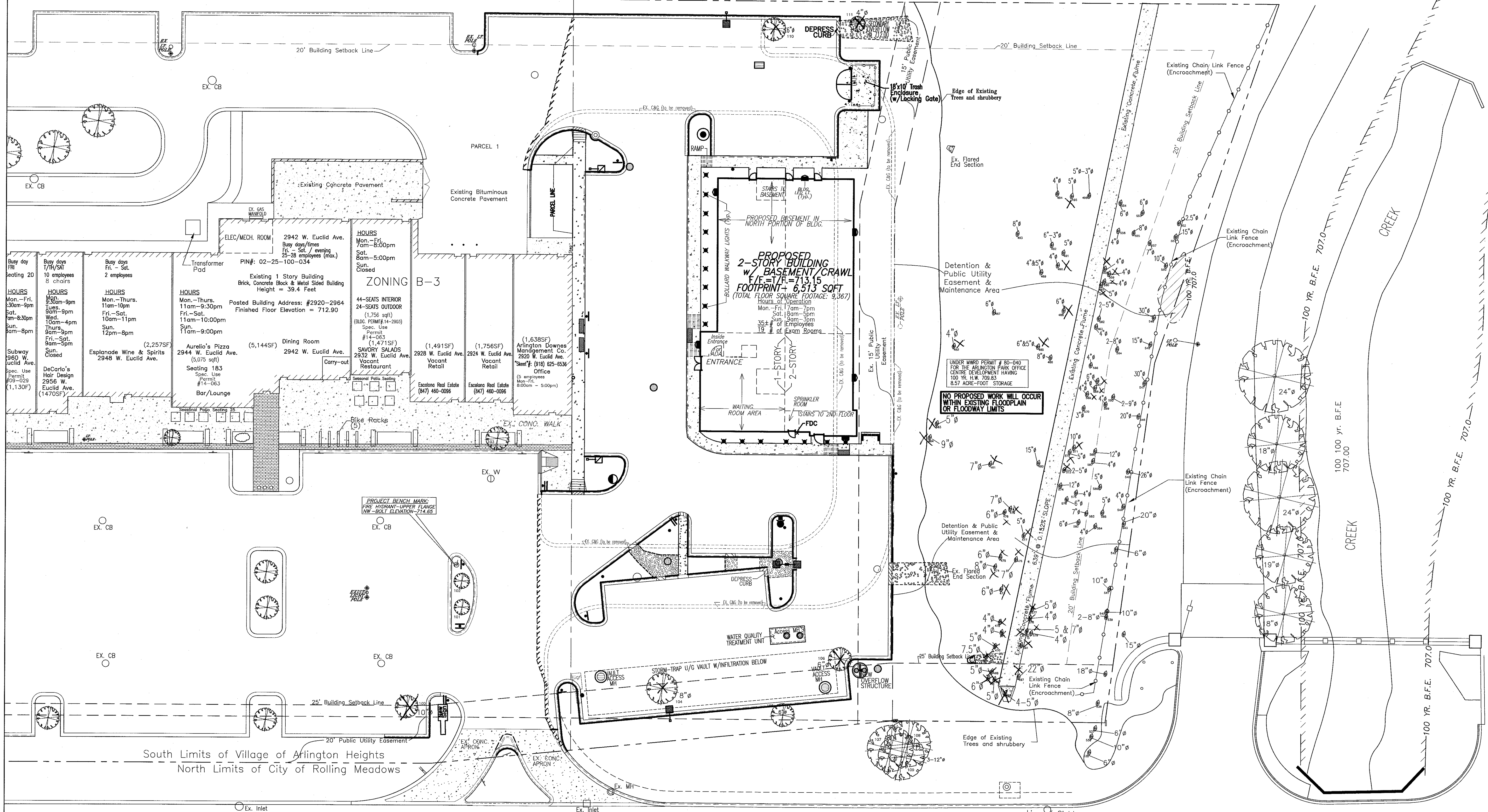
DESIGNED BY:
MARLA SGARBOSSA
RUFF LANDSCAPING
FEBRUARY 19, 2016
-REV. 2-

APRIL 27, 2016
REV. 3

{ REV. 4 }
{ MAY 18, 2016 }



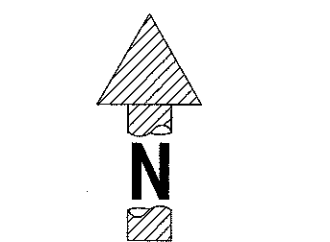
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TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
100	ELM	10"	AVERAGE	YES	465	MULBERRY	4'6"	POOR	YES	483	ASH	9"	DEAD	YES	538	ARBOR VITAE	2'8"	POOR	REMOVE	574	MULTI-STEM BUCKTHORN	12"	POOR	REMOVE
101	ELM	6"	AVERAGE		466	BUCKTHORN	6"	POOR	YES	484	SIBERIAN ELM	9"	POOR	YES	539	SIBERIAN ELM	4"	AVERAGE		557	BRADFORD PEAR	7"	POOR	
102	ELM	7"	AVERAGE		467	SIBERIAN ELM	5"	POOR	YES	485	ASH	5'6-6"	DEAD	YES	540	SIBERIAN ELM	10"	AVERAGE		558	ASH	4"	DEAD	YES
103	CRABAPPLE	6"	GOOD		468	ASH	5"	DEAD	YES	486	AMERICAN ELM	8"	POOR		541	MULBERRY	10"	POOR		559	ASH	4"	DEAD	YES
104	ELM	6"	GOOD	YES	469	ASH	7.5"	DEAD	YES	487	AMERICAN ELM	6"	POOR		542	HACKBERRY	6"	POOR		560	ASH	4"	DEAD	YES
105	MAPLE	6"	AVERAGE		470	ASH	5"	DEAD	YES	488	ASH	6"	DEAD	YES	543	SIBERIAN ELM	20"	POOR		561	ASH	5"	DEAD	YES
106	MAPLE	6"	GOOD	YES	471	ASH	5"	DEAD	YES	489	BRADFORD PEAR	4'8.5"	POOR	YES	544	SIBERIAN ELM	6"	DEAD	YES	562	ELM	2'8.5"	DEAD	YES
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108	ELM	12"	AVERAGE		473	ASH	4"	DEAD	YES	491	BRADFORD PEAR	5"	POOR		546	MULTI-STEM MULBERRY	20"	POOR		564	SIBERIAN ELM	2'6-8"	DEAD	YES
109	ELM	12"	AVERAGE		474	ASH	6"	DEAD	YES	492	BRADFORD PEAR	3'8.6"	POOR		547	MULTI-STEM MULBERRY	30"	POOR		565	SIBERIAN ELM	5"	DEAD	YES
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					478	ASH	7"	DEAD	YES	496	ASH	3'8.5"	POOR		551	SIBERIAN ELM	15"	POOR		569	SIBERIAN ELM	4"	DEAD	YES
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					481	CRAB APPLE	7"	POOR	YES	536	ARBOR VITAE	10"	POOR		554	BRADFORD PEAR	6"	POOR		572	ASH	5"	DEAD	YES
					482	SIBERIAN ELM	4"	POOR	YES	537	ARBOR VITAE	6"	POOR		555	BRADFORD PEAR	6"	POOR		573	ASH	2'8.5"	DEAD	YES



E U C L I D A V E N U E (CCHD)

W. EUCLID AVENUE

Line of Sight
going west on
Euclid Avenue



LEGEND

EXISTING	PROPOSED
Combined Sewer	Combined Sewer
Storm Sewer	Storm Sewer
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Down Spout	Down Spout
Water Main & Services	Water Main & Services
Valve & Well	Valve & Well
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Power Line	Power Line
Overhead Electric Lines	Overhead Electric Lines
Spot Grade 1.45	Spot Grade 1.45
Contour 62.3	Contour 67.6
Drains	Drains
Branch From & Ltd No.	Branch From & Ltd No.
Structure Size "6"	Structure Size "6"
Pipe	Pipe
Structure No. —A	Structure No. —A
Non Elevation	Non Elevation
Elevation	Elevation

(48) R-172-B

POGRAPHIC SURVEY
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ASSOCIATES, LLC
SOUTH WILKE ROAD
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 KO ENGINEERING, INC.
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 HOREB, WI
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

Date	Revision
/01/15	VAH Concept Review
2/16	

OLD TREE PRESERVATION PLAN

PROPOSED ESTGATE DENTAL FACILITY

2964 WEST EUCLID AVE.
INGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

TREE RESERVATION PLAN

Sheet No.
T-1
Date: 4-27-16

NORMAN J. TOBERMAN & ASSOCIATES, LLC

A Parking and Traffic Study has been prepared for the proposed Westgate Dental facility. In brief it was found that there is more than sufficient parking provided for the existing Esplanade Center and proposed Westgate Dental with no need to share parking between facilities. Traffic observations concluded that the Esplanade center's traffic and parking are well distributed across the day due to the varying uses of the leased spaces. It is expected that Westgate Dental traffic and parking demands will be distributed equally between mid-morning and late afternoon time periods. Business plans suggest that Westgate Dental practice will grow slowly over a three to five year period allowing for considerable time to integrate with the Esplanade center. Under full operation Westgate Dental should add less than 10% to the existing Esplanade center peak morning/design traffic which was determined to be the most important time period for the Esplanade center.

The Starbucks peak traffic arrives between 7:30-8:30 AM with more than 75% of the Starbucks traffic using Salt Creek Lane entrance and 25% using the Euclid Ave. entrance. Westgate Dental peak business hours will typically occur immediately after the peak morning Starbucks traffic however there may be occasions when the combination of employee and customer arrivals add 10% to the traffic volume at this time. Therefore, it is recommended that the Esplanade's Salt Creek Lane entrance be expanded to 2 inbound lanes from one with one lane dedicated to Starbucks drive-thru traffic accessing the Esplanade's rear drive aisle and the second lane for right turns into the Esplanade center and Westgate Dental. Added signage and striping improvements should facilitate traffic flow at each entrance & between the facilities.

During the morning peak hour approx. 35% of the vehicles entering from Euclid Ave. used the east bypass drive to access the rear drive aisle and Starbucks drive-thru (i.e., approx. 18 vehicles or 1 vehicle every 3 minutes). The remainder of the day "cut-thru" traffic subsided substantially. The Westgate Dental site design will discourage "cut-thru" traffic using added directional signage and striping and the new west drive aisle will easily accommodate expected traffic. Equally important, Westgate Dental patrons will be using the customer south parking lot and will not have to cross the west drive aisle to enter the facility. Also, added signage is proposed to slow the west aisle traffic flow adjacent the Westgate Dental entrance.

To conclude, Westgate Dental will be a complimentary addition to the Esplanade center with the added benefits of an improved Salt Creek Lane entrance, surplus

RECEIVED

MAY 04 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

parking and added site signage and striping. If you have any questions or require additional information feel free to call me.

Sincerely,

Cliff Toberman, P.E.

**PARKING &
TRAFFIC STUDY**

for

WESTGATE DENTAL

2900 W. Euclid Avenue
Arlington Heights, IL 60005

in

Esplanade Shopping Center

NE Corner Euclid Avenue & Salt Creek Lane
Arlington Heights, IL 60005

by

Norman J. Toberman & Associates, LLC
Consulting Civil Engineers & Surveyors

115 S. Wilke Road, Suite 301

Arlington Heights, IL 60005

Ph: (847) 439-8225, Fax: 847-749-4104

NJT File#: 15-6464

Date: April 26, 2016

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- 2. EXISTING ESPLANADE CENTER**
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- 6. OTHER CONSIDERATIONS**
- 7. CONCLUSIONS**

1. Executive Summary

Norman J. Toberman Assoc. LLC has prepared on behalf of Westgate Dental, a Parking & Traffic Study and Preliminary Civil Engineering Plans for a new Westgate Dental facility adjacent the existing Esplanade retail center pursuant to Village of Arlington Heights (VAH) Code (Chapter 28, Section 6.12). The project site is located in Arlington Heights at the northeast corner of Euclid Avenue and Salt Creek Lane. The new dental facility will consist of a separate building located on an adjacent and vacant parcel east of the existing Esplanade Shopping Center parcel. The Esplanade center owner has entered into a real estate contract to sell the adjacent vacant parcel to Westgate Dental. The Esplanade owners are creating a Planned Unit Development (PUD) to accommodate the new Westgate Dental facility. The new site will share existing Esplanade entrances off Euclid Ave. and Salt Creek Lane and have cross-access agreements between the two parcels. A traffic study was performed to establish the Esplanade center's traffic flow and patterns across two-3 day periods (Thursday-Saturday) during mid-December, 2015 and mid-January, 2016. Furthermore, an assessment was made of Westgate Dental traffic impacts to the overall Esplanade development.

Westgate Dental hours of operation will be: Monday thru Friday 7am-7pm and Saturday 8 AM - 5 PM. The facility will be closed on Sundays. The peak hours of operation are typically from 9AM to 11AM and 4PM to 7PM with Monday, Thursday's and Saturday's typically being the busiest. The facility will accommodate several dental specialists. The Westgate Dental building will be located at the far eastern quarter of the vacant parcel with front setback similar to the Esplanade Shopping Center. The front portion of the building will be two-story and all glass and face south overlooking Euclid Avenue and have building mounted signage and lighting. Adjacent to and east of the building is an existing 15' public utility and drainage easement and further east an existing detention basin for the Esplanade's drainage. Total first-floor area of the building boasts 6,513 sqft and provides for 19 treatment rooms for its patients. The building will be centered between the north and south proposed parking lots and adjacent the west parking lot and drive aisle. The parking lots will interconnect with the existing and adjacent Esplanade parking lot front and rear drive aisles. Landscaped islands and perimeter landscaping for parking lot screening will be provided per VAH code. Storm water management will include underground storm water detention and limited parking lot surface storage with storm water outlet into the existing east detention basin that accommodates the existing Esplanade shopping center. Both sanitary sewer and water services will simply be extended east to the new building from the existing Esplanade mains. Parking lot lighting will also be provided consistent with the Esplanade parking lot lighting and VAH code requirements.

The new dental office building will have a 1st floor area of 6,513 sqft and with 2nd floor space included the total usable space will be approx. 9,367 sqft. In comparison, the Esplanade retail center has an approximate footprint of 18,500 sqft and includes four restaurant tenants that include a Starbucks Coffee, Subway, Aurelio's restaurant and a soon to be Savory Salads restaurant. There is also a DeCarlo's Hair Design, Esplanade Wine & Spirits store, Arlington Down's Management Co. and two vacant retail spaces at the east end. The Westgate Dental Bldg. is proposed to be located along the east side of the parcel approx. one foot setback from the existing east 15' Public Utility Easement.

This study examines the existing Esplanade parking patterns and availability as well as proposed parking for Westgate Dental. It also examines the existing retail centers traffic volume and circulation across peak morning, lunch and late afternoon time periods. The study projects traffic patterns and trip generation for the Westgate Dental facility onto existing Esplanade retail center's observed traffic and parking use. Most important, the study will enable Village staff and board members as well as Esplanade and Westgate Dental ownership to better understand and plan for the integration of Westgate Dental projected traffic and parking with the Esplanade center. This includes not only movements for automobiles but also for trucks and pedestrian traffic. Also included are recommendations for site striping and signage improvements for the Esplanade center entrances, parking lots, and Starbucks drive-thru as well as the new dental facility. Thus, the report addresses the combined Westgate Dental and Esplanade center parking and traffic demands in their entirety.

In brief, it was concluded that sufficient parking is available to meet Village requirements for both the Esplanade development and the proposed Westgate Dental using their own separate but interconnected parking lots. Westgate Dental provided parking will be much greater than requirements, with a total of 64 parking spaces to accommodate the dental office employees and their patients vs. the 47 spaces required by the Village of Arlington Heights. Drive aisles will be maintained as well as traffic patterns in general.

On-site observation and traffic counts determined that traffic generation and parking demands were well distributed across the day due to the variety of businesses and hours of operation at the Esplanade center. The main traffic generator for the Esplanade is the Starbucks with its morning peak hour occurring when the other existing Esplanade space users are not open. However, it is evident that Starbucks inbound and outbound drive-thru traffic turning movements contribute to much of the observed morning traffic. Starbucks drivers were very mindful of the drive-thru turning movements and safely navigated through occasional congestions that occurred from outbound drive-thru "U-turn" movements. No accidents were observed during the study nor did Starbucks staff make mention of any historical accidents when asked.

Equally important, an estimated maximum 40 trips could be generated for the new Westgate Dental facility during peak operation that is relatively small when compared to the existing 450+/- total trips generated during the morning peak hour of the Esplanade center/Starbucks. It is anticipated that Westgate Dental very early 7-8 AM morning patient arrivals and employees will arrive concurrently with Starbucks morning peak traffic. However, the Westgate Dental facility operation will peak later morning (after 9 AM) will occur after the very early morning Starbucks customer arrivals. Moreover, with proper signage and striping, traffic flow will be satisfactory and any potential conflicts can be minimized. Westgate Dental later afternoon peak

traffic will occur when the Esplanade Shopping Center is operating at much lower parking and traffic demands (lunch hour peak of 350+/- trips and late afternoon peak hour of 250+/- trips).

Traffic observations/counts noted that 30% of the peak-hour morning traffic enters/exits (i.e., 100+/- trips) at the right-in-right out Esplanade intersection and 70% (i.e. 350 +/- trips) enter/exist at the northwest full entrance. Approximately 35% of the Euclid Ave. right-inbound vehicles (i.e., 20+/- vehicles) proceeded north along the east perimeter drive aisle (one vehicle every three minutes). These vehicles proceed west along the rear drive aisle to enter the Starbucks drive-thru queue. Thus, it is expected that a portion of this existing traffic will proceed in similar fashion past the Westgate Dental facility between 7:00 and 9 AM, although there will be signage directing Starbucks traffic to use the front drive aisles instead. Furthermore, signage will be added to slow "cut-thru" traffic.

Based on traffic observations, it is recommended that the 16' wide existing Salt Creek Lane inbound entrance be expanded to 24' wide to accommodate two lanes to separate Starbucks drive-thru traffic from Esplanade and Westgate Dental bound traffic, thus improving overall site traffic flow. This would be accomplished by reconstructing the south curb 8' further south to "free-up" drivers wanting to park at the Starbucks after noticing that the queue to be lengthy. Thus, Starbucks drive-thru traffic can back up and still not affect entrance to the main shopping center and no parking spots would be lost in doing so.

It is also recommended that Westgate Dental develop a policy for very early morning customers to avoid the use of the Esplanade Shopping Center's "rear aisle" due to potential congestion caused by east-bound lane queuing from Starbucks drive-thru traffic. Likewise, caution should be exercised for westbound rear aisle traffic movements when daily morning truck deliveries occur along the rear drive aisle. However, by later morning the rear drive aisle is no longer congested and free for employee and customer use for both eastbound and westbound traffic movements.

Furthermore, to integrate the Westgate Dental facility traffic into the overall Esplanade development a significant number of signage and striping improvements are recommended to facilitate safe movements of traffic thru and between the Esplanade Center and Westgate Dental Facility. The overall design allows for inbound traffic to be unimpeded while outbound traffic is more controlled at the drive exits. As a result, 'Yield' signs are proposed adjacent the east/west Esplanade front drive aisles. Also, a stop sign is proposed at the Salt Creek Lane entrance for the outbound western drive aisle lane (i.e., similar to most shopping centers where inbound traffic flow gets the right-of-way and is protected from cross-traffic movements). Equally important, a 'Yield' sign is recommended for outbound Starbucks drive-thru traffic as well as a 'Stay in Lane' sign as the driver proceeds north toward the Salt Creek Lane exit lane. This should lessen vehicle conflicts between outbound Starbucks drive-thru

traffic and inbound Esplanade/Westgate Dental traffic. Also, a driver wishing to by-pass the drive-thru window can still proceed across the striping.

Also signs were added to direct inbound traffic for Starbucks and Westgate Dental at the Salt Creek Lane drive entrance and at the right-in-right out entrance as well. Also Westgate Dental would have an exit sign in the far northwest parking lot corner to alert patrons that they can use the rear shopping center drive aisle if need be. However, the preferred "inbound route" for Westgate Dental facilities is the right-in off Euclid and the "new right inbound lane" off Salt Creek Lane entrance. The above 'Westgate Dental' and 'Starbucks' directional signs will lessen confusion for customers entering the site.

Last, significant lane striping and lane labels were added along with painted arrows across the large drive aisle width just north and beyond the Euclid Ave. right-in-right-out entrance between the Esplanade and Westgate Dental facilities. Island striping is provided (vs. landscaped concrete curb island) since the large width is needed to accommodate vehicle movements for a large fire truck or occasional semi-truck. It should be noted that most delivery trucks were smaller than semi-trucks and would easily remain in drive aisles/lanes.

Thus, implementation of the above Site improvements should help control and manage traffic between the facilities and lessen conflicts and possible driver confusion. The following sections of the study offer analyses in greater detail of the existing conditions and future traffic movements, provides data and analyzes traffic impact, operational aspects, on-site issues, and recommendations already briefly mentioned above.

2. Existing Esplanade Center

The Esplanade parcel (Pin# 02-25-100-034) is legally described as, LOT 9 (except the north 40 feet thereof) in Arlington Park Office Centre, being a subdivision of part of the northwest $\frac{1}{4}$ of section 25 and part of the northeast $\frac{1}{4}$ of section 26, township 42 north, range 10, east of the third principal meridian, according to the Plat thereof recorded May 23, 1980 as document 25466742, in Cook County, Illinois, also known as, 2920-2964 West Euclid Avenue, and is a 4.67 acre lot. Access onto the property by means of vehicle comes from the south entrance off Euclid Avenue and west entrance off Salt Creek Lane. Directly north of the subject property is a 6.56 acre parcel (Pin#: 02-25-100-033), known as 3030 Salt Creek Lane. Directly east of the subject property is Swan Lane, immediately followed by Salt Creek and Arlington International Racecourse. The Parcel belongs to the B-3 classification of the zoning district map. Presently, Lot 9 consists of a partially developed space consisting of a building, parking areas and drive aisles, walkways, and aboveground and underground utilities & structures. The remaining undeveloped space consists of grass, plantings, and mature trees.

The Esplanade at Arlington Heights is an upscale shopping center in the context of the adjacent Arlington Park race course and business center. The building exterior features a combination of

brick veneer, storefront glass and aluminum composite panels, in addition to an architecturally distinctive tower. The 18,832 square foot shopping center is located on the 4.67 acre site west of the Arlington Park Race Track with vehicle access to the subject site with a right-in-right out entrance off Euclid Avenue at the south end and full access off Salt Creek Lane at the west end. The building consists of 9 individual units. Existing tenants include Starbucks, Subway, De Carlo's Hair Design, Esplanade Wine & Spirits, Aurelio's Pizza, Savory Salads, & Arlington Downes Management Company. Two of the nine units within the shopping center are presently vacant.

The parking areas and drive aisles for the shopping center (~275-feet long x ~70-feet wide) consist of a 23-stall North Parking Lot, 21-stall South Parking Lot, and 94-stall West Parking Lot, drive aisles throughout. A U-shaped two-way drive at the east end interconnects the South Lot with the North Lot. For access to and from the subject site, at Salt Creek Lane entrance there is a one-lane entrance and two-lane exit with a 500-square feet landscape island in-between the opposing lanes and single-head light pole. The entrance lane diverges into a right-turn directional and straight-ahead directional. The right-turn directional merges onto a two-way drive west drive aisle that is between the west perimeter parking spaces and the Starbucks drive-thru interior lane. A 10-foot landscape island having 8 mid-size trees lies between as shown below.

Esplanade at Arlington Heights 2920 – 2964 W. Euclid Avenue



The Starbucks drive-thru single lane expands to two lanes at the drive-thru window of their coffee shop. There, emerging vehicles make for the south Parking Lot or make a roundabout/u-turn onto the west Esplanade drive aisle to exit north to the Salt Creek Lane exit. A walkway traverses the drive-thru at the Starbucks' storefront, extending from the Starbucks' patio toward Salt Creek Lane, converging with the public walkway.

The rear two-way drive aisle for the North Parking Lot, at the rear of the shopping center, extends from the Salt Creek Lane entrance, past the shopping center, and continues on for ~115-feet before changing direction towards the shopping center front and converging with the Esplanade's South Parking Lot. The Starbucks' drive-thru entrance begins mid-way of the shopping center and is in-between a 31-foot wide landscape island having 5 mature trees and ~20-foot landscape area with walkway along the rear end of the shopping center at the opposite side. The total length of the drive-thru is approximately 255-feet long. A designated truck-loading area is between the drive-thru and east end of the Esplanade center. Four single-head light poles, spaced equally, provide light for the North Parking Lot. The green area along the North Parking Lot is modestly landscaped with evergreens and deciduous trees, plantings and bushes.

The existing South Parking Lot extends the full length of the shopping center and beyond. It is divided up into 4 rows of parking spaces with back-to-back parking between the two two-way drive aisles. The South Parking Lot provides 5 accessible spaces for all parking on site. The green area along the South Parking Lot is modestly landscaped with evergreens and deciduous trees, plantings and bushes, planters in walkways and landscape islands. Six single-head light poles, spaced equally in two rows, provide light for the existing North Parking Lot. For access to and from the South Parking Lot, a right-in-right out entrance off Euclid Ave is provided with a landscape island division between the two lanes.

The existing West Parking Lot extends the full width of the shopping center and beyond. At the entrance onto the subject site off Salt Creek Lane, the first section of the three sections of parking spaces angle away from street at the widest point, while at the other end of first section, the gap between parking spaces and street lessens going towards the shopping store front. The remaining two sections of parking parallel Salt Creek Lane. The green area along the West Parking Lot is modestly landscaped with grass, trees, plantings, and bushes. A fire hydrant exists near the entrance.

The existing East Area with Roundabout/U-shaped two-way drive connects the existing North and South Parking Lots. The drive is 30-feet wide and 255-feet long. Three single-head light poles, spaced equally, provide light for the East Area with Roundabout Drive. The green area within the East Area is landscaped with grass with the ground slope uniformly increasing to ~2.5-feet above the shopping center's finish floor near the center of the East Area.

3. Proposed Westgate Dental

The new dental office building will have a 1st floor area of 6,513 sqft and with 2nd floor space included the total usable space will be approx. 9,367 sqft. Westgate Dental Facility will have approximately 35 employees during peak operation which typically occurs on Thursday and Saturday's. Appointment schedules are heavier in early morning and late afternoon hours. The dental office will be open from 7 AM thru 7 PM Monday thru Friday and 8 AM-5 PM on Saturday and 9 AM to 3 PM on Sundays. Westgate Dental will have 19 treatment rooms on the 1st floor with main entrance for customers adjacent the building's southwest building corner facing west towards the Esplanade's retail center. The customer waiting room and administrative service desk will be adjacent the main entrance area. The treatment rooms will be along the west, north and east building's perimeter.

The ADA parking spaces have been located at the shortest accessible travel routes from adjacent parking to the main entrance and the front southeast building entrance. The Westgate Dental main entrance will have two ADA spaces located in the west parking lot across the main drive aisle in the west parking lot. The west parking lot is adjacent the side of the Esplanade's east building face with proposed vehicle parking along a new concrete walk adjacent the Esplanade. A cross-walk/ADA route will be extended from the ADA spaces across the main west drive aisle to the Westgate Dental entrance. The ADA spaces will be visible to drive aisle traffic that will be moderated by use of yield signs and 'SLOW' pavement labeling. The front/southeast building entrance will provide for immediate emergency dental care access. The building's front/south walk will be ADA accessible and serve the adjacent ADA space located in the northeast corner of the south parking lot.

The building will include a partial basement for storage and building utilities. Three rear entrances will be provided for employee entrance, dental supply deliveries as well as access to the rear refuse area located adjacent the northeast building corner. Most supply deliveries will occur at the rear's center entrance. The rear portion of the building will have basement stairs while 2nd floor stairs will provide access to the second story at the front of the building. Also, the main west drive aisle will be 26' wide and sufficient to accommodate Fire Truck and Semi-Truck Turning movements to and from the rear of the Esplanade center.

4. Parking Study

Parking and driveway access will be shared between the Esplanade center and the new dental office building. A cross access and shared parking agreement will be enacted to enable the retail center patrons/employees and dental office patients/employees to share the site driveways, parking stalls, drive aisles and walkways as necessary. The current Esplanade center has 147 existing parking stalls with two additional stalls being proposed for a total of 149 stalls. However, 9 stalls along the northeast rear parking area will be allocated to Westgate Dental leaving 140 stalls for the Esplanade center. The Village of Arlington Heights code requires 128

parking spaces based on the current approved center uses leaving a surplus of 12 parking stalls for Esplanade's future use.

A parking study was conducted at the Esplanade center over two (2)- three day periods on Thursday, Dec. 17 thru Saturday, Dec. 19 and Thursday, January 14th thru Saturday January 16th. Each day, two observers counted and observed parking space usage at 15 minute intervals throughout the Esplanade center. Parking counts occurred from early morning 7-9 AM, lunch hour from 11:30-1:30 PM, and late afternoon/dinner hours from 3:30-6+PM. Parking lot usage figures are included as part of the parking study and are provided in the appendices.

The existing parking count and analyses showed that there is more than sufficient parking to accommodate the Esplanade center. In the morning, the west portion of the Esplanade's main parking lot was occupied by patrons of Starbucks. In the evening, parking in front of Aurelio's Pizzeria was occupied. Employee parking was predominately in the north/rear and west parking areas. For all days studied there was ample parking to accommodate both customers and employees for the Esplanade center (See attached Parking Exhibits in the Appendices). There were parking spaces available and visible at a distance during the entire study period. Drivers never had to circulate the parking lot excessively in search of parking. Therefore, the study showed no issue with lack of available parking spaces including ADA spaces.

Regarding the Westgate Dental facility, the Village of Arlington Heights Zoning Regulations Code for Office-Dental requires providing 1 space for every two hundred square feet of floor area for employees, patients, and visitors. Therefore, VAH code requires 47 parking spaces (that includes 2 ADA spaces) vs. a provided 65 spaces as described below (18 space surplus). Furthermore, based on a study completed by the ITE for 50 medical facilities it was concluded that 4.5 spaces should be provided per 1,000 gross square feet. With the new dental office building having a 1st floor area of 6,513 sqft and 9,367 sqft of gross usable floor space when 2nd floor space is included a total number of 42 spaces would be required according to this study. Thus, this is similar to the 47 spaces required by the VAH.

Westgate Dental provided parking will be much greater than requirements, with a total of 64 parking spaces to accommodate the dental office employees and their patients. The parking lots will occupy over 50% of the parcel (approx. 26,325 sqft). The proposed parking configuration will be along the south, west and north sides of the building. Three (3) ADA spaces are included per Illinois accessibility requirements. The North/rear Parking Lot will have 19 spaces and be dedicated for employee use parking that includes 9 former Esplanade parking spaces now provided for Westgate Dental use. Parking configuration at the North Lot is configured consistent with the existing parking spaces along the Esplanade's north property line with 6' landscape setback. The South/Front Parking Lot will have 34 spaces (that includes 1 ADA space) dedicated for customer use. The West Parking Lot will have 12 spaces (that includes the 2 ADA spaces described previously) for both employees and customers.

A new stamped concrete walkway similar to the existing Esplanade stamped brick walk extends along the south, west and north sides of the new building ending at the refuse enclosure area. In similar fashion, a new, 5.5' wide concrete walk 150'+ in length is also planned along the east side of the existing Esplanade building to provide ease of access between the front and rear of the Esplanade center. The walk is of sufficient width to allow pedestrian and bicycle traffic while having cars parked against it. In summary, the proposed dental facility parking lots meet both the minimum parking spaces and accessible parking space and configuration requirements with a parking surplus to more than complement any Esplanade center's future parking needs.

5. Traffic Study

This section provides information with regard to evaluation of existing traffic conditions. The scope of this section also includes providing analyses of projected conditions on existing traffic volume, circulation, safety, conflicts, signage, striping as well as drive aisle usage and entrances. Solutions are offered to improve existing and future traffic conditions and efficiencies. Also, automobile and truck turning movements are evaluated. This includes the estimation of directional distribution and overall traffic volumes for Westgate Dental. Resulting traffic impacts are assessed based on these analyses for both the Esplanade Center and Westgate Dental. Westgate Dental will begin operation in 2017 and be open Monday thru Friday from 7AM – 7PM and on Saturday's from 8AM to 5 PM. The peak hours of operation are from 9AM to 11AM and 4PM to 7PM with Monday, Thursday's and Saturday's being most busy. Note the Westgate Dental will keep the existing downtown Arlington Heights open thus there will be a very slow transition to new building use over an expected 3 to 5 year period. Full operation is not expected until 2022, thus traffic generation will occur very gradually which will allow for smooth integration of traffic into the Esplanade Center.

The study evaluated the traffic circulation on-site at the Esplanade center over two (2)-three day periods on Thursday, Dec. 17 thru Saturday, Dec. 19 including Monday, Dec. 21 and Thursday, January 14th thru Saturday January 16th. Each day, traffic data was collected by two observers to count and observe traffic movements in 15 minute intervals as well as parking space usage throughout the Esplanade center. Traffic counts occurred from early morning 7-9 AM, lunch hour from 11:30-1:30 PM, and late afternoon/dinner hours from 3:30-6+PM. Figures and Tables of the study are provided in the appendices. Westgate Dental hours of operation include these periods. Casual observations were made of traffic on Euclid Ave. and Salt Creek Lane and their intersection and for the above studied periods Euclid Ave. and Salt Creek Lane were freely moving with no obstructed traffic. It was also observed and documented that the Salt Creek Lane entrance handles a much greater share of existing traffic than the Euclid Ave. right-in-right out entrance.

Based on the existing traffic data and projected Westgate Dental facility traffic, it is estimated that the new dental facility will increase overall existing site traffic by approx. 10%+/- from addition of Westgate Dental's employees, patients, and visitors to the Esplanade center. Traffic

analyses suggest that this addition of dental patients and employees will not adversely impact the overall flow of traffic. This is due to the much smaller traffic volume generated (40 +/- trips per hour) in comparison to the existing Esplanade peak traffic volume (450 +/- trips per hour). However, it is suggested that some improvements be made to the Esplanade center to improve traffic flow and ensure better safety for all drivers that enter and exit the Esplanade from its two entrances. Those improvements include better signage/stripping and a reconstructed entrance from Salt Creek Lane (See Site Striping & Signage Plan C-4).

The traffic pattern at the Esplanade is primarily impacted by two businesses, Starbucks and to a much lesser extent Aurelio's Pizzeria. It was observed that traffic congestion occurs in the morning near the Esplanade center's Salt Creek Lane entrance and exit due to Starbucks generated traffic. Moreover, the Starbucks drive-thru morning queue occasionally builds into the Salt Creek Lane entrance inbound lane area. However, approximate 60% of the inbound cars went east to the drive-thru lane while 40% took a right and drove south to park in front of the Starbucks. The drive-thru queue was full the entire time (approx. 10-12 cars).

While Starbucks traffic peaks in the morning period as one would expect and easily observed, there is a second but much lesser peak during the lunch time period. Most important, during the lunch and afternoon and evening hours the Starbucks drive-thru queue remains in the separate drive-thru lane, thus not affecting the rear drive aisle. Aurelio's Restaurant peak traffic hour occurs late afternoon for dinner patrons with greater traffic volumes on Friday and Saturday evenings than on Thursday dinner hour. The Subway restaurant peak occurs at lunch time while the hair salon and spirits store traffic increases into the afternoon but is of relative low volume and consistent.

Peak hours for the studied periods varied slightly based on the day of the week but found that weekdays had earlier morning peak periods from 7:30 to 8:30 AM +/- 15 minutes or so. The peak hour for the lunch time period was relatively consistent regardless of the weekday and was between 11:30 AM and 12:30 PM. The late afternoon peak hour was more difficult to determine but usually occurred from 4:45-5:45 PM. Overall, site traffic volume and flow were much lower for the lunch and late afternoon periods than for the morning, further supporting the fact that Starbucks is the main driver of traffic volume at the Esplanade center of 450 +/- morning peak hour trips. The Esplanade Shopping Center is operating at much lower parking and traffic demands for the lunch hour peak hour of 350 +/- trips and late afternoon peak hour of 250 +/- trips. Thus Westgate Dental peak afternoon traffic will operate with ease during the afternoon into early evening.

The collected traffic study data provides for a means to understand the existing traffic conditions and help project future Westgate Dental traffic onto the existing Esplanade center as well the new Westgate Dental site layout. To begin the day, most employees will arrive before 9

AM as Westgate Dental practice becomes busier in staggered fashion. An average one-hour time period is estimated between patient arrival and departure that takes into account the patient check-in, waiting, dental services performed and payment.

During peak operation several years after opening, it is anticipated that the new dental facility will generate approximately 40+/- trips during the morning and afternoon peak hours. This is based on 17 of the 19 operatory rooms being fully occupied (i.e., assumes only 2 operatory rooms unoccupied at any one time and being readied for use). It also assumes the arrival/departure of 6 employees during peak hours. Thus, with 17 patients arriving and departing across a one hour time period approximately 34 patient generated trips would occur. Adding 6 employee trips to the patient trips provides for a total of 40 trips arriving and departing the Westgate Dental facility for the peak hours. This estimation is similar to ITE published trip generation data that shows an average of 2.4 (AM-Weekday) to 4.36 (PM-Weekday) trips per 1,000 sqft of building which equates to 22 to 40 trips for the 9,000 sqft+ Westgate Dental facility. Note that this trip generation represents a small number of trips relative to the peak 400 +/- vehicle trips that occur during the Esplanade center's peak morning hour.

Traffic observations/counts noted that 30% of the peak-hour morning traffic enters/exits (i.e., 100+/- trips) at the right-in-right out Esplanade intersection and 70% (i.e. 350 +/- trips) enter/exist at the northwest full entrance. Approximately 35% of the Euclid Ave. right-inbound vehicles (i.e., 20+/- vehicles) proceeded north along the east perimeter drive aisle (one vehicle every three minutes). These vehicles proceed west along the rear drive aisle to enter the Starbucks drive-thru queue. Thus, it is expected that a portion of this traffic will proceed in similar fashion past the Westgate Dental facility between 7:00 and 9 AM, although there will be signage directing Starbucks traffic to use the front drive aisles instead. Furthermore, signage will be added to slow "cut-thru" traffic.

Based on existing and proposed customer information provided by Westgate Dental owner as well as the convenient location of the new development adjacent Euclid Ave. and nearby Route 53, it is anticipated that 50% of Westgate Dental patients will arrive from the east and enter the site from Euclid Avenue. Furthermore, 50% of patients will arrive from the west and use the Salt Creek Lane entrance. This assumes an increase of patients from the west as the practice matures than what the practice experiences today.

A patient arriving from the east will enter at Euclid Ave. right-in and would most likely exit at the full entrance at Salt Creek Lane. Likewise, west arriving patients would have to use the Salt Creek Lane entrance. These patients would typically exit at the Euclid Ave. right out since the exit is immediately adjacent Westgate Dental's south customer parking lot. However, they would also have the option of using the Salt Creek Lane exit if desired as many Starbucks customers choose to do today. This allows them to avoid the traffic light at Salt Creek Lane. But since most dental visits are infrequent, this behavior is expected to occur less often than observed for Starbucks customers who are very time conscious and in routine driving patterns.

Regardless, inbound traffic movements will alternate between the two Esplanade center entrances while outbound traffic may slightly favor the Salt Creek Lane exit.

Thus, for the peak morning and afternoon hours, it is estimated that the 40 total trips calculated above would distribute equally between the Euclid Ave. right-in-right out entrance and Salt Creek Lane full entrance. This equates to a very minimal 10 inbound and 10 outbound traffic movements at each of these entrances across an hour. This averages out to one Westgate Dental generated vehicle trip either entering or exiting at each entrance/exit every 6 minutes during the peak hours.

However, the most important consideration is the initial morning arrival of Westgate Dental patrons for their 7-8 AM appointments. In worse case, approx. 10 to 20+/- patients could arrive between 6:45 and 7:45 AM (in close proximity to Starbucks peak morning traffic). In this case, 5-10 arrivals would occur at Euclid Ave.'s right-in-right out entrance and 5-10 arrivals at the Salt Creek Lane entrance (i.e., or one vehicle every 1.5 to 3+/- minutes). The Euclid Ave. entrance easily accommodates additional traffic while Salt Creek Lane entrance is more heavily used by Starbucks at this time. Since the Starbucks drive-thru traffic sporadically queues to Salt Creek Lane in early morning hours (up to a six vehicle queue in the eastbound rear drive aisle), it is recommended that the existing 16' inbound lane be widened to 24' to accommodate a second inbound entrance lane to increase the Salt Creek Lane entrance capacity. This would be accomplished by reconstructing the south curb 8' further south to "free-up" drivers wanting to park at the Starbucks after noticing that the queue to be lengthy. No parking spots would be lost in doing so. This would lessen the backup of vehicles, conflicts and congestion at the main entrance. In most cases, Starbucks patients would avoid such a large queue preferring to divert south to go inside the store instead. With the added lane, Starbucks inbound drive-thru traffic would separately use the existing/north inbound lane while the newly created second "south-lane" would accommodate both Westgate Dental patients and Starbucks "walk-in" traffic.

Equally important, due to existing geometrics at the Starbucks drive-thru outlet, larger vehicles (i.e., SUV's, small trucks etc.) have difficulty maneuvering out of the drive-thru and into the north aisle. This ends up affecting adjacent west drive aisle traffic circulation. It was observed that up to 3-5 conflicts occurred at the Starbucks drive-thru outlet during the peak morning hour when vehicles U-turned to exit the drive-thru and encountered an inbound vehicle in the west drive aisle. This forced both vehicles to either stop or slow considerably. These conflicts dissipated to 1 – 2 conflicts before and immediately after the peak hour. In all cases the conflict was temporary and did not cause vehicle back-ups. Also, on occasion vehicles entering the site at Salt Creek Lane entrance from the north mistakenly entered the site by means of the Esplanade outbound lane at Salt Creek Lane. Furthermore, Euclid Ave. entrance traffic driving along the rear drive aisle to enter the Starbucks drive-thru encountered a parked vehicle

(typically a delivery truck) in the north parking lot drive aisle that forced the driver into the opposing lane to circumvent the parked vehicle.

Although conflicts and congestions re-occurred, drivers were surprisingly mindful and flexible as to the occurring vehicle conflicts and congestions and safely navigated through them. No accidents were observed during the study nor did Starbucks staff make mention of any historical accidents when asked. However, it is evident that existing Starbucks traffic turning movements on-site contribute to most of the morning traffic conflicts and confusion in front of the Starbucks. Thus, adding Westgate Dental morning inbound traffic adjacent the Starbucks drive-thru area has the possibility of aggravating the situation. However, with entrance improvements, improved signage and striping these conflicts are expected to be lessened.

As mentioned above, Traffic Study observations highlighted known vehicle conflict areas during peak hours caused by Starbucks Drive-Thru outbound U-Turn movements. Adding Westgate Dental's inbound traffic would further aggravate this situation during Starbucks peak hours. One suggestion would be to add signage to prohibit/discourage these "U-turns". Then, Starbucks Drive-thru outbound traffic would be directed east preferably along the north front drive aisle. However, this would add congestion and conflict to Starbucks pedestrian traffic at the Starbucks entrance when customers are typically time limited and rushing.

There is an approx. equal split of Starbucks patrons exiting east and west onto Euclid Ave. Thus, if U-turns were prohibited, 50% of the Starbucks drive-thru traffic should be encouraged to proceed east and towards the Esplanade right-out exist at Euclid Ave. Observations showed only a very small percentage of patrons actually did this, instead preferring to U-Turn and exit onto Salt Creek Lane, then right-turn on Euclid (therefore avoiding any possible traffic signal delay on Euclid Ave.). The other 50% going eastbound on Euclid Ave. would have no choice but to cycle back thru the Shopping Center's south parking lot drive aisle and route north to the Salt Creek Lane exit. No doubt the current "U-Turn" behavior would be difficult to change regardless of any new signage imposed on their patrons.

As a result, 'Yield' signs are proposed adjacent the east/west shopping center drive aisles to protect inbound Esplanade center traffic from the Euclid Ave. R-I-R-O entrance. Also, a stop sign is proposed at the Salt Creek Lane entrance western drive aisle for outbound traffic (i.e., similar to most shopping centers with inbound traffic flow remaining unimpeded and protected by cross-traffic movements).

It is proposed to add lane striping at the Starbucks Drive-thru outlet in an attempt to direct outgoing drive-thru vehicles along the bldg. so as to maximize the turning radius for outbound right-turns out that 90% +/- of their customers do today; (the hope is to create a "two-step/two right-turn" outbound process vs. a single "U-Turn"). Regardless, an important objective is to

"slow-traffic" down in this conflict area especially with morning inbound drivers coming from the north/Salt Creek Lane entrance.

It is proposed to add traffic arrows at key conflict areas that should lessen driver confusion that was observed during the traffic study as well as be anticipated with the addition and integration of the Westgate Dental facility into the Esplanade center. Moreover, "SLOW" striping is shown being added to vehicle/vehicle and vehicle/pedestrian conflict areas.

Truck turning templates showed that with the extra width added to the Salt Creek Lane entrance Semi-trucks can now enter here if desired. Significant lane striping was added between the Esplanade and Westgate Dental common drive aisle just past the right-in-right out entrance. This should assist/better define traffic flow across the very wide 44' common drive aisle. A 'Yield' sign is recommended for inbound Westgate Dental (or erroneous Starbucks drive-thru) traffic to slow down vehicles before reaching the Westgate Dental ADA cross-walk. However, a very large semi-truck (larger than those observed) may have difficulty adhering to the defined striped lanes and present a potential conflict to Westgate Dental traffic as they proceed thru this "angled striping"/intersection. Smaller delivery trucks as typically observed during the study would satisfactorily proceed within the defined striping though.

Other Considerations

While outside the scope of the Traffic Study and proposed improvements, if future conditions warranted it, it would be possible to add an additional Starbucks drive-thru "queue" lane thus freeing the rear drive aisle up to cross-traffic in the morning and lunch time periods. Another measure for improving traffic conditions and reducing traffic congestion, particularly near the Salt Creek Lane entrance and exit, would be to re-direct more of the traffic onto Euclid Ave., in hopes of dividing up the traffic. This can be partially accomplished re-directing Starbucks drive-thru outbound customers to only make left turns (i.e., no "U-turns" allowed) with the hope that westbound Euclid Ave. traffic would use the "right-out". Another consideration would be to add a new "outbound only" exit lane onto Salt Creek Lane from the south main Esplanade Shopping Center drive aisle.

Lastly, during the rudiment stages of construction of the proposed Westgate Dental development it is recognized that the improvements will have a disruptive impact to the daily operations of the existing businesses, especially the rear truck deliveries that drive thru the Westgate Dental site today. The Starbucks bound customers entering from Euclid Ave. at the right-in-right out intersection can be easily diverted to the west during construction since their "cut-thru route" will have been eliminated. Also, a widened inbound Salt Creek Lane entrance will allow for truck movements to occur at this entrance vs. the Euclid Ave. entrance during Westgate Dental facility development. Moreover, the west side of Westgate Dental's proposed west parking lot can be constructed initially and temporarily striped to facilitate traffic movement between the rear and front of the Esplanade center while the Westgate Dental building is constructed.

Conclusions

The parking study determined that sufficient parking will be readily available for both Esplanade center and Westgate Dental. The traffic study concluded that several measures should be taken to help improve traffic circulation and reduce traffic congestion. One such measure recommended to improve existing morning congestion at the Esplanade's Salt Creek Lane entrance is to widen the inbound entrance lane from one to two lanes. This would provide separation between Westgate Dental traffic and Starbucks rear drive-thru traffic and associated entrance queuing. The north inner lane would accommodate the Starbucks drive-thru traffic as well as provide access for Westgate Dental vehicles traveling the Esplanade's rear east aisle to the new facility. The outer/south lane would be dedicated to vehicles traveling to the Esplanade's west and south parking lots. This lane would also facilitate Westgate Dental inbound traffic south to the Esplanade's front drive aisles taking them to the new dental facility. Inbound lane striping would be added along with arrow markings for the "straight-thru" entrance lane and for the "right-turn lane". The adjacent existing west parking would remain unaffected. However, the use of the rear drive aisle for Westgate Dental inbound traffic in the morning should be discouraged due to Starbucks traffic congestion and queuing in the eastbound rear drive aisle. However, congestion subsides considerably after the morning rush is over. Westbound rear drive aisle traffic is typically uncongested through-out the day.

It was concluded that additional signage should be added to facilitate the safe movement of traffic thru and between the Esplanade Shopping Center and Westgate Dental. The overall design allows for inbound traffic to be unimpeded while outbound is more traffic controlled at drive exits with added stop and yield signs. Also "direction related signage" was added for inbound Starbucks and Westgate Dental traffic at the Salt Creek Lane drive entrance and at the Euclid Ave. right-in-right out entrance. Also, Westgate Dental would have an exit sign in the far northwest parking lot corner to alert patrons that they can use the rear shopping center drive aisle if desired. Westgate Dental inbound routes would be either the Euclid Ave. or the "new right inbound lane" at the Salt Creek Lane entrance.

Additional measures to be considered to assist traffic flows and reduce congestion include adding a 'Do Not Enter' sign at the Salt Creek Lane entrance to prevent incorrect site entrance from the outgoing lane, have existing retailers avoid scheduling delivery pick/drop-offs during peak hours of operation and suggest to Westgate Dental patients enter the site from Euclid Avenue.

The Arlington Heights Municipal Code requires that Retail – Commercial and Services Uses – provide one space of parking dependent on the amount of square footage calculated for the type of use of space. The Table below summarizes the parking space required on-site for each business and business type based on the floor size requirement.

Westgate Dental, Temporary File 1516

Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	935	45	21
2960 Euclid	Subway	Restaurant	1,130	386	45	9
2956 Euclid	Har Salon	Beauty	1,046	1,046	250	4
2948 Euclid	Wine Shop	Retail	2,974	2,974	300	10
2944 Euclid	Aurelio's Pizza	Restaurant	5,075	2,354	45	52
2932 Euclid	Savory Salads	Restaurant	1,756	770	45	17
2928 Euclid	Vacant	Retail	1,495	1,495	300	5
2924 Euclid	Vacant	Retail	1,476	1,476	300	5
2920 Euclid	ADR Office	Office	1,638	1,638	300	5
	Westgate Dental	Medical Office	6,921	6,921	200	35
	Total Required		25,299			163
	Total Provided					194
	Surplus / (Deficit)					31

Average Daily Traffic

(12-17-2015) THURSDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK LUNCH	12:00AM – 1:00PM	~142 IN	~120 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~ 90 IN	~ 85 OUT	

(12-18-2015) FRIDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK MORNING	7:15AM-8:15AM	~190 IN	~160 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~112 IN	~112 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~105 IN	~105 OUT	

(12-19-2015) SATURDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK MORNING	8:15AM – 9:15AM	~105 IN	~100 OUT	
PEAK LUNCH	11:15AM – 12:15PM	~100 IN	~ 62 OUT	
PEAK AFTERNOON	3:30 AM – 4:30PM	~ 59 IN	~ 35 OUT	

(12-21-2015) MONDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK MORNING (RAINY MORNING/ NO SCHOOL)	8:15AM – 9:15AM	~135 IN	~130 OUT	

Average Directional Distribution Entry/Exit at Salt Creek Lane

(12-17-2015) THURSDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK LUNCH	12:00AM – 1:00PM	~65 IN	~62 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~39 IN	~42 OUT	

(12-18-2015) FRIDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	7:15AM-8:15AM	~95 IN	~75 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~54 IN	~53 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~40 IN	~41 OUT	

Average Directional Distribution Entry/Exit at Euclid Avenue

(12-17-2015) THURSDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~12 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~34 IN	~40 OUT	

(12-18-2015) FRIDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	7:15AM-8:15AM	~24 IN	~18 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~14 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~16 IN	~7 OUT	

(12-19-2015) SATURDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	8:15AM – 9:15AM	~44 IN	~40 OUT	
PEAK LUNCH	11:15AM – 12:15PM	~24 IN	~15 OUT	
PEAK AFTERNOON	3:30 AM – 4:30PM	~9 IN	~24 OUT	

(12-21-2015) MONDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING (RAINY MORNING/ NO SCHOOL)	8:15AM – 9:15AM	~?? IN	~?? OUT	

(12-17-2015) THURSDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~12 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~34 IN	~40 OUT	

(12-18-2015) FRIDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	7:15AM-8:15AM	~24 IN	~18 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~14 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~16 IN	~7 OUT	

(12-19-2015) SATURDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	8:15AM – 9:15AM	~44 IN	~40 OUT	
PEAK LUNCH	11:15AM – 12:15PM	~24 IN	~15 OUT	
PEAK AFTERNOON	3:30 AM – 4:30PM	~9 IN	~24 OUT	

AM as Westgate Dental practice becomes busier in staggered fashion. An average one-hour time period is estimated between patient arrival and departure that takes into account the patient check-in, waiting, dental services performed and payment.

During peak operation several years after opening, it is anticipated that the new dental facility will generate approximately 40+/- trips during the morning and afternoon peak hours. This is based on 17 of the 19 operator rooms being fully occupied (i.e., assumes only 2 operator rooms unoccupied at any one time and being readied for use). ***It also assumes that employee arrival occurs before the morning peak hour (see traffic study addendum, 6-8-16).*** Thus, with 17 patients arriving and departing across a one hour time period approximately 34 patient generated trips would occur. ***To be conservative 6 additional patient trips (20%+) are added to account for appointment overlap that brings the total number of arriving and departing customers to 40 for the peak hour.*** This estimation is similar to ITE published trip generation data that shows an average of 2.4 (AM-Weekday) to 4.36 (PM-Weekday) trips per 1,000 sqft of building which equates to 22 to 40 trips for the 9,000 sqft+ Westgate Dental facility. Note that this trip generation represents a small number of trips relative to the peak 400 +/- vehicle trips that occur during the Esplanade center's peak morning hour.

Traffic observations/counts noted that 30% of the peak-hour morning traffic enters/exits (i.e., 100+/- trips) at the right-in-right out Esplanade intersection and 70% (i.e. 350 +/- trips) enter/exist at the northwest full entrance. Approximately 35% of the Euclid Ave. right-inbound vehicles (i.e., 20+/- vehicles) proceeded north along the east perimeter drive aisle (one vehicle every three minutes). These vehicles proceed west along the rear drive aisle to enter the Starbucks drive-thru queue. Thus, it is expected that a portion of this traffic will proceed in similar fashion past the Westgate Dental facility between 7:00 and 9 AM, although there will be signage directing Starbucks traffic to use the front drive aisles instead. Furthermore, signage will be added to slow "cut-thru" traffic.

Based on existing and proposed customer information provided by Westgate Dental owner as well as the convenient location of the new development adjacent Euclid Ave. and nearby Route 53, it is anticipated that 50% of Westgate Dental patients will arrive from the east and enter the site from Euclid Avenue. Furthermore, 50% of patients will arrive from the west and use the Salt Creek Lane entrance. This assumes an increase of patients from the west as the practice matures than what the practice experiences today.

A patient arriving from the east will enter at Euclid Ave. right-in and would most likely exit at the full entrance at Salt Creek Lane. Likewise, west arriving patients would have to use the Salt Creek Lane entrance. These patients would typically exit at the Euclid Ave. right out since the exit is immediately adjacent Westgate Dental's south customer parking lot. However, they would also have the option of using the Salt Creek Lane exit if desired as many Starbucks customers choose to do today. This allows them to avoid the traffic light at Salt Creek Lane. But since most dental visits are infrequent, this behavior is expected to occur less often than observed for Starbucks customers who are very time conscious and in routine driving patterns.

WESTGATE DENTAL OPERATIONS ADDENDUM (6-8-16-cjt)

Westgate Dental Facility hours of operation on Monday thru Friday is from 7 AM to 7 PM and on Saturday from 8 AM to 5 PM. The facility will operate with two employee shifts with the AM/first shift beginning at 6:30 AM to 12:30 PM and the PM/2nd shift from 12:30 PM to 7:30 PM and to 5 PM on Saturday's. Employee arrivals will occur before 6:45 AM and therefore before and separate from customer arrivals.

Each shift will consist of 2 doctors, 3 hygienists, 3 assistants and 3 office administrators for a total 11 employees per shift. At the lunch hour some overlap of employees will occur due to the shift change. However, this overlap will occur when the Esplanade Center's traffic has decreased from the Starbucks peak morning hour that occurs between 7:30 AM and 8:30 AM.

MEMORANDUM

TO: Sam Hubbard, Development Planner
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 4/14/2016
RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building
P.C. #: 16 - 008 – Round #1

I have reviewed the Round 1 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. This building is being reviewed as a B Use Group per the 2009 International Building Code.
2. Provide preliminary details on the types and quantities of medical gases to be stored on site.
3. The medical gas shall be stored in a room constructed of a minimum 1-hour fire barrier and horizontal assembly, based on construction type.
4. Requirements for the medical gas shall follow NFPA 99 - 2005
5. Provide the proposed construction type of the building.
6. Add at least one Area of Rescue to Stairwell A.
7. Proper Area of Rescue communication system shall be provided.

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.

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DEVELOPMENT DEPARTMENT

Lay, Donald

To: Hubbard, Sam
Subject: PC #16-008 Westgate Dental 2900-2990 W. Euclid

Sam

- ①: After reviewing the documents submitted as Round 1 for the subject project generally I have no concern other than the plan of the basement which appears to indicate that egress to "Stairwell B" travel through a private office. In my opinion this would not be permitted.

I will send the hard copy of this back with the plans.

Sincerely

Don

Don Lay, M.B.A, C.F.I.
Fire Safety Supervisor
Village Of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 6005
Phone: 847-368-5594
Cell: 847-899-5001
Fax: 847-368-5975
www.vah.com



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This message, including attachments, is confidential and may be privileged. If you are not an intended recipient of this email you are hereby notified that any disclosure, distribution or copying of, or the taking of any action in reliance upon, any information contained in this email is strictly prohibited. If you are not an intended recipient, please notify the sender immediately by return email, then delete and destroy the original message, any attachments and all copies. You should not copy, forward and/or disclose this message, in whole or in part, without permission of the sender. Thank you for your cooperation.

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: KICS PROPERTIES, LLC _____

Owner: STONESTREET ESPLANADE, LLC _____

Contact Person: RYAN SWINGRUBER _____

Address: 760 W. MAIN STREET SUITE 140 _____

Phone #: (224) 770-4600 _____

Fax #: (224) 770-4609 _____

E-Mail: RSwingruber@stoneleighcos.com _____

P.I.N.# 45-5341324

Location: 3020 SALT CREEK LANE _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: ☒ For: New Building _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 45,132 SF or 1.0361 ACRES _____

of Units Total: ONE _____

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

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

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


 Director

4-21-16

Date

AS NOTED on

MEMO 4-19-16

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: April 19, 2016
Subject: 2900-2990 W Euclid, P.C. #16-008, Round 1

With regard to the proposed construction, I have the following comments:

1. Water Service Note #30; the proposed connection to existing water main must be within a vault.
2. An approved backflow device(s) will be required for this construction. Size(s) will be determined when architectural plans have been submitted and reviewed.
3. A fire hydrant will most likely need to be installed in front of the proposed office.
4. All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
5. The proposed construction is covered with a master meter located at Salt Creek; however if the owner requires a sub-meter, it will be provided as part of the construction permit process after the architectural plans have been submitted and approved.
6. A maintenance plan for storm trap shall be submitted with plans.
7. Detail of restrictors is required.
8. Size and shape of curbed island (north of storm trap) will encourage cut through traffic.

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

C: file
LF

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APR 22 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 1

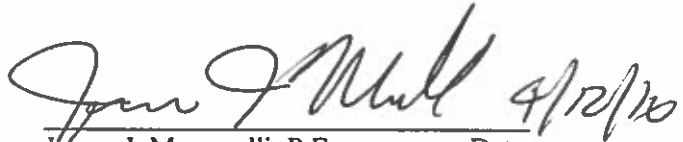
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11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

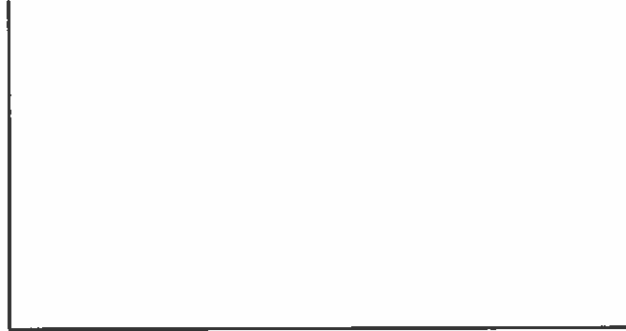
14. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. There is apparently no existing Onsite Utility Maintenance Agreement for the existing Esplanade utility systems. If the lot is under one owner, provide the Village with one overall OUMA for the entire site. If the lot has multiple owners, provide an OUMA for each owner. A sample OUMA is attached. Please contact the Engineering Department for an editable Word document version.
15. Since the Esplanade Center is still one lot, and the utilities for the subject project are connected to the existing private utility systems installed when the Esplanade project was developed, any existing CCR's dealing with the maintenance responsibilities of the utility systems must be updated to include the proposed development.
16. The detention system as designed has the restrictor too deep. With a HWL=712.00 and a 2" restrictor at invert elev=703.70, the head is 8.3 feet. Even specifying a projecting edge restrictor, the release rate is 0.25 cfs, which is 33% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Suggestion: shallower StormTrap units?

17. Provide calculations for sizing the overflow weir. Restrictors between 2" and 4" must be in a trap in a catch basin.
18. Delineate the floodplain and floodway limits and elevations on the grading plan and utility plan, where applicable. Will any of the proposed work be in the floodway or floodplain? If not, clearly indicate that on the plans.
19. The plan on Sheet P-1 is incomplete. The relocated twin arm light pole on the south island and the two existing wall mounted fixtures on the east wall of the Arlington Downs retail space are not accounted for on the photometric plan. The photometric plan does not seem to coincide with the lighting fixtures shown on the other plan sheets. Provide catalog cuts for all pole and building mounted light fixtures.
20. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. 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 tower apparatus.
21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.


James J. Massarelli, P.E. Date
Director of Engineering

Attachment:

Fire Apparatus Tower 131 Specifications (1 page)
Sample Onsite Utility Maintenance Agreement (4 pages)



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (address) _____, Arlington Heights, Illinois, 6000__, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

*** Insert legal description, or attach as Exhibit A ***

PIN Numbers:

WHEREAS, _____ (print name) _____, ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with **sanitary sewers, storm sewers and stormwater management facilities, domestic water mains**; and

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

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

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

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

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

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

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

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

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

This Agreement is entered into the _____ day of _____, 20____.

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of

_____, an (LLC? Corporation?), for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

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

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public

ARLINGTON HEIGHTS POLICE DEPARTMENT

RECEIVED

Community Services Bureau

APR 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Westgate Dental
2900-2990 W. Euclid Ave.
PUD

Round 1 Review Comments

04/14/2016

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. There does not appear to be adequate lighting on the exterior of the building, especially the east side adjacent to the retention area. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development may create traffic problems due to Starbuck's patrons potentially using Westgate Dental's parking lot as a cut through. There should be traffic control signage in the parking lot to discourage cut through traffic- although signage will not be police enforceable. There is the potential need for modifications to the entrance and egress of the plaza parking lot due to potential increase of traffic flow.

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.
- The interior should have a video surveillance system installed. If no drugs are stored on site, it is recommended that signage indicating such be posted.

Brandi Romag #272
Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

Arlington Heights Police Department
Emergency Information Card

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

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for
forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

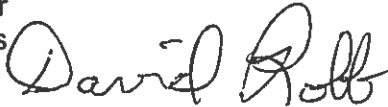
☐ Yes

Phone number:

Alarm Company Name

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 1

From: David Robb, Disability Services Coordinator
Department of Building and Health Services
(847) 368-5793 

To: Sam Hubbard, Planning & Community Development

Date: April 11, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet C4 – Accessible Parking Spaces Location

1. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance, per IAC Section 400.310(c)(2).

Sheet A1.0 – Waiting Room

2. At the "Greeter" Counter adjoining the "Waiting Room" a portion of the counter shall be accessible, per IAC Section 400.320(h).

Sheet A1.3 – Private Restroom

3. IAC Section 400.310(n)(10) states: private use toilet rooms shall be adaptable. An adaptable space is one that can be readily converted with minimal structural changes to make it accessible.
4. Shower units shall comply with IAC Section 400.310(o)(B).

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 45-5341324
Petitioner: KICS PROPERTIES, LLC	Location: 3020 SALT CREEK LANE
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: STONESTREET ESPLANADE, LLC	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ ✓ For: New Building
_____	Special Use: _____ For: _____
Contact Person: RYAN SWINGRUBER	Land Use Variation: _____ For: _____
Address: 760 W. MAIN STREET SUITE 140	_____
_____	Land Use: _____ Current: _____
Phone #: (224) 770-4600	Proposed: _____
Fax #: (224) 770-4609	Site Gross Area: 45,132 SF or 1.0361 ACRES
E-Mail: RSwingruber@stoneleighcos.com	# of Units Total: ONE
_____	1BR: _____ 2BR: 3BR: 4BR: _____

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

YES NO

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

Comments:

SEE ADDITIONAL COMMENTS ATTACHED.

Swingruber 4.14.16 Date

Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).
8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor.
9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C-2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table).
11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building.
12. All illumination must conform to the requirements within section 11.2-12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.
13. Please confirm the purpose of the existing 15' Public Utility Easement that runs along the east side of the building and clarify if any utilities are located within this easement.

Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system, in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would now run through the parking area between the existing center and the new office building. The study should

take into account future tenants and vacant spaces, and future demand for the medical office.

15. The petitioner has not yet provided a parking survey that shows parking counts at the lunch and dinner time periods over a three day time period (including a Saturday). This survey is needed to demonstrate that the site has sufficient parking for the existing and future uses within the entire development. Additionally, it appears that only 204 spaces are located on the site but Sheet C-4 indicates that 205 spaces are provided.
16. Handicap signage must comply with all applicable state, federal, and local regulations.
17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C-4 indicates that 205 spaces will be provided.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.
19. Signage will be reviewed during the Design Commission process.

Prepared by:



Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
April 15, 2016

RECEIVED

APR 15 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Landscape Issues

- 1) Provide foundation plantings on the east elevation of the building and provide landscaping on the front elevation east of the entrance.
- 2) Explore options for an east/west pedestrian connection/crosswalk. The crosswalk should include specialty pavement similar to what has been incorporated at the Esplanade.
- 3) It is recommended that specialty pavement such as brick pavers or stamped concrete be provided within the front walkway similar to the Esplanade.
- 4) The ends of all parking rows must include a 4" caliper shade tree(Chapter 28, section 6.15). Substitute the proposed Riverbirch with a salt tolerant/drought tolerant shade tree. In addition some of the islands along Euclid and in the rear of the building are missing the code required trees.
- 5) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/ paved areas that are adjacent to the public way. Provide 3' high shrubs along Euclid in order to screen the parking area.
- 6) Provide a detail of the screen for the trash enclosure. In addition to fencing, it is recommended that landscaping be provided adjacent to the enclosure.
- 7) Provide trees along the north property line between the parking area and the property line.
- 8) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 9) 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.

Tree Preservation

- 10) The tree preservation plan and the demolition plan are inconsistent.

MEMORANDUM

TO: Sam Hubbard, Development Planner
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 4/14/2016
RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building
P.C. #: 16 - 008 – Round #1

I have reviewed the Round 1 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. This building is being reviewed as a B Use Group per the 2009 International Building Code. Acknowledged
2. Provide preliminary details on the types and quantities of medical gases to be stored on site. Attached
3. The medical gas shall be stored in a room constructed of a minimum 1-hour fire barrier and horizontal assembly, based on construction type. Wall types in design satisfy this requirement
4. Requirements for the medical gas shall follow NFPA 99 - 2005
Acknowledged
5. Provide the proposed construction type of the building. The proposed construction type is VB
6. Add at least one Area of Rescue to Stairwell A. Stairwell design satisfies this requirement
7. Proper Area of Rescue communication system shall be provided.
Acknowledged

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.

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Lay, Donald

To: Hubbard, Sam
Subject: PC #16-008 Westgate Dental 2900-2990 W. Euclid

Sam

- ①: After reviewing the documents submitted as Round 1 for the subject project generally I have no concern other than the plan of the basement which appears to indicate that egress to "Stairwell B" travel through a private office. In my opinion this would not be permitted.

I will send the hard copy of this back with the plans.

Sincerely

Don

Don Lay, M.B.A, C.F.I.
Fire Safety Supervisor
Village Of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 6005
Phone: 847-368-5594
Cell: 847-899-5001
Fax: 847-368-5975
www.vah.com



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MAR 31 2016

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DEVELOPMENT DEPARTMENT

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Our understanding is that it will be acceptable to pass through the Private Office as long as the doors can't be locked. We imagine that it was assumed Private Office meant the door would be lockable as most private offices are. This door will not be lockable as to pass Code and it will allow free access to the stairs.

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Chris Papierniak
Assistant Director
Village of Arlington Heights Public Works
222 N Ridge Ave, Arlington Heights, IL 60005
P: (847) 368-5800

April 27, 2016

Sam Hubbard
Development Planner
Village of Arlington Heights Planning & Community Development
33 S Arlington Heights Rd, Arlington Heights, IL 60005
P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 22, 2016)

The following are responses to comments made by Chris Papierniak of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

1. The proposed water connection shall be installed in a vault.
2. It is understood that backflow device will be required and that the size shall be determined upon architectural review.
3. A fire hydrant shall be installed in the island to the south of the proposed dental facility.
4. It is understood that all methods of construction and materials must conform to the Village of Arlington Heights Engineering Department's standards and specs in the published manual.
5. It is understood that a sub-meter, if required, will be provided as part of the construction permit process upon architecture plan approval.
6. Detailed plans of the proposed StormTrap are provided.
7. A detail of the proposed restrictor is provided
8. A detailed traffic study has been performed. The concern about cut through traffic has been addressed as follows:

"During the morning peak hour approx. 35% of the vehicles entering from Euclid Ave. used the east bypass drive to access the rear drive aisle and Starbucks drive-thru (i.e., approx. 18 vehicles or 1 vehicle every 3 minutes). The remainder of the day "cut-thru" traffic subsided substantially. The Westgate Dental site design will discourage "cut-thru" traffic using added directional signage and striping and the new west drive aisle will easily accommodate expected traffic. Equally important, Westgate Dental patrons will be using the customer south parking lot and will not have to cross the west drive aisle to enter the facility. Also, added signage is proposed to slow the west aisle traffic flow adjacent the Westgate Dental entrance."

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely, *Cliff J. Toberman* Cliff J. Toberman, P.E. cliff@toberman.us NJT No.: 15-6464

NORMAN J. TOBERMAN & ASSOCIATES, LLC

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Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Sam Hubbard

April 27, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 S Arlington Heights Rd, Arlington Heights, IL 60005

P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 13, 2016)

The following are responses to comments made by the Plan Commission of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

11. It is understood that the Plan Commission is neither an endorsement nor an approval and that plan review comments associated with the building, engineering, and other permits shall be provided.
12. An engineer's estimate of construction cost is provided.
13. The engineering plans are georeferenced using State Plane Coordinate System – Illinois East.
14. It is understood that the detention facility will require private maintenance and is not the Village of Arlington Heights' responsibility. It is also understood that an Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval.
15. A copy of the updated CCRs has been provided as part of this submittal.
16. The proposed StormTrap facility is now 4' deep with a 2" restrictor at the outlet.
17. Calculations for the overflow weir are provided.
18. The existing floodplain and floodway limits are provided per M.W.R.D. Permit #1980-0040.
19. Photometric plans are now complete including Sheet P-1 and Sheet P-2 (details and specs).
20. The Fire Truck Turning Exhibit (Sheet FE-3) uses tower truck #431.
21. Bicycle racks shall be installed near the southeast side of the proposed dental facility.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely,

Cliff J. Toberman

Cliff J. Toberman, P.E.

cliff@toberman.us

NJT No.: 15-6464



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-008

Project Name Westgate Dental

Project Location 2900 - 2990 W. Euclid

Planning Department Contact Sam Hubbard

General Comments

1. Fire department requests an auto turn diagram.
2. Building to be sprinkled. [ACKNOWLEDGED]
3. Locate the fire department connection (FDC) at the main front door.
[ACKNOWLEDGED; PLANS WILL ADDRESS ACCORDINGLY]
4. Locate a fire hydrant within 100' of the FDC.
5. Locate a Knox Box at the main front door. [ACKNOWLEDGED; PLANS WILL ADDRESS ACCORDINGLY]
6. Install a fully operational announcator panel or alarm panel at the front door.
[ACKNOWLEDGED; PLANS WILL ADDRESS ACCORDINGLY]
7. Reference 2009 International Fire Code - sections 503 and Appendix D for fire lane expectations.
8. Sprinkler room most accessible on south side of building, need an exterior entrance.
[SEE ATTACHED]

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

Date April 11, 2016 Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

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Community Services Bureau

APR 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Westgate Dental
2900-2990 W. Euclid Ave.
PUD

Round 1 Review Comments

04/14/2016

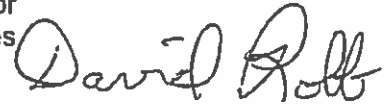
1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting on the exterior of the building, especially the east side adjacent to the retention area. 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.
Acknowledged.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development may create traffic problems due to Starbuck's patrons potentially using Westgate Dental's parking lot as a cut through. There should be traffic control signage in the parking lot to discourage cut through traffic- although signage will not be police enforceable. There is the potential need for modifications to the entrance and egress of the plaza parking lot due to potential increase of traffic flow. Acknowledged.
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.
 - The interior should have a video surveillance system installed. If no drugs are stored on site, it is recommended that signage indicating such be posted.

There will be no drugs or drug locker stored on site.

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 1

From: David Robb, Disability Services Coordinator
Department of Building and Health Services
(847) 368-5793



To Sam Hubbard, Planning & Community Development

Date: April 11, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet C4 – Accessible Parking Spaces Location

1. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance, per IAC Section 400.310(c)(2). Acknowledged. Please see plans for revisions

Sheet A1.0 – Waiting Room

2. At the "Greeter" Counter adjoining the "Waiting Room" a portion of the counter shall be accessible, per IAC Section 400.320(h).

Acknowledged. Please see plans for revisions

Sheet A1.3 – Private Restroom

3. IAC Section 400.310(n)(10) states: private use toilet rooms shall be adaptable. An adaptable space is one that can be readily converted with minimal structural changes to make it accessible. Restroom is accessible by removal of the shower.
4. Shower units shall comply with IAC Section 400.310(o)(B).

Our understanding is that this code only applies to public and employee restrooms. This restroom is for private use only by one individual and will be keycard accessible only.

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Sam Hubbard

April 27, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 S Arlington Heights Rd, Arlington Heights, IL 60005

P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 14, 2016)

The following are responses to comments made by the Planning & Community Development Department Commission of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

General Notes:

7. There will be no mechanical units located on the ground.
8. The purpose of this office space is secretarial, an area to answer phone calls away from the front desk. This area is for staff only and the name of this room will be changed to "Office 201"
9. Acknowledged. Executed copy attached. This has been sent for recording.

Site/Landscape Issues:

10. The Demolition & Existing Topography Plan (Sheet C-2) and Tree Preservation Plan (T-1) are consistent.
11. [For Architect].
12. The photometric plans are updated to conform with requirements from section 11.2-12.5, and all luminaire fixtures are clearly indicated.
13. [For Architect].

Parking/Traffic:

14. A detailed traffic study is included.
15. A detailed parking study is included.
16. The handicap signage and striping comply with ADA standards.
17. There will be a total of 204 parking spaces.

Design Commission:

18. A Design Commission (DC) application shall be included.
19. It is understood that signage will be reviewed during the DC process.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely,

Cliff J. Toberman

Cliff J. Toberman, P.E.

cliff@toberman.us

NJT No.: 15-6464

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Sam Hubbard

April 27, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 S Arlington Heights Rd, Arlington Heights, IL 60005

P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 13, 2016)

The following are responses to landscape comments made by the Planning Dept. of the Village of Arlington Heights for the above project. Revisions have been made to the attached Landscape drawing. The following address specific Landscape Issue review comments:

1. Foundation plantings are shown on the east and southeast side of the proposed building elevation.
- 2-3. All proposed concrete walk will stamped concrete that matches as close as practical to the Esplanade. Consideration will be given to incorporated the stamped concrete or use of brick for the cross-walk.
4. The end of parking rows now have 4" caliper shade trees and Skyline Honey locust trees have been specified as a salt tolerant shade tree.
5. Miss Kim Korean Lilac shrubs have been added along the south parking lot fronting Euclid Ave.
6. A detail of the refuse area screening has been provided on the Detail sheet.
7. Emerald Luster Maple trees have been added along the north curb line.
8. It is understood that screening will be necessary for any utility meters or mechanical units.
9. It is understood that a landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit as well as \$ 4 tree fee for each lineal foot of frontage.
10. The Tree Preservation and Demolition Plan are now consistent.

Sincerely,

Cliff J. Toberman

Cliff J. Toberman, P.E.

cliff@toberman.us

NJT No.: 15-6464

EXHIBIT A

Declaration of Easements,
Covenants and Restrictions

Prepared by and
after recording, return to:

Michael D. Firsel, Esq.
Firsel Ross
2801 Lakeside Drive
Suite 207
Bannockburn, Illinois 60015

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS

THIS DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS ("Declaration") is made this 22nd day of February, 2016, by **STONESTREET ESPLANADE LLC**, an Illinois limited liability company (hereafter called "Declarant").

WITNESSETH:

WHEREAS, Declarant owns the property legally described on Exhibit A, attached hereto and made a part hereof, and as divided into Lot 1, Lot 2 and Lot 3 (collectively called "Lots" and individually called "Lot") as legally described on Exhibit A-1, attached hereto and made a part hereof, and as depicted on the site plan attached hereto as Exhibit B (hereinafter called "Entire Property"). That portion of the Entire Property owned by an Owner (as hereinafter defined) is called a "Parcel" or "Parcels";

WHEREAS, Declarant intends for Lot 1 and Lot 2 to be developed as one or more commercial and retail properties;

WHEREAS, Lot 3 serves as a storm water detention and utility easement area for the benefit of the Entire Property; and

WHEREAS, Declarant desires to establish and subject the Entire Property to the rights and easements described herein benefiting the Entire Property.

NOW, THEREFORE, in consideration of the premises, the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Definitions**

(a) **Owner**. The term "Owner" or "Owners" shall mean Declarant and any and all successors or assigns of Declarant as the owner or owners of the fee simple title to all or any portion of the Entire Property, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such Entire Property or any portion thereof.

(b) **Permittees.** The term "Permittees" shall mean the tenant(s) or occupant(s) of a Parcel, and the respective employees, agents, contractors, customers, guests, invitees and licensees of (i) the Owner of such Parcel, and/or (ii) such tenant(s) or occupant(s).

2. **Grant of Easements.**

(a) **Reciprocal Cross-Access and Parking.** The Declarant hereby declares that Lot 1 and Lot 2, and all Owners and Permittees of Lot 1 and Lot 2 from time to time (including all lots and subdivided lots therein by separation of ownership, ground lease or otherwise) shall be benefited by a non-exclusive perpetual easement appurtenant to and for the benefit of Lot 1, Lot 2 and Lot 3, which easement is hereby granted and reserved, over and across the paved driveways and parking areas ("Parking and Drives") located, from time to time, on Lot 1 and on Lot 2 for (x) for parking of vehicles within the parking areas located from time to time on the Parking and Drives, (y) for ingress and egress over the driveways located from time to time on the Parking and Drives, in order to permit vehicular and pedestrian ingress and egress, over the driveways from time to time located on the Parking and Drives, and (z) for vehicular and pedestrian ingress and egress, over the driveways located from time to time on the Parking and Drives, for access to and from adjacent rights-of-way. The parking easement shall be for customer parking in connection only with the businesses operated from time to time on Lot 1 and Lot 2. The access point between Lot 1 and Lot 2 and the curb cuts to adjacent streets and roads shall not be altered, modified, relocated, blocked or removed without the express written consent of all Owners. Such easement shall not be construed to constitute a public dedication of any portion of the Entire Property. In the event an Owner creates a lot, or subdivided lot on its Parcel, the lot or subdivided lot shall be deemed a Lot and shall benefit from and be burdened by the easements granted herein.

(b) **Utilities.** Declarant hereby declares that Lot 1, Lot 2 and Lot 3 and all Owners and Permittees of the Lots (including all lots and subdivided lots by separation of ownership, ground lease or otherwise) shall be benefited by a perpetual non-exclusive easement appurtenant to and for the benefit of the Lots which easement is hereby granted and reserved to transmit through, use and maintain any utility lines, including but not limited to water supply lines, sanitary sewer, lift station, storm sewer, storm water detention in the storm sewer, electrical, gas, telephone, cellular telephone and cable television located under and across those portions of the Entire Property not within permissible building areas. All such systems, structures, mains, sewers, conduits, lines and other public utilities shall be installed and maintained below the ground level or surface of the Entire Property (except for such parts thereof that cannot and are not intended to be placed below the surface, such as lift stations, transformers and control panels). Each Owner, at its sole cost and expense, shall maintain and repair (or cause to be maintained and repaired) the utility lines located on the Parcel owned by that Owner (or located on a Parcel owned by another Owner) that solely serve the Parcel owned by that Owner. In the event an Owner (the "Repairing Owner") determines it to be necessary to enter onto another Owner's Lot to maintain, repair or replace a utility line which exclusively serves the Lot owned by the Repairing Owner, the Repairing Owner shall give the other Owner of the Lot on which the utility line serving the Lot of the Repairing Owner is located, ten (10) days prior written notice of such event and submit for the other Owner's prior approval a plan for

such maintenance, repair or replacement (except in the case of an emergency, in which case notice and the plan shall be delivered as soon as reasonably possible), which approval shall not be unreasonably withheld, delayed or conditioned. The Repairing Owner shall complete any such activities, at its sole cost and expense, in a prompt manner, in accordance with plans and specifications approved by the governmental authority having jurisdiction and the appropriate utility provider, in a good workmanlike manner, free and clear of liens and shall provide alternate access between the Lots and the Entire Property and any other acts reasonably necessary in order to minimize any interference with the operation of the other Owner's Lot and the Entire Property. In the event an Owner creates a lot or subdivided lot on its Parcel, the lot or subdivided lot shall be deemed a Lot and shall benefit from and be burdened by the easements granted herein.

(c) **Development Sign.** Declarant hereby declares that Lot 1 and Lot 2 ("Sign Lots") and all Owners of the Sign Lots shall be benefited by a perpetual non-exclusive easement appurtenant to and for the benefit of the Sign Lots for the purpose of installing an identification sign panel on the monument sign ("Development Sign") located along Salt Creek Lane as shown on **Exhibit B** constructed for the benefit of Lot 1 and Lot 2. Declarant further reserves an underground electrical easement over a portion of the Entire Property (but excluding areas located below any and all improvements constructed on any portion of the Entire Property) for the purpose of providing electrical service to the Development Sign including the electrical feed to the Development Sign, and the sign boxes. The Owner of each Sign Lot, at its sole cost and expense, shall maintain, repair, replace, and keep in good condition and repair its identification sign panel located on the Development Sign.

3. **Reservations of Rights.** Each Owner shall have the right to use the driveways and parking areas located on its Parcel for any purposes which are not inconsistent with the use of the easements granted herein. Additionally, each Owner reserves the right to temporarily close off or temporarily reroute any portion of the paved driveways located on its Parcel and re-route the utility lines in whole or part located on its Parcel, for such period or periods of time as may be necessary in connection with (i) any necessary repairs to paved driveways and utility lines and/or (ii) the necessary construction, installation, maintenance or repair of improvements to the respective Owner's Parcels and/or (iii) redevelopment of the respective Owner's Parcel. In the event an Owner determines it to be necessary to temporarily re-route or temporarily close in whole or part the paved driveways or reroute the utility lines located on its Parcel, the Owner shall give the other Owners ten (10) days prior written notice of such event and submit for the other Owners approval a plan for such re-routing or closure (except in the case of an emergency, in which case notice and the plan shall be delivered as soon as reasonably possible), which approval shall not be unreasonably withheld, delayed or conditioned. In the event of a temporary closure pursuant to the foregoing, the Owner performing the repair or maintenance agrees that it will, at all times, diligently pursue the completion of such work as soon as reasonably possible and in a manner that limits interference with the operation of the rest of the Entire Property to the extent reasonably possible. The utility service to any Parcel cannot in any manner be disturbed, or diminished, nor can any change or relocation in any manner reduce the capacity, usefulness or function of the utility service and the temporarily re-routed paved driveway must always provide direct access from each Parcel to and from the adjacent right of ways. The re-routing Owner shall complete any such activities, at its sole cost and expense, in a prompt manner, in

accordance with plans and specifications approved by the governmental authority having jurisdiction, in a good workmanlike manner, free and clear of liens and shall provide alternate access and utilities between the Parcel and the Entire Property during such closure, so as to minimize any interference with the operation of each Owner's Parcel.

4. **Maintenance.**

(a) **Lot 1 and Lot 2.** Each Owner of a Parcel covenants at all times to maintain, repair, replace, light, clean, promptly remove snow and ice, operate, insure, pay the taxes and keep available the Parking and Drives (including adjacent sidewalks, curbs, landscaping, signage and lighting) and keep the same in a good and safe condition adequate for their intended uses, in compliance with all applicable laws, ordinances, regulations and requirements. Each Owner, at its sole cost and expense, covenants to keep and maintain the building(s) located from time to time on its respective Parcel in good order, condition and repair. The minimum standard of maintenance for the Parking and Drives and buildings will be the standard of maintenance in other first class retail developments of comparable size within the Chicago metropolitan area. Once constructed, in the event of any damage to or destruction of a building on any Parcel, the Owner of such Parcel shall, at its sole cost and expense, with due diligence, either (a) remove the damaged building (or that portion thereof that such Owner has elected not to repair, restore or rebuild), clean and landscape and/or pave the Lot; or (b) cause the building so damaged or destroyed to be repaired, restored, replaced or rebuilt. Such Owner shall complete such work and have the building ready for occupancy as soon as reasonably possible, but in no event longer than twenty-four (24) months after the date of such loss or casualty, subject to delays caused by the inability to obtain permits or other force majeure delays.

(b) **Lot 3 and Development Sign.** The Owner of Lot 1 shall maintain Lot 3 and the storm water detention facilities which comprise Lot 3, in good order, condition and repair and shall take such measures as are necessary to control grass and weeds. In addition, the Owner of Lot 1 shall maintain the Development Sign (but not the tenants' identification panels thereon).

(c) **Shared Costs Reimbursement.** All costs and expenses incurred by the Lot 1 Owner in satisfying: (i) the maintenance of Lot 3 and the storm water detention facilities, as above provided; (ii) the insuring of Lot 3 as provided in Section 4 below, and (iii) the cost of maintaining the Development Sign, as provided above ("Shared Costs") will be shared and paid for by the Owners of Lot 1 and Lot 2 thereof as follows:

(i) Lot 1 pro rata share (the "Lot 1 Share"): The total of the Shared Costs multiplied by a fraction, the numerator of which is equal to the gross square foot floor area of all buildings on Lot 1 and the denominator of which is equal to the gross square foot floor area of all buildings on Lot 1 and Lot 2.

(ii) Lot 2 pro rata share (the "Lot 2 Share"): The total of the Shared Costs multiplied by a fraction, the numerator of which is equal to the gross square foot floor area of all buildings on Lot 2 and the denominator of which is equal to the gross square foot floor area of all buildings on Lot 1 and Lot 2.

(iii) Each Owner's pro rata share of the Shared Costs for each calendar year shall be estimated annually by Lot 1 Owner. Lot 2 Owner shall pay the Lot 1 Owner one-twelfth (1/12th) of the Lot 2 Share on a monthly basis on the first day of each calendar month. No later than ninety (90) days after the end of each calendar year, Lot 1 Owner shall prepare and deliver to Lot 2 Owner a statement ("**Shared Cost Annual Statement**") showing each Owner's actual pro rata share of the Shared Costs for the previous calendar year. Within thirty (30) days after its receipt of the Shared Cost Annual Statement, Lot 2 Owner shall pay to the Lot 1 Owner, or Lot 1 Owner shall pay to Lot 2 Owner, the difference between the Lot 2 Owner's actual pro rata share of Shared Costs for the preceding calendar year and the amounts paid by the Lot 2 Owner during such calendar year. Lot 1 Owner may apply any excess payment paid by Lot 2 Owner as a credit against future payments.

(iv) If during any calendar year the Lot 2 Owner fails to timely pay its monthly share of the Lot 2 Share twice, then the Lot 1 Owner may, at its option, upon five (5) days' written notice to Lot 2 Owner, accelerate the Lot 2 Owner's remaining Lot 2 share for the current calendar year, and the entire remaining amount of the annual Lot 2 Share shall then become immediately due and payable. Payments received by the Lot 1 Owner after the 5th day of any date due shall incur a monthly late charge of five percent (5%) of any unpaid amount due, until paid.

5. Uses.

(a) Prohibited Uses. No use shall be permitted on the Entire Property, which is inconsistent with the operation of a high quality commercial development. Without limiting the generality of the foregoing, the following uses shall not be permitted:

- (i) Any operation primarily used as a storage or warehouse operation;
- (ii) Any "second hand" store, "surplus" store or "flea market", provided that this shall not be deemed to prohibit a bona fide antique store;
- (iii) Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- (iv) Any dry-cleaning plant (except drop-off businesses with off-site cleaning facilities shall not be prohibited);
- (v) Any automotive body shop, maintenance or repair facility or car wash;
- (vi) Any veterinarian, animal boarding, breeding or raising facility;
- (vii) Any mortuary or funeral home; or
- (viii) Any adult book or adult video store or any other establishment selling or exhibiting explicit sexual materials or drug-related paraphernalia.

(b) Environmental. No Owner shall keep, stock, use or permit the use or sale of Hazardous Materials in, on or from its Parcel, except (a) inventory held for sale to the public by a retail business which is packaged and labeled in conformity with all Environmental Laws and constitutes an incidental part of such retail business; and (b) substances customarily and incidentally used, in compliance with applicable Environmental Laws in the normal course of retail, office, and restaurant; and (c) substances which are commonly used in connection with the maintenance of real property and are used in accordance with all applicable Environmental Laws. Each Owner shall indemnify, protect, defend and hold harmless the other Owners for, from and against all claims, suits, actions, demands, costs, damages and losses of any kind, including but not limited to costs of investigation, litigation and remedial response, arising out of any Hazardous Material located, used or discharged on or from its Parcel in violation of this Section.

(c) Exclusives. Subject to the terms of this Declaration, Lot 1 and Lot 2 may be used for any lawful purpose so long as such use is (i) in conformity with all governmental zoning and other land use restrictions, and (ii) all permits, and other land use entitlements are obtained by a Lot Owner from all governmental agencies and authorities have jurisdiction over the Entire Property. The foregoing notwithstanding, no use shall be permitted on any Lot which is in violation of the "Exclusive Uses" set forth on Exhibit C attached hereto and made a part hereof.

(d) Employee Parking. All employees of the Owners and the tenant(s) or occupant(s) of a Parcel, shall be required to park in the "Employee Parking Areas" located (i) at the rear (north) portion of the Entire Property, or (ii) on the west side of the drive aisle between the building on Lot 1 and the building on Lot 2, all as set forth and designated on Exhibit B. Unless no parking spaces are available in the Employee Parking Areas, no employee of the Owners and the tenant(s) or occupant(s) of a Parcel shall utilize any other area of the Entire Property for parking.

6. Insurance.

(a) Liability Insurance. Each Owner shall, at all times, at its sole cost and expense, maintain, or cause to be maintained, Commercial General Liability Insurance, which includes premises/operations, contractual liability, personal/advertising injury, broad-form property damage, independent contractors, underground explosion and collapse, and products/completed operations coverages, against claims for personal injury or death and property damage occasioned by an incident occurring upon, in or about that Parcel constituting a portion of the Entire Property owned by such Owner. Subject to Section 3 above, Lot 1 Owner shall maintain all insurance required under this Section with respect to Lot 3. Such insurance in each case shall have a minimum limit of not less than \$2,000,000 per occurrence, which limits may be obtained through a combination of primary and umbrella or Excess Policies. Such insurance carried by each Owner shall (a) name as additional insureds thereunder all other Owners, (to the extent the Owner is given the name of the other Owners) or any portion thereof, and their respective agents, employees, shareholders, officers, directors and members, (b) provide that it is non-cancelable without at least thirty (30) days prior written notice to the insured and additional insureds, and (c) be written as an "occurrence" policy and not as a "claims made" policy. The insurance shall be issued by an insurer having an A.M. Best rating of not less

than "A-". Each Owner of any Parcel constituting a part of the Entire Property and the Operator shall furnish the additional insureds with certificates evidencing such insurance.

(b) **Self-Insurance.** Notwithstanding anything to the contrary contained in this Section, each Owner (or the tenant maintaining the insurance) shall have the right to comply with and satisfy its insurance obligations under this Subsection by means of self-insurance of the insurance required if and so long as said Owner (or tenant) maintains a net worth, computed in accordance with generally accepted accounting principles, consistently applied of at least One Hundred Million and No/100 Dollars (\$100,000,000.00), as shown in said Owner's (or tenant's) last published financial statement or, in the case of a privately held corporation, as certified by an officer of said corporation. In the event the net worth of a self-insuring Owner drops below the corresponding net worth requirement set forth above, said Owner (or tenant) shall promptly procure the insurance coverages required in this Subsection, and shall maintain such coverages until its net worth again meets the corresponding net worth requirement set forth in this Subsection.

7. **Indemnities.** Each Owner of any Parcel comprising a portion of the Entire Property shall defend, indemnify and save harmless each other Owner, its parent, subsidiary and affiliated companies, their respective directors, officers, shareholders, partners, members, agents, employees, tenants, licensees and contractors, from and against any damage, cost, expense, liability or claim thereof (including reasonable attorney fees) provided that such damage, cost, expense, liability or claim is attributable to bodily injury, sickness, disease or death, or to injury to, or destruction or tangible damage to, property arising out of any negligent or wrongful act or omission to act by the indemnifying Owner, its agents, employees, tenants, licensees or contractors, except to the extent that such claims arise out of the negligence or willful misconduct of the indemnified party.

8. **Covenants Running With Land.** Except as otherwise specifically provided herein, the rights and interests granted and the covenants, agreements, obligations and liabilities contained in this Declaration shall be rights, interests, covenants, agreements, obligations and liabilities running with the land and shall inure to the benefit of, and be binding upon, the Owners and their respective successors and assigns, owning all or any portion of a Parcel and all persons or entities claiming under them. No Owner shall, unless otherwise provided in this Declaration, have any obligation or liability under this Declaration for any claim or matter accruing or resulting from conditions created subsequent to transfer by such Owner of fee title to its portion of the Entire Property. This Declaration shall continue in full force and effect for fifty (50) years from and after the date of this Declaration as set forth above, and shall thereafter automatically be extended and renewed for successive periods of ten (10) years, unless an Owner gives the other Owners written notice not less than one (1) year prior to the expiration of the initial fifty (50) year term or any ten (10) year renewal thereof, as is applicable, that such Owner elects that this Declaration not be extended and renewed beyond the then current initial term or renewal period. Notwithstanding the foregoing, any such election not to renew shall not cause the termination of or otherwise impact those easements granted herein which are perpetual and those provisions relating to the maintenance, repair, replacement and operation of the improvements provided herein and the reimbursement of the costs associated therewith and any other easements provided in this Declaration, which easements and provisions are specified as

being perpetual or as continuing beyond the term of this Declaration and shall continue in force and effect. The termination of this Declaration shall not limit or affect any remedy at law or in equity that an Owner may have against any other Owner or any remedy at law or in equity that the Village may have against any and all Owners with respect to any liability arising under the terms and conditions of this Declaration.

9. **Amendment.** The provisions of this Declaration may be modified or amended, in whole or in part, only with the consent of all of the Owners whose Parcels are adversely affected by the amendment or modification, by declaration in writing, executed and acknowledged by all said parties, duly recorded in Cook County, Illinois. It is expressly understood and agreed that no modification or amendment, in whole or in part, shall require any consent or approval on the part of any occupant, Permittee, licensee or tenant of the Entire Property, other than a fee owner and its first mortgagee, if any, pursuant to a recorded mortgage. Notwithstanding the foregoing, this Declaration shall not be modified, amended or repealed with respect to any rights of the Village hereunder without the prior written consent of the Village.

10. **No Third Owner Beneficiary.** Except as otherwise specified herein, the provisions of this Declaration are for the exclusive benefit of the Owners of the Entire Property, their successors and assigns, and not for the benefit of any third person or entity, nor shall this Declaration be deemed to have conferred any rights, express or implied, upon any third person or entity.

11. **Notices.** Any notice, request, demand, approval or consent given or required to be given under this Declaration shall be in writing and sent by certified mail or by national overnight courier service which provides written confirmation of delivery, and shall be deemed to have been given three (3) days after the date upon which the notice is deposited for mailing in a United States Post Office or mail receptacle with proper postage affixed in the case of certified mail, and one (1) business day after the date upon which the notice is deposited with a national overnight courier service for guaranteed next business day delivery with all fees and charges prepaid, and mailed/sent to the Owner to be notified at the addresses set forth below, or at the last changed address given by such Owner as herein provided:

If to Declarant: Stonestreet Esplanade LLC
740 W. Main Street
Suite 140
Barrington, IL 60610

with a copy to: Firsell Ross
2801 Lakeside Drive, Suite 207
Bannockburn, IL 60015
Attn: Michael D. Firsell

Any Owner may, at any time, change its notice address and/or add additional Owners for purposes of delivery of notices by mailing, as provided above, at least ten (10) days before the

effective date of such change, a notice stating the change and setting forth the new address. If any such notice requires any action or response by the recipient or involves any consent or approval solicited from the recipient, such fact shall be clearly stated in such notice.

12. **Captions.** The captions of the sections and sub-sections of this Declaration are for convenience only and shall not be considered nor referred to in resolving questions of interpretation and construction.

13. **Governing Laws.** This Declaration shall be construed in accordance with the laws of the State of Illinois and any applicable federal laws and regulations.

14. **No Partnership.** Neither anything in this Declaration contained nor any acts of the Owners shall be deemed or construed by the Owners, or any of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of association between any of the Owners or any parties to this Declaration.

15. **Not a Public Dedication.** Except as otherwise specified herein, nothing herein contained shall be deemed to be a gift or dedication of any portion of the Entire Property to the general public or for the general public or for any public purpose whatsoever.

16. **Severability.** If any term, provision or condition contained in this Declaration shall, to any extent, be invalid or unenforceable, the remainder of this Declaration (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

17. **Waiver of Default.** No waiver of any default by any Owner to this Declaration shall be implied from any omission by any other Owner to take any action in respect of such default if such default continues or is repeated. No express waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. One or more waivers of any default in the performance of any term, provision or covenant contained in this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Declaration. The consent or approval by any Owner to or of any act or request by any other Owner requiring consent or approval shall not be deemed to waive or render unnecessary the consent to or approval of any subsequent similar acts or requests. The rights and remedies given to any Owner shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such Owner might otherwise have by virtue of a default under this Declaration, and the exercise of one such right or remedy by any such Owner shall not impair such Owner's standing to exercise any other right or remedy.

18. **Exhibits.** All exhibits referred to herein and attached hereto shall be deemed part of this Declaration.

19. **Counterparts.** This Declaration may be executed in counterparts, each of which shall be deemed an original.

20. **Approvals.** Wherever an approval is required under this Declaration, the approval will not be unreasonably withheld, or delayed, unless otherwise provided under this Declaration.

21. **Remedies and Liabilities.** Each Owner shall be entitled to exercise any and all other remedies available at law or in equity, including the right to seek to restrain by injunction any violation or threatened violation by any other Owner of any of the terms, covenants or conditions of this Declaration and by degree to compel performance of any such terms, covenants and conditions. Except as specifically provided below, there shall be absolutely no corporate or personal liability of persons, firms, corporations, limited liability companies or entities who constitute an Owner hereto, including, but not limited to officers, directors, managers, employees or agents of an Owner hereto with respect to any of the terms, covenants, conditions, and provisions of this Declaration. In the event of default by a non-performing Owner, the Owner who seeks recovery from a non-performing Owner hereto shall look solely to the interest of such non-performing Owner, its successors and assigns, in the Entire Property for the satisfaction of each and every remedy of the non-performing Owner; provided, however, that the foregoing shall not in any way impair, limit or prejudice the other rights of any Owner.

22. **Priority; Mortgagee Protection.** This Declaration and the rights, easements, covenants and agreements contained herein shall remain prior and superior to any mortgage lien. Notwithstanding the foregoing or any other provision of this Declaration, any lien resulting from any default in or failure to comply with this Declaration or the exercise of any remedy provided for in this Declaration shall be subject and subordinate to any mortgage in favor of a commercial lender (a "Lender Mortgage") with respect to the applicable Parcel in effect at the time notice of lien is recorded, and any purchaser at any foreclosure sale (as well as any transferee by deed in lieu of foreclosure) under such Lender Mortgage shall take title free and clear of any such lien, but otherwise subject to all of the rights, easements, covenants and agreements herein contained. No mortgage lender shall have any liability under this Declaration solely by virtue of its having a mortgage lien on any Parcel. A mortgage lender under a Lender Mortgage shall have the right, but no duty or obligation, to cure or correct a breach of this Declaration by the Owner whose Parcel secures such Lender Mortgage within any applicable cure period provided for such breach to such Owner.

23. **Attorneys' Fees.** In the event an Owner (including any ground leases) institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing Owner after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

24. **Binding Effect.** The terms of this Declaration and all easements granted hereunder shall constitute covenants running with the land and shall inure to the benefit of and be binding upon the signatories hereto and their respective successors and assigns who become Owners hereunder. If any Parcel is hereafter divided into two (2) or more separate Parcels by

separation of ownership, ground lease or otherwise, then all of the resulting Parcels shall enjoy and be subject to the benefits and burdens of the easements granted or reserved hereunder.

25. **Estoppel Certificates.** Each Owner and the Operator within fifteen (15) days of its receipt of a written request from an Owner(s), shall from time to time provide the requesting Owner a certificate binding upon such Owner (and Operator) stating: (a) to the best of such Owner's (or Operator's) knowledge, whether any Owner to this Declaration is in default or violation of this Declaration and if so identifying such default or violation; and (b) identifying any amendments to the Declaration as of the date of such certificate.

26. **Force Majeure.** For purposes of this Declaration, force majeure delays shall be delays caused by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, adverse weather conditions, riots, insurrection, or other non-economic reasons beyond the reasonable control of the Owner. In no event will any party be excused from making any payment required under this Declaration on account of force majeure delays.

27. **Taxes.** The Owner of each Parcel within the Entire Property (and the Lot 1 Owner with respect to Lot 3) shall pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes and assessments which are levied against such Owner's Parcel.

28. **Bankruptcy.** In the event of any bankruptcy affecting any Owner or occupant of any Parcel, the parties agree that this Declaration shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not subject to rejection, in whole or in part, by the bankrupt person or entity.

[Signatures appear on the following page]

Signature Page to
Declaration of Easements,
Covenants and Restrictions

EXHIBIT A

Legal Description

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.

Common Street Address: 2920-2964 W. Euclid Avenue, Arlington Heights, Illinois 60005

Permanent Index No. 02-25-100-034-0000

EXHIBIT A-1

Legal Description Of Lot 1, Lot 2 And Lot 3

LOT 1:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County Illinois being more particularly described as follows:

Beginning at the Southwest corner of said Lot 9; thence North 00 degrees 05 minutes 24 seconds East, 150.00 feet; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet; thence South 89 degrees 54 minutes 34 seconds East, 377.85 feet; thence South 00 degrees 05 minutes 2 seconds West, 324.27 feet; thence South 84 degrees 22 minutes 46 seconds West, 60.78 feet; thence North 89 degrees 54 minutes 36 seconds West, 303.37 feet to the point of beginning.

Containing 121,829 square feet or 2.7968 acres

LOT 2:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County Illinois being more particularly described as follows:

Commencing at the Southwest corner of said Lot 9; thence North 00 degrees 05 minutes 24 seconds East, 150.00 feet; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet; thence South 89 degrees 54 minutes 34 seconds East, 377.85 feet to the point of beginning; thence South 89 degrees 54 minutes 34 seconds East, 158.78 feet; thence South 12 degrees 14 minutes 12 seconds West, 91.51 feet; thence South 00 degrees 05 minutes 24 seconds West, 220.86 feet; thence South 84 degrees 22 minutes 46 seconds West, 140.2 feet; thence North 00 degrees 05 minutes 24 seconds East, 324.27 feet to the point of beginning.

Containing 45,132 square feet or 1.0361 acres

LOT 3:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County Illinois being more particularly described as follows:

Commencing at the Southwest corner of said Lot 9; thence North 00 degrees 05 minutes 24 seconds East, 150.00 feet; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet; thence South 89 degrees 54 minutes 34 seconds East, 536.63 feet to the point of beginning; thence South 89 degrees 54 minutes 34 seconds East, 146.55 feet; thence South 18 degrees 59 minutes 37 seconds West, 163.79 feet; thence South 07 degrees 39 minutes 4 seconds West, 156.73 feet; thence North 89 degrees 54 minutes 36 seconds West, 92.09 feet; thence North 00 degrees 05 minutes 24 seconds East, 220.86 feet; thence North 12 degrees 14 minutes 12 seconds East, 91.51 feet to the point of beginning.

Containing 36,633 square feet or 0.8410 acres.

EXHIBIT B

Site Plan

EXHIBIT C

Exclusive Uses

Starbuck's Exclusive:

Tenant shall not use or allow any other person or entity to use any portion of the Premises for the sale of: (a) whole or freshly ground coffee beans; (b) espresso, espresso-based drinks or coffee-based drinks; (c) tea or tea-based drinks; (d) gourmet, brand-identified brewed coffee; or (e) blended beverages including, without limitation, those containing any of the following: ice, coffee, espresso, tea, milk, cream, juice and/or fruit.

Notwithstanding anything herein to the contrary, the sale of blended beverages by tenant whose primary use is either (i) the sale of juice and/or fruit drinks (such as "Jamba Juice" or similar tenant) or (ii) the sale of ice cream (such as "Cold Stone Creamery" or similar tenant) shall not be deemed to be in violation of the Starbucks exclusive, provided that tenant does not sell blended beverages that contain coffee, espresso and/or tea.

Full service sit down restaurants with a wait staff and table service serving a complete dinner menu may sell, in conjunction with the sale of a meal, brewed coffee or tea, and hot espresso drinks for on-premises consumption only.

Notwithstanding the foregoing sentence, other fast food or quick service tenants may sell brewed coffee or brewed tea that is not gourmet or brand-identified.

Subway Exclusive:

Tenant agrees not to sell, lease, let, use or permit to be used, any property owned or controlled by it within the Building now or at any time during the initial term of this Lease or any renewal thereof to any entity which sells or serves submarine sandwiches.

Esplanade Wine and Liquor:

So long as no Default by Tenant then exists under the Lease, and Tenant is continuously operating its business in the Premises for the Permitted Use, (I) Landlord shall not lease any premises in the Building to any tenant whose primary business is a store specializing in the sale of packaged liquor and wine for off-premises consumption and containing less than 3,000 square feet of gross leasable area and (II) neither Landlord nor any affiliate of Landlord shall permit any other tenant leasing space from Landlord or an affiliate of Landlord in property which is located in the Building or at the Arlington Downs Development to operate as its primary business is a store specializing in the sale of packaged liquor and wine for off-premises consumption and containing less than 3,000 square feet of gross leasable area (collectively, the "Exclusive Use").

Notwithstanding anything contained herein to the contrary, the Exclusive Use shall not apply to (i) any tenant whose lease permits the assignment thereof or the subletting of the premises demised thereby without the Landlord's express written approval, (ii) any lease for space which predates this Lease, or (iii) any tenant which devotes less than ten percent (10%) of its gross leasable area or derives less than ten percent (10%) of its gross sales from goods and services within the Exclusive Use, or (iv) any tenant who sells liquor and wine for on premises consumption, or (v) any kind or type of restaurant selling liquor and or wine for consumption on the premises, or (vi) the existence of a liquor department in

a store such as Walgreens or CVS. This Rider shall not limit in any way the operation of any occupant occupying more than 3,000 square feet of Floor Area

DeCarlo's Hair Designs:

For long as no Default by Tenant has occurred under this Lease, and Tenant is open and operating its business, Landlord shall not permit the use of any portion of the Property (other than the Premises) for Tenant's Permitted Use (Hair Salon), including the sale of hair care related products.

Aurelio's Pizza:

So long as (i) no Default (as defined in Section 21) by Tenant then exists under the Lease that remains after applicable cure period, and (ii) Tenant is continuously operating its business in the Premises for the Permitted Use, then during the Term, Landlord shall not lease space in the Building to another restaurant operation which has as its primary purpose the sale of cooked, prepared and ready to eat pizza, and so-called "Italian" style dishes for on and/or off Premises consumption ("Exclusive Use") without the prior written consent of Tenant.

Notwithstanding anything contained herein to the contrary, the Exclusive Use shall not apply to (i) any lease for space in the Building which predates this Lease, or (ii) any tenant of the Building which derives less than fifteen percent (15%) of its gross sales from the sale of pizza and so-called "Italian" style dishes. The existing Subway restaurant in the Building is specifically consented to by Tenant and shall not be subject to the Exclusive Use and Landlord may extend the term of the Subway Lease or enter into a new Lease for space in the Property to be operated as a Subway restaurant without Tenant's consent and without violating the Exclusive Use. In addition, if a Subway restaurant is no longer operated in the Building, then Landlord may lease premises in the Building, for use as a business which operates as a "sandwich shop", without Tenant's consent and without violating the Exclusive Use.

EXHIBIT B

Detention Calculations and
Overflow Weir Calculations

WESTGATE DENTAL STORM WATER
DETENTION CALCULATIONS AND
OVERFLOW WEIR CALCULATIONS

Norman J. Toberman & Assoc.

Cliff Toberman, P.E.

**NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS**

115 S. S. Wilke Road, Suite 301
Arlington Heights IL, 60005
Phone: (847) 439-8225 Fax: 439-8221

BULLETIN 70 DETENTION CALCULATIONS (PROPOSED)

Engineer: Clifford J. Toberman, P.E.

Date: 04/27/16

Project: PROPOSED WESTGATE DENTAL FACILITY

Location: 2900 W. Euclid Ave., Arlington Hts. (Esplanade Shopping Center Parcel 2)

Project # 15-6464

Lot Area(sqft)= 45,263	Basin Drainage Area (sqft) = 45,263	<u>Pervious</u> 21%	<u>Impervious</u> 79%
(Acres) = 1.039	(Acres) = 1.039	9,454	35,809
	Coeff. of Runoff = 0.86	0.217	0.822
		0.50	0.95

Allow. Rel. Rate =	0.18 (CFS/ACRE) or (in/hr-acre)		
Allow. Site Rel. Rate =	0.187 (CFS)	Req. Infiltration, cft:	2,984
Required Detention=	0.356 (acre-ft)		
	15,494 (ft ³)		

TIME(hr)	I-100 year (in./hr)	Cn-Adj. Runoff (in/hr)	Stored (Runoff less Release Rate)	Volume (AC-in)/1-acre
0.08	10.92	9.35	9.17	0.733
0.17	10.02	8.58	8.40	1.428
0.25	8.20	7.02	6.84	1.710
0.5	5.60	4.79	4.61	2.307
1	3.56	3.05	2.87	2.867
2.0	2.23	1.91	1.73	3.458
3.0	1.62	1.39	1.21	3.620
4.0	1.39	1.19	1.01	4.039
5.0	1.17	1.00	0.82	4.108
6.0	0.95	0.81	0.63	3.799
8.0	0.81	0.69	0.51	4.107
10.0	0.68	0.58	0.40	4.021
12.0	0.55	0.47	0.29	3.490
14.0	0.50	0.43	0.25	3.472
16.0	0.44	0.38	0.20	3.146
18.0	0.39	0.33	0.15	2.769
24.0	0.32	0.27	0.09	2.254

	49.35				
	(acre-IN / 1-acre)	(ft / in)		(site acres)	
Required Volume =	4.108 / 12 *	1.00'	1.039	=	0.3557 (acre-ft) 15,494 (cft)

PROPOSED CONDITIONS REQUIRED DETENTION STORAGE: 15,494 cft

LESS EXISTING CONDITIONS REQUIRED DETENTION STORAGE: 2.129 cft

REQUIRED DETENTION: 13,365 cft



NORMAN J. TOBERMAN & ASSOCIATES, LL
CONSULTING CIVIL ENGINEERS

115 S. Wilke Road, Suite 301
Arlington Heights IL, 60005
Phone: (847) 439-8226 Fax: 749-4104

DETENTION SUMMARY

Engineer: Clifford J. Toberman, P.E.

Date: 4/27/2016

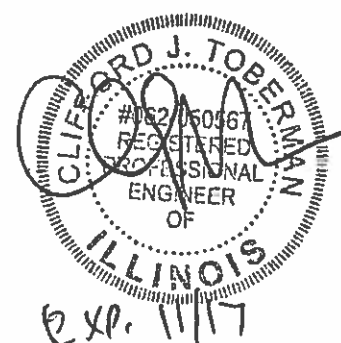
Project: Proposed Westgate Dental Addition to

Project # 15-8464

Location: 2900 W. Euclid Ave. - Esplanade Shopping Center Property

<u>60" Dia. Overflow Structure (#1)</u>				163 cu.ft.
Water Depth to High Water, ft	8.3	SIZE, inches	60	
LOWER INVERT	703.7			
HIGH WATER	712.00			
AREA, sqft	19.83			
<u>STORM TRAP W/G VAULT (#16)</u>				7,619 cu.ft.
Water Depth to High Water, ft	4.00	AREA, sqft	2082.0	
LOWER INVERT	708.67	AREA/UNIT	125.20624	
UPPER INVERT	711.17	# UNITS	18.488827	21
HIGH WATER	712	VOLUME/UNIT	500.82497	10517
Area Under Vault	2321			
Aggregate Depth Below Vault, inches		6 Void Ratio	0.35	0.5
		12 Void Ratio	0.35	1.0
				418 cu.ft.
				836 cu.ft.
<u>4.75' x 8.75' Storm Water Quality Structure (#18)</u>				189 cu.ft.
Water Depth to High Water, ft	4.5	SIZE, inches	42	
LOWER INVERT	707.5			
HIGH WATER	712.00			
AREA, sqft	42.00			
<u>48" Dia. Catch Basin (#4)</u>				55 cu.ft.
Water Depth to High Water, ft	4.4	SIZE, inches	48	
LOWER INVERT	707.6			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>48" Dia. Catch Basin (#5)</u>				54 cu.ft.
Water Depth to High Water, ft	4.30	SIZE, inches	48	
LOWER INVERT	707.70			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>48" Dia. Catch Basin (#6)</u>				52 cu.ft.
Water Depth to High Water, ft	4.17	SIZE, inches	48	
LOWER INVERT	707.83			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>48" Dia. Catch Basin (#7)</u>				52 cu.ft.
Water Depth to High Water, ft	4.17	SIZE, inches	48	
LOWER INVERT	707.83			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>24" Dia. Catch Basin (#8)</u>				12 cu.ft.
Water Depth to High Water, ft	3.88	SIZE, inches	24	
LOWER INVERT	708.32			
HIGH WATER	712.00			
AREA, sqft	3.14			
<u>12" sewer pipe (#14, #17, #19, #20, #22, & #24)</u>				195 cu.ft.
LENGTH, FT	248	SIZE, inches	12	
LOWER INVERT	707.5			
UPPER INVERT	708.03			
HIGH WATER	712			
AREA, sqft	0.79			
<u>8" sewer pipe (#25)</u>				25 cu.ft.
LENGTH, FT	73	SIZE, inches	8	
LOWER INVERT	708.03			
UPPER INVERT	708.32			
HIGH WATER	712			
AREA, sqft	0.35			

Sub-Total	9,670 cu.ft.
Add Existing Shopping Center Credit	3,223 cu.ft.
Parking Lot Storage	2,649 cu.ft.
Total:	15,542 cu.ft.
Detention Required	15,494 cu.ft.
Excess Detention Provided	48 cu.ft.



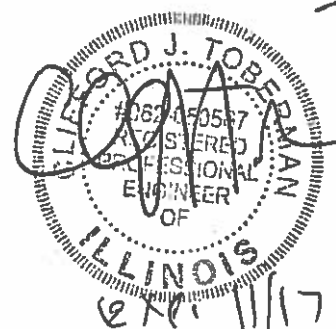
**NORMAN J. TOBERMAN & ASSOCIATES
CONSULTING ENGINEERS**

4/27/2016 14:35

**DETENTION VOLUMES FOR PROJECT # 15-6464
NEW DENTAL BUILDING, ARLINGTON HEIGHTS IL**

PROPOSED DETENTION VOLUMES (BY CONTOURS)						CUMULATIVE
	<u>CONTOUR</u>	<u>CONTOUR AREA</u>	<u>AVG'D AREA</u>	<u>HEIGHT (FT)</u>	<u>VOLUME (FT3)</u>	<u>VOLUME (FT3)</u>
RIM	711.00	0				
			403	0.20	2	2
	711.2	403				
			602	0.20	120	122
	711.4	800				
			1094	0.10	109	232
	711.5	1388				
			2557	0.25	639	871
	711.75	3725				
			7113	0.25	1,778	2,649
HIGH-WATER	712	10501				

— PARKING LOT STORAGE —



NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS

115 S. Wilke Road, Suite 301
 Arlington Heights IL, 60005
 Phone: (847)439-8225 Fax: 439-8221

Engineer: Clifford J. Toberman, P.E.

Date: 4/27/2016

STUDY: 100-Year Storm Restrictor Sizing

PROJECT: PROPOSED WESTGATE DENTAL BLDG./FACILITY
LOCATION: 2900 W. EUCLID AVE., ARLINGTON HTS., IL
NJT PROJ.#: 15-6464

Restrictor Design Equation:

$$\text{Area, sqft} = \{ \text{Acreage} * \text{Release rate, cfs/acre} \} / \{ (\text{Discharge coef.}) * \text{SQRT}((2 * 32.2) * \text{Head, ft}) \}$$

Equation Parameters

Acreage	1.039	acres
Allowable Release rate	0.718	cfs/acre
Site Specific Release Rate	0.19	cfs
High Water Elevation	712.00	feet
Pipe Invert	705.37	feet
Adjust for Pipe Cent.	0.92	inches
Head	6.55	feet

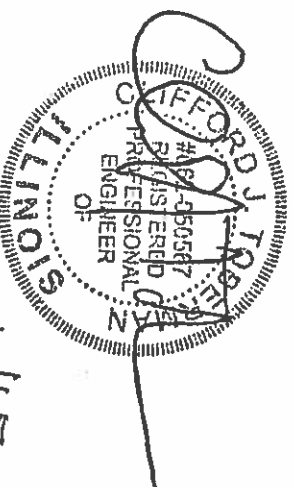
(Note 709.67 is bank overflow for Ex. East Detention Basin, High water 709.83 High Water Elev.)
 (Note 100-year BFE is 707.00 for Ex. East Detention Basin/Salt Creek "Backwaters")

$$\text{RESTRICTOR Size, Sharp Edge} = 0.19 / \{ 0.61 * \text{SQRT}((2 * 32.2) * 6.55) \}$$

USE MINIMUM 2.00 in. diameter restrictor - PROJECTING EDG Cd= 0.50

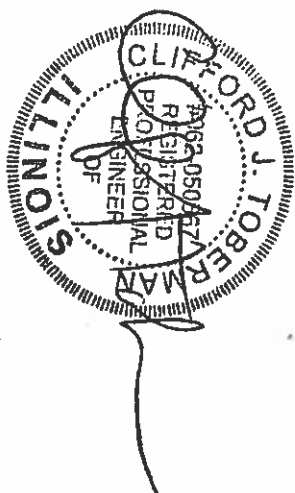
Results:	TYPES OF RESTRICTORS			
	(using mortar)	(Edge flush w/basin)	(Plate w/opening)	(Projecting pipe)
	Rounded Edge	Square Edge	Sharp Edge	Projecting Edge
Discharge Coef. (Cd)	(.90-.98)	(.79-.82)	(.58-.64)	0.50
	0.90	0.81	0.61	0.50
Area (sqft)	1.5	1.6	2.1	2.6
Pipe Diameter (in)	1.36	1.44	1.65	1.83

2.00" WITH TAILWATER CONDITION @ 100 YR. B.F.E. 707.00
 1/4"x1/4" MESH WILL REDUCE OPENING TO EFFECTIVE 1.83"



EXR. 11/17

NORMAN J. TOBERMAN & ASSOC., LLC
CIVIL ENGINEERS & SURVEYORS
115 S. Wilke Ave., Suite 301, Arlington Hts., IL 60005 (847) 439-8225
DATE: 4/27/2016
NJT PROJ.#: 15-6464
ENGINEER: CLIFF TOBERMAN, P.E. E-mail cliff@toberman.us



INTERNAL WEIR IN OVERFLOW STRUCTURE "PRIMARY OVERFLOW" CONVEYANCE CALCULATIONS
USE: WIERS-CIPOLLETTI WEIR DISCHARGE FORMULA

Cd = 2.5 grass vs. 3.0 concrete

PRIMARY OVERFLOW IS AT PAVEMENT AT NORTHEAST CORNER

Discharge Coefficient, Cd =	3.0	Cd Coeff * L * H**3/2
Length of Weir (ft), L =	5.0	... Top Of Wall Grades at North end of Vault
Weir Base Elevation =	712.00	
Height of Water Over Weir =	712.15	...approx. 0.2" depth...
Height of Water (ft), H =	0.15	
Discharge (ft ³ /sec), Q =	0.87	cfs

vs.

Allowable Discharge (ft³/sec) = 0.85 cfs

PER POND PACK CLOGGED RESTRICTOR
(see ATTACHED)

Type.... Master Network Summary

Name.... Watershed

File.... C:\HAESTAD MODELS\westgate dental use this (4-17-16)-clogged res.ppw

Page 2.01

Clogged Reservoir

MASTER DESIGN STORM SUMMARY

Network Storm Collection: COOK COUNTY

Return Event	Total Depth in	Rainfall Type	RNF ID
100	7.5800	Synthetic Curve	0-10 3rdQ 50%

ICPM CALCULATION TOLERANCES

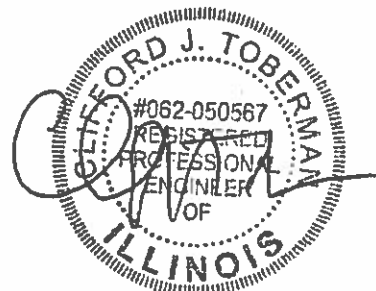
Target Convergence=	.000 cfs +/-
Max. Iterations =	35 loops
ICPM Time Step =	.0500 hrs
Output Time Step =	.0500 hrs
ICPM Ending Time =	24.0000 hrs

MASTER NETWORK SUMMARY SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage cu.ft
*OUTLET BASIN	T-E	100	14333	R	14.8500	.85	709.07	
SITE1.039A CN96	AREA	100	26785		14.8000	.85		
STORAGE	POND	100	26701	R	14.8000	.85		
STORAGE	OUT POND	100	14333	R	14.8500	.85	712.08	12375

WELK OVERFLOW



Exp. 11/17

S/N: 66e3af67-89ff-4654-a545-8d248a7e03d8\:

Bentley PondPack (10.01.04.00)

2:24 PM

Bentley Systems, Inc.

4/27/2016

EXHIBIT C

Emergency Contact Form

Arlington Heights Police Department
Emergency Information Card

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

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Peter A. Kics, DDS, LTD

Address/City

2900 W. Euclid Ave (TBD) new construction

Telephone Number

847-577-7171 (TBD)

Date Information Obtained

5/3/2016

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Peter Kics

Address/City

1234 N. Rosewood Ct Palatine, IL 60067

Telephone Number

847-202-1538

Cell Number

847-331-5938

Contact #2

Name

Teja Kics

Address/City

1234 N. Rosewood St Palatine, IL 60067

Telephone Number

847-202-1538

Cell Number

847-331-7361

Alarm System

☐ No

☒ Yes

Phone number:

TAD

Alarm Company Name

TAD

MEMORANDUM

TO: Sam Hubbard, Development Planner

FROM: Deb Pierce, Plan Reviewer, Building Services

DATE: 5/13/2016

RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building

P.C. #: 16 - 008 – Round #2

I have reviewed the Round 2 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. Plans submitted for permit review shall indicate the area of rescue in Stairwell A.
2. Manufacturer's cut sheets for the Area of Rescue communication system shall be provided at permit submittal.
3. MSDS sheets for all medical gas shall be provided at permit submittal along with the quantities of each.

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.



**Village of Arlington Heights
Building Services Department
Fire Safety Division**

Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Don Lay, Fire Safety Supervisor
Subject: Westgate Dental, PC#16-008
Date: May 6, 2016

RECEIVED
MAY 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sam:

The revised plan indicates that egress is to travel through a private office on the second floor. This was addressed in my first review.

Section 1014.2 of the International Fire Code states the following: Egress from a room or space shall not pass through adjoining or intervening rooms or areas, **except where such adjoining rooms or areas and the area served are accessory to one or the other**, are not a Group H occupancy and **provide a discernible path of egress travel to an exit and an exit access shall not pass through a room that can be locked to prevent egress.**

The comments provided in response to my initial concern of this states "Our understanding is that it will be acceptable to pass through the Private Office as long as the doors can't be locked...the door will not be lockable as to pass Code and it will allow free access to the stairs".

I have two concerns:

1) the code requires a "discernible" path of egress be provided for travel to an exit and 2) what assurance is there that locks will not be added to the doors?

Should this condition not changed I would require that the plans for permit clearly indicate the "discernible" path traveling through the doors which would include proper egress signs above the door and that if the doors will have locks a push bar lock release be installed on the door to permit egress through the "private office".

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 10, 2016

Subject: 2900-2990 W. Euclid, P.C. #16-008 Round 2

ok
JP

With regard to the proposed construction, I have the following comments:

- 1) The proposed water main/storm sewer conflict must state that the storm sewer is water main class material or in encasement.

C. file

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MAY 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 2

22. The responses made by the petitioner to comments #11-13, 15, 17, 20, & 21 are acceptable.
23. The response made by the petitioner to comment #14 is noted. However, the submittal did not include an Onsite Utility Maintenance Agreement (OUMA) to be reviewed. Per your written understanding, the OUMA must be provided prior to engineering approval.
24. The response made by the petitioner to comment #16 is not acceptable. Even raising invert elevation to 705.37, the release rate with a projecting edge restrictor is 0.22 cfs, which is 17.5% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Why is there an underdrain beneath the slab?
25. The StormTrap plan was dropped off for review: The base slab does not have the perforations shown on the plans. The manufacturer's plan must match the engineer's plan.
26. The response made by the petitioner to comment #18 is not acceptable. According to the detention calculations dated 4/27/16, the 100-year BFE for Salt Creek is 707.00. The proposed invert is 705.37, which is below the Base Flood Elevation. Yet, on page C-5 of the plans, there is a bold note stating: "No proposed work will occur within existing floodplain or floodway limits." This does not appear to be the case.
27. The response made by the petitioner to comment #19 is noted. Although it doesn't appear the light levels from the bollard fixtures are calculated in the parking lot illumination levels, the general parking lot photometric plan is acceptable. Provide the fixture cut sheets for the bollards during permit review.


James J. Massarelli, P.E. 5/11/16
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

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MAY 10 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-008

Project Name

Westgate Dental

Project Location

2900 - 2990 W. Euclid

Planning Department Contact Sam Hubbard

General Comments

Round 2

1. Locate a fire hydrant within 100' of the FDC.

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

Date May 10, 2016

Reviewed By: _____

LT. Andrew Larson

Arlington Heights Fire Department

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 2

From: David Robb, Disability Services Coordinator *David Robb*
Department of Building and Health Services
(847) 368-5793

To: Sam Hubbard, Planning & Community Development

Date: May 10, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet A1.2 – Private Restroom Petitioner's Comments in quotes and italics

"Restroom is accessible by removal of the shower."

"Our understanding is that this code applies to public and employee restrooms. This restroom is for private use only by one individual and will be keycard accessible only."

1. Staff Response: The configuration of the private restroom with built in shower lacks adequate wheelchair maneuvering space to access the shower unit and the toilet.
2. The shower unit itself is inaccessible per IAC 400.310(o)(B) and 400.Illustration B Figures 35(a) or (b).

Section 400, Illustration B, Figures 35-37

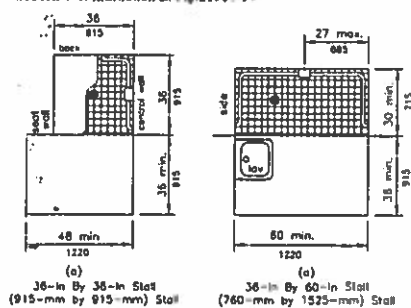


Fig. 35
Shower Size and Clearances

3. IAC Section 400.310(n)(10) specifically addresses private use toilet rooms and requires them to be adaptable. There is no exception.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).
Applicant Response: There will be no mechanical units located on the ground.
Staff Response: Response acceptable. Thank you.
8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor.
Applicant Response: The purpose of this office space is secretarial, an area to answer call away from the front desk. This area is for staff only and the name of this room will be changed to "Office 201".
Staff Response: Response acceptable. Thank you.
9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.
Applicant Response: Acknowledged. Executed copy attached. This has been sent for recording.
Staff Response: Please provide a recorded copy once this document has been recorded. The recorded copy will be required prior to building permit issuance.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C-2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table).
Applicant Response: The Demolition & Existing Topography Plan (sheet C-2) and Tree Preservation Plan (T-1) are consistent.
Staff Response: Plans are now acceptable. Thank you for revising the Tree Preservation plan to ensure consistency with the Demolition Plan.
11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building.
Applicant Response: The detail for the dumpster enclosure is shown in the Civil Detail Sheet C-9.
Staff Response: Response acceptable. Thank you.

12. All illumination must conform to the requirements within section 11.2-12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.

Applicant Response: The photometric plans are updated to conform with requirements from section 11.2-12.5, and all luminaire fixtures are clearly indicated.

Staff Response: Response acceptable. Thank you.

13. Please confirm the purpose of the existing 15' Public Utility Easement that runs along the east side of the building and clarify if any utilities are located within this easement.

Applicant Response: The utility easement goes back to the original development years ago and to the best of the owner's knowledge no utilities have been identified in the easement area. It should be pointed out that the new building will not be in the easement area.

Staff Response: Response acceptable. Thank you.

Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system, in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would now run through the parking area between the existing center and the new office building. The study should take into account future tenants and vacant spaces, and future demand for the medical office.

Applicant Response: A detailed traffic study is included.

Staff Response: Staff has reviewed the traffic study and finds the study acceptable.

15. The petitioner has not yet provided a parking survey that shows parking counts at the lunch and dinner time periods over a three day time period (including a Saturday). This survey is needed to demonstrate that the site has sufficient parking for the existing and future uses within the entire development. Additionally, it appears that only 204 spaces are located on the site but Sheet C-4 indicates that 205 spaces are provided.

Applicant Response: A detailed parking study is included. There will be a total of 204 parking spaces.

Staff Response: The parking study stated that the parking lot was surveyed on three days per week for two weeks (for a total of 6 days); however, only 5 days of parking counts have been provided. Please provide the missing parking counts (for January 16th).

16. Handicap signage must comply with all applicable state, federal, and local regulations.

Applicant Response: The handicap signage and striping comply with ADA standards.

Staff Response: Noted. Please ensure that the handicap parking complies with not only federal ADA standards, but also any applicable state and local standards.

17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C-4 indicates that 205 spaces will be provided.

Applicant Response: There will be a total of 204 parking spaces.

Staff Response: Response acceptable. Thank you.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.

Applicant Response: A Design Commission (DC) application shall be included.

Staff Response: Response acceptable. Design Commission application has been received.

19. Signage will be reviewed during the Design Commission process.

Applicant Response: It is understood that signage will be reviewed during the DC process.

Staff Response: Response acceptable. Thank you.

Prepared by: 

Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
May 11, 2016

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15). Incorporate a tree near the southeast corner of the building at the end of the parking row.

Tree Preservation

- 2) Several trees on the tree survey near the detention area are identified as dead. The dead trees should be removed.



MEMORANDUM

To: Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

From: Josh Wohlreich
Date: May 17, 2016
Re: Esplanade PUD

Hi Josh,

1. Final PUD approval must be done in conjunction with final engineering approval. If we don't have the documents we need for final engineering approval, we won't be able to process the application for Final PUD approval on May 25th.
2. Mr. Tobermans Response #12 to our Engineering Dept. says that "an engineer's estimate of construction cost is provided." I could not locate this document within the resubmittal. This document is required as part of final engineering and all fees/bonds associated with final engineering must be submitted prior to final engineering approval. These fees/bond amounts are generated based on the engineers estimate of probable cost, and the Engineering review comment states that an estimate for construction costs is needed 3 weeks prior to final PUD approval by the Plan Commission. As we are now less than 3 weeks away from the Plan Commission meeting, we need this estimate of cost to generate these fees and bond amounts to allow you to proceed with final engineering and Final PUD. Please provide this as soon as possible. **Provided directly to Sam via a separate email from Cliff Toberman**
3. Mr. Toberman's Response #14 to our Engineering Dept. says that he understands "an Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering." As final engineering is required for Final PUD approval, this document must be provided as soon as possible to enable Final PUD approval. **Please see the attached.**
4. An exit door from the sprinkler room has been added, per Response #8 to the Fire Dept., however, the landscape plan has not been revised to accommodate for this new entrance to the building. **Revised landscape drawings attached.**

5. There were a two responses from Mr. Toberman regarding the review from myself, which response said “[For Architect].” There was no response letter from the architect and so the response to those items is unknown. Please provide a response. Revised narrative attached.
6. A final construction schedule is needed for Final PUD approval. Please indicate when you anticipate beginning and completing construction. Please see the attached.



**Village of Arlington Heights
Building Services Department
Fire Safety Division**

Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Don Lay, Fire Safety Supervisor
Subject: Westgate Dental, PC#16-008
Date: May 6, 2016

RECEIVED
MAY 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sam:

The revised plan indicates that egress is to travel through a private office on the second floor. This was addressed in my first review.

Section 1014.2 of the International Fire Code states the following: Egress from a room or space shall not pass through adjoining or intervening rooms or areas, **except where such adjoining rooms or areas and the area served are accessory to one or the other**, are not a Group H occupancy and **provide a discernible path of egress travel to an exit and an exit access shall not pass through a room that can be locked to prevent egress.**

The comments provided in response to my initial concern of this states "Our understanding is that it will be acceptable to pass through the Private Office as long as the doors can't be locked...the door will not be lockable as to pass Code and it will allow free access to the stairs".

I have two concerns:

1) the code requires a "discernible" path of egress be provided for travel to an exit and 2) what assurance is there that locks will not be added to the doors?

Should this condition not changed I would require that the plans for permit clearly indicate the "discernible" path traveling through the doors which would include proper egress signs above the door and that if the doors will have locks a push bar lock release be installed on the door to permit egress through the "private office".

Comment acknowledged. Private Office will be marked with egress signs and provided with a push bar lock in the case of an emergency.

PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 2

22. The responses made by the petitioner to comments #11-13, 15, 17, 20, & 21 are acceptable.
23. The response made by the petitioner to comment #14 is noted. However, the submittal did not include an Onsite Utility Maintenance Agreement (OUMA) to be reviewed. Per your written understanding, the OUMA must be provided prior to engineering approval.
See Attached.
24. The response made by the petitioner to comment #16 is not acceptable. Even raising invert elevation to 705.37, the release rate with a projecting edge restrictor is 0.22 cfs, which is 17.5% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Why is there an underdrain beneath the slab? *See response letter from Civil Engineer & related attachments.*
25. The StormTrap plan was dropped off for review: The base slab does not have the perforations shown on the plans. The manufacturer's plan must match the engineer's plan.
See response letter from Civil Engineer & related attachments.
26. The response made by the petitioner to comment #18 is not acceptable. According to the detention calculations dated 4/27/16, the 100-year BFE for Salt Creek is 707.00. The proposed invert is 705.37, which is below the Base Flood Elevation. Yet, on page C-5 of the plans, there is a bold note stating: "No proposed work will occur within existing floodplain or floodway limits." This does not appear to be the case.
See response letter from Civil Engineer & related attachments.
27. The response made by the petitioner to comment #19 is noted. Although it doesn't appear the light levels from the bollard fixtures are calculated in the parking lot illumination levels, the general parking lot photometric plan is acceptable. Provide the fixture cut sheets for the bollards during permit review.
See response letter from Civil Engineer & related attachments.


James J. Massarelli, P.E. 5/11/16
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

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MAY 10 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-008

Project Name

Westgate Dental

Project Location

2900 - 2990 W. Euclid

Planning Department Contact Sam Hubbard

General Comments

Round 2

1. Locate a fire hydrant within 100' of the FDC.
See response letter from Civil Engineer & related attachments.

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

Date May 10, 2016

Reviewed By: _____

LT. Andrew Larson

Arlington Heights Fire Department

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 2

From: David Robb, Disability Services Coordinator *David Robb*
Department of Building and Health Services
(847) 368-5793

To: Sam Hubbard, Planning & Community Development

Date: May 10, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet A1.2 – Private Restroom Petitioner's Comments in quotes and italics

"Restroom is accessible by removal of the shower."

"Our understanding is that this code applies to public and employee restrooms. This restroom is for private use only by one individual and will be keycard accessible only."

1. Staff Response: The configuration of the private restroom with built in shower lacks adequate wheelchair maneuvering space to access the shower unit and the toilet.
2. The shower unit itself is inaccessible per IAC 400.310(o)(B) and 400.Illustration B Figures 35(a) or (b).

Section 400, Illustration B, Figures 35-37

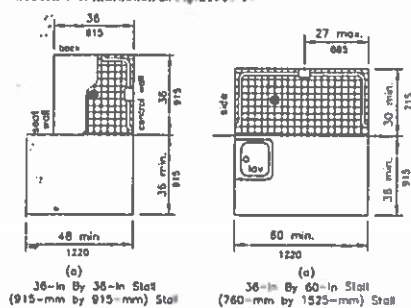


Fig. 35

Shower Size and Clearances

3. IAC Section 400.310(n)(10) specifically addresses private use toilet rooms and requires them to be adaptable. There is no exception.

Private Restroom 207 is for the doctor's use only. The toilet and lavatory will be installed as accessible fixtures. If the room needs to be adapted to be fully accessible for his use, the pre-fabricated shower would be removed and grab bars installed. This would give the required clearances and maneuvering space within the room. These modifications are minor and do not require structural changes. See attached plans of accessible version with shower removed. IAC 400.310(o)(B) does not require a shower to be accessible if it is within a private restroom. There will be no shower feature anywhere within the building if the restroom is adapted. The shower will also be a prefabricated unit, so removal of it will be a simple and unobtrusive task.

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MAY 12 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).

Applicant Response: There will be no mechanical units located on the ground.

Staff Response: Response acceptable. Thank you.

8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor

Applicant Response: The purpose of this office space is secretarial, an area to answer call away from the front desk. This area is for staff only and the name of this room will be changed to "Office 201".

Staff Response: Response acceptable. Thank you.

9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.

Applicant Response: Acknowledged. Executed copy attached. This has been sent for recording

Staff Response: Please provide a recorded copy once this document has been recorded.

The recorded copy will be required prior to building permit issuance.

Acknowledged. A recorded copy will be provided when permit submittal occurs.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table)

Applicant Response: The Demolition & Existing Topography Plan (sheet D) and Tree Preservation Plan (T-1) are consistent

Staff Response: Plans are now acceptable. Thank you for revising the Tree Preservation plan to ensure consistency with the Demolition Plan.

11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building

Applicant Response: The detail for the dumpster enclosure is shown in the Civil Detail Sheet C

Staff Response: Response acceptable. Thank you.

12. All illumination must conform to the requirements within section 11.2 - 12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.

Applicant Response: The photometric plans are updated to conform with requirements from section 11.2 - 12.5, and all luminaire fixtures are clearly indicated.

Staff Response: Response acceptable. Thank you.

13. Please confirm the purpose of the existing 15' Public Utility Easement that runs along the east side of the building and clarify if any utilities are located within this easement.

Applicant Response: The utility easement goes back to the original development years ago and to the best of the owner's knowledge no utilities have been identified in the easement area. It should be pointed out that the new building will not be in the easement area.

Staff Response: Response acceptable. Thank you.

Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would no longer run through the parking area between the existing center and the new office building. The study should take into account future tenants and vacant spaces, and future demand for the medical office.

Applicant Response: A detailed traffic study is included.

Staff Response: Staff has reviewed the traffic study and finds the study acceptable.

15. The petitioner has not yet provided a parking survey that shows parking counts at the lunch and dinner time periods over a three day time period (including a Saturday). This survey is needed to demonstrate that the site has sufficient parking for the existing and future use within the entire development. Additionally, it appears that only 204 spaces are located on the site but Sheet C4 indicates that 205 spaces are provided.

Applicant Response: A detailed parking study is included. There will be a total of 204 parking spaces

Staff Response: The parking study stated that the parking lot was surveyed on three days per week for two weeks (for a total of 6 days); however, only 5 days of parking counts have been provided. Please provide the missing parking counts (for January 16th).

See response letter from Civil Engineer & related attachments.

16. Handicap signage must comply with all applicable state, federal, and local regulations.

Applicant Response: The handicap signage and striping comply with ADA standards.

Staff Response: Noted. Please ensure that the handicap parking complies with not only federal ADA standards, but also any applicable state and local standards.

See response letter from Civil Engineer & related attachments.

17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C4 indicates that 205 spaces will be provided.

Applicant Response: There will be a total of 204 parking spaces

Staff Response: Response acceptable. Thank you.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.

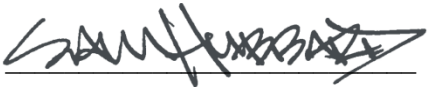
Applicant Response: A Design Commission (DC) application shall be included.

Staff Response: Response acceptable. Design Commission application has been received.

19. Signage will be reviewed during the Design Commission process.

Applicant Response: It is understood that signage will be reviewed during the DC process.

Staff Response: Response acceptable. Thank you.

Prepared by: 

Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
May 11, 2016

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15). Incorporate a tree near the southeast corner of the building at the end of the parking row.

See response letter from Civil Engineer & related attachments.

Tree Preservation

- 2) Several trees on the tree survey near the detention area are identified as dead. The dead trees should be removed.

See response letter from Civil Engineer & related attachments.

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Sam Hubbard

May 18, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 South Arlington Heights Rd, Arlington Heights, IL 60005

RE: 2900-2990 W Euclid, P.C. #16-008, Round 2 (Received May 10, 2016)

The following are responses to the second round of comments made by the Village of Arlington Heights for the above project. Revisions have been made that address the following specific review comments:

PUBLIC WORKS & ENGINEERING COMMENTS

1. The storm sewer # 22 is now specified as DIP-CL-52 to ensure it is of water main class material (See revision cloud #9 on sheet C-5, Utility Plan).

23. The Onsite Utility Maintenance Agreement (OUMA) has been drafted for our review.

24. The storm water outlet pipes and restrictor have been raised to 707.30 to be above the existing 100-year flood plain at elevation 707.00. Also, the use of a 2" dia. restrictor will not exceed the allowable release due to the raising of the invert elevation under no tail water conditions. (See revision clouds , #9 revision for Sheets C-5 Utility Plan and C-7 Sections Sheet).

25. The Storm Trap manufacturer will revise their engineering drawings to ensure perforations in the concrete base for the Storm Trap units are shown.

26. A note has been corrected to state that there *will be work* in the 100-year Floodplain with regard to installation of 12" storm sewer/flare end section and rip-rap.

27. Cut sheets for the bollard lighting will be provided for final permit review.

ARLINGTON HTS. FIRE DEPARTMENT

1. A Fire Hydrant is shown in the South Parking Lot island directly across from the FDC.

PLANNING & COMMUNITY DEVELOPMENT-Parking & Traffic

15. The Parking Count data for Saturday, January 16th, 2016 has been provided.

LANDSCAPE/TREE PRESERVATION ISSUES

1. A 4" dia. honey locust tree is shown at the southeast bldg. corner.

2. The Tree Preservation Plan shows the removal of trees.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely, *Cliff J. Toberman* Cliff J. Toberman, P.E. cliff@toberman.us NJT No.: 15-6464

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS

115 S. Wilke Road, Suite 301
Arlington Heights IL, 60005
Phone: (847)439-8225 Fax: 439-8221

Engineer: Clifford J. Toberman, P.E.

Date: 5/16/2016

STUDY: 100-Year Storm Restrictor Sizing

PROJECT: PROPOSED WESTGATE DENTAL BLDG./FACILITY

LOCATION: 2900 W. EUCLID AVE., ARLINGTON HTS., IL

NJT PROJ.#: 15-6464

Restrictor Design Equation:

$\text{Area, sqft} = \{ \text{Acreage} * \text{Release rate, cfs/acre} \} / \{ (\text{Discharge coef.}) * \text{SQRT}((2*32.2)*\text{Head, ft}) \}$

Equation Parameters

Acreage **1.039** acres
Allowable Release rate **0.18** cfs/acre
Site Specific Release Rate **0.19** cfs

High Water Elevation **712.00** feet

REVISED Pipe Invert **707.30** feet

Adjust for Pipe Cent. **1** inches

Head **4.62** feet

(Note 709.67 is bank overflow for Ex. East Detention Basin, high water Elev. is 709.83)

(Note 100-year BFE is 707.00 for Ex. East Detention Basin/Salt Creek "Backwaters")

RESTRICTOR Size, Sharp Edge = 0.19 / (0.61 * SQRT((2*32.2) * 4.62))

USE MINIMUM	2.00 in, diameter restrictor	- PROJECTING EDGE Cd=	0.50
--------------------	-------------------------------------	------------------------------	-------------

<u>Results:</u>	TYPES OF RESTRICTORS			
	(using mortar)	(Edge flush w/basin)	(Plate w/opening)	(Projecting pipe)
	<u>Rounded Edge</u>	<u>Square Edge</u>	<u>Sharp Edge</u>	<u>Projecting Edge</u>
	(.90-.98)	(.79-.82)	(.58-.64)	0.50
Discharge Coef. (Cd)	0.90	0.81	0.61	0.50
Area (sqin)	1.7	1.9	2.6	3.1
Pipe Diameter (in)	1.49	1.57	1.81	1.99

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Sam Hubbard

May 6th, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 S Arlington Heights Rd, Arlington Heights, IL 60005 P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 14, 2016)

The following are responses to comments made by the Planning & Community Development Department Commission of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

General Notes:

7. All mechanical units will be on the roof per plan.
8. The 2nd is for office use per plan.
9. The declaration of Easements, Covenants, and Restrictions will be handled between attorneys and get recorded.

Site/Landscape Issues:

10. The Demolition & Existing Topography Plan (Sheet C-2) and Tree Preservation Plan (T-1) are consistent.
11. The detail for the dumpster enclosure is shown in the Civil Detail Sheet C-9
12. The photometric plans are updated to conform with requirements from section 11.2-12.5, and all luminaire fixtures are clearly indicated.
13. The utility easement goes back to the original development years ago and to the best of the owner's knowledge no utilities have been identified in the easement area. Please note that the new building will encroach the easement area.

Parking/Traffic:

14. A detailed traffic study is included.
15. A detailed parking study is included.
16. The handicap signage and striping comply with ADA standards.
17. There will be a total of 204 parking spaces.

Design Commission:

18. A Design Commission (DC) application shall be included.
19. It is understood that signage will be reviewed during the DC process.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely, *Cliff J. Toberman* Cliff J. Toberman, P.E.

cliff@toberman.us

NJT No.: 15-6464

ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, STONESTREET ESPLANADE, LLC, an Illinois limited liability company, or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as 2900-2990 West Euclid Avenue, Arlington Heights, Illinois, 60005, containing 4.7639 acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

Legal description is set forth on Exhibit A, attached hereto and made a part hereof.

PIN Numbers: 02-25-100-040-0000
 02-25-100-041-0000
 02-25-100-042-0000

WHEREAS, STONESTREET ESPLANADE, LLC ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and stormwater management facilities, domestic water mains; and

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

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

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

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said PROPERTY all as shown on the Final Engineering Plans prepared by Norman J. Toberman & Associates, LLC and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said PROPERTY from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said PROPERTY.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said PROPERTY as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

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

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

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

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

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

This Agreement is entered into the 12th day of May, 2016.

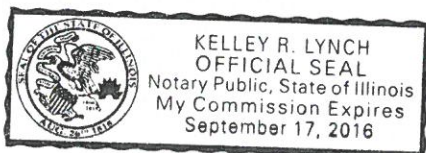
For: STONESTREET ESPLANADE, LLC,
an Illinois limited liability company

Signature: 
By: Richard F. Cavenaugh
Title: Manager

State of Illinois)
County of ~~Cook~~ ^{Lake})

I, Kelley Lynch a Notary in and for said County, in the State aforesaid, CERTIFY that RICHARD F. CAVENAUGH personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the voluntary act of Stonestreet Esplanade, LLC, an Illinois limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 12th day of May, 2016.




Notary Public

EXHIBIT A

LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.



	Task	Assigned To	Start	End	Dur	%	
	WESTGATE DENTAL CARE		4/10/16	12/28/16	182		
1	Construction Drawings		4/10/16	6/1/16	37		
2	Mobilized Site Grading Equipment		6/1/16	7/10/16	27		
3	Arlington Heights Permit		5/10/16	6/15/16	26		
4	Construction Start Date		6/15/16	7/15/16	22		
5	Order Structural Steel		6/16/16	6/23/16	6		
6	Order Storm Trap		6/1/16	6/15/16	11		
7	Silt Fence / Construction Fence		6/15/16	7/17/16	22		
8	Site Mobilization		6/15/16	7/18/16	23		
9	Stripping Topsoil/Haul Off		6/10/16	6/23/16	10		
10	Undercut/fill at Building Pad		6/12/16	7/27/16	32		
11	Storm Drainage		7/16/16	9/1/16	34		
12	Build New Access Road		6/15/16	8/22/16	48		
13	Close Demo Existing Access Road		7/20/16	8/25/16	27		
14	Layout Curb/Gutter & Slab Corners		6/15/16	7/22/16	27		
15	Dig Foundations Task		6/22/16	7/29/16	27		
16	Grade Parking Lot		6/15/16	7/30/16	32		
17	Pour foundations		6/22/16	7/30/16	27		
18	Backfill		6/25/16	7/30/16	24		

18	Backfill		6/23/16	7/30/16	24		
19	Site Utilities		6/15/16	8/15/16	43		
20	Steel Erection		7/1/16	8/8/16	26		
21	Exterior Carpentry		7/11/16	8/25/16	34		
22	Grade Interior Slab		7/11/16	8/18/16	29		
23	Plumbing Rough In		7/11/16	8/18/16	29		
24	Electrical Rough In		7/11/16	8/18/16	29		
25	Curb & Gutter		7/15/16	9/1/16	35		
26	Install Necessary Sleeves		6/25/16	8/25/16	43		
27	Stone Base/Binder Paving		8/1/16	9/15/16	33		
28	Layout Walls/Set Door Frames		7/16/16	8/30/16	32		
29	Rough Carpentry Framing/Sheathing		7/15/16	9/15/16	44		
30	Set Steel/Deck		6/15/16	8/15/16	43		
31	Install Fascia/Soffit		7/20/16	8/30/16	30		
32	Plumbing Wall Rough-In Roof Penetrations		7/15/16	8/25/16	30		
33	Electrical Wall Rough-In		7/15/16	8/25/16	30		
34	Mechanical Roof Penetrations		7/15/16	8/22/16	27		
35	Roof		7/15/16	8/30/16	33		
36	Install Fire Protection		7/15/16	8/30/16	33		
37	Install Fire Alarm		7/15/16	8/30/16	33		
38	Storefront Windows/Doors		8/1/16	10/15/16	53		
39	Drywall / Sheetrock		8/15/16	9/30/16	34		
40	Building Insulation		8/15/16	9/30/16	34		
41	Finish Sheetrock		8/22/16	9/30/16	29		

42	Prime Walls		9/1/16	9/8/16	5		
43	Frame Ceilings		9/8/16	10/20/16	30		
44	HVAC Ductwork Rough-In		9/11/16	11/11/16	43		
45	Stucco/EIFS		8/8/16	10/25/16	55		
46	Cultured Stone		8/25/16	10/25/16	42		
47	Elevator Install		9/1/16	10/7/16	26		
48	Paint		9/12/16	11/14/16	44		
49	Hang Doors		9/12/16	10/30/16	34		
50	Flooring		10/15/16	11/30/16	31		
51	Tile		10/15/16	11/30/16	31		
52	Install Cabinets		10/1/16	11/30/16	40		
53	Install Acoustiactal Ceiling Tiles		10/1/16	11/17/16	32		
54	Install HVAC Units/Grills		10/1/16	11/30/16	40		
55	Electrical Final Out/Trim Out		10/1/16	11/30/16	40		
56	Equipment Providers Set Equipment		10/15/16	11/30/16	31		
57	Testing Start Up		10/25/16	11/30/16	25		
58	Touch Up Paint/Punch Out		11/1/16	12/15/16	31		
59	Landscaping and Irrigation		10/1/16	10/5/16	3		
60	Surface Asphalt/Striping		9/15/16	10/25/16	28		
61	Final Punch List		11/15/16	12/28/16	31		

PLAN COMMISSION PROJECT TIMELINE

Project Name: Westgate Dental
 PC Number: 16-008
 Location: 2900 – 2990 W. Euclid Ave.
 Requested Action: Preliminary and Final PUD

	Date	# of Business Days
Plat and Sub Committee Meeting	01/13/15	-
Awaiting Petitioner PC Application	03/28/16	53
PC Application Submittal Date	03/28/16	0
1 st Round Department Comments	04/15/16	14
Petitioner's Response	05/04/16	14
2 nd Round Department Comments	05/12/16	6
Petitioner's Response	05/19/16	5
PC Hearing*	05/25/16	43 days from application date
Village Board	06/20/16	18
Village Board Ordinance Adoption	07/05/16	10

Note:

*Legal notice; State Statute requires 15 to 30 days notice.



Item: Lexington Homes Subdivision - 900 W. Campbell St - PC#16-004

Department: Planning & Community Development

Requested Action:

Preliminary Plat of Subdivision to re-subdivide 18 parcels into 15 single family lots and one lot for detention (16 lots total).

Variations Identified:

Chapter 29, Section 29-307(f), which prohibits double frontage lots to allow Lot 16 (the detention lot) to be a double frontage lot.

Recommendation

A public hearing was held on May 11, 2016 where Commissioner Green moved and Commissioner Warskow seconded:

A motion to recommend to the Village Board of Trustees approval of PC# 16-004, a Preliminary Plat of Subdivision to subdivide the existing zoning lots into 15 single-family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. The developer shall pay a one-time up-front fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.
3. Land contribution fees shall be paid for parks, schools, and library per Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all applicable federal, state and Village codes, regulations and policies.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Report
PC Minutes 5/11/16	Minutes
DC Minutes 6-14-16_DRAFT	Minutes
Elevations & Floor Plans	Exhibits
Landscape Plan	Exhibits
Plat of Survey	Exhibits
Preliminary Plat of Subdivision	Exhibits
Site Plan & Grading Plan	Exhibits
Tree Preservation Plan	Exhibits
Tree Survey	Exhibits
Village Board Early Review Minutes	Minutes
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Department Comments - Round 2	Correspondence
PC Timeline Tracker	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 11, 2016
Date Prepared: May 6, 2016
Project Title: Lexington Homes Subdivision
Address: 900 W. Campbell St.

BACKGROUND INFORMATION

Petitioner: Bill Rotolo
 Lexington Homes
Address: 1731 North Marcey Street, Suite 200
 Chicago, IL 60614

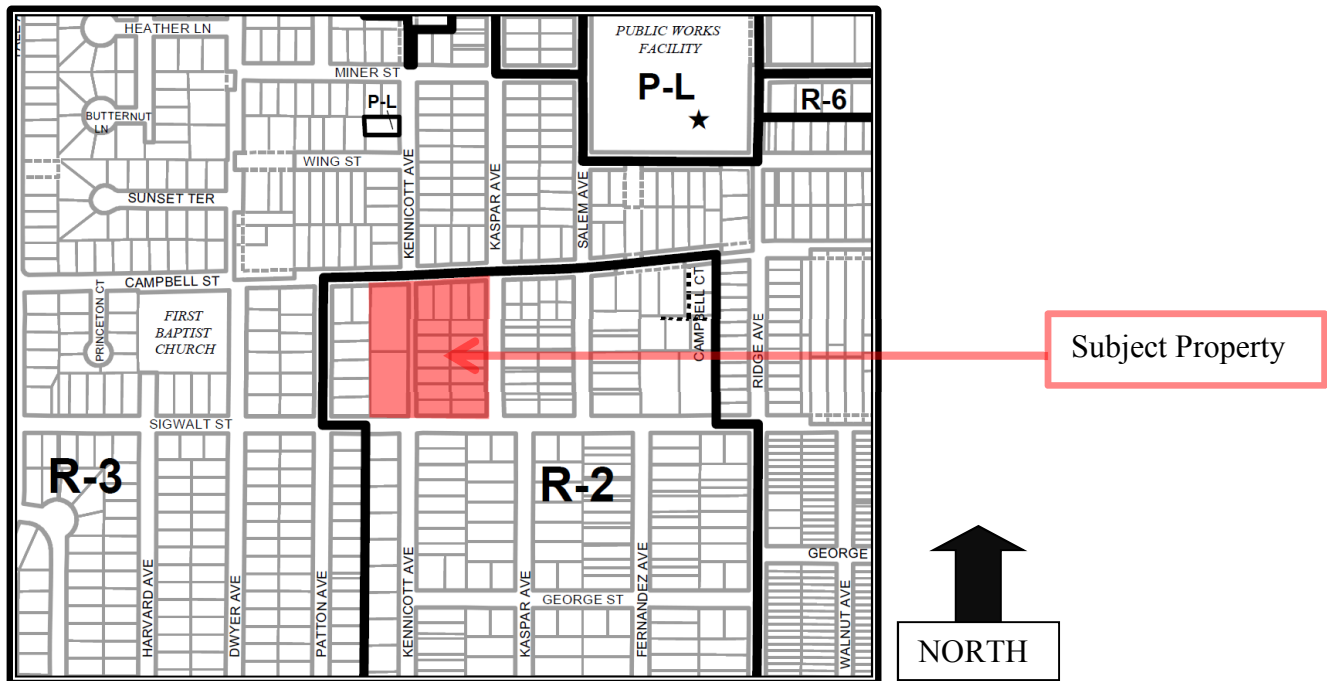
Existing Zoning: R-2, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide 18 parcels into 15 single family lots and one lot for detention (16 lots total).

Variations Identified:

- Chapter 29, Section 29-307(f), which prohibits double frontage lots to allow Lot 16 (the detention lot) to be a double frontage lot.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Residential	Single Family Homes	Single Family Detached
South	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
East	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
West	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2

Project Summary

The property is commonly known as 900 W. Campbell and the site consists of 18 platted parcels, 16 of which do not currently meet the minimum R-2 standards. The subject site is approximately 4.69 acres and is bounded by Campbell Street to the North, Sigwalt Street to the South, Kaspar Avenue to the East and the unimproved and partial right of way of Kennicott Avenue to the West as well as the two parcels which abut the west side of the unimproved Kennicott Avenue right of way. The property is mostly vacant except for one house at 929 W Campbell.

The proposed action, if approved, would allow the Petitioner to subdivide the property into 15 single family lots and one additional lot to be used as a detention basin. As required by the Village's Subdivision Ordinance, a Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations. Details for the 16 lots are provided below.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width		Front Yard setback	Side yard setback Interiors	Rear yard setback	Corner exterior side yard setback
Required:								
Typical R-2 Lot	Corner	Interior	Corner	Interior	25'	10 % of lot width (minimum 7 FT)	30'	10% of lot width or average of frontage ²
	10,000	10,000	90'	75'				
Lot 1 (corner)	11,585		106		25	10.6	30	29.5 ³
Lot 2		10,570		95	25	9.5	30	NA
Lot 3		10,591		95	25	9.5	30	NA
Lot 4		10,591		95	25	9.5	30	NA
Lot 5 (corner)	11,625		104		25	10.4	30	25 ⁴
Lot 6		10,046		76	25	7.6	30	NA
Lot 7		10,044		76	25	7.6	30	NA
Lot 8		10,043		76	25	7.6	30	NA
Lot 9		10,042		76	25	7.6	30	NA
Lot 10 (corner)	12,296		90		25	9.2	30	10 ⁵
Lot 11 (corner)	13,105		102		25	10.2	30	10.2 ⁵
Lot 12		10,042		76	25	7.6	30	NA
Lot 13		10,043		76	25	7.6	30	NA
Lot 14		10,044		76	25	7.6	30	NA
Lot 15		10,046		76	25	7.6	30	NA
Outlot (corner)	27,229 ¹		103		NA	NA	NA	NA

¹ 100 foot lot width required due to size of lot as greater than 20,000 sq. ft.

² Based on average setbacks of developed parcels on the frontage of the block.

³ Average setback of developments on frontage was 29.49 ft.

⁴ Only one other home on frontage exists, with frontage being 24.95 ft.

⁵ No frontage exists, so required setback defaults to 10% of lot width.

Zoning and Comprehensive Plan

As shown in Table 1, the proposed subdivision meets all minimum lot size and lot width standards for lots within the R-2 district as outlined in the Zoning code. The average lot size of the lots on the east side of Kaspar Avenue between Campbell Street and Sigwalt Avenue is 85.3 feet lot width and 11,276 square feet in area. The average lot size of the lots on the north side of Campbell Avenue between Kennicott Avenue and Kaspar Avenue is 66.17 feet lot width and 9,654 square feet in area. Lot sizes for the 15 proposed residential lots with this subdivision range from 76 feet to 104 feet in width and 10,042 to 13,479 square feet in area. The proposed lots are consistent with the existing lots in the area (see Table 2 on next page).

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on north side of Campbell Ave (between Kennicott and Kaspar Avenues)		Ave. Lot Size on east side of Kaspar Ave (between Campbell Street and Sigwalt Ave.)		Ave. Lot Size of Proposed Development	
Width	Area (sq. ft.)	Width	Area (sq. ft.)	Width	Area (sq. ft.)
66.17'	9,654	85.3'	11,276	80*	10,716*

* Does not take into consideration the detention outlot

The Comprehensive Plan designates this property as Single-Family Detached and the proposed subdivision is consistent with this land use designation. As Table 2 shows, the proposed subdivision is of a similar intensity when compared to surrounding developments within the vicinity.

It should be noted that Lot 16 (the detention lot) has frontage on two non-intersecting streets and is therefore defined as a "double frontage" lot. Section 29-307(f) of the Subdivision regulations prohibits the creation of double frontage lots, and therefore the Petitioner needs a variation to allow for the creation of this double frontage lot. The Petitioner must demonstrate that the proposed variation meets the necessary criteria for approval, which is summarized below:

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

According to the applicant, since Lot 16 will be used as a detention facility and will not be developable, reasonable return is not a relevant factor into the proposed variation. Although the lot could be subdivided into two separate parcels, which would eliminate the "double frontage" layout and therefore conform to code, the lot will ultimately be deeded to the Village and so it makes sense to keep the lot as one parcel. Finally, since the lot will be undevelopable due to its detention function, the restriction prohibiting a double frontage lot is less applicable as this prohibition is partly meant to prevent developments from having a rear elevation and rear yard fronting a public street. Given these attributes, staff does not object to this variation request.

Previous Proposal

A previous developer submitted a petition for development of a portion of this site, which was tabled by the Village Board in December 2014 as the Board wanted a more comprehensive approach to development that included more land and the full construction of Kennicott Avenue between Campbell Street and Sigwalt Street. This proposal addresses these issues as it is comprehensive in approach and provides for the full Kennicott extension.

Early Review

The Village Board reviewed this project on a conceptual basis on October 19, 2015. The minutes of that meeting are attached.

Plat and Subdivision Committee

On November 18, 2015, the Plat and Sub Committee met to discuss the project. The subcommittee was supportive of the concept and appreciated the comprehensive approach toward development of the entire site. They asked the developer to pay careful attention to drainage and runoff to ensure that the proposed development did not create any flooding problems to adjacent properties. The meeting concluded with the Plat & Subdivision Committee encouraging the developer to proceed with an application to the Plan Commission. The minutes from that meeting are also attached.

Public Improvements

The subdivision plat includes the full extension of Kennicott Avenue from Campbell Street to Sigwalt Street. This will include full improvements such as curb and gutter, sidewalks and lighting, requiring the dedication of 33 feet of land for the west half of the right of way, which is currently 33 feet wide. Parking will be prohibited along one side of the street per the requirements of the 2009 International Fire Code.

The developer is proposing a detention basin at the south end of the site along Sigwalt Street. The basin will be designed to release water so it will stay dry except during periods of heavy rain. Additionally, in order to conform to MWRD requirements,

native plantings will be installed within the detention basin to help runoff infiltrate into the ground. A mix of trees, shrubs, and perennial grasses will also be installed around the perimeter of the basin to add to the natural value of the open space. It should be noted that the developer did evaluate the possibility of providing an underground detention vault in lieu of the detention basin, but has determined to proceed forward with the detention basin as proposed. Both underground vaults and detention basins are allowable by Village code.

Consistent with past policy, the detention basin will be transferred to the Village to provide for future maintenance. Since the Village will assume all maintenance costs, the developer will be required to provide an upfront contribution, based on number of lots and estimated future maintenance costs, which will enable the Village to assume this maintenance responsibility. This fee shall be determined as part of the Final Plat of Subdivision process. In a similar subdivision (Christina Court Subdivision), the Village and developer agreed to a \$5,250 contribution per lot.

Per Chapter 29, Section 29-501, sidewalks located within public areas are required to be provided as part of the subdivision. A 5-foot wide sidewalk is required along Kaspar Avenue and will be installed by the developer. The proposed sidewalk will make a gentle curve at the south end of the property to bypass an existing 33" diameter mature Cottonwood tree, which will allow preservation of this tree. Sidewalks will also be installed on both sides of Kenicott Avenue.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a 15 unit development, a formal traffic study by a certified Traffic Engineer is not required.

Landscape and Tree Preservation

The Petitioner has submitted a tree survey which identifies a total of 373 trees on the site. Approximately 11% of these trees will be preserved, with nine of the preserved trees being significantly mature trees (at or above 25 inches in trunk size), which constitutes 1/3 of all mature trees on site. Furthermore, the second largest tree on the site, a 44 inch trunk diameter Silver Maple, is included as one of the trees to be preserved, which will add to the natural amenity of the subdivision. Moreover, there are six mature Silver Maples in the right-of-way along Kaspar Avenue at the frontage of this property, which shall be preserved as well.

In addition to the these preserved trees, a total of 144 replacement trees will be provided within the development as either parkway trees, trees around the detention basin, or trees installed as part of the landscape package included with each lot. It should be noted that many of the trees to be removed are either immature trees, considered a low quality species, or are either dead or in poor health.

Building Related

This project will appear before the Design Commission on May 24th for a general review of the home models proposed for construction. Final approval by the Design Commission will be required prior to Village Board approval of the Preliminary Plat of Subdivision. Additionally, each home will individually go through the Design Commission approval process prior to issuance of a building permit authorizing construction of the home.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into fifteen single-family residential lots and one additional outlot for detention. This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. The developer shall pay a onetime upfront fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.
3. Land Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

May 6, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

APPROVED

PLAN

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

COMMISSION

RE: LEXINGTON HOMES SUBDIVISION; PC# 16-004

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
11th day of May, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Village Planner

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CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, can you do the roll call please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, the next item on the agenda is approval of meeting minutes. We have two meeting minutes from 4/13, Metro Auto Detail and Egg Harbor Restaurant. Any comments or approvals?

COMMISSIONER DROST: I'll make the motion to approve the minutes of the quick meeting on --

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

COMMISSIONER DAWSON: I wasn't present.

COMMISSIONER WARSKOW: I was not present either.

COMMISSIONER SIGALOS: I was not present either.

CHAIRMAN LORENZINI: Thank you. Okay, the first public hearing and the only one tonight on the agenda is Lexington Homes Subdivision, 900 West Campbell. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. FREEDMAN: We are.

CHAIRMAN LORENZINI: Is anybody else going to testify besides you?

MR. FREEDMAN: Mostly, we've got a few. Well, anybody who might. I'm not going to call everybody but I want them all sworn at this point.

CHAIRMAN LORENZINI: Okay, just raise your hand.

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(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Has the Petitioner read all the requirements or requests of the Village in relation to this petition and do you agree to them?

MR. FREEDMAN: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please state your name, spell it for the court reporter?

MR. FREEDMAN: My name is Lawrence Freedman, I am an attorney representing the Petitioner. I'm with the firm of Ash, Anos, Freedman & Logan. My address is 77 West Washington Street in Chicago.

CHAIRMAN LORENZINI: Thank you. Okay, could you give us a brief presentation of your project?

MR. FREEDMAN: Lexington Homes is the contract purchaser of an assemblage of a number of lots which they are seeking to re-subdivide, the total I would think of about 18 parcels. They're seeking to re-subdivide into 15 single-family lots, and in addition, a lot 16 which will be a detention lot ultimately taken over by the Village.

The site in question is approximately 4.5 acres. It's bounded by Campbell Street on the north, Sigwalt to the south, Kaspar to the east, and the unimproved and partial right-of-way of Kennicott Avenue to the west. Initially, I'd like to call John Nelson, our land planner, to walk through the plat and the basic site plan with the Commission.

CHAIRMAN LORENZINI: Could you please state and spell your name please?

MR. NELSON: My name is Jon Nelson, N-e-l-s-o-n. I'm with JEN Land, LLC, and we prepared the site plan for this evening.

CHAIRMAN LORENZINI: Thank you.

MR. NELSON: I think everybody is familiar with where the property is, but this is basically kind of an aerial exhibit that shows what the site involves. The site is all of the vacant land between Campbell to the north, Sigwalt to the south, Kaspar Avenue to the east, and there are lots fronting on Patton Avenue on the west so our property west line is their rear lot line and two lots south side lot line.

As you can see, Kennicott comes into the property both from the north and from the south. It does not exist other than a half dedicated right-of-way. It is not currently built. That will be extended through the development as part of the overall development.

The site is currently zoned R-2 as is the area immediately east and south of the property. The area to the north and to the west behind the lots that we abut is zoned R-3. So, it's a slightly more intense zoning classification but our property is kind of the north end of an R-2 island if you will in this particular area.

This is the site plan. It is being developed under your existing R-2 zone. All of the lots comply with the required lot width, lot area, whether it's an interior corner lot, and all of the yards, front, side, exterior side, rear yards, all comply with the R-2 zone. That includes the required adjustments for what would be lots 1 and 5 to have their, what would be by your definition, an exterior side yard abutting the street to be the average of what exists immediately west of that. We field verified what those lots were set back at and have adjusted the plan to accommodate that. I believe that was an earlier comment by Staff and we went out, verified it and modified that into the plan.

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As you can see on this, there are 15 lots to be built for residential purposes, that is to have houses built on it. On the southeast end of this, you see on this drawing a detention area. That will be on the preliminary plat lot 16. So, lot 16 by your definition, in your zoning code, is essentially a double frontage lot. It's also a through-lot if you will. So, we are technically asking for a variation because we've created one unified lot for detention purposes. Rather than create two separate lots to avoid the variation because the entire lot is for stormwater management that will ultimately be deeded to the Village for your maintenance and ownership, we felt that just creating a single lot, asking for the variation is the prudent thing to do.

So, that is the only variation under the zoning ordinance that we are asking for. That would be in Chapter 29, Section 307.F if you will. That's the context of our proposal. In summation, it's straight zoning and everything complies as required based on subdivision within the zone. Thank you.

MR. FREEDMAN: We had a meeting with the neighbors as suggested by the Village. It was very helpful. I think one of the major issues, there may be some others, but one of the major concerns they had, understandably so, was stormwater management. That being the case, I think what the next witness we're going to present who will go into a little more detail will be our engineer Ron Adams to discuss the engineering for that aspect.

CHAIRMAN LORENZINI: Will you please state your name and spell it?

MR. ADAMS: Ron Adams, A-d-a-m-s, Pearson, Brown & Associates, 1850 Winchester Road, Libertyville, Illinois.

As part of this, we prepared the preliminary engineering for the project. As Larry said, at the homeowners/neighbors meeting to discuss the project, probably the most time was spent and the concern was about the drainage and stormwater management. What we have proposed on this project is all the water from the subdivision will be collected through storm sewers and discharged into a detention basin on the southeast corner. The outlet from that detention basin will be to the north up to a very deep, specifically designed storm sewer on Campbell.

So, we're basically taking the water and bringing it up to Campbell where they've put in a relief sewer some time ago that is a separate sewer. If we were to discharge right now into Kaspar and Sigwalt, that's a combined sewer system. So, it is much more desirable to take this and keep it out of the combined sewer system and discharge it up to Campbell.

The design criteria for the detention facility will be the Village of Arlington Heights' which is more stringent than the Metropolitan Water Reclamation District's requirement for stormwater management. So, we will be meeting the Village's complete release rate and storage volume requirements of the Village of Arlington Heights. We have discussed this with Staff, and as recently as today we talked to Jeff Musinski with the Public Works Department, and he was very familiar with what he commonly called it the Henry property, how we have it proposed to drain, very much in favor of taking this property off of the combined sewer area drainage.

He also mentioned to me that after a couple of events that have happened in the Village, and events I mean rainfall events, there are parts of town that are being studied currently and one of those is the Henry property. He saw that what we're doing with this is a great improvement of helping the overall drainage for the area and taking stormwater off of

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the combined system. He also expressed the fact that the sanitary sewer that we would be putting in here would be new, would be a new type of material, would be watertight, it would also be helping the condition of the existing combined sewer system in the vicinity. So, he saw it as positive.

That's really it. So, I'm available for questions.

MR. FREEDMAN: I think we also would like to review the proposed landscaping with you.

MS. DICKSON: Good evening, my name is Sharon Dickson, D-i-c-k-s-o-n. I'm a landscape architect with Dickson Design Studio. We are located at 526 Skyline Drive in Algonquin, Illinois.

Before you tonight is the landscape plan we've prepared for this project site. The larger dark green circles indicate preservation of existing trees, a total of 41. As you can see, they are mainly located around the perimeter of the property with one large hackberry about in the center of the site.

Kennicott, once it is a true through-street, will be landscaped with parkway trees, and we will have a filler parkway tree on Kaspar Avenue. All the lots have additional trees on site. Each home site has an additional two canopy trees, and a mix of four ornamental and evergreen trees either located in the rear, the side, or the front yards.

The detention as mentioned will be naturalized, so the entire bottom and side slopes will consist of native flowers and grasses. Then particular lots that front streets, we've added some additional landscape material. There is also additional material around the detention basin.

This image shows an existing typical foundation for a new home site, one of the residences. As you can see, there is a parkway tree in the front. Most lots have at least one, some have more, just depending on how the lot is laid out. Then you can see in the rear yard, there's two additional canopy trees and a mix of four ornamental and evergreen trees. Then along the front foundation, there's a full front foundational landscape plan consisting of a flowering tree, a mix of evergreens and deciduous shrubs, perennials for additional color.

All plants are conducive to your climate zone and offer four seasons of interest. We have a mix of, as I mentioned, canopy, evergreen, deciduous, and evergreen shrubs, some ornamental grasses and some perennials for additional color.

Thank you very much.

MR. FREEDMAN: We also have other representatives of Lexington here as well as those who will testify if there are questions from the Commissioners.

CHAIRMAN LORENZINI: Thank you. Sam, would you like to give the Staff report please?

MR. HUBBARD: Sure. So, as you've heard, the property is zoned R-2 which is a Single-Family Dwelling Residential Zoning District, and it's comprised of 18 --

AUDIENCE MEMBER: Can you turn the microphone on?

MR. HUBBARD: The microphones are not working. So, unfortunately, I don't have a microphone.

AUDIENCE MEMBER: You could use the one in the middle so we can hear you.

MR. HUBBARD: If you guys don't object, I'd be happy to do so.

Good evening. My name is Sam Hubbard, I live in Evanston. Okay,

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so as you've heard, the property is zoned R-2 which is Single-Family Residential Zoning District. It's composed of 18 single-family lots, 16 of them do not conform to the minimum lot standards as required in the R-2 Zoning District. So, the Applicant has proposed to subdivide those 18 lots into 16 lots, 15 of which would be used for single-family homes with the 16th used for detention purposes.

The Plan Commission may recall a previous proposal for this area which Petitioner did not incorporate the entire site as proposed this evening, and included that end on to Kennicott rather than finishing the street grid layout and connecting Kennicott all the way north to Campbell. The current proposal has incorporated this additional land to provide a connection all the way north to Campbell and will be dedicating the missing right-of-way to Kennicott to provide the necessary street width as required by Village Code.

So, the Applicant has applied for a preliminary plat of subdivision approval with one outlot being the detention lot in the southeast corner of the site. As you've heard also, one variation has been requested as part of this proposal which would be for the double frontage lot, the detention lot. The Applicant submitted their justification as required by code to justify this potential variation.

Staff has reviewed this justification and concurs with the Petitioner that the necessary standards of approval have been met to allow a variation. Staff has also evaluated all the lots as they've been proposed, and they do conform to the standards as contained in the R-2 District. Therefore, there will be no variations requested for lot size, lot width; no setback variations or coverage have been requested.

As mentioned earlier, the detention basin is proposed in the southeastern corner. It is designed to be a dry basin except obviously during high times of rain. Although the Petitioner has explored the possibility of providing an underground stormwater vault, ultimately they did decide to proceed with the proposed aboveground detention basin. Both underground vaults and aboveground detention basins are allowed by code, so either option is suitable.

The Village Engineering Department which reviews all subdivisions for compliance with county and Village stormwater regulations has reviewed these plans, and they are confident at this point that the subdivision can conform to all engineering requirements. There were no outstanding comments from Engineering, so they are ready for the project to move forward with final engineering.

As the detention basin will be transferred to the Village to ensure proper maintenance, the development will be required to provide a one-time up-front fee to assist with the ongoing maintenance responsibility. This is consistent with what the Village has done in similar subdivisions in the past. So, the Applicant has agreed to work with Staff to determine what this exact per-lot fee will be, and this is a required condition of approval as recommended by Staff.

With regard to tree preservation, the Petitioner has worked diligently with Staff to save as many trees as possible. There are several existing mature trees on the site, and of course not all of them can be saved. But the Applicant has demonstrated a willingness to work with us and is proposing to save many of the quality trees that are not within the path of development. In fact, in certain circumstances they altered aspects of the development to help preserve trees such as the southern portion of the sidewalk along Kaspar which meanders around a 33-inch diameter cottonwood tree.

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Additionally, the Applicant has proposed 144 replacement trees and will also be installing native plantings within and around the detention basin to help with stormwater infiltration and to add to the aesthetic value of the natural area. It should be noted that the individual design of the homes are not the subject of this evening's hearing, and the project will likely appear before the Design Commission on May 24th or in early June to review the home models that will be proposed. In addition, each individual home when finalized will have to go before the Design Commission for review and approval of that particular home to ensure quality and compatible design with the subdivision and overall neighborhood.

So, Staff supports this petition to the Plan Commission and Village Board approval of the preliminary subdivision. The Applicant will finalize engineering plans and details and appear again before the Plan Commission for final plat of subdivision approval. Thank you.

CHAIRMAN LORENZINI: Thank you, Sam. Do we have a motion to enter the presentation into the public record?

COMMISSIONER JENSEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. Now we'll go to questions from the Commissioners. As Sam said earlier, we apologize that there only seems to be two mics working and I think we can all try to speak up. Lynn, would you like to start the questions?

COMMISSIONER JENSEN: Yes. You've answered all of my questions from the Plat & Sub meeting that we had and you've made quite a few adjustments that really meet of the things that I think were discussed.

I do have one question of Staff because I don't understand the expression that you used. You said that Staff feels that the handling of stormwater conforms to the Village's requirements. Does that mean that the engineers are fairly confident it will take care of all of the water that it might need to take care from its own, you know, area, so that none would flow into the other areas?

MR. HUBBARD: That's correct. It will be designed to contain all the runoff generated by the development.

COMMISSIONER JENSEN: Okay, thank you. That's all I have.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I'm going to hold any questions until I hear from the public.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I will, too.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I don't really have any questions at this point except just one. Knowing Jon Nelson from 35 years ago, Jon, your beard was shorter and there wasn't any gray in it.

MR. NELSON: There was no gray in it but it was not shorter.

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COMMISSIONER GREEN: No more questions.

CHAIRMAN LORENZINI: Jay, anything?

COMMISSIONER CHERWIN: No, I echo Lynn's comments. You know, I have seen this through the Plat & Subcommittee, I saw the prior proposals as well. So, I'm very familiar with it. Also, the stormwater was at the top of my mind, we went through this in the Plat & Sub and I was glad to see your presentation. So, I appreciate that. I will reserve my comments for public comments.

CHAIRMAN LORENZINI: Thank you. John?

COMMISSIONER SIGALOS: I actually have a couple of questions. How deep is this detention basin?

AUDIENCE MEMBER: We can't hear you.

COMMISSIONER SIGALOS: My question is how deep will this detention basin be?

MR. ADAMS: It will be approximately four feet. In a "one-hundred-year" storm, there will be four feet of water in the basin. So, any less than that would have less water.

COMMISSIONER SIGALOS: Approximately what price range do you see these homes being sold for?

CHAIRMAN LORENZINI: Price range of the homes?

MR. ROTOLO: My name is Bill Rotolo, I'm vice president of Lexington Homes. The address is 1731 North Marcey Street, Chicago, Illinois.

Our homes will start around 725 to 750, that would be the base home, and with options we are projecting that the average home will sell for about 825 to 850.

COMMISSIONER SIGALOS: That's the only questions I have.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I'd like to wait for public comment.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Just for a little more historical background, this was originally approved in part when D.R. Horton had the project, and for historical purposes, I believe on the wish list was to combine the Horton project with the one that is the northerly part. The object was to also try to provide for a through-street in that subdivision. Is that correct?

MR. FREEDMAN: That's our understanding, yes. I think that's what we've been trying to accomplish.

COMMISSIONER DROST: Yes, and I believe the price points, too, are consistent with what the Horton group had. That's it.

CHAIRMAN LORENZINI: I've got a question. There is another development not quite as, the homes are not quite as large but it's a nice development. The homes look good but all these cable boxes in the front, not in the side, not in the back, but in the front, and I think it just looks terrible. So, can we be guaranteed that these cable boxes or TV boxes or whatever they have will be hidden somewhere? Rather than in the front yard?

MR. AGENLIAN: Good evening. My name is John Agenlian, A-g-e-n-l-i-a-n. I'm the director of land development for Lexington Homes. We have already been working with ComEd, Comcast, and AT&T. I have their design in hand and the dry utilities will be in the rear yards. They will not be overhead, they will be underground, and all the infrastructure will be in the rear yards.

CHAIRMAN LORENZINI: Is there an approximate start and completion

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date?

MR. AGENLIAN: Well, we will start as soon as we receive final approvals through the Village and through the MWRD. We will complete the development as fast as sales allow, but we would expect to start this year as soon as possible, late summer, complete the land development improvements this year, and continue to build out over the next year-and-a-half or so. All depending on sales which we expect to be good.

CHAIRMAN LORENZINI: Okay, good. Mr. Nelson? I have a couple of questions on the detention area. Or whoever did the detention, Mr. Adams. The detention basin and four-foot, in the hundred-year storm that maybe happens more frequently that would have the four-foot in there, typically how long does it take for that to discharge?

MR. ADAMS: Probably a day.

CHAIRMAN LORENZINI: A day. So, normally it's a dry basin. What types of slopes are on the side of the basin?

MR. ADAMS: Three to one. Three to one slope.

CHAIRMAN LORENZINI: All right, that's the only questions I had. So, we'll go to the questions from the public. So, why don't we, let's go in order. So, we'll start on my left, your right side of the room and go row by row. Any first person in the third row, fourth row? Yes, ma'am, you had your hand up first. Would you please come forward? Come forward to the microphone, state your name and spell it please, give your address.

QUESTIONS FROM AUDIENCE

MS. KIRCHHERR: I'm Pat Kirchherr, K-i-r-c-h-h-e-r-r. I live at 408 South Kennicott here in Arlington Heights. I just moved here about a year ago, so it's exciting to be here.

What I want to know is when Kennicott is extended, will there be stop signs on Kennicott and Sigwalt and Campbell?

CHAIRMAN LORENZINI: Sam, is that something you can answer?

MR. HUBBARD: I don't believe we've gotten to that point of final engineering yet. But I don't know, maybe the Petitioner will know.

MR. ADAMS: I think there is a stop sign currently on Kennicott at Campbell. So, Kennicott is stop, Campbell is through. I'm assuming that we will put a stop sign on Kennicott on our side. Right now, the intersection of Kaspar and Sigwalt, and Patton and Sigwalt, there is not any stop signs on any direction on those streets. So, if it's the Village's desire for us to add some stop signs at Kennicott or whatever, yes, we'll be happy to do that.

CHAIRMAN LORENZINI: So, that's the Village's call?

MR. ADAMS: That's the Village's call which, you know, but right now apparently Campbell is like a through-street with no stop signs on it. So, I would imagine they'll keep it that way, but Kennicott does stop as you go south.

CHAIRMAN LORENZINI: Thank you. Anybody else in that row? Next row? Yes, come forward please. State your name and spell it please and give your address.

MS. KORNBLUM: Maryann Kornblum, K-o-r-n-b-l-u-m, 10 North Kennicott. I just have a quick question, I've been to these meetings before, and wondering, it looks like I have my answer, but the former Henry Gardner house on Campbell just west of Kennicott, is that now also part of this? Last time there was confusion as to who owns that little house.

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CHAIRMAN LORENZINI: I think we haven't answered that yet.

MR. AGENLIAN: Yes, there is an existing structure that remains on the property at 929 West Campbell. It's approximately at the upper left-hand corner on lot number 1. This is part, that existing home and garage is part of this proposal, we will demolish both and make way for a new home on lot number 1.

CHAIRMAN LORENZINI: Thank you. Okay, anybody else on this side of the room? Yes, sir, come forward. Will you take the mic please?

MR. SCHILTZ: Sure. I'm Pat Schiltz, S-c-h-i-l-t-z, I'm at 110 South Kennicott. I'd like to make a comment. I've got three small kids and another one on the way. Especially as we're heading to the baseball season and whatnot, the traffic situation, not just for my family but for the other young families that will be buying those homes. So, please put that in consideration. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, ma'am.

MS. SEARS: My name is Lucy Sears, S-e-a-r-s. I live at 111 South Patton. My question is about the retention pond, and if it's full of water, the safety of it. Is it going to be fenced? I know you said it would take a day possibly to drain, but it may attract young children there, and I think there is a school bus stop on Sigwalt for the high school. So, if that will be, when construction is imminent, will that be moved or for the safety of --

CHAIRMAN LORENZINI: Detention ponds are pretty common and when they're pretty sloped is relatively safe to get out of. But let me ask the developer to maybe answer that for you.

MR. ADAMS: The current proposal is not to fence the retention pond. There are very few retention ponds within Arlington Heights in most communities that are fenced. So, we are not proposing to put a fence in but we do have three-to-one slopes which are reasonable to get out of.

CHAIRMAN LORENZINI: Detention ponds are or are not?

MR. ADAMS: Are not.

CHAIRMAN LORENZINI: Are not, all right. Okay, thank you. Any other questions on this side? Let's go to my right, your left. Yes, sir, please come forward.

MR. SCHROEDER: My name is Brad Schroeder, S-c-h-r-o-e-d-e-r, 903 West Sigwalt, right across the street. When you look at the retention pond, looking out my front window, what am I going to see?

MR. ADAMS: Right now, what you're going to see is there's one existing tree, that's the dark green shown there. There's three additional parkway trees. Then there's some additional understory trees. So, all that vegetation that's along Sigwalt is screening the pond. So, there's going to be some trees, some bushes, some shrubs. Then the detention pond itself is going to have like grasses and flowers and things like that. It's not going to be bluegrass mowed lawn. It's going to have plant material that is designed for and good for a detention facility. It's going to have the ability to absorb water, get some of the bad stuff in runoff out of the water. So, it's a good thing.

CHAIRMAN LORENZINI: Kind of a filtering system, it's like a filtering system.

MR. ADAMS: It's like a filter and it promotes infiltration and it's a good thing. It's going to be pretty.

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MR. SCHROEDER: It's going to be pretty, that's the main thing. The other question is, sir, you mentioned that you had a meeting with the neighbors?

CHAIRMAN LORENZINI: Could you, I'm sorry, please use the microphone so that the court reporter can pick it up?

MR. SCHROEDER: What?

CHAIRMAN LORENZINI: Speak into the microphone so the recorder can --

MR. SCHROEDER: Oh, yes, I'm sorry. You mentioned that you had meetings with neighbors?

MR. FREEDMAN: One meeting.

MR. SCHROEDER: One meeting?

MR. FREEDMAN: Many neighbors.

MR. SCHROEDER: Oh, how did we --

MR. FREEDMAN: Well, did you, I'm going to ask you a question. Did you get one of the notices for this meeting that we mailed out?

MR. SCHROEDER: Yes.

MR. FREEDMAN: We mailed, it was the same mailed notice. I mailed it, I did it so I know. We mailed twice to the same group. Okay, so I'm sorry you didn't get one, I don't know why.

MR. SCHROEDER: Hopefully I didn't throw it away. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, ma'am.

MS. ANN RUFENER: Yes, I have the same question he had. I did not receive a mailer.

CHAIRMAN LORENZINI: Ma'am, can you make it to the mic please?

MS. ANN RUFENER: I'm Ann Rufener, I'm at 121 South Kennicott, we're around the corner there, first driveway off of Sigwalt and Kennicott, south. We did not receive anything until the second meeting. No one has talked to us at all about this.

The other concern I have about is the congestion of the number of houses going here. I think that it presents a problem to the community and to the various neighbors of the community. The rest of us have much more space than these that are showing up.

MS. LILLIAN RUFENER: To elaborate, my name is Lillian Rufener, same address. To elaborate, I think someone said that 16 does not conform, 16 lots do not conform to the minimum lot standard. I mean that's one question. It seems in general that there is a lot of overcrowding, and then there is overbuilding happening here. Just to reiterate what Ann said is that there was never, we never received anything in the mail saying that there would be a meeting. So, when someone says, you know, they've had a meeting with the neighbors, as far as I know and as far as this gentleman knows, there was nothing in the mail. Nothing was received. When this mailing went out, we had to sign for the letter.

So, for this meeting, there was a letter in the mail we had to sign for. I know we received it, we read it, we were aware of it. But when they're saying that there was a prior meeting with the neighbors, maybe that depends on how you define neighbors, I don't know. But we did not receive anything, I am sure of that.

The third question is if the public objects to the number of lots or the size of the homes that are potentially being built, who does the public address their concerns to?

CHAIRMAN LORENZINI: Okay, so a few questions. So, the first one,

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Sam?

MR. HUBBARD: The first one was about 16 lots. When I began my presentation, I mentioned that that property is currently composed of 18 lots, 16 out of those 18 lots that currently exist on the property do not meet the current lot standards for the R-2 District. But they are re-subdividing and they are re-platting the lots so that they'll create 16 new lots all of which will meet the lot size standards.

MS. LILLIAN RUFENER: Can the Village disclose what the actual size is instead of the public having to ask and trying to find out what does this code mean or what does certain terminology mean? Can you put that, can you disclose that to the public? Can you say -

MR. HUBBARD: Absolutely. Our code is on our website, and the plans for this subdivision are also on the website, and the public hearing as well. We have the plans in our office as well, so if you'd like to stop by, I'm more than happy to show you.

CHAIRMAN LORENZINI: The entire Village is zoned and certain areas are zoned for certain sized homes. This area is zoned R-2 and each zoning requires a certain lot size. So, for the R-2 zoning, it requires a certain sized lot, and that's the Village standard and ordinance. All these meet those requirements.

MS. LILLIAN RUFENER: What are the others, the sizes of the houses around, of the blocks? Because what we see here, this is isolated. We don't see how the surrounding blocks --

CHAIRMAN LORENZINI: Okay, so this is R-2.

MS. LILLIAN RUFENER: -- called neighbors, we don't see the comparison.

MS. LILLIAN RUFENER: So, this is R-2. What else is in there, Sam?

MR. HUBBARD: As far as lot size?

CHAIRMAN LORENZINI: As far as the surrounding lots.

MS. LILLIAN RUFENER: You don't see relative size.

COMMISSIONER DAWSON: Sam, there was a slide earlier that had the other side of the street there. There you go. So, in this one, there are six homes. The only thing built are five on that same --

MS. LILLIAN RUFENER: Will this be posted on the web?

MR. HUBBARD: Yes. All the plans will be on the website. If you'd like to reach out to me tomorrow, I'm more than happy to set up a time, you can come to our office and you can take a look at the plans as well.

MS. LILLIAN RUFENER: But will this be on the website?

COMMISSIONER JENSEN: This is already on the website.

MR. HUBBARD: It's on the website.

MS. LILLIAN RUFENER: It is? Thank you.

CHAIRMAN LORENZINI: But just to answer your question, all the homes to the east, to the west, and to the south, they're all R-2, the same as these, and they all meet, these meet all the standards of all the surrounding homes.

MS. ANN RUFENER: The one south as well?

CHAIRMAN LORENZINI: Yes. Yes, correct. Yes.

COMMISSIONER JENSEN: In your report, Sam, you have a table that compares this set of lots with the average around the area. The average around the area is about 9,600 square feet. The average for their lot will be 10,716. So, their lots are larger and

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they would have essentially the same sort of building on their lot. So, they are actually giving you less density than is the average around there that's already established. You should see the Staff report which is about five pages which has all of the numbers that you asked for and makes comparisons between the rest of the community around that area and the proposed development.

MS. LILLIAN RUFENER: How was the average determined?

COMMISSIONER JENSEN: Well, I'd have to ask Staff, but I assume, I figure like most averages.

MR. HUBBARD: Right. Yes, we took a survey on some of the lots on the north side of Campbell between Kennicott and Kaspar, and on the east side of Kaspar between Campbell and Sigwalt. So, we just did a classic average compilation and --

MS. LILLIAN RUFENER: The lots that you used for the average, is that disclosed in the report?

MR. HUBBARD: As I've described it to you today, yes.

MS. ANN RUFENER: By observation, those are smaller than the ones on the south side, just so you know.

MR. HUBBARD: I'd be happy to go over it with you --

MS. LILLIAN RUFENER: Thank you. If the public has any concerns, would they have any, let's say if the public has concerns, who do we address our concerns to?

MR. HUBBARD: Well, this is the forum to address your concerns, and if you want to communicate directly with me as well.

CHAIRMAN LORENZINI: Well, if you have any other questions, Sam, I'm sure you'd be glad to take their call as you mentioned if they have other questions.

MS. LILLIAN RUFENER: Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, come back please. Restate your name.

MR. SCHROEDER: Brad Schroeder again, I'm sorry. The retention basin depth, how does that compare to the large retention basin just north of Thomas?

CHAIRMAN LORENZINI: I don't know. Maybe Sam can get back to you.

MR. ADAMS: I don't know what the depth of any other detention pond is in the vicinity. I know that ours is four feet deep and that's within the limits of the depth that the Village allows. The slopes are within the limits of what the Village allows. We're storing the one-hundred-year event with the release rate that's allowed by the Village. It's an overly restrictive release rate which is, so the detention volume is larger than what it would otherwise be if this were designed to the new Metropolitan Water Reclamation District standards. So, volume-wise, this detention pond will equal the volume of any other development that's probably been built in the Village for many, many years.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ADAMS: So, I just don't know what --

CHAIRMAN LORENZINI: That's fine.

MR. ADAMS: Depth means nothing. It's width and depth equal volume.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else on this side have any questions? Yes, ma'am, second row. Name and address please.

MS. SHEEHY: My name is Elizabeth Sheehy, and I live at 21 South Kaspar which is the middle of the block just east and across the street from the --

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CHAIRMAN LORENZINI: Can you spell your last name?

MS. SHEEHY: S-h-e-e-h-y. So, just in the middle of the block across the street from the Henry property. I've resided there for 36 years and so I'm probably one of the residents who's lived there the longest at least in our block. I have three areas of questions or comments.

The first one is that, you know, this used to be a very lovely property and maintained by two landscapers who were in full employ of the Henry family. But in the last four to five years, it's gone in to great decline which has promoted a little increase in terms of troublesome animals. This week, there was a huge raccoon in the yard, there was a huge skunk in the yard in the daylight. Everything has become overgrown. So, I would ask that as a precursor to doing this project, that the property get cleaned up.

There are enormous trees on this property that have toppled over, and the root ball is bigger than this thing here. It just gives me concern that we're attracting all manner of problems with the kind of development in animal control. Additionally, for the past four to five years, I've had to pursue the Village every summer in order to get the yard mowed there. So, I really would appreciate if, we have brush in amongst these trees on the parkway that are almost as tall as the 50-year-old trees and it's just wild brush. So, it's an enormous mess and it would really I think help the neighborhood as well as I would think help in the sale of the property and make it more attractive if it could be cleaned up as a precursor to really getting going there to offset maybe some of the construction mess that will occur.

My second point is that I'm not particularly an endorser of the detention facility above ground. I think it's a real detraction to the area overall, especially since the R-2 zoning was to make this a little bit larger properties with the graceful trees and so forth.

In particular when we did have the neighborhood meeting which I guess some people weren't notified about, I did put a question to Ms. Dickson from the landscape area about whether this type of facility attracted animals. She said that, at least if I understood clearly, that she wasn't really familiar with whether it did but that the natural grasses there were an attraction for mosquitoes. She was not aware of what the mosquito abatement program would be from the Village. So, I'm keenly interested in that because we all know mosquitoes are a big issue in the news these days and I don't think that's something we want to attract if you think that's the case. I hope I have not misquoted what she said at the meeting.

My third question is, as I said, we've lived there for 36 years, and we spoke with the people prior to us. We have never had in our home any issue of backup with all the storms we've had in the past 36 years. I sense from some of the neighborhood meetings over the years about these two projects, the preceding one that was proposed and this one, that there are people to the south of us that have had some. My question is who absorbs liability if this proposed drainage plan is insufficient and there are problems or increases? We would definitely know since we have never experienced it in think 36 years we have --

CHAIRMAN LORENZINI: Okay. As long as you're there, what home do you live in?

MS. SHEEHY: 21 South, we're in the middle of the block.

CHAIRMAN LORENZINI: Patton?

MS. SHEEHY: No, Kaspar. So, we're right across from number 13 --

CHAIRMAN LORENZINI: And you did get a notice of the meeting?

MS. SHEEHY: We did, both meetings. I attended the first, so that's why I

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had the question regarding the mosquito abatement.

CHAIRMAN LORENZINI: Well, as far as the flooding goes, the Village has not only a Planning Department, they have a full Engineering Department that looks at all this type of flooding issues and that it is designed according to the best engineering practices. As was stated, the Village requirements are even more restrictive than the Cook County requirements for drainage. So, I mean other than designing things as reasonably and as conservatively as you can, I don't know if there's any guarantee.

MS. SHEEHY: But we are agreeing to absorb an awful lot of open land here which has been there for all those years. So, I think it's a reasonable question, especially for those folks who as I said are south of us who seem to express some concerns about this and have probably experienced this kind of thing. It's, you know, there's limited say so we have over the project, so I guess, you know, I certainly don't know any of us who have engineering background so we are taking everything on faith here. I'm just saying the Village has to say pretty strongly that you are absolutely confident because you're going to have a lot of unhappy folks otherwise.

CHAIRMAN LORENZINI: Do you want to say anything further on that, Sam?

MR. HUBBARD: I can assure that it will meet all of our engineering guidelines which are designed to minimize any impact on neighboring properties.

MS. SHEEHY: What level of redress do you pursue if it doesn't function well enough? If people start experiencing problems or the problems are worse than they've had there before?

MR. HUBBARD: As an attorney, I don't know if I can answer that question.

MS. SHEEHY: Well, you're making a decision on behalf of everybody in that area.

CHAIRMAN LORENZINI: Can you say anything about mosquito abatement for the Village?

MR. HUBBARD: Absolutely. So, our Health Department regularly communicates with Cook County and works with the Cook County mosquito abatement program. So, every season we notify them of our existing detention ponds and basins in and around the Village. So, we make sure that they go out and spray so that, you know, it doesn't create a mosquito hazard.

MS. SHEEHY: Do they give notices to the area that they're going to be spraying? Or that just kind of happens?

MR. HUBBARD: I'm not sure. I'm not a hundred percent sure on how that works, but I can certainly look into that.

COMMISSIONER GREEN: You've probably heard the truck in the summertime late at night with the light going and there's --

MS. SHEEHY: Early on years ago. Not in the late years.

COMMISSIONER GREEN: They still go that way because --

MS. SHEEHY: Not in recent years. They may want to do that then.

CHAIRMAN LORENZINI: One of your other questions, maybe the developer can answer it. Obviously you're going to kind of clean up the lot because you're going to make it presentable. But what about the animals and maybe the --

MS. SHEEHY: Well, just take the dead trees. I mean, you know, literally as

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you drive by, you can see root balls that are just, you know.

CHAIRMAN LORENZINI: They're obviously going to have to clean this up.

MS. SHEEHY: Yes, but I would prefer if they did it with some immediacy.

MR. AGENLIAN: We were notified of this request by Staff. Bill Enright called us a few weeks ago, and it was reiterated at the meeting that we had here at Village Hall with the neighbors. Within the last two weeks, I had a tree clearing crew go on site, Clean Cut Tree Service does all of our work, and they went and cleaned up any of the trees that were laying on the ground. There is a root ball that's still there. However, any of the brush, debris, trees that were dead and laying on the ground were cleaned up.

We're not authorized, we don't have a permit to start tree clearing. I would love to, I would love to start next week, but we don't have that permit yet. The final engineering and the final tree preservation hasn't been approved.

I had the site mowed two weeks ago. You can drive by today, the grass looks pretty good but the dandelions have sprouted up. We are on the schedule for getting to mow again this Friday or Saturday, so the site is on about a two-week mow schedule. So, we've heard those concerns and we tried to address them to the best of our ability and with the authority that we have to do work.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else on this side of the room? Yes, next row then.

MS. FLECK: This gentleman had a question.

CHAIRMAN LORENZINI: Yes, we'll get back, we'll come back, I'm sorry, I missed him. Your name, spell it, and your address.

MS. FLECK: My name is Leslie Fleck, F-l-e-c-k, and the address is 625 South Highland Avenue. I have a question in regards to the pricing that was stated, it was 750K or plus. How does this pricing play in regards to the other houses on the market in the area? Is that

-- what clientele are we looking at, at that pricing? And what happens if there is no demand and let's say the houses would only go for 300 or 400? Is there any affect for us in the area if the demand cannot be met at 750K?

CHAIRMAN LORENZINI: I'll ask the developer to address that question.

MR. ROTOLO: Well, I can verify that the base prices will be in the range I mentioned and we wouldn't lower them because that's the cost that we're paying. So, in terms of options that people choose, I can't determine that exactly. It depends on each individual buyer. But we have a history and averages and that's what I gave here.

In terms of who the buyer will be, it will be people just like everyone else who is living here now. Pretty similar buyer profile to existing residents in the Village.

What was the other question? You asked about how does that compare to the prices in the area. We're above the average prices of existing homes in the area. We're about equal to the new construction homes that are going up, basically tear-downs that are going up scattered around the neighborhood, because we did pretty extensive research on that. So, we're pretty similar to most of the tear-downs.

CHAIRMAN LORENZINI: Are you going to build them all at once or as you sell them?

MR. ROTOLO: Only as we sell them, except for we probably will start a model spec house.

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CHAIRMAN LORENZINI: So, you won't end up with a lot of empty houses and things.

MR. ROTOLO: No. We don't start construction until we sell.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ROTOLO: Except for the one.

CHAIRMAN LORENZINI: Right, okay. All right, thank you. Yes, sir.

MR. HANGEY: My name is John Hangey, I live at 1105 West Sigwalt Street.

CHAIRMAN LORENZINI: Spell your last name please.

MR. HANGEY: Hangey, that's spelled H-a-n-g-e-y. I've lived there for 13 years and quite frankly I'm really pleased to see that this property is going to be developed for all the reasons that you've heard so far, animals, et cetera, et cetera. One thing that I look at is not so much the plat and the buildings that are so far designed for the property, but for the additional traffic that it's going to impose on these various streets, Campbell and Sigwalt especially.

If you travel down Sigwalt pretty much going east from downtown to say Dwyer on Sigwalt Street, from about Ridge to Kaspar which was really surprising to me but because of the problems of backing out my driveway onto Sigwalt and so forth, the traffic that moves along Sigwalt as you well know is not consistent with the speed limit. When you, at Ridge at the stop sign and you go west, there's a real deep depression between Ridge and Kaspar, and you lose sight of all the cars that are west of Kaspar. One of my concerns is, because of the way that traffic moves along Sigwalt, as they approach Kaspar, you know, they will not possibly see cars that are exiting from the street. I really don't know but that's, you know, something that I think should be taken a look at.

The other thing that I would just request you to do is the retention basin, while it's a good thing, it's really located fairly close to the sidewalks, and we have a lot of youngsters walking the sidewalks. When that is full, some of the youngsters that are inquisitive and so forth, I don't think it's a good spot for it because it's so close to the public walkway. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir, come forward.

MR. BROWN: Good evening. My name is Mike Brown, I'm at 1106 West Wing. I thought this land was zoned R-E, I'm hearing now it's zoned R-2. Was it ever rezoned from R-E to R-2?

MR. HUBBARD: Not that I'm aware of.

MR. BROWN: What is the lot width minimum for R-2?

MR. HUBBARD: 75 feet.

CHAIRMAN LORENZINI: 75 was the answer.

MR. HUBBARD: Yes, depending on if it's a corner lot or an interior lot.

MR. BROWN: What's the minimum lot square footage for R-2?

MR. HUBBARD: 10,000 square feet.

MR. BROWN: 10,000, okay. All right, great. Thank you very much. Best of luck with it.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir, in the back row.

MR. MENARD: My name is Byron Menard, M-e-n-a-r-d. I live at 44 South

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Salem, so I'm right at the corner of Sigwalt and Salem. Just curious, is there any kind of a plan for trucks routing in and out of the area when all this is going on? Are they going to be lined up at Sigwalt? Or you know, is there any kind of code that says, you know --

CHAIRMAN LORENZINI: I'll ask the developer that.

MR. AGENLIAN: We don't expect to interrupt traffic flow on Campbell or Sigwalt. There may be, you know, during land development construction activities, there may be a little bit of work done on those intersections. But once we get Kennicott built, we obviously intend to have our construction traffic and the men and women building the home will be, you know, off of Sigwalt, off of Campbell, and contained on site.

CHAIRMAN LORENZINI: Is that the first phase, to build Kennicott?

MR. AGENLIAN: Yes, the phase of development, once we have the development permits, you know, demolition of the existing home, tree clearing, earth work, underground utilities, sewer and water, more grading and then curb, and building Kennicott, absolutely. The idea is to get the land development improvements in this summer and fall so that we can build the homes off of the hard surface.

CHAIRMAN LORENZINI: The homes are built one by one?

MR. AGENLIAN: Yes.

CHAIRMAN LORENZINI: Okay, thank you.

MR. MENARD: What are the working hours?

CHAIRMAN LORENZINI: Sam?

MR. HUBBARD: Off the top of my head, I couldn't say. I want to say 7:00 a.m. to 6:00 --
have a time --

MR. HUBBARD: There is a definite time --

MR. MENARD: Sundays? Saturdays? Does it matter?

PETITIONER REPRESENTATIVE: Saturdays, 8:00 a.m., sir.

MR. MENARD: Then just to reiterate what people are saying about the water, we do and have had several heavy rains over the years, probably over the last 20 years. Actually on Salem, the two storm sewers are actually bubbled out and I get about 25 percent of my yard flooded. Then in my back lot, between mine and the neighbors off of Kaspar, there's a little river that kind of flows through there. So, I'm just curious, again I know what you're saying, they're going to set up, and you're going to handle it. But just common sense, kind of tells you there's going to be a lot more water diverted somewhere, and I don't know if, is this a new storm sewer they're using? Is it existing?

CHAIRMAN LORENZINI: I think they mentioned that there is a specific sewer in Campbell just for storm drainage that they're going to go to rather than multiple line sewers.

MR. MENARD: And it doesn't add any stress to the local line? Okay, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else who hasn't spoken yet? Yes, ma'am.

MS. ROYAL: Good evening. I'm Judith Royal. I live at 110 South Kaspar. I'm not in cahoots with people doing this project, but they do live in the neighborhood and I have received two letters. There were a lot of people at the first meeting from a variety of streets in

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the neighborhood, and I think it's possible that my other neighbors just trashed the letter thinking it was an attorney trying to help them reduce their taxes. But in defense of the builders, they have made an effort to keep in touch with us.

I am concerned about the wild animals that have lived there. They have lived there for 25 years. I don't know if the people doing this project can do anything to remove those animals safely. One time we saw a family of raccoons in the tree. It's not a new problem, the animals have lived there, it's been open space.

I was one of the people at the April meeting who did express concern about the water. Because that land currently is empty now, it can absorb the water, and the water does collect in the southwest corner. After a nice rain, you can see the ducks playing there, there used to be a weeping willow there. So, I'm still somewhat concerned about the water because when you cover up a lot of ground with buildings, that water has to go someplace. Plus, the occupants are creating more waste water than was there previously.

Other than accepting what we've been told, I really don't know how much more to push or what to suggest to be done differently, but I think that's an interesting problem. Also, I was talking to a friend in Sherwood and she said when the Rehab Center was built or a building was built at Lutheran Village, the neighbors were assured that the water wouldn't be an issue, and she said they're having flooding and water issues. So, those of you with expertise, I hope you will really focus on that issue of controlling the water.

Also at the meeting in April, one of my neighbors brought up the fact that one reason there is a water issue in this section of the Village is because there are underground streams. Apparently, Pioneer Park was just a lovely wild area. I talked to a neighbor who lived here and used to take his children down and play in a stream and catch crayfish. So, it's kind of sad that the builders were allowed to make it such a citified park and nothing more than athletic field. But the point is the streams have been filled in, so people in the north block in South Kaspar are aware of the streams and have done things to kind of corral them and keep them away from their houses. I think people on other streets to the west have had severe water problems when the power has gone out.

So, anyway, let's do pay a lot of attention to the control of water. But overall, I think the builders are making an honest effort to keep us informed. Thank you for your time.

CHAIRMAN LORENZINI: Thank you. Yes, ma'am, just come forward again. Come up to the microphone please. Your name again?

MS. LILLIAN RUFENER: Lillian Rufener, 121 South Kennicott. Very quickly, there are people who may not be aware but the Village was working on the sewer, I don't know what they were working on or what was broken or what the problem was, but there was some kind of problem maybe three to four weeks ago at the corner of Sigwalt and Kennicott. That's obviously with the conditions as they are now, and the Village has been there pretty much, I don't know if it's every spring but it seems as if something is going on with the sewer currently as it is on the corner of Sigwalt and Kennicott. They dug up a big corner of the street and they were doing some major work. I don't know what it was but there is a problem right now. Even so, I'm not sure.

Will the developer, will they be selling or marketing double lots? Because I know there have been people in the area who have been approached and who said, hey, you've got a big lot, is your house for sale? Well, it's not for sale. But I don't know if they

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saw that in the market research, but there are people out there who are looking for larger lots.

The third thing is in your average, when you were calculating whatever the lot size or the house size, in your average, did you use properties south of Sigwalt?

MR. HUBBARD: No, I didn't use them.

MS. LILLIAN RUFENER: But that's distortive. That distorts what should be there because 121 South and other properties south of Sigwalt, those are larger lots and that should be I would say included in your average.

MR. HUBBARD: If you'd like to schedule a time, I'm more than happy to go over it and we can discuss each individual lot and how it relates to the surrounding neighborhood. I don't know I can offer you other than this was the analysis that was done.

CHAIRMAN LORENZINI: Well, ma'am let me say this. Whether they're larger or not, these lots are zoned for R-2 and they meet the R-2 requirements. Some lots may be bigger, some may be smaller, but these meet the Village requirements for an R-2 sized lot.

MS. LILLIAN RUFENER: Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, sir, in the back row.

MR. KONIECZNY: Thank you. Name is Greg Konieczny, last name is spelled K-o-n-i-e-c-z-n-y. Address is 117 South Patton. I guess I'm wondering if the Village maybe has any concerns regarding the impact of the heavy truck traffic on the surface of the streets, you know. And I know there's weight limits and so forth, but it seems like it might be more of a cumulative effect particularly on Sigwalt which was fairly recently resurfaced as I understand.

MR. HUBBARD: The Village does take, require bonds before a construction can begin. So, if there are damages to the property, we can pull those bonds and require replacement of any damages.

MR. KONIECZNY: Okay, but what's going to be taking place, you don't anticipate there's going to be any problems? Or you really don't know?

MR. HUBBARD: That was not a concern that was brought up by either Engineering or Public Works --

MR. KONIECZNY: Okay, thank you.

CHAIRMAN LORENZINI: Thank you, sir. Okay, I think everybody has spoken who wants to. So, with that, we'll close the public portion of the meeting and come back to the Commissioners for final questions and deliberation. Lynn, I want to go back with you.

COMMISSIONER JENSEN: I don't have any questions. I think the developers have made an honest effort to address the various issues. In particular, the way they were handling the water seems to be reasonable if they can take care of all the water that is going to be produced on their property. I don't think we can require them to take care of the entire Village's water problems. So, I think they have addressed that issue and that would be my major concern.

CHAIRMAN LORENZINI: Thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes, I just want to make comments in regards to the stormwater management. They could have chosen to outlet the detention pond into the combined sewers, but they're making the extra effort to take that off to the larger Campbell Street's specific stormwater. So, I applaud them for that. I am a proponent of aboveground detention because it does have that filtering effect so all of the water that is being captured is cleaner water so we pay less to MWRD to clean our water, and when it gets to the

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final streams and lakes it's cleaner that way. I think the native plantings will make it very attractive. So, I am definitely for this project.

CHAIRMAN LORENZINI: If it makes anybody feel any better, Commissioner Warskow is kind of our resident expert on detention ponds and filtering systems. If she's for it, I'm pretty confident it's good. Terry?

COMMISSIONER ENNES: I appreciate a lot of the comments that we got from the audience. Some of the questions that you asked we just, we can't answer, they're not part of our purview, okay. We're part of the Planning Department. We are the Plan Commission. We review certain issues, if zoning is allowable, are they meeting the requirements. A lot of the issues that are very valid concerns such as stop signs, these are issues that come up later that are dealt with by other Village departments, safety, the mosquito situation, pest, animals that might come out of the property. These aren't really issues that we can address, but I appreciate the comments.

We're an advisory board, and some of the questions that you have are issues that you might want to bring up when this subject comes up to the Village Board which you'll be notified of that date. But I think it's a good project. I think the developers really did an awful lot to make it a successful project for the Village.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: The neighbors complain about water in their backyards and their streets or whatever. It's a pretty common complaint. I would just like to state that this development will take care of their own water on their own property, and that is the law. So, we have a great Engineering Department here in Arlington Heights, and these guys have met all the standards and they will meet all the standards. So, the water problem that you have if you live down the street may still be your problem but it won't be from this property. Just to let you know.

CHAIRMAN LORENZINI: Thank you. Jay?

COMMISSIONER CHERWIN: No comment, thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I don't have anything further.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: The only comment I have, and though I agree with you, Terry, that it's not our decision to enforce the requirement for stop signs, but whoever did raise that, I would strongly recommend to the Village that there be north/south stop signs. Then I do strongly recommend to the residents to go to the Village Board and insist on it. I live in a subdivision and I fought for about 10 years just to get a stop sign put in. So, if you wait until after the project, it may not happen, or may not happen for a long time. So, I think at that point, Kennicott will become more of a thoroughfare, so stop signs need to be there on the north side.

Other than that, it's a great project. That's not a developer issue, that's a Village issue. So, to be clear, that's not within the developer's purview, they can't require it. You have to talk to the Village about that. But perhaps that can be put in before it gets to Village Board. If not, I would strongly recommend going there and commenting on that.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: The Police report was relatively silent on the street control devices, so I think it's important for the neighborhood and echoing what

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Commissioner Dawson said. But overall, the project is better than what it was when it was first presented and that this is much more comprehensive. I think based on the valuations, this is going to be an improvement in values throughout the neighborhood.

CHAIRMAN LORENZINI: Thank you. One final question, going back to the question about animals that are there. Is there some way to capture them or keep them from going to neighbors' yards when the development happens?

MR. AGENLIAN: Yes, we'll initiate conversations with Animal Control within the Village. If it comes down to it, if we need to call in a trapper, we will do so.

CHAIRMAN LORENZINI: I'll take your word on it.

COMMISSIONER WARSKOW: Can I ask one more question?

CHAIRMAN LORENZINI: Mary Jo.

COMMISSIONER WARSKOW: Since you're building this house by house, what will be put in to cover a lot where a house is not built? Will there be grass there or will it left as dirt?

MR. AGENLIAN: It will be left as dirt but we will put in temporary seeding for the interim between the mass grading of the lot and the construction of the home. As far as stop signs, if the Village so requires us to add stop signs, it's not a problem at all. Very happy to do so.

COMMISSIONER DAWSON: No, I just said that because I wanted to make clear that that was a Village call, not a developer call. So, they should talk to the Village about that.

MR. AGENLIAN: If requested, we're absolutely happy to do so.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER JENSEN: I have a question, going back to the water and the safety issue. Is there any data or anything that suggests how safe these open detention ponds are? Do you have anything, you know, drawing from either Illinois or nationwide? Because the issue of safety and kids walking by was raised, is there anything that you can help us understand these things?

MR. ADAMS: Well, there was talk years ago about fences being an attractive nuisance to kids and they'll climb over the fence and get in there. Then the adults or other people may not be as available to get in to help them or something like that. But I've done, you know, hundreds of single-family subdivisions throughout the suburbs and a lot of them in Arlington Heights, and I don't recall putting fences around detention ponds. You know, if we go throw up a chainlink fence around that pond, I don't think the neighbors would like that either and/or board-on-board or any type of fencing. I think it's controlled by the slope. We do have plantings. I don't know what to say. It's parenting somewhat.

COMMISSIONER WARSKOW: And you're talking about once a summer or maybe once a year or maybe once every other year.

MR. ADAMS: Yes. I mean in theory, it's once every hundredth year it will be filled, and that's a one percent chance of happening in any given year. A 50-year event is, you know, has a two percent chance of happening. But you get down to a 10-year event or a five-year event, the frequency of those storms are more often obviously, but they also are not, based on the release rate coming out of that pond, it doesn't get as high. So, the pond is based on that hundred-year storm, 7.5 inch storm, and that all comes down and gets into that pond and then it slowly releases out.

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But we've had two "one-hundred-year storms" in Arlington Heights in the last five years and, you know, I don't know when there were any before that, but that precipitated some additional studies that are ongoing with the Village to see, you know, but this development can't fix it. You know, no matter, we can make this whole development a retention pond and it's not going to solve problems that aren't tributary to it. So, you know, we're going to handle our water, we're going to handle it properly, and that's what we're going to do.

CHAIRMAN LORENZINI: Very good, thank you. Okay, is there a, any other question?

MRS. SCHILTZ: I do.

CHAIRMAN LORENZINI: We've officially closed the public comment.

MRS. SCHILTZ: I'm Bethany Schiltz and I live at 110 South Kennicott. So, I'm the second house from the corner of Sigwalt there, Sigwalt and Kennicott. No one mentioned coyotes. I'm an early runner in the morning, I work out early, and there's coyotes all over the place. They've been in my front yard. First and last snow that we had, I had one, I went out the side of our house and one was sitting out there. There seems to be a coyote issue on that vacated property.

Then I did not, I live directly across the street from them as well and I did not get a letter from the developer about the first meeting because I would have really liked to be there. We just had our house completely redone and I've already had people knock on the door and want to purchase our homes. So, I would like to be included in the design meeting.

MR. FREEDMAN: You did get a notice for this meeting?

MRS. SCHILTZ: I did to this one, yes.

MR. FREEDMAN: All right, thank you.

MRS. SCHILTZ: But I would like to be included --

CHAIRMAN LORENZINI: Okay, Bethany, you can have that discussion with the developer please.

MRS. SCHILTZ: I'd like to talk to you maybe after about the design.

MR. FREEDMAN: Sure.

CHAIRMAN LORENZINI: All right, thank you.

MRS. SCHILTZ: Thank you.

CHAIRMAN LORENZINI: Okay, any other questions from the Commissioners or a motion?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-004, a Preliminary Plat of Subdivision to subdivide the existing zoning lots into 15 single-family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

- 1. Approval of the Final Plat of Subdivision.**
- 2. The developer shall pay a one-time up-front fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.**
- 3. Land contribution fees shall be paid for parks, schools, and library**

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per Chapter 29 of the Municipal Code.

- 4. The Petitioner shall comply with all applicable federal, state and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. But as was mentioned earlier, this is just advisory to the Board of Trustees. They have the final say so and approval of this. Do we have a date this goes to the Board of Trustees?

MR. HUBBARD: It's undetermined yet because the Petitioner still has to go through the Design Commission process. I don't know if there's an application yet we've received for that. So, we're going to be working with the Petitioner for sometime in June.

CHAIRMAN LORENZINI: When this does go, when the meeting date gets settled for Board of Trustees, how will the public know about it?

MR. HUBBARD: It's advertised on our website.

CHAIRMAN LORENZINI: Where? On the website, okay.

MR. HUBBARD: Website, yes.

CHAIRMAN LORENZINI: Thank you.

MR. FREEDMAN: Thank you.

CHAIRMAN LORENZINI: Thank you. Good luck. Any other business?

COMMISSIONER DROST: Motion to adjourn.

COMMISSIONER GREEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

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CHAIRMAN LORENZINI: Thank you. We're done.
(Whereupon, the meeting was adjourned at
8:50 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

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

RONALD LeGRAND, SR.

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

NOTARY PUBLIC

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 14, 2016

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow

Members Absent: Alan Bombick
Anthony Fasolo

Also Present: Anthony Izzo, Anthony James Builders for 2 N. *Phelps Ave.*
Tony VanDijk, Emerald Homes for 415 & 503 N. *Gibbons Ave.*
Tom Meyer, Lexington Homes for *Lexington Towne Subdivision*
Chris Russo, ALA Architects for *Lexington Towne Subdivision*
James Cazares representing *Ivy Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 24, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF MAY 24, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt explained that with only 3 commissioners here tonight, projects need to be unanimously approved. Petitioners have the option to continue their project to the next meeting if they choose.

ITEM 4. SINGLE-FAMILY NEW REVIEWDC#16-056 – Lexington Towne Subdivision – 909 & 929 W. Campbell St.

Mr. Tom Meyer, representing *Lexington Homes*, and Mr. Chris Russo, representing *ALA Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Lexington Towne is a proposed 16 lot subdivision that will include 15 new single family homes and one lot for storm water detention. Two floor plans are being proposed with multiple front elevation options, as well as an optional third car garage bay. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for administrative approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Lexington Towne Subdivision was recommended for approval by the Plan Commission on May 11, 2016, and is pending final review/approval by the Village Board.

The subject property is comprised of two existing single family properties totaling 204,296 sf or 4.69 acres. The proposed subdivision will include the extension of Kennicott Avenue through the existing site from Campbell Street to Sigwalt Street. The proposed single family lots do comply with the R-2 zoning requirements for minimum lot area (10,000 sf) and width (90' corner, 75' interior).

The existing site is heavily wooded and will be partially cleared to accommodate the proposed development. However, numerous existing mature trees are planned to be preserved, primarily in the parkways along Kaspar, Campbell, and Sigwalt. In addition to the preserved trees, 144 replacement trees will be provided within the development as either parkway trees, trees around the detention basin, or trees installed as part of the landscape package included with each lot. The petitioner is proposing to provide landscaping for each new home including sod in the front yards, seed in the back yards, and foundation planting bed along the front of each home. A variety of trees, shrubs, and perennials are recommended to be provided at each home to create a diverse appearance throughout the development.

Village code requires new houses to comply with the monotony requirement per Chapter 28, Section 28-6.4, which Mr. Hautzinger read for reference. For new subdivisions with multiple homes, it is recommended that at least four different floor plans be provided to comply with the monotony requirement, and to allow for flexibility within the development. In this case, the petitioner is only proposing two different floor plans, which does not comply with code. Each of the two plans includes changes to the front portion of the floor plan to generate different exterior massing on the front of the home, and each floor plan option has different exterior material treatments to create further variety.

Floor Plan #1 includes three different exterior elevation options as illustrated in Plans 210(A), 220(B), and 310(C). Floor Plan #2 includes three different exterior elevation options as illustrated in Plans 410(D), 420(E), and 510(F).

Staff recommends that the petitioner provide at least one, preferably two, additional house designs with substantially different floor plans and exterior elevations in order to comply with the monotony code.

Mr. Hautzinger explained that the surrounding neighborhood consists of a mix of single story and two story homes with predominantly front loading two car garages. The proposed house designs are a traditional style with pitched roofs and traditional detailing and front loading garages, and they will fit in well with the context of the neighborhood. Overall, the elevations are nicely designed with good proportions, balanced compositions, and varied detailing including various brackets, bay windows, and covered porches. The only elevation that does not fit in well is Plan 510(F1-F4). Elevations F1-F4 include a two-story entry portico that looks out of balance on the facade, and looks out of place with the rest of the traditional designs. Per Staff's encouragement, the petitioner has provided an additional elevation, F5, which includes a full front porch and flat facade instead of the two story portico. Elevation F5 looks

very nice and fits in very well with the rest of the proposed designs much better than elevations F1-F4. It is recommended that elevations F1-F4 be replaced with variations of F5, similar to the other five elevation options, A thru E.

In regards to the side and rear elevations, the petitioner has indicated on the plans that, "Details and materials shown on alternate front elevations will carry around side and back elevations. Selected masonry will terminate at logical transition points, inside corners or window lines." Staff will review each individual house for compliance with this requirement at the time of the individual Design Commission submittal.

Mr. Hautzinger explained that the petitioner is proposing a variety of exterior materials including 16 vinyl siding colors, 7 aluminum gutter/trim colors, 5 dimensional asphalt shingle colors, 10 brick colors, and 5 stone colors. White vinyl windows will be standard on all of the houses. The exterior materials for each individual home will be selected by the customer and builder, and submitted for Staff review. Overall, there is a wide range of colors and materials proposed, which will create nice variety throughout the development.

Because of the issue of monotony, Staff recommends the Design Commission require revisions and then re-review the project. Mr. Hautzinger explained that adding a third floor plan design to the group of homes will allow the petitioner to comply with monotony; however, due to the two site separation requirement, it will result in a lack of flexibility in selecting the house for each site, forcing an A,B,C rhythm on the street. Adding a fourth floor plan design is encouraged to allow for more flexibility in selecting the house design for each site.

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

Chair Eckhardt asked how a determination was made to locate the detention basin on Sigwalt, and why only two different floor plans were being proposed. Mr. Meyer replied that they had a number of meetings with Staff and Engineering about the detention basin, and it was determined that the proposed location would work best. He also explained that the two floor plans being proposed are fresh designs that they have not used in other communities. The designs meet today's lifestyle and also include a number of different interior plan options such as filling in an interior volume space that converts to an additional bedroom or in-law suite, and a 3-car garage option. They want to be as efficient as possible.

Mr. Meyer reviewed the elevations, floor plans and materials being proposed. He said that they understand the monotony code and realize that each home will be reviewed and approved individually; however, they took a master approach to offer flexible floor plans to buyers, and they want buyers to be involved in the selection of the elevation, floor plan and materials.

Commissioner Fitzgerald wanted to see one more floor plan offered; he felt the two floor plans being proposed were extremely similar, and that everything would feel the same and be the same. He liked the different options being offered to buyers to add details, as well as the colors being proposed, and he suggested adding more colors if possible. He agreed with Staff's concerns about the stuck-on appearance of the 2-story entry portico on Plan 510(F1-F4), and liked the alternate design (F5) provided by the petitioner. He felt the subdivision was starting to look like a high-end condo development; extremely neutral with the same feel. He also wanted to see more variation in the front landscaping, with each lot to be approved by Staff.

Commissioner Kubow said that he felt differently than Commissioner Fitzgerald. When he first looked at the plans and elevations he was a little nervous; however, he liked them a lot more after seeing the streetscape renderings presented tonight. His overall concern is more of a global concern; what if all of the buyers choose the cost effective option, or what if they start to choose the same color palette? He wanted to ensure that this would not happen by individually reviewing each new home. In general, he liked the designs and colors being proposed for the new subdivision, and he asked the petitioner if they had a third floor plan available. Mr. Meyer replied that a third floor plan was not yet developed, although it could certainly be done; however, he was hoping for approval tonight to treat

the floor plans as 6 stand alone plans, and then add a seventh floor plan. He was concerned that developing a third floor plan and not counting the currently proposed floor plans as 6 floor plans instead of 2, could result with the A, B, C rhythm mentioned earlier. Commissioner Kubow also agreed with Staff concerns about the two-story entry portico on Plan 510, and preference for the alternate (F5) elevation provided. Commissioner Kubow also commented that all of the garage doors look the same, and more variety should be required.

Chair Eckhardt agreed that the garage doors all look the same and need differentiation. He also felt the overall exterior color palettes for the homes were very beige and very predictable, and he wanted to see a little variety and some brighter colors. Mr. Meyer replied that they are not opposed to adding additional colors, which he felt buyers would want, but they do not want to offer a color that really stands out and looks like a mistake because color is part of the streetscape. Chair Eckhardt also stated that he was not opposed to the floor plans being the same and felt the petitioner was successful in changing the elevations enough that they do not look like the same floor plan. He also agreed with the concerns about the front entry portico on Plan 510, and preferred the alternate design presented. Mr. Meyer said that they were not opposed to the suggestions being made; however, they are trying to be as efficient as possible on the 15 homes. Chair Eckhardt further stated that the commissioners typically do not like the front of a home to look different than the sides and rear of the home.

Mr. Fitzgerald asked Staff if there were any other similar developments that were given a variation from the monotony code. Mr. Hautzinger referenced the Arlington Market development located north of Mariano's that included 3 different floor plans with 4 elevations each, which received a variation from the monotony code to allow the same floor plan to be located directly next to each other or directly across the street from each other; however, the exterior elevations were required to comply with the 2-lot separation. Buyers ended up preferring one floor plan over the other two, which resulted in the same model being built repeatedly on the same street, and the repetition of this is visible. Mr. Hautzinger commented that if a similar monotony variation were granted for this project, then it should include a restriction that no more than two of the same floor plans be allowed in a row to prevent the repetition that occurred at Arlington Market. Commissioner Fitzgerald was unsure what a variation would mean when the Village has no control over which model will be bought more than another. Mr. Hautzinger said that if the monotony code is enforced then it will force the models to be separated from each other regardless of what buyers may want, but the petitioner would need to offer a minimum of 4 floor plans to avoid the repetition pattern of A,B,C, A,B,C, A,B,C down the street.

Commissioner Fitzgerald was uncomfortable with a variation of the monotony code. Chair Eckhardt reiterated that he felt the floor plans being proposed were different enough. Mr. Meyer said that they would like the commissioners' support of the master plan being presented tonight, and did not want to undo all of the work they have done; however, he did not know the logistics of the next step since only 3 of the 5 commissioners were here tonight. Their desire is to go with the two floor plans being presented tonight, with all of the different elevations proposed. Mr. Hautzinger clarified that, as has been done with similar subdivisions in the past, the petitioner is seeking overall approval for all of the designs and materials with one formal review with the Design Commission tonight, and then each individual home would be submitted to Staff for an administrative review and approval for compliance with the approved plans and any conditions that the Design Commission may require. Chair Eckhardt did not have an issue with that, although he thought that the petitioner would return for a formal review for each home. He felt the commissioners should discuss this because this is a very significant development in the Village. Mr. Hautzinger referenced both Arlington Market and Christina Court as similar recent subdivision projects that were reviewed in this same manner.

Commissioner Fitzgerald felt there was no hardship for a variation and he was concerned about setting a precedent if a variance was approved. Commissioner Kubow was concerned about a variation when the floor plan is driven by the buyer, and he referred to the Arlington Market project where buyers bought one model more than the others, and that model was repeated 6 or 7 times in a row. Although, he liked streetscape renderings presented tonight with the variation of elevations. Mr. Hautzinger reiterated the option for a partial variation to the monotony code; restricting no more than two of the same floor plans to be built in a row. Mr. Meyer asked how they could work

together on that and Mr. Hautzinger asked if the petitioner would be building two model homes to allow buyers to experience both floor plan options. Mr. Meyer was not opposed to the suggestion which he would take back for review.

Chair Eckhardt reiterated that the commissioners do not want the homes to look alike. The project does not comply with the monotony code because there are only 2 floor plans; however, the Design Commission was not the entity to grant a variation. He was concerned about not reviewing each individual home and felt that perhaps the first 3 or 4 homes should come back for formal review. He added that he did not support a variation for monotony and asked the other commissioners how they felt. Commissioner Fitzgerald and Commissioner Kubow also did not support a variation for monotony.

Mr. Meyer said their intention was to present what they have, gather support, and try to work together. Mr. Russo asked if there was a way for the commissioners to remove the floor plan separation requirement from their review and give support for the character and feel of the development, to help the petitioner if they decide to seek a variation from the monotony code. Chair Eckhardt felt that the commissioners already did so with their previous comments. Mr. Meyer said that they have no problem trying to meet a happy boundary some place with looking at the floor plans; however, they have spent a lot of time and effort on the livability of the two floor plans being presented tonight, and felt they were almost there.

Mr. Hautzinger said that it appeared as though the petitioner did not have the support of at least 1 of the 3 commissioners here tonight who feels that there should be an additional floor plan added to the series for diversity. He recommended a requirement that the petitioner provide another floor plan that has 3 exterior elevations for a total of 3 floor plans and 9 exterior elevations, which would comply with monotony. Mr. Meyer said that they could develop a restriction list that would restrict a specific floor plan to a specific lot because of monotony issues, but having some ability for relief from the monotony requirement would help them.

Commissioner Fitzgerald said that he would support adding a third floor plan, to be approved by Staff, which would allow the petitioner to move forward, as well as have each individual home come back to the Design Commission for review. Commissioner Kubow felt it was not necessary to see each individual home. Chair Eckhardt could support the requirement for a third floor plan with elevations, and the possibility of individual homes coming back to the Design Commission only if Staff has any concerns about them. He felt the motion tonight should clearly state that the Design Commission supports and wishes to maintain the monotony code as written and that it be enforced by Staff review, to the extent that the petitioner has the option to seek a variance. Mr. Hautzinger asked the commissioners for their thoughts regarding the option for monotony relief to allow the same floor plan to be directly next to each other, but with no more than two in a row. This would require a variation; however, it would provide some flexibility from the A,B,C, A, B,C pattern. The commissioners had no problem with this suggestion since a third floor plan was being required.

After further discussion of the recommendations in the Staff report, along with the comments made by the commissioners tonight, the following motion was made:

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE GENERAL ARCHITECTURAL DESIGNS AND MATERIAL PACKAGES FOR THE SINGLE-FAMILY HOMES FOR THE *LEXINGTON TOWNE SUBDIVISION* LOCATED AT 909 & 929 W. CAMPBELL STREET. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED 5/12/16 AND RECEIVED 5/27/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO PROVIDE ONE ADDITIONAL HOUSE DESIGN WITH A SUBSTANTIALLY DIFFERENT FLOOR PLAN AND THREE EXTERIOR ELEVATION OPTIONS TO COMPLY WITH THE MONOTONY CODE, TO BE APPROVED BY STAFF.
2. A RECOMMENDATION TO PROVIDE A FOURTH FLOOR PLAN TO ALLOW FLEXIBILITY WITHIN THE DEVELOPMENT.
3. THE DESIGN COMMISSION IS NOT OPPOSED TO A VARIATION FROM THE MONOTONY CODE REQUIREMENT TO ALLOW THE SAME FLOOR PLAN TO BE LOCATED DIRECTLY NEXT TO EACH OTHER, OR DIRECTLY ACROSS THE STREET, WITH NO MORE THAN TWO OF THE SAME FLOOR PLAN IN A ROW, BUT THE ELEVATIONS MUST COMPLY WITH THE MONOTONY REQUIREMENT.
4. A REQUIREMENT THAT THE PETITIONER SEEK FINAL DESIGN REVIEW APPROVAL FOR EACH INDIVIDUAL HOME THROUGH THE ADMINISTRATIVE APPROVAL PROCESS.
5. A REQUIREMENT TO PROVIDE A VARIETY OF TREES, SHRUBS, AND PERENNIALS AT EACH HOME TO CREATE A DIVERSE APPEARANCE THROUGHOUT THE DEVELOPMENT, TO BE APPROVED BY STAFF.
6. A REQUIREMENT THAT ELEVATIONS F1-F4 BE REPLACED WITH VARIATIONS OF F5, SIMILAR TO THE OTHER FIVE ELEVATION OPTIONS, A THRU E, TO BE APPROVED BY STAFF.
7. A REQUIREMENT THAT DETAILS AND MATERIALS SHOWN ON THE ALTERNATE FRONT ELEVATIONS WILL CARRY AROUND THE SIDE AND BACK ELEVATIONS, AND SELECTED MASONRY WILL TERMINATE AT LOGICAL TRANSITION POINTS, INSIDE CORNERS, OR WINDOW LINES, TO BE APPROVED BY STAFF.
8. A REQUIREMENT TO PROVIDE A VARIETY OF GARAGE DOOR STYLES, TO BE APPROVED BY STAFF.
9. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
10. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

LEXINGTON HOMES
3,000 S.F. MASTER PLAN
"STANDARD"
ARLINGTON HEIGHTS, IL



1C
A000 FRONT ELEVATION

1/4"=1'-0"

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

DRAWING INDEX

A000	FRONT ELEVATION, DRAWING INDEX, GENERAL NOTES
A100	FOUNDATION PLAN, FOUNDATION SECTIONS
A101	FIRST FLOOR PLAN, PLAN OPTIONS
A102	SECOND FLOOR PLAN, PLAN OPTIONS
A200	FRONT ELEVATION, REAR ELEVATION
A201	LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A300	ROOF PLAN & STRUCTURAL NOTES, WALL SECTIONS, CONSTRUCTION SPECIFICATIONS
A500	OPTIONAL 3 CAR GARAGE PLANS & ELEVATIONS
E101	FIRST FLOOR ELECTRICAL PLAN
E102	SECOND FLOOR ELECTRICAL PLAN

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE "SIMULATED PERFORMANCE ALTERNATIVE" METHOD AS ALLOWED FOR IN IECC, SECTION R405. SOFTWARE WILL BE USED TO EVALUATE THE PERFORMANCE AND A REPORT IS TO BE PROVIDED BY THE G.C. THIS HOUSE WILL BE ENERGY STAR 3.0 CERTIFIED.

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC.
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M601.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY ONE OF THE FOLLOWING:
 - POST CONSTRUCTION TEST - LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - ROUGH IN TEST (RECOMMENDED) - TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE REQUIRED IN SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SHGC OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION.
- ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4.

GENERAL NOTES

NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

- INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
- INTERNATIONAL FIRE CODE, 2009 EDITION
- INTERNATIONAL MECHANICAL CODE, 2009 EDITION
- INTERNATIONAL FUEL GAS CODE, 2009 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
- NATIONAL ELECTRICAL CODE, 2005 EDITION
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
- ILLINOIS PLUMBING CODE 2014 ADDITION
- CITY OF ARLINGTON HEIGHTS AMENDMENTS

ARCHITECT'S CERTIFICATION

"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 all applicable codes."

001-018291 11/16
Cert. No. Exp. Date

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD
CEILING: 20 PSF LIVE LOAD
FLOOR: 60 PSF LIVE FOR 30 FT. AND ABOVE
40 PSF LIVE FOR FLOORS, DECKS, STAIRS, SOIL
WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS.

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- ALL FOUNDATION WALLS WITH BROCK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BROCK OR FRAME).
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" WITH 1/2" SHEATHING
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTERIOR CONDITIONS
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED
- GENERAL CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. CONTACT ARCHITECT IF LESS THAN 3000 PSF.

WINDOW NOTES:

- TOP OF WALKOUT WINDOWS 6'-0" AFF.
- TOP OF WINDOWS 9/4" ABOVE SUB-FLOOR FOR 0'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 0'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- PROVIDE 1/2" X 1/2" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR WITHIN 16' OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS 4-1/2" (24" W/ 1" SHEATHING)
- ALL EXTERIOR BRICK WALLS 9-1/2" (24" W/ 1" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR WALLS 6" (24" W/ 1/2" SHEATHING)
- ALL EXTERIOR BRICK WALLS 11" (24" W/ 1/2" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BROCK
- PROVIDE 5'-5 1/2" X 1/2" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 4" WIDE WITH BROCK ABOVE
- PROVIDE 8"x4 1/2" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 5'-0" TO 16' WIDE WITH BROCK ABOVE
- PROVIDE 7"x4 1/2" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BROCK ABOVE
- PROVIDE 8"x4 1/2" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BROCK ABOVE
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION
- STEEL FLUTCH PLATE BEAMS TO BE CONNECTED WITH 1/2" X 4" BRKTS. NOT O.C. AND (6) WEAR END
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE HEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCKE FINE FIR #2 STANDARD)
- ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE HEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCKE FINE FIR #2 STANDARD)
- THE DIAMETER OF NAILS BORIED INTO STUDS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF NAILS BORIED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOIST AT THE TIME OF INSPECTION.
- PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- # = (1/2) X 4 IN INTERIOR PARTITIONS W/OBL. ST. BELOW UNLESS OTHERWISE NOTED
- # = POINT LOAD FROM ABOVE W/OBL. ST. BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS
- ADD 2 X HORIZONTAL BLOOMING SAME WITH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOOMING AND TO STUDS.
- MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
- REFRIGERATION SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - CONCEALED SPACES BETWEEN STAR SHIMMERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREPARED AT CEILING AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES

- STAIRS SHALL HAVE MAXIMUM 7-3/4" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
- GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- PROVIDE A MINIMUM OF 8'-0" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEWEL POST

ELECTRICAL NOTES

- KITCHEN OUTLETS MINIMUM 20' O.C. ALL OUTLETS ABOVE COUNTER TOP TO BE GFI
- OUTLETS WITHIN 72" OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- ALL ELECTRICAL CONDUITORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PREPARED
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2 X 6 STUDS.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
- ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
- BELOW GROUND WASTE - SDR 40 PVC OR CAST IRON
- ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
- BELOW GROUND WATER - TYPE K COPPER
- COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- TUB, AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

SYMBOLS:

- TELEVISION JACK
- DUPLEX OUTLET
- QUAD. OUTLET
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- DIRECTIONAL RECESSED CAN LT.
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- EXTERIOR SPOT LT. WITH MOTION DET.
- FAN/LIGHT CEILING MOUNTED FIXTURE
- AUDIO SYSTEM OUTLET JACK
- CAS HOOKUP
- FROST PROOF HOSE BIB
- FLUORESCENT LIGHT FIXTURE
- CO A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
- 110V SMOKE DETECTOR
- WIRED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
- SHOWER HEAD
- FLOOR DRAIN
- SPRINKLER HEAD
- NEW WALL
- EXISTING WALL
- DRYWALL/CASED/ARCHED OPENING
- BEARING WALL ABOVE
- SILL PLATE LOCATION
- DEPRESSED T. FOUNDATION

REVISIONS

1	03-21-16	REVISED BID SET
2	04-07-16	REVISED BID SET
3	04-12-16	REVISED BID SET
4	04-12-16	REVISED BID SET
5	04-12-16	REVISED BID SET

DESIGN STAGE

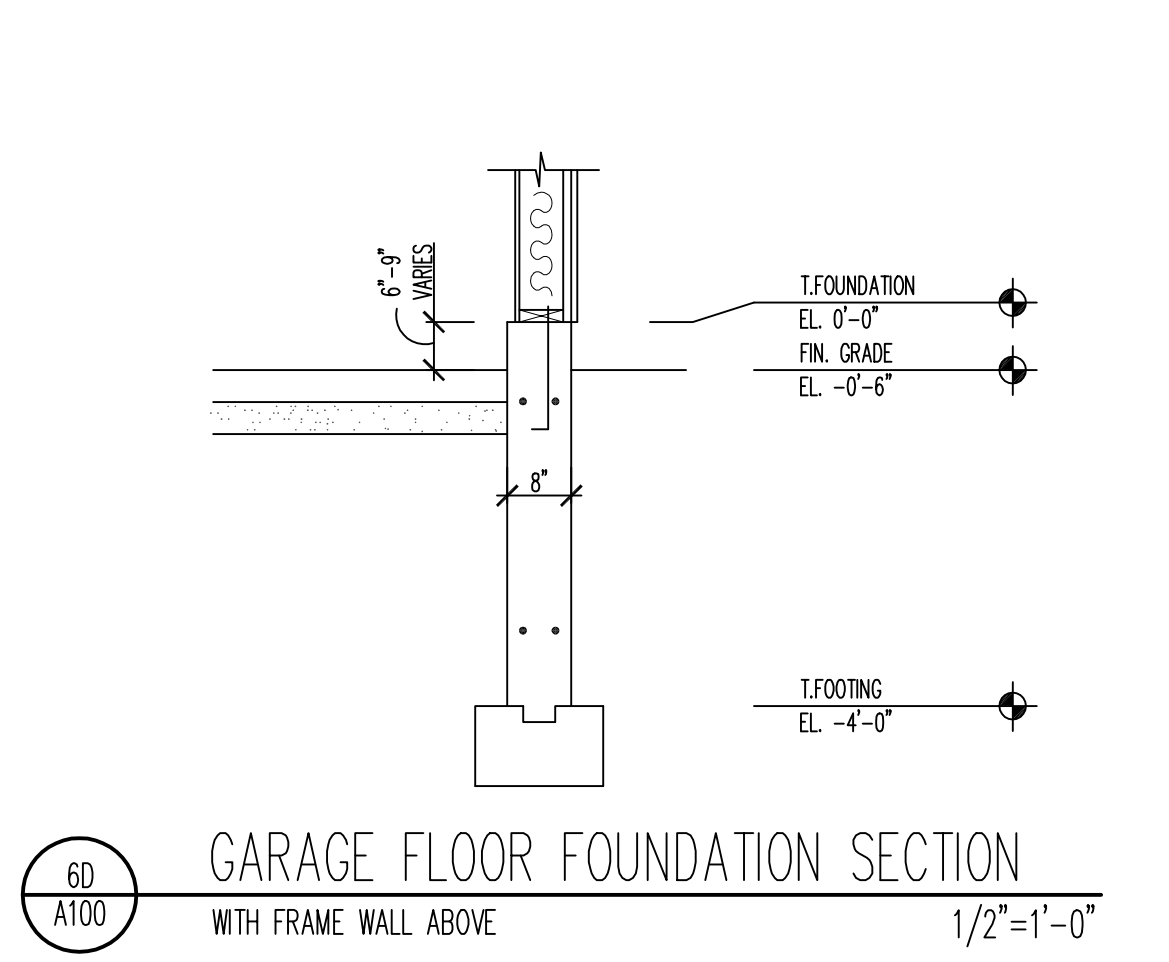
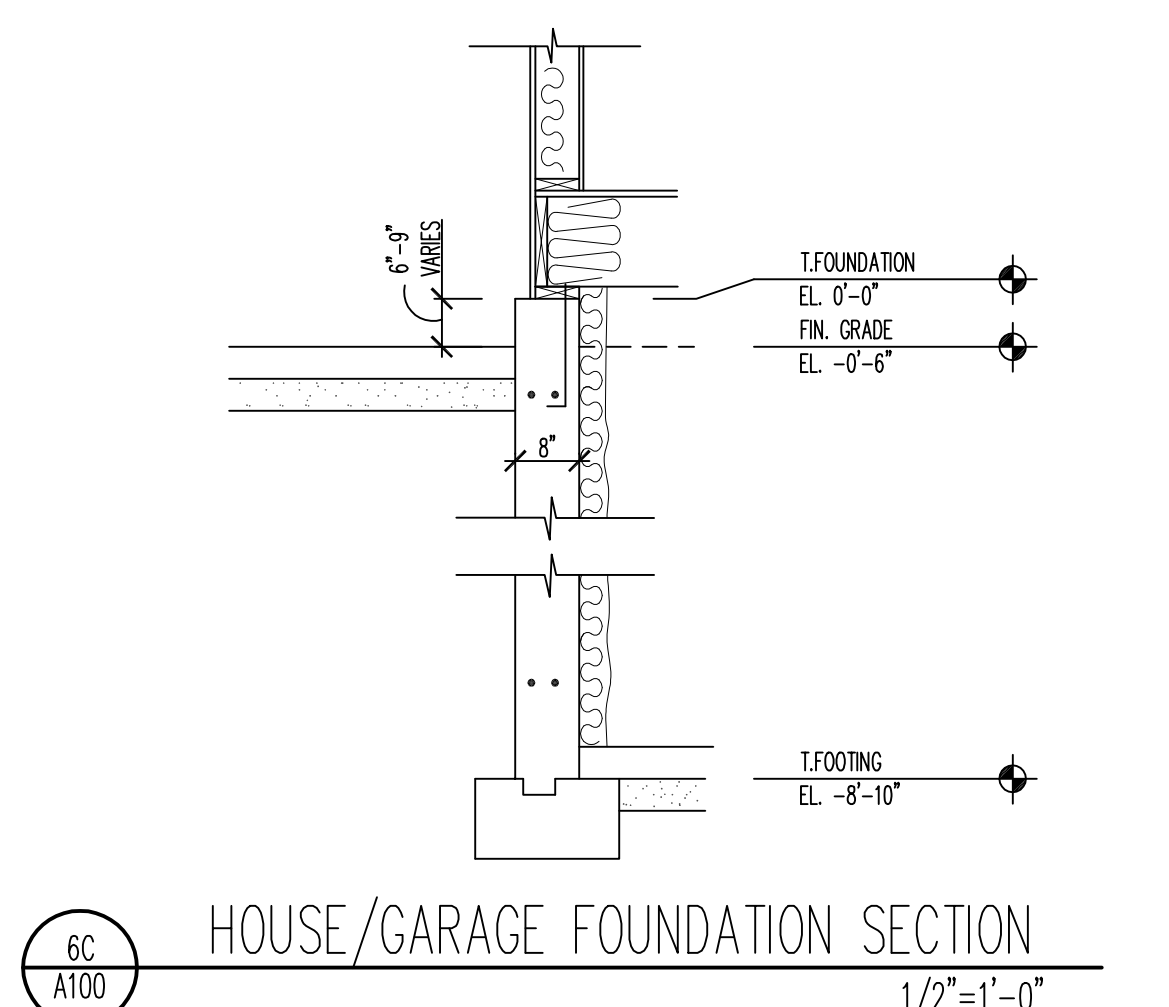
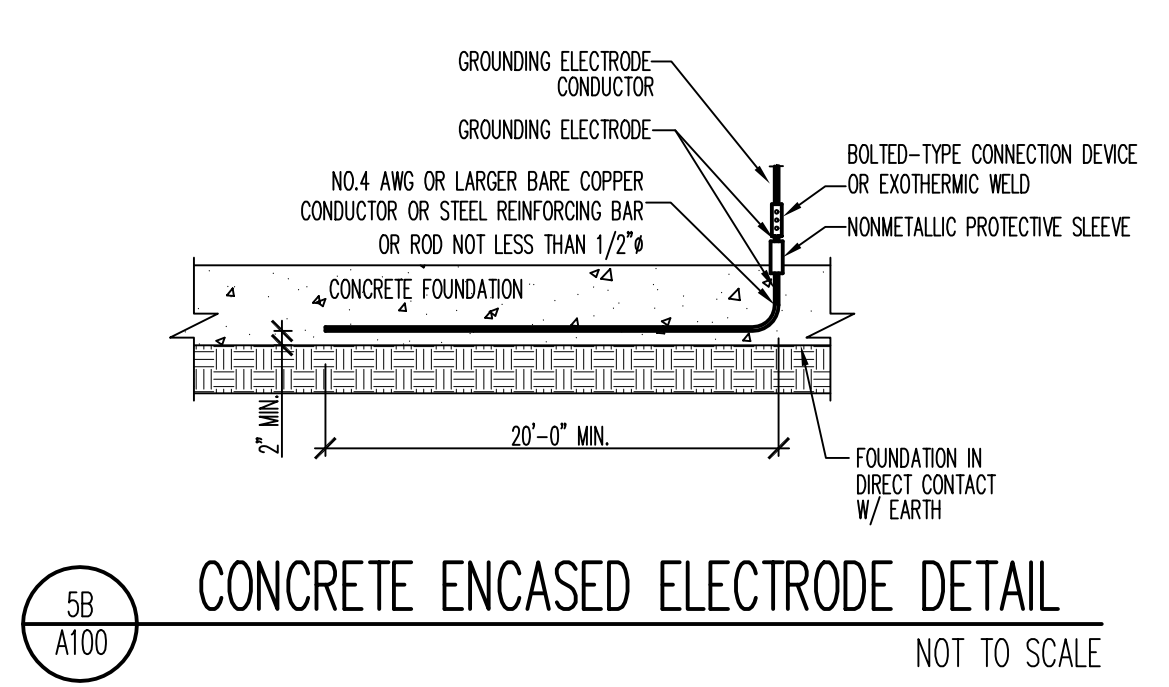
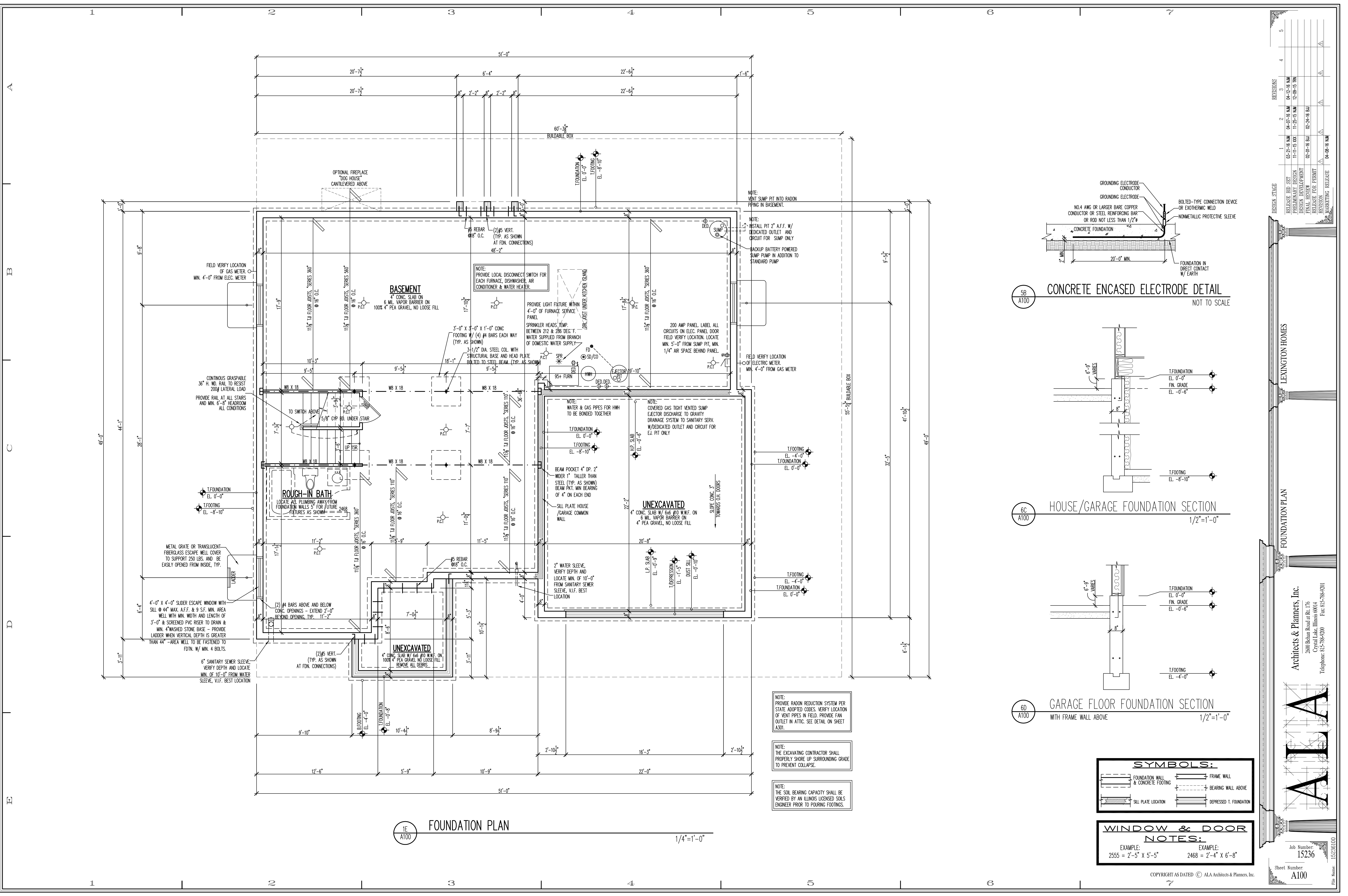
1	03-21-16	PRELIMINARY DESIGN
2	04-07-16	PRELIMINARY DESIGN
3	04-12-16	PRELIMINARY DESIGN
4	04-12-16	PRELIMINARY DESIGN
5	04-12-16	PRELIMINARY DESIGN

LEXINGTON HOMES
MASTER PLAN

DRAWING INDEX

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Job Number: 15276000
Sheet Number: A000
File Name: 15276000



SYMBOLS:

- FOUNDATION WALL & CONCRETE FOOTING
- FRAME WALL
- SILL PLATE LOCATION
- BEARING WALL ABOVE
- DEPRESSED T. FOUNDATION

WINDOW & DOOR NOTES:

EXAMPLE: 2555 = 2'-5" x 5'-5" EXAMPLE: 2468 = 2'-4" x 6'-8"

REVISIONS

NO.	DATE	DESCRIPTION
1	04-23-15 NM	PRELIMINARY DESIGN
2	04-23-15 NM	DESIGN DEVELOPMENT
3	04-23-15 NM	FINAL REVIEW
4	04-23-15 NM	RELEASE FOR PERMIT
5	04-23-15 NM	CONSTRUCTION RELEASE

DESIGN STAGE

RELEASED BY: SPT
PREPARED BY: SPT
CHECKED BY: SPT
DESIGNED BY: SPT
DRAWN BY: SPT
DATE: 04-23-15 NM

FOUNDATION PLAN

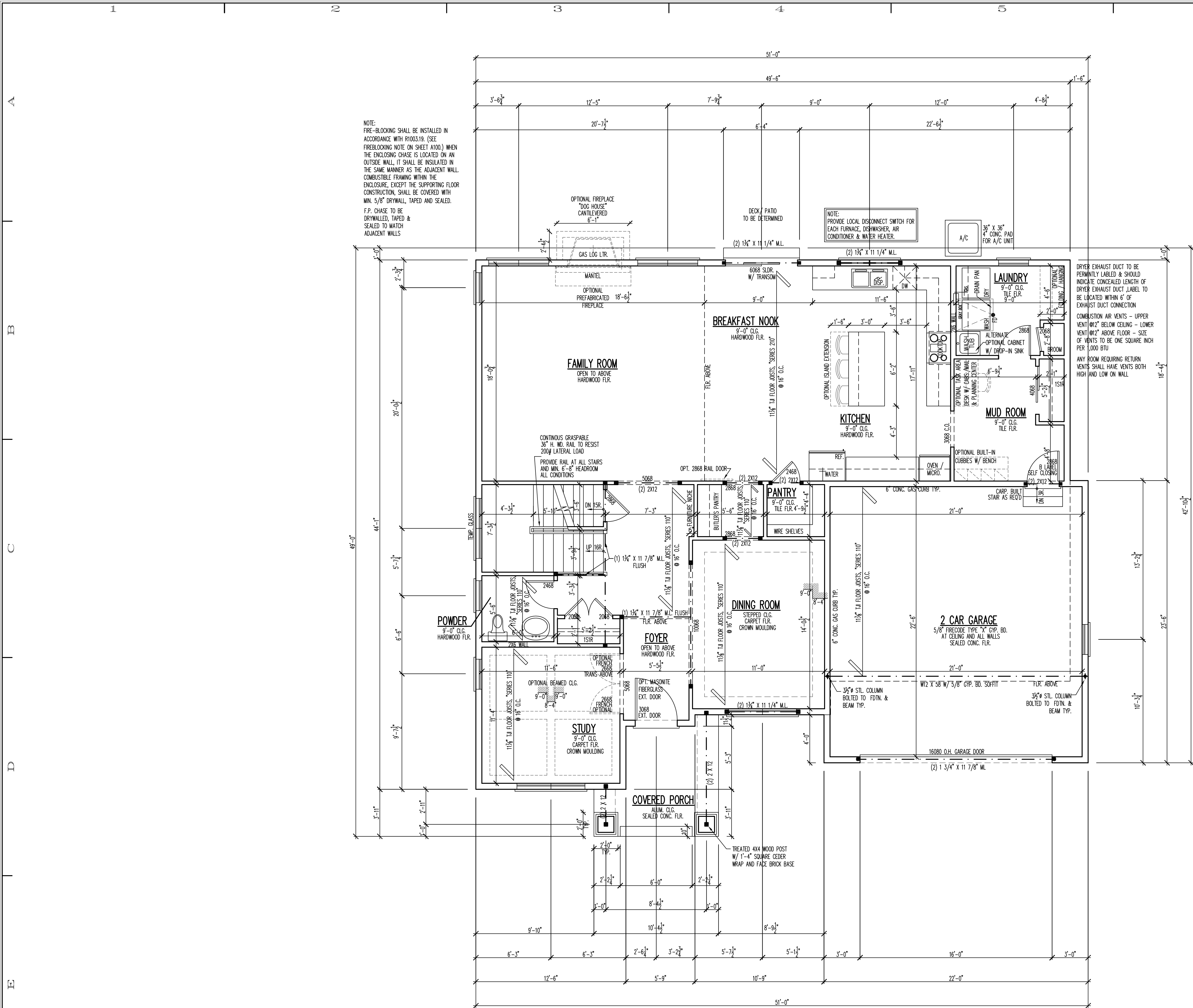
Lexington Homes

Architects & Planners, Inc.
2000 Bohn Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number: 15236
Sheet Number: A100
File Name: 15236 A100

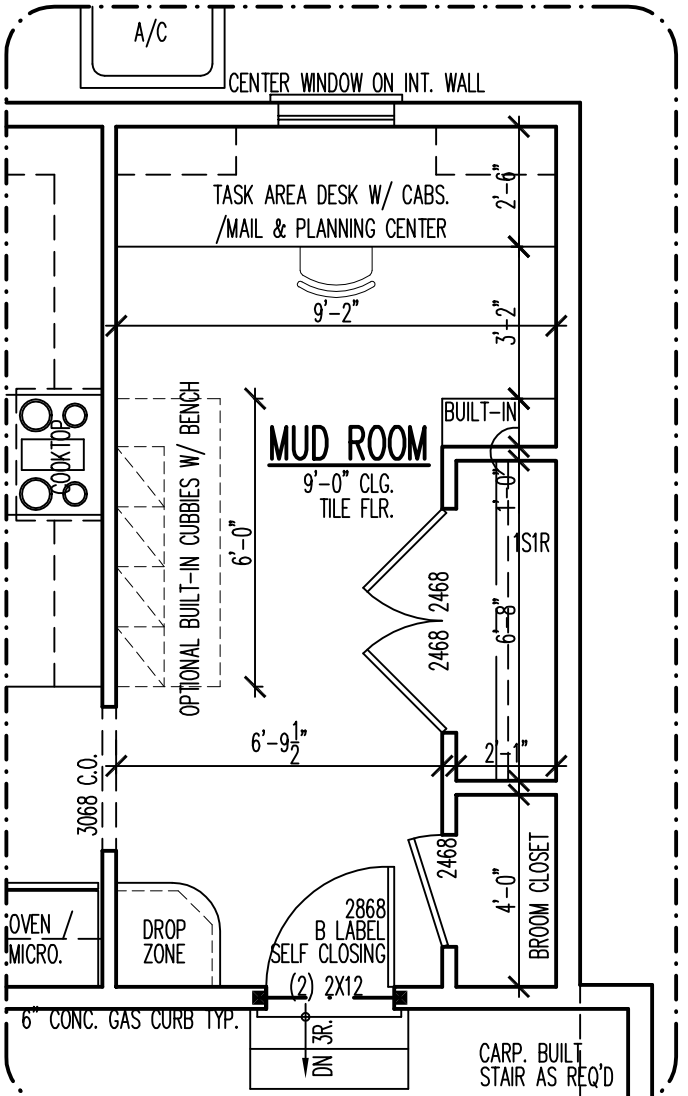
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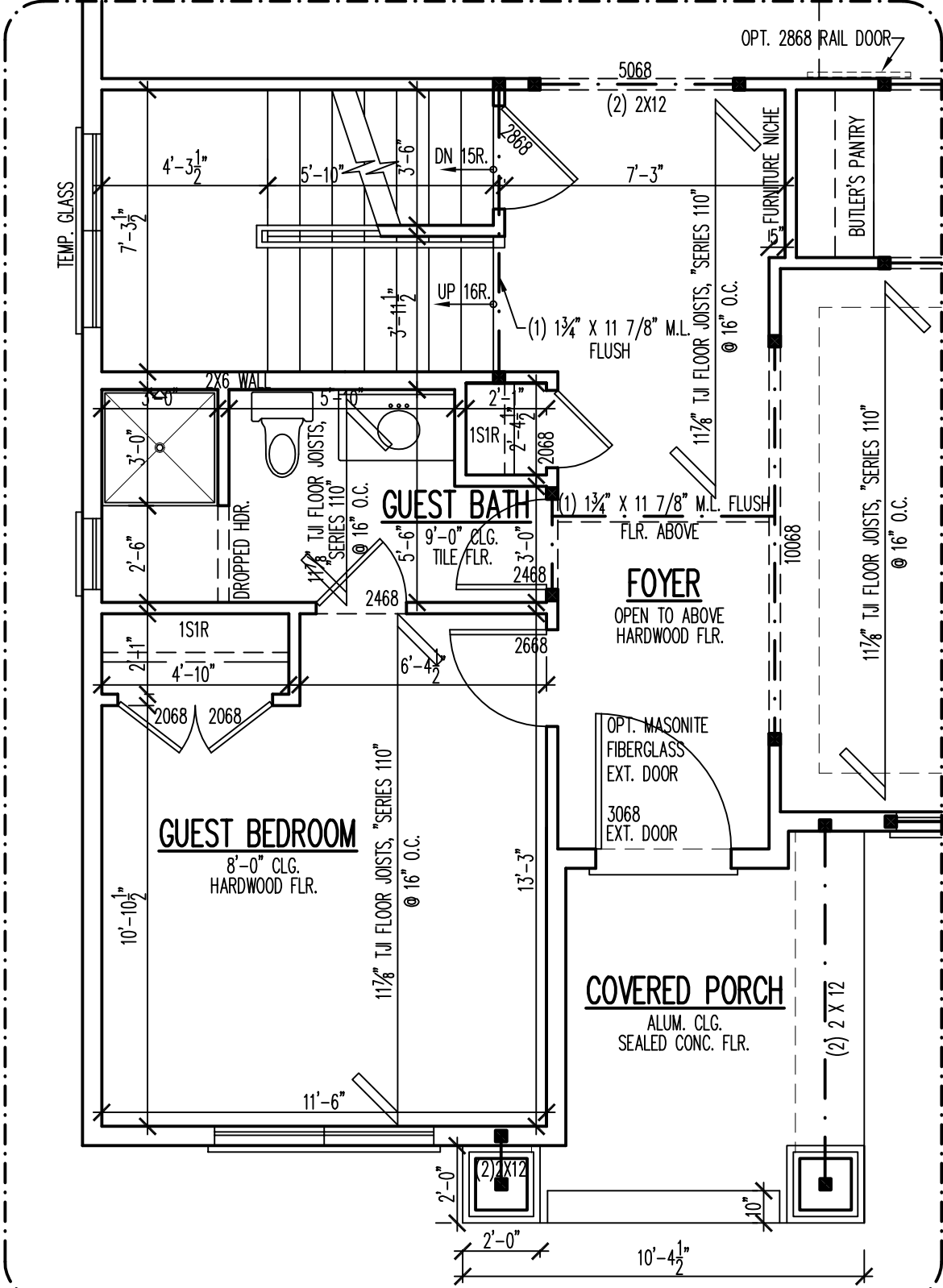
NOTE:
FIRE-BLOCKING SHALL BE INSTALLED IN
ACCORDANCE WITH R1003.19. (SEE
FIREBLOCKING NOTE ON SHEET A100.) WHEN
THE ENCLOSING CHASE IS LOCATED ON AN
OUTSIDE WALL, IT SHALL BE INSULATED IN
THE SAME MANNER AS THE ADJACENT WALL.
COMBUSTIBLE FRAMING WITHIN THE
ENCLOSURE, EXCEPT THE SUPPORTING FLOOR
CONSTRUCTION, SHALL BE COVERED WITH
MIN. 5/8" DRYWALL, TAPED AND SEALED.
F.P. CHASE TO BE
DRYWALLED, TAPED &
SEALED TO MATCH
ADJACENT WALLS

NOTE:
PROVIDE LOCAL DISCONNECT SWITCH FOR
EACH FURNACE, DISHWASHER, AIR
CONDITIONER & WATER HEATER.

DRYER EXHAUST DUCT TO BE
PERMANENTLY LABELED & SHOULD
INDICATE CONCEALED LENGTH OF
DUCT. EXHAUST DUCT LABEL TO
BE LOCATED WITHIN 6" OF
EXHAUST DUCT CONNECTION.
COMBUSTION AIR VENTS - UPPER
VENT @12" BELOW CEILING - LOWER
VENT @12" ABOVE FLOOR - SIZE
OF VENTS TO BE ONE SQUARE INCH
PER 1,000 BTU.
ANY ROOM REQUIRING RETURN
VENTS SHALL HAVE VENTS BOTH
HIGH AND LOW ON WALL.



OPTIONAL
MUD ROOM W/ TASK AREA
1/4"=1'-0"



OPTIONAL
1ST FLR. GUEST SUITE
1/4"=1'-0"

ALA SQUARE FOOTAGE	
FIRST FLOOR	1578
SECOND FLOOR	1425
RESIDENCE TOTAL	3003
2 CAR GARAGE	497

FIRST FLOOR PLAN

1/4"=1'-0"

REVISIONS	
1	04-07-16 NM
2	04-07-16 NM
3	04-12-16 NM
4	11-15-15 DM
5	11-25-15 NM

DESIGN STAGE	
RELEASE FOR PERMIT	04-08-16 NM
MARKETING RELEASE	04-08-16 NM

LEXINGTON HOMES

FIRST FLOOR PLAN
PLAN OPTIONS

ALA
Architects & Planners, Inc.
2600 Brian Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-789-9200 Fax: 815-789-9201

Job Number: 15236
Sheet Number: A101



1C
A200

REAR ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

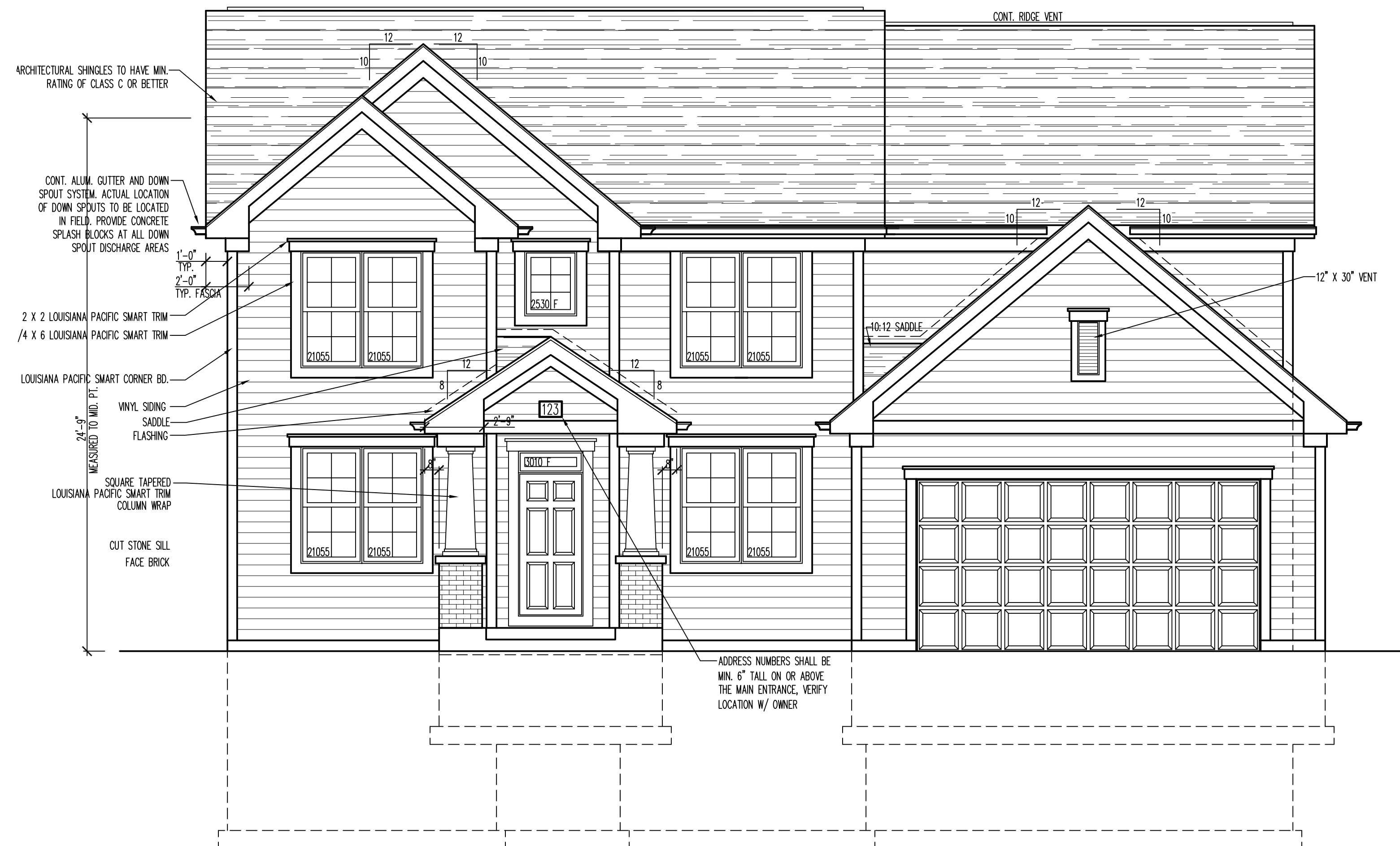
- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES:

- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2655 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

- "E" - EGRESS WINDOW
- "T" - TEMPERED GLASS
- "F" - FIXED WINDOW



4E
A200

FRONT ELEVATION

1/4"=1'-0"

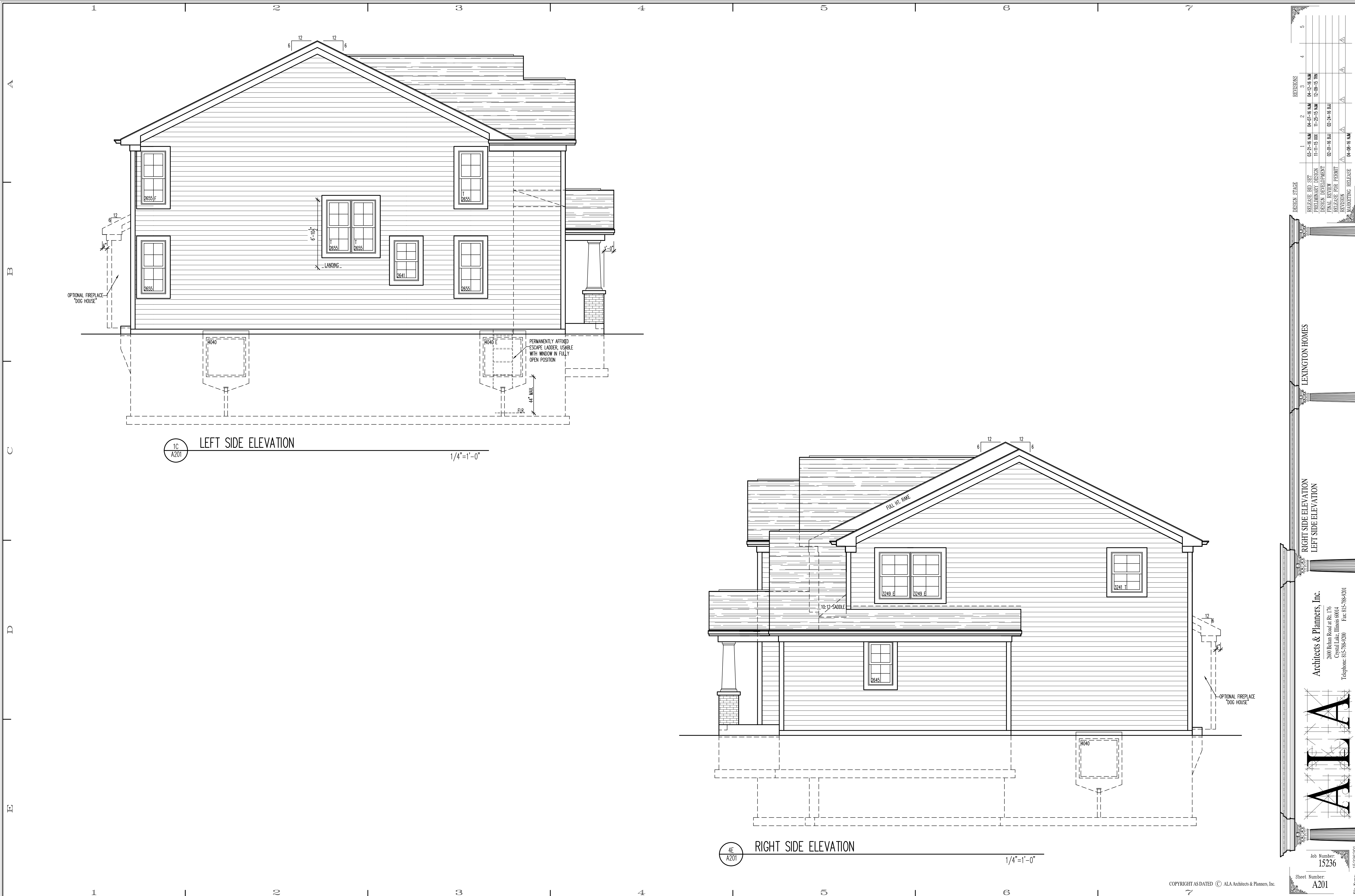
LEXINGTON HOMES

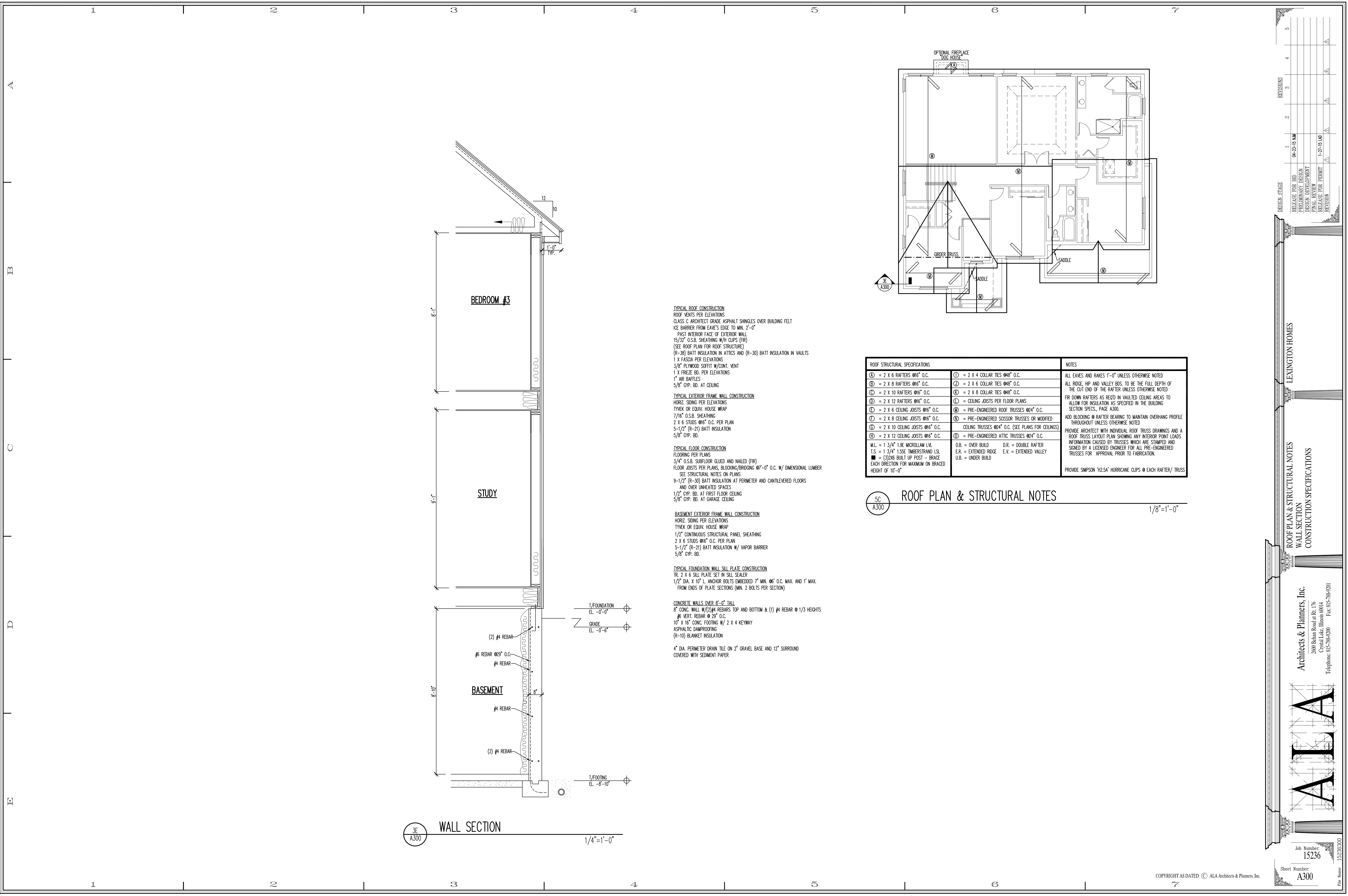
FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-785-9700 Fax: 815-785-9701

ALA

Job Number:
15236
Sheet Number:
A200
File Name:
15236A200





DESIGN STAGE		1	2	3	4	5
RELEASE FOR BID	04-23-15 NM					
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
SCHEMATIC DESIGN						
PERMIT REVIEW						
PERMIT FOR TRUMP	1-27-15 UD					
REVISION						

LEXINGTON HOMES

ROOF PLAN & STRUCTURAL NOTES

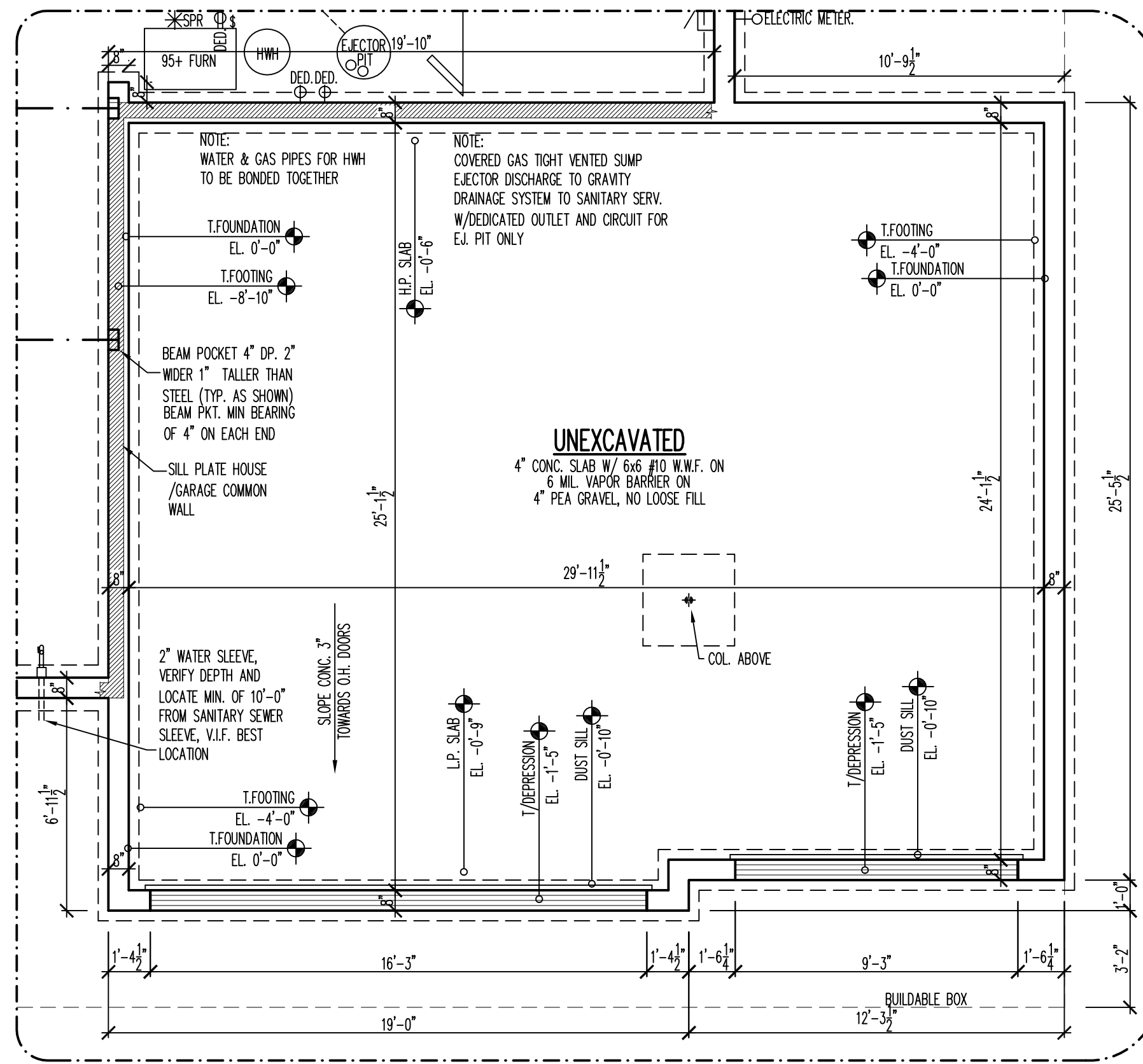
WALL SECTION

CONSTRUCTION SPECIFICATIONS

ALA Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 615-785-9200 Fax: 615-785-9301

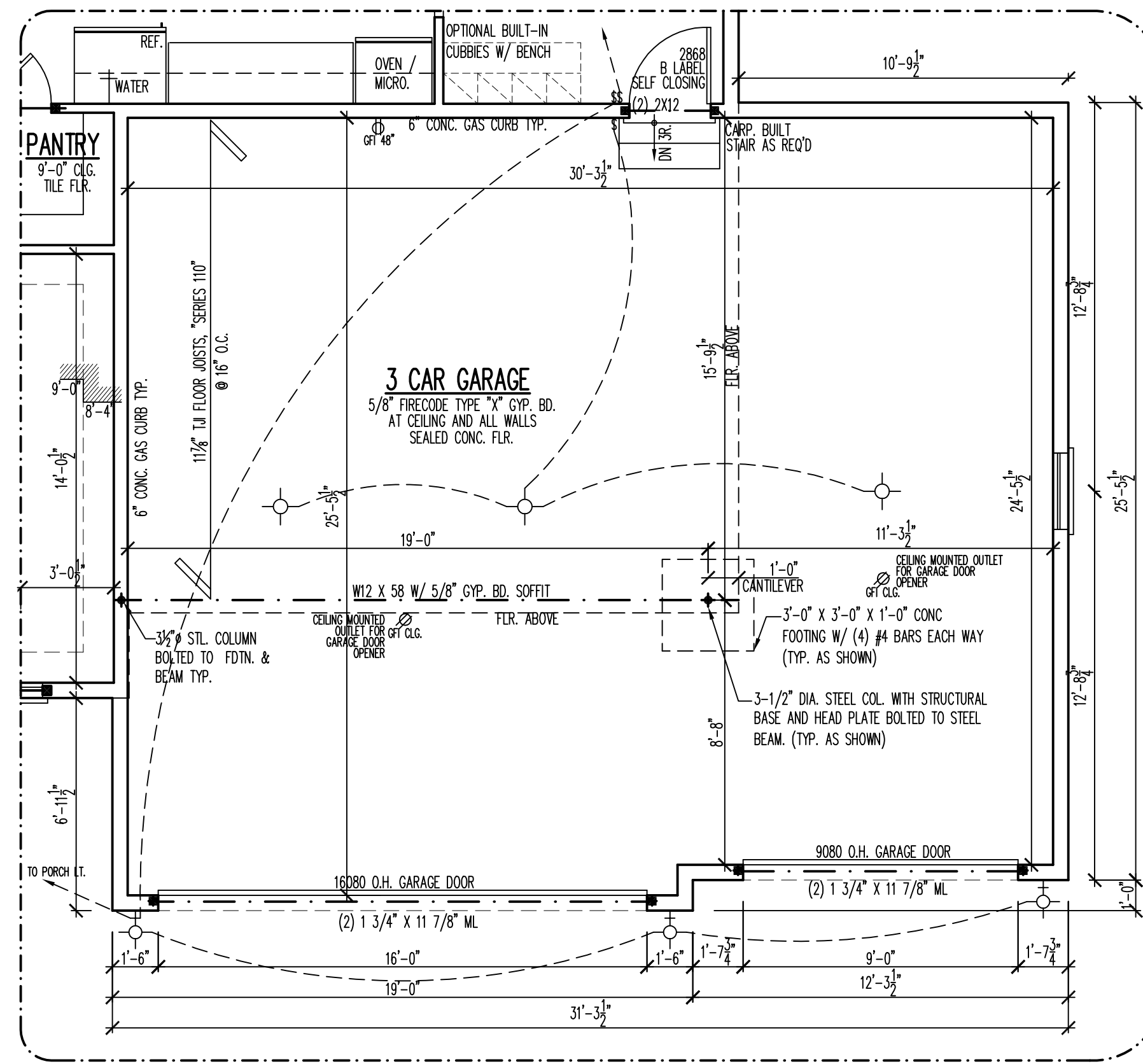
ALA

Job Number: 15236
Sheet Number: A300
File Name: 15236-0300



1C A500 FOUNDATION PLAN W/ OPT. 3 CAR GARAGE

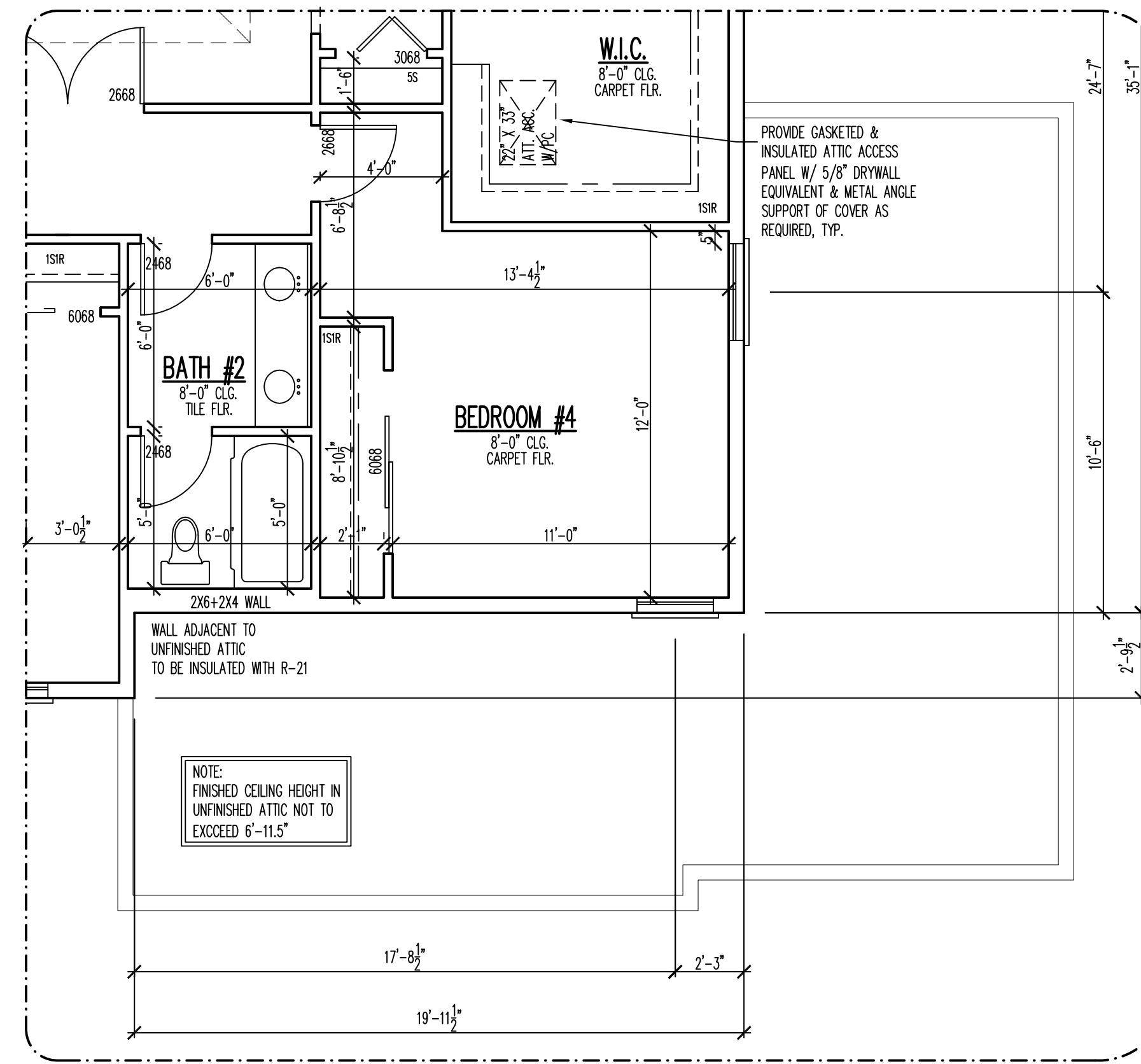
1/4"=1'-0"



3C A500 FIRST FLOOR PLAN W/ OPT. 3 CAR GARAGE

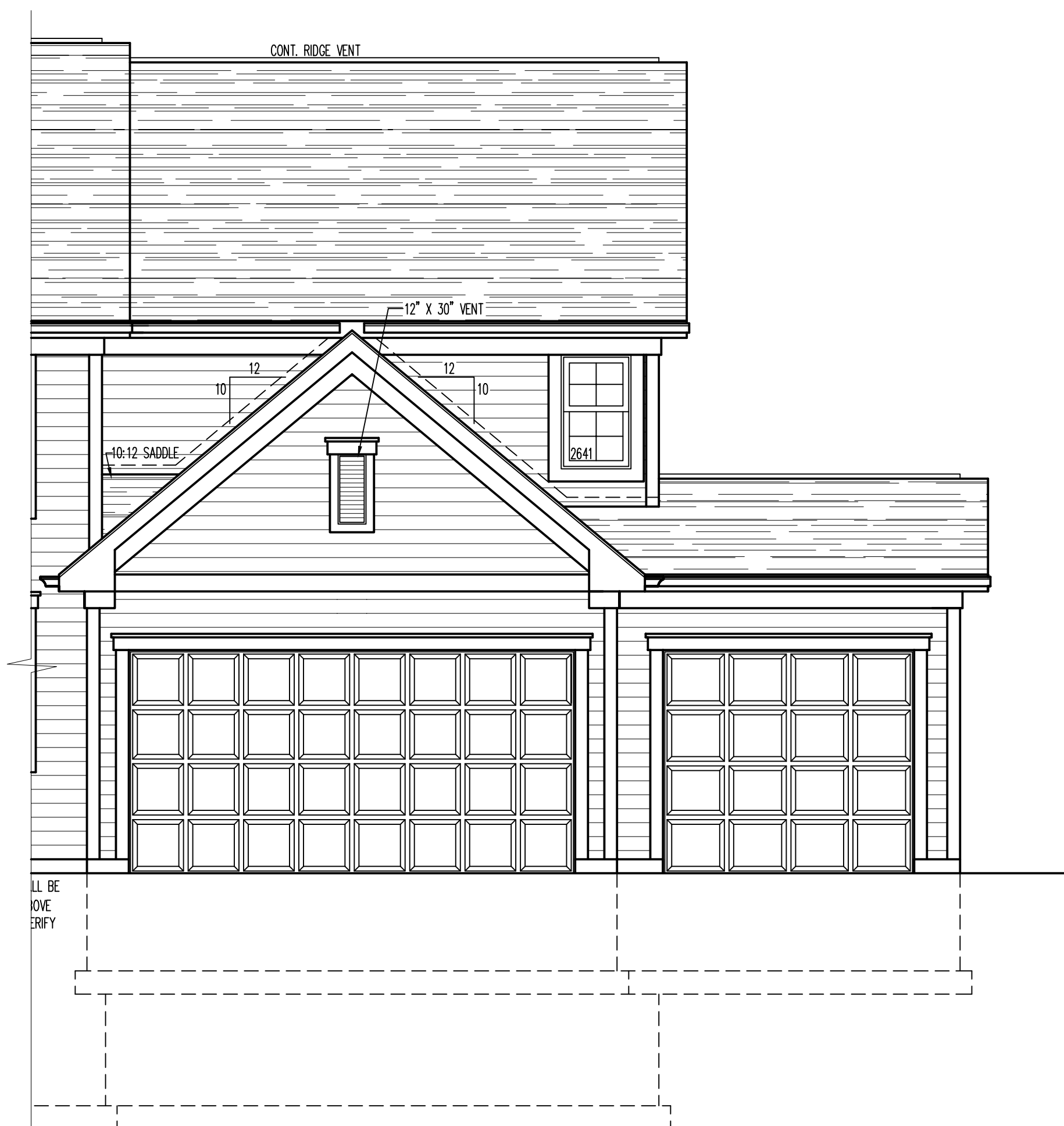
1/4"=1'-0"

ALA SQUARE FOOTAGE	
3 CAR GARAGE	796



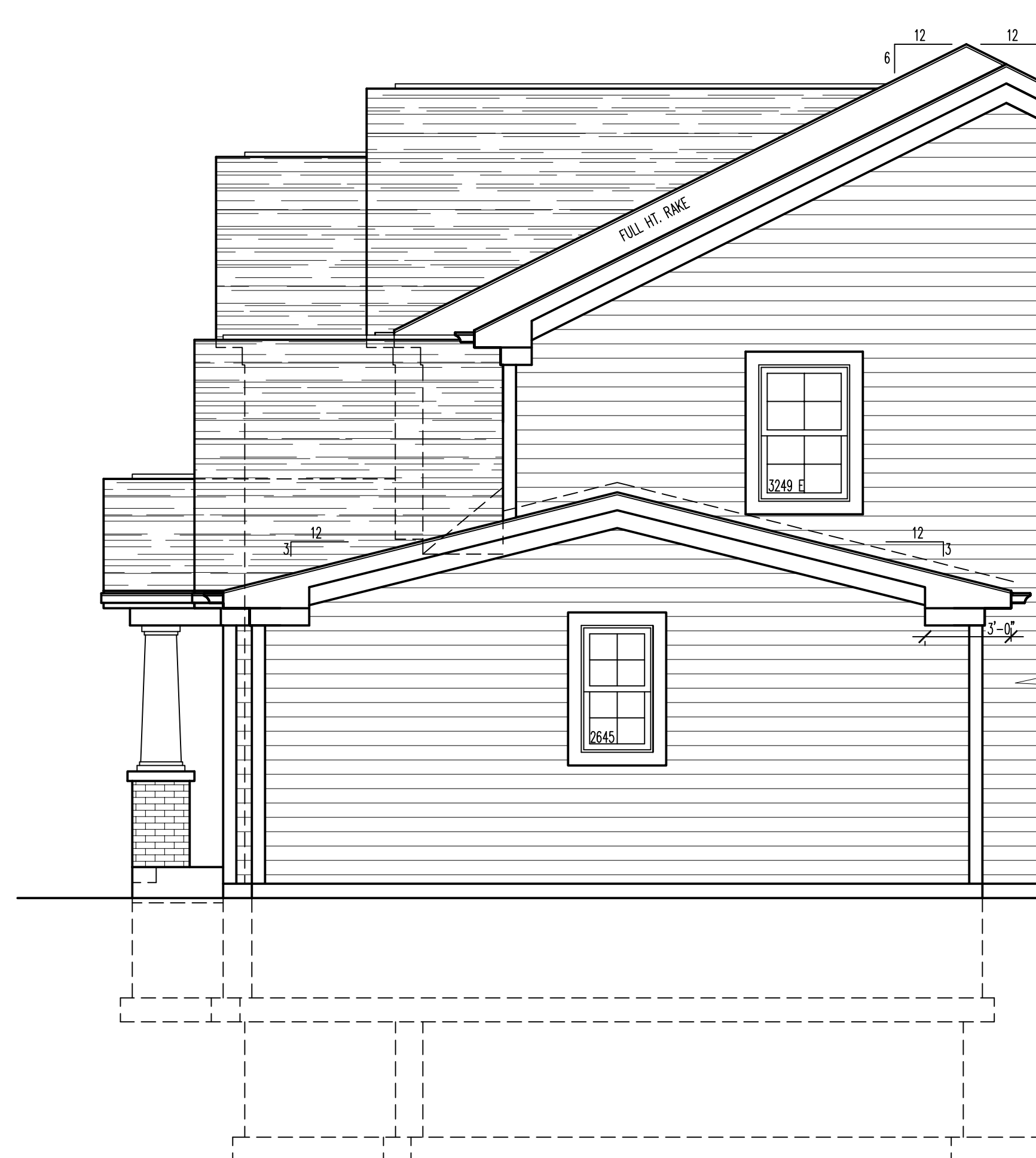
6C A500 SECOND FLOOR PLAN W/ OPT. 3 CAR GARAGE

1/4"=1'-0"



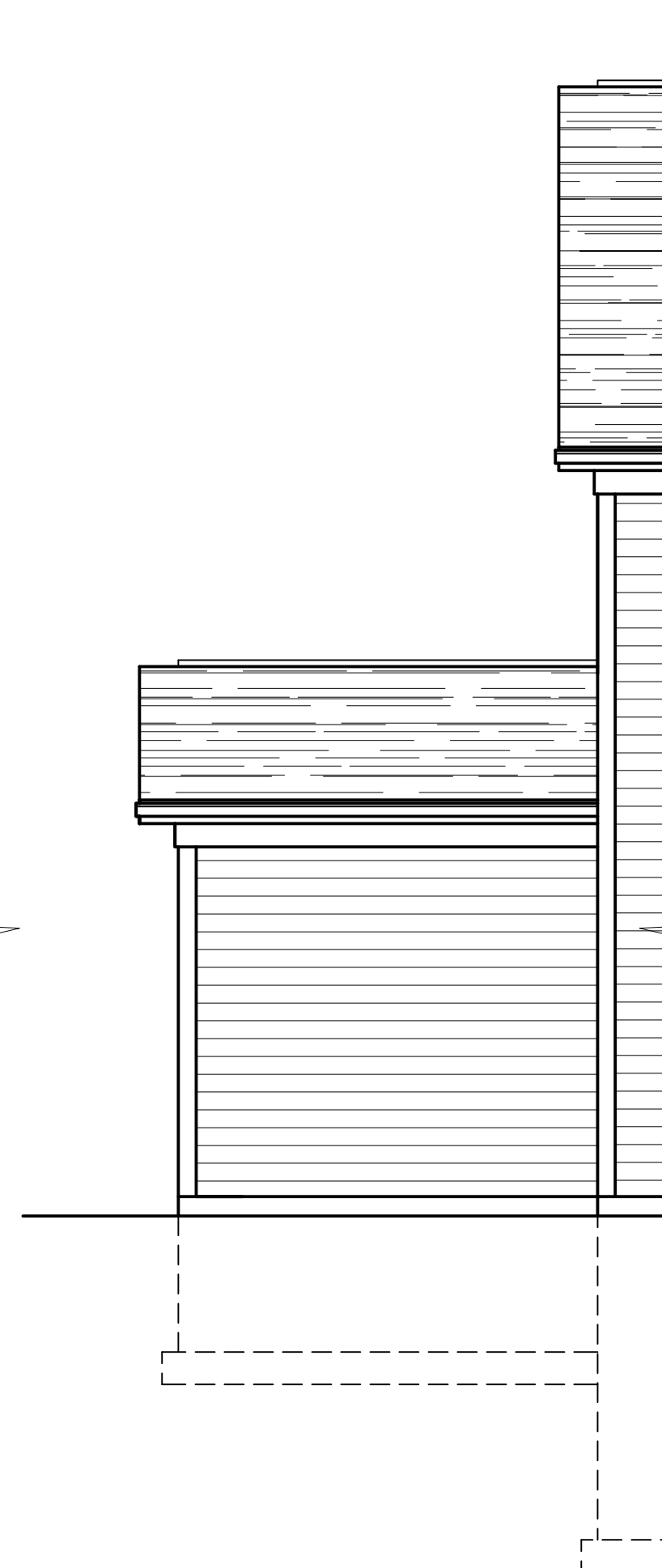
1E A500 FRONT ELEVATION W/ 3 CAR GAR.

1/4"=1'-0"



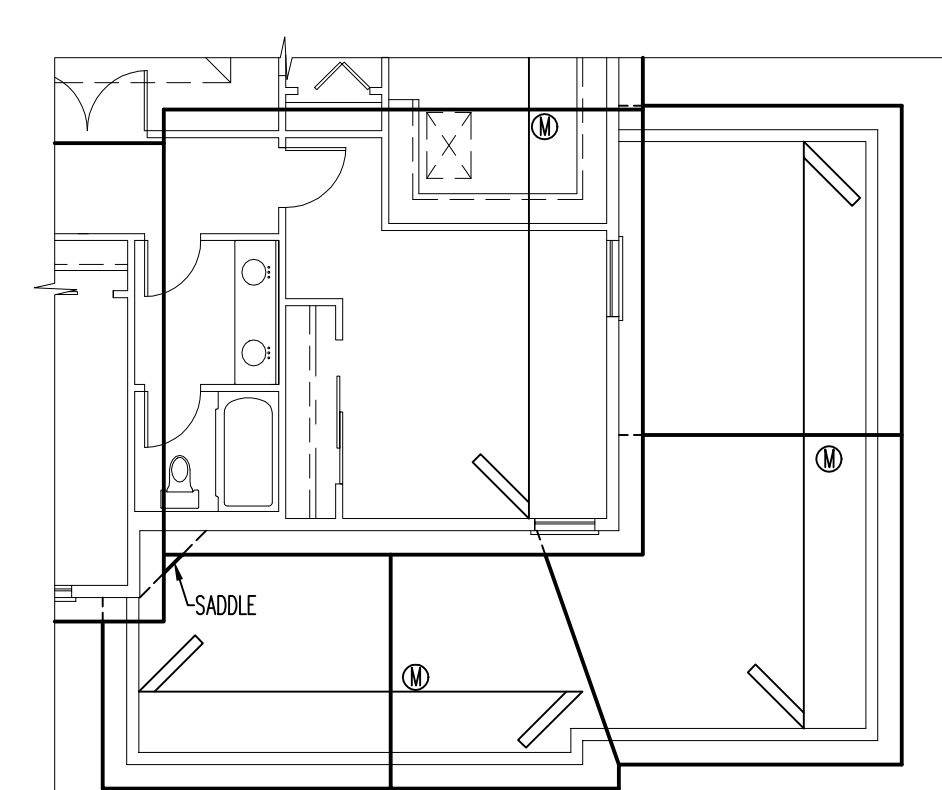
3E A500 RIGHT SIDE ELEVATION W/ 3 CAR GAR.

1/4"=1'-0"



5E A500 REAR ELEVATION W/ 3 CAR GAR.

1/4"=1'-0"



6D A500 ROOF PLAN W/ 3 CAR GAR.

1/8"=1'-0"

① = PRE-ENGINEERED ROOF TRUSSES @24" O.C.

REVISIONS

NO.	DATE	DESCRIPTION
1	03-21-16 NM	RELEASE R.D. SET
2	04-12-16 NM	PRELIMINARY DESIGN
3	11-11-15 NM	DESIGN DEVELOPMENT
4	12-09-15 NM	FINAL REVIEW
5	02-01-16 NM	RELEASE FOR PERMIT
6	02-24-16 NM	REVISION
7	04-08-16 NM	MARKETING RELEASE

DESIGN STAGE

RELEASE R.D. SET	03-21-16 NM
PRELIMINARY DESIGN	04-12-16 NM
DESIGN DEVELOPMENT	11-11-15 NM
FINAL REVIEW	12-09-15 NM
RELEASE FOR PERMIT	02-01-16 NM
REVISION	02-24-16 NM
MARKETING RELEASE	04-08-16 NM

LEXINGTON HOMES

OPTIONAL 3 CAR GARAGE PLANS & ELEVATIONS

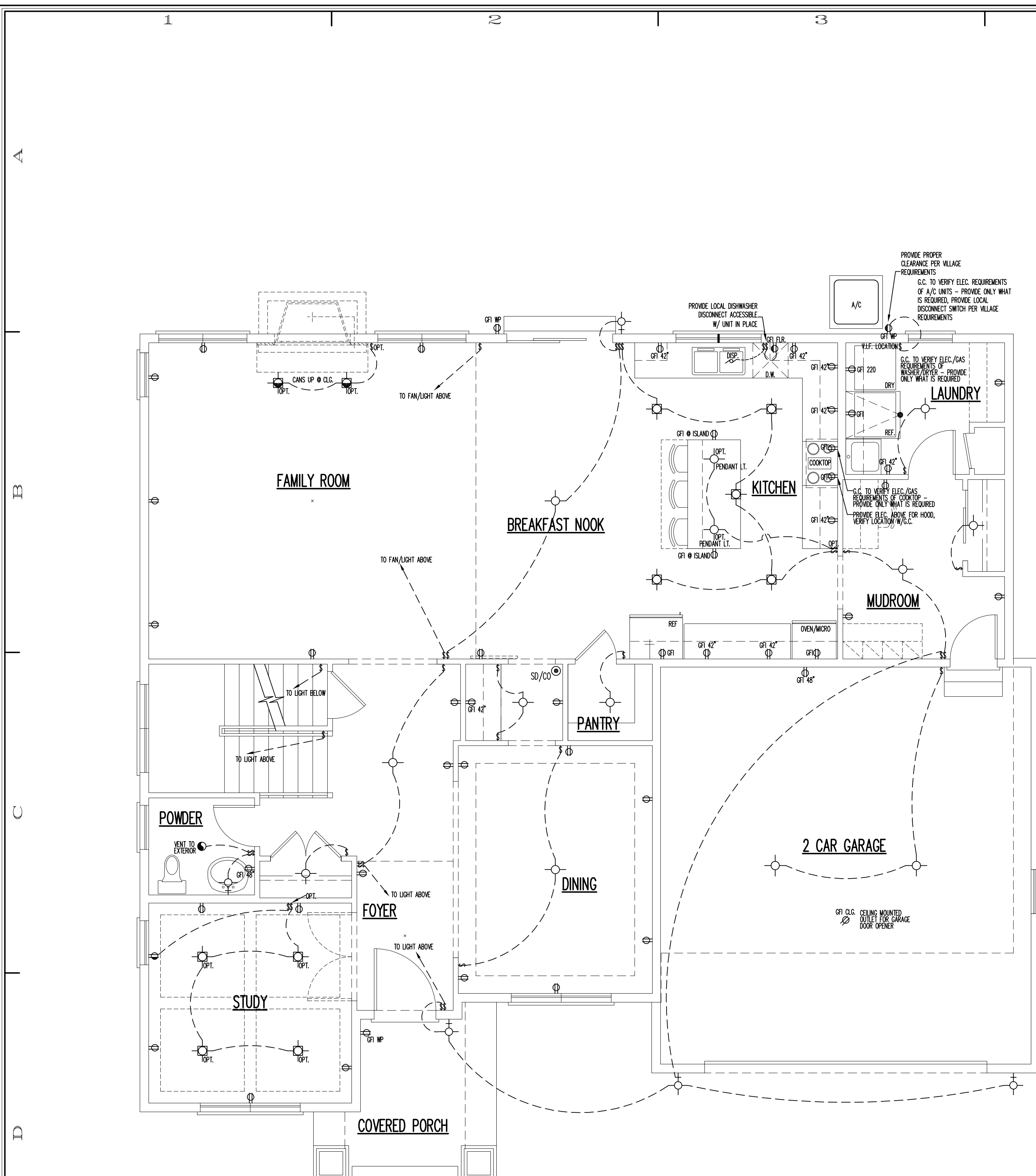
Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number: 15236
Sheet Name: A500

15236-000

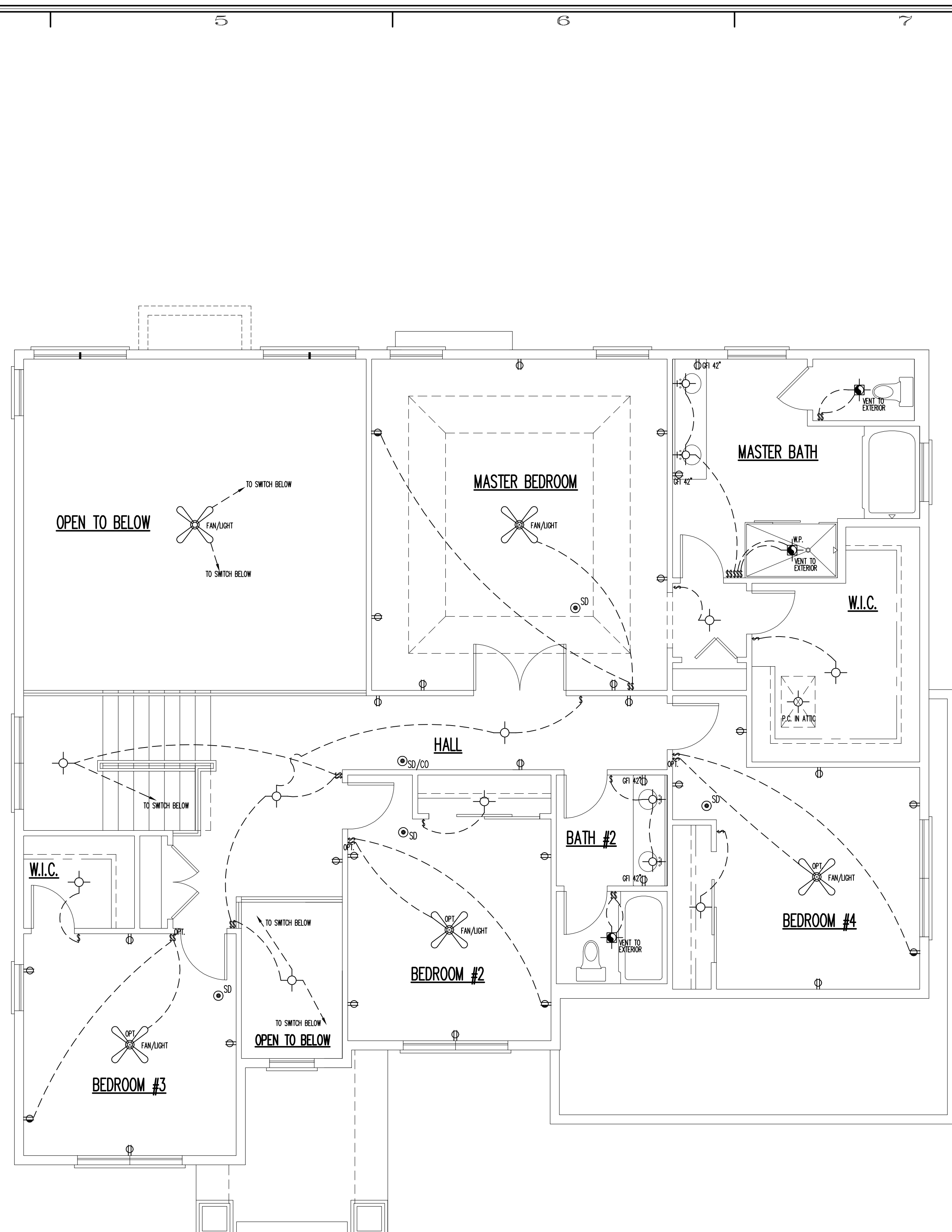
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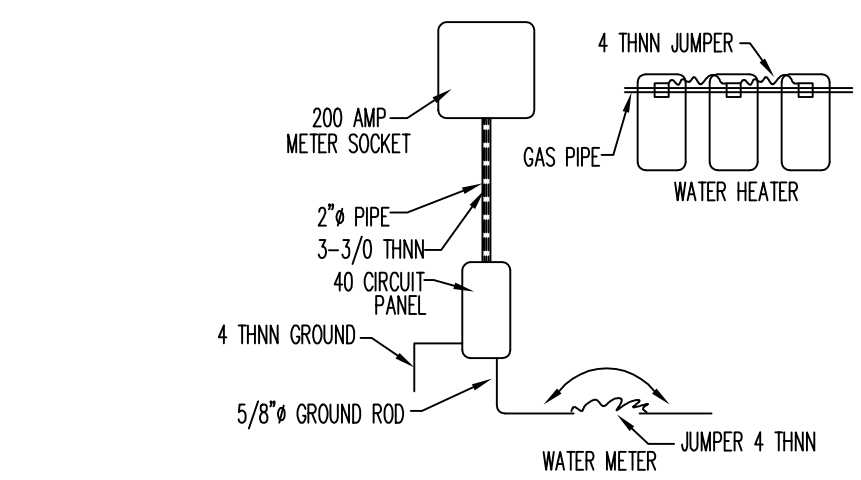
NOTE:
PROVIDE LOCAL DISCONNECT SWITCH FOR EACH FURNACE, DISHWASHER, AIR CONDITIONER & WATER HEATER.

PROVIDE TV JACK IN EVERY BEDROOM & FAMILY ROOM, AND PHONE JACK IN MASTER BEDROOM & KITCHEN

1D
E101 FIRST FLOOR ELECTRICAL PLAN
1/4"=1'-0"



4D
E101 SECOND FLOOR ELECTRICAL PLAN
1/4"=1'-0"



5E
E101 ELECTRIC GROUNDING DETAIL
NOT TO SCALE

SYMBOLS:			
TELEVISION JACK	TELEPHONE JACK	HEMI JACK	
DUPLEX OUTLET	SWITCHED DUPLEX OUTLET	SWITCH	
QUAD. OUTLET	DOOR ACTIVATED SWITCH	GARAGE DOOR OPENER	
EXHAUST FAN, VENTED TO EXTERIOR	A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP		
EXHAUST FAN/LIGHT, VENTED TO EXTERIOR	110V SMOKE DETECTOR WIRED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT		
DIRECTIONAL RECESSED CAN LT.	RECESSED CAN LIGHT		
UNDER CABINET LIGHT	LAMP W/ POST		
UNDER CABINET LED LIGHT STRIP	EXTERIOR SPOT LT. WITH MOTION DET.		
WALL MOUNTED LIGHT FIXTURE	FAN/LIGHT CEILING MOUNTED FIXTURE		
CEILING MOUNTED LIGHT FIXTURE	AUDIO SYSTEM OUTLET JACK		
FLUORESCENT LIGHT FIXTURE			

DESIGN STAGE

DESIGN	1	2	3	4	5
PRELIMINARY DESIGN	04-15-15 NM	04-15-15 NM	04-15-15 NM	04-15-15 NM	04-15-15 NM
DESIGN DEVELOPMENT	11-11-15 NM	11-25-15 NM	11-25-15 NM	11-25-15 NM	11-25-15 NM
FINAL REVIEW	02-09-16 BU	02-09-16 BU	02-09-16 BU	02-09-16 BU	02-09-16 BU
RELEASE FOR PERMIT	02-09-16 BU	02-09-16 BU	02-09-16 BU	02-09-16 BU	02-09-16 BU
MARKETING RELEASE	04-06-16 NM	04-06-16 NM	04-06-16 NM	04-06-16 NM	04-06-16 NM

FIRST FLOOR ELECTRICAL PLAN

SECOND FLOOR ELECTRICAL PLAN

ELECTRIC GROUNDING DETAIL

LEXINGTON HOMES

Architects & Planners, Inc.

2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9211

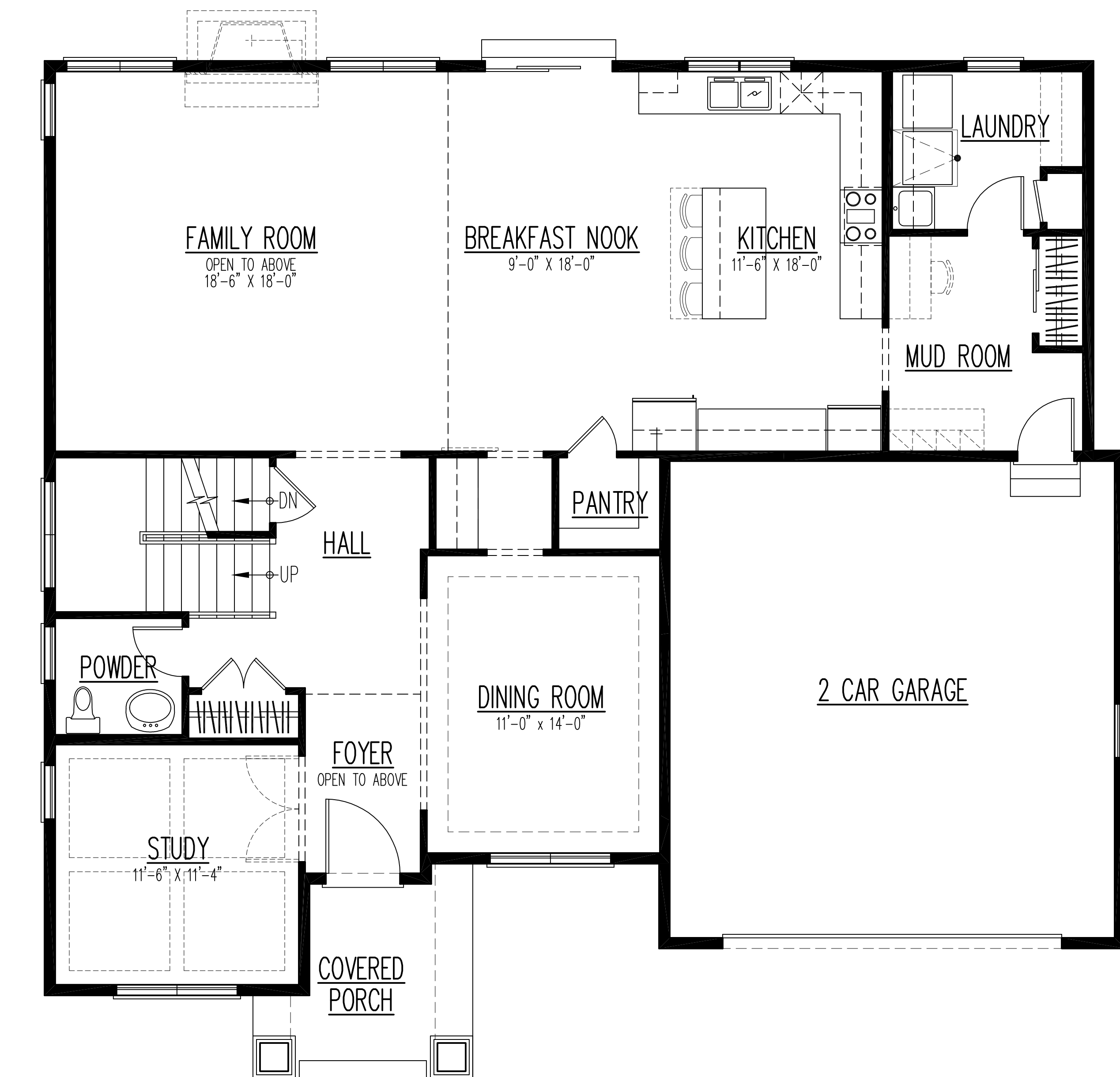
ALA

Job Number: 15236

Sheet Number: E101

File Name: 15236E101

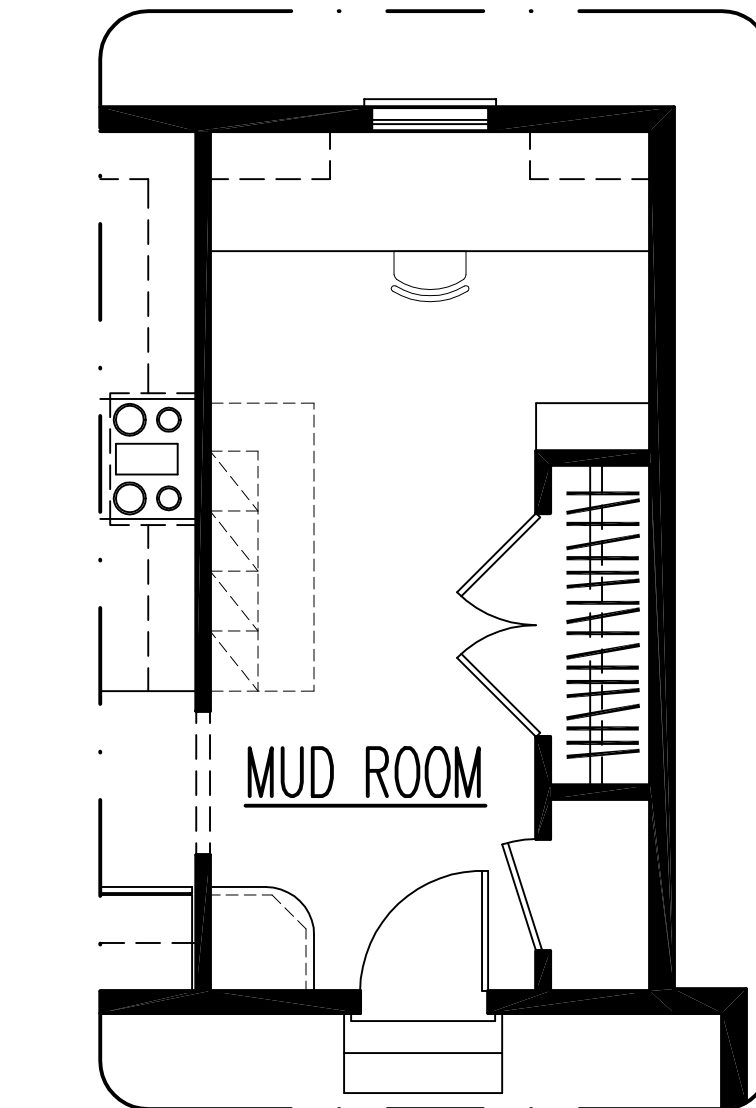
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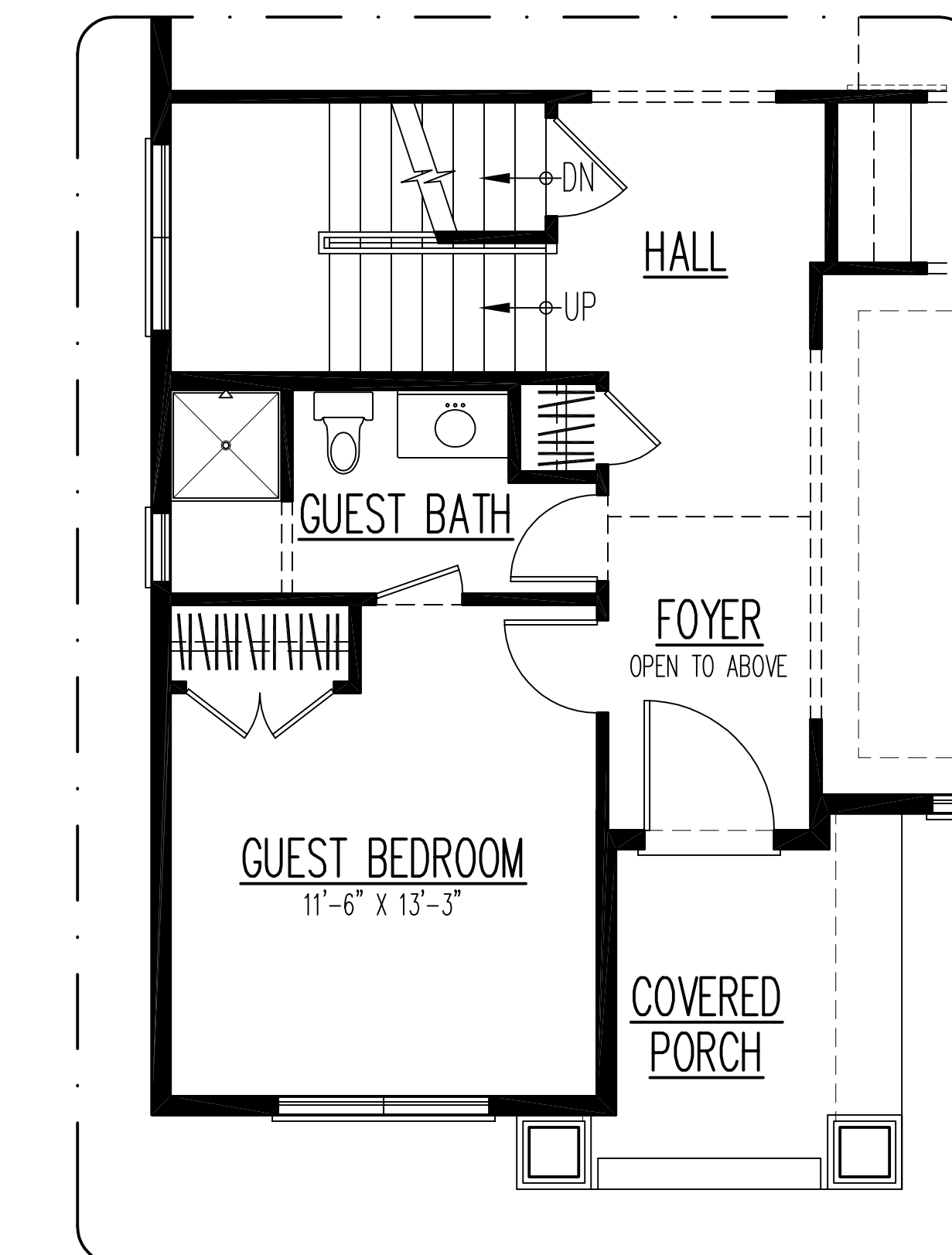
 FIRST FLOOR PLAN
STANDARD

PLAN #15236

<u>SQUARE FOOTAGE:</u>	
FIRST FLOOR:	1,578
SECOND FLOOR:	1,425
TOTAL LIVING SPACE:	3,003



OPTIONAL MUD ROOM W/ TASK AREA
(W/ 2ND FLR. LAUNDRY)



 **OPTIONAL 1ST FLR. GUEST SUITE**
(BEDROOM #3 INCREASES TO 11'-6" X 13'-11")
1ST FLR. +24 S.F.
2ND FLR. +24 S.F.

DESIGN STAGE	REVISIONS				
	1	2	3	4	5
PRELIMINARY BID SET	03-21-16 NM	04-07-16 NM	04-12-16 NM		
PRELIMINARY DESIGN	11-11-15 NM	11-25-15 NM	12-09-15 TM		
DESIGN DEVELOPMENT					
FINAL REVIEW					
RELEASE FOR PERMIT		02-24-16 BU			
REVISION					
MARKETING RELEASE					

LEXINGTON HOMES

FIRST FLOOR PLAN PLAN OPTIONS

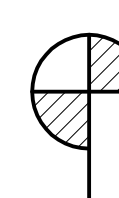
Architects & Planners, Inc.
2600 Behan Road at Rt. 176

Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALB

Job Number:
15236

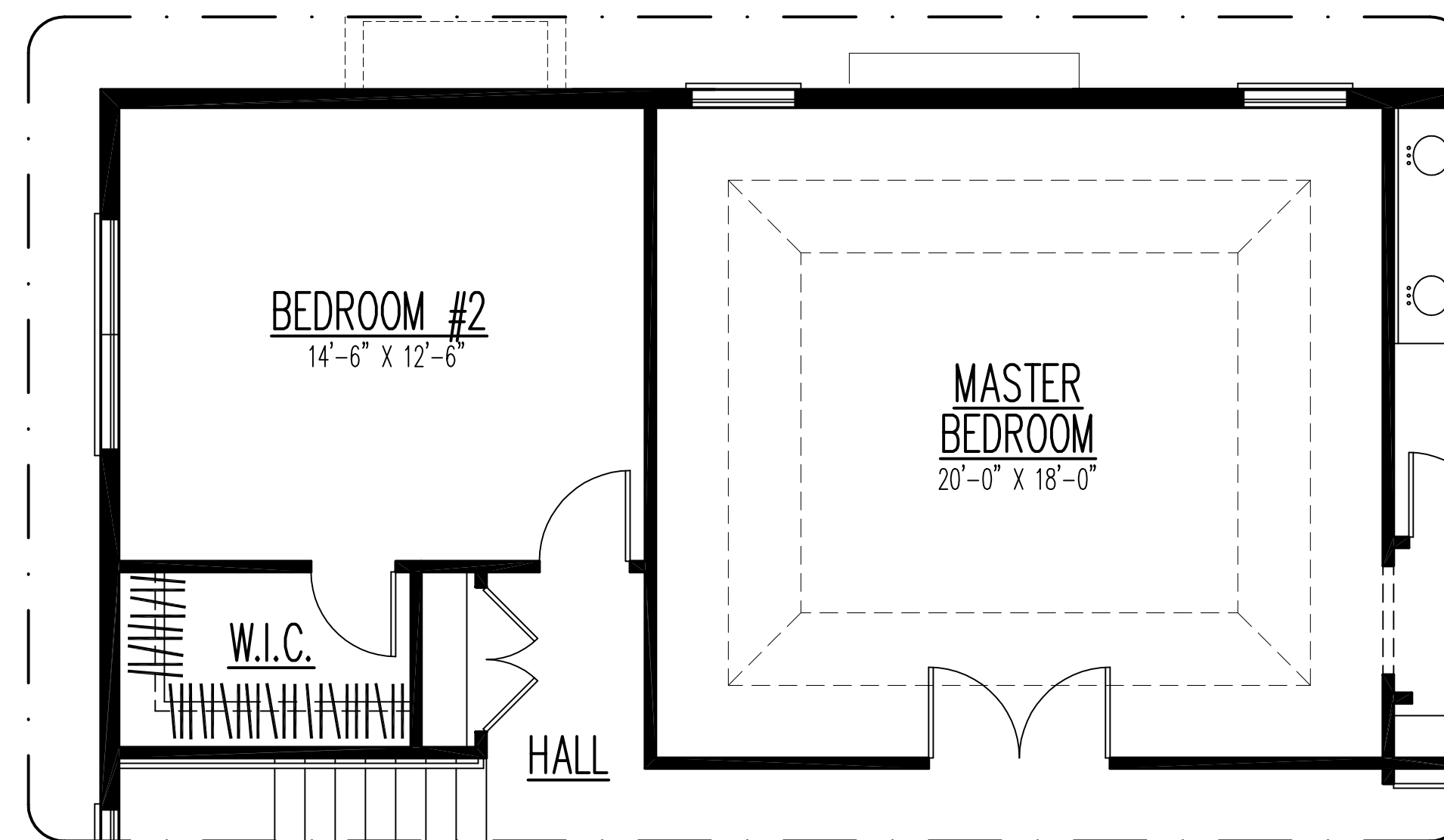
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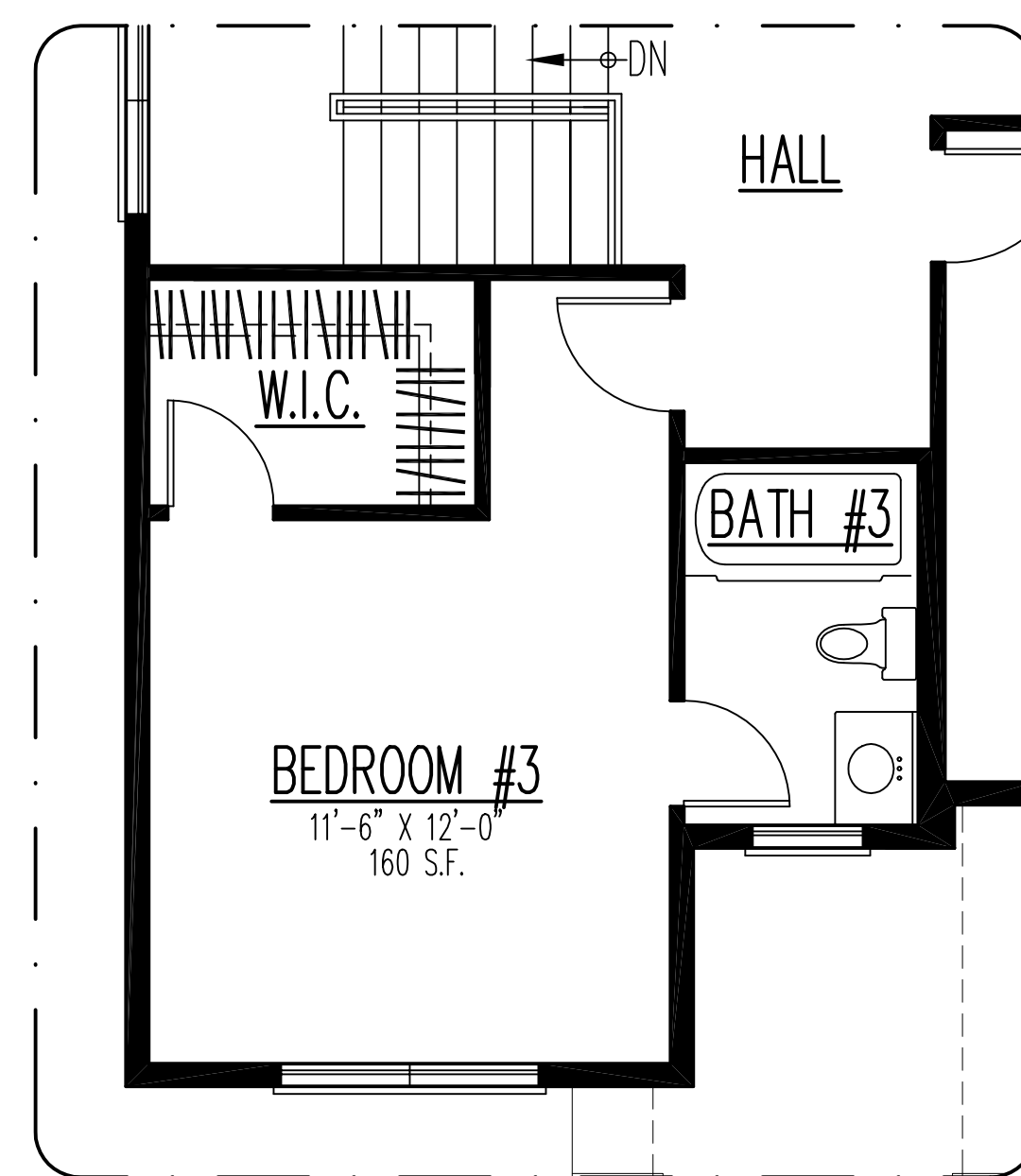
SECOND FLOOR PLAN
STANDARD

PLAN #15236

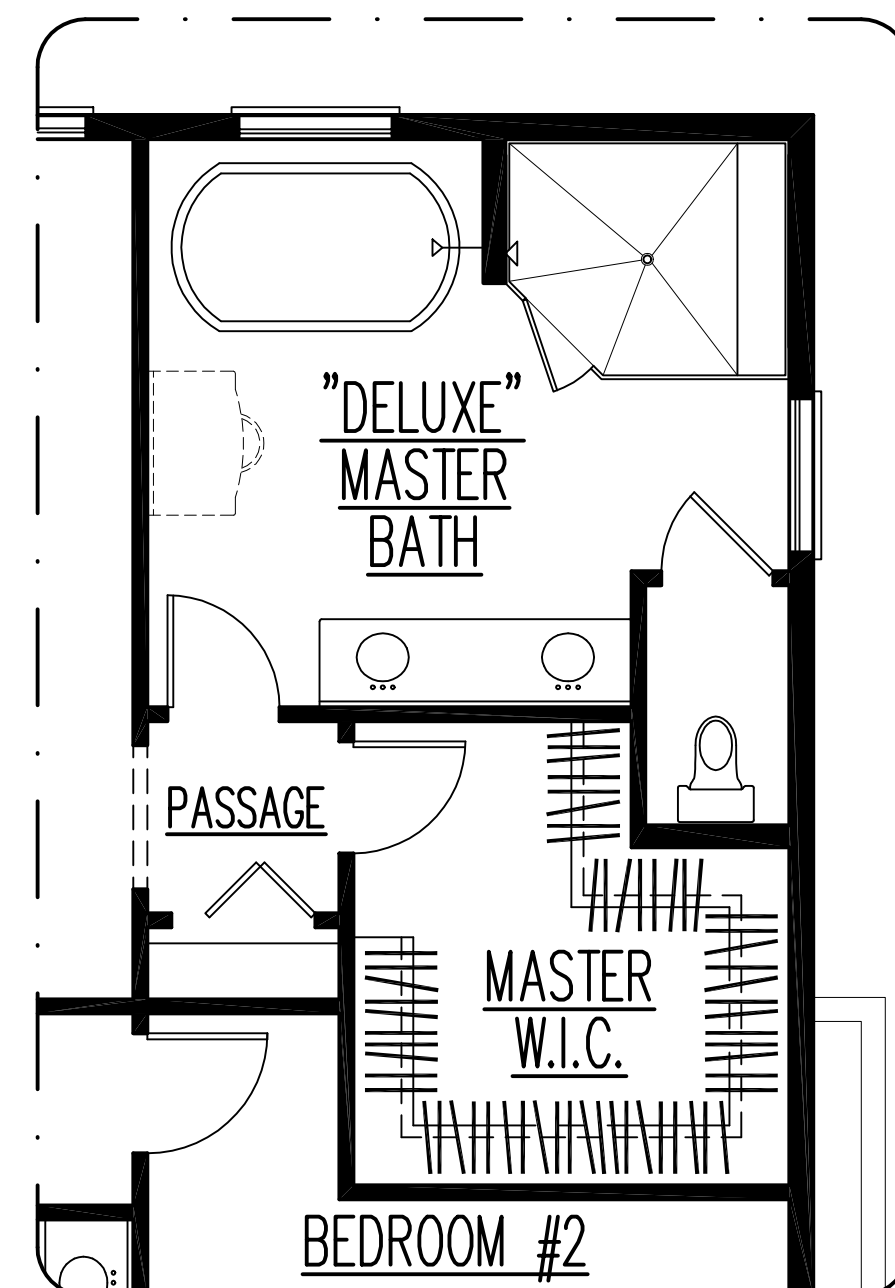
SQUARE FOOTAGE:	
FIRST FLOOR:	1,578
SECOND FLOOR:	1,425
TOTAL LIVING SPACE:	3,003



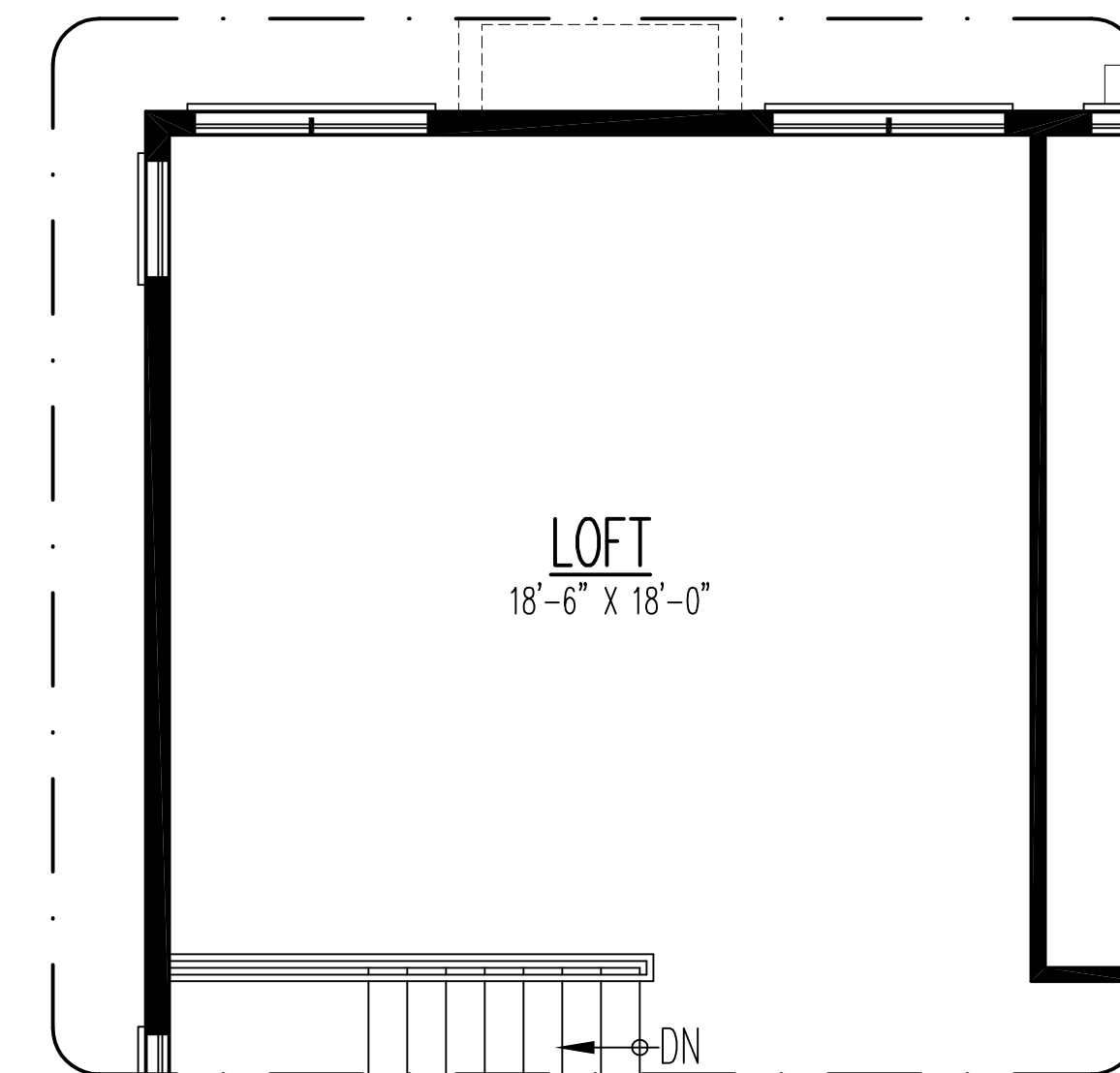
OPTIONAL BEDROOM #5 & ENLARGED MASTER
2ND FLR. +350 S.F.



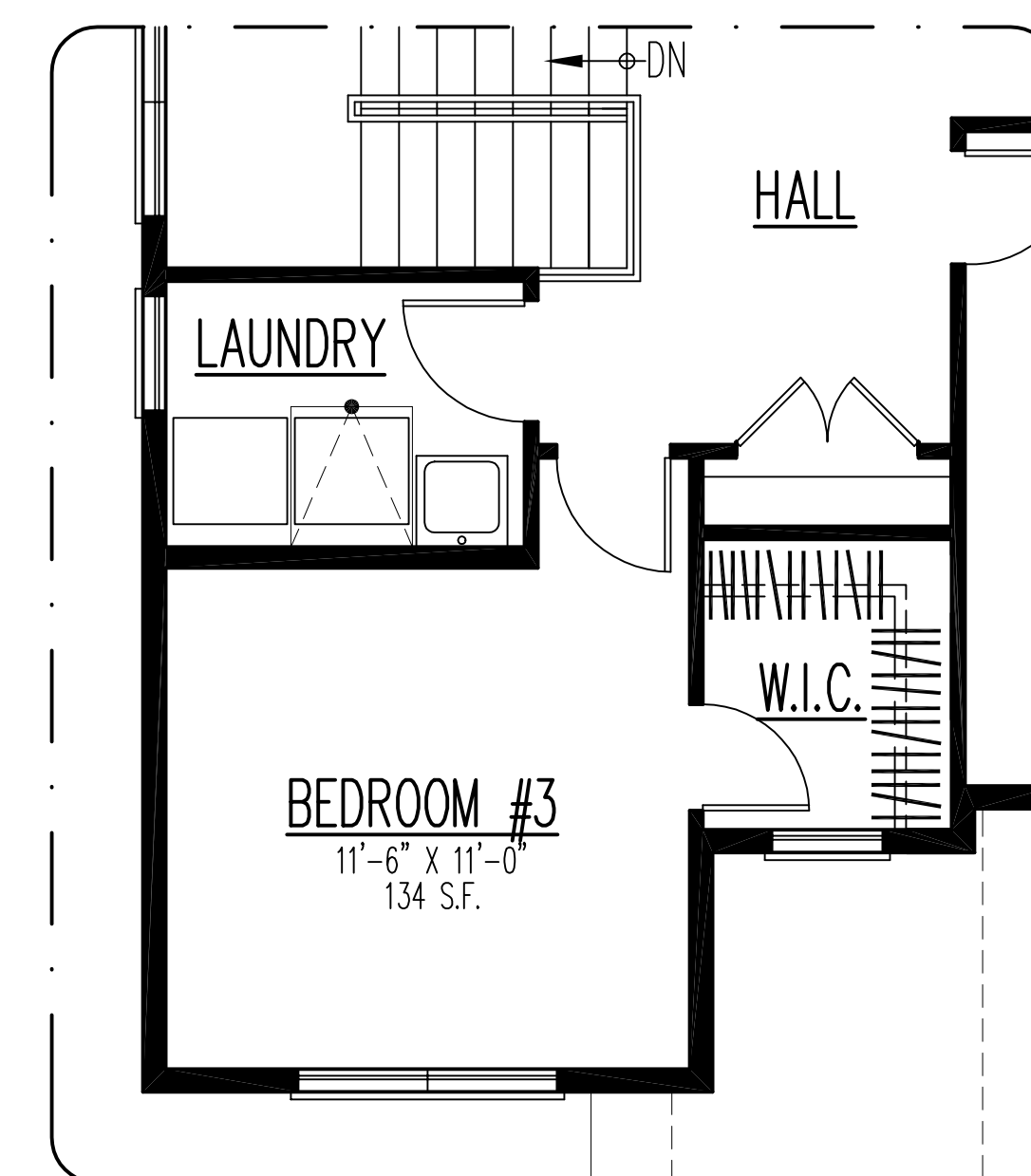
OPTIONAL BEDROOM #3 ENSUITE
2ND FLR. +46 S.F.



OPTIONAL "DELUXE" MASTER BATH
2ND FLR. +46 S.F.



OPTIONAL LOFT
2ND FLR. +350 S.F.



OPTIONAL 2ND FLR. LAUNDRY
2ND FLR. +46 S.F.

REVISIONS	
NO.	DATE
1	04-07-16 NM
2	04-12-16 NM
3	04-12-16 NM
4	04-12-16 NM
5	04-12-16 NM

DESIGN STAGE	
NO.	DATE
1	04-07-16 NM
2	04-12-16 NM
3	04-12-16 NM
4	04-12-16 NM
5	04-12-16 NM

LEXINGTON HOMES

SECOND FLOOR PLAN
PLAN OPTIONS

Architects & Planners, Inc.
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Crystal Lake, Illinois 60014
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ALA

Job Number: 15236
Sheet Number: A102
File Name: 15236102

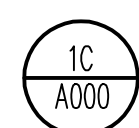
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LEXINGTON HOMES

3,300 S.F. MASTER PLAN

"STANDARD"

ARLINGTON HEIGHTS, IL



FRONT ELEVATION

1/4"=1'-0"

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

DRAWING INDEX

- A000 FRONT ELEVATION,
DRAWING INDEX,
GENERAL NOTES
A100 FOUNDATION PLAN,
FOUNDATION SECTIONS
A101 FIRST FLOOR PLAN,
PLAN OPTIONS
A102 SECOND FLOOR PLAN,
PLAN OPTIONS
A200 FRONT ELEVATION,
REAR ELEVATION
A201 LEFT SIDE ELEVATION,
RIGHT SIDE ELEVATION
A300 ROOF PLAN & STRUCTURAL NOTES,
WALL SECTIONS,
CONSTRUCTION SPECIFICATIONS
A500 OPTIONAL 3 CAR GARAGE
PLANS & ELEVATIONS
E101 FIRST FLOOR ELECTRICAL PLAN
E102 SECOND FLOOR ELECTRICAL PLAN

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR REMEDIATION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE "SIMULATED PERFORMANCE ALTERNATIVE" METHOD AS ALLOWED FOR IN IECC, SECTION R405. SOFTWARE WILL BE USED TO EVALUATE THE PERFORMANCE AND A REPORT IS TO BE PROVIDED BY THE G.C. THIS HOUSE WILL BE ENERGY STAR 3.0 CERTIFIED.

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- * INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC
- * THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- * RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- * ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- * THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- * WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M601.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY OTHER OF THE FOLLOWING:
 - * POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - * ROUGH IN TEST (RECOMMENDED): TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- * WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- * MINIMUM OF 75% OF THE LAMP'S PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- * BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- * A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SACS OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- * INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-30 INSULATION
- * ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

GENERAL NOTES

NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

- * INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
- * INTERNATIONAL FIRE CODE, 2009 EDITION
- * INTERNATIONAL MECHANICAL CODE, 2009 EDITION
- * INTERNATIONAL FUEL GAS CODE, 2009 EDITION
- * INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
- * NATIONAL ELECTRICAL CODE, 2005 EDITION
- * INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
- * ILLINOIS PLUMBING CODE 2014 EDITION
- * CITY OF ARLINGTON HEIGHTS AMENDMENTS

ARCHITECT'S CERTIFICATION

"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 all applicable codes."

001-018291 11/16
Cert. No. Exp. Date

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD
CEILING: 20 PSF LIVE LOAD
FLOOR: 60 PSF LIVE FOR FLOORS, DECKS, STAIRS
40 PSF LIVE FOR FLOORS, DECKS, STAIRS
WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
SOIL: 3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:

- * SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- * ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- * ALL FOUNDATION WALLS WITH BROOK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- * VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- * ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" WITH 1/2" SHEATHING
- * STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
- * ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED
- * GENERAL CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT, CONTACT ARCHITECT IF LESS THAN 3000 PSF.

WINDOW NOTES:

- * TOP OF WALKOUT WINDOWS 6'-0" A.F.F.
- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
- * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- * EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- * PROVIDE (2) 2 X 1/2" ABOVE AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR
- * WITHIN 10' OF FLOOR, IN TUB SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- * DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- * ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- * ALL EXTERIOR WALLS 4-1/2" 2x4 WITH SHEATHING
- * ALL EXTERIOR BROOK WALLS 8-1/2" 2x4 W/ 1" SHEATHING AND 1" AIR SPACE
- * ALL EXTERIOR WALLS 6" (2x6 W/ 1/2" SHEATHING)
- * ALL EXTERIOR BROOK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE)
- * ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BROOK
- * PROVIDE 5/16" X 1/2" 16" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9" WIDE WITH BROOK ABOVE
- * PROVIDE 8" X 1/2" 16" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BROOK ABOVE
- * PROVIDE 7" X 1/2" 16" ST. ANGLE L.L.V. ABOVE 16'-0" & 16'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BROOK ABOVE
- * PROVIDE 8" X 1/2" 16" ST. ANGLE L.L.V. ABOVE 16'-0" & 16'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BROOK ABOVE
- * STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION
- * STEEL FLOOR PLATE BEAMS TO BE CONNECTED WITH:
 - * 1/2" X 8" BOLTS @ 20" O.C. AND (2) WAGON EYE
- * WALLS SHALL BE BRACKET AT EACH END AND 25' O.C. MAX.
- * ALL 2 X 4 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCES FINE FIR #2 STANDARD)
- * ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE NEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCES FINE FIR #2 STANDARD)
- * THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- * THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- * PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- * PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- * PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- * # = (2) X 4 IN INTERIOR PARTITIONS W/DRL. JST. BELOW UNLESS OTHERWISE NOTED
- * # = POINT LOAD FROM ABOVE W/DRL. JST. BELOW UNLESS OTHERWISE NOTED
- * ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS
- * ALL 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
- * MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
- * FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

STAIR NOTES

- * STAIRS SHALL HAVE MAXIMUM 7-3/4" RISER HEIGHTS & MINIMUM 10" TREAD DEPTHS
- * GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- * PROVIDE A MINIMUM OF 2'-0" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEWEL POST

ELECTRICAL NOTES

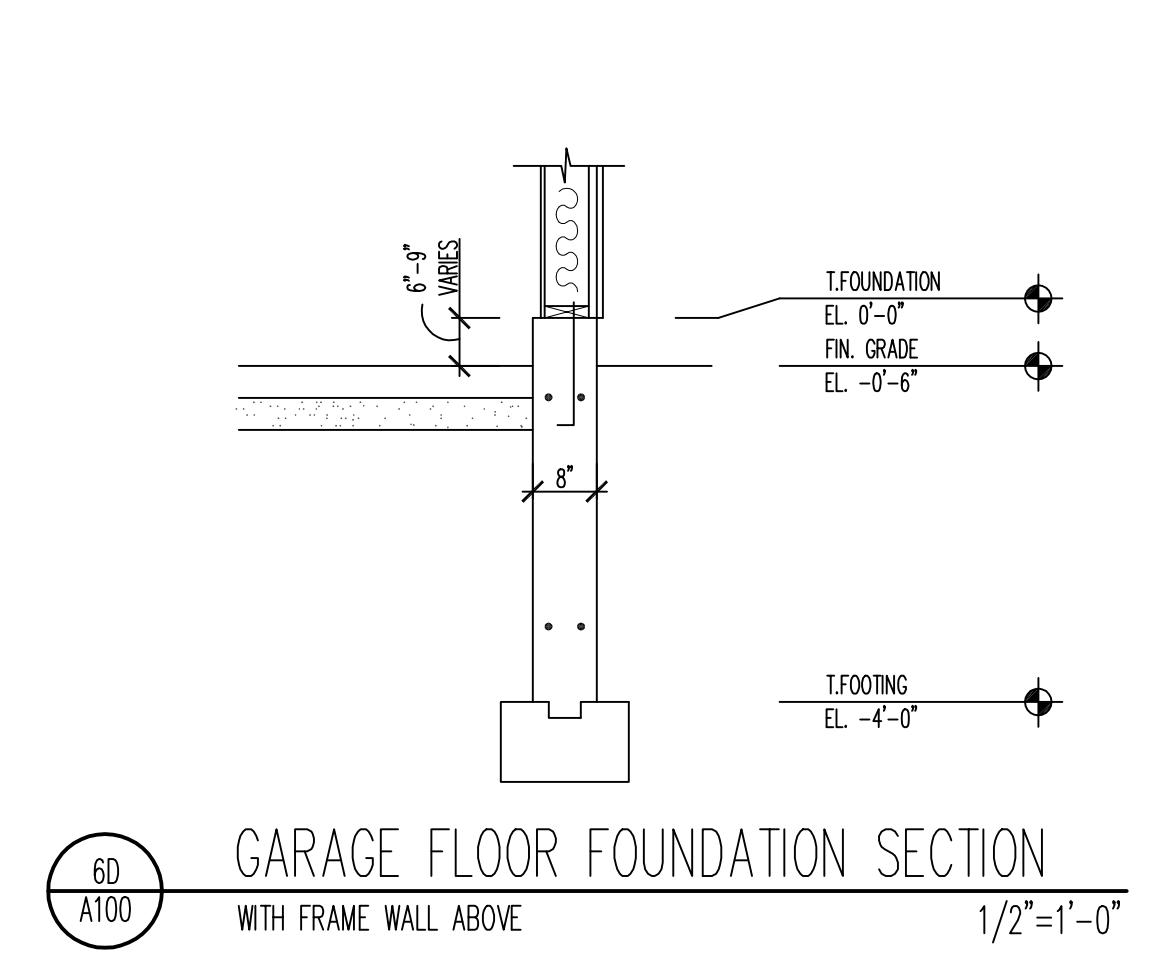
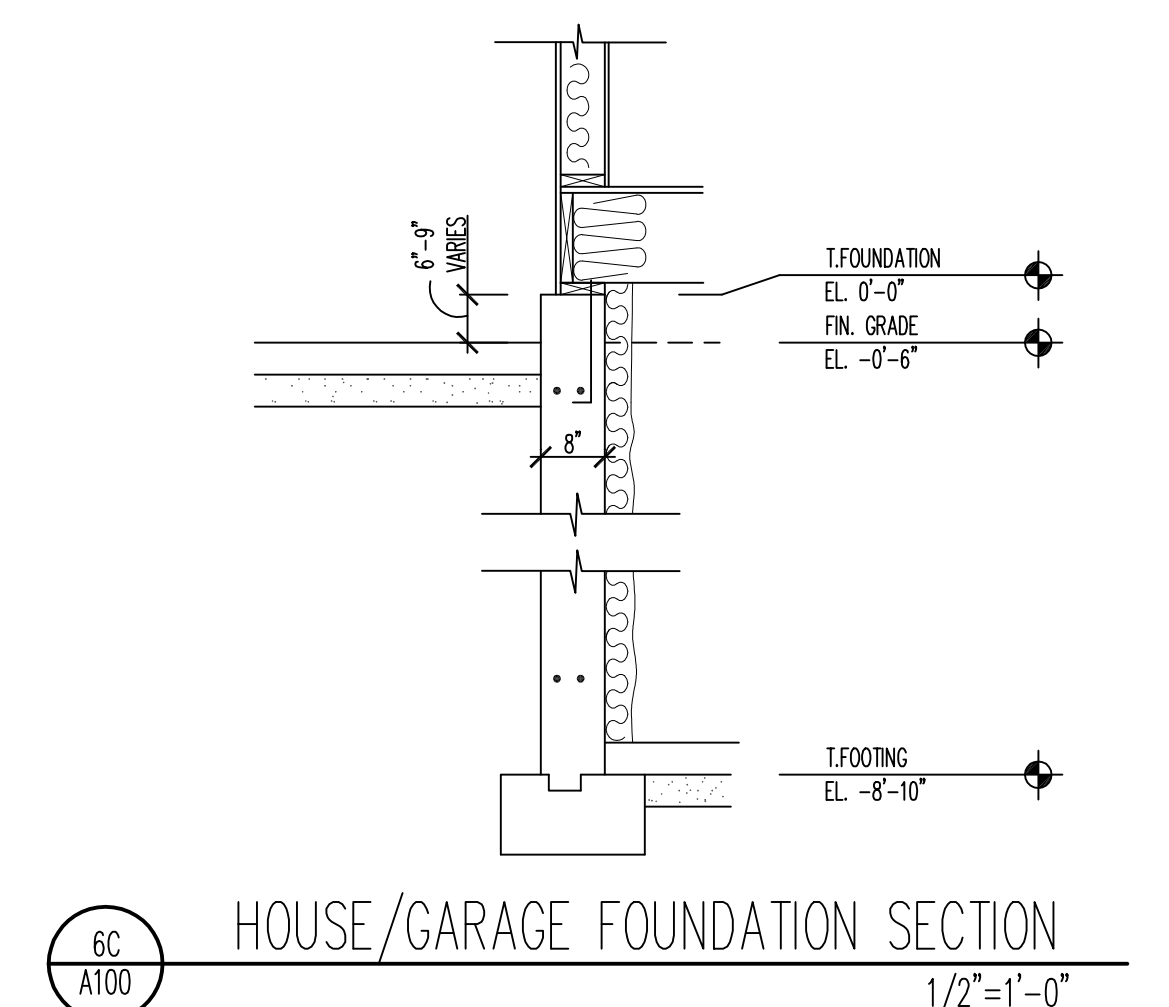
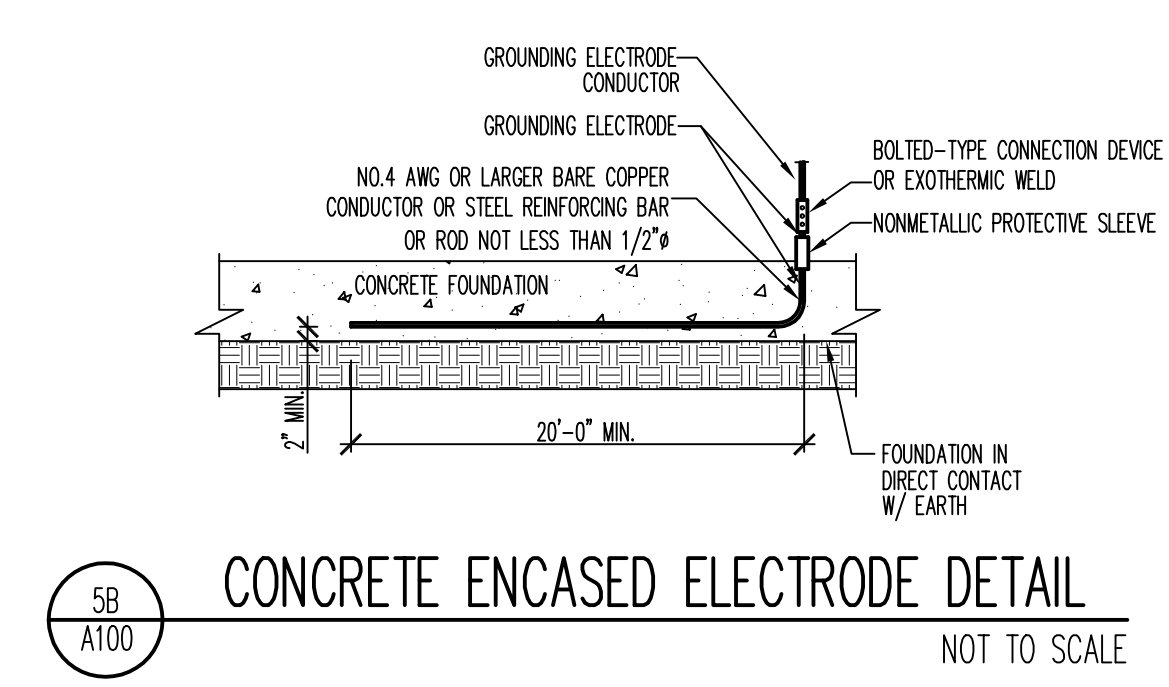
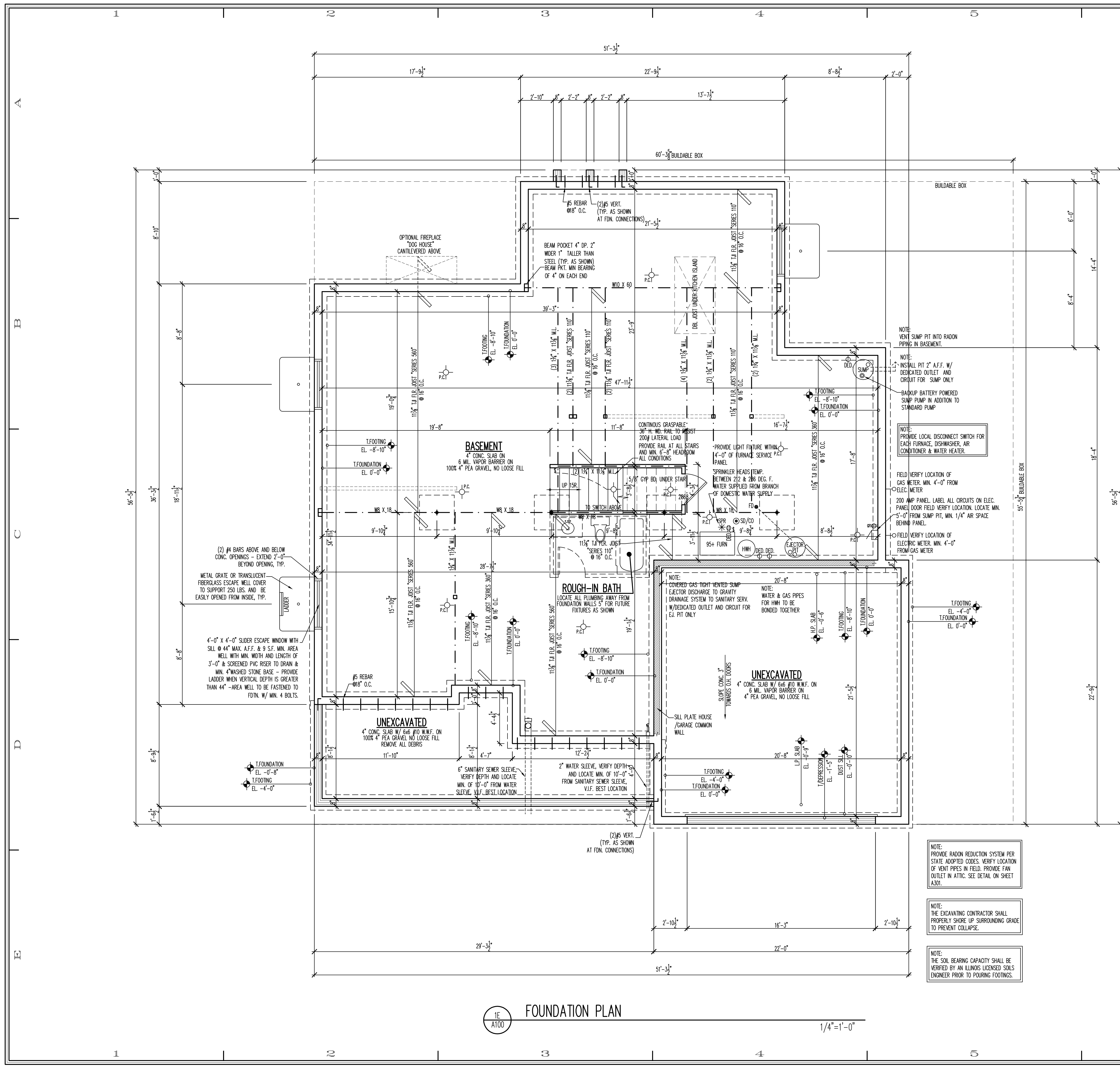
- * OTHER OUTLETS MAXIMUM 40'. ALL OUTLETS ABOVE COUNTER TOP TO BE GFI
- * OUTLETS WITHIN 22' OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- * MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- * VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- * ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- * ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- * ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- * ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- * RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- * PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- * PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL
- * PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
- * ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2 X 6 STUDS.
- * ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
 - ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
 - BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON
 - ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
 - BELOW GROUND WATER - TYPE K COPPER
- * COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- * 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- * UNDERGROUND SANITARY SHALL BE 4" MIN.

PLUMBING NOTES

- * HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- * WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- * DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- * DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

SYMBOLS:

- > TELEVISION JACK
- ⊙ DUPLEX OUTLET
- ⊙ QUAD. OUTLET
- ⊙ EXHAUST FAN, VENTED TO EXTERIOR
- ⊙ EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- ⊙ DIRECTIONAL RECESSED CAN LT.
- ⊙ RECESSED CAN LIGHT
- ⊙ WALL MOUNTED LIGHT FIXTURE
- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊙ EXTERIOR SPOT LT. WITH MOTION DET.
- ⊙ FAN/LIGHT CEILING MOUNTED FIXTURE
- ⊙ AUDIO SYSTEM OUTLET JACK
- ⊙ GAS HOOKUP
- ⊙ SWITCHED DUPLEX OUTLET
- ⊙ SWITCH
- ⊙ A/C HARD WIRE CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
- ⊙ 110V SMOKE DETECTOR W/RED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
- ⊙ SHOWER HEAD
- ⊙ FLOOR DRAIN
- ⊙ SPRINKLER HEAD
- ⊙ NEW WALL
- ⊙ EXISTING WALL
- ⊙ DRYWALL/CASED/ARCHED OPENING
- ⊙ BEARING WALL ABOVE
- ⊙ SILL PLATE LOCATION
- ⊙ DEPRESSIONED T. FOUNDATION
- ⊙ GAS HOOKUP
- ⊙ FROST PROOF HOSE BB
- ⊙ FLUORESCENT LIGHT FIXTURE
- ⊙ 5 SHELVES
- ⊙ 1 SHELF, 1 ROD



SYMBOLS:

- FOUNDATION WALL & CONCRETE FOOTING
- FRAME WALL
- SILL PLATE LOCATION
- BEARING WALL ABOVE
- DEPRESSED T. FOUNDATION

WINDOW & DOOR NOTES:

EXAMPLE: 2555 = 2'-5" X 5'-5" EXAMPLE: 2468 = 2'-4" X 6'-8"

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11-15-15	BAJ	PRELIMINARY DESIGN
2	01-14-16	NM	PRELIMINARY DESIGN
3	02-23-16	NM	DESIGN DEVELOPMENT
4	03-21-16	NM	RELEASE FOR PERMIT
5	04-08-16	NM	MARKETING RELEASE

DESIGN STAGE

LEXINGTON HOMES

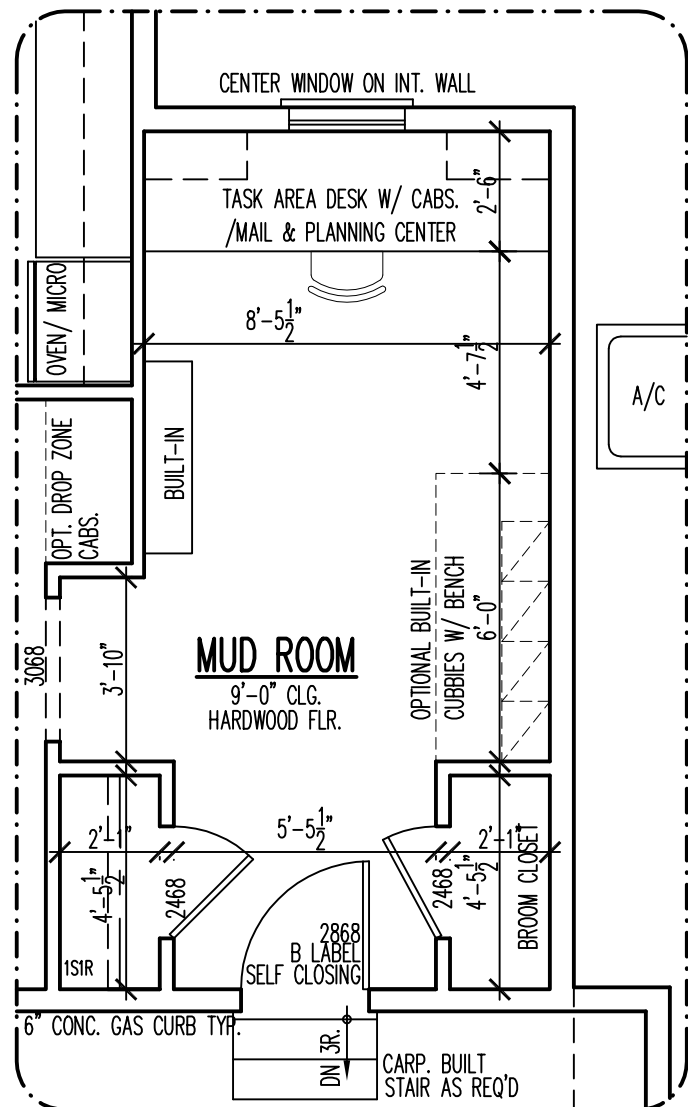
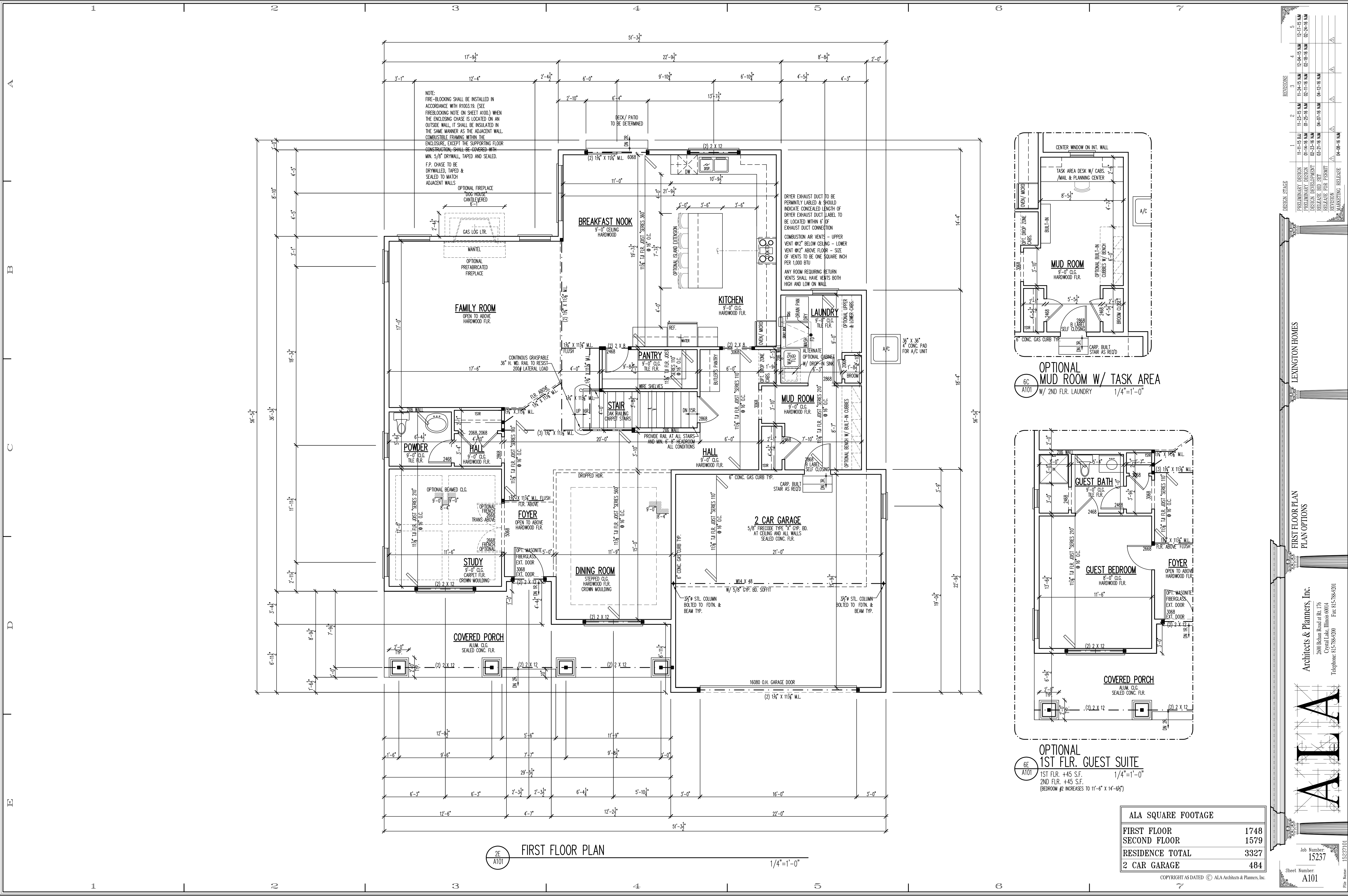
FOUNDATION PLAN
FOUNDATION SECTIONS

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-785-9200 Fax: 815-785-9201

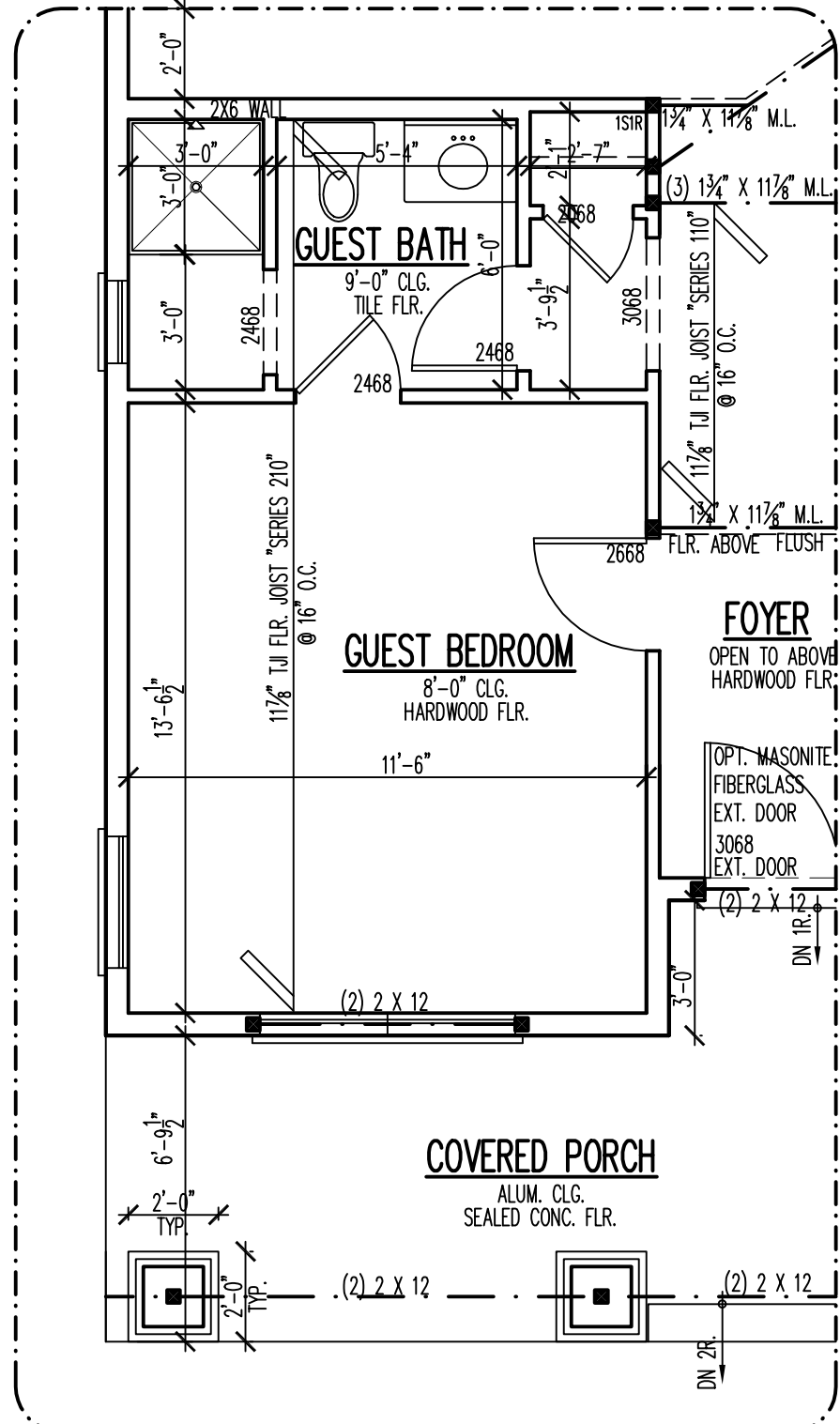
ALA

Job Number: 15237
Sheet Number: A100
File Name: 15237100

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OPTIONAL
MUD ROOM W/ TASK AREA
W/ 2ND FLR. LAUNDRY 1/4"=1'-0"



OPTIONAL
1ST FLR. GUEST SUITE
1ST FLR. +45 S.F.
2ND FLR. +45 S.F.
(BEDROOM #2 INCREASES TO 11'-6" X 14'-6") 1/4"=1'-0"

ALA SQUARE FOOTAGE	
FIRST FLOOR	1748
SECOND FLOOR	1579
RESIDENCE TOTAL	3327
2 CAR GARAGE	484

REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-15	PRELIMINARY DESIGN
2	11-24-15	PRELIMINARY DESIGN
3	01-14-16	DESIGN DEVELOPMENT
4	02-23-16	RELEASE FOR PERMIT
5	04-07-16	REVISION
6	04-08-16	CHANGING RELEASE

DESIGN STAGE

LEXINGTON HOMES

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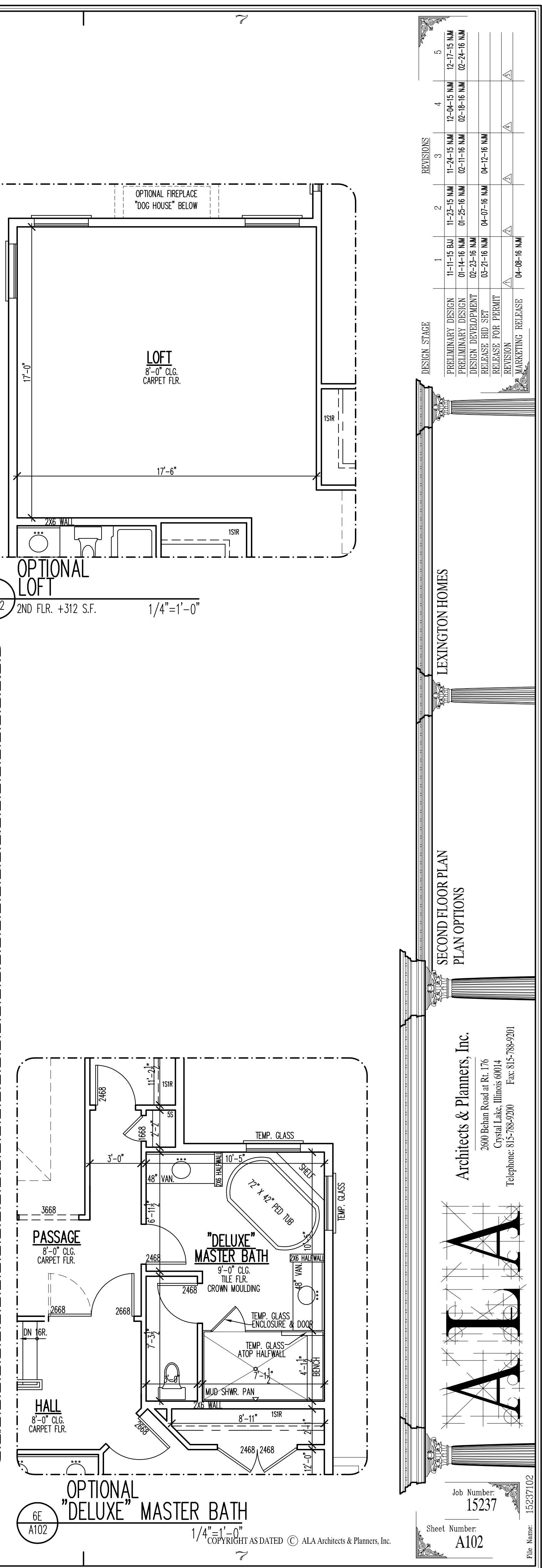
2000 Behan Road at Rt. 176
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Sheet Number: A101

15237(1)

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A
B
C
D
E



1C
A200
REAR ELEVATION

1/4"=1'-0"



4E
A200
FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES:

- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

- "E" - EGRESS WINDOW
- "T" - TEMPERED GLASS
- "F" - FIXED WINDOW

DESIGN STAGE

REVISIONS

1
2
3
4
5

11-11-16 BAI
01-14-16 NM
02-23-16 NM
03-21-16 NM
04-07-16 NM
04-08-16 NM

PRELIMINARY DESIGN
DESIGN DEVELOPMENT
DESIGN DEVELOPMENT
RELEASE FOR PERMIT
MARKETING RELEASE

12-04-15 NM
12-17-15 NM
02-18-16 NM
04-12-16 NM
04-12-16 NM
04-12-16 NM

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FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.

2600 Belair Road at Rt. 176
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15237

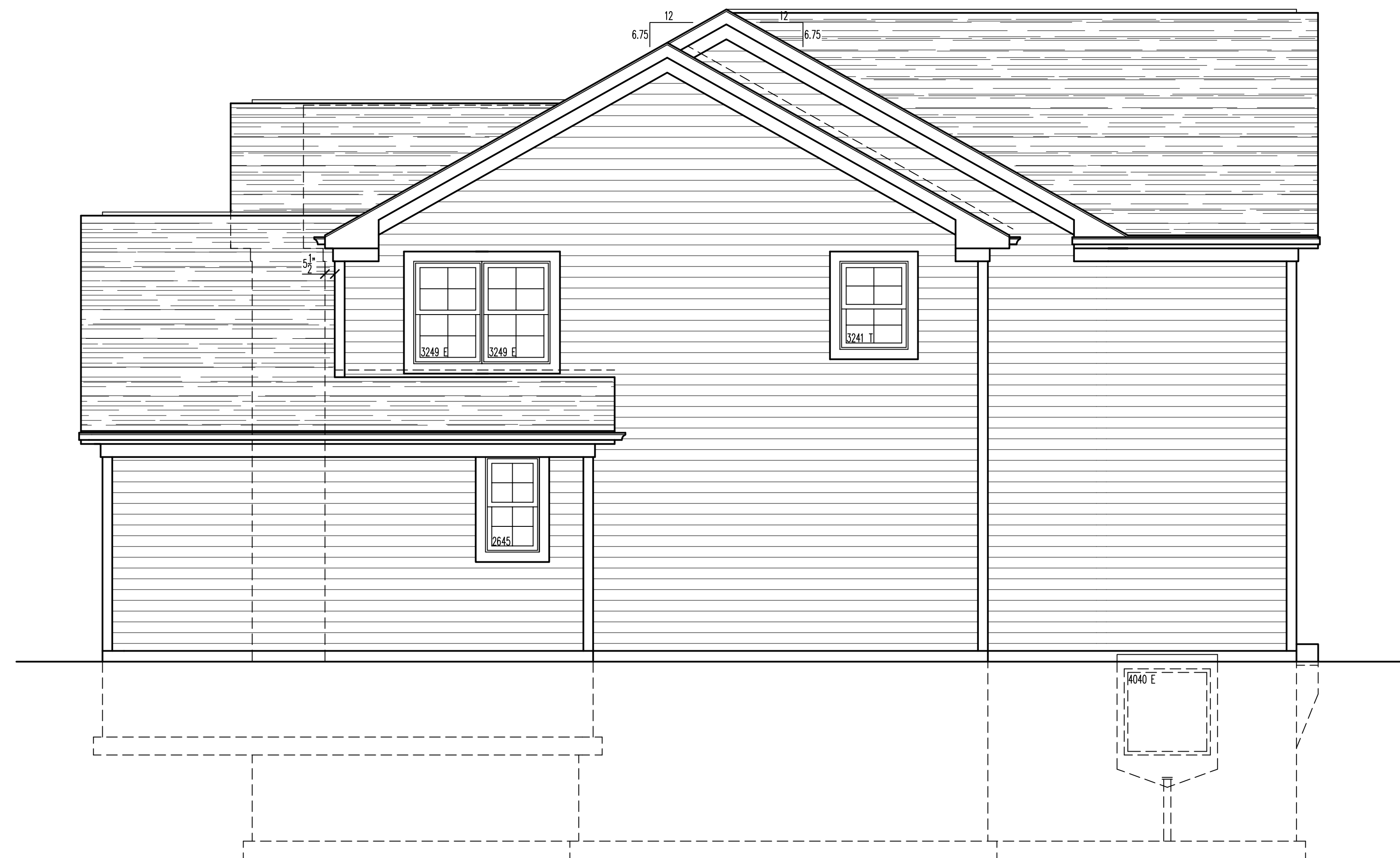
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A200

File Name:
15237200



1C
A201

LEFT SIDE ELEVATION

$$1/4'' = 1' - 0''$$


4E
A201

RIGHT SIDE ELEVATION

$$1/4'' = 1' - 0''$$

DESIGN STAGE	REVISIONS				
	1	2	3	4	5
PRELIMINARY DESIGN	01-11-15 NM	11-23-15 NM	11-24-15 NM	12-04-15 NM	12-17-15 NM
PRELIMINARY DESIGN	01-14-16 NM	01-25-16 NM	02-1-16 NM	02-18-16 NM	02-24-16 NM
DESIGN DEVELOPMENT	02-23-16 NM				
RELEASE BID SET	03-21-16 NM	04-07-16 NM	04-12-16 NM		
RELEASE FOR PERMIT					
REVISION	▲	▲	▲	▲	▲
MARKETING RELEASE	04-08-16 NM				

LEXINGTON HOMES

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

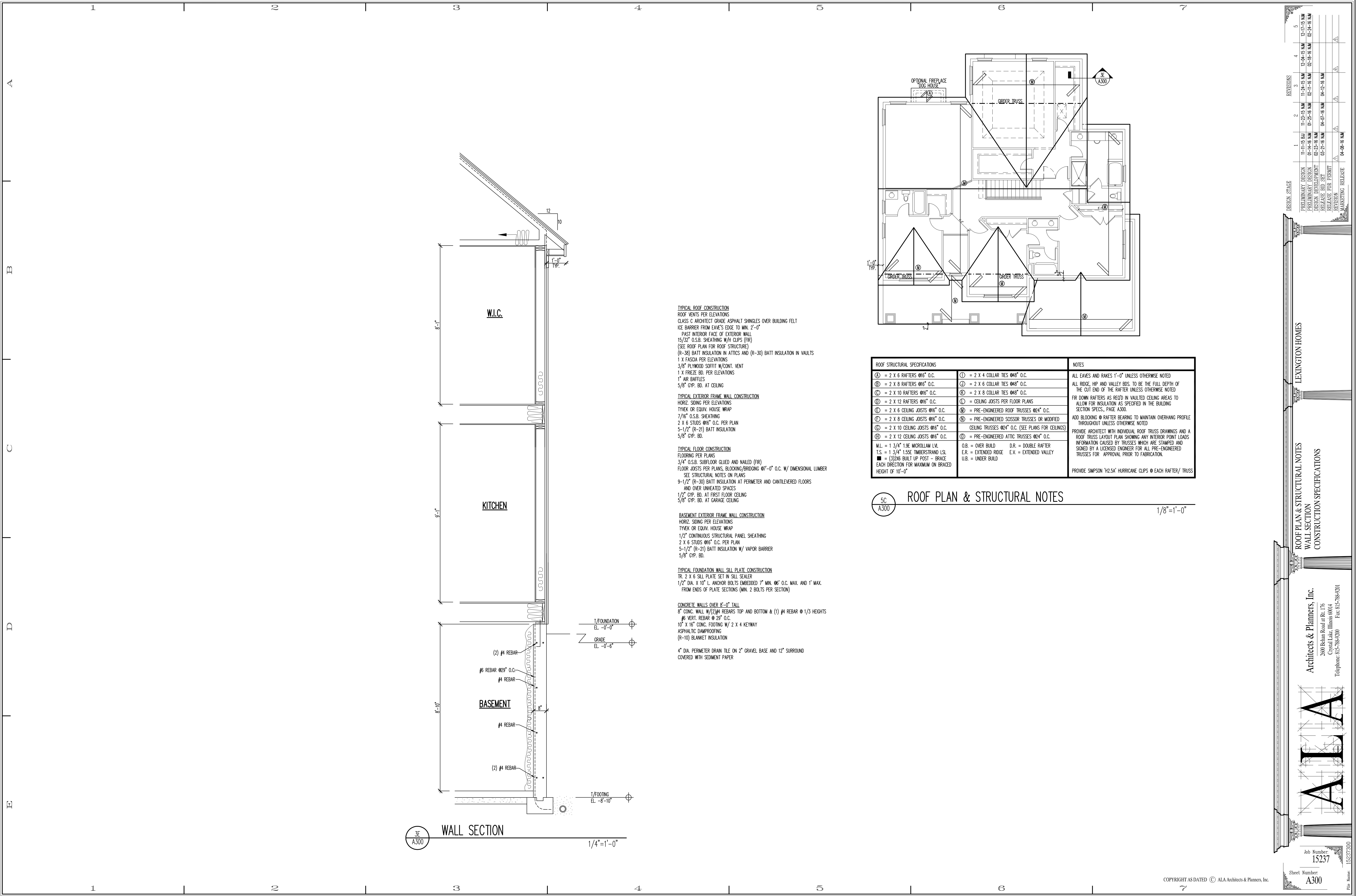
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Job Number:
15237

Sheet Number:
A201



REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-84	PRELIMINARY DESIGN
2	01-14-85	PRELIMINARY DESIGN
3	02-23-85	PRELIMINARY DESIGN
4	03-24-85	RELEASE FOR PERMIT
5	04-08-85	MARKETING RELEASE

DESIGN STAGE

PRELIMINARY DESIGN	11-15-84	12-04-85	12-17-85
PRELIMINARY DESIGN	01-14-85	02-23-85	02-24-85
PRELIMINARY DESIGN	02-23-85	03-24-85	04-07-85
RELEASE FOR PERMIT	03-24-85	04-07-85	04-12-85
MARKETING RELEASE	04-08-85		

LEXINGTON HOMES

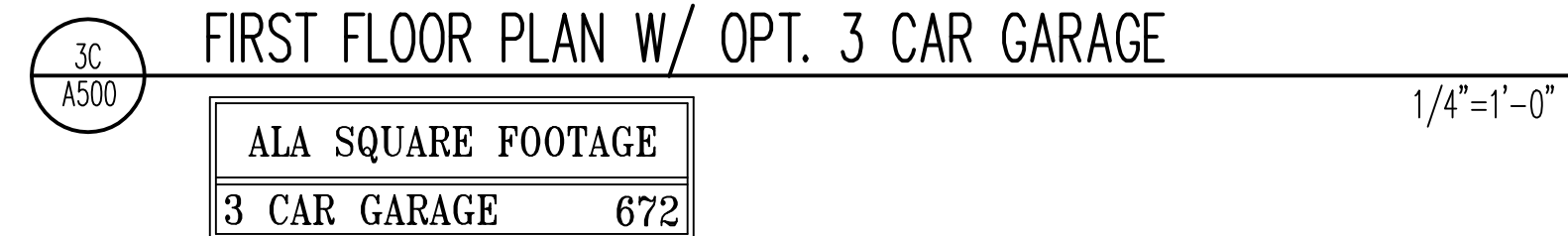
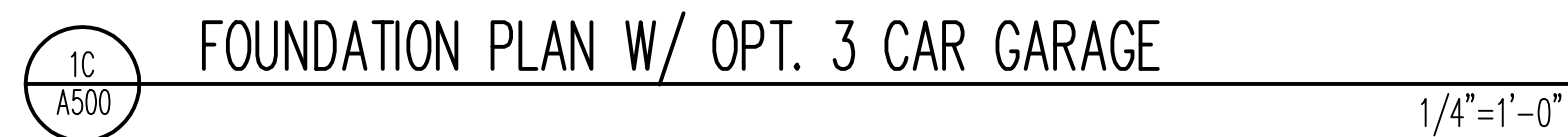
ROOF PLAN & STRUCTURAL NOTES
WALL SECTION
CONSTRUCTION SPECIFICATIONS

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2000 Bohn Road at Rt. 176
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ALA

Job Number: 15237
Sheet Number: A300

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DESIGN STAGE		REVISIONS				
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PRELIMINARY DESIGN		01-14-15 NM	01-25-16 NM	02-01-16 NM	02-16-16 NM	02-24-16 NM
DESIGN DEVELOPMENT		02-23-16 NM				
RELEASE BID SET		03-12-16 NM	04-07-16 NM	04-21-16 NM		
RELEASE FOR PERMIT						
DESIGN						
CONSTRUCTION						

LEXINGTON HOMES

OPTIONAL 3 CAR GARAGE PLANS & ELEVATIONS

Architects & Planners, Inc.

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A500

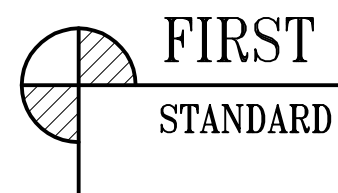
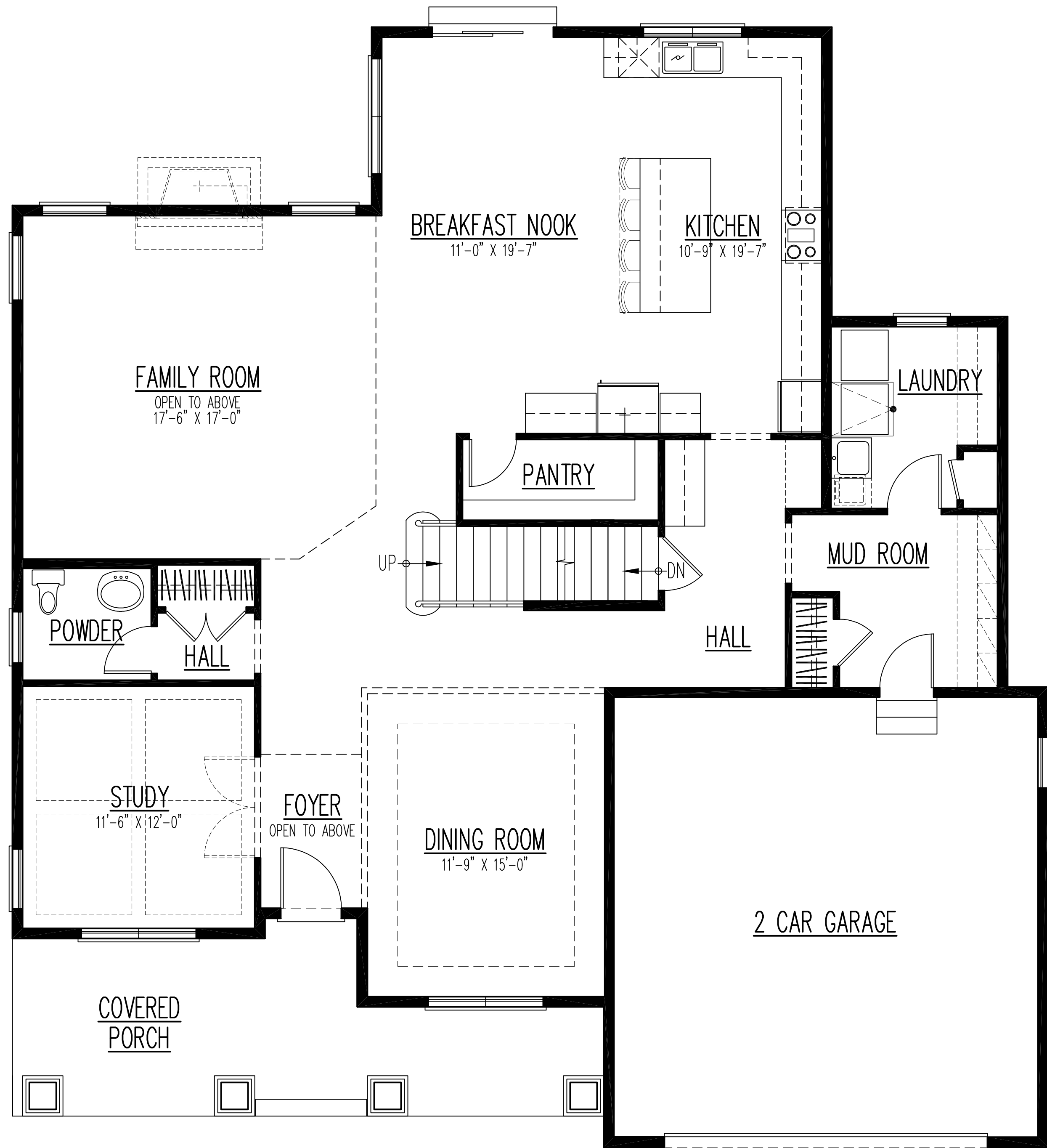
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Job Number: 15237

Sheet Number: E101

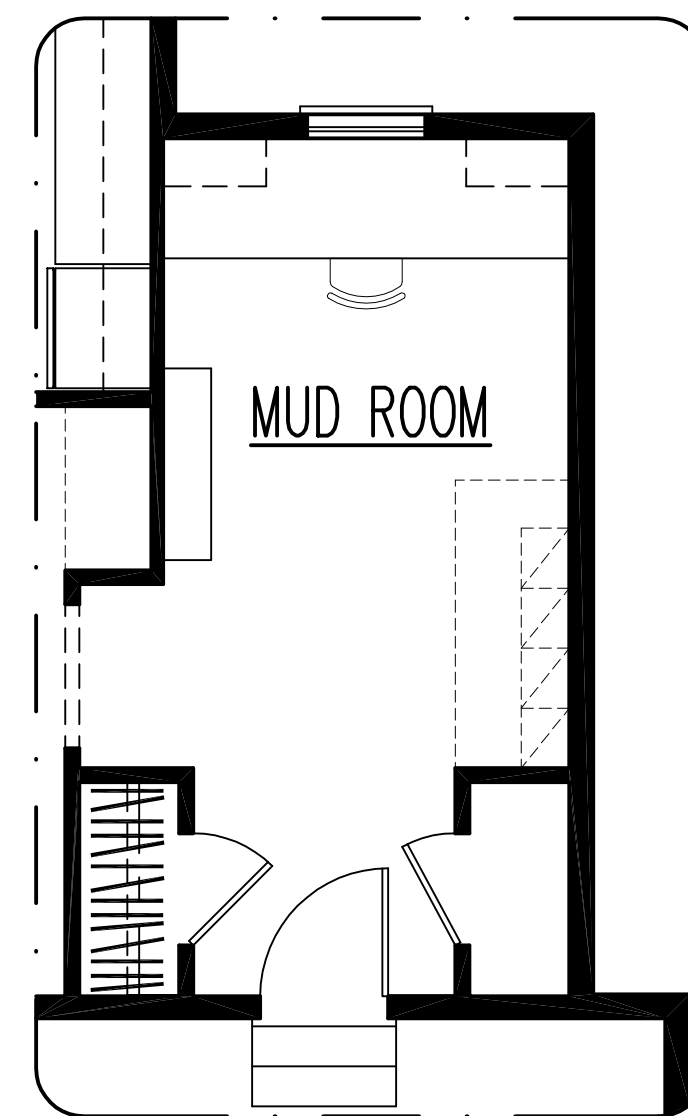


FIRST FLOOR PLAN

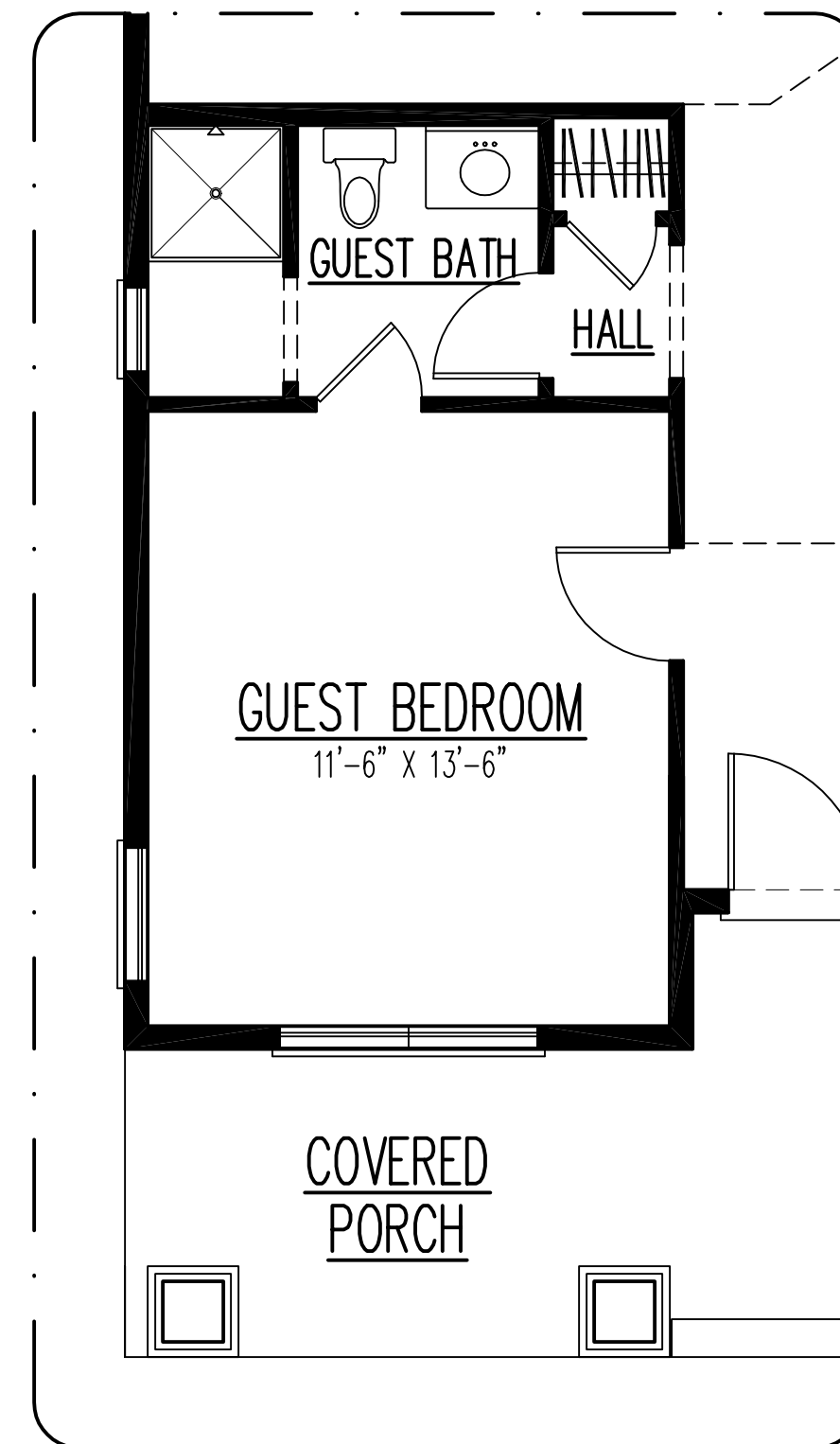
PLAN #15237

SQUARE FOOTAGE:

FIRST FLOOR: 1,748
SECOND FLOOR: 1,579
TOTAL LIVING SPACE: 3,327

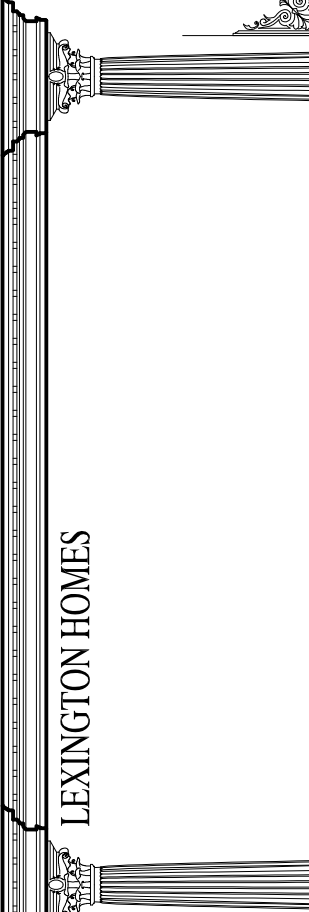


OPTIONAL MUD ROOM W/ TASK AREA
(W/ 2ND FLR. LAUNDRY)



OPTIONAL 1ST FLR. GUEST SUITE
(BEDROOM #2 INCREASES TO 11'-6" X 14'-6½")
1ST FLR. +45 S.F.
2ND FLR. +45 S.F.

DESIGN STAGE		1	2	3	4	5
PRELIMINARY DESIGN	11-11-15	11-23-15	11-24-15	12-04-15	12-17-15	12-17-15
DESIGN DEVELOPMENT	01-14-16	01-25-16	02-11-16	02-18-16	02-24-16	02-24-16
CONCEPT DESIGN	02-25-16	03-11-16	04-07-16	04-12-16		
RELEASE FOR PERMIT						
REVISION						
MARKETING						



FIRST FLOOR PLAN
PLAN OPTIONS

Architects & Planners, Inc.
2600 Behan Road at Rt. 175
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

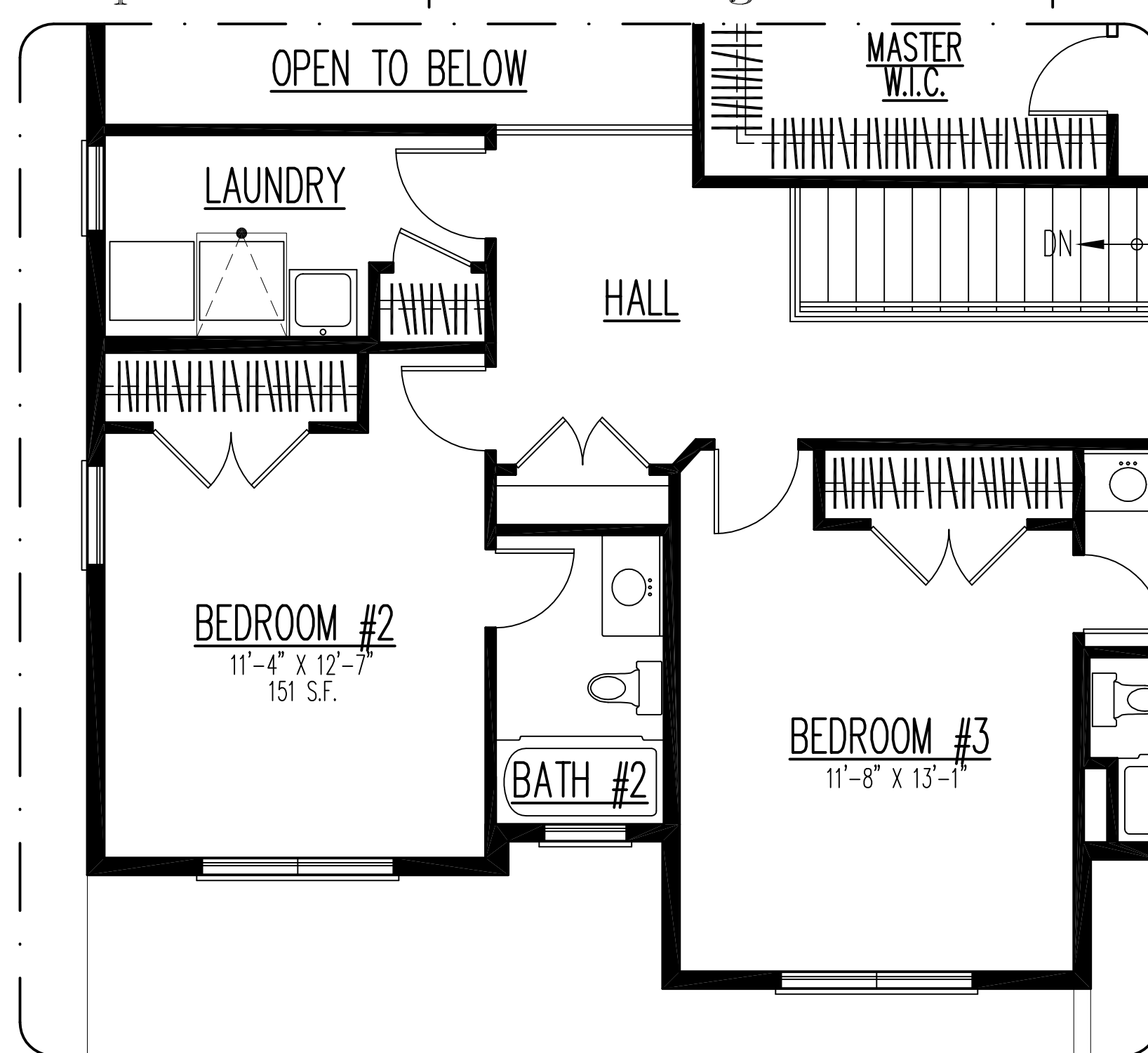
Job Number: 15237
Sheet Number: M01
File Name: 15237M01



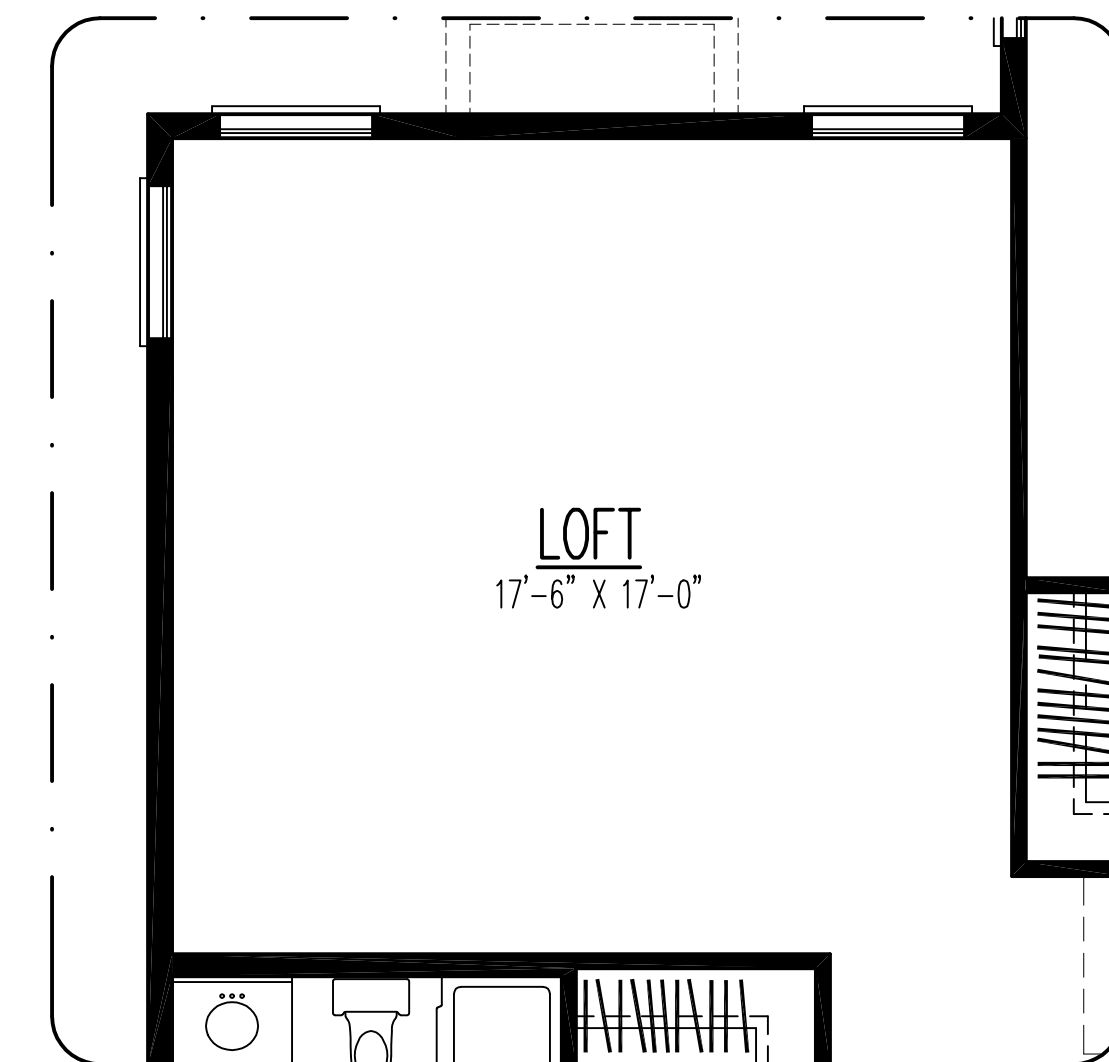
FIRST FLOOR PLAN
STANDARD

PLAN #15237

SQUARE FOOTAGE:	
FIRST FLOOR:	1,748
SECOND FLOOR:	1,579
TOTAL LIVING SPACE:	3,327



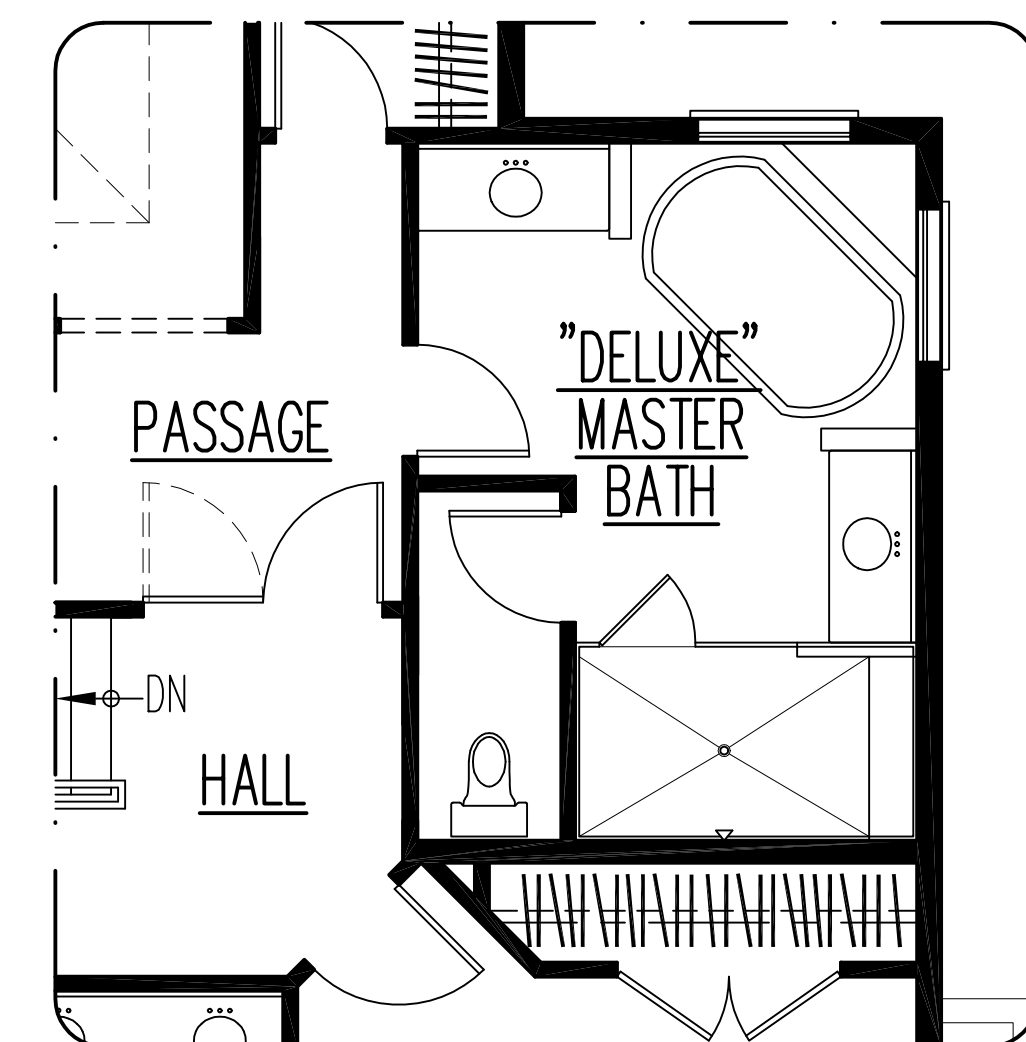
OPTIONAL 2ND FLR. LAUNDRY
W/ 1ST FLR. POCKET OFFICE
2ND FLR. +254 S.F.



OPTIONAL LOFT
2ND FLR. +312 S.F.



OPTIONAL BEDROOM #5
2ND FLR. +310 S.F.



OPTIONAL "DELUXE" MASTER BATH

DESIGN STAGE		1	2	3	4	5
PRELIMINARY DESIGN		11-11-15	11-23-15	11-24-15	12-04-15	12-17-15
DESIGN DEVELOPMENT		01-14-16	01-25-16	02-11-16	02-18-16	02-24-16
RELEASE FOR PERMIT		02-23-16	03-21-16	04-07-16	04-12-16	
REVISION						
DRAWING RELEASE						

LEXINGTON HOMES
SECOND FLOOR PLAN
PLAN OPTIONS

Architects & Planners, Inc.
2800 Dehan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number
15237

Sheet Number
M02

DETENTION / NATURAL AREAS NOTES

PART ONE -- INSTALLATION - EXECUTION:

- A. The CONTRACTOR shall furnish, transport, and install the native seed / plugs in the areas specified on the Landscape Plan.
- B. The optimal time to install seed is from the fall (October 1) to late spring (June 15) under favorable hydrologic conditions. (Avoid mid-to-late summer seeding because of limited soil moisture and rainfall. Many native species require a cold stratification in order to break dormancy; when conditions are right in the spring, the seed will be in place to germinate.) The basin bottom shall be saturated. If seeding/planting is conducted outside that window, CONTRACTOR should realize that extra irrigation and/or replanting efforts may be necessary to achieve the minimum performance criteria at no additional cost to the OWNER.
- C. The ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall approve all species substitutions to the designated seed mixture at least two-weeks prior to planting. Unapproved species delivered to the site shall not be accepted.
- D. All native seed / plugs shall be in good condition and sourced from a reputable nursery; native seed shall be of high quality and able to germinate.
- E. The genotype of all seed sources shall be within a 100-mile radius of the project site.
- F. All plugs shall be treated with a mycorrhizal fungi mix to promote the development of a vigorous root system and to increase the roots' ability to capture nutrients, also increasing the plant's resistance to disease, drought, and insect damage.
- G. Prior to installing seed / plants, the site shall be properly prepared, which involves identifying any existing native plants, removing unwanted vegetation, stabilizing any erodible areas, and preparing the area:
- Check for any buried utilities.
 - Clear area of debris that would interfere with planting.
 - Mow any excess existing vegetation growth.
 - Apply broad spectrum or targeted herbicide, depending on species present.
 - De-compact any areas of special concern:
 - Lightly compact tilled or loose soil with a roller, cultipacker, or similar equipment.
 - If using a no-till seed drill, tilling can usually be omitted.
 - If ground is wet, tilling should not occur until the soil dries enough to break apart when tilled.
 - Scarify soil surface with shallow tilling or raking
- K. Seed / plugs shall be evenly distributed throughout all planting areas.
- L. Seed installation techniques:
- Broadcasting:
 - For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting. To aid seed distribution, combine the seed mix with filler materials, such as sawdust, peat moss, or vermiculite. Mix the material evenly into the inert material, which should be slightly damp so that the seed sticks to it. If not already included in the seed mix, plant a temporary cover crop along with the seed, to stabilize the soil while the permanent native species germinate and becomes established, especially in highly erodible areas. Do not use a heavy amount of cover crop seed, which could smother the native seed and inhibit germination.
 - Using a hand-crank or tow-behind broadcaster, start with half of the seed and try to cover the entire area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. (This approach helps prevent running out of seed, a common occurrence.) After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. If a roller is not available, tractor tires can be used instead. Do not cover seed more than ¼ inch deep.
 - No-Till Drill: For larger areas and sites with existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows opening slits in the soil, into which seed is deposited. If using a no-till drill, follow the manufacturer's specifications, the diversity of seed sizes makes drill calibration a challenge, perform a few test areas first to help prevent running out of seed.
- M. The CONTRACTOR shall water all seed / plugs throughout the first growing season as necessary to achieve the performance criteria specified below. (Typically, one inch of water per week is sufficient to encourage proper germination and growth.)
- N. Once planting is completed, an erosion control blanket should be placed over all seeded areas.

INSTALLATION - QUALITY ASSURANCE:

- A. The CONTRACTOR and ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall review survivorship during a field inspection 1-year from installation. The CONTRACTOR shall install additional seed / plugs to achieve 90% survivorship at no additional cost to OWNER. The CONTRACTOR shall water all replacement seed / plugs during the establishment period. All irrigation costs associated with plant establishment is incidental to the contract and shall be included in the lump sum price. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall perform vegetative management for 3-years following planting as specified under the section "Three-Year Vegetation Management Period", to assist with performance standard achievement.
- B. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall keep detailed records of the number of each species installed in each basin, and the corresponding date(s) the seeds / plugs were installed. A similar log shall be kept for each watering event. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.

INSTALLATION - GUARANTY:

- Satisfactory performance of all native planting shall include the following:
- A. 90% survivorship 1-year from seed / plug installation and 100% survivorship 3-years from seed / plug installation.

- B. There shall be no un-vegetated areas that exceed one square yard.

INSTALLATION - CLEAN-UP:

Provide clean-up as soon as practicable after work has been completed (i.e., daily and at project completion).

PART 2 -- MANAGEMENT - EXECUTION:

To help ensure success, native areas need a maintenance and management plan that is flexible and supports site development goals. While native plants tend to germinate and develop at a slower rate than ornamental perennials or turf grass, regular maintenance during the establishment period greatly improves success. Regular maintenance and monitoring controls invasive species, ensures optimal moisture levels are present, and identifies other necessary management actions. An ECOLOGICAL CONSULTANT shall assemble a management plan appropriate for each site/basin and they shall oversee the implementation of the management plan.

- A. Monitoring and maintenance activities include:
- Regular Site Inspections: During the establishment period (the first 2-3 years), address any invasive species, preventing them from becoming a problem.
 - Mowing: During the establishment period, native plants concentrate their energy toward expanding their root systems. Mowing can suppress non-native annual plants without negatively affecting natives. Mowing also thins out the canopy, allowing more light to reach new seedlings. Mow to 8-10" high. During the first growing season, perform 1-3 mowing events, depending on the height and growth of the vegetation. If weed pressure is high, more mowing may be needed.
 - Selective Herbicide Application: Many perennial weed species are best controlled through chemical applications. Use caution when applying chemicals to minimize collateral damage to desirable plant species. Chemicals should only be applied by a licensed, professional applicator who can assure that the chemical selection, rates, and application methods are legal and appropriate.
 - Over-Seeding and Supplemental Planting: Most native species grow slowly from seed. Supplemental plantings are often used to increase diversity or to introduce conservative species to an established planting. Typically, the second growing season following installation is the time to assess whether the site needs over-seeding and/or supplemental planting.
 - Water Control and Temporary Irrigation: In periods of drought, small native areas will benefit from irrigation, especially during the first growing season. Typically, one inch of water per week is sufficient to encourage proper germination and growth. Weed pressure will increase with supplemental watering, which may require more frequent mowing or herbicide application.
 - Prescribed Burning: Controlled burns can be important to long-term native area maintenance. Burning simulates historical processes that once maintained native areas. Burning greatly reduces the number of woody species and enhances the health of herbaceous species. Burning also clears thatch, while the black, burned surface absorbs and retains heat, making way for new growth in the spring. A trained professional and their trained personnel should manage all burning, insuring that proper techniques, safety, and equipment are used, only if burning is a viable option.
- B. The ECOLOGICAL CONSULTANT shall conduct chemical and/or mechanical/hand weed control activities in each of the native planting areas for a 3-year period following seed / plug installation. The ECOLOGICAL CONSULTANT shall conduct at least three weed control application periods within each basin for the first year and as needed for the following two management years. The ECOLOGICAL CONSULTANT is responsible to achieve a 100% kill of reed canary grass, purple loosestrife, thistle, teasel, cattails, and common reed, and an 95% kill of other problematic, nuisance species (i.e., red/white clover, sweet clover, ragweed, field bindweed, quack grass, smooth brome, Indian hemp, late boneset, tall boneset, tall goldenrod, common milkweed, etc.) to successfully complete each of the application periods specified below.

MANAGEMENT - APPLICATION PERIODS:

- A. The three annual application periods shall occur during the time period specified below, and consist of, but not limited to, controlling the following problematic nuisance species per each period:
- Application Period One (late spring to mid summer): problematic species such as, but not limited to, white/yellow sweet clover, wild carrot, thistle, cattails, purple loosestrife, reed canary grass, and common reed.
 - Application Period Two (mid to late summer): problematic species such as, but not limited to, ragweed, cattails, purple loosestrife, reed canary grass, and common reed.
 - Application Period Three (late summer and fall): problematic species such as, but not limited to, reed canary grass, common reed, and red/white clover.

MANAGEMENT - QUALITY ASSURANCE: The ECOLOGICAL CONSULTANT shall keep detailed records of each of all chemical and/or mechanical/hand weed control events conducted within each basin. The ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.

MANAGEMENT - GUARANTY:

Satisfactory performance of management activities shall include the following:

- A. 0% species present of reed canary grass, purple loosestrife, thistle, teasel, cattails, and common reed.
- B. ≤ 5% species presence of all other non-native and weedy species.
- C. Vegetated basins are appropriately and actively managing stormwater, restoring watersheds, managing nutrient loading, mitigating habitat impacts, increasing wildlife habitat, and enhancing natural beauty.

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:

LEXINGTON HOMES
1731 N. MARCEY STREET, #200
CHICAGO, IL

CONTACT: JOHN AGENLIAN

ARBORIST:

URBAN FOREST MANAGEMENT

960 IL ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
TEL (847) 516-9708

CONTACT: TODD SINN

CIVIL ENGINEER:

PEARSON BROWN & ASSOCIATES
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048
TEL (847) 367-6707

CONTACT: RON ADAMS / ANGELO ZOGRAFOS

LANDSCAPE ARCHITECT:

DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019

CONTACT: SHARON DICKSON

SHEET KEY

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

DETENTION / NATURAL AREAS NOTES

L0.2 TREE INVENTORY LISTING - PRESERVED TREES

PLANT & MATERIALS LIST

PLANT SYMBOLS KEY

PLANTING DETAILS

L1.0 SHEET KEY (LANDSCAPE PLAN)

CONTEXT MAP

TYPICAL FOUNDATION LANDSCAPE PLAN

L1.1 OVERALL LANDSCAPE PLAN

L1.2 OVERALL LANDSCAPE PLAN



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT 2/12/16
2.	PER CLIENT 2/17/16
3.	PER TREE PRES 2/17/16
4.	PER COMMENTS 4/4/16
5.	PER COMMENTS 4/11/16
6.	PER COMMENTS 4/12/16
7.	PER COMMENTS 4/13/16
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1

Tree Inventory Listing - Preserved Trees

NOTE!
REFER TO TREE PRESERVATION & REMOVAL PLAN, PREPARED BY DICKSON DESIGN STUDIO, INC., FOR ADDITIONAL INFORMATION.

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	OUTCOME
TREES TO PRESERVE							
1301	Kaspar parkway	Silver Maple	Acer saccharinum	31	3	3	PRESERVE
1302	Kaspar parkway	Silver Maple	Acer saccharinum	28	4	4	PRESERVE
1303	Kaspar parkway	Silver Maple	Acer saccharinum	24	3	3	PRESERVE
1304	Kaspar parkway	Silver Maple	Acer saccharinum	29	3	3	PRESERVE
1305	Kaspar parkway	Silver Maple	Acer saccharinum	30	3	3	PRESERVE
1306	Kaspar parkway	Silver Maple	Acer saccharinum	28	3	3	PRESERVE
1309	E. property line	Hackberry	Celtis occidentalis	3	2	4	PRESERVE
1311	E. property line	Norway Maple	Acer platanoides	8	2	3	PRESERVE
1335	E. property line	Black Walnut	Juglans nigra	14	3	4	PRESERVE
1338	E. property line	Hackberry	Celtis occidentalis	4	3	3	PRESERVE
1366	E. property line	Hackberry	Celtis occidentalis	30	3	3	PRESERVE
1382	N. property line	Hackberry	Celtis occidentalis	23	3	3	PRESERVE
1384		Hackberry	Celtis occidentalis	2.5	2	4	PRESERVE
1386		Norway Maple	Acer platanoides	3.5	2	3	PRESERVE
1388		American Elm	Ulmus americana	6	3	4	PRESERVE
1398		American Elm	Ulmus americana	2.5	2	4	PRESERVE
1438	Along Sigwalt	American Elm	Ulmus americana	9	3	2	PRESERVE
1455	Along Sigwalt	Crabapple	Malus spp.	5	2	3	PRESERVE
1456	Along Sigwalt	Mulberry	Morus spp.	9	3	3	PRESERVE
1457	Along Sigwalt	White Ash	Fraxinus americana	4	3	2	PRESERVE
1459	Along Sigwalt	Crabapple	Malus spp.	6	3	3	PRESERVE
1460	S.E. property corner	American Elm	Ulmus americana	2.5	2	3	PRESERVE
1494	W. property line	Norway Maple	Acer platanoides	18	3	3	PRESERVE
1562	E. property line	Honeylocust	Gleditsia triacanthos	4	2	3	PRESERVE
1563	E. property line	Honeylocust	Gleditsia triacanthos	2.5	2	3	PRESERVE
1564	E. property line	Black Walnut	Juglans nigra	4	2	3	PRESERVE
1565	E. property line	Honeylocust	Gleditsia triacanthos	5	3	4	PRESERVE
1566	E. property line	Honeylocust	Gleditsia triacanthos	4	3	3	PRESERVE
1567	E. property line	Honeylocust	Gleditsia triacanthos	3	3	4	PRESERVE
1608	W. property line	Silver Maple	Acer saccharinum	14	3	4	PRESERVE
1609	W. property line	Norway Maple	Acer platanoides	15	3	4	PRESERVE
1663	W. property line	Hackberry	Celtis occidentalis	2.5	3	4	PRESERVE
1672	E. property line	Cottonwood	Populus deltoides	33	3	4	PRESERVE
1682		Black Walnut	Juglans nigra	15	2	3	PRESERVE
1689		Silver Maple	Acer saccharinum	44	5	3	PRESERVE
1702	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	24	3	4	PRESERVE
1703	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	23	3	3	PRESERVE
1704	Sigwalt parkway	Norway Maple	Acer platanoides	19	4	3	PRESERVE
1706	Campbell parkway	Norway Maple	Acer platanoides	2	3	3	PRESERVE
1707	Campbell parkway	Honeylocust	Gleditsia triacanthos	23	3	3	PRESERVE
1708	Campbell parkway	Honeylocust	Gleditsia triacanthos	26	3	4	PRESERVE

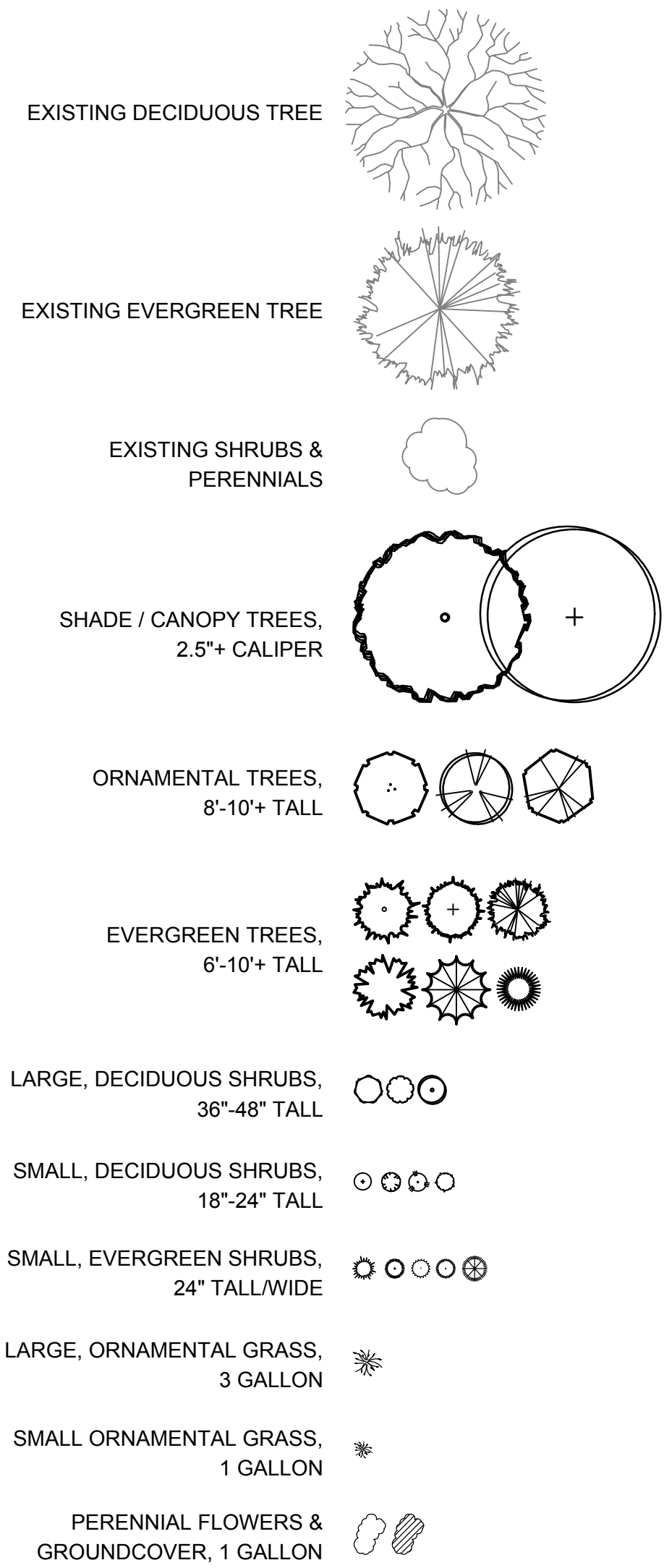
Plant & Materials List

NOTE!
NATIVE SEED VARIETIES FOR THE DETENTION SIDE SLOPES AND BASIN BOTTOM SHALL BE PROVIDED AT TIME OF FINAL LANDSCAPE PLAN.

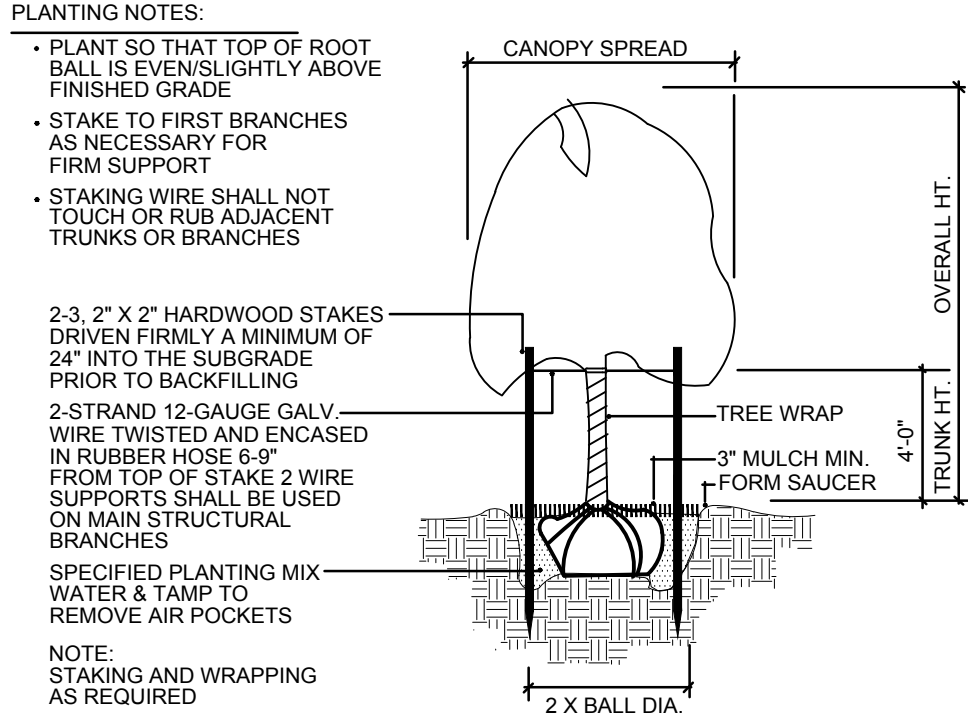
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
-	30	4" caliper	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
AS	4	4" caliper	Acer saccharum	Sugar Maple
CO	6	4" caliper	Celtis occidentalis	Hackberry
GT1	4	4" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
LT	3	4" caliper	Liriodendron tulipifera	Tulip Tree
PAMC	6	4" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
PCC	1	4" caliper	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear
Evergreen Trees				
-	22	8'-12' high	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
PGD10	1	10' high	Picea glauca 'Densata'	Black Hills Spruce
PGD8	2	8' high	Picea glauca 'Densata'	Black Hills Spruce
PM12	1	12' high	Pseudotsuga menziesii	Douglas Fir
PM10	3	10' high	Pseudotsuga menziesii	Douglas Fir
PS8	1	8' high	Pinus strobus	White Pine
Ornamental Trees				
-	38	8' high	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
-	15	8' high	-	Misc. sp. on house foundations (<i>species TBD at time of final</i>)
AC	4	8' high	Amelanchier canadensis	Shadblow Serviceberry
CM	1	8' high	Cornus mas	Comelian Cherry
MRR	2	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Flowering Crabapple
Large Deciduous Shrubs				
RCM	27	5 gal.	Rhus copallina 'Morton'	Praire Flame Shining Sumac
SMP	33	48"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
Ornamental Grasses				
PVN3	18	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Detention Plantings				
-	830	S.Y.	-	Native Seed Mix (<i>side slopes</i>)
-	830	S.Y.	-	DS-75 Erosion Control Blanket (<i>side slopes</i>)
-	1,260	S.Y.	-	Native Seed Mix (<i>bottom</i>)
-	1,260	S.Y.	-	SC-150 Erosion Control Blanket (<i>bottom</i>)
Materials				
-	8	C.Y.	-	Soil Amendments
-	24	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod

Plant Symbols Key

NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.

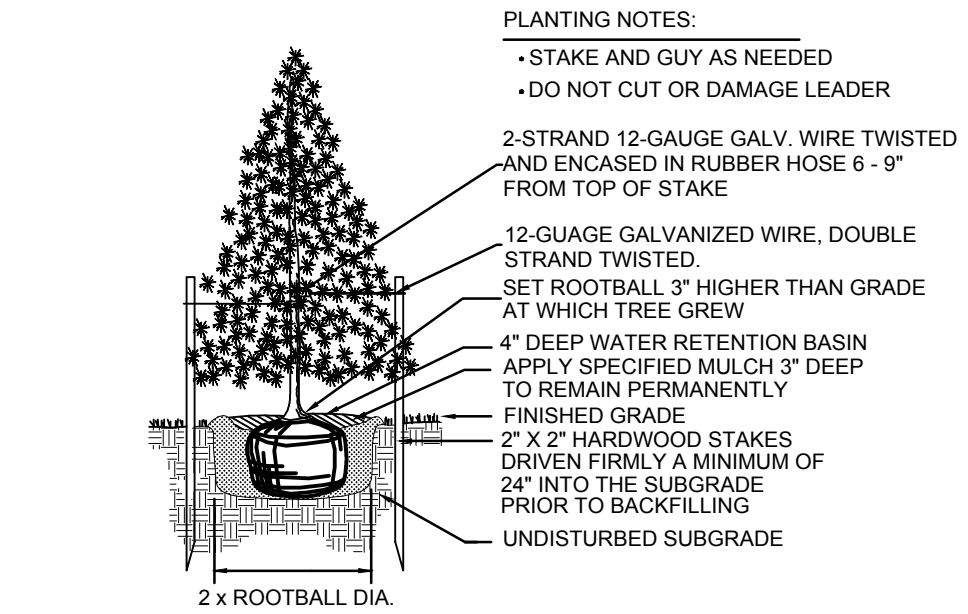


Planting Details



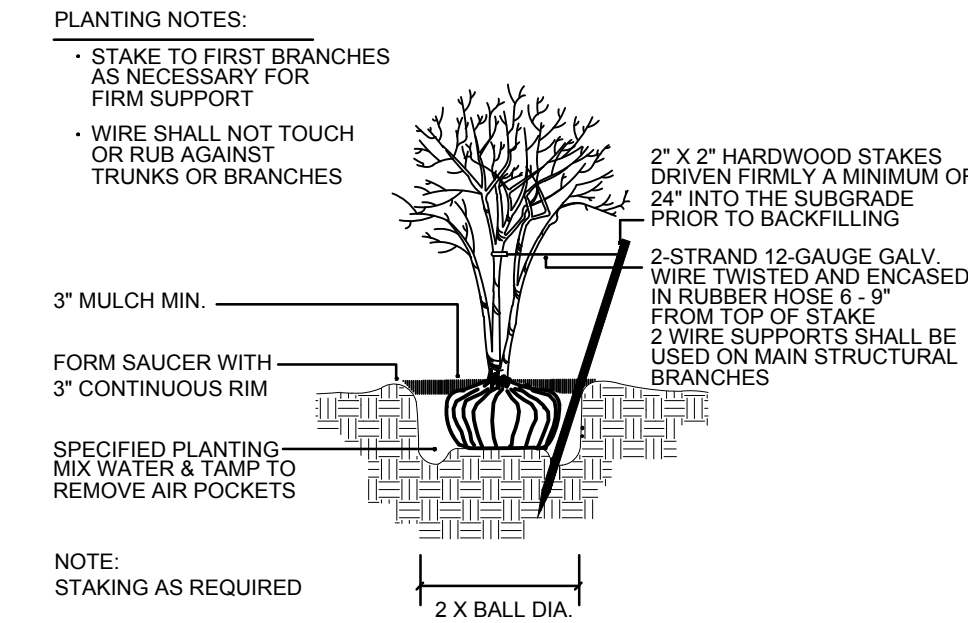
Tree Planting & Staking

NOT TO SCALE



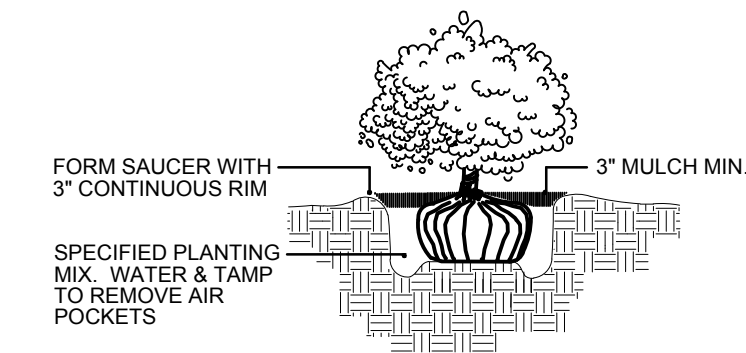
Evergreen Tree Planting

NOT TO SCALE



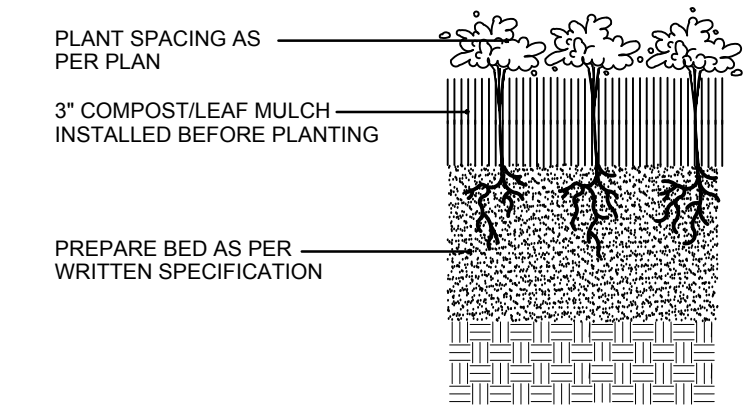
Multi-Trunk Tree Staking

NOT TO SCALE



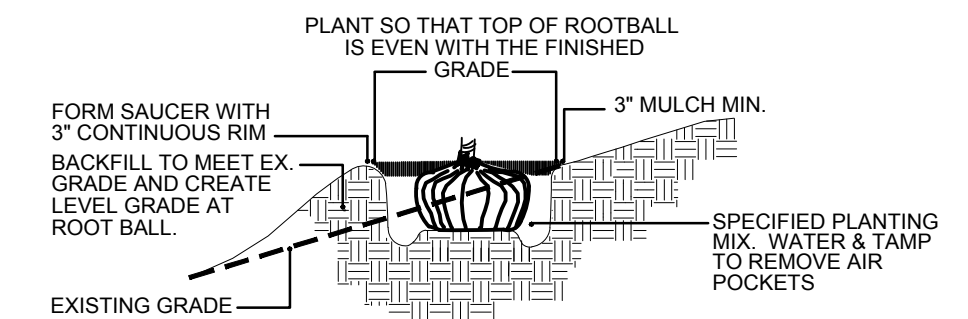
Shrub Planting

NOT TO SCALE



Perennial Planting

NOT TO SCALE



Hillside Planting

NOT TO SCALE



526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

Lexington Homes

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT 2/12/16
2.	PER CLIENT 2/17/16
3.	PER TREE PRES 2/17/16
4.	PER COMMENTS 4/4/16
5.	PER COMMENTS 4/11/16
6.	PER COMMENTS 4/12/16
7.	PER COMMENTS 4/13/16
8.	
9.	
10.	

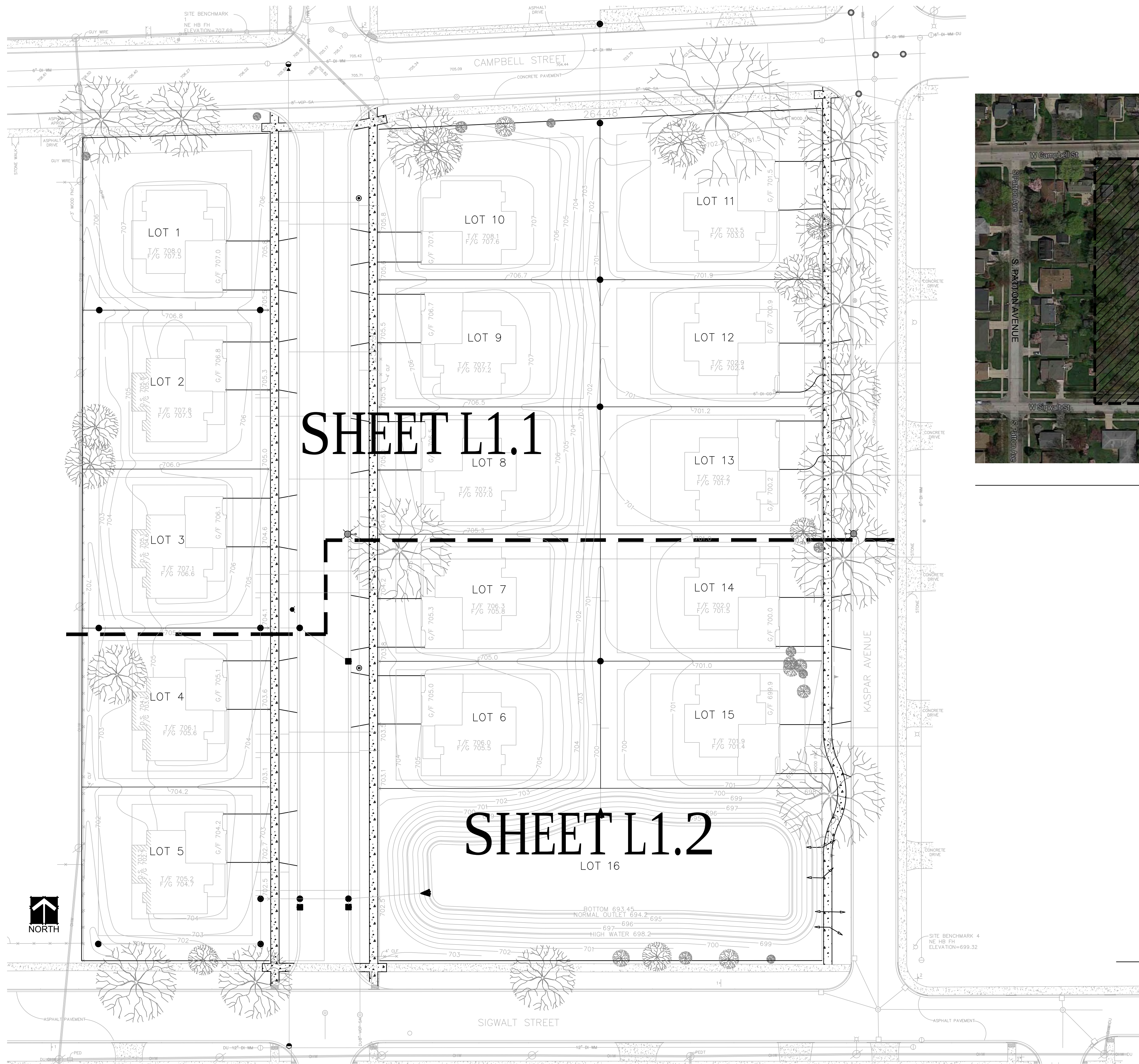
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

Preliminary Landscape Plan

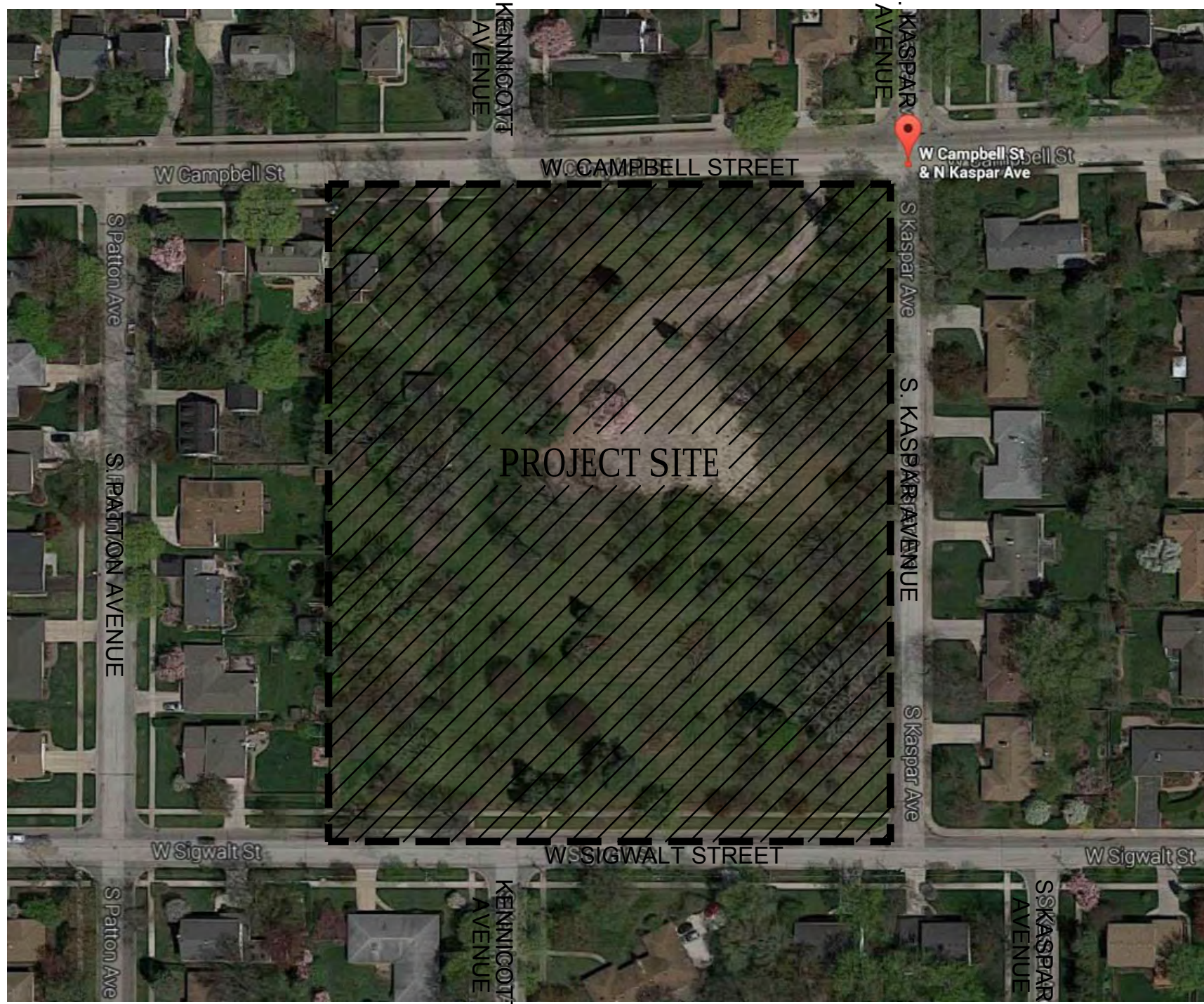
SHEET NUMBER

10.2

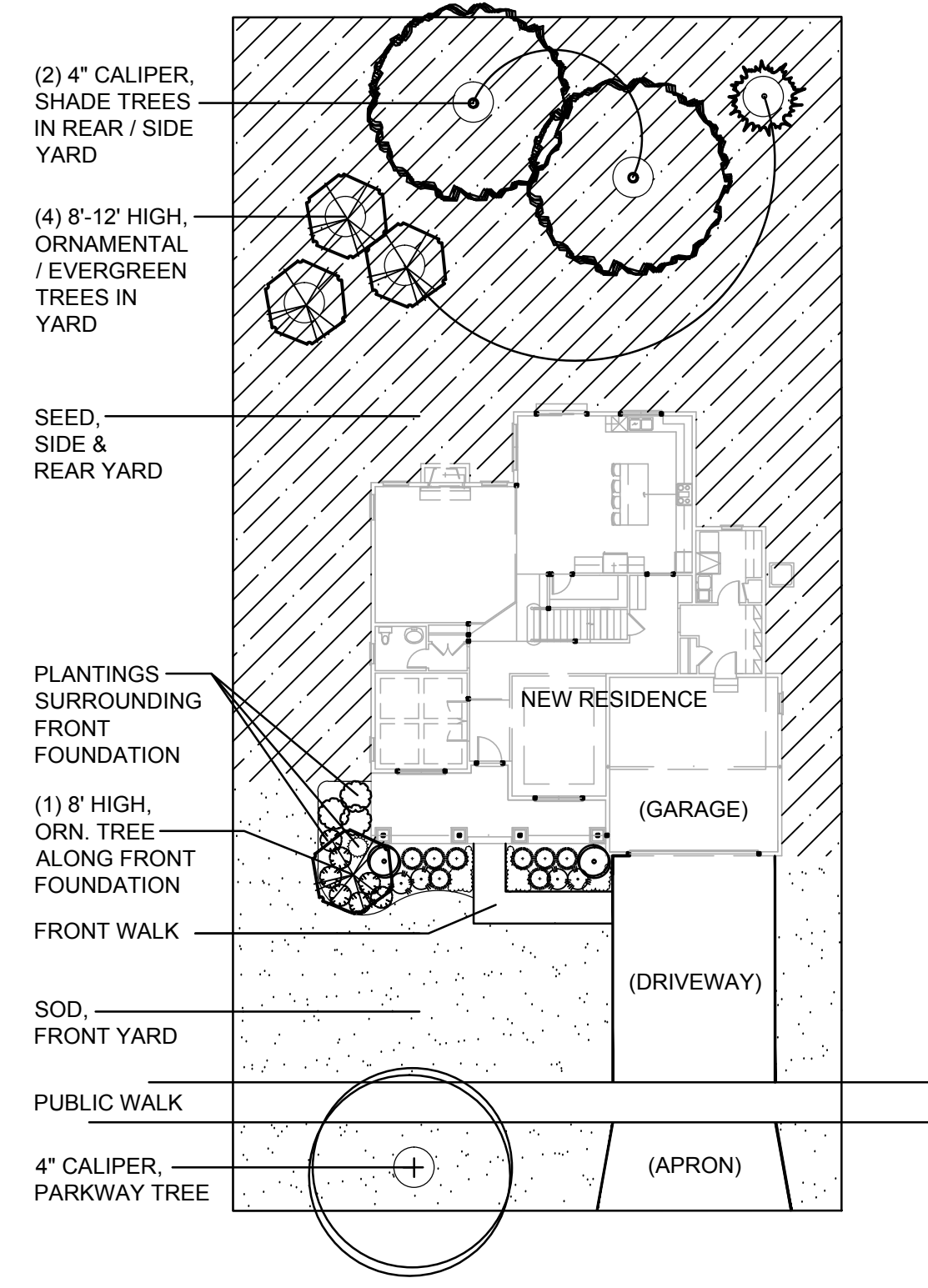


SHEET L1.1

SHEET L1.2



CONTEXT MAP
NOT TO SCALE



TYPICAL FOUDATION LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LAND DEVELOPMENT LANDSCAPE PLAN - SHEET KEY
SCALE: 1" = 30'-0"



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

**1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL**

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT 2/12/16
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5.	PER COMMENTS 4/11/16
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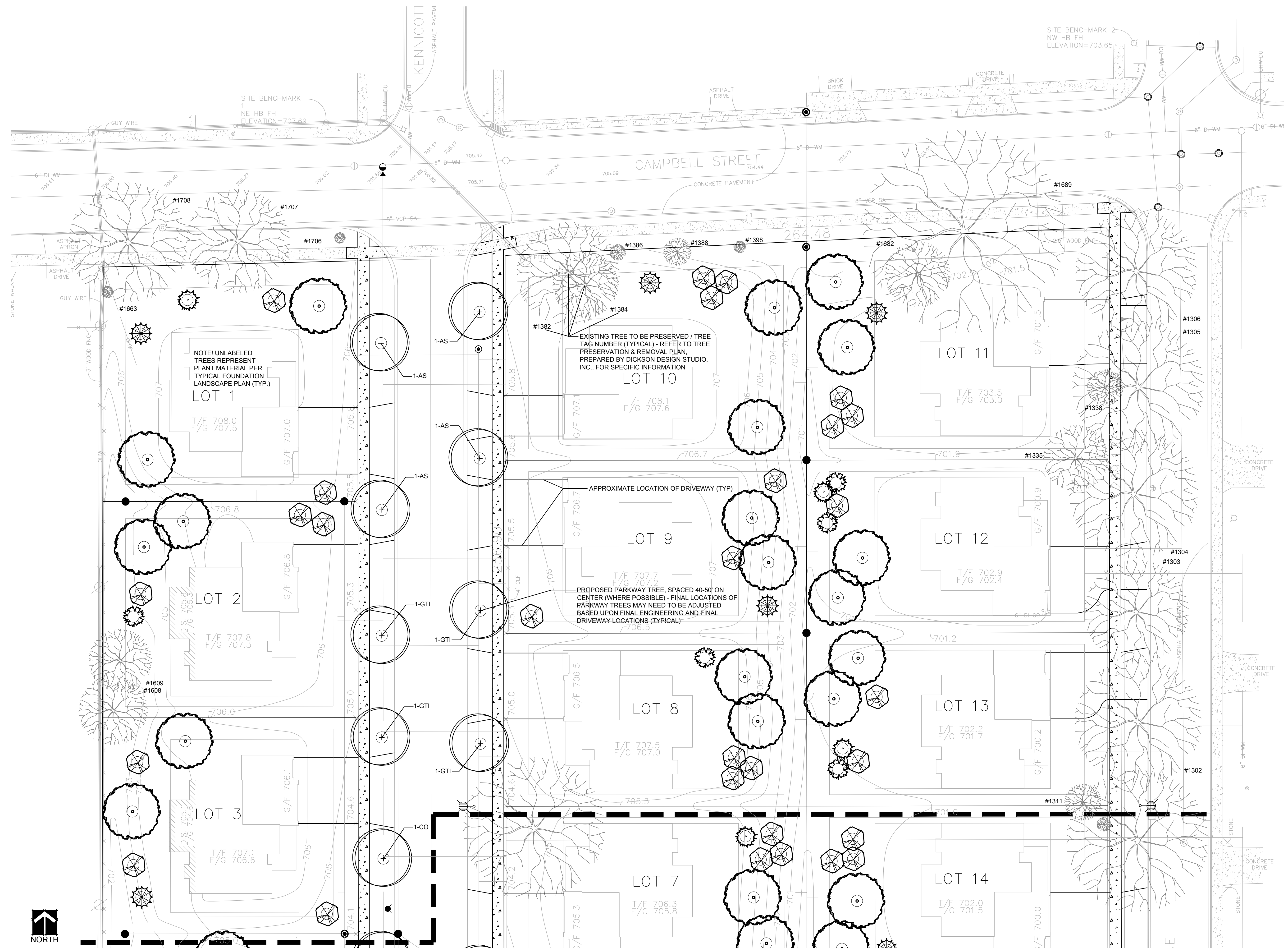
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.0



OVERALL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



dickson design
STUDIO

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT 2/12/16
2.	PER CLIENT 2/17/16
3.	PER TREE PRES 2/17/16
4.	PER COMMENTS 4/4/16
5.	PER COMMENTS 4/11/16
6.	PER COMMENTS 4/12/16
7.	PER COMMENTS 4/13/16
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1



SCALE: 1" = 20'-0"

11.2

- LEGEND**
- ACU = AIR CONDITIONING UNIT
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 - CLF = CHAIN-LINK FENCE
 - CO = CROSS NOTCH
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 - CONCRETE = CONCRETE

SEE NOTE S1:
CAST IRON TRAP TO REDUCE COMBINED SEWER ODORS.

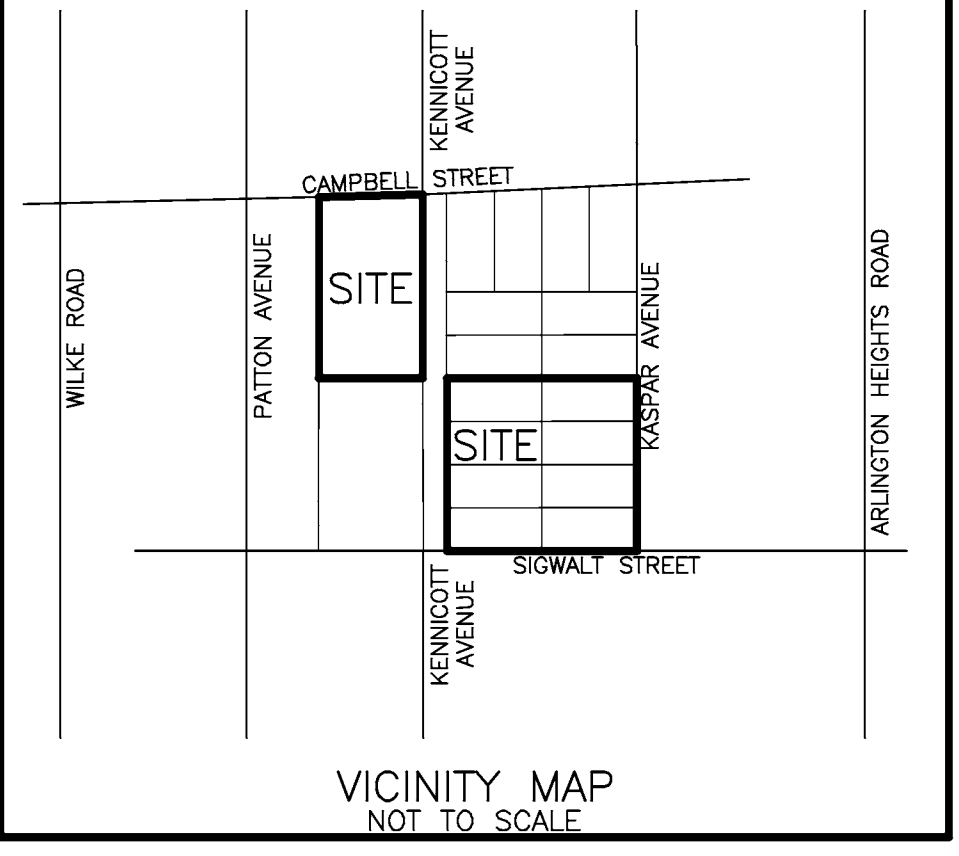
- SIGN NOTES:
- "SPEED LIMIT 25"
 - STREET SIGN
 - STOP SIGN

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP:
MAP NUMBER 170310203J EFFECTIVE DATE: AUGUST 19, 2008 INDICATES THAT THE TRACT
SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN).
NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS DO NOT
NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES
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NOTE D:
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A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE
ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 150300800476 EFFECTIVE DATE: AUGUST 27, 2015
PIN AS LISTED IN TITLE COMMITMENT: 03-30-308-002-0000,
03-30-420-007-0000, 03-30-420-008-0000, 03-30-420-009-0000,
03-30-420-010-0000, 03-30-420-013-0000, 03-30-420-014-0000,
03-30-420-015-0000 & 03-30-420-018-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS
CONTAINED WITHIN:
DOCUMENT 1506349002, RECORDED MARCH 4, 2015 (DEED - NOT PLOTTABLE)
DOCUMENT 9998851, RECORDED APRIL 24, 1926 (DEED - NOT PLOTTABLE)



TFW SURVEYING & MAPPING, INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
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847-548-6600
tfw@tfwsurvey.com FAX 548-6699
www.tfwsurvey.com

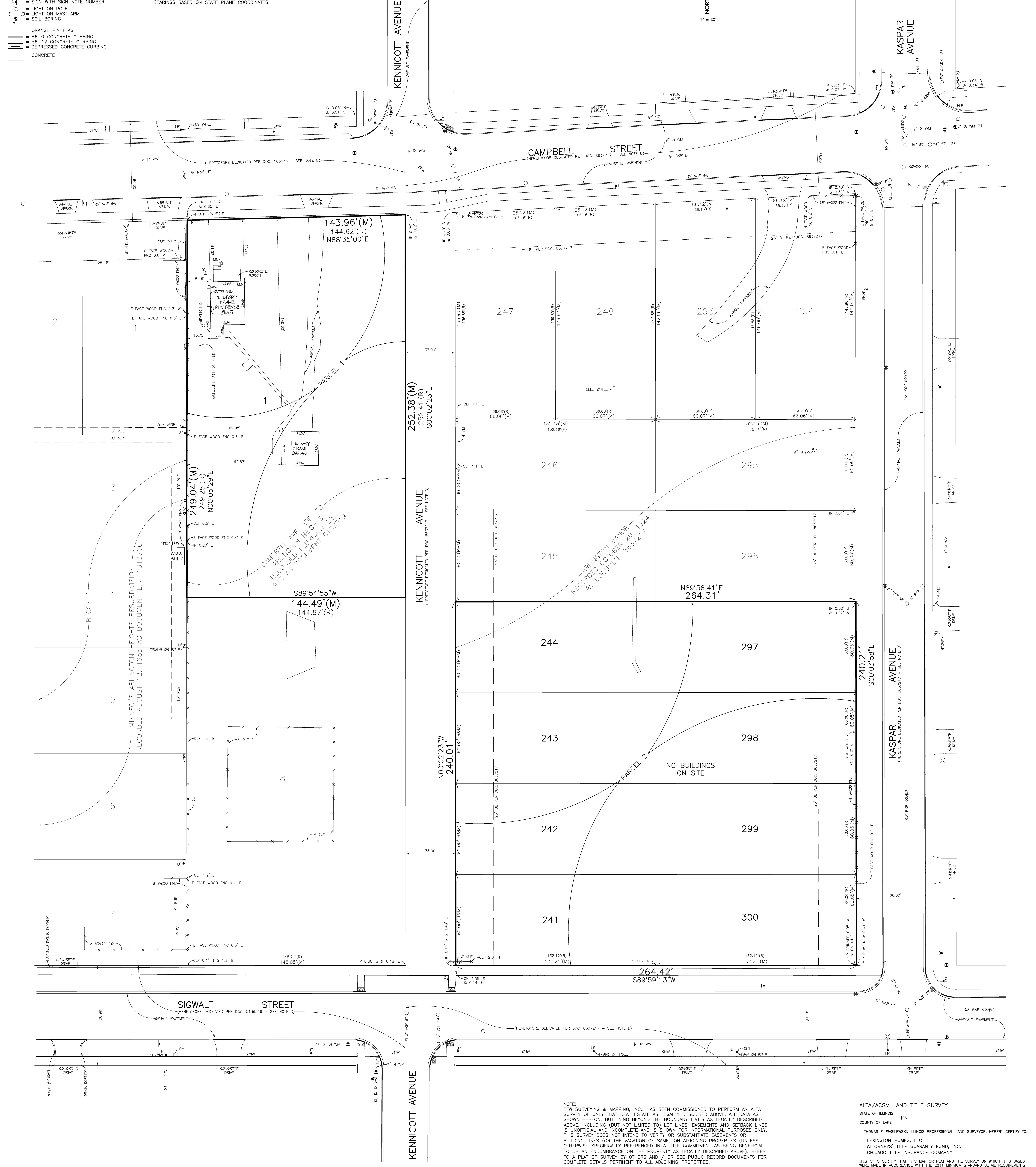
ALTA/ACSM LAND TITLE SURVEY
OF

PARCEL 1: LOT 1 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 241, 242, 243, 244, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 808 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

PARCEL 3 NOTE:
TITLE COMMITMENT REFERENCED HEREON INCLUDES PARCEL 3. PARCEL 3 FALLS IN KENNICOTT AVENUE HERETOFORE DEDICATED PER DOCUMENT 8637217. NO RECORD OF RIGHT OF WAY VACATION IS INCLUDED IN SAID COMMITMENT. PARCEL 3 IS NOT SHOWN OR INCLUDED HEREON.

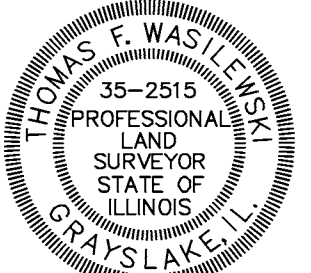


DATE: DECEMBER 3, 2015
ORDER NO: 151402
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
Copyright © TFW Surveying & Mapping, Inc. 2015. All rights reserved.
Professional Design Firm Registration #184-002793.

	AREA SUMMARY
PARCEL 1	36,154 SQ. FT. OR 0.8300 ACRES
PARCEL 2	63,477 SQ. FT. OR 1.4572 ACRES
TOTAL	99,631 SQ. FT. OR 2.2872 ACRES

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

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



ALTA/ACSM LAND TITLE SURVEY
STATE OF ILLINOIS
COUNTY OF LAKE

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:
LEXINGTON HOMES, LLC
ATTORNEYS' TITLE GUARANTY FUND, INC.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(G) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2015.

CERTIFIED AT GRAYS LAKE, ILLINOIS THIS 3rd DAY OF DECEMBER, 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

LEGEND

- ACU = AIR CONDITIONING UNIT
- BL = BUILDING LINE
- CLF = CHAIN-LINK FENCE
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- CO = CLEAN-OUT
- DI = DUCTILE IRON
- DU = DESTINATION UNKNOWN
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- DEPRESSED CONCRETE CURBING = DEPRESSED CONCRETE CURBING
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SEE NOTE S1:
CAST IRON TRAP TO REDUCE COMBINED SEWER ODORS.

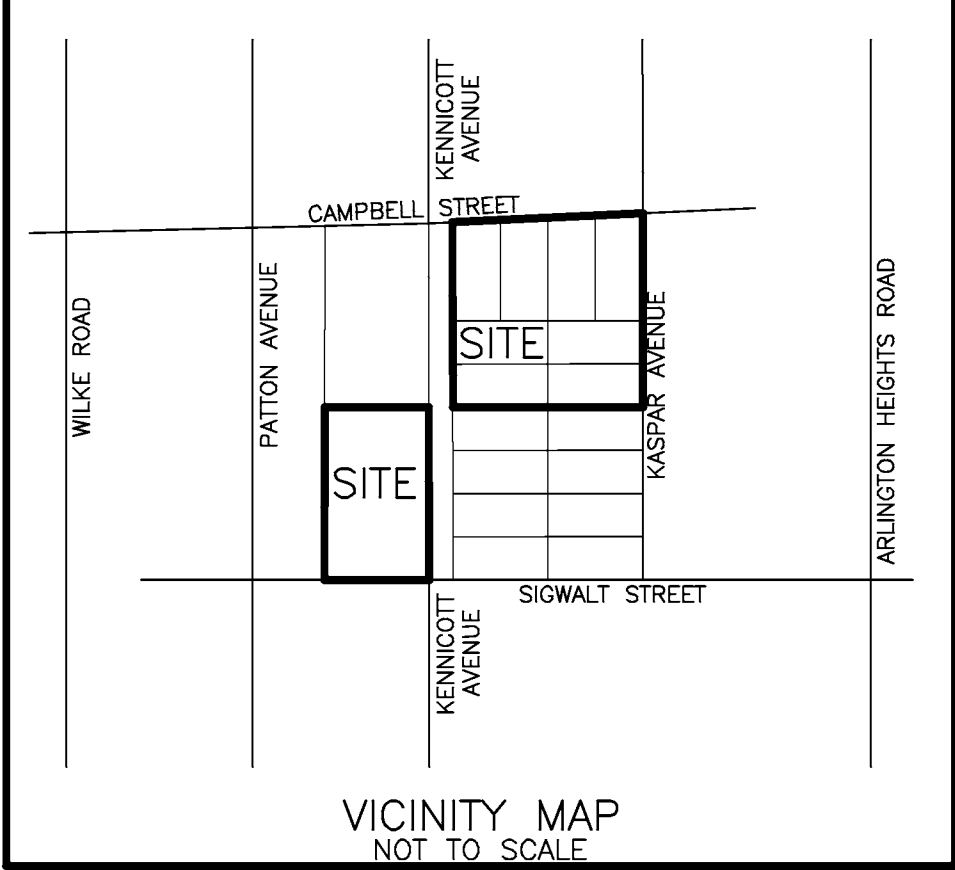
SIGN NOTES:
1. "SPEED LIMIT 25"
2. STREET SIGN
3. STOP SIGN

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP:
MAP NUMBER 17031C0203J EFFECTIVE DATE: AUGUST 19, 2008 INDICATES THAT THE TRACT
SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
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BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 15030800478 EFFECTIVE DATE: SEPTEMBER 3, 2015
PIN AS LISTED IN TITLE COMMITMENT: 03-30-308-004-0000,
03-30-420-001-0000, 03-30-420-002-0000, 03-30-420-003-0000,
03-30-420-004-0000, 03-30-420-005-0000, 03-30-420-006-0000,
03-30-420-011-0000 & 03-30-420-012-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS
CONTAINED WITHIN:
DOCUMENT 1509801038, RECORDED APRIL 8, 2015 (DEED - NOT PLOTTABLE)
DOCUMENT 9998851, RECORDED APRIL 24, 1928 (DEED - NOT PLOTTABLE)
DOCUMENT 10806919, RECORDED DECEMBER 10, 1930 (DEED - NOT PLOTTABLE)



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tfw@tfwsurvey.com FAX 548-6699
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ALTA/ACSM LAND TITLE SURVEY

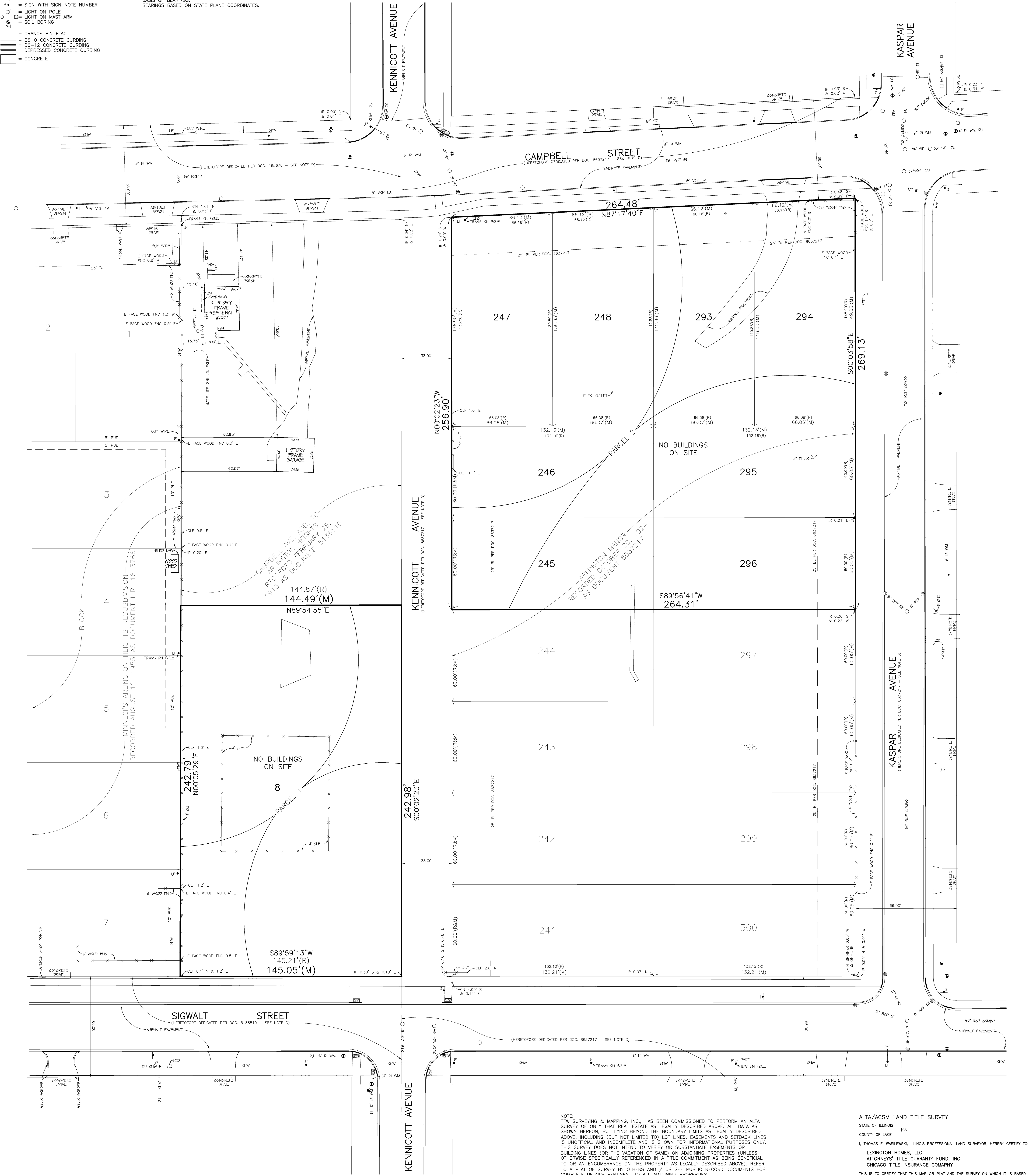
OF

PARCEL 1: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 808 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

NORTH
1" = 20'



AREA SUMMARY	
PARCEL 1	35,162 SQ. FT. OR 0.8072 ACRES
PARCEL 2	69,503 SQ. FT. OR 1.5956 ACRES
TOTAL	104,665 SQ. FT. OR 2.4028 ACRES

NOTE:
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ALTA/ACSM LAND TITLE SURVEY
STATE OF ILLINOIS
COUNTY OF LAKE

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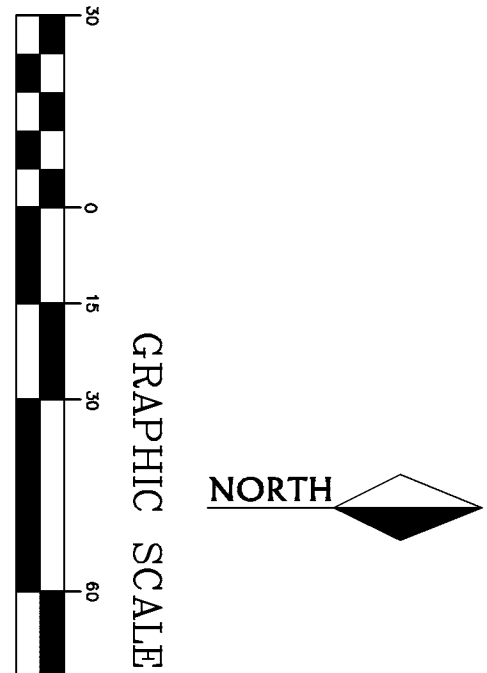
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ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

LEGEND

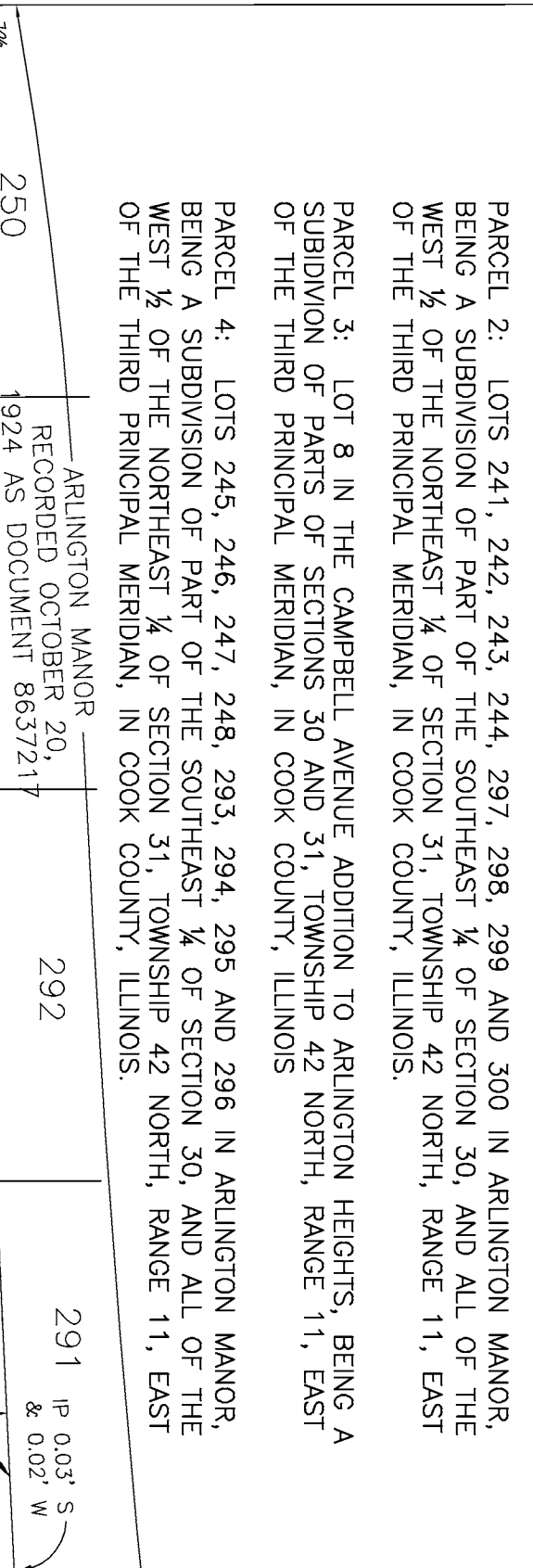
BL = BUILDING LINE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT

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BENCHMARK:
NOS. STATION COGS 18 (A29849)
STATION COGS 18 (A29849) APPROXIMATELY 1.3 MI. SOUTHEAST OF PALATINE IN THE VILLAGE LIMITS OF ARLINGTON HEIGHTS IN SECTION 7, T42N, R11E. STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF IL RT 68 AND IL RT 53. 29 FT SOUTH OF THE CENTRELINE OF EASTBOUND RT 68. STATION IS 190 FT NORTH-NORTHEAST OF A 12 INCH CEMENT CULVERT, 62 FT EAST OF A PK VAL IN THE PAVEMENT LOCATED IN NORTHBOUND RT 53, 40.2 FT NORTH-EAST OF A PK VAL IN A DECIDUOUS TREE, 29 FT WEST OF THE CONCRETE DITCH, 12 FT SOUTHEAST OF THE DECIDUOUS OVERPASS WALL, 11 FT SOUTH OF THE BACK OF CURB OF RT 68, AND 2.0 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. ELEVATION=738.25 NAVD 88 DATUM

KENNICOTT AVENUE



KASPAR AVENUE

PRELIMINARY PLAT

LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 241, 242, 243, 244, 245, 246, 247, 248, 293, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

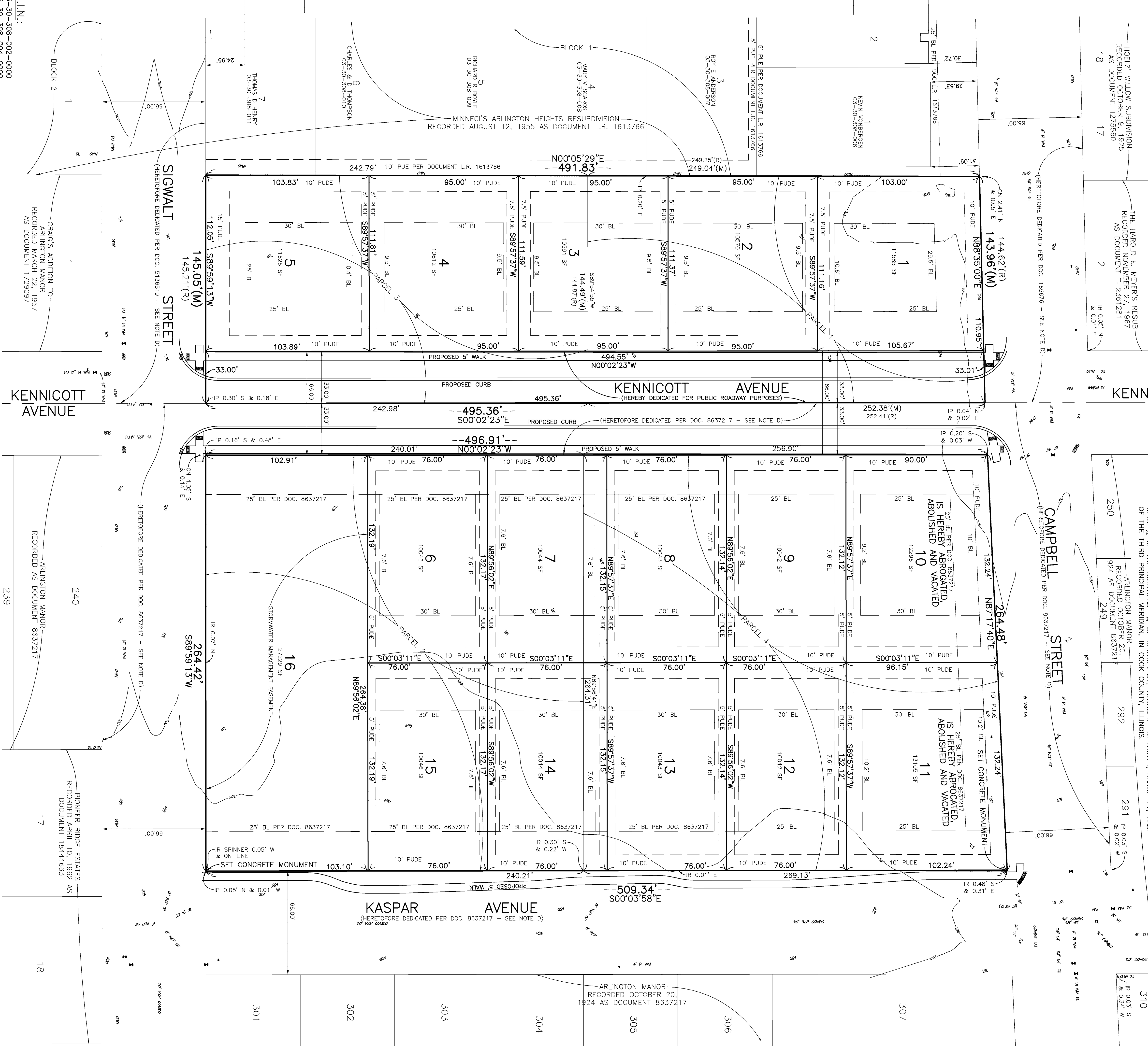
LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 241, 242, 243, 244, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



P.I.N.:

03-30-308-002-0000
03-30-308-004-0000
03-30-308-001-0000
03-30-420-002-0000
03-30-420-003-0000
03-30-420-004-0000
03-30-420-005-0000
03-30-420-006-0000
03-30-420-007-0000
03-30-420-008-0000
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03-30-420-011-0000
03-30-420-012-0000
03-30-420-013-0000
03-30-420-014-0000
03-30-420-015-0000
03-30-420-016-0000

NOTE: NO PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, PLANTERS, AND POOLS ARE ALLOWED WITHIN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT. ANY FENCES INSTALLED IN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT ARE SUBJECT TO REMOVAL BY THE VILLAGE IN CASE OF REPAIR OF UTILITIES OR DRAINAGE. REPLACEMENT OF THE FENCE WILL BE THE OWNERS EXPENSE.

OWNER/DEVELOPER:
LEXINGTON HOMES
1731 N. MARCEY ST., STE. 200
CHICAGO, IL 60614

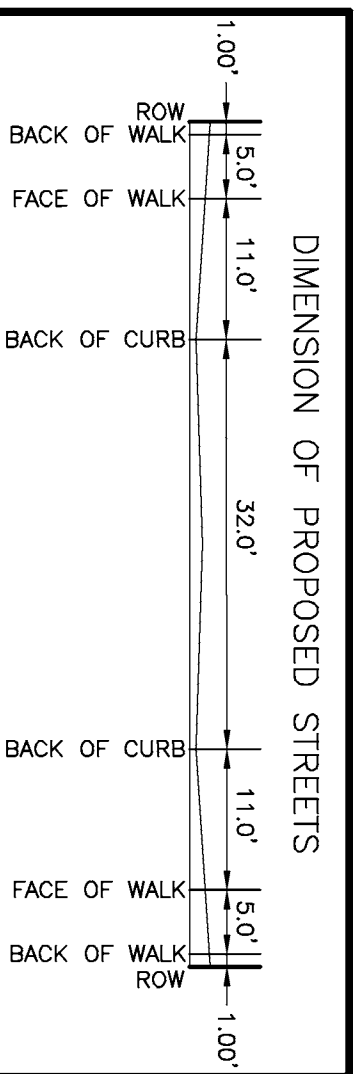
NOTE:
IRON PIPES TO BE SET AT
PROPERTY CORNERS AND CONCRETE
MONUMENTS TO BE SET AS SHOWN.

AREA SUMMARY

PARCEL 1	36,154 SQ. FT. OR 0.8300 ACRES
PARCEL 2	63,477 SQ. FT. OR 1.4572 ACRES
PARCEL 3	35,162 SQ. FT. OR 0.8072 ACRES
PARCEL 4	69,503 SQ. FT. OR 1.5956 ACRES
TOTAL	204,296 SQ. FT. OR 4.6900 ACRES

PREPARED BY:

TFW SURVEYING & MAPPING
LAND SURVEYING, 1100 GRAVITY DRIVE, ARLINGTON HEIGHTS, ILLINOIS 60030
888 EAST BELVIDERE ROAD, SUITE 413, GRAYSLAKE, ILLINOIS 60030
847-548-6600
tfw@tfwsurvey.com
www.tfwsurvey.com



NOTE:
ALL LOTS ARE SUBJECT TO COVENANTS, CONDITIONS
AND RESTRICTIONS CONTAINED IN "DECLARATION"
FOR LEXINGTON TOWNE AT ARLINGTON HEIGHTS",
RECORDED AS DOCUMENT _____

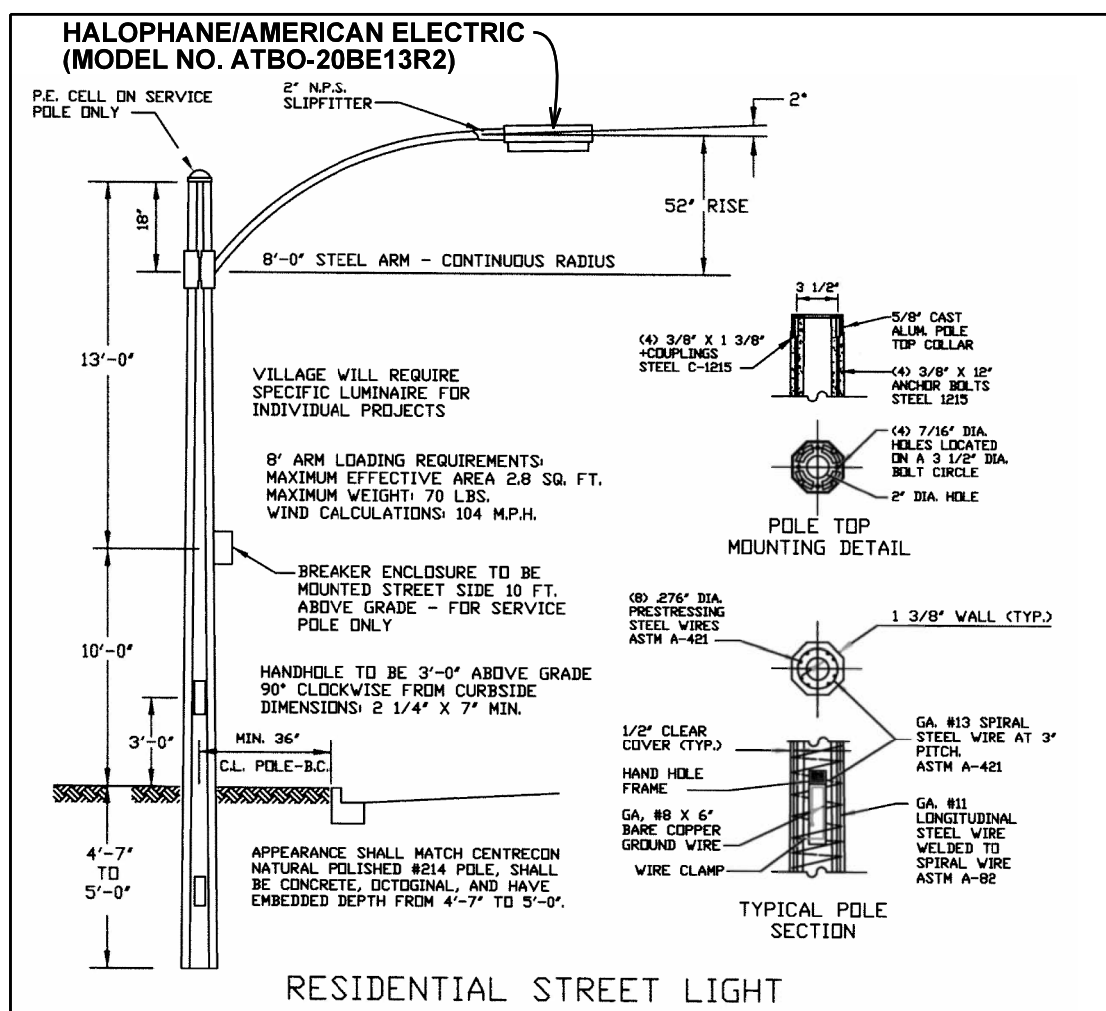
BUILDING LINE NOTE:
ALL BUILDING LINES SHOWN HEREON ARE HEREBY
CREATED, EXCEPT THOSE NOTED WITH RECORDING
INFORMATION.

BAISIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

DATE	CHECKED BY	REVISION
2-04-2016	108	ORIGINAL PUBLICATION

<u>EXISTING</u>	<u>PROPOSED</u>		<u>EXISTING</u>	<u>PROPOSED</u>	
		SANITARY SEWER			FENCE
		STORM SEWER			GAS MAIN
		P.V.C. STORM SEWER			TELEPHONE CABLE
		COMBINED SEWER			ELECTRIC CABLE
		WATER MAIN			RETAINING WALL
		DRAIN TILE			UTILITY POLE
		TRENCH BACKFILL			PEDESTAL
		MANHOLE			TRANSFORMER
		CATCH BASIN			DECIDUOUS TREE, DIAMETER
		INLET			EVERGREEN TREE, HEIGHT
		2' STORM MANHOLE			SOIL BORING
		INLET MANHOLE	T/F 600.0	T/F 600.0	TOP OF FOUNDATION
		CLEAN-OUT	V/G 600.0	V/G 600.0	FINISHED GRADE
		VALVE VAULT	+600.0	+600.0	SPOT ELEVATION
		VALVE BOX	1/4 600.0	1/4 600.0	TOP OF CURB ELEVATION
		BUFFALO BOX	F/A 600.0	F/A 600.0	FLOW LINE OF GUTTER
		FIRE HYDRANT	600-	600-	CONTOUR
		STREET LIGHT			DITCH
		FLARED END SECTION			DRAINAGE FLOW
		HEADWALL	R-600.0	R-600.0	OVERLAND FLOW
		CURB & GUTTER	I-600.0	I-600.0	IRM ELEVATION
		CURB & REVERSE GUTTER PITCH			VERTICAL ELEVATION
		DEPRESSED CURB & GUTTER			

ARLINGTON HEIGHTS MONUMENT NO. 51
4" DIA. ALUMINUM DISC IN GROUND 29' +/- SOUTH OF THE CENTERLINE OF CAMPBELL STREET AND
33' +/- EAST OF THE CENTERLINE OF DWYER AVENUE AT SOUTHEAST CORNER OF THE INTERSECTION.
ELEVATION: 708.03 NAVD 1988

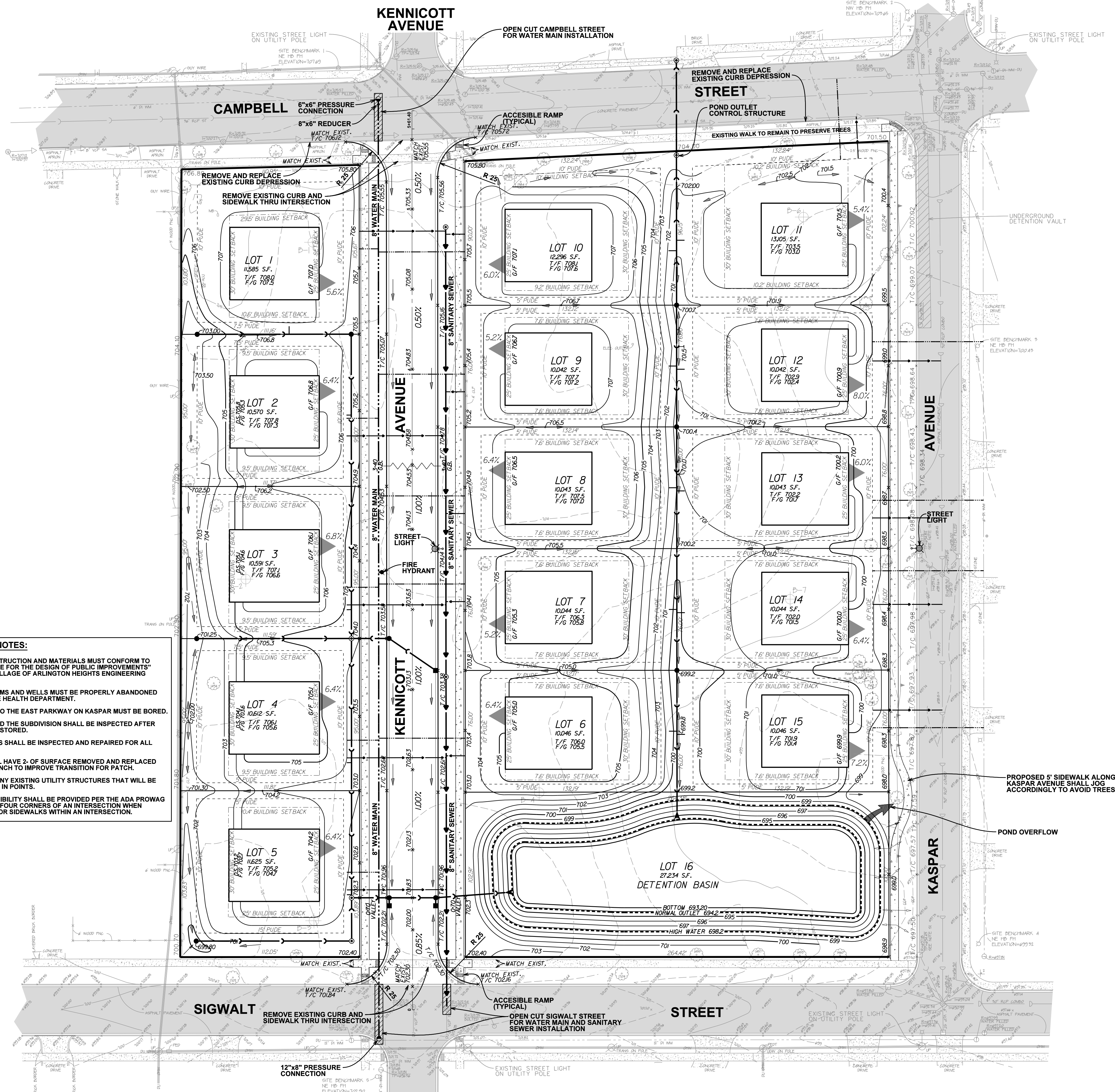


<u>Site Requirements:</u>		<u>Impervious Areas:</u>	
Site Area	5.08 Acres	Roadway and Sidewalk	0.54 Acres
<u>Allowed Release Rate</u>	<u>0.94 cfs</u>	50% Lot Coverage	1.85 Acres
<u>Area (0.19 cb / ac)</u>		<u>Total Impervious</u>	<u>2.39 Acres</u>
Perious Area	2.69 Acres	53%	
Impenous Area	2.39 Acres	47%	
<u>C-Factor:</u>			
Perious Surface	0.70 Acres		
Impenous Surface	0.65 Acres		
<u>Weighted C Factor</u>	<u>0.71</u>		

A	B	C	D	E	F	G	H	I	J	K
Runoff Factor "C"	Storm Duration	Storm Duration	Rainfall Intensity	Site Area	Inflow Rate	Release Rate	Storage Rate	Storage Rate	Storage Rate	Storage Rate
	(minutes)	(hours)	(in/hr)	"A" (acres)	(cfs)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.712	5	10	10.02	5.000	39.48	0.914	38.57	11.570	0.266	
0.712	10	15	10.02	5.000	36.23	0.914	35.73	21.188	0.688	
0.712	15	20	10.02	5.000	33.00	0.914	32.93	30.808	0.948	
0.712	30	0.50	5.000	5.000	20.25	0.914	19.33	34.788	0.799	
0.712	30	1.00	3.56	5.000	12.67	0.914	11.98	40.044	0.988	
0.712	30	2.00	2.50	5.000	8.59	0.914	8.09	46.610	0.988	
0.712	120	2.00	2.24	5.000	8.10	0.914	7.18	51.727	1.125	
0.712	180	2.00	1.62	5.000	5.86	0.914	4.94	53.381	1.285	
0.712	240	1.00	1.00	5.000	4.03	0.914	3.37	58.122	1.476	
0.712	300	0.50	1.08	5.000	3.90	0.914	2.99	63.626	1.228	
0.712	360	0.00	0.98	5.000	3.43	0.914	2.52	64.839	1.260	
0.712	420	0.00	0.95	5.000	3.00	0.914	2.00	65.878	1.507	
0.712	480	0.00	0.75	5.000	2.71	0.914	1.80	51.760	1.148	
0.712	540	8.00	0.68	5.000	2.26	0.914	1.54	50.030	1.149	
0.712	600	10.00	0.50	5.000	2.29	0.914	1.29	48.862	1.108	
0.712	660	12.00	0.59	5.000	2.13	0.914	1.22	48.262	1.108	
0.712	720	11.00	0.55	5.000	1.99	0.914	1.07	48.402	1.065	
0.712	780	10.00	0.50	5.000	1.88	0.914	0.97	48.081	1.051	
0.712	840	14.00	0.49	5.000	1.77	0.914	0.86	43.203	0.982	
0.712	900	15.00	0.46	5.000	1.60	0.914	0.75	40.431	0.923	
0.712	960	16.00	0.45	5.000	1.54	0.914	0.71	36.878	0.877	
0.712	1020	17.00	0.41	5.000	1.48	0.914	0.57	32.719	0.786	
0.712	1080	18.00	0.39	5.000	1.41	0.914	0.55	31.188	0.737	

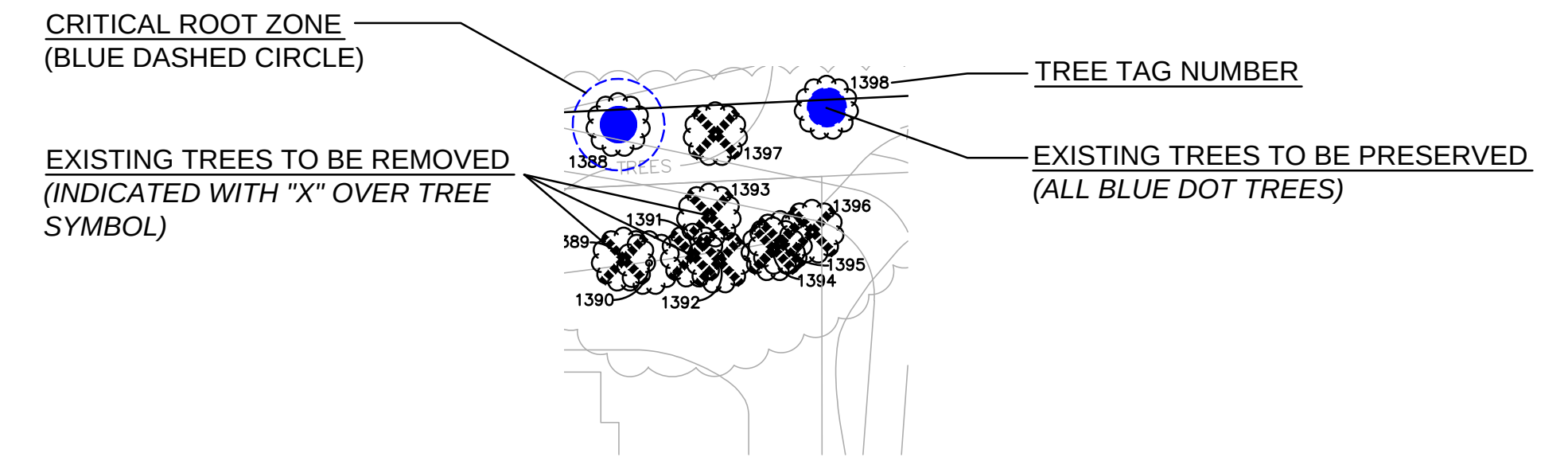
Provided Detention Volume = 1.30 Ac-Ft

1. ALL METHODS OF CONSTRUCTION AND MATERIALS MUST CONFORM TO "A MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC IMPROVEMENTS" AS PROVIDED BY THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT.
2. EXISTING SEPTIC SYSTEMS AND WELLS MUST BE PROPERLY ABANDONED AND WITNESSED BY THE HEALTH DEPARTMENT.
3. THE WATER SERVICES TO THE EAST PARKWAY ON KASPAR MUST BE BORED.
4. ALL SIDEWALKS AROUND THE SUBDIVISION SHALL BE INSPECTED AFTER CONSTRUCTION AND RESTORED.
5. SIDEWALK ON ALL SIDES SHALL BE INSPECTED AND REPAIRED FOR ALL DEFICIENCIES.
6. UTILITY PATCHES SHALL HAVE 2" OF SURFACE REMOVED AND REPLACED ON EITHER SIDE OF TRENCH TO IMPROVE TRANSITION FOR PATCH.
7. VERIFY CONDITION OF ANY EXISTING UTILITY STRUCTURES THAT WILL BE UTILIZED INCLUDING TIE IN POINTS.
8. ADA SIDEWALK ACCESSIBILITY SHALL BE PROVIDED PER THE ADA PROWAG REQUIRES AT ALL FOUR CORNERS OF AN INTERSECTION WHEN WORKING ON STREETS OR SIDEWALKS WITHIN AN INTERSECTION.



F 2 SHEETS

SYMBOLS KEY



SPECIES SUMMARY

Botanical Name	Common Name	Cond. 1	Cond. 2	Cond. 3	Cond. 4	Cond. 5	Cond. 6	Number of Trees Inventoried	Percentage of Trees Inventoried
Abies concolor	Concolor Fir			1				1	0.3%
Acer negundo	Boxelder Maple		1	16	2			19	5%
Acer platanoides	Norway Maple		6	18	8			32	9%
Acer rubrum	Red Maple			1				1	0.3%
Acer saccharinum	Silver Maple		2	13	1	1		17	5%
Acer saccharum	Sugar Maple			1				1	0.3%
Aesculus hippocastanum	Horsechestnut			2	1		2	5	1%
Ailanthus altissima	Tree-of-Heaven		2					2	1%
Betula papyrifera	Paper Birch			1	1		3	5	1%
Catalpa spp.	Catalpa		1	2				3	1%
Celtis occidentalis	Hackberry		17	10	5			32	9%
Cornus kousa	Kousa Dogwood			2				2	1%
Cornus spp.	Dogwood			1	1			2	1%
Crataegus crus-galli	Cockspur Hawthorn			3				3	1%
Crataegus spp.	Hawthorn			1	3			4	1%
Fraxinus americana	White Ash			1				1	0.3%
Fraxinus pennsylvanica	Green Ash		1	3	6	3	1	14	4%
Gleditsia triacanthos	Honeylocust		5	13				18	5%
Juglans nigra	Black Walnut		2	3				5	1%
Juniperus virginiana	Eastern red-cedar		1	16	6	1		24	6%
Magnolia x soulangeana	Saucer Magnolia							2	1%
Malus spp.	Crabapple		2	9	4			15	4%
Morus spp.	Mulberry		3	37	3			43	12%
Picea glauca	White Spruce			2	3		4	9	2%
Picea pungens	Colorado Blue Spruce			2			1	3	1%
Pinus nigra	Austrian Pine			2				2	1%
Pinus resinosa	Red Pine			1				1	0.3%
Pinus sylvestris	Scots Pine			2				2	1%
Populus deltoides	Cottonwood			3	1			4	1%
Prunus serotina	Black Cherry		3	9	3			15	4%
Pyrus calleryana	Callery Pear				1			1	0.3%
Quercus palustris	Pin Oak			3				3	1%
Rhus glabra	Smooth Sumac			19				19	5%
Taxus x media	Yew			4				4	1%
Tilia cordata	Littleleaf Linden			1				1	0.3%
Ulmus americana	American Elm		7	29	6			42	11%
Ulmus pumila	Siberian Elm			15	1			16	4%
		0	53	246	58	5	11	373	100%

TREE PRESERVATION & REMOVAL SUMMARY

EXISTING CONDITIONS

TOTAL TREES:	373
TOTAL CALIPER INCHES:	3,228.00

PROPOSED CONDITIONS

TOTAL TREES PRESERVED:	41 (10.99%)
TOTAL INCHES PRESERVED:	583.00 (18.06%)
TOTAL TREES REMOVED:	332 (INCLUDES (1) PARKWAY TREE REMOVAL ALONG CAMPBELL STREET)
TOTAL CALIPER INCHES REMOVED:	2,645.00

TREE INVENTORY LISTING

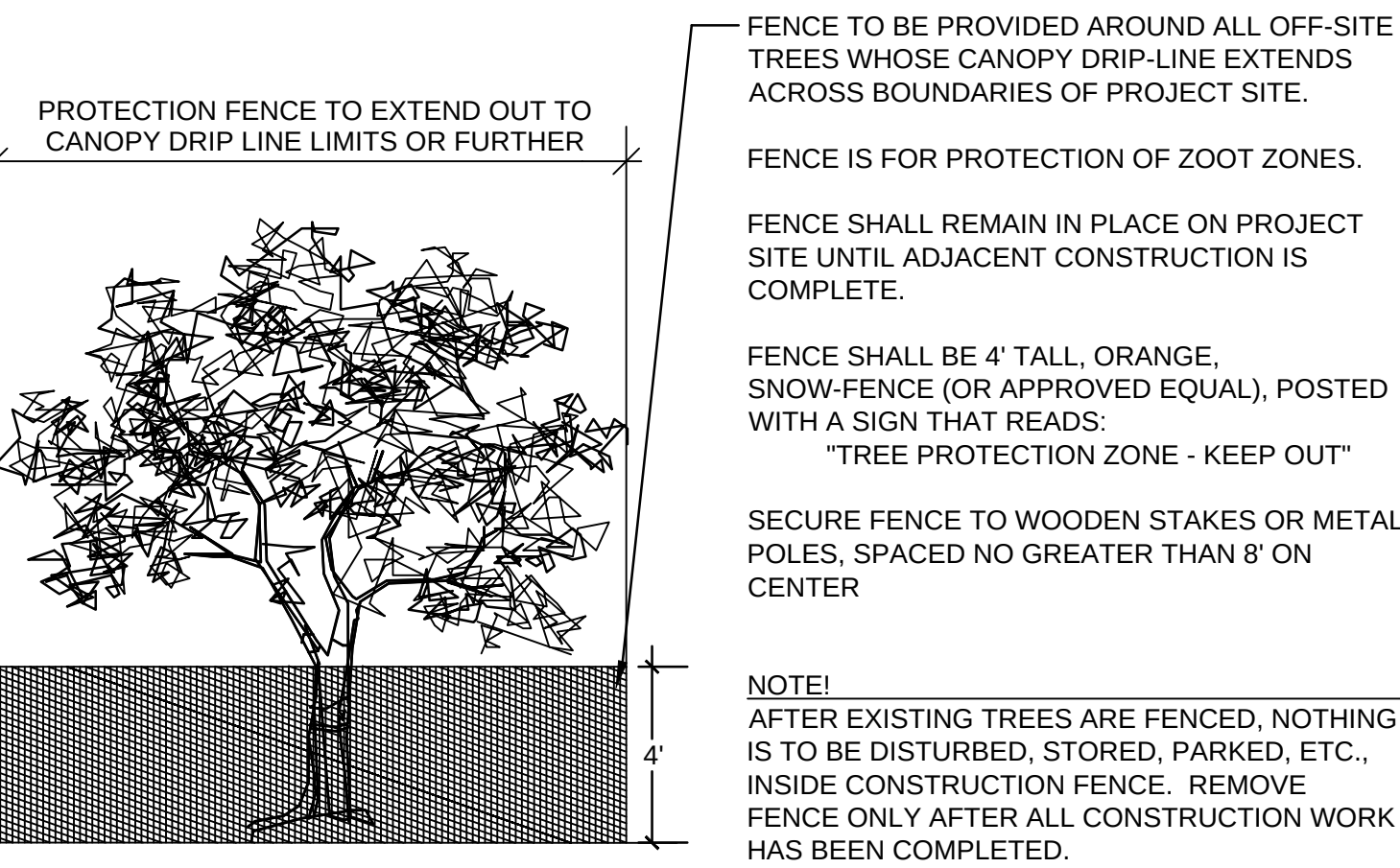
NOTES!
- ALL OFFSITE, EXISTING TREES SHALL BE PRESERVED.
- TREE INVENTORY WAS COMPLETED BY CERTIFIED ARBORISTS: URBAN FOREST MANAGEMENT (FOX RIVER GROVE, IL TEL 847.516.9708)

REFER TO TREE INVENTORY SPREADSHEET, AN ADDENDUM TO THIS PLAN

NOTES

1. TREE PRESERVATION:
- A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**
- B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
- E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
- L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- N. ALL OFF-SITE TREES SHALL BE PRESERVED.
- O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

TREE PROTECTION FENCE DETAIL



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 3, 2016

REVISIONS

1.	PER INTERNAL REVIEW 2/4/16
2.	PER INTERNAL REVIEW 2/12/16
3.	PER TREE PRES 2/17/16
4.	PER COMMENTS 4/11/16
5.	PER COMMENTS 4/12/16
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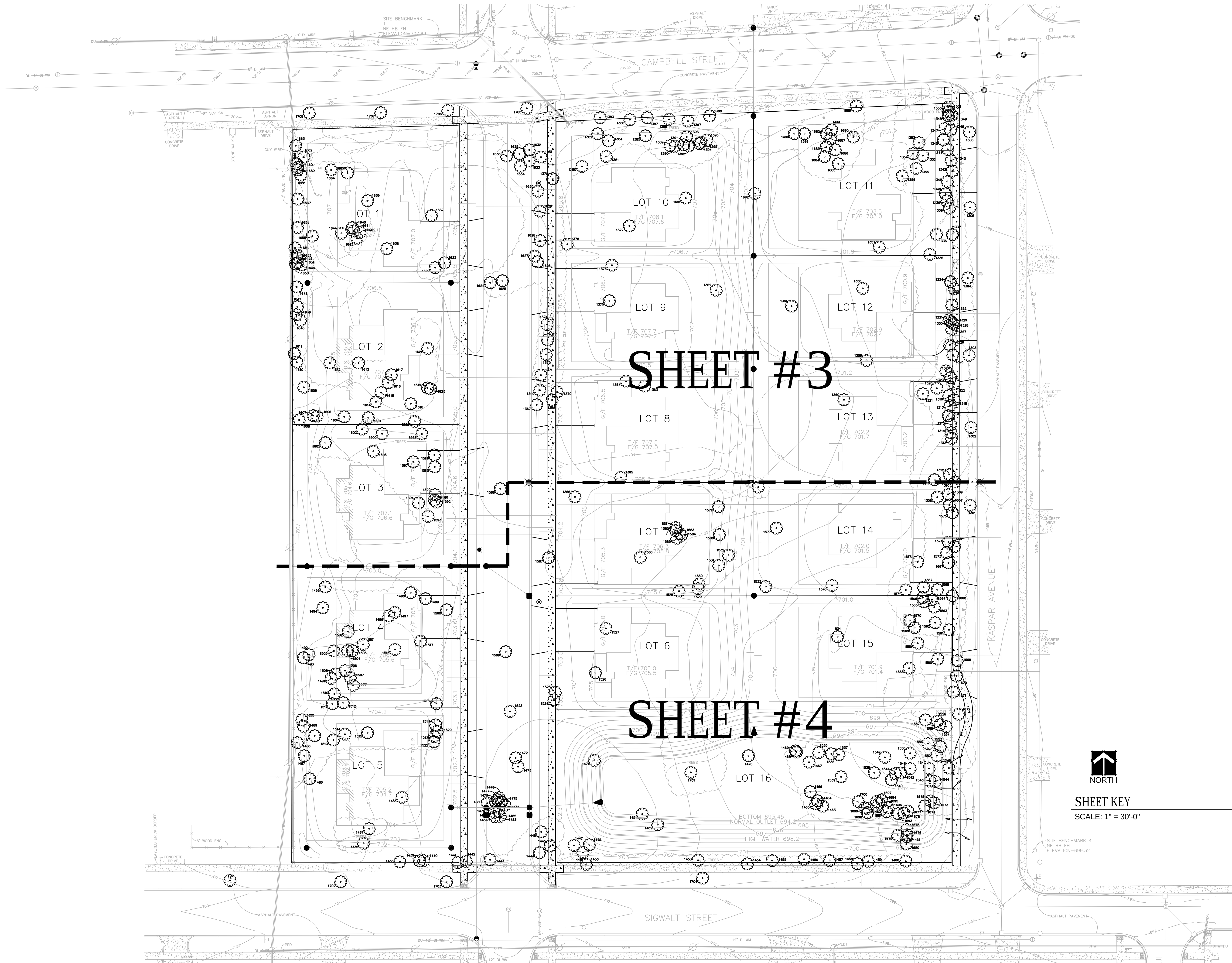
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

TREE PRESERVATION &
REMOVAL PLAN

SHEET NUMBER

1 OF 4



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS
LEXINGTON HOMES
1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

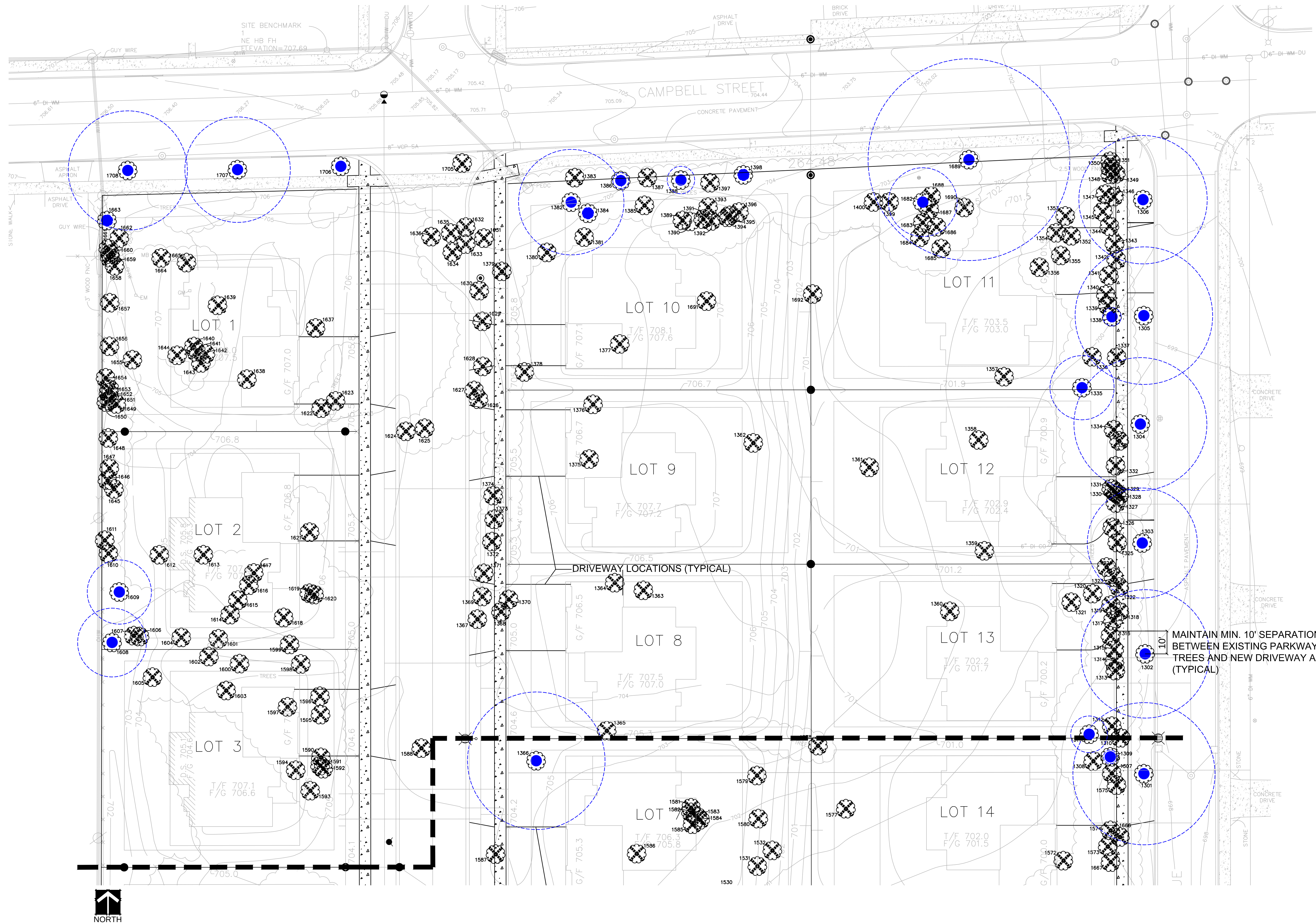
PLAN DATE
FEBRUARY 3, 2016

REVISIONS	
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3.	PER TREE PRES 2/17/16
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PROJECT NAME AND SHEET TITLE
LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

**TREE PRESERVATION &
REMOVAL PLAN**

SHEET NUMBER
2 OF 4



EXISTING TREE SURVEY & PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NOTES!

- EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.
- PRIOR TO COMMENCING ANY CONSTRUCTION, ALL EXISTING TREES TO BE PRESERVED SHALL HAVE TREE PROTECTION FENCING ERECTED (SEE DETAIL). PROTECTION FENCING SHALL REMAIN INTACT UNTIL ALL CONSTRUCTION ACTIVITIES ONSITE HAVE BEEN COMPLETED.



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 3, 2016

REVISIONS

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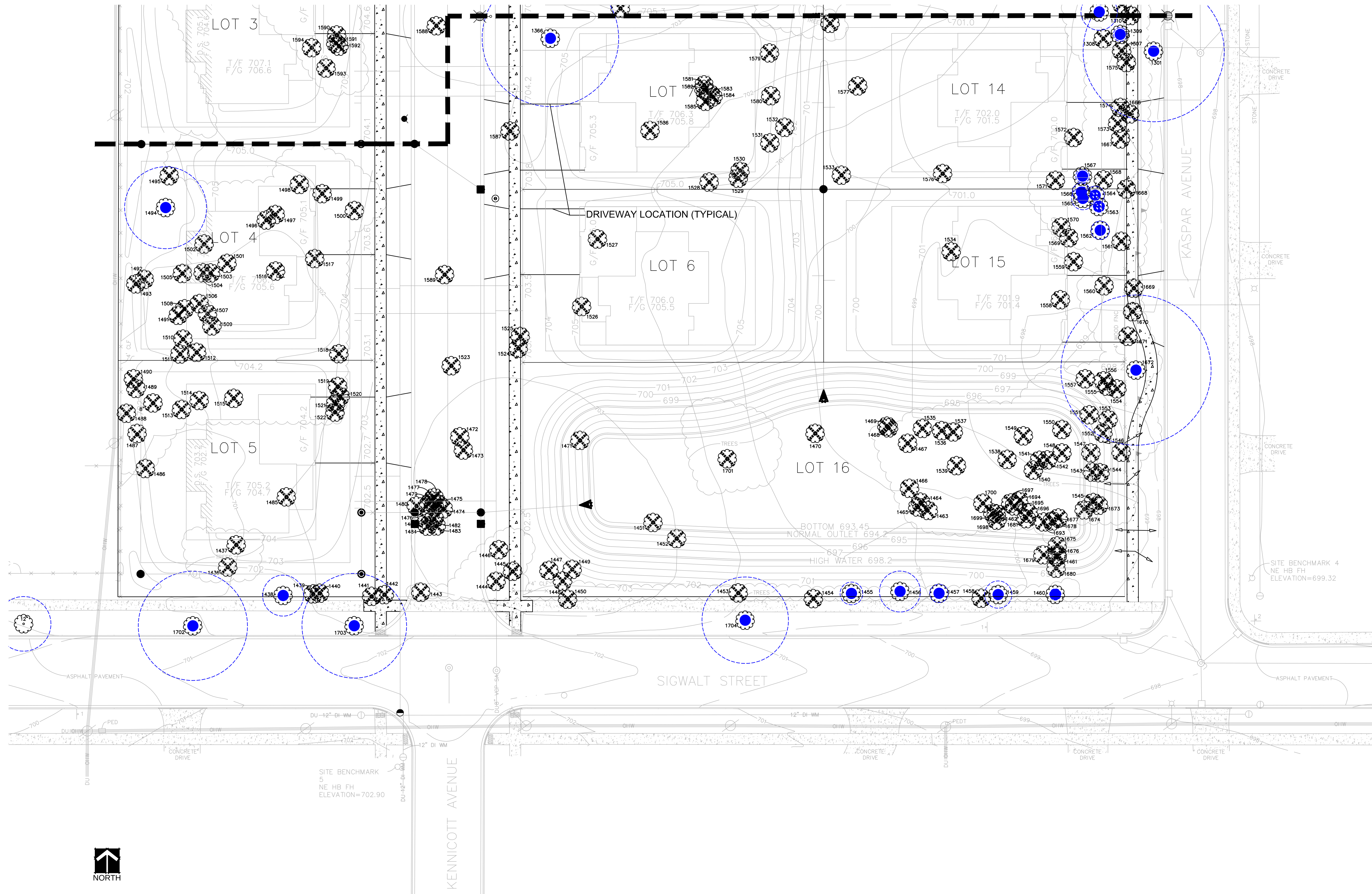
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

**TREE PRESERVATION &
REMOVAL PLAN**

SHEET NUMBER

3 OF 4



EXISTING TREE SURVEY & PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NOTES!

- EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.
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dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 3, 2016

REVISIONS

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PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

**TREE PRESERVATION &
REMOVAL PLAN**

SHEET NUMBER

4 OF 4

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
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LEXINGTON HOMES

LEXINGTON TOWNE - Arlington Heights, IL

REVISED 4/12/16

TREE INVENTORY LISTING

Refer to corresponding Tree Preservation & Removal Plan, prepared by Dickson Design Studio, Inc.

Tree Inventory was completed by Urban Forest Management (Fox River Grove, IL - 847.516.9708), tree survey was by others.

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
TREES TO PRESERVE									
1301	Kaspar parkway	Silver Maple	Acer saccharinum	31	3	3	minor deadwood, upper cavity, trunk scar, multiple leaders	Parkway tree.	PRESERVE
1302	Kaspar parkway	Silver Maple	Acer saccharinum	28	4	4	one sided, hollow, multiple leaders	Parkway tree.	PRESERVE
1303	Kaspar parkway	Silver Maple	Acer saccharinum	24	3	3	weak crotch, multiple leaders	Parkway tree.	PRESERVE
1304	Kaspar parkway	Silver Maple	Acer saccharinum	29	3	3	weak crotch, double leader	Parkway tree.	PRESERVE
1305	Kaspar parkway	Silver Maple	Acer saccharinum	30	3	3	minor deadwood, upper cavity, trunk scar, multiple leaders	Parkway tree.	PRESERVE
1306	Kaspar parkway	Silver Maple	Acer saccharinum	28	3	3	minor deadwood, girdling root, trunk swell	Parkway tree.	PRESERVE
1309	E. property line	Hackberry	Celtis occidentalis	3	2	4	sweep, over-topped		PRESERVE
1311	E. property line	Norway Maple	Acer platanoides	8	2	3	weak crotch	Forked at .5' with 8", 7" co-leaders.	PRESERVE
1335	E. property line	Black Walnut	Juglans nigra	14	3	4	basal scar, weak crotch, slight sweep	Forked at 3' with a 13" co-leader.	PRESERVE
1338	E. property line	Hackberry	Celtis occidentalis	4	3	3	double leader		PRESERVE
1366		Hackberry	Celtis occidentalis	30	3	3	minor deadwood, weak crotch, multiple leaders		PRESERVE
1382	N. property line	Hackberry	Celtis occidentalis	23	3	3	trunk scar, multiple leaders		PRESERVE
1384		Hackberry	Celtis occidentalis	2.5	2	4	sweep, over-topped		PRESERVE
1386		Norway Maple	Acer platanoides	3.5	2	3	slight lean		PRESERVE
1388		American Elm	Ulmus americana	6	3	4	sweep, over-topped		PRESERVE
1398		American Elm	Ulmus americana	2.5	2	4	one sided, over-topped, slight sweep		PRESERVE
1438	Along Sigwalt	American Elm	Ulmus americana	9	3	2	weak crotch		PRESERVE
1455	Along Sigwalt	Crabapple	Malus spp.	5	2	3	suckering	Forked at 4' with 5", 3" co-leaders.	PRESERVE
1456	Along Sigwalt	Mulberry	Morus spp.	9	3	3	weak crotch, multiple leaders	Forked at .5' with a 7" co-leader.	PRESERVE
1457	Along Sigwalt	White Ash	Fraxinus americana	4	3	2			PRESERVE
1459	Along Sigwalt	Crabapple	Malus spp.	6	3	3	suckering	Forked at 3.5' with a 5" co-leader.	PRESERVE
1460	S.E. property corner	American Elm	Ulmus americana	2.5	2	3	weak crotch		PRESERVE
1494	W. property line	Norway Maple	Acer platanoides	18	3	3	broken limbs, minor deadwood, weak crotch	Forked at 3' with an 18" co-leader.	PRESERVE
1562	E. property line	Honeylocust	Gleditsia triacanthos	4	2	3	twist in trunk, multiple leaders		PRESERVE
1563	E. property line	Honeylocust	Gleditsia triacanthos	2.5	2	3	thin crown, twist in trunk		PRESERVE
1564	E. property line	Black Walnut	Juglans nigra	4	2	3	one sided		PRESERVE
1565	E. property line	Honeylocust	Gleditsia triacanthos	5	3	4	over-topped, vine infested, twist in trunk		PRESERVE
1566	E. property line	Honeylocust	Gleditsia triacanthos	4	3	3	over-topped, vine infested		PRESERVE
1567	E. property line	Honeylocust	Gleditsia triacanthos	3	3	4	over-topped, vine infested, slight sweep		PRESERVE
1608	W. property line	Silver Maple	Acer saccharinum	14	3	4	suckering, slight sweep, pruned for side wires		PRESERVE
1609	W. property line	Norway Maple	Acer platanoides	15	3	4	one sided, twist in trunk, pruned for side wires		PRESERVE
1663	W. property line	Hackberry	Celtis occidentalis	2.5	3	4	slight sweep		PRESERVE
1672	E. property line	Cottonwood	Populus deltoides	33	3	4	minor deadwood, weak crotch, one sided, sweep, multiple leaders		PRESERVE
1682		Black Walnut	Juglans nigra	15	2	3	weak crotch, multiple leaders		PRESERVE
1689		Silver Maple	Acer saccharinum	44	5	3	heavy deadwood, dieback, multiple leaders		PRESERVE
1702	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	24	3	4	one sided, multiple leaders	Parkway tree.	PRESERVE
1703	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	23	3	3	multiple leaders	Parkway tree.	PRESERVE
1704	Sigwalt parkway	Norway Maple	Acer platanoides	19	4	3	minor deadwood, weak crotch, girdling root, dieback, multiple leaders	Parkway tree.	PRESERVE

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Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1706	Campbell parkway	Norway Maple	Acer platanoides	2	3	3	leaf scorch	Parkway tree.	PRESERVE
1707	Campbell parkway	Honeylocust	Gleditsia triacanthos	23	3	3	minor deadwood, suckering, multiple leaders	Parkway tree.	PRESERVE
1708	Campbell parkway	Honeylocust	Gleditsia triacanthos	26	3	4	one sided, suckering, slight sweep, pruned for side wires, multiple leaders	Parkway tree.	PRESERVE
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Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
TREES TO REMOVE									
1307	S.E. property corner	Norway Maple	Acer platanoides	2.5	2	4	over-topped, slight lean, twist in trunk		REMOVE
1308	E. property line	Norway Maple	Acer platanoides	5	2	4	one sided, over-topped, slight lean		REMOVE
1310	E. property line	Mulberry	Morus spp.	3	3	4	one sided, over-topped, damaged leader, multiple leaders		REMOVE
1312	E. property line	Norway Maple	Acer platanoides	2	4	4	minor deadwood, basal decay, over-topped	Forked at base with a 2" co-leader.	REMOVE
1313	E. property line	Mulberry	Morus spp.	7	3	4	over-topped, damaged leader, slight sweep, multiple leaders		REMOVE
1314	E. property line	Norway Maple	Acer platanoides	3	3	4	minor deadwood, suckering, damaged leader	Forked at .5' with 3", 2" co-leaders.	REMOVE
1315	E. property line	Norway Maple	Acer platanoides	3	3	4	suckering, over-topped, damaged leader	Forked at base with 2", 2" co-leaders.	REMOVE
1316	E. property line	American Elm	Ulmus americana	5	3	4	weak crotch, over-topped, double leader	Forked with a 2" co-leader.	REMOVE
1317	E. property line	Norway Maple	Acer platanoides	2	3	4	weak crotch, damaged leader, double leader	Forked at .5' with a 2" co-leader.	REMOVE
1318	E. property line	American Elm	Ulmus americana	3	3	4	over-topped, damaged leader, slight sweep		REMOVE
1319	E. property line	Mulberry	Morus spp.	4	3	4	suckering, damaged leader, multiple leaders		REMOVE
1320	E. property line	Tree-of-Heaven	Ailanthus altissima	3	2	3	over-topped, double leader		REMOVE
1321	E. property line	Pin Oak	Quercus palustris	34	3	3	minor deadwood, weak crotch, multiple leaders		REMOVE
1322	E. property line	Norway Maple	Acer platanoides	2.5	4	4	basal decay, basal scar, suckering, over-topped, slight lean	Forked at base with 2.5", 2", 1" co-leaders.	REMOVE
1323	E. property line	Norway Maple	Acer platanoides	3	4	4	basal decay, over-topped, damaged leader, twist in trunk	Forked at .5' with 2.5", 2.5", 2" co-leaders.	REMOVE
1324	E. property line	Tree-of-Heaven	Ailanthus altissima	11	2	4	over-topped, slight sweep		REMOVE
1325	E. property line	Mulberry	Morus spp.	4.5	3	4	damaged leader, slight lean, multiple leaders		REMOVE
1326	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, multiple leaders	Forked at base with 4", 4" co-leaders.	REMOVE
1327	E. property line	Norway Maple	Acer platanoides	3.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 3", 2.5" co-leaders.	REMOVE
1328	E. property line	Norway Maple	Acer platanoides	2.5	3	4	over-topped, slight sweep		REMOVE
1329	E. property line	Norway Maple	Acer platanoides	2.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 2.5", 2" co-leaders.	REMOVE
1330	E. property line	American Elm	Ulmus americana	2.5	2	4	sweep, over-topped		REMOVE
1331	E. property line	Black Walnut	Juglans nigra	7	3	4	suckering, damaged leader		REMOVE
1332	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, multiple leaders	Forked at .5' with 3", 3", 2" co-leaders.	REMOVE
1333	E. property line	Norway Maple	Acer platanoides	3	3	4	minor deadwood, damaged leader, twist in trunk	Forked at base with 2.5", 2.5" co-leaders.	REMOVE
1334	E. property line	Norway Maple	Acer platanoides	3	3	4	damaged leader, twist in trunk	Forked at .5' with a 2" co-leader.	REMOVE
1336	E. property line	Black Cherry	Prunus serotina	12	3	4	minor deadwood, suckering, slight lean		REMOVE
1337	E. property line	Mulberry	Morus spp.	4	3	4	minor deadwood, suckering, damaged leader, slight sweep	Forked at base with 4", 3", 3", 3" co-leaders.	REMOVE
1339	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, double leader		REMOVE
1340	E. property line	Mulberry	Morus spp.	4	3	4	suckering, damaged leader, slight lean, multiple leaders		REMOVE
1341	E. property line	American Elm	Ulmus americana	4	3	3	damaged leader, thin crown		REMOVE
1342	E. property line	American Elm	Ulmus americana	4	3	4	over-topped, damaged leader, slight lean		REMOVE
1343	E. property line	Boxelder Maple	Acer negundo	4	3	4	minor deadwood, suckering, twist in trunk, multiple leaders	Forked at .5' with 3", 3", 3" co-leaders.	REMOVE
1344	E. property line	Mulberry	Morus spp.	4	3	4	weak crotch, suckering, damaged leader	Forked at .5' with 3", 2" co-leaders.	REMOVE
1345	E. property line	Boxelder Maple	Acer negundo	2.5	3	4	damaged leader, slight sweep, double leader		REMOVE
1346	E. property line	American Elm	Ulmus americana	4	3	4	weak crotch, suckering, damaged leader, double leader		REMOVE
1347	E. property line	Boxelder Maple	Acer negundo	3	3	4	suckering, over-topped, damaged leader, slight lean	Forked at base with a 3" co-leader.	REMOVE
1348	E. property line	Boxelder Maple	Acer negundo	3.5	3	4	minor deadwood, suckering, damaged leader, slight lean	Forked at base with a 2.5" co-leader.	REMOVE
1349	E. property line	American Elm	Ulmus americana	6	3	4	weak crotch, damaged leader, multiple leaders		REMOVE
1350	E. property line	American Elm	Ulmus americana	3.5	3	3	damaged leader, thin crown	Forked at base with 3.5", 2.5" co-leaders.	REMOVE
1351	N.E. property corner	American Elm	Ulmus americana	6	3	4	weak crotch, one sided, twist in trunk	Forked at 1' with a 6" co-leader.	REMOVE
1352		Eastern red-cedar	Juniperus virginiana	7	3	4	one sided, poison ivy, lower branches shaded out		REMOVE
1353		Eastern red-cedar	Juniperus virginiana	8	3	4	one sided, slight lean		REMOVE
1354		White Spruce	Picea glauca	18	4	3	minor deadwood, poison ivy, lower branches shaded out		REMOVE
1355		Eastern red-cedar	Juniperus virginiana	6	3	4	one sided, slight lean, double leader		REMOVE
1356		Eastern red-cedar	Juniperus virginiana	5	4	3	minor deadwood, sparse foliage, multiple leaders		REMOVE
1357		Crabapple	Malus spp.	7	3	3	minor deadwood, weak crotch	Forked at 3' with 7", 4", 4", 3" co-leaders.	REMOVE
1358		Crabapple	Malus spp.	5	3	3	broken limbs, weak crotch	Forked at 3.5' with 5", 4", 4" co-leaders.	REMOVE
1359		Norway Maple	Acer platanoides	22	4	5	broken limbs, minor deadwood, basal scar, decay, top broken		REMOVE
1360		Pin Oak	Quercus palustris	32	3	3	minor deadwood, epicormics, multiple leaders		REMOVE

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Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1361		Horsechestnut	Aesculus hippocastanum	35	6	3		Dead.	REMOVE
1362		Colorado Blue Spruce	Picea pungens	10	3	3	minor deadwood		REMOVE
1363		Saucer Magnolia	Magnolia x soulangeana	14	4	3	construction impact, broken limbs, weak crotch, compaction	Forked at 2' and 3' with 11", 10", 9" co-leaders.	REMOVE
1364		Saucer Magnolia	Magnolia x soulangeana	11	4	4	construction impact, broken limbs, basal scar, trunk scar,	1/2 of crown is split off.	REMOVE
1365		Sugar Maple	Acer saccharum	24	3	3	broken limbs, weak crotch, compaction, multiple leaders		REMOVE
1367	W. property line	Siberian Elm	Ulmus pumila	3	3	3	over-topped	Forked at base with 2", 1.5" co-leaders.	REMOVE
1368	W. property line	Scots Pine	Pinus sylvestris	15	3	4	vine infested, slight sweep		REMOVE
1369		Siberian Elm	Ulmus pumila	20	3	4	suckering, slight sweep, double leader		REMOVE
1370		Scots Pine	Pinus sylvestris	12	3	4	sweep, over-topped, double leader		REMOVE
1371		Siberian Elm	Ulmus pumila	27	4	4	heavy deadwood, suckering, over-topped, dieback, slight sweep		REMOVE
1372		Honeylocust	Gleditsia triacanthos	12	3	4	suckering, over-topped, slight sweep		REMOVE
1373		Honeylocust	Gleditsia triacanthos	16	3	4	one sided, sweep, suckering		REMOVE
1374		Honeylocust	Gleditsia triacanthos	25	3	3	heavy deadwood, weak crotch, multiple leaders		REMOVE
1375		Eastern red-cedar	Juniperus virginiana	12	3	3	construction impact, weak crotch, one sided, double leader		REMOVE
1376		Norway Maple	Acer platanoides	25	3	4	one sided, girdling root, over-topped, multiple leaders		REMOVE
1377		Concolor Fir	Abies concolor	16	3	4	minor deadwood, excessive lean		REMOVE
1378		Pin Oak	Quercus palustris	38	3	2	heavy deadwood, epicormics		REMOVE
1379		Green Ash	Fraxinus pennsylvanica	17	5	4	sparse foliage, excessive lean, suckering, emerald ash borer		REMOVE
1380		Hawthorn	Crataegus spp.	9	4	4	basal decay, suckering, slight lean, slight sweep	Forked at base with a 3" co-leader.	REMOVE
1381		Hawthorn	Crataegus spp.	8	3	4	weak crotch, one sided, suckering, over-topped, slight sweep	Forked at 1.5' with 6", 5" co-leaders.	REMOVE
1383		Mulberry	Morus spp.	4	3	4	one sided, over-topped, slight sweep	Forked at 1' with a 3" co-leader.	REMOVE
1385		Silver Maple	Acer saccharinum	3	2	3	weak crotch, suckering	Forked at base with a 2" co-leader.	REMOVE
1387		Boxelder Maple	Acer negundo	2.75	3	4	suckering, slight sweep		REMOVE
1389		Siberian Elm	Ulmus pumila	8	3	3	double leader		REMOVE
1390		Horsechestnut	Aesculus hippocastanum	2.75	3	4	one sided, over-topped	Forked at 3' with a 2.5" co-leader.	REMOVE
1391		Siberian Elm	Ulmus pumila	5	3	4	weak crotch, one sided	Forked at 3.5' with a 4" co-leader.	REMOVE
1392		Siberian Elm	Ulmus pumila	9	3	3	minor deadwood, weak crotch, double leader		REMOVE
1393		Siberian Elm	Ulmus pumila	3	3	4	over-topped, twist in trunk		REMOVE
1394		Siberian Elm	Ulmus pumila	8	3	3	weak crotch, thin crown		REMOVE
1395		Hackberry	Celtis occidentalis	6	2	4	sweep, over-topped		REMOVE
1396		Siberian Elm	Ulmus pumila	8	3	3	one sided, thin crown		REMOVE
1397		Green Ash	Fraxinus pennsylvanica	2	2	4	sweep, over-topped		REMOVE
1399		Dogwood	Cornus spp.	4	4	4	basal decay, weak crotch, over-topped	Forked at base with 3", 3", 2", 2" co-leaders.	REMOVE
1400		Dogwood	Cornus spp.	4	3	4	sweep, over-topped	Forked at base with 3", 2" co-leaders.	REMOVE
1436	S.W. Property corner	American Elm	Ulmus americana	7	3	3	minor deadwood, double leader		REMOVE
1437	Along Sigwalt	American Elm	Ulmus americana	4	3	3	thin crown		REMOVE
1439	Along Sigwalt	Green Ash	Fraxinus pennsylvanica	5	4	3	over-topped, damaged leader, probable Emerald ash borer - woodpecker damage		REMOVE
1440	Along Sigwalt	Green Ash	Fraxinus pennsylvanica	3	4	4	over-topped, slight sweep, probable Emerald ash borer - bark splits		REMOVE
1441	Along Sigwalt	American Elm	Ulmus americana	2.5	2	4	over-topped, double leader		REMOVE
1442	Along Sigwalt	Hackberry	Celtis occidentalis	5	3	3	over-topped, crossing branches	Forked at base with 4", 3" co-leaders.	REMOVE
1443	Along Sigwalt	Green Ash	Fraxinus pennsylvanica	2.5	4	3	probable Emerald ash borer - woodpecker damage		REMOVE
1444	Along Sigwalt	Eastern red-cedar	Juniperus virginiana	10	3	4	one sided, slight sweep		REMOVE
1445	Along Sigwalt	White Spruce	Picea glauca	15	3	3	minor deadwood, slight lean		REMOVE
1446	Along Sigwalt	White Spruce	Picea glauca	10	3	4	minor deadwood, twist in trunk		REMOVE
1447	Along Sigwalt	White Spruce	Picea glauca	8	4	3	Cytospora canker, minor deadwood, thin crown, lower branches shaded out		REMOVE
1448	Along Sigwalt	Eastern red-cedar	Juniperus virginiana	11	3	4	basal scar, one sided, slight lean, double leader		REMOVE
1449	Along Sigwalt	White Spruce	Picea glauca	9	4	4	Cytospora canker, minor deadwood, thin crown, lower branches shaded out		REMOVE
1450	Along Sigwalt	Mulberry	Morus spp.	3	3	4	over-topped, slight sweep	Forked at base with 2", 1", 1" co-leaders.	REMOVE
1451	Along Sigwalt	Austrian Pine	Pinus nigra	21	3	4	Zimmerman pine moth, Diplodia tip blight, minor deadwood, one sided		REMOVE
1452	Along Sigwalt	Austrian Pine	Pinus nigra	23	3	4	minor deadwood, one sided, double leader		REMOVE
1453	Along Sigwalt	American Elm	Ulmus americana	6	2	4	weak crotch, over-topped	Forked at .5' with a 4" co-leader.	REMOVE
1454	Along Sigwalt	Mulberry	Morus spp.	2	3	3	trunk scar, damaged leader, multiple leaders		REMOVE
1458	Along Sigwalt	Mulberry	Morus spp.	3	3	4	over-topped	Forked at base with 2", 1", 1" co-leaders.	REMOVE
1461		Eastern red-cedar	Juniperus virginiana	3	2	3	weak crotch, over-topped	Forked at 3' with a 2" co-leader.	REMOVE
1462		Black Cherry	Prunus serotina	12	3	3	excessive lean, sweep		REMOVE

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Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1463		Black Cherry	Prunus serotina	15	4	4	minor deadwood, excessive lean, dieback, basal swell		REMOVE
1464		Black Cherry	Prunus serotina	11	4	5	minor deadwood, basal decay, excessive lean, uprooted		REMOVE
1465		Hackberry	Celtis occidentalis	2.5	3	4	basal scar, over-topped, slight lean		REMOVE
1466		Black Cherry	Prunus serotina	12	3	3	minor deadwood, suckering		REMOVE
1467		White Spruce	Picea glauca	8	6	4		Dead.	REMOVE
1468		Crabapple	Malus spp.	8	4	3	minor deadwood, decay, dieback	Forked at 2.5' with 6", 5" co-leaders.	REMOVE
1469		Hackberry	Celtis occidentalis	2.25	2	4		Growing through #1469.	REMOVE
1470		Black Cherry	Prunus serotina	2	2	3	weak crotch, multiple leaders	Forked at 1.5' with 1", 1" co-leaders.	REMOVE
1471		Littleleaf Linden	Tilia cordata	17	3	3	basal scar, weak crotch, multiple leaders		REMOVE
1472		Green Ash	Fraxinus pennsylvanica	7	4	3	weak crotch, double leader, probable Emerald ash borer - woodpecker damage	Forked with a 3" co-leader.	REMOVE
1473		Eastern red-cedar	Juniperus virginiana	3	3	3	over-topped		REMOVE
1474		Mulberry	Morus spp.	3	3	4	one sided, slight sweep	Forked at 3' with a 2" co-leader.	REMOVE
1475		Mulberry	Morus spp.	2.5	3	3	thin crown		REMOVE
1476		Mulberry	Morus spp.	2.5	3	4	over-topped, slight sweep	Forked at 2' with a 2" co-leader.	REMOVE
1477		Siberian Elm	Ulmus pumila	3	3	3	weak crotch, thin crown, double leader		REMOVE
1478		Hackberry	Celtis occidentalis	4	2	4	one sided, slight lean		REMOVE
1479		Black Cherry	Prunus serotina	2.5	4	3	basal decay, thin crown, uprooted		REMOVE
1480		Mulberry	Morus spp.	6	3	3	minor deadwood, weak crotch	Forked at 3.5' with a 3" co-leader.	REMOVE
1481		Mulberry	Morus spp.	3	3	3	weak crotch, one sided	Forked at 2.5' with 2", 2", 1" co-leaders.	REMOVE
1482		Mulberry	Morus spp.	3	3	4	one sided, slight lean		REMOVE
1483		Black Cherry	Prunus serotina	2.5	3	4	over-topped, slight lean		REMOVE
1484		Honeylocust	Gleditsia triacanthos	3	2	4	one sided, slight lean, double leader		REMOVE
1485		Norway Maple	Acer platanoides	25	4	3	minor deadwood, trunk scar, girdling root, dieback		REMOVE
1486	W. property line	Mulberry	Morus spp.	13	4	3	minor deadwood, split trunk, weak crotch	Forked at 3.5' with a 12" co-leader.	REMOVE
1487	W. property line	Green Ash	Fraxinus pennsylvanica	4	5	4	sparse foliage, vine infested, pruned for side wires, Emerald ash borer	Forked at base with a 3" co-leader.	REMOVE
1488	W. property line	Hackberry	Celtis occidentalis	11	4	4	basal decay, trunk scar, slight sweep, pruned for side wires		REMOVE
1489	W. property line	Norway Maple	Acer platanoides	12	3	4	one sided, vine infested, slight sweep, pruned for side wires, double leader		REMOVE
1490	W. property line	American Elm	Ulmus americana	5	4	4	damaged leader, slight sweep, pruned for overhead wires		REMOVE
1491	W. property line	Hackberry	Celtis occidentalis	11	2	3	thin crown, slight sweep		REMOVE
1492	W. property line	Green Ash	Fraxinus pennsylvanica	2.5	3	4	excessive lean		REMOVE
1493	W. property line	Boxelder Maple	Acer negundo	19	4	4	minor deadwood, basal decay, dieback, slight lean, multiple leaders		REMOVE
1495	W. property line	Hawthorn	Crataegus spp.	10	4	5	broken limbs, minor deadwood, sparse foliage, sweep, decay	Forked at 2' with a 9" co-leader.	REMOVE
1496		Silver Maple	Acer saccharinum	34	3	3	broken limbs, basal decay, weak crotch, slight lean	Forked at 3.5' a 30" co-leader.	REMOVE
1497		Hackberry	Celtis occidentalis	5	2	4	over-topped, vine infested, slight sweep		REMOVE
1498		Kousa Dogwood	Cornus kousa	4	3	4	suckering, decay, slight sweep	Forked at base with 3", 3", 3" co-leaders.	REMOVE
1499		Kousa Dogwood	Cornus kousa	5	3	4	weak crotch, suckering, slight sweep	Forked with 4", 4", 3" co-leaders.	REMOVE
1500		Callery Pear	Pyrus calleryana	9	4	4	minor deadwood, trunk scar, suckering, decay, slight sweep	Forked at 2' with a 9" co-leader.	REMOVE
1501	In fenced area	American Elm	Ulmus americana	3	3	3	one sided, over-topped	Forked at .5' with a 2" co-leader.	REMOVE
1502	In fenced area	American Elm	Ulmus americana	3	3	3	over-topped	Forked at 3' with a 3" co-leader.	REMOVE
1503	In fenced area	American Elm	Ulmus americana	3	3	4	slight lean	Forked at .5' with a 2" co-leader.	REMOVE
1504	In fenced area	American Elm	Ulmus americana	4	3	3		Forked at .5' with a 2" co-leader.	REMOVE
1505	In fenced area	American Elm	Ulmus americana	2.5	3	4	broken limbs, over-topped, slight sweep		REMOVE
1506	In fenced area	Silver Maple	Acer saccharinum	10	3	3	thin crown, twist in trunk		REMOVE
1507	In fenced area	American Elm	Ulmus americana	3	3	4	over-topped, slight sweep		REMOVE
1508	In fenced area	Silver Maple	Acer saccharinum	6	3	4	weak crotch, over-topped, slight sweep	Forked at 1' with 4", 3" co-leaders.	REMOVE
1509	In fenced area	Silver Maple	Acer saccharinum	13	3	4	slight sweep, double leader		REMOVE
1510	In fenced area	Mulberry	Morus spp.	3	3	4	over-topped, thin crown, twist in trunk		REMOVE
1511	In fenced area	American Elm	Ulmus americana	6	3	3	minor deadwood, weak crotch		REMOVE
1512	In fenced area	Siberian Elm	Ulmus pumila	2.5	3	3	minor deadwood, thin crown		REMOVE
1513	In fenced area	American Elm	Ulmus americana	2.5	4	4	basal decay, metal in trunk	Forked with a 2" co-leader. Stump sprouts.	REMOVE
1514	In fenced area	Hackberry	Celtis occidentalis	11	2	3	weak crotch	Forked at 2' with a 9" co-leader.	REMOVE
1515	In fenced area	Silver Maple	Acer saccharinum	22	3	3	weak crotch, slight lean, multiple leaders		REMOVE
1516	In fenced area	Mulberry	Morus spp.	2	3	4	excessive lean, vine infested	Forked at 3' with a 1" co-leader.	REMOVE
1517	In fenced area	Mulberry	Morus spp.	2	4	3	vine infested, metal in trunk	Forked at 2.5' with 2", 1" co-leaders.	REMOVE
1518	In fenced area	American Elm	Ulmus americana	5	3	3	vine infested, metal in trunk	Forked at base with 4", 2" co-leaders.	REMOVE
1519	In fenced area	Hackberry	Celtis occidentalis	2.5	2	3	multiple leaders		REMOVE

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Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1520	In fenced area	Hackberry	Celtis occidentalis	2.5	4	3	metal in trunk		REMOVE
1521	In fenced area	Hackberry	Celtis occidentalis	3	4	3	metal in trunk	Forked at 3' with a 2" co-leader.	REMOVE
1522	In fenced area	American Elm	Ulmus americana	4	4	3	metal in trunk		REMOVE
1523		Red Maple	Acer rubrum	12	3	2	chlorotic		REMOVE
1524		Green Ash	Fraxinus pennsylvanica	3.75	4	3	probable Emerald ash borer - woodpecker damage	Forked at .5' with 5", 3" co-leaders.	REMOVE
1525		Black Cherry	Prunus serotina	5	2	3	weak crotch	Forked at .5' with 5", 3" co-leaders.	REMOVE
1526		Eastern red-cedar	Juniperus virginiana	12	4	5	broken limbs, top broken off	Forked at 3' with a 5" co-leader.	REMOVE
1527		Eastern red-cedar	Juniperus virginiana	12	3	4	slight lean		REMOVE
1528		Crabapple	Malus spp.	7	3	3	weak crotch, slight lean	Forked at 3' with a 5" co-leader.	REMOVE
1529		Black Cherry	Prunus serotina	9	3	3	multiple leaders		REMOVE
1530		Crabapple	Malus spp.	3.5	2	4	suckering, over-topped, slight lean		REMOVE
1531		Crabapple	Malus spp.	6	3	3	suckering	Forked at 3' with a 4" co-leader.	REMOVE
1532		Mulberry	Morus spp.	3	2	3	weak crotch	Forked at .5' and 1' with 2", 2", 2", 1" co-leaders.	REMOVE
1533		Crabapple	Malus spp.	10	4	3	minor deadwood, decay, dieback	Forked at 2' with 8", 8", 7", 5", 5" co-leaders.	REMOVE
1534		Horsechestnut	Aesculus hippocastanum	16	3	3	weak crotch, suckering	Forked at 3.5' with a 15" co-leader.	REMOVE
1535		Eastern red-cedar	Juniperus virginiana	9	3	3	one sided		REMOVE
1536		Eastern red-cedar	Juniperus virginiana	11	4	4	split trunk, weak crotch, double leader		REMOVE
1537		Eastern red-cedar	Juniperus virginiana	6	3	4	one sided, over-topped		REMOVE
1538		Black Walnut	Juglans nigra	3	3	3	trunk scar, thin crown, twist in trunk		REMOVE
1539		Norway Maple	Acer platanoides	12	2	3	multiple leaders		REMOVE
1540		American Elm	Ulmus americana	4	3	4	one sided, over-topped, slight lean		REMOVE
1541		Eastern red-cedar	Juniperus virginiana	8	3	3			REMOVE
1542		Yew	Taxus x media	4	3	4	excessive lean, over-topped, thin crown	Forked at .5' with 2", 2" co-leaders.	REMOVE
1543	E. property line	Mulberry	Morus spp.	3	2	4	over-topped, slight lean		REMOVE
1544	E. property line	Mulberry	Morus spp.	5	3	4	weak crotch, slight lean, multiple leaders		REMOVE
1545	E. property line	Colorado Blue Spruce	Picea pungens	3.5	3	4	one sided, over-topped		REMOVE
1546	E. property line	White Spruce	Picea glauca	9	6	4	vine infested	Dead.	REMOVE
1547	E. property line	White Spruce	Picea glauca	9	6	4	vine infested	Dead.	REMOVE
1548	E. property line	Yew	Taxus x media	7	3	3		Forked at base with 5", 5", 4", 3", 3", 3" co-leaders.	REMOVE
1549	E. property line	Hackberry	Celtis occidentalis	4	2	3	double leader		REMOVE
1550	E. property line	Yew	Taxus x media	4	3	4	one sided, over-topped	Forked at base with 4", 3", 3", 3", 3" co-leaders.	REMOVE
1551	E. property line	Eastern red-cedar	Juniperus virginiana	9	3	4	over-topped		REMOVE
1552	E. property line	Eastern red-cedar	Juniperus virginiana	9	4	3	minor deadwood, sparse foliage, over-topped		REMOVE
1553	E. property line	Yew	Taxus x media	3	3	4	minor deadwood, weak crotch, slight lean	Forked at 2.5' with a 2" co-leader.	REMOVE
1554	E. property line	Cottonwood	Populus deltoides	43	3	3	minor deadwood, weak crotch, multiple leaders	Forked 3' with a 23" co-leader.	REMOVE
1555	E. property line	American Elm	Ulmus americana	3	3	4	over-topped, slight sweep	Forked at base with a 2" co-leader.	REMOVE
1556	E. property line	American Elm	Ulmus americana	3	3	4	over-topped, slight sweep		REMOVE
1557	E. property line	American Elm	Ulmus americana	3	2	4	one sided, over-topped, slight sweep		REMOVE
1558	E. property line	Crabapple	Malus spp.	9	4	4	minor deadwood, sweep, suckering, decay	Forked at 2.5' with 4" co-leader.	REMOVE
1559	E. property line	White Spruce	Picea glauca	11	6	3		Dead.	REMOVE
1560	E. property line	Crabapple	Malus spp.	7	3	4	one sided, suckering	Forked at 3' with 4", 3" co-leaders.	REMOVE
1561	E. property line	Boxelder Maple	Acer negundo	5	3	3	multiple leaders	Forked at base with a 5" co-leader.	REMOVE
1568	E. property line	Smooth Sumac	Rhus glabra	5	3	4	broken limbs, slight sweep, multiple leaders		REMOVE
1569	E. property line	Black Cherry	Prunus serotina	2.5	2	3	one sided		REMOVE
1570	E. property line	Honeylocust	Gleditsia triacanthos	2.5	2	2			REMOVE
1571	E. property line	Mulberry	Morus spp.	2.25	3	3	slight lean, multiple leaders		REMOVE
1572	E. property line	Honeylocust	Gleditsia triacanthos	30	3	3	minor deadwood, multiple leaders		REMOVE
1573	E. property line	Norway Maple	Acer platanoides	5	3	4	slight lean, twist in trunk		REMOVE
1574	E. property line	American Elm	Ulmus americana	3	3	3	weak crotch, over-topped, double leader		REMOVE
1575	E. property line	Norway Maple	Acer platanoides	5	3	4	basal decay, one sided, over-topped, multiple leaders	Forked at base with a 3" co-leader.	REMOVE
1576		Horsechestnut	Aesculus hippocastanum	22	6	4		Dead. Forked at 4' with 15", 15" co-leaders.	REMOVE
1577		Horsechestnut	Aesculus hippocastanum	18	4	3	weak crotch, trunk scar, decay, multiple leaders	Forked at 4' with 17", 13" co-leaders.	REMOVE
1578		Norway Maple	Acer platanoides	3	3	3	twist in trunk		REMOVE
1579		Crabapple	Malus spp.	8	3	3	weak crotch, suckering	Forked at 3.5' with 5", 4" co-leaders.	REMOVE
1580		Crabapple	Malus spp.	8	3	3	minor deadwood	Forked at 3.5' with 5", 5" co-leaders.	REMOVE
1581		Honeylocust	Gleditsia triacanthos	15	2	4	minor deadwood, one sided, slight sweep		REMOVE
1582		Eastern red-cedar	Juniperus virginiana	4	5	4	sparse foliage, damaged leader, vine infested		REMOVE
1583		Eastern red-cedar	Juniperus virginiana	3	3	3	over-topped		REMOVE
1584		Black Cherry	Prunus serotina	12	3	4	weak crotch, slight sweep, double leader		REMOVE
1585		Black Cherry	Prunus serotina	8	3	4	one sided, suckering, slight lean		REMOVE
1586		Paper Birch	Betula papyrifera	5	6	4		Dead. Forked at base with 5", 5", 4" co-leaders.	REMOVE

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1587		Honeylocust	Gleditsia triacanthos	28	3	3	broken limbs, heavy deadwood, suckering, twist in trunk		REMOVE
1588		Paper Birch	Betula papyrifera	5	4	3	bronze birch borers, minor deadwood, dieback, slight lean	Forked at base with 4", 4" co-leaders.	REMOVE
1589		Hawthorn	Crataegus spp.	4	4	3	cedar apple rust, minor deadwood, decay	Forked at base with 4", 3", 3", 3" co-leaders.	REMOVE
1590		Mulberry	Morus spp.	5	3	4	suckering, over-topped	Forked at base with 4", 3" co-leaders.	REMOVE
1591		Mulberry	Morus spp.	6	3	4	over-topped, thin crown, twist in trunk		REMOVE
1592		Mulberry	Morus spp.	10	3	4	minor deadwood, weak crotch, sweep, over-topped	Forked at base and .5' with 10", 7" co-leaders.	REMOVE
1593		American Elm	Ulmus americana	4	4	4	basal decay, over-topped, slight sweep		REMOVE
1594		Hackberry	Celtis occidentalis	10	2	4	sweep, over-topped	Forked at .5' with an 8" co-leader.	REMOVE
1595		Cottonwood	Populus deltoides	35	4	4	minor deadwood, trunk scar, sweep, decay, over-topped		REMOVE
1596		Cottonwood	Populus deltoides	54	3	3	weak crotch, multiple leaders		REMOVE
1597		Mulberry	Morus spp.	8	3	3	minor deadwood, over-topped, twist in trunk		REMOVE
1598		Mulberry	Morus spp.	11	3	4	weak crotch, over-topped, slight lean, multiple leaders		REMOVE
1599		Hackberry	Celtis occidentalis	4	2	4	over-topped, slight sweep		REMOVE
1600		Green Ash	Fraxinus pennsylvanica	2.5	4	4	basal scar, twist in trunk, probable Emerald ash borer - bark splits		REMOVE
1601		Siberian Elm	Ulmus pumila	24	3	4	minor deadwood, weak crotch, thin crown, slight sweep, double leader		REMOVE
1602		Boxelder Maple	Acer negundo	6	3	3	slight lean	Forked at base with 6", 5", 5" co-leaders.	REMOVE
1603		Hackberry	Celtis occidentalis	3	2	4	sweep, over-topped		REMOVE
1604		Siberian Elm	Ulmus pumila	19	3	3	weak crotch, slight lean, multiple leaders		REMOVE
1605		Hackberry	Celtis occidentalis	10	2	3		Forked at base with 4", 3", 3" co-leaders.	REMOVE
1606		Siberian Elm	Ulmus pumila	27	3	4	minor deadwood, weak crotch, slight sweep, double leader		REMOVE
1607		Mulberry	Morus spp.	3	3	4	over-topped, slight sweep	Forked at base with 3", 2" co-leaders.	REMOVE
1610	W. property line	Norway Maple	Acer platanoides	3	4	5	damaged leader, pruned for overhead wires		REMOVE
1611	W. property line	American Elm	Ulmus americana	5	4	4	damaged leader, slight sweep, pruned for overhead wires		REMOVE
1612		Silver Maple	Acer saccharinum	30	2	3	weak crotch, multiple leaders		REMOVE
1613		Silver Maple	Acer saccharinum	18	3	4	slight sweep, double leader		REMOVE
1614		Silver Maple	Acer saccharinum	2.5	3	3	thin crown, slight sweep		REMOVE
1615		Red Pine	Pinus resinosa	13	3	4	minor deadwood, thin crown, slight sweep		REMOVE
1616		Hackberry	Celtis occidentalis	3	2	4	over-topped, slight sweep		REMOVE
1617		Siberian Elm	Ulmus pumila	2.5	3	4	over-topped, slight sweep		REMOVE
1618		Norway Maple	Acer platanoides	10	2	3	twist in trunk, double leader		REMOVE
1619		Mulberry	Morus spp.	14	3	3	weak crotch, multiple leaders		REMOVE
1620		Boxelder Maple	Acer negundo	2.75	3	4	over-topped, slight lean		REMOVE
1621		Catalpa	Catalpa spp.	9	2	3	one sided		REMOVE
1622		Catalpa	Catalpa spp.	35	3	4	minor deadwood, trunk scar, one sided, suckering		REMOVE
1623		Boxelder Maple	Acer negundo	2.5	3	3	over-topped	Forked at base with 2.5", 2", 2", 2" co-leaders.	REMOVE
1624		Green Ash	Fraxinus pennsylvanica	15	6	4		Dead.	REMOVE
1625		Mulberry	Morus spp.	21	3	4	weak crotch, slight sweep, multiple leaders		REMOVE
1626		Hackberry	Celtis occidentalis	5	2	4	over-topped, double leader		REMOVE
1627		Boxelder Maple	Acer negundo	5	3	4	excessive lean, one sided, over-topped		REMOVE
1628		American Elm	Ulmus americana	5	3	4	suckering, over-topped		REMOVE
1629		Hackberry	Celtis occidentalis	9	2	3	twist in trunk		REMOVE
1630		American Elm	Ulmus americana	6	3	4	weak crotch, over-topped, slight sweep	Forked at 1' with a 5' co-leader.	REMOVE
1631		Boxelder Maple	Acer negundo	13	3	4	sweep, suckering, double leader		REMOVE
1632		Cockspur Hawthorn	Crataegus crus-galli	6	3	4	weak crotch, thin crown, slight sweep	Forked at 1.5' with a 4" co-leader.	REMOVE
1633		Cockspur Hawthorn	Crataegus crus-galli	6	3	4	minor deadwood, weak crotch, suckering, slight lean	Forked at .5' with a 4" co-leader.	REMOVE
1634		Crabapple	Malus spp.	3	3	5	sweep, over-topped, growing horizontally	Forked at base with 2", 2", 2" co-leaders.	REMOVE
1635		Cockspur Hawthorn	Crataegus crus-galli	7	3	4	basal scar, suckering, slight lean	Forked at base with a 3" co-leader.	REMOVE
1636		Crabapple	Malus spp.	3	4	5	sparse foliage, sweep, decay		REMOVE
1637		Catalpa	Catalpa spp.	37	3	3	minor deadwood, suckering		REMOVE
1638		Paper Birch	Betula papyrifera	4	3	4	minor deadwood, slight lean, slight sweep	Forked at base with 3", 3", 2" co-leaders.	REMOVE
1639		Boxelder Maple	Acer negundo	2.5	2	3	weak crotch, slight lean, double leader		REMOVE
1640		Green Ash	Fraxinus pennsylvanica	2.5	3	4	slight sweep		REMOVE
1641		Eastern red-cedar	Juniperus virginiana	9	4	4	weak crotch, one sided, decay		REMOVE
1642		Mulberry	Morus spp.	3	3	3	weak crotch	Forked at 4' with a 2" co-leader.	REMOVE
1643		American Elm	Ulmus americana	2.5	2	3	slight lean		REMOVE
1644		American Elm	Ulmus americana	3	3	4	one sided	Growing at base of house.	REMOVE
1645	W. property line	Siberian Elm	Ulmus pumila	4	3	4	sweep, suckering, pruned for side wires		REMOVE
1646	W. property line	Norway Maple	Acer platanoides	4	3	5	damaged leader, twist in trunk, pruned for overhead wires		REMOVE
1647	W. property line	Norway Maple	Acer platanoides	3.5	3	4	twist in trunk, pruned for side wires		REMOVE

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1648	W. property line	Mulberry	Morus spp.	7	4	4	sweep, suckering, damaged leader, pruned for overhead wires		REMOVE
1649	W. property line	Boxelder Maple	Acer negundo	3	3	4	excessive lean		REMOVE
1650	W. property line	Hackberry	Celtis occidentalis	5	3	5	one sided, damaged leader, pruned for overhead wires		REMOVE
1651	W. property line	Hackberry	Celtis occidentalis	3	3	4	slight sweep, pruned for side wires	Forked at base with a 2.75" co-leader.	REMOVE
1652	W. property line	Boxelder Maple	Acer negundo	4	4	4	sweep, pruned for overhead wires	Forked at base with a 4" co-leader. Growing around satellite dish.	REMOVE
1653	W. property line	American Elm	Ulmus americana	4	4	5	sweep, damaged leader, pruned for overhead wires	Forked at base with a 3" co-leader. Growing around satellite dish.	REMOVE
1654	W. property line	Hackberry	Celtis occidentalis	4	4	5	suckering, damaged leader, pruned for overhead wires	Forked at base and 1' with 3", 3", 3" co-leaders. Growing around satellite dish.	REMOVE
1655	W. property line	Hackberry	Celtis occidentalis	5	3	4	suckering, pruned for side wires	Growing against air conditioning unit.	REMOVE
1656	W. property line	Mulberry	Morus spp.	6	3	4	sweep, suckering, pruned for overhead wires		REMOVE
1657	W. property line	Boxelder Maple	Acer negundo	5	3	5	suckering, damaged leader, pruned for overhead wires	Forked at base with 3", 3", 2" co-leaders.	REMOVE
1658	W. property line	Boxelder Maple	Acer negundo	3	3	4	excessive lean, suckering, damaged leader, pruned for overhead wires		REMOVE
1659	W. property line	Norway Maple	Acer platanoides	4	4	5	suckering, damaged leader, pruned for overhead wires	Forked at base with a 3" co-leader.	REMOVE
1660	W. property line	American Elm	Ulmus americana	4	3	5	suckering, damaged leader, pruned for overhead wires	Forked at 1.5' with a 4" co-leader.	REMOVE
1661	W. property line	Hackberry	Celtis occidentalis	5	4	5	damaged leader, twist in trunk, pruned for overhead wires	Forked at base with a 4" co-leader.	REMOVE
1662	W. property line	Green Ash	Fraxinus pennsylvanica	2.75	3	4	slight lean		REMOVE
1664	W. property line	Boxelder Maple	Acer negundo	7	3	3	weak crotch, suckering	Forked at 1' with 5", 3" co-leaders.	REMOVE
1665	W. property line	Boxelder Maple	Acer negundo	12	3	3	weak crotch, multiple leaders		REMOVE
1666	E. property line	Black Cherry	Prunus serotina	5	3	4	weak crotch, damaged leader, slight lean	Forked at 2' with a 4" co-leader.	REMOVE
1667	E. property line	Hackberry	Celtis occidentalis	4	3	4	one sided, twist in trunk		REMOVE
1668	E. property line	American Elm	Ulmus americana	8	3	4	vine infested, slight sweep		REMOVE
1669	E. property line	Mulberry	Morus spp.	8	3	4	weak crotch, slight sweep	Forked at 1' and 3' with 7", 4" co-leaders.	REMOVE
1670	E. property line	Black Cherry	Prunus serotina	7	3	4	one sided, suckering, over-topped		REMOVE
1671	E. property line	Green Ash	Fraxinus pennsylvanica	25	5	4	heavy deadwood, sparse foliage, Emerald ash borer		REMOVE
1673	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean	Forked at 3' with a 3" co-leader.	REMOVE
1674	S.E. property corner	Smooth Sumac	Rhus glabra	2.5	3	4	excessive lean		REMOVE
1675	S.E. property corner	Smooth Sumac	Rhus glabra	4	3	3	minor deadwood, weak crotch	Forked at base with 4", 3", 2" co-leaders.	REMOVE
1676	S.E. property corner	Smooth Sumac	Rhus glabra	2.5	3	4	sweep		REMOVE
1677	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean, trunk scar		REMOVE
1678	S.E. property corner	Smooth Sumac	Rhus glabra	4	3	4	sweep, multiple leaders		REMOVE
1679	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight sweep	Forked at 3' with a 2" co-leader.	REMOVE
1680	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight sweep, multiple leaders		REMOVE
1681	S.E. property corner	Smooth Sumac	Rhus glabra	2.5	3	4	minor deadwood, twist in trunk	Forked at 3.5' with a 2.5" co-leader.	REMOVE
1683		Eastern red-cedar	Juniperus virginiana	5	3	4	sparse foliage, one sided, over-topped		REMOVE
1684		Eastern red-cedar	Juniperus virginiana	4	4	4	basal scar, one sided, over-topped, twist in trunk		REMOVE
1685		Eastern red-cedar	Juniperus virginiana	7	3	4	one sided		REMOVE
1686		Colorado Blue Spruce	Picea pungens	13	6	4		Dead.	REMOVE
1687		Eastern red-cedar	Juniperus virginiana	4.5	3	4	over-topped		REMOVE
1688		Mulberry	Morus spp.	2.75	2	4	weak crotch, over-topped, slight sweep	Forked at 3.5' with a 2" co-leader.	REMOVE
1690		Mulberry	Morus spp.	3.5	3	4	girdling root, slight sweep, multiple leaders		REMOVE
1691		Paper Birch	Betula papyrifera	4	6	4		Dead. Forked at base with 4", 4", 3" co-leaders.	REMOVE
1692		Paper Birch	Betula papyrifera	4	6	3		Dead. Forked at base with 3", 3", 3" co-leaders.	REMOVE
1693	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight lean, multiple leaders		REMOVE
1694	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight lean, twist in trunk		REMOVE
1695	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	twist in trunk		REMOVE
1696	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean, twist in trunk	Forked at base with a 2" co-leader.	REMOVE
1697	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	minor deadwood, twist in trunk	Forked at base with a 3" co-leader.	REMOVE
1698	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	sweep		REMOVE
1699	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean	Forked at base with a 3" co-leader.	REMOVE
1700	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	3	twist in trunk		REMOVE
1701		Smooth Sumac	Rhus glabra	3	3	3	basal decay, slight lean	Sucker sprouts from base: 3", 3", 3", 3", 2", 2", 2", 2", 2", 2", 2", 2".	REMOVE
1705	Campbell parkway	Honeylocust	Gleditsia triacanthos	25	3	3	pruned for side wires, multiple leaders	Parkway tree.	REMOVE
				2,645.00	1,051.00	1,224.00	0.00	0.00	0.00

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
8 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
		TOTAL TREES:	373						
		TOTAL CALIPER INCHES:	3,228.00						
		TOTAL TREES PRESERVED:	41	10.99%					
		TOTAL CALIPER INCHES PRESERVED:	583.00	18.06%					
		TOTAL TREES REMOVED:	332	(INCLUDES (1) PARKWAY TREE REMOVAL ALONG CAMPBELL STREET & (2) ALONG KASPAR AVENUE)					
		TOTAL CALIPER INCHES REMOVED:	2,645.00						



**President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 19, 2015
8:00 PM**

VIDEO III. ROLL CALL OF MEMBERS

Trustees Scaletta and Farwell were absent.

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

VIDEO IV. APPROVAL OF MINUTES

VIDEO	A.	Committee of the Whole 09/15/2015	Approved
-------	----	-----------------------------------	----------

Trustee Mike Sidor moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Blackwood

Absent: Farwell, Scaletta

VIDEO XVI. REPORT OF THE VILLAGE MANAGER**VIDEO A. Lexington Homes - 900 W. Campbell St. - Early Review**

President Hayes said Early Review does not give approval, but is intended to give projects thoughts from the Board on a preliminary proposal.

Bill Rotolo of Lexington homes said they are proposing a simple subdivision of 15 lots. There is one detention basin on the south east corner of the property. They will be putting in a new street as an extension of an existing street. All the lots meet the minimum zoning requirements. They will build single family homes with approximately 3,300 square feet in the \$600,000-\$750,000 price range. They are working on the preliminary and final subdivision process now.

Ron Adams, the project engineer, said they will be introducing new utilities for the Kennicott lots. The other lots will use existing utilities on Kaspar. The water detention is according to the Village's requirements. This detention basin will be turned over to the Village as a public facility.

Trustee Glasgow asked if underground detention was considered. Mr. Perkins said the MWRD has new criteria which encourages more open detention areas. Some underground vaults exist and it may be available for this location but staff does not know as there are no official plans. The detention is at the low point of the site and consistent with one of the options looked at in February. A fee would be developed to be paid to the Village if detention remains above ground. Trustee Glasgow said he liked this proposal better than the earlier proposal as it is using the land better.

Trustee Tingalia asked if the detention would be a wet or a dry grass bottom. Mr. Adams said it would be a dry bottom, similar to Christina Court. They did receive their MWRD permit yesterday. It is not mowable. There will be native plantings and generally be dry, but the MWRD now mandates volume control that is subject to infiltration. Plantings must allow the first inch of water to soak into the ground. Underground vaults make it difficult to achieve the new filtration requirement. This region has a lot of clay which doesn't infiltrate well. The deep rooted plants break through the clay to allow infiltration. Trustee Tinaglia said this is way better than the previous plan. He said he had angst with owning and maintaining a wet bottom basin. He would rather see a central underground storage system that runs along the easement of the properties with some bio-swales. If there was a way to fix this and satisfy the MWRD requirements it would be a home run.

Trustee Sidor asked the developer to make sure when the property is regraded that the homes to the west are not negatively affected. Mr. Adams said the entire site will drain to the detention center.

VIDEO **XVII****ADJOURNMENT**

Trustee Thomas Glasgow moved to adjourn at 10:16 p.m. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Sidor, Tinaglia

Absent: Farwell, Scaletta, Rosenberg

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Lexington Homes

 Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Contact Person: Bill Rotolo
 Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Phone #: 847.875.8289
 Fax #: 773.360.0301
 E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016
 Location: southwest corner of Campbell and Kasper
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 15 Current: 8 Proposed: 15
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: vacant
 Proposed: single family
 Site Gross Area: 4.69 ac
 # of Units Total: 15
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: 15

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

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

YES NO

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

6. GENERAL COMMENTS:

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MINIMUM INTERIOR GARAGE DIMENSIONS

	<u>DEPTH</u>	<u>WIDTH</u>
2-CAR	21'4"	21'
3-CAR	21'4"	30'

DEB PIERCE
 Director PLAN REVIEWER

3-21-16
 Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004
Petitioner: Lexington Homes

Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
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Land Use: Current: vacant
Proposed: single family
Site Gross Area: 4.69 ac
of Units Total: 15
1BR: 2BR: 3BR: 4BR: 15

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

INSPECTIONAL SERVICES

① # of Fire Hydrants and distance
Between hydrants may be a concern
to F.D.

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DEVELOPMENT DEPARTMENT

DeLay 3/21/16
Director Date

RECEIVED

MAR 30 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights
Public Works Department

Memorandum

To: Bill Enright, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: March 29, 2016

Subject: 900 W. Campbell St. P.C. #16-004, Round 1

With regard to the proposed construction of the subdivision, I have the following comments:

1. Lot #14 proposed water service needs to be shifted to the south or north out of the driveway apron.
2. An approved traffic control plan must be submitted and approved prior to construction of the water and sewer connections on Campbell and Sigwalt.
3. The water services to the east parkway on Kaspar must be bored.
4. The approved street light LED model is "Halophane/American Electric model #ATBO-20BE13R2".
5. No fences will be allowed within the 10' easement that connects the detention pond to Campbell. This needs to be noted on every plat.
6. All sidewalks around the subdivision shall be inspected after construction and restored.
7. Public Works prefers the sanitary main to be installed down the center of the roadway.
8. Storm sewer require an additional inlet mid-block.
9. Sidewalk on all sides shall be inspected and repaired for all deficiencies.
10. Utility patches shall have 2' of surface removed and replaced on either side of trench to improve transition for patch.
11. Verify that enough existing trees will remain on Kaspar specifically between 14 and 15. Possibly install on private property due to limited space between driveway.
12. Remove and replace any existing curb depression along Campbell from existing house.
13. Verify condition of any existing structures that will be utilized.
14. Overflow elevation is higher than rim elevation of storm sewer.
15. Verify existing handicapped improvements at intersections of Kennicott and Campbell, Campbell and Kaspar, and Sigwalt and Kaspar.
16. Sump pump connections at lots 10 and 11 should connect to storm sewer not catch basin.

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

C: file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004
 Petitioner: Lexington Homes
 Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Contact Person: Bill Rotolo
 Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Phone #: 847.875.8289
 Fax #: 773.360.0301
 E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016
 Location: southwest corner of Campbell and Kasper
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: 15 Current: 8 Proposed: 15
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: vacant
 Proposed: single family
 Site Gross Area: 4.69 ac
 # of Units Total: 15
 1BR: 2BR: 3BR: 4BR: 15

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water X

Sanitary Sewer X

Storm Sewer X

b. Surface Improvement

Pavement X

Curb & Gutter X

Sidewalks X

Street Lighting X

c. Easements

Utility & Drainage X

Access X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT

c. ARMY CORP

d. IEPA X

e. CCHD

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 DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?

4. SITE PLAN ACCEPTABLE?

5. PRELIMINARY PLAT ACCEPTABLE?

6. TRAFFIC STUDY ACCEPTABLE?

7. STORM WATER DETENTION REQUIRED?

8. CONTRIBUTION ORDINANCE EXISTING?

9. FLOOD PLAIN OR FLOODWAY EXISTING?

10. WETLAND EXISTING?

YES NO COMMENTS

X

 X

X

X

 X

 X

 X

SEE ADDITIONAL COMMENTS

NOT PROVIDED

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: PEARSON, BROWN & ASSOC., INC.

DATE OF PLANS: 2-15-16

Director

Date

JP JP 3-22-16

PLAN COMMISSION PC #16-004
Lexington Towne at Arlington Heights Resubdivision
900 W. Campbell St.
Preliminary Plat of Subdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. A separate Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the Kennicott Avenue roadway, curb, sidewalk, street lighting, storm and sanitary sewers, water main, the Kaspar Avenue sidewalk, and the detention basin. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. The preliminary detention calculations are acceptable. Final approval will require final engineering plans including detention calculations showing restrictor sizing calculations. 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. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. Provide calculations for sizing the weir.

16. Final engineering to include electrical plan and details for the proposed street lighting system, including electrical drop and lighting cabinet, if necessary. Contact the Engineering Department to coordinate discussion with Public Works on the feasibility of connecting to the existing street lighting system.
17. Typical 66' ROW pavement detail shown on sheet 2 is acceptable.
18. Curbs and sidewalks should not go through the new Kennicott Avenue pavement.
19. Yard grading must be a minimum 5:1 slope. The plan shows 4:1 rear yard slopes. Strongly consider stepping the foundations of the homes on the east side of Kennicott Avenue to help lessen the severity of the backyard slopes.
20. Coordinate the location of the Kaspar Avenue sidewalk with the proposed landscape plans.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. All items are complete.
22. The proposed detention facility will ultimately become the Village's responsibility to own and maintain; therefore, Lot 16 does not need a blanket stormwater easement. The deed to the basin outlot shall be quit-claimed to the Village upon Village acceptance of the public improvements.
23. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 BY  3-22-16
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)
ComEd Easement Provisions (1 page)

PLAN COMMISSION PC #16-004
Lexington Towne at Arlington Heights Resubdivision
900 W. Campbell St.
Preliminary Plat of Subdivision
Round 1a

22. The Village follows the ADA PROWAG requirements for sidewalk installations. As part of that, it is policy to address the ADA sidewalk accessibility at all four corners of an intersection when working on streets or sidewalks within an intersection. The Village will work with the developer to identify required upgrades at corners affected by the proposed project.

 3/31/16
James J. Massarelli, P.E. Date
Director of Engineering

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Preliminary Plat of Subdivision Checklist

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

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

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

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

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

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

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

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

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

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

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

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

(SURVEYOR'S SEAL) Signature

Illinois Land Surveyor
No. _____ "

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

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

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@agresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

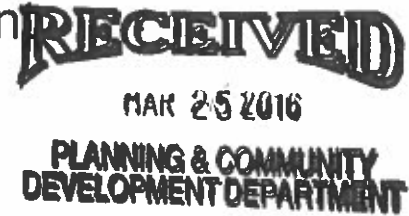
The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.



Arlington Heights Fire Department Plan Review Sheet



P. C. Number 16-004

Project Name

Lexington Homes

Project Location

909 W. Campbell St

Planning Department Contact Sam Hubbard

General Comments

Reference Appendix D, specifically D103.6.2 of the 2009 IFC.

The existing width of Kaspar Avenue and the proposed Kennicott Avenue between Campbell and Sigwalt fall within this section. Also the area of development serviced by Sigwalt St is impacted by this section.

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

Date 3-25-2016 Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Lexington Homes
900 W. Campbell St.
Round 1

Round 1 Review Comments

03/25/2016

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff. There may be the need for a traffic study to be conducted or a traffic control device installed at either Kennicott & Campbell or Kennicott&Sigwalt.
6. **General comments:**
Nothing further.

RECEIVED

MAR 28 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-004
Petitioner: Lexington Homes

Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
Contact Person: Bill Rotolo
Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
Phone #: 847.875.8289
Fax #: 773.360.0301
E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016
Location: southwest corner of Campbell and Kasper
Rezoning: Current: Proposed:
Subdivision:
of Lots: 15 Current: 8 Proposed: 15
PUD: For:
Special Use: For:
Land Use Variation: For:

Land Use: Current: vacant
Proposed: single family
Site Gross Area: 4.69 ac
of Units Total: 15
1BR: 2BR: 3BR: 4BR: 15

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
MAR 14 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP
Environmental Health Officer

3/14/16
Date

James McCalister
for

3/14/16
Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004
 Petitioner: Lexington Homes

 Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Contact Person: Bill Rotolo
 Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Phone #: 847.875.8289
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 Land Use Variation: _____ For: _____
 Land Use: _____ Current: vacant
 Proposed: single family
 Site Gross Area: 4.69 ac
 # of Units Total: 15
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: 15

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN? = Single-Family Detached Estate 2
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X _____ SUBDIVISION REQUIRED?
6. X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

SEE ADDITIONAL COMMENTS ATTACHED

 Date

Planning & Community Development Dept. Review

March 23, 2016



REVIEW ROUND 1

Project: Lexington Homes – Bill Rotolo
900 W. Campbell St.

Case Number: PC 16-004

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date for this meeting.
8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.
9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that *"where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."*

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be at approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

11. Per Chapter 28, Section 6.4, *"two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other."* Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).
12. Chapter 29, Section 29-307.f states that *"There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units."* Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.

- The variation, if granted, will not alter the essential character of the locality.
Given the detention function of Lot 16, staff does not object to this potential variance.

13. Landscape and Tree Preservation comments are outlined Review #7A.

14. A Design Commission application must be completed for each residence as part of the building permit process.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2 – 15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Prepared by:



Lexington Homes
900 W. Campbell Street
P.C. #16-004
March 23, 2016

Tree Preservation

- 1) Approximately 345 trees on the site are identified for removal. As proposed, approximately 144 replacement trees will need to be provided pursuant to Chapter 28, Section 6.15-5.3. Approximately 43 trees are proposed; therefore, the petitioner shall preserve additional trees and provide additional trees on the site. In order to reduce the number of replacement trees it is recommended that the following trees be preserved: tree # 1362, 1365, 1378, 1447, 1449, 1491, 1494, 1495, 1531, 1560, 1562, 1565, 1566, 1567, 1572, 1575-1580, 1608, 1609, 1610, 1622, and 1637. Please reevaluate the trees proposed for removal.
- 2) Tree #1302 and 1304 are located in the parkway and must be preserved.

Landscaping

- 3) Provide additional landscaping along the detention basin along Sigwalt Street and Kasper Avenue. Per Chapter 28, Section 6.15-3.1 landscaping is required along the perimeter of detention basins. Incorporate a mix of trees, shrubs and perennials.
- 4) It is recommended that landscaping that consists of shade trees, ornamental trees and evergreens be provided along the west property line on each lot. Also, it is recommended that trees be provided on each lot.
- 5) Provide additional shade trees along Campbell Street and Sigwalt Street on lot 1, 5, 10, 11, and 16.
- 6) Provide parkway trees in front of lot 6, 7, and 8.
- 7) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048-5355
PHONE 847 / 367-6707
FAX 847 / 367-2567

BRANCH OFFICE
W352N5338 LAKE DRIVE
OCONOMOWOC, WI 53066
PHONE 847 / 367-6707

April 13, 2016

Village of Arlington Heights
Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Attn: Bill Enright,
Deputy Director Planning & Community Development

Re: Lexington Towne, 900 W. Campbell St.
Arlington Heights, Illinois

RECEIVED

APR 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

On behalf of our client, Lexington Homes, we have enclosed the following documents in support of our point-by-point responses to Village of Arlington Heights review comments listed below:

4 full size and 6 reduced copies of:

- o Tree Inventory Listing, revised April 12, 2016
- o Tree Preservation and Removal Plan, revised April 12, 2016
- o Preliminary Landscape Plans, revised April 13, 2016
- o Architectural Building Plans, dated April 12, 2016
- o Preliminary Plat, revised April 12, 2016
- o Preliminary Engineering Plans, revised April 12, 2016

Fire Department Plan Review Sheet PC#16-004 by Lt. Andrew Larson, dated 3/25/16:

Reference Appendix D, specifically D103.6.2 of the 2009 IFC.

The existing width of Kasper Avenue and the proposed Kennicott Avenue between Campbell and Sigwalt fall within this section. Also the area of development serviced by Sigwalt is impacted by this section.

Comment noted.

Police Department Plan Review Summary Round 1 by Brandi Romag, dated 3/25/16:

1. Character of use: The character of use is consistent with the area is not a concern.

Comment noted.

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code.

The lighting will meet the Village of Arlington Heights code.

3. Present traffic problems? There are no traffic problems at this location.

Comment noted.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

Comment noted.

5. Traffic problems that may be created by the development. The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff. There may be the need for a traffic study to be conducted or a traffic control device installed at either Kennicott & Campbell or Kennicott & Sigwalt.

Comment noted.

6. General comments: Nothing further

Comment noted.

Planning and Community Development Department Plan Review Summary Round 1 by Cris Papierniak, dated 3/29/16:

1. Lot#14 proposed water service needs to be shifted to the south or north out of the driveway apron.
The water service has been relocated out of the driveway apron as requested.
2. An approved traffic control plan must be submitted and approved prior to construction of the water and sewer connections on Campbell and Sigwalt.
Comment noted.
3. The water services to the east parkway on Kaspar must be bored.
A note has been added to the plans as requested (See general project note #3)
4. The approved street light LED model is "Halophane/American Electric model #ATBO-20BE13R2."
The detail has been revised as requested.
5. No fences will be allowed within the 10' easement that connects the detention pond to Campbell. This needs to be noted on every plat.
A note has been added to the plat per our phone conversation.
6. All sidewalks around the subdivision shall be inspected after construction and restored.
A note has been added to the plans as requested (See general project note #4)
7. Public Works prefers the sanitary main to be installed down the center of the roadway.
Per our phone conversation the downstream receiving sewer currently runs along the east parkway along Kennicott.
8. Storm sewer require an additional inlet mid-block.
Additional inlets have been provided as requested.
9. Sidewalk on all sides shall be inspected and repaired for all deficiencies.
A note has been added to the plans as requested (See general project note #5)
10. Utility patches shall have 2' of surface removed and replaced on either side of trench to improve transition for patch.
A note has been added to the plans as requested (See general project note #6)
11. Verify that enough existing trees will remain on Kaspar specifically between 14 and 15. Possibly install on private property due to limited space between driveway.
Additional trees in this area are being preserved as requested.
12. Remove and replace any existing curb depression along Campbell from existing house.
Notes have been added to the plans as requested.
13. Verify condition of any existing structures that will be utilized.
A note has been added to the plans as requested. (See general project note #7)
14. Overflow elevation is higher than rim elevation of storm sewer.
The pond overflow is at elevation 699.00 and the lowest storm sewer rim is at 699.20.
15. Verify existing handicapped improvements at intersections of Kennicott and Campbell, Campbell and Kaspar, and Sigwalt and Kaspar.
A note has been added to the plans as requested (See general project note #8)
16. Sump pump connections at lots 10 and 11 should connect to storm sewer not catch basin.
The storm services have been revised as requested.

Building Department Plan Review by Deb Pierce, dated 3/21/16:

6. General Comments

Minimum interior garage dimensions 2-car, 21'4" depth 21' width, 3-car 21'4" depth, 30' width.

Minimum interior garage dimensions have been revised as requested.

Inspectional Services

1. # of fire hydrants and distance between hydrants may be a concern to F.D.

A hydrant currently exists at the NW corner of Campbell and Kennicott and at the SW corner of Sigwalt and Kennicott, and hydrant is proposed approximately midway between the two.

Engineering Department Plan Review by James J. Massarelli, P.E., dated 3/22/16:

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.

Comments noted.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. A separate Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvements guarantee deposit. The public improvements for this development would be the Kennicott Avenue roadway, curb, sidewalk, street lighting, storm and sanitary sewers, water main, the Kaspar Avenue sidewalk, and the detention basin. These Estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Comment noted.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

Projection: Transverse_Mercator

False_Easting: 984250.000000000

False_Northing: 0.000000000

Central_Meridian: -88.33333333

Scale_Factor: 0.99997500

Latitude_OF_Origin: 36.666666667

Linear Unit: Foot_US

Geographic Coordinate System: GCS_North_American_1983

Datum: D_North_American_1983

Prime Meridian: Greenwich

Angular Unit: Degree

Comment noted.

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

Comment noted.

15. The preliminary detention calculations are acceptable. Final approval will require final engineering plans including detention calculations showing restrictor sizing calculations. 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. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. Provide calculations for sizing the weir.

Comment noted.

16. Final engineering to include electrical plan and details for the proposed street lighting system, including electrical drop and lighting cabinet, if necessary. Contact the Engineering Department to coordinate discussion with Public Works on the feasibility of connecting to the existing street lighting system.

Comment noted.

17. Typical 66' ROW pavement detail shown on sheet 2 is acceptable.

Comment noted.

18. Curbs and sidewalks should not go through the new Kennicott Avenue pavement.

Understood, this has been noted on the plans as requested.

19. Yard grading must be a minimum 5:1 slope. The plan shows 4:1 rear yard slopes. Strongly consider stepping the foundations of the homes on the east side of Kennicott Avenue to help lessen the severity of the backyard slopes.

Grading in the rear yards has been modified to 5:1 as requested.

20. Coordinate the location of the Kaspar Avenue sidewalk with the proposed landscape plans.

The location has been coordinated as requested.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. All items are complete.

Comment noted.

22. The proposed detention facility will ultimately become the Village's responsibility to own and maintain; therefore, Lot 16 does not need a blanket stormwater easement. The deed to the basin outlot shall be quit-claimed to the Village upon Village acceptance of the public improvements.

Comment noted.

23. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

Comment noted.

Engineering Department Plan Review Preliminary Plat of Subdivision Round 1a by James J. Massarelli, P.E., dated 3/31/16:

22. The Village follows the ADA PROWAG requirements for sidewalk installations. As part of that, it is policy to address the ADA sidewalk accessibility at all four corners of an intersection when working on streets or sidewalks within an intersection. The Village will work with the developer to identify required upgrades at corners affected by the proposed project.

Comment noted.

Health Services Department Plan Review by Sean Freres, LEHP, dated 3/14/16:

1. General Comments

No comments at this time.

Comment noted.

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date of this meeting.

The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.

Comment noted.

9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

Comment noted.

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that "where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

These dimension have been verified and the setbacks have been revised accordingly.

11. Per Chapter 28, Section 6.4, "two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other." Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).

2 base plans have been enclosed. The Monotony code will be addressed as sales proceed.

12. Chapter 29, Section 29-307.f states that "There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units." Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:

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

Given the detention function of Lot 16, staff does not object to this potential variance.

Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create the two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

13. Landscape and Tree Preservation comments are outlined Review #7A.

Comment noted.

14. A Design Commission application must be completed for each residence as part of the building permit process.

Comment noted.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2-15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Comment noted.

Sharon L. Dickson PLA | ASLA of Dickson Design Studio, Inc. respectfully submits our responses to your plan review comments, dated March 23, 2016, as follows:

Tree Preservation

Comment:

1) Approximately 345 trees on the site are identified for removal. As proposed, approximately 144 replacement trees will need to be provided pursuant to Chapter 28, Section 6.15-5.3. Approximately 43 trees are proposed, therefore, the petitioner shall preserve additional trees and provide additional trees on the site. In order to reduce the number of replacement trees it is recommended that the following trees be preserved: tree # 1362, 1365, 1378, 1447, 1449, 1491, 1494, 1495, 1531, 1560, 1562, 1565, 1566, 1567, 1572, 1575-1580, 1608, 1609, 1610, 1622, and 1637. Please reevaluate the trees proposed for removal.

Response:

After re-evaluating trees originally proposed for removal, the following has been determined:

- Trees # 1447, 1495, 1577, and 1610 could be preserved with some plan revisions, but we do not wish to preserve them as they all have been given a condition rating of "4", meaning "fair to poor". Replacement of these trees is what we prefer.
- Trees # 1311, 1438, 1456, 1457, 1494, 1562, 1563, 1564, 1565, 1566, 1567, 1608, and 1609 will now be preserved.
- Tree # 1560 could be preserved, but it is one-sided, thus replacement of this tree is what we prefer.
- Due to conflicts with proposed grading, building construction, or other development conditions, trees # 1362, 1365, 1378, 1449, 1491, 1531, 1572, 1575, 1576, 1578, 1579, 1580, 1622, and 1637 will be removed.
- Tree # 1605 was previously proposed to be preserved, but due to the latest grading plan, this tree will now be removed, as 2' of fill is now proposed underneath the critical root zone of this tree.

Comment:

2) Tree #1302 and #1304 are located in the parkway and must be preserved.

Response:

Parkway trees #1302 and #1304 are now shown on plans to be preserved. In order to preserve tree #1302, tree #1321 will now need to be removed.

Landscaping

Comment:

3) Provide additional landscaping along the detention basin along Sigwalt Street and Kaspar Avenue. Per Chapter 28, Section 6.15-3.1 landscaping is required along the perimeter of detention basins. Incorporate a mix of trees, shrubs and perennials.

Response:

A mix of deciduous shade trees, deciduous ornamental trees (flowering), large deciduous shrubs and ornamental perennial grasses have been added around the detention basin along Sigwalt Street and Kaspar Avenue.

Comment:

- 4) *It is recommended that landscaping that consists of shade tree, ornamental trees and evergreens be provided along the west property line on each lot. Also, it is recommended that trees be provided on each lot.*

Response:

Every lot now has (1) parkway tree (at least), (2) shade trees in the rear yard, (4) evergreen/ornamental trees in the yard (rear, side or front), and (1) ornamental tree along the front foundation of each house.

Comment:

- 5) *Provide additional shade trees along Campbell Street and Sigwalt Street on lot 1, 5, 10, 11, and 16.*

Response:

Additional shade trees have been added to the street frontage sides of Lots 1, 5, 10 and 11. (Lots 1, 5, 10 and 11 also have existing trees that shall be preserved on their street frontage sides.) There is no Lot 16.

Comment:

- 6) *Provide parkway trees in front of lot 6, 7, and 8.*

Response:

Lots 6, 7, and 8 now all have parkway trees.. Also, a parkway tree has been added between the driveway aprons of Lots 14 and 15.

Comment:

- 7) *A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.*

Response:

According to our calculations, \$9,540.00 will need to be provided to account for \$4 per lineal foot of frontage (2,385 LF total frontage) and \$13,888.43 will need to be provided to account for a landscape compliance bond (30% of estimated total of landscape costs), and \$8,200.00 will need to be provided to account for each tree identified for preservation (\$200 per tree, for 41 preserved trees).

Please note, the previously submitted Tree Preservation & Removal Plan listed the total caliper inches onsite to be 3,288. That is an error, the actual total caliper inches onsite is 3,228. We apologize for the error, plans have been revised to reflect the correction.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



Angelo K. Zografos, P.E.
Associate

Cc: Bill Rotolo, Lexington Homes
John Agenlian, Lexington Homes
Larry Freedman, Ash, Anos, Freedman, & Logan, LLC
Jon Nelson, JenLand, LLC
Sharon Dixon, Dixon Design Studios
Tim O'Brien, TFW Surveying
Chris Russo, ALA Architects

**DEPARTMENT REVIEW TRANSMITTAL
FOR PLAN COMMISSION HEARING REVIEW**

**Lexington Homes
900 W Campbell St
Preliminary Plat of Subdivision
PC#16-004**

Round 2

**(Please use attached department comment forms or use attached sheets:
REVIEW COMMENTS CANNOT BE WRITTEN ON THIS SHEET.)**

To: ~~Department Heads~~

*Sam
Hubbard*

1	Building	
1-A	Inspectional Services (Don Lay)	X
2	Public Works	
3	Engineering / Traffic	
4	Fire	
5	Police	
6	Health	
7	Planning	
7-A	Planning / Landscaping	
8	Design	

*Sam -
pls see
attached
Don*

From: Sam Hubbard, Planning & Community Development
Re: P.C. # 16-004
Project Name: Lexington Homes
Project Location: 900 W Campbell St
Transmitted On: 4/15/16

RECEIVED
APR 21 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Attached are the petitioner's:

Round 1

- ☐ Plan Commission review submittal
- ☒ Responses to your comments
- ☐ Your original comment sheet

**Please review, comment, and return to Sam Hubbard
in the Department of Planning & Community Development by 4/22/16**

Thank you for your assistance and cooperation! Call Sam with any questions at extension 5223.

WATER

- b. It is unlawful for any person, firm or corporation in any manner to interfere with or obstruct flow, storage of water, or other authorized use of water from or in the municipal water works system.
- c. It is unlawful for any person, firm, or corporation to injure, deface, damage, remove, break, or alter any water main, hydrant, service pipe, valve, box, building, storage tank, water meter, cross connection control device or appurtenance or structure which is part of the municipal water works system. It shall be the responsibility of the entity causing the damage to pay for the repair or replacement of the damage to the components of the municipal water works system.

Section 21-108 Design and Construction of the Municipal Water Works System.

- a. All extensions of water mains or construction of new water mains shall not be undertaken unless a permit has been issued pursuant to the applicable provisions of this Code.
- b. All construction which includes private improvements shall also include construction of a water distribution system. That system shall include, at a minimum, adequate water mains, valves, fire hydrants, and master water meters, as applicable. Water mains shall be provided to the property line of all public right-of-way frontages as required by the Director of Engineering.
- c. All water distribution systems shall be designed using a minimum distribution pipe diameter of eight inches (nominal). The water main pipe shall be minimum class 52 ductile iron pipe unless a waiver is granted by the Director of Public Works.
- d. Valves shall be installed on the distribution system on approximately 800 foot centers and at critical locations identified by the Director of Public Works.
- e. Fire hydrants shall be installed on the distribution system near every street intersection. Intermediate fire hydrants shall be spaced so that the interval between hydrants is approximately 300 feet. Hydrants and hydrant installation shall comply with detailed specifications on file with the Director of Engineering.
- f. Hydrant and valve spacing and installation on private property shall substantially comply with the standards established for the municipal water works system subject to review and modification by appropriate Village departments.
- g. Newly extended or constructed water mains shall be pressure tested and disinfected in accordance with procedures defined by the Director of Engineering and the I.E.P.A.

Section 21-109 Shut-Off Valves.

- a. A primary shut off valve shall be installed on every water service pipe and shall be located within the public right-of-way, where practical. The primary shut off valve shall generally be located between the public street and public sidewalk or property line. Upon acceptance of the water service pipe by the appropriate Village department(s), the primary shut off valve will be owned, operated and maintained by the Village.

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: April 19, 2016
Subject: 2900-2990 W Euclid, P.C. #16-008, Round 1

With regard to the proposed construction, I have the following comments:

1. Water Service Note #30; the proposed connection to existing water main must be within a vault.
2. An approved backflow device(s) will be required for this construction. Size(s) will be determined when architectural plans have been submitted and reviewed.
3. A fire hydrant will most likely need to be installed in front of the proposed office.
4. All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
5. The proposed construction is covered with a master meter located at Salt Creek; however if the owner requires a sub-meter, it will be provided as part of the construction permit process after the architectural plans have been submitted and approved.
6. A maintenance plan for storm trap shall be submitted with plans.
7. Detail of restrictors is required.
8. Size and shape of curbed island (north of storm trap) will encourage cut through traffic.

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

C: file
LF

RECEIVED
APR 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-004
Lexington Towne at Arlington Heights Resubdivision
900 W. Campbell St.
Preliminary Plat of Subdivision
Round 2

25. The responses made by the petitioner to comments #11-23 are acceptable.
26. The response made by the petitioner to Round 1a comment #22 is acceptable.

The Engineering Department has no objections to preliminary approval.

 4/18/16
James J. Massarelli, P.E. Date
Director of Engineering

RECEIVED
APR 19 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department
Plan Review Sheet

RECEIVED

APR 19 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-004

Project Name

Lexington Homes

Project Location

909 W. Campbell St

Planning Department Contact Sam Hubbard

General Comments

Round 2

No comments at this time.

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

Date 4-19-2016 Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

Planning & Community Development Dept. Review

April 22, 2016



REVIEW ROUND 2

Project: Lexington Homes – Bill Rotolo
900 W. Campbell St.

Case Number: PC 16-004

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date for this meeting.

Applicant Response: The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

Staff Response: Please provide meeting minutes.

8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.

Applicant Response: Comment noted.

Staff Response: Thank you.

9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

Applicant Response: Comment noted.

Staff Response: Thank you.

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that "where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be at approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

Applicant Response: The dimensions have been verified and the setbacks have been revised accordingly.

Staff Response: Thank you. It appears that the setback on Lot 1 was increased to conform to the existing setbacks of the homes along the frontage. It appears that the exterior side setback on Lot 10 and 11 was reduced from the previously platted 25' setback (along Campbell) to a 10' exterior side yard setback. The 10' exterior side yard setback conforms to all code requirements. The setback on Lot 5 remains conforming at 25'.

11. Per Chapter 28, Section 6.4, "two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a

combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other.” Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).

Applicant Response: 2 base plans have been enclosed The monotony code will be addressed as sales proceed.

Staff Response: Please note that the development will have to go through the Design Commission process for overall approval of the subdivision (including consideration of general architecture and site design), and then each home will have to individually go through the Design Commission process for approval prior to issuance of a building permit. The subdivision approval from the Design Commission is needed prior to or concurrently with Plan Commission approval of the preliminary subdivision. I understand that a Design Commission application for the subdivision will be filed shortly.

12. Chapter 29, Section 29-307.f states that “There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units.” Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:

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

Given the detention function of Lot 16, staff does not object to this potential variance.

Applicant Response: Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

Staff Response: Noted. Staff does not object to the proposed variation and accepts the submitted justification in support of the variation.

13. Landscape and Tree Preservation comments are outlined Review #7A.

Applicant Response: Comment noted.

Staff Response: Thank you.

14. A Design Commission application must be completed for each residence as part of the building permit process.

Applicant Response: Comment noted.

Staff Response: Thank you.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2 – 15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Applicant Response: Comment noted.

Staff Response: Thank you.

Prepared by: 

Lexington Homes
900 W. Campbell Street
P.C. #16-004
April 21, 2016

Tree Preservation

- 1) It is recommended that options be explored for saving tree #1321.

Landscaping

- 2) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048-5355
PHONE 847 / 367-6707
FAX 847 / 367-2567

BRANCH OFFICE
W352N5338 LAKE DRIVE
OCONOMOWOC, WI 53066
PHONE 847 / 367-6707

May 5, 2016

Village of Arlington Heights
Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED
MAY 05 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Attn: **Sam Hubbard,**
Planning & Community Development

Re: Lexington Towne, 900 W. Campbell St.
Arlington Heights, Illinois

On behalf of our client, Lexington Homes, we have enclosed the following document in support of our point-by-point responses to Village of Arlington Heights review comments listed below:

- **Preliminary Engineering Plan, revised April 29, 2016**

Planning & Community Development Review Sheet PC#16-004 by Sam Hubbard, dated 4/15/16:

WATER

- b. *It is unlawful for any person, firm or corporation in any manner to interfere with or obstruct flow, storage of water, or other authorized use of water from or in the municipal water works system.*

Comment noted.

- c. *It is unlawful for any person, firm, or corporation to injure, deface, damage, remove, break, or alter any water main, hydrant, service pipe, valve, box, building, storage tank, water meter, cross connection control device or appurtenance or structure which is part of the municipal water works system. It shall be the responsibility of the entity causing the damage to pay for the repair or replacement of the damage to the components of the municipal water works system.*

Comment noted.

Section 21-1k08 Design and Construction of the Municipal Water Works System.

- a. *All extensions of water mains or construction of new water mains shall not be undertaken unless a permit has been issued pursuant to the applicable provisions of this Code.*

Comment noted.

- b. *All construction which includes private improvements shall also include construction of a water distribution system. That system shall include, at a minimum, adequate water mains, valves, fire hydrants, and master water meters, as applicable. Water mains shall be provided to the property line of all public right-of-way frontages as required by the Director of Engineering.*

Comment noted.

- c. *All water distribution systems shall be designed using a minimum distribution pipe diameter of eight inches (normal). The water main pipe shall be minimum class 52 ductile iron pipe unless a waiver is granted by the Director of Public Works.*

Comment noted.

- d. *Valves shall be installed on the distribution system on approximately 800 foot centers and at critical locations identified by the Director of Public Works.*

Comment noted.

- e. *Fire hydrants shall be installed on the distribution system near every street intersection. Intermediate fire hydrants shall be spaced so that the interval between hydrants is approximately 300 feet. Hydrants and hydrant installation shall comply with detailed specifications on file with the Director of Engineering.*

As agreed to in our phone conversation, the proposed fire hydrant has been relocated 30' north. This places the hydrant approximately 315-feet away from the two existing hydrants that are located at northwest corner of Campbell & Kennicott and the southwest corner of Sigwalt & Kennicott.

- f. *Hydrant and valve spacing and installation on private property shall substantially comply with the standards established for the municipal water works system subject to review and modification by appropriate Village departments.*

Comment noted.

- g. *Newly extended or constructed water mains shall be pressure tested and disinfected in accordance with procedures defined by the Director of Engineering and the I.E.P.A.*

Comment noted.

Section 21-109 Shut-Off Valves.

- a. *A primary shut off valve shall be installed on every water service pipe and shall be located within the public right-of-way, where practical. The primary shut off valve shall generally be located between the public street and public sidewalk or property line. Upon acceptance of the water service pipe by the appropriate Village department(s), the primary shut off valve will be owned, operated and maintained by the Village.*

Comment noted. Shut off valves are indicated on the engineering plans.

Engineering Department Plan Review Round 2 by James J. Massarelli, P.E., dated 4/18/16:

25. *The responses made by the petitioner to comments 11-23 are acceptable.*

Thank you.

26. *The response made by the petitioner to comment #22 is acceptable.*

Thank you.

Fire Department Plan Review Sheet PC#16-004 Round 2 by Lt. Andrew Larson, dated 4/19/16:

No Comments at this time.

Planning and Community Development Department Plan Review Summary Round 2 by Sam Hubbard, dated 4/22/16:

7. *The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date of this meeting.*

Applicant Response: The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

Staff Response: Please provide meeting minutes.

Meeting minutes have been provided under separate cover.

8. *The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.*

Applicant Response: Comment noted.

Staff Response: Thank you.

9. *The lot widths conform to required lots widths for interior lots (75') and corner lots (90').*

Applicant Response: Comment noted.

Staff Response: Thank you.

10. *All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that "where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."*

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell

and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

Applicant Response: These dimension have been verified and the setbacks have been revised accordingly.

Staff Response: Thank you. It appears that the setback on Lot 1 was increased to conform to the existing setbacks of the homes along the frontage. It appears that the exterior side setback on Lot 10 and 11 was reduced from the previously platted 25' setback (along Campbell) to a 10' exterior side yard setback. The 10' exterior side yard setback conforms to all code requirements. The setback on Lot 5 remains conforming at 25'.

Thank you.

11. Per Chapter 28, Section 6.4, "two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other." Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).

Applicant Response: 2 base plans have been enclosed. The Monotony code will be addressed as sales proceed.

Staff Response: Please note that the development will have to go through the Design Commission process for overall approval of the subdivision (including consideration of general architecture and site design), and then each home will have to individually go through the Design Commission process for approval prior to issuance of a building permit. The subdivision approval from the Design Commission is needed prior to or concurrently with Plan Commission approval of the preliminary subdivision. I understand that a Design Commission application for the subdivision will be filed shortly.

Comment noted.

12. Chapter 29, Section 29-307.f states that "There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units." Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:

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

Given the detention function of Lot 16, staff does not object to this potential variance.

Applicant Response: Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create the two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

Staff Response: Noted. Staff does not object to the proposed variation and accepts the submitted justification in support of the variation.

Thank you.

13. Landscape and Tree Preservation comments are outlined Review #7A.

Applicant Response: Comment noted.

Staff Response: Thank you.

14. A Design Commission application must be completed for each residence as part of the building permit process.

Applicant Response: Comment noted.

Staff Response: Thank you.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2-15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Applicant Response: Comment noted.

Staff Response: Thank you.

Sharon L. Dickson PLA | ASLA of Dickson Design Studio, Inc. respectfully submits our responses to your plan review comments, dated April 21, 2016, as follows:

Tree Preservation

Comment:

1) It is recommended that options be explored for saving tree #1321.

Response: Options have been explored for saving tree #1321 (a 34" caliper, Pin Oak). Due to the species type of the tree and its proximity to the proposed house (within 6' feet), we do not feel the tree can be preserved. Furthermore, over 50% of the critical root zone of the tree will be disturbed by house, driveway, and public sidewalk construction and approximately 6" of cut (underneath the tree) is needed to accomplish the proposed grading plan.

Landscaping

Comment:

2) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.

Response: Comment noted.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



Angelo K. Zografos, P.E.
Associate

Cc: Bill Rotolo, Lexington Homes
John Agenlian, Lexington Homes
Larry Freedman, Ash, Anos, Freedman, & Logan, LLC
Jon Nelson, JenLand, LLC
Sharon Dixon, Dixon Design Studios
Tim O'Brien, TFW Surveying
Chris Russo, ALA Architects

PLAN COMMISSION PROJECT TIMELINE

Project Name: Lexington Homes
 PC Number: 16-004
 Location: 900 W. Campbell St.
 Requested Action: Preliminary Plat of Subdivision

	Date	# of Business Days
Plat and Sub Committee Meeting	11/18/15	
Awaiting Petitioner PC Application	03/09/16	79
PC Application Submittal Date	03/09/16	0
1 st Round Department Comments	03/24/16	11
Petitioner's Response	04/13/16	14
2 nd Round Department Comments	04/22/16	7
Petitioner's Response	05/05/16	9
PC Hearing*	05/11/16	45 days from application date
Village Board**	06/20/16	27
Village Board Ordinance Adoption	07/05/16	x

Note:

*Legal notice; State Statute requires 15 to 30 days notice.

**Petitioner could not proceed to Village Board immediately after approval at the PC because they had not yet completed the Design Commission process. Once they completed the Design Commission review process on 6/14/16, they were ready to proceed to the Village Board.



Item: Ordinance - Code Amendments - Chapter 13 - Coffee Shops

Department:

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Chapter 13 - Coffee Shops

Type

Ordinance

AN ORDINANCE AMENDING CHAPTER 13
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

SECTION ONE: That Chapter 13, Alcoholic Liquor Dealers, is hereby amended as follows (the language being added is highlighted and the language being deleted is stricken):

1. That Section 13-101, Definitions, is hereby amended by adding the following definition, with the existing definitions, f. through k., being re-lettered g. through k. accordingly:

- f. Coffee Shop. Any place of business that is open to the public for business not later than 7:00 a.m. each day and remains open to the public for business continuously for not less than ten hours and is engaged in the primary business of the sale, over a counter located at the point of sale where customers place orders, of coffee, tea, coffee-based beverages, and other beverages prepared on the premises for consumption on or off the premises and the sale of food items, including baked goods, appetizers, sandwiches, salads, and similar food items primarily prepared off premises for consumption on or off the premises where served.

2. That Section 13-501, Classification, is hereby amended by adding a Class “K” liquor license and re-lettering the existing subsections o. and p. to p. and q., accordingly:

- o. Class “K” license which shall permit the retail sale of beer and wine for consumption on the premises only at establishments that are not Restaurants as that term is defined in this Chapter but meet the definition of Coffee Shop in this Chapter. The retail sale of wine and beer is permitted only under the following conditions:
 - 1. The sale of beer and wine is prohibited before 2:00 p.m. and after 10:00 p.m. each day.
 - 2. Each and every patron who desires to consume beer or wine must be physically present at the counter during each point of sale transaction at which beer or wine is purchased and present a valid government issued photo id.
 - 3. The sale of beer and wine is incidental and secondary to the sale of coffee and similar products.
 - 4. The sale of beer or wine through a drive-through window is prohibited.
 - 5. The sale of beer or wine for off-premises consumption is prohibited.

3. That subsection b. of Section 13-204, Training Requirements for Beverage Alcohol Sellers and Servers Education and Training Program (BASSET), is hereby amended as follows:

- b. All persons employed by an establishment holding a class “A”, “AA”, “B”, “BB”, “C”, “DD”, “E”, “G” or “H”, “I”, “J”, or “K” liquor license who serves or sells alcoholic beverages shall, upon demand, show a valid State-certified BASSET card or its equivalent, meeting the minimum curriculum requirements of the Illinois Department of Alcoholism and Substance Abuse (DASA), Title 77, Chapter X, Rule 2056.

4. That a Class “K” liquor license is hereby added to the Table in Section 13-502, Fees and Number of Licenses, as follows:

Class of License	Annual License Fee	Number of Licenses Authorized
K	\$ 1,400	0

5. That a Class “K” liquor license is hereby added to the Tables in Section 13-503, Hours of Operation, as follows:

Class of License	Monday through Friday	Friday	Saturday	Sunday
K	2:00 PM – 10:00 PM	2:00 PM – 10:00 PM	2:00 PM – 10:00 PM	2:00 PM – 10:00 PM

6. That Section 13-607, Employees, is hereby amended as follows:

Section 13-607 Employees. It shall be unlawful for any licensee or any officer, associate, member, representative, agent or employee of such licensee to engage, or employ, or permit any person under the age of 19 years to handle, sell, serve or deliver alcoholic liquor or to entertain, or to act as host or hostess in or upon the licensed premises where the principal business is the sale of alcoholic liquor, while such premises are open for the sale at retail of alcoholic liquor. Any person under the age of 19 years, engaged or employed or permitted to work in or upon the general premises where the sale of alcoholic liquor is not the main or principal business may not work as entertainer, host or hostess or in connection with the handling, selling, serving or delivering of alcoholic liquor.

It shall be unlawful to permit any person in a Class “A”, “AA”, “B”, “BB”, “C”, “DD”, “E”, “G” or “H”, “I”, ~~or “J”~~ or “K” licensed establishment to serve or sell alcoholic beverages unless that person has completed the BASSET training program or its equivalent, as required by Section 13-204 of this Code.

SECTION TWO: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof, and shall be in full force and effect after its passage, approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 20th day of June, 2016.

Village President

ATTEST:

Village Clerk

CodeAmendment:13-101 13-5-1 13-204 13-502 13-503 13-607



Item: Closed Session

Department: Village Manager's Office

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

- and -

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount: