



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 14, 2017
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 2214 E. Palatine Rd. Subdivision - 4/26/17
- B. Heart's Place - 4/26/17

IV. PUBLIC HEARINGS

V. OTHER BUSINESS

- A. Lexington Heritage - 3216-3240 N. Arlington Heights Rd. -
PC# 16-021
Final Plat of Resubdivision, Final PUD

VI. ADJOURNMENT

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



Item: 2214 E. Palatine Rd. Subdivision - 4/26/17

Department: Planning & Community Development Department

ATTACHMENTS:

Description

PC Minutes 4/26/17

Type

Minutes

PLAN

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

COMMISSION

RE: 2214 EAST PALATINE ROAD SUBDIVISION - PC#17-002
 (CONTINUED FROM 3/22/17)

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 26th day of April, 2017 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

CHAIRMAN LORENZINI: Good evening. I'd like to call to order this hearing for the Plan Commission. Would you please rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Roll call please, Sam.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

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. The next item on the agenda is approval of meeting minutes for the Karr Subdivision from April 12th, 2017. Any comments, revisions, suggestions, recommendations, motions?

COMMISSIONER GREEN: I'll make a motion to approve.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. The next item is public hearings. We have two public hearings tonight. Before we get started, there's a lot of people here and I'm assuming there are some people here who haven't been to one of these before. So, just so you know how this goes, what we'll do is we'll call the petitioner up, they'll give a brief explanation of the project. Then we'll turn it over to Sam for the Planning Department's presentation on it. Then each Commissioner will take turns asking questions. Then after that, we'll open it up to the public for comments and questions. Then after that, we'll close the public portion, come back to the Commissioners for final questions and motions whether or not to approve the project.

Having said that, let's get started. The first one, the first public hearing is 2214 East Palatine Road Subdivision, PC#17-002, it's a continuation from the March 22nd, 2017 meeting.

Sam, have all the proper notices been given?

MR. HUBBARD: They were, yes.

CHAIRMAN LORENZINI: The Petitioner is here. Is anybody else besides

you going to testify? I'll swear you all in at once.

MR. LAUBENSTEIN: Just me, sir.

CHAIRMAN LORENZINI: Okay, would you please raise your right hand?
(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, give us a brief presentation of your project.

MR. LAUBENSTEIN: For the reporter, my name is Richard Laubenstein, L-a-u-b-e-n-s-t-e-i-n. I'm the attorney for the Petitioners, the Hogreve family. This was up last time. I've got a shorter slide set, just a Reader's Digest presentation to bring you all back up to speed.

What we are asking for is a -- all right, operator failure.

MR. HUBBARD: It's the down button.

MR. LAUBENSTEIN: Down button, there we go. The Hogreve's property is a lot off of Palatine Road. It's approximately 100 feet wide, more than three times that far deep. It runs from Palatine Road back to Lilac, also called Birchwood Road. At present, there is one home on the site. It's highlighted in blue up in front, it fronts off of Palatine. So, we have a single-family residence with a detached two-car garage.

When we were here last time, there were some questions about how this lot came to be in existence, why it's oddly shaped compared to the rest. This lot was put up in 1955 before the Village of Arlington Heights came here. The Village grew up around it. There is a subdivision that went in immediately to its west first, and then a few years later a subdivision followed along to the east.

When this house was put up originally, there was no city water, there was no city sewer. This was well and septic, it needed the extra space for a well and septic field. When the subdivisions came through, they bought the farmland which was just one big chunk on either side of them, neither of the developers wanted this property. When city water and sewer were made available, it got hooked up. It is now city water, it is city sewer, it is not needed for well and septic but the odd lot remains. It was a piece of the jigsaw puzzle that didn't fit into either of the developers' plan.

So, we're 100 feet wide, 375 feet deep. The site is presently zoned R-1 which is estate housing which provides for the larger lots, the larger sizes. The property that's directly to the north and west, Arlington Vista, is zoned R-2, single-family homes. The property to the east is zoned R-3. We agree, as part of our application process and Staff has recommended and agrees as well, we want to change the zoning to R-2 so we're consistent with the other neighboring and surrounding properties.

What we want to do is we propose dividing the property into two equal-sized lots that's going to allow for the construction of a new home on the portion to the north which fronts off of Lilac Road. On the preliminary and on the screen, on the slide in front of you, again the existing house is highlighted in blue. The proposed house, you'll see a dotted line or an outline where that's approximately going to be built in the back.

We do have buyers for these lots, but I need to stress or remind, I think you were aware of this last time, the property has been marketed since 2015. We can't find a buyer that wants to take this whole shoe box-shaped lot. Kids today don't want to mow the lawns, nobody gardens, they see that as a liability, extra land they're paying taxes on that they can't do anything with. We have had nibbles to buy it if we can get it subdivided.

Right now, we have two contracts that are pending, but they are all pending based on approval of a subdivision. We have one family that's interested in buying the

existing home. The home was the Elroy Hogleve family home since 1955. It was his father's farmland before that. He was born on the land. His son who is with us, Wayne, was born there. They lived at that house until just a few years ago. They're still residents of Arlington Heights but they've moved to Luther Village.

So, this house has been sitting vacant now for quite a long time. We've been trying to find buyers, but as I said we can't find anyone that wants to pick it up as is. We also have a potential buyer for the back lot, but they don't want to put in a lot of time, money or energy in getting things put together unless or until we can get the subdivision approved.

This shows a slightly larger view of the house. North is to the top, so Birchwood is north, Palatine Road is to the south. If you go immediately to the west which on the screen is to the left-hand side, that's Arlington Vista. Most of the homes there are ranch or single-family homes. There is an existing sidewalk which runs from Palatine Road down Birchwood, but it dead-ends where the Birchwood meets Lilac. So, there is no sidewalk on the south part of Lilac. It doesn't pick up again until you get to where Birchwood continues that's off the top of the screen.

The Village requirements when you're putting in a subdivision, it's kind of a one size fits all ordinance, which I think makes perfect sense when you're talking about five, six, eight, 10, 12 houses, what most people think of as a subdivision. If you have a large tract of vacant land and you're going to be putting a number of houses up, it becomes incumbent upon the developer to make sure there is a sufficient infrastructure there, that it's not going to be a burden to the Village. Likewise, they don't want the developer to start putting up eight or 10 houses without having sewer or water or things and they don't want the Village to be holding the bag. Perfect sense.

The Village requirements for a new subdivision would call for an installation of a sidewalk. That's part of the Village ordinance. Also calls for a water main. The ordinance reads if you're going to put in a subdivision, you need a water main that goes to the deepest or farthest back lot. Water mains by definition are something, it's a pipe large enough that's going to service four or five, six different houses.

We are in a rather unique situation. In fact, there was some banter back and forth with the Board, you might remember last month, if Elroy's dad had the prescience or forethought to put a dotted line down the middle of the lot, if he had two legal descriptions to start instead of just one, we wouldn't even be here. If you're going to build on a vacant lot, it's not a subdivision, you just go to the Building Department, you get your plans, your permits, you have to comply with whatever the current code is. That makes perfect sense.

Likewise, the existing house is one that would be considered grand-fathered in. If I was to sell this lot the way it is, I wouldn't need a new sidewalk. I wouldn't need a water main. It's grand-fathered in as a property that existed back since 1955.

The existing house does have, I told you before, water and sewer, but the hookups are at the north end. So, if you can see on the drawing itself, I just skipped ahead, oh, it still shows. On the drawing itself, it shows on the east side, that would be on the right-hand side, there is a 15-foot wide easement. That's the area where the water line runs from Lilac to supply the house. That's also where the sewers run. There's also various other public utilities that are there which we discussed last time.

There are provisions in the Village ordinances that will allow a subdivision to go in that doesn't have all of the bells and whistles. So, the ordinance may have been drafted one size fits all, if you're putting in 10 lots it makes sense, but there is a mechanism in the ordinance in the Village Code that will allow a subdivision to be approved with non-

conformities so long as they're noted on the ordinance. The ordinance gets drafted, it gets recorded, it's public record, so anyone that wants to buy later on knows what these variances, exceptions, what the certain peccadilloes are related to the property and no one can be surprised.

They're also going to be noted on the final plat, the final plat is going to reference where the easements are, what they can be used for, what their purposes are, what you need to do if you're going to build on there in the future. So, there are a number of mechanisms to protect not only the present owners and the prospective buyers but the people down the road as well.

To give you a general idea, it's a beautiful house built back in the 1950's, 1955 when they built houses to last. That's not brick veneer or facade, it's actual brick construction. We've got actual plaster and lath inside, not drywall. The house has been up for 60 years, it would probably be there for another 60 years. That's how well they built back then.

There is existing fire protection. There is a hydrant on Birchwood Lane, so that's right across the street which is to the west of the Hogreve property. Elroy and I have paced it off a couple of times, it's roughly 200 feet. I know the engineer has got a schematic or drawing. I think it's somewhere 200-240 feet from the house.

There was a lot of issues or concerns last time about whether or not there is adequate fire safety. One of the Commissioners was asking whether or not Palatine was blocked by screening fences. I know there are a number of houses along, or developments rather along Palatine when you go over towards Schoenback Road where it's all four-foot or six-foot fences. This particular neighborhood, this is Elroy's corner so that brown brick building on the right, that's the house right next to Elroy's. There are no screening fences, there are no obstructions that would keep the Fire Department from being able to get from the existing hydrant over to Elroy's house.

This is in the back or north end of the property. It shows where the sidewalk dead-ends. The sidewalk stops all along the neighbor's property, this would be Elroy's property. You can see it picks up again where Lilac originally was going to run through, that part was then condemned, it wasn't used for street purposes. The Village put in a connecting sidewalk that connects Arlington Lakes to Arlington Vista, and that's behind the Hogreve property.

When we were here last time, there was a lot of talk back and forth, and the general consensus I think of the board with at least regard to the sidewalk was since there are so many other neighborhoods in Arlington Heights like Sherwood and other developments that don't have sidewalks, putting in a sidewalk just on the Hogreve lot that doesn't connect to anything on either side doesn't make much sense. However, when we were here last time, we did not have any engineering reports or drawings the board requested and I got together with the purchaser of the vacant lot. We engaged an engineer, they have furnished the engineering costs, it's part of the packet that you have. The bottom line is it's about \$2,000 for the sidewalk.

We are asking, as part of the approval tonight, that the subdivision be approved, and we're asking for a variance that the sidewalk does not need to be put in. I believe it was Chairman Lorenzini and a couple of the other board members last time who had suggested that the ordinance provide if in the future Arlington Heights is going to put in a sidewalk, that whoever the present owner of Lot 2 would agree to pay their pro rata share at that time to put the sidewalk in. So, if you're going to put in a whole sidewalk that connects that whole area, we are covered, the buyer knows, whoever buys down the road knows, as long as the recorder of deeds doesn't burn down in another Chicago fire, everyone will know that that's taken care of. Unless there's any other questions really about the sidewalk, I think I can move on to the main issue that had most of the questions involved.

The existing home is serviced with water, waste and fire protection from existing lines. The buyer of Lot 2 is willing to allow the private easement to continue up that east side as I showed you to allow for continued access by Lot 1 for water and waste lines. This is an area where I lost some of the members last time through, when you're talking about an existing residence that has the lines that run back, right now Elroy Hogleve owns that whole property so it's not a matter of any easements. He can do whatever he wants on the property. As long as it gets recorded on the plat that there is a private easement and the buyers know that line is there, he has the right to maintain it. Later on you'll see a slide or if you want we can take a look at the actual proposed final plat, we have language on there that allows the use, maintenance, repair, improvement, et cetera, so that water will always be provided to Lot 1.

What we're proposing is, in order to accommodate some of the Village concerns from the various Village Departments and also concerns that were raised by the panel last time, there will be an easement, a 10-foot wide easement along the west edge. So, now again we're back over on the left-hand side of the screen, that runs all the way from Lilac to the front for future use, in case in the future someone ever takes down the existing home which is grand-fathered in and puts up a McMansion that's happening all around in Arlington Heights. I see that whenever I come to church with my mom, we see sometimes people buying one or two lots, knocking down the bungalows, putting up a McMansion. Any new construction is going to need to comply and conform with the Village requirements. So, if you put up a new house, you're going to need not only the internal building codes but you're going to need to comply with whatever water line or new water main may be needed.

We aren't doing any construction on Lot 1 though we're leaving the same house that has existing water that is grand-fathered in. So, we're requesting that approval be given to the subdivision where we're putting all of the pieces in place. We're giving all the building blocks so to speak. If a water main is ever needed in the future, if new construction ever goes in, it's provided for. At that point, just like any other construction in Arlington Heights, when they go to submit their building permit to put up the McMansion, they're going to have to cover the costs, put up the bond, pay for the expense, et cetera.

One of the concerns that was raised last time was, well, that's too vague. We never know if it's going to go in. But the main point, and I don't mean to be belabor this, the main point is it may never be needed. The existing house on Lot 1 fronts Palatine, it's one of the few houses up and down that street that has a driveway onto Palatine. Everybody else in Vista or in Arlington Lakes, they all have Village roads. It's not that busy.

The existing house is rather close as you can see to Palatine Road. It takes a particular type of buyer, I would label them, I've been doing real estate and legal work related to real estate development for coming up on 30 years, I think you call them first time buyers or entry buyers that want to get a foothold in a beautiful community like Arlington Heights but can only afford a house with certain things that other people may have to find acceptable. So, it is highly unlikely that anyone is going to actually put up a new house or a new structure. So, it's highly unorthodox to require Mr. Hogleve at this point to be putting up money for something that may never go in and may never be needed.

Per the board's request, we've submitted engineering drawings so you can see where they would go in. The engineer was able to provide drawings that show this new water main would fit very nicely in the 10-foot easement on the west side. They've also come up with costs. I have talked with some of the folks about it, Elroy, I'm glad you're sitting down because the costs for putting this in are estimated at \$48,000. I have to add a little asterisk here.

You had wanted drawings and price estimates. At this point, since we're looking for approval of the plan but without actually doing the construction, we asked for what would be a preliminary set of drawings. The engineer has already made it perfectly clear, if this actually has to go to construction, it's another \$2,500 to get the signed off, sealed, buildable set.

We also would be required to get an IEPA, Illinois Environmental Protection Agency, permit because a new water main is going in. Permits in a good day, when I was practicing seven or eight years ago, took three months to get an IEPA. Everything in Illinois, as I'm sure you're all aware, is moving at a snail's pace. I would be lucky to get the permits in six months.

I have a buyer for this lot who has been very patient. The contract I think was back in October, I started working with Sam around Thanksgiving or right before then. We've been putting things together. If it's another six or eight months out before he can get this all approved and all put together, that puts us off to the next building cycle. We're going to lose this potential buyer.

The buyer on Lot 1, likewise, has been patient. But I'm sure they can find another fixer-upper in Arlington Heights and they may not wait around that much longer either.

So, we've got extra costs. We're looking at over \$50,000. We're looking at at least six months on a good day. The existing house's sales price is \$235,000. We've got a mortgage on that property of \$200,000. The property was free and clear until the Hogreves moved into Luther Village.

Elroy has leukemia. He's been having a number of treatments lately. His wife has macular degeneration. They have expenses that have, since they weren't able to sell the house outright, they took out a mortgage. Perfectly understandable. After you pay off the mortgage and give the property tax credits, take care of all the closing costs, paid the state and county their fees, the bloodsucking lawyer wants to get paid. I don't have a margin, I don't have \$50,000 to play with.

My clients find themselves in this condition right now where they are land rich and cash poor. To pay over \$50,000 for a water main that may never be needed for a house that may never be built, this is the perfect situation or scenario where that carve-out in the Village ordinance that says we can approve it without bells and whistles, I think we come under that category. Certainly that's what we're requesting.

The Village has asserted a new water main would be needed because it would allow the line to be cleared, thereby keeping good water pressure for the existing house. They want us to put in the new water main and disconnect the existing pipes. That is a very meritorious item, but I don't think I need to remind you, I know many of you have been on the panels here for a number of years, Village ordinances, whether we're talking zoning or construction or other ordinances, have to have some reasonable basis. Don't mean to get all lawyerly on you but since we are making a record, *Columbus Park v. Board of Appeals of the city of Chicago*, 182 Northeast 2d. 722, you need a reasonable relationship to either public health, morals, safety, or welfare, anything else is overreaching.

So, it's very noble to say, well, the existing line is a 400-foot supply line, it's an inch or inch-and-a-half copper, it may clog, water pressure may drop off, the owner may get cold in the shower. Those are all understandable things but those are not Village concerns. They don't raise to the level of Village interference, they actually smack of interfering in the sale and purchase of real estate. It was Commissioner Dawson I think last time we were here that pointed out, look, the buyers had an inspection, they're okay with it, they've looked at it,

they're all right with the pressure. If they aren't raising a problem, I don't know why it's becoming a Village issue on this.

When I had the engineer do the plans for us, I had a number of conversations, and I have to tell you he's a very nice gentleman, if any of you are actually looking for it, he's not a client of my firm but he does very nice work, Pinnacle Engineering, Dwight Trostle. When I was talking with him and he put together the plans, he was scratching his head about why are we putting in a main to serve one house. I pointed out, well, it's in the ordinance, to comply with the ordinance I need a main, whether it's one house or 10 or 15 or 20. He goes why do you want it? I said the Village has pointed out two things. It would allow for a fire hydrant which would improve fire service, Sam had pointed that out last time when we were here. It's not essential to the fire service, and I have to use my words carefully, words have meaning in the law. The Village is providing adequate fire protection to the home as it stands. You can always make things better.

The ordinance that was in place in the 1950's when the Hogreve house went up and the late 1950's when Arlington Vista went up was not as stringent. Matter of fact, I got the Village Engineer's comments just yesterday, so I apologize, it was, I did not have time to add it in as part of the slide presentation. I have just a picture off good old Google. If I can hand it, I've got copies enough for everybody in the audience, for yourselves, for Sam, if we can make it part of the record.

Copies for anyone in the audience that's interested? I apologize if I'm putting you to sleep. Got them right up here. I come from a family of teachers, you think I could hand out flyers faster than that.

When Arlington Vista went into creation, the ordinance was not that strict. I have marked for you, if you look on the drawings that I gave you, there's a little yellow splotch on the lower right-hand side, that's the Hogreve house, all right. Running up and down, north and south, that's Birchwood. A highlighted behind that, that's Lilac. If you go over to the left where it makes a little dogleg, that's Jonquil. There's little red X's that mark the spots where the existing fire hydrants are. One of the nice things about Google is it comes with its own scale when you print it out, it comes with its own scale that shows you the size or the distance between items.

The hydrant that's presently on Birchwood is over 400 feet from the one that's behind it directly on Lilac, and it's 600 plus feet between Lilac and Jonquil. So, I want to be very careful and I have the greatest admiration for the Arlington Heights Fire Department, for the Village itself, I'm a product of Arlington Heights, I grew up here. The Fire Department knows which neighborhoods are older and which ones have fire hydrants that are under the new code. When an alarm goes off, they know, they'll send extra equipment, they'll compensate. So, adequate fire protection is being furnished. It's just if we put in a new fire hydrant, it would be better.

Well, everybody likes better, but once again we can't treat the Hogreve house different than any other home in Vista. I don't think it's the board's intention to go up and down Lilac and Jonquil and Birchwood and look for people with For Sale signs and say you can't sell your house unless you pay \$50,000 and put in a new fire hydrant. So, as long as the Hogreve house remains, the house that was built in 1955, it like all of Vista is grand-fathered in. It doesn't need the new property, if you make this \$50,000 charge, you are treating this owner different from everybody else in this part of Arlington Heights.

So, I think we are all pretty clear this is not needed to be adequate fire protection. In the engineer's report that I got last week, he did use the word adequate but I think

he was using it like a layman would, not like a lawyer would. He said that in order to provide adequate fire protection to the Hogreve house, we have to put in that new hydrant. By definition, that would mean if we don't have the new hydrant, then for the last 60 years Arlington Heights has not been providing adequate services not only to Hogreve but to anyone in Arlington Vista, and I don't want to, that's a can I don't want to go open up and I don't agree with it. So, I think he was using layman's terms, not terms of art.

So, setting that part aside, if it's not needed for safety, the only other reasons that are in the Village comments that you folks got and which Sam is going to bring up, well, it would be inconvenient for the owner of Lot 2 if someone puts in a water main in the future. Yes, that happens, but that's a civil matter between those two owners. They have recourse, they have rights. You as a Village will not allow a permit to be issued to allow a new water main to be put in unless as part of that permit whoever is doing the work puts up the bond and agrees to restore the property to its current condition. They're going to have to re-sod, they're going to have to re-level. They can't leave a pile of dirt.

Same thing with regard to the private easement. The private easement that's in there, and we'll take a look in a moment at the proposed plat of subdivision, has in there whoever owns Lot 1 has a right to go on Lot 2 to maintain, repair, replace, improve the pipe. They're going to need a permit. They're going to need to restore, make that other property owner whole. That's civil or just intramural between those two lot owners. The Village doesn't come into play.

Dwight Trostle pointed something else out which I'm happy he did so I'll give him credit for it. The Village's obligation is just to provide a water main. The Village's obligation is to provide a sewer in the street. Each homeowner is responsible for the connections from the house to the street. It's a homeowner's responsibility, therefore, I know this from personal experience, we all probably, we love the big trees in Arlington Heights. Trees have roots, roots get into the sewer line. If the sewer in the street is damaged, Arlington Heights has to fix it. If my connection from my house on my property to the street gets damaged, I pay for it. It's not a Village concern.

Same thing for the water. Older houses, they tend to have pipes that get clogged. I grew up in Arlington Heights back when it was still well water. I don't think city water came in in my neighborhood until late 70's, maybe early 80's. Well water was notorious for being hard, I still remember my dad making me bring those bricks of salt to the water conditioner. Hard water tends to be hard on pipes. Older houses that are built 60 years ago, it's not unusual if half the homes in Vista may need to get re-piped. That's on them, not on the Village.

So, we have a buyer of Lot 1 who has inspected, who has looked at it, who says the pressure is good. Elroy Hogreve, the owner, is here, he can tell you the same thing. No one is complaining of it in its present condition. In the future if pressure drops off, having a water main is not the solution. The homeowner will re-pipe. According to Dwight, he took pencil and paper together, if we're just putting in a supply line, that's a much smaller pipe, we don't need engineerings, you just have to trench it in, you don't even have to dig up the old one, just trench in the new one. Less than a third of the cost, no IEPA permit, it makes just more practical sense and I think that's what we're all here for is to try to find a logical way to help make this work through.

So, a water main isn't needed, and in fact according to Mr. Trostle it could be counterproductive. One of the reasons the Village says you want a main is so that you can have a hydrant and flush it and the water doesn't get stagnant. If you have six or eight houses hooked to that main, that makes sense. But think about it for a moment. If you have a

pipe that's large enough to provide water to six houses, there is a large volume of water in that pipe. If only one house is hooked up to that pipe, there's going to be a lot of stagnant water in that main because it's not getting enough flow, it's not getting enough use. So, for a large subdivision, it makes sense so that the quality of the water is maintained. If you have one house hooked to a great big pipe, you're actually being detrimental. According to Mr. Trostle, you're better off with a supply line.

So, we're not doing any Village purpose for safety. We aren't doing any Village purpose for making the water more potable. We're adding \$50,000 of costs to this lot that no other lot in Arlington Vista has to pay. We're putting conditions on an existing house that don't exist anywhere else, and we're taking a house which for three years has sat vacant with no one that wants to buy it. If we don't get the subdivision, it's going to remain vacant, attract pests, attract rodents, detract from the value of the surrounding properties. If we approve the subdivision with the variances we're requesting, someone is going to move in and love that house. It's going to be occupied. It's going to be habitable.

A new house is going to go in on that vacant lot that all of the neighbors behind me have been looking at for 60 years. It's not going to add that much of a burden to the neighborhood. One more driveway, we don't need a road study. Sam has made it clear we don't need a tree study, a road study, a water detention study. We're going to pay for the water detention that would result from putting in the new house, and you've got another property on the tax rolls for Arlington Heights. So, we get a twofer, we get two new homeowners, we get more tax revenue for the Village, we get rid of an empty vacant house, we return the property to useful condition.

So, on the action requested, the original, I think it's the summary that Sam prepared, it's a very nice thing, I labeled it my bible, We are looking for preliminary approval today. We are not asking for final because I don't have the Mylar signed by all the utilities. I've talked to all of them, I've got e-mails back from all of them, they are just waiting for me to stop in. Everybody is on board to sign off on this.

There is one exception, again what a surprise. Palatine is a state road. I've been talking with them for weeks now. We aren't adding a new driveway, we aren't asking for any changes or variances or any new curb cuts. It may be another week or so for me to get that.

But what we want is preliminary approval today. Let us come back in two weeks before you, we will have all the signatures in place by then so that we can make the next Village Board meeting and start crafting the ordinance that we need. If you look at that first page from Sam where it lists the variances required, he has it chapter and verse.

We are looking for the subdivision. We are looking to postpone construction of the sidewalk I think indefinitely. In here it says until someone builds on Lot 2. The general consensus I received was as long as it's provided in the ordinance that if you ever put a sidewalk in on the rest of the block, they'll conform, that's fine. Commensurate with that, obviously then we don't want to pay any bond construction fee set aside relative to the sidewalk. We're asking to postpone construction of the water main and the fire hydrant and the payment of the associated costs until such time as someone is going to put in a McMansion and it would make sense to put that in. But it does not make sense to pay \$50,000 for something that may never ever go in or never ever be needed.

On the engineer's report which Sam got to me yesterday, there is one additional comment that he didn't have in his notes and that I wasn't aware of until I saw it. The

engineer has requested that the public utility easement on the west side of the property be 15 feet, I think because we gave 15 on the east side. I have the actual plats with me. If you look at the plats that are part of the packet, you might be able to zoom in enough to understand or see why that's different.

On the east side, there is a dotted line that shows where the water line, the service line is located. We need 15 feet because that's just where it was put years ago when the water line was put in. The Village requirements for yard setbacks on the side and easements on the side is only 10 feet. So, I can give voluntarily extra, that's on me, but the Village can't require more than what's in there. In fact, in the first two go-arounds from the engineer, he was happy as a clam with 10 feet. He's just asking for 15 because we gave 15 on the other side.

If you look at the plan where the builder on Lot 2 wants to put his house, if it's 15 feet on both sides, his house doesn't fit. I lose the buyer, that's overreach, there is no reason for it. So, I'm going to ask that it be approved with the easements as shown on the plan, not the extra five feet. I'm going to ask that it be approved without requiring any payments for the hydrant or the water line.

Now, there is just one thing that I do need clarification from because I know there are a number of expenses that do need to get paid as part of the approval process. There is the money in lieu of detention. The calculations were made, we know we owe that, that's about \$9,000. I understand that part.

There was a note or a comment from Sam that when Lot 2, the new house goes up, they have to pay towards the school and library and other things. I believe those are expenses that are commensurate with the construction of the house, not with the subdivision. So, I need guidance from you folks. Is that something that we're supposed to pay now or later? And how much? Because there was no figure set forth. But as far as plan review or the maintenance deposit or the public improvement deposit, none of those should apply.

I thank you for your patience. I thank you for your time. If you have any questions, I'll try my best to answer them.

CHAIRMAN LORENZINI: Okay, thank you. You can sit down for a bit. Sam, would you give the Staff report please?

MR. HUBBARD: Sure. Good evening to the Plan Commission. Thank you, Chairman Lorenzini.

So, yes, returning back, the Plan Commission originally discussed this back at the end of March. It was for a two-lot subdivision at 2214 East Palatine Road. The present request is for a preliminary plat of subdivision to subdivide the lot into lots, a rezoning from R-1 to R-2, and then several variations from the Subdivision Code which are new and are in light of the Petitioner's request to not construct the water main, fire hydrant, sidewalk, to put up the bonds and so forth.

So, again, here is the aerial, you've already seen this, and this is the site plan. So, I think what the Petitioner is referring to with regards to the increase of the side yard setback on the east side by five feet from 10 feet to 15 feet is just so that it coincides with the 15-foot public easement that you have along the eastern side of the property. So, that's what the Petitioner I think is referencing.

MR. LAUBENSTEIN: The public improvements, there is a sewer that runs underneath this property that actually is used by the other homes in the other subdivisions. It's within 10 feet of our lot line. The dotted line that appears there is actually the water supply line for

the house. So, since I'm going out 15 feet to get the private easement, I thought it would be more confusing to put a 10-foot public, 15-foot private because they can't build on that anyhow, we just make that 15 feet.

One the west side which is the left side of the site plan, that is a 10-foot public easement which corresponds with the 10-foot setback, side yard setback required by the Village. The engineerings that you got, the drawings, everything fits for the water main within that 10 feet.

As you can see on where it's labeled Lot 2, the hash-marked section, the proposed house goes smack right up to that 10 feet. I don't have five feet on that side to give, and there isn't a Village reason to give five feet on that side.

MR. HUBBARD: So, you're saying you have a 15-foot private utility easement along the east side?

MR. LAUBENSTEIN: Yes, because if you see the dotted line, that shows where the water line went and that was just --

MR. HUBBARD: So, there's 15 feet from the east property line measuring west?

MR. LAUBENSTEIN: Yes.

MR. HUBBARD: That 15 feet is an easement?

MR. LAUBENSTEIN: Yes, and a public easement as well.

MR. HUBBARD: You're saying you're intending to build in that easement?

MR. LAUBENSTEIN: No, no.

COMMISSIONER GREEN: 20 feet to the edge of the house.

MR. HUBBARD: So, that's what the Engineering Department is saying, they want to increase the 10-foot side yard setback on the east side of the property so that it's 15 feet wide total, so that it matches your easements. Because there is no sense having a building setback line that's less than the easement. That would mean that buildings could be setback 10 feet from the east property line, and if the easement required a 15-foot setback from the east property line, then buildings could be built into the easement area by 5 feet. Do you see what I'm saying? If it's a 10-foot building setback and a 15-foot easement, they're saying they want 15 feet for the building setback so that you don't build on your easements. So, that's what they're referencing.

CHAIRMAN LORENZINI: That's on the east side.

MR. LAUBENSTEIN: This is what happens when you read late in the afternoon. Again, my apologies. My mother is a teacher who would be very angry that I misread that. It does say east, not west. It makes perfectly good sense. I remove the slanderous comments I made before and I admonish myself for not reading carefully. I get that, thank you.

MR. HUBBARD: Slanderous comments removed.

CHAIRMAN LORENZINI: Please continue, Sam.

MR. HUBBARD: So, here is the engineering plan. The Petitioner has prepared preliminary engineering showing the easement, I'm sorry, the water main extending along the west property line and has provided the utility easement for this infrastructure as well. This was something the Village requested. We wanted to make sure that this line could work in this location, and we also wanted the estimate for the cost of construction, which has also been provided. That was part of the Plan Commission packet as well, and I can confirm the Petitioner's number is at around \$48,000 for that construction of the water main and the fire hydrant.

So, just to be specific, the first requested variation would be a

variation to postpone the construction of the sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received. There was some discussion last time that the Plan Commission may be interested in waiving this requirement completely. I would add that the sidewalk to the west already dead-ends and it's just kind of a floating sidewalk. So, if the Petitioner was to construct a sidewalk on the north side of Lot 2, that would enable this already existing dead-end to have a point of connection to the east and it would facilitate that connection. The Village would also, if that sidewalk was put in, the Village would also put in a sidewalk connection from the east connecting so that the sidewalk on Lot 2 would not be just a floating sidewalk, it would have a connection to the east. The connection to the west would, you know, would come in at any point at such time that, you know, the property owner to the west wanted to facilitate that.

The second variation is to postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and a new home is built. The final variation, is to Chapter 29, Section 29-503(a), (b) and (c), and this would postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 was demolished, and then the deposit for the sidewalk would be provided when a building permit was received for Lot 1.

Just while it's on my mind, the impact fees are due at time of building permit, not at time of subdivision, and we can certainly get that information to the Petitioner. It's going to be based on the, you know, number of bedrooms and so forth. That's a code requirement. They go to the Park District, they go to the School District and so forth.

So, you know, in order to help the Plan Commission understand what the rationale behind the code requirements are and why the Village is asking for these improvements, while we certainly sympathize with the plight of the Petitioner, our job is to enforce the codes and the codes do have a rational basis and reasoning as to why they exist. First of all, if we're to postpone and delay the installation of this water main, there is no guarantee when it would ever be built. You know, it's pushing it off to an uncertain date. You know, this home on Lot 1 to the south may work currently for the current buyer, but as the home continues to age, as the trends in the housing change and the layout and style of that home is no longer desirable, that home may eventually go on the market and it's going to be difficult for any person to want to purchase that with the obligation of constructing a water main. The only option will be to knock it down and build a McMansion if they know they're going to have to pay \$50,000 to extend the water main to it, and it may be some time before the market is good enough to support the cost associated with doing that.

So, while the home may sit vacant today, I think there is just as good a chance that the home may eventually sit vacant at some point in the future if it is ever to be redeveloped. So, in a sense it's, you know, just delaying the possibility on vacancy on that lot.

Again, the Petitioner mentioned the impact of the water main construction, that's going to impact any owner on Lot 1, I'm sorry, on Lot 2 to the north. While there is a buyer now that acknowledges that's not a problem and is aware of it, I don't know where that buyer is going to be in 10 years, 15 years, and the next person who lives in that home is very likely not going to know that a water main could be constructed and that's going to be quite a disturbance to them and detrimental to their quality of life. The first thing that that person is going to do, he's going to come to the Village and say why didn't this water main go in back when this was subdivided, you know, and he's going to complain to the Village that, you know, the Village is disturbing their property.

Third of all, it's really not ideal for private service lines to cross somebody else's property. I mean that's just planning and development and organization of subdivisions 101. You know, if that water main on Lot 2 which serves Lot 1 breaks someday, you know, it's going to impact Lot 2. The first thing again they're going to say is why is there a water line on my lot that's broken? They're going to try and approach the Village and ask the Village for assistance, but you know, it's a private issue but I think that the Village is going to, you know, be asked to play a part in it. This situation could be avoided if the code is adhered to today.

Finally, water quality and water pressure can be impacted on such a long run of pipe. You know, again it may be that water pressure is not a problem for the potential buyer on Lot 1 now, but I don't know what the future owner of Lot 1 is going to say? Maybe that's going to be a problem for them. By allowing the current infrastructure to remain, you know, the Village is allowing potentially poor water quality and poor water pressure to serve that home.

The point that, you know, a main that serves six houses will provide better water quality than a main that serves one house is well taken, and that's true. But that's why the Village, one of the reasons why the Village has asked for the hydrant to be constructed on the southern terminus, it would flush that line and it would maintain the water quality. There's really no way to do that on a 400-foot long, plus or minus, private service line.

So, these are some of the issues that I think the Plan Commission needs to be aware about when deliberating on this case. You know, there's two sides to every story, and I think this is the other side of the story. These are not overreaching items the Village is asking for. These are code requirements. We're not asking this developer or this subdivider to do anything different than we would ask of any other subdivider.

So, that being said, the Planning Department and Staff Development Committee are supportive of the subdivision and the rezoning, but we are not supportive of the requested variations to the Subdivision Code. Our recommendation is conditional on five items, I'm happy to go into detail if the Plan Commission would like.

In order to aid in the motion and decision this evening, there's three sets of motion sheets before you, and I want to just briefly go through them:

Motion Sheet No. 1 would be approval of the application including all of the variations except that a sidewalk would be required still on Lot 2. Motion Sheet No. 2 is approval of the application and all of the Subdivision Code variations including a variation which is to completely waive that requirement for the sidewalk. Motion Sheet No. 3 is approval of the subdivision and rezoning but denial of the Subdivision Code variations.

So, that concludes my presentation and I'm happy to answer any questions. Thank you.

CHAIRMAN LORENZINI: Thank you, Sam. Could I have a motion to include the Staff report into the public record?

COMMISSIONER DAWSON: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, let's go to questions from the Commissioners now. Commissioner Jensen, would you like to start?

COMMISSIONER JENSEN: Sure. First of all, very nice presentation.

MR. LAUBENSTEIN: Thank you, sir.

COMMISSIONER JENSEN: Let me ask now, just so you refresh our memory, you gave us what the value of the property is as it stands now unsubdivided. If it were subdivided, what would you most likely be able to generate as the value of the property if it were subdivided?

MR. LAUBENSTEIN: The value of the land, the price I gave you for the house is already taking into consideration the subdivision. We have no offers on the house in its present condition.

COMMISSIONER JENSEN: No, what I meant is if you're able to do what you want to do, what does that whole parcel, that set of land is what I'm saying.

MR. LAUBENSTEIN: As it is, we have no buyers. Right now, with two, the buyer for Lot 1 is \$238,000. Mr. Ke, you're about what? \$240,000 on the other lot. So, it's \$470,000 total.

COMMISSIONER JENSEN: So, it cuts it in half if you're not able to get the variances.

MR. LAUBENSTEIN: Well, not only cuts it in half, but again it cuts it to nil. I can't sell Lot 1 to anybody unless it's subdivided out, and no one since 2015 has wanted to buy the whole piece.

COMMISSIONER JENSEN: Sure. The other thing that I wanted to ask, just a couple of quick technical issues. How is the water service to Lot 2? What's the arrangement going to be for water service to Lot 2 once it's sold?

MR. LAUBENSTEIN: Water service to Lot 2 is part of the building plans which the Ke family has already submitted. They're working with your Building Department, I think they've had a couple of conversations with Sam as well. Lot 2 will connect to the existing water line which runs under Birchwood. It will connect over on the garage side which is to your left or west, somewhere over, it would be right in that same 10-foot easement presumably. They would not need a water main, they would just need a supply line.

COMMISSIONER JENSEN: Okay, that was what my question is. My last question, I don't understand and I'm not sure who ought to answer it, the condition number two about moving the shed three inches so that it will be in compliance with the five-foot yard setback.

MR. LAUBENSTEIN: There is a shed on Lot 1 right back where the dotted line shows. There's supposed to be a five-foot easement between both. It is not a permanent shed, it doesn't have a foundation. Elroy and I would be happy to move it, I can move it tonight. I've moved it two inches when I was out there putting up the signs. But I think it was the wind that helped. I put these signs up on a day when it was as windy as all get out out here.

COMMISSIONER JENSEN: I have no problem with what you're going to do physically with it, I just don't think this ought to be in writing. I think it's a goofy thing that suggests bureaucratic overreach.

MR. LAUBENSTEIN: Well, considered it moved. It will be.

COMMISSIONER JENSEN: You've made some very compelling arguments. I read very carefully the minutes from the last time you spoke to us and I thought you filled in with your current presentation all of the issues that were resolved and I find them very compelling personally. I must say I don't find the Village's position very compelling on most of the issues that they raised as the underlying rationale. So, I'm going to stop at this point.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I just want to say I wasn't here for the

last presentation, so I felt like I was going to be at a loss this evening. But I do have to once again reiterate Commissioner Jensen's compliment, a very well done presentation such to the fact that I do not have any questions.

MR. LAUBENSTEIN: Thank you, ma'am.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Counselor, a couple of questions. When you made your presentation last time, I don't recall that you had an offer for Lot 2.

MR. LAUBENSTEIN: We did have an offer on both last time. In fact, Mr. Ke, the buyer on Lot 2 was here last time.

COMMISSIONER ENNES: Is there a written offer subject to subdivision?

MR. LAUBENSTEIN: Correct.

COMMISSIONER ENNES: You have a deposit?

MR. LAUBENSTEIN: Correct. The realtor is here tonight who has been working on this diligently since 2015. We do have two written contracts but their contingencies are longer than my arm.

COMMISSIONER ENNES: The purchase price for the vacant land is the price Mr. Ke has just mentioned?

MR. LAUBENSTEIN: I don't have the contract in front of me but I have no reason to doubt.

COMMISSIONER ENNES: You indicated that the potential purchaser, you know, if the subdivision is approved, agrees to allow this private easement through his lot for Lot 1?

MR. LAUBENSTEIN: Correct, and I've talked with his attorney as well, Neil Kaiser. He's seen all of these documents, all of the plans, they have no apprehensions.

COMMISSIONER ENNES: Are there provisions in that agreement to cover if the owner of Lot 1 needed to go in to that easement to repair, replace or, I forget what you so eloquently said, it's three or four points, if they need to go into that, it clearly states that the owner of Lot 1 has to pay for and replace to the original condition?

MR. LAUBENSTEIN: Correct. If you can search back to, there were two slides I didn't put on. I didn't want to have viewer fatigue.

COMMISSIONER ENNES: That's okay, I mean I just want to confirm.

MR. LAUBENSTEIN: It's actually contained in the second page of the plat of subdivision where it has all the easements. There is a paragraph that puts in there that we have to, everything that you just mentioned, that we have to take care of maintaining it. That would be covered as I said by the Village --

COMMISSIONER ENNES: The buyer of Lot 2 is okay with that?

MR. LAUBENSTEIN: Yes.

COMMISSIONER ENNES: My final question, and I think I raised this the last time we met, the fire hydrant that is across on the west side of Birchwood right off of Palatine --

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER ENNES: What is the distance from that to the residence on Lot 1?

MR. LAUBENSTEIN: I think the engineer came up with around 240.

COMMISSIONER ENNES: 240 feet.

MR. LAUBENSTEIN: There are two more hydrants directly to the south

across Palatine. There is one on Forest and one on Waterman. The one on Forest is under 200, the one on Waterman is longer so farther, about 260.

COMMISSIONER ENNES: I don't think they've ever run across --

MR. LAUBENSTEIN: I don't know what they would do. It would be a heck of a fire.

COMMISSIONER ENNES: But anyway, so about 240 feet.

MR. LAUBENSTEIN: Yes.

COMMISSIONER ENNES: Do you know, is that, have you looked at the houses in the neighborhood? There are, it appears to me that there's homes that are, at least are close to that far away from the hydrant right now?

MR. LAUBENSTEIN: There are at least two. I walked it today, there are at least two houses on Lilac when you're heading towards Jonquil that are farther. Then the distance between the hydrant which is by Palatine and Birchwood back to the one on Lilac is more than 400 feet. So, there are many houses there that are about the same distance or farther than Elroy's.

COMMISSIONER ENNES: Thank you. That's all I have.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I tend to agree with the last three Commissioners here, and I just would like to add that the \$48,000 pushed me over. I like your explanation, I think that's onerous. Let it fall on the shoulders of the person who buys and wants to tear down the house. Just so you know, as an architect, if you don't like the way the house looks, you can always remodel it. So, I agree with the other Commissioners.

MR. LAUBENSTEIN: Thank you, sir.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes. I think based on the last meeting, we had a good synopsis of the circumstances. You came in and filled the gaps today. I appreciate that, addressing the issues. Nicely presented.

Sam, I would also say thank you, as always a nice presentation from the perspective of the Village. I get there are rationale bases for the code, but I think, you know, we're here to look at the circumstances where, you know, we need to make exceptions.

The one question I have for the Petitioner that Sam brought up a concern about, you know, notice to future property owners as to the relative rights under the easement, you know, the obligation that they would have to host essentially by the easement rights, the private line and the disruption that may cost. Can you explain how you plan to document that and the extent to which any purchaser of Lot 2 would be on notice as a matter of record of their obligations in the circumstances if a line would be put in and any relative liability provisions and such in the agreement?

MR. LAUBENSTEIN: This is something that I deal with on a daily basis. My primary concentration is in commercial and residential real estate, helping people buy, sell, build properties. The way that this would be, the way that a future buyer would be alerted to this is threefold. First, when the plat of subdivision gets recorded, new lot descriptions are set forth, and the document that recorded the plat itself is now part of the public record. So, any buyer that buys a residential property requests a survey of the property. The survey is going to show, just like it does on this diagram, all of these easements. It's going to cross reference to the Village ordinance, recorded as document 1, 2, 3, 4 which they're free to pull up and look at in the comfort and privacy of their own home.

The Cook County Recorder has made things very user friendly. You can pull up right at your desk, read the entire ordinance, you can see all of the documents. So, you'll see in there if there's provisions that are put, for example, that you have to pay for a sidewalk in the future, or that there is an easement being in place for the construction of a water main.

The language on the plat of subdivision that will be repeated on the plats when people buy the individual lots specifically refers on the west side, the left side there, that 10-foot easement, that it's an easement not just for Commonwealth Edison and for the cable company and the gas company, but it says specifically in there it's reserved to the Village for the construction, maintenance, use, preservation, repair of a water main. If a new buyer buys land and doesn't know that that's on the property, shame on the attorney that represented them or just shame on them for not reading the plethora of documents that are available that will set this forth.

So, any new buyer will see the public record, they'll see the ordinance, they'll see the plat. They'll get a depiction just as this when they buy it with dotted lines. For an extra couple of hundred dollars, the surveyor will go out with that red paint, and paint and mark and draw all over their yards. They can see where the various easements are located.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was not at the last meeting. I want to commend you for an excellent presentation that put me up to speed on it. Also, Sam, for the excellent presentation. But I agree, I have no further comments at this point.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Can you clarify what the Village is going to do regarding the sidewalk? I just want to make sure I heard it correctly, Sam.

MR. HUBBARD: So, I guess you can see here that the Petitioner would construct the sidewalk from here to here, and then the Village would construct the sidewalk to connect up to the sidewalk that comes east to west.

COMMISSIONER DAWSON: So, it still wouldn't, it would connect there but then it would dead end and it wouldn't curve around, correct?

MR. HUBBARD: Right. Yes.

COMMISSIONER DAWSON: Can you remind me, is there a sidewalk on Birchwood Lane at all?

MR. HUBBARD: Yes, there is. There is a sidewalk that starts here at a dead-end and then comes down, it's a kind of a carriage walk that goes down this way.

COMMISSIONER DAWSON: Is there a reason why the Village wouldn't connect that sidewalk as well?

MR. HUBBARD: I believe, I don't know --

COMMISSIONER DAWSON: I understand cost, whoever whispered that. But beyond cost?

MR. HUBBARD: I don't have an answer to that. When I was explaining the situation to our Village Engineer, he thought a connection to the east would be more reasonable, and that's what he mentioned as what the Village would do. I don't have an answer as to why they won't go to the west as well.

COMMISSIONER DAWSON: What is the cost of connecting to the east, do you have any idea?

MR. HUBBARD: Well, if it's about \$2,000 to go from here to here, I would say \$1,500 to \$2,000.

COMMISSIONER DAWSON: Right, so maybe another \$2,000 to connect around the corner?

MR. HUBBARD: Sure, maybe, yes.

COMMISSIONER DAWSON: I'm just not a big fan in any subdivision of sidewalks being chopped up like this. I no longer have to push a stroller around the neighborhood and I have had to do that, but I do have to walk, you know, teaching my daughter to ride a bike. When sidewalks stop, dead-end, it's very frustrating. I can imagine other people that have issues walking and were looking for sidewalks.

So, I am in agreement with the Village that the sidewalk should be there considering the position that the Village is willing to connect it. I'd like to see, though certainly I wouldn't make it part of a motion this evening, but I would encourage the Village consider connecting them both sides so we have a fully functioning sidewalk. But to the point that if we are going to connect the sidewalk, then I certainly think a sidewalk should go in front of Lot 2 because at least it's connecting a little bit further along the lines of trying to create a full sidewalk there.

With respect to the water main, I absolutely understand Staff's position, I really do. But I think this is a very good example of when a justification for waiving the requirement is needed. So, I am in favor of the sidewalk position, you know, Motion 1 I guess, Motion Sheet 1 would be where my head is at the moment.

CHAIRMAN LORENZINI: Thank you. I tend to agree with Commissioner Dawson with what she just said. I didn't realize there was a continuous sidewalk along Birchwood, so I would recommend putting the sidewalk in by Lot 2 if the Village is going to connect it to the east. But then I would also suggest, if we do want them to put a sidewalk in, the Village should also connect it to the west, too. It would be kind of silly to do that portion off. That would be my recommendation.

So, I tend to agree, too, with most of the sentiment of the Commissioners about the water line and the burden that it causes. So, what the Petitioner is proposing is the new building on Lot 2 will have its own water feed off of Birchwood Lane and sewer line?

MR. LAUBENSTEIN: Yes, sir.

CHAIRMAN LORENZINI: Okay, and it would be written such that the existing water and sewer line on the east side and feeding Lot 1 could stay in place?

MR. LAUBENSTEIN: Correct.

CHAIRMAN LORENZINI: So, when Lot 1 gets rebuilt, what are you suggesting, what are you proposing?

MR. LAUBENSTEIN: I'm trying to have a crystal ball that none of us really know what's going to happen in the future. So, what I'm proposing is let's put in place now an easement that can be used in the future if it's needed.

CHAIRMAN LORENZINI: An easement where?

MR. LAUBENSTEIN: Pardon me?

CHAIRMAN LORENZINI: Easement where in this?

MR. LAUBENSTEIN: Along the entire west side, the 10 feet on the west side which is specifically, there, thank you, Sam. That's where the water main could go in. If someone does knock down the house, puts up a larger house and if it is needed or warranted at that time, I presume 40 or 50 years from now or whenever this house does need to be replaced, they'll come in front of the board at that time for what they might need.

CHAIRMAN LORENZINI: Would that be, are you agreeable to putting that in the documents or whatever, the deeds or whatever, you could put that into the sale of Lot 1 and 2, that if the building on Lot 1 ever got torn down, they would have to give up the easement on the west side --

MR. LAUBENSTEIN: That easement would be there for Comcast, for the electric company, for the cable anyhow. So, I'm not creating a new easement, just allowing an addition to Comcast, the Village.

CHAIRMAN LORENZINI: Right, but would you also write in, are you also agreeable to writing it into your documents that if Lot 1 is ever built on a new home, that that owner will have to pay the cost, the \$50,000 cost or so?

MR. LAUBENSTEIN: That doesn't get written in our contracts. That's part of the ordinance that the Village attorney and presumably I'll get some input, but that the Village attorney and I will cobble together.

CHAIRMAN LORENZINI: But you're willing to do that?

MR. LAUBENSTEIN: I have to. Because I'm asking for a variance, the variance can only be granted if it's specifically set forth in the ordinance. That goes back to Commissioner Cherwin's question.

CHAIRMAN LORENZINI: I could see leaving the existing line in for Lot 1 until it's rebuilt. Sam, I know what you're saying, the Village has great codes, but I do think this is one time also that we can probably waive that, as long as they agree to put it in the future at the new builder's expense, not at the Village's expense.

Now, why do you just want a preliminary approval tonight?

MR. LAUBENSTEIN: I can't get final approval tonight because I don't have the documents signed.

MR. HUBBARD: Right, there is no, I mean --

MR. LAUBENSTEIN: I don't have the Mylar with us.

MR. HUBBARD: There is no Mylar tonight, there is no, we hadn't decided on whether or not the bonds would be approved as waived or required. So, that was something that had to be determined tonight before moving forward with final.

MR. LAUBENSTEIN: If the board is willing to go full approval and give me the week or two to get these things signed before I get in front of the Village Board, it saves us a step. But I'm just trying to follow the rules.

CHAIRMAN LORENZINI: Can we do that, Sam?

MR. HUBBARD: Can you give final subdivision approval this evening?

CHAIRMAN LORENZINI: Yes.

MR. HUBBARD: No.

CHAIRMAN LORENZINI: No, okay. Thank you, that's all.

All right. Having said that, we're going to open up the public hearing portion of this.

MR. LAUBENSTEIN: Thank you.

CHAIRMAN LORENZINI: Is there anybody in the audience, in the public that have any questions? Anybody, raise your hand. I guess you're just here for the next one.

QUESTIONS FROM AUDIENCE

Okay, if there's no questions from the public, we'll close the public

portion of the meeting and go back to the Commissioners for final deliberation and/or recommendations. Lynn, do you want to start?

COMMISSIONER JENSEN: Just one question. If I take, I'm actually leaning toward doing something which you don't have, you have not given us a blue sheet for. I like what Commissioners Dawson and Lorenzini said, that if the Village were willing to go ahead and complete the portion of the sidewalk, it makes sense to me to approve having them do the other sidewalk. If the Village is not willing to do that, I think it's ridiculous to impose another \$2,000 cost on them that leaves it unequal to the situation. So, I'm not willing to require them to do that unless the Village steps up and does their part. So, you have not given us something that allows us to do that directly, but that's what I would like to have woven into what would be the final motion.

I'd like to take condition number two out because I think it looks silly, quite frankly, moving it three inches. So, I don't know what effect if that comes out, because I would then ask for approval of one, three, four and five. But I'd like something put in there that deals with the Village's obligation would be the thing that triggers the Petitioner having to put that extra sidewalk.

CHAIRMAN LORENZINI: Commissioner Warskow, anything else?

COMMISSIONER WARSKOW: No.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Well, I think there is a general consensus on Motion 1. Lynn, I do agree with your, the Petitioner has indicated he doesn't care about the three-inch. If you just want to take it off, decide to take it out --

COMMISSIONER JENSEN: I do. I don't want the want the Village looking silly with a recommendation like that.

COMMISSIONER ENNES: We could just probably tie in this Motion 1 the sidewalk along Lilac until such time as the building permit for Lot 2 is received and the Village, and we could add in there the Village connects it to the existing sidewalk to the east.

MR. HUBBARD: If I could just jump in, the variation on Motion Sheet No. 1 that you would be approving, I'm sorry, the first variation I believe, a variation from Chapter 29, Section 29-501(b), to postpone the construction of a sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received. So, that's the variation that would be granted, would be to waive the requirement now so that it would be required when the building permit, so I think it would be --

COMMISSIONER ENNES: Should it be stated as one of the conditions?

MR. HUBBARD: I don't think it would be necessary, no.

COMMISSIONER ENNES: But has the Village committed to completing the connection of the sidewalk?

MR. HUBBARD: That's a good question. When I spoke to the Village Engineer, he indicated that what the Village would do if the sidewalk was constructed on Lot 2 would be to connect it eventually up to the sidewalk on the east side. He did not give me a timetable. I don't know if that's in our capital improvement plan, I don't know if we have a funding. So, I wouldn't be able to answer that, I wouldn't be able to tell you at what point that would be constructed. It was his intention that if the sidewalk was put in, it would be constructed.

COMMISSIONER ENNES: I sense that the consensus is, from the Commissioners, that they would like to see the sidewalk put in so long as it's not just an independent floating slab as I think it's been referred to, but rather that it connects.

MR. HUBBARD: Understood.

COMMISSIONER ENNES: So, I mean if we're going to make this condition that they do put this in --

COMMISSIONER GREEN: I don't think the Village will do that.

MR. HUBBARD: I don't know if --

COMMISSIONER GREEN: Is there curb and gutter on Lilac?

MR. HUBBARD: I believe there is curb, yes.

COMMISSIONER GREEN: Is it a standard street? Is it what the Village calls a Village standard street? Because there's no sidewalks. Are there street lights along Lilac?

MR. HUBBARD: I don't know. Let's see.

I'm hearing that there are. I could go back to some of the pictures if that would help.

COMMISSIONER GREEN: My experience with sidewalks and improvements in front of properties, the Village won't pick up that cost. It's always a special assessment which is usually curb, gutter, street, sidewalk, street lights, whatever is lacking. So, until that special assessment, it makes everybody pay their fair share of whatever the improvement, so the Village, my experience has been they don't like to come and improve your property with a sidewalk just to connect it and make it a nice thing for walking down the street.

So, I would like to see the sidewalk removed and make it no issue because if and when the time comes that a special assessment is granted, then everybody is forced to make their fair share.

COMMISSIONER JENSEN: You're referring actually to Motion 2.

COMMISSIONER GREEN: Well, Motion Sheet 2, that gets rid of the sidewalk and just makes it the same as everybody else. Whenever that improvement comes along, everybody who doesn't have a sidewalk will pay whatever the frontage is, whatever the footage is along there so much a foot. So, then the whole neighborhood can have sidewalks equally. So, I would just get rid of it as an issue, go with Motion Sheet No. 2, that's just my view. Thank you.

CHAIRMAN LORENZINI: Okay, thank you. Commissioner Cherwin, anything else?

COMMISSIONER CHERWIN: I would agree with what Commissioner Green just said.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I agree with that also.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Yes, that makes sense to me. I do have one other comment though. The condition on the water main is only until such time as the home is demolished; however, they could put a significant addition upon it without demolishing it. So, I do think, in my opinion, that that wording needs to be changed to allow for a significant addition to the property also potentially triggering the need depending on how big of an addition it is. I don't know how, I would look to the engineer and architect. No? Why?

COMMISSIONER GREEN: You can't do that. How do you --

COMMISSIONER DAWSON: You have to get a building permit.

COMMISSIONER GREEN: Who's going to decide how big they can go before you have to put the water main in? You? Me?

CHAIRMAN LORENZINI: Well, I know what you're saying.

COMMISSIONER DAWSON: You know what I'm saying? I mean they

could essentially put the same size house on there, so what's the difference between --

CHAIRMAN LORENZINI: I know what you're saying and I agree with the point that you're saying. But practically, I don't think anybody who's going to double the size of the house is going to put a brand new addition onto this older house. I just don't think --

COMMISSIONER DAWSON: They might to avoid a \$50,000 water main.

COMMISSIONER JENSEN: Well, furthermore, increasing the size of the house doesn't have anything to do with, affect the water necessarily.

COMMISSIONER DAWSON: Then why do we care about the demolition?

COMMISSIONER JENSEN: Well, because there you have an opportunity to actually try to bring it more in line with what Village code is and bring it up to standard. But there is no reason, we're grand-fathering this in so there is no reason to impose costs that don't make any sense at this point. So, if they actually do want to demolish that and go to a different arrangement where they're building a nice new modern house, we would try to move closer to the code.

COMMISSIONER DAWSON: You realize they could just leave one wall up and it's not demolished?

COMMISSIONER GREEN: That doesn't work.

COMMISSIONER DAWSON: Okay.

COMMISSIONER GREEN: You can't do that anymore.

COMMISSIONER JENSEN: Furthermore, you don't make ordinances for the farthest outlier you can imagine --

COMMISSIONER DAWSON: No, I certainly don't want to draft that ordinance.

COMMISSIONER JENSEN: No, but I think what they've asked is reasonable, what he has asked is reasonable.

COMMISSIONER DAWSON: Okay, all right.

COMMISSIONER JENSEN: I don't think imposing extra costs makes any sense with --

COMMISSIONER DAWSON: Then I don't see the difference between a demolition and a 50 percent or more addition. We certainly already have code requirements that trigger at a 50 percent or more addition, so this wouldn't be any different than other code requirements that we have at that magnitude.

COMMISSIONER GREEN: Right, exactly.

COMMISSIONER DAWSON: So, I don't see, in my opinion, I think that just simply leaving it with demolition of property isn't far enough. But I am not going to make any --

COMMISSIONER GREEN: But you just hit it, Sue. When you add more than 50 percent of the value to the house, it's considered new construction.

COMMISSIONER DAWSON: But this says demolished. It doesn't say new construction.

COMMISSIONER GREEN: But if you add an addition that's 50 percent or larger, it's considered new construction. So, new construction I think is what is triggering this whole thing.

COMMISSIONER DAWSON: No, it says demolished and a new home is built. It does not say until new construction commences.

COMMISSIONER GREEN: The Building Department considers that

remodeling a new construction. So, demolished, however, if it's not --

COMMISSIONER DAWSON: It's not stated there.

COMMISSIONER GREEN: -- it's still considered new. So, if you go 50 percent or larger, it's going I think to be considered new and they have to put a sewer in. Or water main, excuse me.

MR. HUBBARD: If that's, I mean if that's the, let's just put the wording to say that then.

COMMISSIONER WARSKOW: Right, change the wording.

CHAIRMAN LORENZINI: Say that again, Sam?

MR. HUBBARD: Change the wording to say if the home is improved to 50, what was it?

COMMISSIONER DAWSON: 50 percent.

COMMISSIONER GREEN: 50 percent or larger, it's considered new construction.

COMMISSIONER DAWSON: There might be a code, it's a code defined term.

MR. HUBBARD: If the floor area of the home is expanded to greater than 50 percent of what it is today, then a new water main has to be put in.

COMMISSIONER DAWSON: Right.

COMMISSIONER GREEN: We do have the expert right here that can answer that.

MR. LAUBENSTEIN: If the existing grand-fathered-in house has fire damage that's 51 percent, it's no longer grand-fathered. It's considered new construction and the word built that we use here, so when it's demolished to remove the 50 percent fire damage, when you rebuild it, that's building it, it would kick in. Likewise, if you take an existing grand-fathered house, it's grand-fathered for a reason, it's an older house with older construction and older materials. When you put in new materials, if you make it, if you're doubling the size, it's considered new construction, it's built.

So, by putting in the word built, you could put until a new home is built --

COMMISSIONER DAWSON: I think you could certainly argue that many different ways. I mean as you said earlier, words have meaning, and you happen to find term in the code, then I would be much more comfortable if the proper term was used because very tricky, not tricky, I shouldn't say because I myself am a lawyer, but very good lawyers can make very many arguments with not specific wording. So, I'd rather that be in here because I don't think that it goes far enough. So, that's just my opinion, I'm only one member of the board.

MR. LAUBENSTEIN: Ultimately, it's what the Village attorney puts in the ordinance, that's what's going to control it. So, putting the change of words that the Village attorney understands what your intent is, I think that's fine. But if that helps you, the 50 percent damage or more is new construction.

CHAIRMAN LORENZINI: Okay, anything else, Susan?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: I don't have anything further. Any motions or recommendations?

COMMISSIONER JENSEN: Can we take words out that if Sue's, can we take out the demolition and maybe until such time as a new home is built, because we have in

the code the definition of a new home? So, take the word demolish out so there's no confusion?

COMMISSIONER DAWSON: I'm looking to Staff for that. Do you think that would fall under the code requirement?

MR. HUBBARD: I think it's still a little vague. I think you could still argue that a new home is, is it a brand new home or is it, you know, adding over 50 percent of the floor area to the existing home? But I think you can --

COMMISSIONER DAWSON: I think we just add the words or 50 more percent of floor area is added, and then let that, like to the point, this is not the final ordinance, this is just our motion, then at least we're giving the direction and then Counsel for the Village can properly word it.

COMMISSIONER SIGALOS: Yes, I agree.

COMMISSIONER GREEN: I agree with that.

COMMISSIONER WARSKOW: Yes.

CHAIRMAN LORENZINI: Okay.

MR. HUBBARD: I'm sorry, what was specifically the language you wanted to add there?

COMMISSIONER DAWSON: It says demolish and a new home is built, or 50 percent or more, is it floor area?

COMMISSIONER GREEN: Right.

COMMISSIONER DAWSON: 50 percent or more floor area.

COMMISSIONER GREEN: Added on to it to be considered new.

COMMISSIONER DAWSON: Right.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER GREEN: Does that make sense?

COMMISSIONER DAWSON: Am I making that?

COMMISSIONER GREEN: Go ahead.

COMMISSIONER DAWSON: I make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-002, a Preliminary Plat of Subdivision, to subdivide one single-family lot into two single-family lots; a Rezoning from R-1 One-Family Dwelling District to R-2 One-Family Dwelling District; a Variation from Chapter 29, Section 29-501(b), to waive the requirement for a sidewalk to be constructed along Lilac; a Variation from Chapter 29, Section 29-501(c) and (d), to postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and a new home is built or 50 percent is added on to be considered new construction; and a Variation from Chapter 29, Section 29-503(a), (b), and (c), to postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 is demolished.

Said development is conditioned upon the following:

- 1. Approval of the Final Plat of Subdivision.**
- 2. The existing shed on the proposed Lot 1 shall be moved three inches to the south in order to comply with the required five-foot rear yard setback or shall be removed.**

3. **Land contribution fees for Lot 2 shall be paid for park, school, and library, per Chapter 29 of the Municipal Code.**
4. **A fee in lieu of detention in the amount of \$9,476 shall be required as per the requirements of the Engineering Department.**
5. **The application shall comply with all applicable federal, state and Village codes, regulations, and policies.**

COMMISSIONER GREEN: Are we going to take out item two?

COMMISSIONER DAWSON: That wasn't my motion. My motion is not to take it out.

COMMISSIONER GREEN: Okay, all right.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER WARSKOW: I second.

CHAIRMAN LORENZINI: 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.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Just a clarification, we were also reading from Motion Sheet No. 2.

MR. HUBBARD: Okay, thank you.

CHAIRMAN LORENZINI: All right. Congratulations, you received a unanimous approval.

MR. LAUBENSTEIN: Thank you.

CHAIRMAN LORENZINI: But you've got to come back before us for final.

MR. HUBBARD: Yes, and we're tentatively targeting May 15th for the Village Board meeting, although that's subject to availability.

MR. LAUBENSTEIN: When is the next meeting here?

MR. HUBBARD: The next meeting of the Plan Commission?

COMMISSIONER WARSKOW: May 10th?

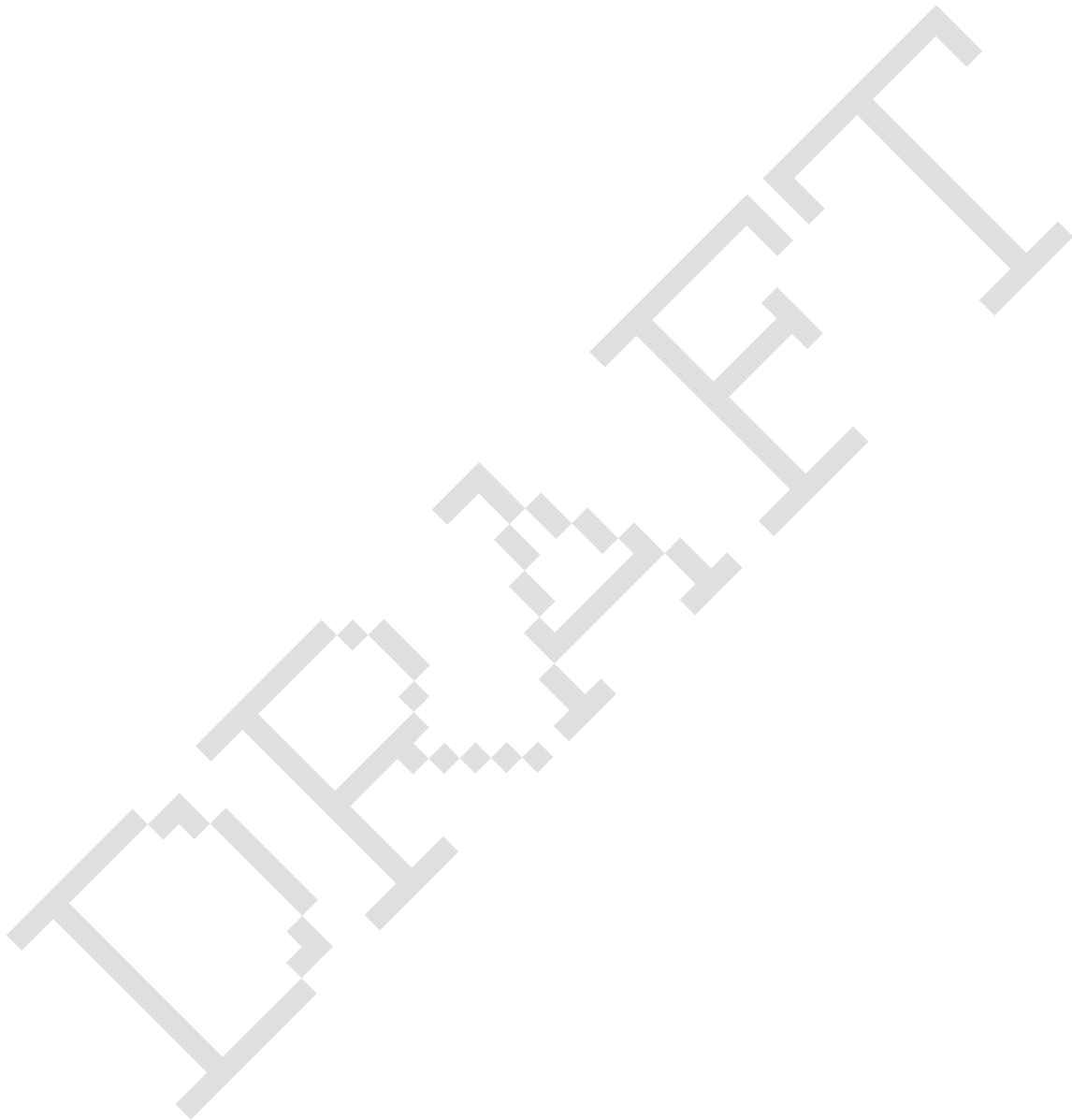
COMMISSIONER DAWSON: May 10th.

MR. HUBBARD: We will have to speak because I'm not sure if there's any items on the agenda. We have to get that in possibly quick. There may not be eligibility at that meeting.

MR. LAUBENSTEIN: We'll work with you. Thank you again for your time

and patience.

CHAIRMAN LORENZINI: Thank you. Good luck with everything.
(Whereupon, the public hearing on the above petition was adjourned
at 8:55 p.m.)





Item: Heart's Place - 4/26/17

Department: Planning & Community Development Department

ATTACHMENTS:

Description

PC Minutes 4/26/17

Type

Minutes

PLAN

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

COMMISSION

RE: HEART'S PLACE - 120-122 EAST BOEGER DRIVE - PC#17-004
 REZONING, AMENDMENT TO COMP PLAN, PRELIMINARY PUD,
 PRELIMINARY PLAT OF RESUBDIVISION

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 26th day of April, 2017 at the hour of 8:55 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

CHAIRMAN LORENZINI: The next item on the agenda is public hearing Heart's Place, 120-122 East Boeger Drive, PC#17-004. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes, they have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. KOENIG: Yes, I am.

CHAIRMAN LORENZINI: Are you the only one who's going to be testifying?

MR. KOENIG: Yes, I am.

CHAIRMAN LORENZINI: Would you please raise your right hand?

(Witness sworn.)

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

MR. KOENIG: Yes, my name is Richard Koenig, spelled K-o-e-n-i-g.

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

MR. KOENIG: Yes, I have.

CHAIRMAN LORENZINI: Give us a brief presentation of your project.

MR. KOENIG: Again, my name is Richard Koenig. I'm the executive director of Housing Opportunity Development Corporation. We're a non-profit organization dedicated to creating affordable housing throughout Chicago's northern suburbs.

My organization has been around for over 30 years and our mission is to create housing opportunities for people that otherwise wouldn't have an opportunity to live in these areas. The organization has, we've created over 300 affordable units in over 21 developments throughout the area. In addition to doing development, we also do property management. We currently operate over 300 apartments that are affordable for lower income households. We develop property in partnership with other organizations as well as on our own in order to create housing opportunities for a variety of people who have lower incomes including families who live and work in the area, seniors who've grown up in the area that want to stay, they have raised their families in the area and want to continue to live where they have connections, and as well as for people with disabilities who are provided services in the area, who access, have families in the area but otherwise wouldn't be able to live near the amenities they're used to living with.

In order to further our housing mission, we link up with existing social service agencies in the area to make sure that people have access to the additional supports that they need. Not always but sometimes because of lower incomes, people have additional assistance if needed, and so we're able to link them up. So, we're able to be more than just a landlord. We do more than just collect the rent. We do more than just go in and sign the lease. In addition to doing the development, when we have a property that's up and running, we build relationships with our tenants and make sure they are able to access the services they need as well as be able to continue to thrive and be productive members of the community.

The team that we've put together for his proposal includes not only our organization but we are also talking with other existing organizations. We have been working with a task force who is interested in providing houses for people with disabilities and supporting that mission. We are working with existing social service agencies in the area including the Wings Program, Alexian Brothers Hospital, Northwest Compass, and other organizations that link up with folks and we have a reciprocal relationship with them. We're providing the housing piece and

they're providing services to the tenants, but then the tenants that need an affordable place to live also have access to housing that otherwise wouldn't be able to have access to.

So, we're really creating a community and we've been able to do that throughout the northern suburbs. The organization was founded in Wilmette and we have expanded out from there into areas in Evanston and Skokie, Morton Grove, Highland Park and Deerfield. We're looking at proposals all the way out as far as Crystal Lake. We have projects that we're looking for in Palatine. So, we're really a regional group that's trying to do work in the suburbs to try and provide housing opportunities for people.

The proposal that we're looking at today, we're requesting to build a 16-unit apartment building. The property is at 120-122 Boeger and we're asking to have this existing lot that's currently zoned Commercial rezoned to a residential lot to allow us to build housing. It's essentially an apartment building, 16 units, all two-bedrooms. But what makes the housing unique and not just a typical apartment building is that we're going to make it affordable.

We're going to target folks who have lower incomes, who otherwise wouldn't be able to afford market rate rents in the area. In addition to serving folks that have lower incomes, we are also going to specifically target people with disabilities. It can be any range of types of disabilities in order to live here. Therefore, there is a term that you may see in the materials called supportive housing. That term of art, that term, what it really means is that we're proactively trying to link up people with anything that they need to help them with their lives, be independent, or to help them continue to be productive members of the society. So, rather than just putting people in housing, getting them an apartment, walking away and saying that's it, that's good, just pay your rent every month and be a good resident to your neighbors, the supportive housing component adds a piece of that where we're proactively making sure that people are getting help that they need and making sure they're getting access to any services that they otherwise, they may already be getting access to that but they may not be. But it's really proactively trying to create a place that's affordable, decent, and a community.

There are two lots, we're looking at putting those two lots together to create a two-story apartment building. As you can see in the site, there will be a parking lot to the east which will have 33 spaces. The building would be sort of in the center of the lot. We're asking to put in a gazebo to have an outside space to allow people to get outside their units, to have a nice space to be outside.

The building itself on the interior, again all two-bedroom units. We would have a community room that people could have activities, get together in groups, we can do presentations, we can get together with folks. There will also be two office spaces available, one specifically for a property manager, but in addition also a space would be available to service providers in case people needed to have services directly provided, some are able to come out and meet with someone, to have a space to go to to privately be able to assist so they can get out of the apartment, to get away from the roommate or to get away from their family and sort of be able to sit down in an office, a kind of quiet setting where they can have space to be available to do that.

The building will be fully handicap accessible. There will be an elevator in the building. All units would be visitable so you can get around to the entire building, both downstairs and upstairs. So, there's plenty of space to be able to fully get around and access the entire building.

We're especially excited about this site because it's so close to so many amenities. I think anybody would be excited to live here. We included just a quick amenity

map. I think just saying Spunky Dunkers, what more could you possibly need, living close to that? But in addition, there are grocery stores, there are other restaurants available. There are other shopping available, bus lines that run up and down Dundee Road. I would love to live close to the Harbor Freight Tools although I'd pretty quickly run out of whatever cash I have left over shopping over there.

So, the site location to us is really exceptional. There are residential neighborhoods around there. Obviously it's a busy street along there and being zoned commercial. But there's a residential facility just across the street to the east as well as residential to the south, residential throughout the area. Again, access to services was what's really important so people can get around the community and get access to the things that they're looking for.

Why are we requesting this project and what benefits is it really providing? First of all, there is a tremendous demand for housing that's affordable in the community. Arlington Heights has a long history of providing affordable housing and being able to help folks live in the community. In fact, my history of working with Arlington Heights actually goes back 25 years. If you're familiar with the Village's single-family rehab project where people who live in their homes are able to fix them up in order to stay in their homes and either do the roofs or do windows or other types of rehab, if you look in the original records, they go all the way back to 1994. I was the loan officer that signed that first loan document to get the Village working with the Village's housing planner to help the city be able to access those funds. They've clearly gone way beyond whatever I envisioned that many years ago and continued to really help hundreds of homeowners in the Village be able to stay in their homes.

In addition, I worked with what was formerly CEDA Northwest, now Northwest Compass, to do a project in town. I was the loan officer on that project that helped provide affordable housing for folks on the east side of town. So, I have been doing this for a while and sort of know the history, that the Village has really been able to provide this. So, this provides yet another opportunity.

There is tremendous demand for units that would be affordable for people with disabilities of all types. The market study that we prepared has over 3,000 folks who would qualify to live in the units. It's only 16 units, obviously we're not going to help everyone, so there is tremendous demand and we would be able to fill up the building very quickly.

The two-bedrooms allow a huge variety of composition of types of households, whether it's a family with children, whether it's two friends living together, whether it's someone who needs another care provider to live there. It just provides a lot of options and availability to us.

We will commit to keeping this affordable for the long term. There's a minimum requirement in our loan documents when we are able to project financed of at least 30 years. But we're going to be around for a lot longer than 30 years, and in fact in accordance with the Village's requirement, to keep it affordable as long as we legally, physically can. It's our mission to make sure that it stays affordable. It's not going to be up and running and then turned around. We really have very, very long-term commitments to be able to do that.

The Village housing plan has a commitment to affordable housing and housing that helps people that otherwise wouldn't be able to live in it especially those with disabilities, and this helps further that mission. There is a state rule that says communities need to try and have enough affordable housing in town which the Village does meet that requirement, and this helps ensure that the next time that census comes around and they're counting how

many homes meet that requirement, this will definitely help keep in compliance with that.

In addition, what's exciting about this project is really the ability to create a vibrant neighborhood, to have a community of folks living together in a place that has access to all the services that they need, that they can get in the building, to access the things they need as well as outside in the community, in the neighborhood, to be able to get around.

So, Sam has put together a great memo of what we're looking for, as we're looking for a couple of variances. We need to be able to do the consolidation of the lots. We have met all the requirements on the setbacks. So, we're asking for a small requirement on how far the building is from the parking lot. We want to have the gazebo outside in the side yard within the backyard. The backyard is Popeye's, although I'd love to sit there across from Popeye's and sit outside, but the side yard is a lot better location for being able to do that. So, some of those variances will really allow us I think to really create this building and have it fit well within the neighborhood. That's the presentation.

CHAIRMAN LORENZINI: Thank you, Mr. Koenig. Sam, Staff report please. You can have a seat if you'd like.

MR. HUBBARD: Once again, thank you, Chairman Lorenzini.

So, there are four primary zoning actions that are being presented before you this evening. The first is a rezoning from B-1 and B-2 which are commercial designations into the I District. The second action is a preliminary planned unit development to allow a 16-unit permanent supportive housing facility with several variations that have been outlined in your Staff report and I'll go through briefly towards the end of my presentation this evening. The third action is an amendment to the Comprehensive Plan to change the underlying land use designation from Commercial to Industrial, I'm sorry, Institutional. The fourth is a preliminary plat of subdivision to consolidate two existing lots of record into one property.

So, here you see the aerial of the property. It currently consists of two parcels, and in the aerial you can see a red border outlining each of the two parcels. Each parcel is approximately 20,000 square feet in size for a total combined area of just under one acre. The western part of the property currently has a single story utility building that used to serve a former antenna structure that has since been relocated to the south. The Eastern lot is currently vacant and mostly grass and open space.

As part of Staff's analysis to determine whether or not this is an appropriate development for this location, we evaluated the long-term suitability of commercial for the site, the appropriateness of multifamily residential, the relationship of that multifamily residential to the surrounding commercial properties, and the compatibility with the Village's consolidated plan which is a comprehensive five-year planning document that identifies the overall housing and community development needs of the Village and outlines various programs, resources and strategies needed to achieve those goals.

After reviewing these elements, we have determined that the proposed development complies with the Village's consolidated plan which identifies a need for housing for non-homeless individuals with disabilities and victims of domestic violence. Number two, the request is consistent with the Village's multifamily affordable housing policy in that it will provide 100 percent of the units as affordable. Three, the request is consistent with several goals and policies of the Village's Comprehensive Plan which I have outlined in my report on page four.

When we were looking at the long-term suitability of the site for commercial, we looked at the makeup of the surrounding neighborhood and the context of the overall neighborhood. Along Dundee Road, you have several properties that are very motor

vehicle intensive including a Marathon service station at the corner, a Dunkin' Donuts, Pizza Hut, Popeye's, McDonald's, and Oberweis. Then immediately to the west, there is a daycare and a tire facility, and of course Spunky Dunkers. When you look at the properties to the east, there's an animal hospital which is currently located in the village of Buffalo Grove as well as the vacant portion of that site which is to the south and immediately abutting the subject property on the eastern side. Beyond that, you have several one-story buildings, the Timber Court development, and several multifamily/office and light industrial flexible office space as well to the south. Directly across the street, there is a multi-tenant building with a landscape contractor and various professional offices as well as an antenna tower.

So, given the multiplicity of owners within this area, we're of the opinion that it's unlikely to develop in a unified manner. The businesses that I identified are well established and economically viable. Several of them have recently invested in upgrades. McDonald's was reconstructed about two years ago. Popeye's is undergoing a major facade improvement program. So, these are well established businesses.

Given some of these site attributes, we're of the opinion that the subject property is marginal at best for commercial. It's on a local street, it doesn't front a major arterial. It lacks visibility from Arlington Heights Road and Dundee Road. If it does develop in a non-residential manner, we would expect some destination type use, perhaps an office, probably most likely it would be an office. At this time, the office vacancy in this area of Arlington Heights is close to 18 percent. The office vacancy in the northwest suburban area is around 21 percent, so not the greatest.

With respect to residential suitability, the site is adequate for an affordable residential development in Staff's opinion. Even though many of the uses I previously identify are motor vehicle oriented and commercial in nature, you can successfully develop residential adjacent to commercial properties and the Village has in multiple instances successfully sited residential properties abutting commercial properties. I would point out that not a lot of these properties are open past 11:00; in fact, most close at around 10:00 p.m. In addition, the site is within a short walking distance to a major commercial node at the intersection of Dundee and Arlington Heights Road. That node includes all of these businesses, such as an affordable grocery store, Walgreen's, several restaurants, and other general merchandise stores.

It's important to note that the land use relationship is not unique. Again, we do have multiple commercial developments that straddle residential properties and, through transitional screening and buffers, there is appropriate co-mingling of these two uses.

Relative to the proposed site, the building sits kind of in the center of the property in order to maximize the open spaces between these commercial portions. There's going to be a proposed fence along the west, north and east property lines which would further provide screening from those commercial uses.

Relative to access and public transportation, the graphic before you illustrates the Pace bus routes in the vicinity of the subject property. So, you will see towards the top, there is the 604 bus route and the subject property is indicated in red. The 604 has a stop at the corner of Arlington Heights and Dundee Road, and this bus would get you, if you're heading I guess westbound or southbound, it would take you eventually on to Route 53 running express all the way down to Woodfield Mall and the Northwest Transportation Center which has links to at least eight other bus routes. Heading to the east, you'd be able to link up with the 234 which as transportation to four Metra stops and eventual access to Downtown Chicago.

So, the 604 runs Monday through Saturday, about 5:00 a.m. to 9:00

p.m. on weekdays, and then on Saturdays, 8:00 a.m. to 9:30 p.m. The 234 runs only on Monday through Friday at about the same hours. If those aren't options, the Wheeling Township Dial-A-Ride service does provide transportation to seniors and individuals with disabilities, and so that would also be a viable transportation option for these future residents. It is only, again, Monday through Friday, 9:00 a.m. to 3:30.

Staff does believe that the existing public transportation network in the vicinity provides for adequate public transportation. Additionally, the proximity to the commercial node of Dundee and Arlington Heights Road allows for walkability to grocery stores, drugstores, food options, and potential employment at all those places as well.

With respect to other compatibility issues and public safety, the perceived public safety issues, we did ask our Police Department to reach out to a comparable facility in Mount Prospect to determine the effect of crime and the number of service calls in that facility. That's the Myers Place facility in Mount Prospect, it's a 39-unit rental housing, affordable rental housing development for individuals with disabilities. I did personally visit that site, I would say that it is very clean, well-maintained, and has attractive landscaping. Additionally, our Police Department found that there was not an abnormally high number of service calls to that location, and they mentioned that the operator there was very cooperative and easy to work with and responsive to any contact. Crime statistics and number of service calls in that facility have steadily decreased and are now currently at a record low for that facility which opened in 2014. I would mention that UP Development also is the property manager of that facility and I believe the developer as well.

Second, I would like to mention that Staff recommended a condition of approval that would require the Petitioner to provide a draft of their tenant selection plan and resident manual prior to consideration by the Village Board. This would be for Village review and approval. I think we're just trying to understand the tenancy rules here and tenant screening process, just to make sure that, you know, the proper procedures are in place to ensure that the development is successful. Finally, I would add that due to the subject property location, child sex offenders would be outright prohibited because the property is less than 500 feet from Buffalo Grove High School, and there is currently a daycare immediately to the west.

Relative to zoning, the subject property complies with all of the required setbacks, floor area ratio, lot coverage, building coverage, height, parking, density, and minimum dwelling unit size restrictions. There are some areas where variations are required, and they pertain to the minimum area and location for an institutional district, the location of the gazebo, the provision of a traffic study, the provision of a loading space, and the building pavement separation.

With respect to the first two variations relative to the size of the district and the requirement that the institutional district be located along a collector street, the Staff Development Committee supports these variations. The size of the property is sufficient to accommodate the building, and that's proven by compliance with all of the setbacks, the lot coverage, the FAR, building height standards, all of these things that regulate mass and bulk. In conjunction with that, there is sufficient green space around the building given the size of the building setbacks.

Next, we have the building pavement separation. This is a requirement that's only within the I District and unique to the I District. It basically requires a separation between the building and the paved areas on site which includes the parking lot. The proposal has in some places a minimum of 15 feet separation where code requires a 25-foot

separation, so most notably that's going to be along the east side of the building here and down here. So, there's only three units on the first floor that are located along this eastern elevation. In some cases, the setback where the building recesses in is closer to 19 feet, but we don't believe that this variation will conflict with parking. It won't obstruct pedestrian access around the building. We don't believe it will become a nuisance to the residents.

Relative to the gazebo located on the west side of the site, that's an accessory structure so it's technically required to be in the rear yard which would be everything behind the building back here. I think it would be difficult to fit this towards the rear of the site. There are several utility infrastructure elements that are going to be added in. There is going to be a storm sewer line with inlets running this way. You've already got some of the air conditioning units in the rear as well. To push it back into the corner of the site over here would put it abutting the child outdoor play area for the daycare to the west. So, given the viable open spaces on the site, Staff agrees that the most practical location is where it's currently located and we are supportive of that variation as well.

Loading space, the code requires one loading space for any multifamily or institutional development. Based on the description by the Petitioner, they really don't expect much loading to occur here. I think the code requirements really, in an institutional setting, is relative to a nursing home or a property that's going to, you know, provide food service for multiple individuals and going to have a lot of deliveries. In an apartment setting, it's probably more applicable to larger developments with more units. The units here are fully furnished, so tenants and residents that move in, it's not like they're going to have a large move-in truck. Likely they wouldn't have one because the units are already fully furnished.

So, Staff doesn't believe a loading space is necessary and concurs with the Petitioner in that sense. Finally, I'll point out that, you know, there is quite a bit of parking here to meet code requirements. Residents here, probably not a lot of them would own a vehicle, so there would likely be open parking spaces, to allow those open parking spaces to be used for loading if it was actually needed.

Finally, a traffic study is required for all PUDs. The Petitioner did not submit a traffic study and asked for a variation from this requirement. Staff agrees that a variation is warranted given that the property is only going to be 16 units. Most of the residents will not own cars. The fact that a commercial development on this property, which would be permitted under current zoning, would generate more traffic than the proposed residential use, leads Staff to believe that traffic is not going to be a concern, and staff supports this variation.

So, in sum, we are supportive of the variations and of the proposal and we're recommending approval subject to the conditions here in the Staff report and on the slide here. I can kind of go through some of the more notable ones. It is a preliminary PUD and it has to be approved as a final PUD. Then by code, the developer has up to 24 months to proceed with construction after final PUD has been obtained. If construction does not commence, then all of the ordinances approving this development would become null and void and the zoning would revert back to B-1 and B-2, and the Comprehensive Plan designation would revert back to Commercial. So, that's kind of what condition number one is saying. I think we just wanted to add it as a condition to further reinforce that requirement.

Second, all units in the development will be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meeting all HUD defined income levels.

I will point out on condition number four, the Petitioner has clarified

with us that they would actually have a shared property manager and a part-time maintenance staff as opposed to full time. They would be there Monday through Friday, 9:00 a.m. to 5:00 p.m. as needed. The condition as drafted in the Staff report referenced a full-time property manager and full-time maintenance staff being there Monday through Friday, 9:00 to 5:00. But it's the Petitioner's intention to only have these part time as needed, and the condition has been adjusted to reflect that.

Most of the other conditions are fairly standard. There was a condition to comply with the Design Commission, and then of course to provide the tenant selection plan and the resident manual prior to consideration by the Village Board as I outlined previously. Then the rest is pretty straightforward.

So, again we're supportive of this development subject to the conditions and that concludes Staff's presentation.

CHAIRMAN LORENZINI: Thank you, Mr. Hubbard. Is there a motion to enter the Staff report into the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. We'll go to the questions from the Commissioners now. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: Sure, nice. Yes, thanks, and thank you both for the nice perspective here, from the Village's perspective and the Petitioner's. I have a couple of questions I guess for each.

Mr. Koenig, first of all, could you explain the deed restriction a little bit? I mean is that a requirement of your financing? Is that the purpose for putting that in?

MR. KOENIG: Correct. Yes, under the financing, in order to get the financial package, because it's below market financing, in exchange for getting money that's cheaper than you can go to borrow from a bank, there's a restriction placed on the property saying in order to get this money you need to be able to keep it affordable for a long period of time. There's a minimum of 30 years on that restriction.

COMMISSIONER CHERWIN: You had indicated your preference would be to self-impose a deed restriction of a higher duration than 30 years?

MR. KOENIG: The Village's plan suggests that for affordable housing, it should be affordable for in perpetuity which is fine with us.

COMMISSIONER CHERWIN: I guess the other question then for Mr. Koenig is on the property manager situation. At what point is the break point for you to determine that a full-time property manager is available as opposed to a part time? I mean what is a, how critical is it to have a property manager at all on these properties if it's a 16-unit property?

MR. KOENIG: Yes, for 16 units it's not necessary. It's a small building. Unless a building, once it reaches 50, 60, 70 units, it's more likely to have a property manager full time on site. With a building like this, we're able to have a part-time property manager. We've got several buildings of that size that they're able to go to and they're there to have a presence at the buildings.

COMMISSIONER CHERWIN: The property managers you have on site, the only thing they're providing is the typical property management, facility management type of role. Given the tenant mix or anything, is there any additional, I guess needs or any additional roles that the property manager would have to play?

MR. KOENIG: So, the property manager, they have the basic role of making the people qualify and they fill the paperwork, they get their lease. Our form of management goes beyond that. We do property management plus where we don't just sign the lease and walk away and say if you don't pay the rent too bad. We build a relationship with our residents, and so we're able to go beyond that.

If people have a situation, we know who to call. If someone hasn't paid the rent on time, for example, I had a mom call me up, her son hadn't paid his rent, he got a five-day notice. She called up and started yelling at me, why are you going to evict him? Why would you kick him out, why didn't you call me? I said it's not my job to call mom, he's supposed to pay his rent. Now I know call mom because, you know, she's going to help out and pay the rent. So, we have that additional relationship with our tenants beyond sort of that technical relationship and to see what else do they need. The goal is to keep them in housing, not just collect the rent.

COMMISSIONER CHERWIN: Thank you. Then Mr. Hubbard, just a few questions for you. I know this is a 16-unit building. The affordable guidelines, a 16-unit building would typically, in the published guidelines, the 16 units would be what?

MR. HUBBARD: That would be two units as affordable.

COMMISSIONER CHERWIN: Two units as affordable, okay. This is over and above the typical guidelines that, you know, we'd recommend. I guess my question would be if we're doing that and we're putting in a disproportionate amount of affordable units over and above the published guidelines, is there some kind of offset in other developments that the Village would make available? So, if we have 16 units and the guidelines provide for two, so we're 14 over, is there some sort of offset that would be made available to other developers in the Village?

MR. HUBBARD: No. Currently, there is no provision in the affordable housing policy that provides that.

COMMISSIONER CHERWIN: So, just a clarification on it. The policy, is it truly the guidelines or is it the guidelines supposed to be minimum guidelines and the preferred, I mean is it the Village's position that if two is the number, it would be up to 16 and two is the minimum?

MR. HUBBARD: Two is the minimum, yes. It's the minimum.

COMMISSIONER CHERWIN: So, if the next five developments that come to us are all 100 percent affordable, is there any, would that be considered within the guidelines of the Village? I'm trying to understand about the policy on the affordable housing.

MR. HUBBARD: I suppose so. I mean, you know, if there are multiple developments that are coming forth in the Village that provides substantial affordable housing and the Village does not see a need to, you know, have that policy, they can certainly adjust it. But there is no, you know, provision for one development to provide more which allows the next development to provide less. It's just each development, and it's just a guide, it's just a policy. It's not a code requirement.

COMMISSIONER CHERWIN: So, if they don't hit that minimum, then they have to, you know, there's a subsidy that has to be paid by the developer in the development. If they have 16 units and they don't have any, then they have to pay in for the two units that they

don't produce.

MR. HUBBARD: Fee in lieu of which we have a number that we ask for.

COMMISSIONER CHERWIN: Right.

MR. HUBBARD: We very rarely get that number, so there's always people that come in with less than I guess what the policy recommends. In this case, it's more, so maybe it balances out.

COMMISSIONER CHERWIN: So, I guess that's what I'm just trying to clarify because when I read the affordable housing guidelines, it doesn't say anything about a minimum, it says as a published guideline. I'm just wondering if as a comprehensive policy, if this guideline starts to get way out of whack because we're treating them as minimum, then I don't know if the guideline has to be revamped or looked at. But again I'm just wondering how that's offset in the developments. So, I'll wait for public -- I'm sorry, go ahead.

MR. HUBBARD: I was going to say it's certainly something that, you know, we could probably discuss at the Housing Commission. They're the ones that I think establish that.

COMMISSIONER CHERWIN: I'll wait for my fellow Commissioners and the public and see if I have any further comments. Thanks.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: My question, the first question I have is the definition of supportive housing. I read in here where it's for people with physical, mental and developmental disabilities, victims of domestic abuse. But I'm also hearing affordable housing. So, does that mean, let's say someone, let's say a low income individual without any of these disabilities could occupy this residence?

MR. KOENIG: No. There are certain cutoffs. If someone had a disability and had more income, they wouldn't qualify. So, you have to both be below the income threshold and have a disability. You have to meet both those qualifications.

COMMISSIONER SIGALOS: But again, if you only have the one --

MR. KOENIG: If you only had or the other, you need to have both.

COMMISSIONER SIGALOS: Then I heard, I saw where you say a sex offender cannot live there.

MR. KOENIG: Correct, could not.

COMMISSIONER SIGALOS: But what about anybody with a criminal history?

MR. KOENIG: No. We do, part of our screening process includes background checks, criminal checks, credit checks. If someone has a felony, then they would not be eligible. We're not interested in that.

COMMISSIONER SIGALOS: My next question has got to do with the occupancy. I saw you where have 16 units but up to four unrelated adults/individuals could live in each unit. So, that would be a total of 64 residents.

MR. KOENIG: Just like any apartment building in the Village, it would follow that regular code, but any code that any other apartment building would need to follow.

COMMISSIONER SIGALOS: So, the rent rate I saw is \$1,298 per month. That's per unit or per individual?

MR. KOENIG: Correct. Per unit, for the whole unit.

COMMISSIONER SIGALOS: Per unit. So, if there's four individuals, it would be \$325.

MR. KOENIG: But again, their income, they all have to qualify. So, all their incomes added together would be a household, so it would be all the individuals would have to income qualify. So, all four other people, all their incomes added together. Again, you asked about that income threshold, those combined would have to be together, they'd have to qualify.

COMMISSIONER SIGALOS: I understand. I heard your answer to Commissioner Cherwin's question about the onsite manager or maintenance man. I'm more concerned about medical staff. I saw in the letter from Faith & Action Team dated March 27th which was in our packet, they state that disabled residents with mental illness do receive treatment that includes medical and counseling onsite. Then as far as your letter of February 10th, it states management staff, maintenance staff, case managers and service providers will be present at the site during business hours to provide management, maintenance and support social services as required. Yet I also heard you say that they won't be there or be there only as needed. Well, how do you know when something is going to happen if there's nobody there?

MR. KOENIG: Right. Again, so separating the two pieces out of them, the management piece with the property manager and the maintenance folks being onsite, so the manager is there to have a presence in the building, to sign leases and to interact with the tenants and have a relationship with the tenants.

COMMISSIONER SIGALOS: I understand that.

MR. KOENIG: The maintenance person takes care of their piece. On the staffing side, on the supportive services side, that's really an individual person by person, resident by resident basis with their relationship with their individual service provider. Some people, the service provider and the case manager, it doesn't come through my organization, doesn't come through the manager. We link up with those social service agencies and it's up to that person and that agency to determine what those person's needs are to make sure that they're available when that person needs access to those level of services.

COMMISSIONER SIGALOS: I understand. But let's say someone there, one of the residents has a, say some type of a mental breakdown or what have you, you've got no one there onsite to deal with that?

MR. KOENIG: Just like anybody, any apartment building, any homeowner, if someone has an issue, if it comes up, they need to call 911, if they need to call for assistance, they need to call their case-worker. Just like any other person, they would need to get access to that. So, we don't have someone sitting there waiting for that emergency to happen. We have a 24-hour paging system. They can call us or they can call whatever other, access the services they need to make sure they're taken care of by the way.

COMMISSIONER SIGALOS: Then as far as the residents living on the site, they can come and go any time, they just --

MR. KOENIG: It's just an apartment building, yes.

COMMISSIONER SIGALOS: Just an apartment building. So, it's not --

MR. KOENIG: It's an apartment that's catering to a specific population. Yes, there's no restriction on coming and going, it's just their apartment.

COMMISSIONER SIGALOS: My last question really deals with the, primarily the neighbors in the surrounding area, the daycare center to the west. You know, Arlington Heights is a model of a village of good neighbors and we certainly want to maintain that. I read in a letter from the property owner, Margaret Everding, in which a similar project came before in 2010, the Kinder Care left that site because of the loss of student enrollment or what have you in their daycare center. I'm kind of concerned if that's going to happen again now to the daycare

center that's there now. It sounded like this letter from Margaret Everding, it sounded like that's a very strong possibility. That kind of concerns me.

I understand, I'm fully supportive of the need for supportive housing. But when I see it right next to a daycare center, I'm really concerned about that.

MR. KOENIG: So, I have personally met with the executive director of the daycare center. I've talked with her a couple of times. We've sort of reached out to them. I have not spoken with the owner of the current daycare. The concern that the current executive director had was, her issue with the proposal as we told her about it was the issue during construction. She was worried that children having naps between 1:00 and 3:00 would have their naps interrupted during the construction period. So, if it takes nine, 12 months or so to build that building, that was the major concern.

If she had brought up anything else to me, in fact I went back and said do you have any other concerns? They reiterated, and they can speak for themselves and you can ask them, their concern was really it wasn't, they didn't express it to me personally, the long-term operating, anything about the residents who would be there. Their issues were really during construction and making sure that nap time wasn't interrupted. So, I don't know how to go beyond that, I don't know anything about the previous proposal.

COMMISSIONER SIGALOS: That's all I have for right now.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I was on the board when a similar development came up in 2010. So, I asked all of my questions at that time, this is a very similar project. I'm also, I used to be on the Housing Commission so I'm very familiar with affordable housing policies. So, I'd like to hear from the, I don't really have any questions about the project, I'm glad, so glad to see this coming back, and I would like to hear from the audience.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: I think everything was really taken care of in Plat & Sub, and I'll wait, I'd rather hear from the public as the other Commissioners do.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I don't have any questions at this point in time.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I wasn't at Plat & Sub and I do have a couple of questions. Sam, in our package, we had this report, the Furman Center policy brief, the impact of supportive housing on, I think the rest of the title was on the property values. Who provided that to us?

MR. HUBBARD: The Petitioner.

COMMISSIONER ENNES: So, Mr. Koenig, this was a study as, I didn't read the whole 33 pages of brief, but as I scanned through it, it was a study on a number of boroughs in New York on the impact of these facilities in their neighborhoods. Why would you provide a report like this from 900 miles away in boroughs that we have no idea how those compare to our neighborhoods or communities.

MR. KOENIG: Sure. In the past, when we have presented affordable housing proposals, supportive housing proposals to villages, one of the issues that pretty typically comes up is the neighbors nearby want to know what the impact is on the property values. They suggest that their property values are going to go down. In order to try and put information out there and help alleviate some of those concerns, we tried to provide studies, we make available

studies that sort of exist that address some of the issues.

I still never found the perfect study that fits the exact situation for the exact village I'm going to that's exactly the same structure. So, our goal is to sort of provide that type of information to start to address that issue, how will it impact property values when you put a certain type of affordable development, supportive housing, affordable housing, in a neighborhood that exists and what's happening to property values around that. It's an attempt to try and start to address that issue.

COMMISSIONER ENNES: Thank you. Well, I'm not sure how it relates just because I'm not familiar with any of those areas. You also in the package have a letter from a broker?

MR. KOENIG: So, we have a contract on the property.

COMMISSIONER ENNES: No, you have a, there's a letter from a broker talking about how long the property has been on --

MR. KOENIG: Right, right. It's been vacant for a number of years.

COMMISSIONER ENNES: Is that broker available to talk to us then to answer any questions?

MR. KOENIG: We did not bring them along. I don't know if they attended. We did not intend to have them come up.

COMMISSIONER ENNES: Well, maybe you can answer this if you have personal knowledge. It indicated that there was a 69 percent drop in the value from what they were asking when they originally listed the property.

MR. KOENIG: Yes, I don't know. I don't know that information. That's why we provided the letter from that broker, to show what that information was. I'm sorry, I don't have them available for you, sir.

COMMISSIONER ENNES: Well, they indicated that they were originally asking you \$23 a square foot. I believe, you might know this, what did you pay per square foot for the land? And have you actually bought the land?

MR. KOENIG: No, we have not purchased, we have a contract on the land.

COMMISSIONER ENNES: So, you haven't actually purchased.

MR. KOENIG: Correct.

COMMISSIONER ENNES: Is that, from what I hear, that's about \$7 a square foot?

MR. KOENIG: Is that about what the number is? That sounds pretty close I think, yes. I don't remember the number off the top of my head but that's pretty close.

COMMISSIONER ENNES: Okay, I do a lot of property valuation work. I've got to think possibly the reason that the property was on the market for so long was because the asking price was so high. This is a much more, for vacant land in the area and what's been going on, that's much more reasonable, \$7 to \$10 a square foot.

So, my question there was really in regards to, as the value really dropped there, is that really what it's worth as to what you're paying? I don't think it's a blighted area, although I don't think office building development in that area right now would be very good. There is a lot of vacancy. However, the surrounding area is full of commercial businesses that have been there a long time.

Let's see. Parking. Sam, you indicated that there wasn't, that they were providing adequate parking at this time?

MR. HUBBARD: Yes. 33 spaces are required, 33 are provided. So, they

meet code requirements for parking.

COMMISSIONER ENNES: I thought I noticed something in here that they had asked for a variance for a reduced parking.

MR. HUBBARD: Traffic study. It was a variation for traffic study.

COMMISSIONER ENNES: I thought it was with regard to the parking for the number of --

MR. KOENIG: There was some contemplation about doing some land-banking for the parking, but we have agreed to just put it all in now.

COMMISSIONER ENNES: One of my other questions relates to the location of the building on the property. Why would, given the fact that there is this daycare right next door, why would you put a gazebo where people will gather right adjacent to the daycare's playing ground?

MR. KOENIG: The issue is the engineering. That's the exact same question I asked the architect when I saw the rest of the plans. The way that they explained it to me was the existing infrastructure and the way that there's a, Sam, if you have any input on that, the way that the lot is configured right now, this is the best configuration. It will create a difficult situation with the infrastructure if it was flipped the other way.

COMMISSIONER ENNES: Irrespective of that, considering the adjoining property, I think that's something that just surprised me, that that would be located there.

Let's see. As far as construction, do each of the units have like a sliding door to the outside?

MR. KOENIG: No.

COMMISSIONER ENNES: They don't. I noticed that there was an indication that windows were single-hung. Are single-hung windows, windows that can open?

MR. KOENIG: Yes, they can open.

COMMISSIONER ENNES: Your company, Housing Opportunity, the company that you're the CEO of, you're going to develop and operate this facility?

MR. KOENIG: Correct. So, we're co-developing it. We're in a partnership with a group called UP Development. So, it's co-owned but we are the property management company. So, we're involved in the ownership as well as the long-term property management.

COMMISSIONER ENNES: Are you a for-profit corporation?

MR. KOENIG: We are a 501(c)(3) non-profit organization.

COMMISSIONER ENNES: So, you'd be looking for an exemption from property taxes on this?

MR. KOENIG: No, we would not. No, so we're not, we don't have complete control. In addition, the way that it's structured, so it's a for-profit entity that owns the land and so we'll pay property taxes. We're not asking for a real estate property tax exemption.

COMMISSIONER ENNES: You'll lease that land from them?

MR. KOENIG: No. No, it's --

COMMISSIONER ENNES: So the corporation owns the land?

MR. KOENIG: So, the partnership that we created will own the land and building, will own the whole property. We're a piece of that ownership entity.

COMMISSIONER ENNES: Sam, to come back to you, if an operation like this is not successful, why would we want the deed restriction to be forever? What if we had to consider an alternate use? How could, that couldn't be changed then?

MR. HUBBARD: Well, two things. I think that there is an extensive wait list

for these types of facilities. So, tenancy and occupancy --

COMMISSIONER ENNES: But perpetual means forever, right?

MR. HUBBARD: It does, yes, it does.

COMMISSIONER ENNES: You know, there's been lists for high demand, for all kinds of properties and then three years later --

MR. HUBBARD: Sure.

COMMISSIONER ENNES: Perpetual?

MR. HUBBARD: Well, I think that it meets the goals of the Village. I think that we don't want to provide temporary affordable housing. We want to provide permanent affordable housing to ensure that --

COMMISSIONER ENNES: I understand that. But it would be much more reasonable to me that, you know, uses, it varies, demand varies. We have a perpetual, that never changes.

MR. HUBBARD: Well, they can. They can come back and amend the petition and --

COMMISSIONER ENNES: Who would have to agree to that?

MR. HUBBARD: The Village.

COMMISSIONER ENNES: And the property owner?

MR. HUBBARD: Well, yes, the property owner, right.

COMMISSIONER ENNES: I just, I never realized these were perpetual. Let's see. Loading berths I think you addressed. That's all I have for now.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Yes, a couple of questions for you, Sam, just on the Staff report. There's 16 two-bedroom units, and there's a limit of four per unit. How are we going to limit that? Is it in the lease agreement that you can only have four people per unit?

MR. HUBBARD: You're asking me?

COMMISSIONER GREEN: Somebody, I want an answer to that. Sam, what's your answer?

MR. HUBBARD: Well, building code, I mean if you're getting at is there any restriction in our recommended conditions that will restrict it to four occupants, there is not. But the building code would limit it based on occupancy of a, you know, of a bedroom, two people per each bedroom based on occupancy.

COMMISSIONER GREEN: Occupancy from the building code.

MR. HUBBARD: Per the building code, yes.

COMMISSIONER GREEN: So, the family, the definition has been eliminated I assume from the zoning ordinance?

MR. HUBBARD: The Plan Commission recommended approval of the text amendments that eliminated the definition. It has yet to go to the Village Board for final approval.

COMMISSIONER GREEN: So, it's still in effect is what you're saying?

MR. HUBBARD: So, currently, sure, yes.

COMMISSIONER GREEN: So, why aren't they following the code?

MR. HUBBARD: As in they should be limited to three occupants per unit?

COMMISSIONER GREEN: Three, yes.

MR. HUBBARD: Well, counsel has also advised us that our definition of family is not legally defensible.

COMMISSIONER GREEN: I had this argument in that meeting. Why is it

that there's a law in the books that we're not following? To use a very popular term now, are we a sanctuary city that we only enforce what we want?

MR. HUBBARD: I don't know --

COMMISSIONER DAWSON: Not what a sanctuary city means.

MR. HUBBARD: I don't know if we'd be able to legally enforce it. If we were to come in and say you don't meet the definition of family, we'd be opening ourselves up to, you know, potential lawsuits, I would think. That's what it seemed like when we met at the Ordinance Review Committee and Robin recommended that.

COMMISSIONER GREEN: Well, I just, the statement was that we think it's unconstitutional so we're going to get rid of it. But we didn't get rid of it, so we don't know if it's unconstitutional. So, I guess I'm asking why are we always looking past these things?

As an architect, as I explained at the meeting, I follow all zoning ordinances and building codes. I don't get to interpret which ones that I think are good or bad. So, I'm asking the question again because I want it on the record for the Trustees to hear what is the answer to that? Should they or should they not follow that restriction? This is just a minor point but it makes a bigger point I think.

MR. HUBBARD: Probably a larger question that the panel here, the Commission here cannot answer.

COMMISSIONER GREEN: Okay, let's just move on. There's a lot of reference to the 2010 project of which I was very much a part of. There we had 30 one bedroom units. In here we have 16 two-bedroom units. So, there's a lot of talk about the density and all this and all that, but isn't it really kind of the same if you do the math? Two bedrooms times 16 and one bedroom times 30? I mean, aren't we really looking at the same kind of density in the number of people that can be there?

MR. HUBBARD: In some ways, yes, I think it could be similar. However, this meets code requirements.

COMMISSIONER GREEN: Oh, no, I understand. I'm not saying that. I think that the developer this time around has made use of the zoning ordinances in their favor. It makes a lot of sense, when you go from 30 units, you get rid of 30 kitchens, you go down to 16 kitchens. If it's a cost saving thing, I understand all that. But I don't think there should be so much discussion on what happened in 2010 and what's supposedly not happening in 2017. That's all. There's a lot of reference to 2010.

So, my question for you, Mr. Koenig, is that project in 2010 because it's in this report, if the term disability neutral was available then, would that apply to the people who were using the proposed project in 2010?

MR. KOENIG: I wasn't involved in the 2010 project so I can't answer about that, anything about that project.

COMMISSIONER GREEN: Because Jessica Parker, she was. Can she answer that question?

MR. KOENIG: She is not here this evening. I can answer your question in general about Federal Fair Housing and sort of what has changed in evolution over time if you want me to sort of get into that a little bit.

COMMISSIONER GREEN: I would like to know, I just want to know who could use the project proposed in 2010 compared to who can use the project in 2017. Is it the same group of disabled people?

MR. KOENIG: I don't know the 2010 project, however that was structured.

Currently, the definition is disability neutral, so anybody with any type of disability, whether it's a physical disability, whether they're in a wheelchair, they have sight issues, whether they have a mental disability or it's a developmental disability, whatever that range, any type of disability at all would be eligible to live here.

COMMISSIONER GREEN: I would assume that it would be similar, just it's a term probably but in 2010.

COMMISSIONER DAWSON: 2010 was limited purely to mental disabilities. It was not broad, as broad as this one.

COMMISSIONER GREEN: Okay, thank you. I'll have more to say to this after the public comment, but there was a lot of reference to, and just to be clear on the record, the analysis section of this went into how it is a great thing for affordable housing, for low and moderate income family, et cetera, et cetera. I agree with all of that, I really do. I think that we need housing like that.

But as I asked Mr. Koenig in the Plat & Sub meeting, the variations from 2010 were all based on one factor, the fact that the site is too small. So, the density, the parking, the setbacks, and all those variations that were asked for could have been eliminated if you had the proper site. I asked you in Plat & Sub, you're back with fewer variations but there are still variations. Have you looked for a piece of property that's two acres that would eliminate all these variations and, therefore, we wouldn't probably be here tonight at 10:00 o'clock talking about this? Have you looked for a piece of property that's two acres minimum?

MR. KOENIG: So, the two acre-minimum question is regarding the institutional zoning.

COMMISSIONER GREEN: Correct.

MR. KOENIG: My response to the institutional zoning is that I respectfully disagree with Staff's recommendation that we request the institutional zoning. I believe that we should be asking for R-5 zoning in which case the requirement would be one acre and we're at 0.93 acres, so we are within a reasonable amount of being within that one-acre requirement. So, the fact that what we've been looking for is a piece of land that's available to be able to develop a property that's much needed in the Village, the fact that it's set up as a specific type of use under the zoning code versus another type of use from the zoning code and sort of pushes it into a different level of requirement, that's why I can't give you a straightforward answer because we have looked, we are looking for types of properties. We have not been looking specifically for a two-acre site to meet an institutional zoning requirement.

We've been looking for a site that we could develop that's able to provide this type of housing on an appropriate area. If it's the R-5, we're having a very different discussion and that's why I think it should have come in as.

COMMISSIONER GREEN: Well, but that's what you think, and so the Village does not agree with you.

MR. KOENIG: Yes. Correct.

COMMISSIONER GREEN: So, in order to meet this requirement, it's institutional and it's a minimum of two acres. Have you looked at any property, have you found any property that would qualify as two acres for this project?

MR. KOENIG: We don't currently have any property like that available to us that I know of.

COMMISSIONER GREEN: Okay, thank you. No more at this time.

CHAIRMAN LORENZINI: Okay, thank you. Sam, could you please put up

that aerial which shows the different, yes. So, just immediately to the west, what property is that? That's the --

MR. HUBBARD: The daycare.

CHAIRMAN LORENZINI: To the west of that is the Spunky donuts?

MR. HUBBARD: Spunky Dunkers.

CHAIRMAN LORENZINI: Then immediately to the east, that's an all-forested area?

MR. HUBBARD: Yes. A portion of that property is in Buffalo Grove, and then a portion is vacant.

CHAIRMAN LORENZINI: Immediately to the southwest, what is that building?

MR. HUBBARD: I believe that's an office building.

CHAIRMAN LORENZINI: And west of that office building?

MR. HUBBARD: West of that office building is another office building.

COMMISSIONER ENNES: It's a doctor's office.

CHAIRMAN LORENZINI: To the east of that building is another forested area, south of Boeger Road?

MR. HUBBARD: Yes, with this large antenna, yes, which you can barely see. It's just a shadow in that picture.

CHAIRMAN LORENZINI: Okay, all right.

MR. HUBBARD: To the east of that is the Timber Court.

CHAIRMAN LORENZINI: Now, you mentioned vacancy for offices is about 18 percent. What is the expected standard vacancy rate? The norm, because not everything is always 100 percent.

MR. HUBBARD: For an office? I think if you're in the 10 percent range, you're doing pretty good.

CHAIRMAN LORENZINI: So, 10 percent is more standard. This is a healthy rate.

MR. HUBBARD: Healthy, yes.

COMMISSIONER ENNES: In a good economy.

CHAIRMAN LORENZINI: In a good economy, okay. All right, and kind of going to what Commissioner Green was saying, so is the density per code for this property?

MR. HUBBARD: It is, yes. It does meet the density requirements.

CHAIRMAN LORENZINI: Mr. Koenig, it's admirable what you're doing here.

MR. KOENIG: Thank you.

CHAIRMAN LORENZINI: But having said that, so you're not for profit but Optima owns the land and they obviously are a for profit company. Was it Optima did you say?

MR. KOENIG: The owner's name? No, it's not Optima that owns the land.

CHAIRMAN LORENZINI: Oh, I'm sorry, I thought you said --

MR. KOENIG: There's individuals now, individuals that own the land. I can't remember, I don't remember the name of the individuals.

CHAIRMAN LORENZINI: Okay, that's fine.

MR. HORWITZ: I'm sorry.

CHAIRMAN LORENZINI: Excuse me, if you're going to speak, would you

please come up and state your name?

MR. HORWITZ: Now?

CHAIRMAN LORENZINI: Yes, please. Just state your name and spell it please.

MR. HORWITZ: Craig Horwitz.

CHAIRMAN LORENZINI: Can you spell it please?

MR. HORWITZ: H-o-r-w-i-t-z.

CHAIRMAN LORENZINI: Okay, and the owner of the land?

MR. HORWITZ: According to the federal lawsuit, Nikolich v. Arlington Heights was the federal lawsuit that happened after the Trustees chose not to approve the project. I have it here. Do you want the spelling?

CHAIRMAN LORENZINI: Of the owner?

MR. HORWITZ: Yes, the owner of the property.

CHAIRMAN LORENZINI: Sure. Sure, you can spell it.

MR. HORWITZ: Here, let him.

MR. HUBBARD: N-i-k-o-l-i-c-h.

MR. HORWITZ: Good, thank you.

CHAIRMAN LORENZINI: Very good. That's all, thank you.

Mr. Koenig, the other buildings that you have, are they also near transportation similar to this? Public transportation?

MR. KOENIG: We try to locate near public transportation as much as possible, sure, whether it's buses or trains or L's, I mean whatever is available. If not, we do try and get people access to riding services.

CHAIRMAN LORENZINI: So, the disabilities, people with disabilities that you're going to have live here, so it's all types of disabilities, not just --

MR. KOENIG: Correct, any type of disability, of any kind at all.

CHAIRMAN LORENZINI: That falls under the Federal Disabilities Act definition?

MR. KOENIG: Correct.

CHAIRMAN LORENZINI: When you say you're going to have some type of help, there would be some type of help available, what did you mean by that?

MR. KOENIG: So, we try to link up with social service agencies in the area. Some of the tenants who will come to us already have access to services, they're already working with case-workers, they're already working with agencies. If tenants apply to the organization, they want a place to live, if they determine that they would like to have access and help with somebody who, an agency, we try and make those connections, make those linkages.

CHAIRMAN LORENZINI: Then, so if somebody wants to rent an apartment, they have to sign a lease?

MR. KOENIG: Correct, it's a one-year lease.

CHAIRMAN LORENZINI: Okay, what type of income level are we looking at? Minimum?

MR. KOENIG: Sure. It varies by household size. But essentially in rough numbers, I don't, instead of quoting the specific numbers, a single-person household would have to make less than about \$30,000 a year; a two-person household a little bit less than \$35,000 a year; a three-person household under \$40,000 a year. That's the rough ballpark figures.

CHAIRMAN LORENZINI: The rents would vary?

MR. KOENIG: No, the rent is a fixed amount. The rent is a fixed amount, it's at \$1,200.

CHAIRMAN LORENZINI: I see, okay.

MR. KOENIG: It's always the same amount no matter the, once you're income qualified, the total rent amount is that \$1,200.

CHAIRMAN LORENZINI: Now, what type of standards is set for a person who maybe has a disability to be able to rent one of these? They have to be obviously self sufficient in some way, right?

MR. KOENIG: Right, so they have to have a disability but they have to be able to live independently in the unit, get whatever, access whatever services that they need.

CHAIRMAN LORENZINI: How do you determine that?

MR. KOENIG: They need to figure out what it means to be able to live there. They need to be able to sign the lease and get access to whatever services that they need.

CHAIRMAN LORENZINI: Who makes that judgment?

MR. KOENIG: We're not doing a qualification can they stay or not stay. They need to be able to be a good neighbor to the rest of the residents.

CHAIRMAN LORENZINI: But who makes that judgment that they qualify?

MR. KOENIG: So, we do the, in order to qualify someone, we have a waiting list and we pull people off that waiting list. Then we do background check, credit check, income verification to make a determination that they're able to qualify to live there.

CHAIRMAN LORENZINI: Is there any type of, well, what standard would you hold a tenant to if they weren't living up to the way they should act properly I guess is the word --

MR. KOENIG: Every tenant has to be a good neighbor. According to their lease, they can't be a disturbance to anyone else. That's written in every lease. So, if tenants are creating an issue for other residents, if they are not good neighbors, if they don't pay their rent, then under the lease we are allowed to go through eviction proceedings.

CHAIRMAN LORENZINI: You would obviously maintain the common areas --

MR. KOENIG: Sure, that was the maintenance person. The maintenance person will have to take care of this building, they'll take care of all the common areas, the community room, the hallways, the outside, everything will be taken care of and kept up.

CHAIRMAN LORENZINI: Tenants would have to take care of their own units?

MR. KOENIG: Correct, it's just an apartment, it's their apartment, they need to maintain their apartment.

CHAIRMAN LORENZINI: How would you ensure that that's being done?

MR. KOENIG: So, we do a minimum of at least once a year, we do an annual inspection of the interior of the unit. So, typically at about lease time, it's a good time to go out, visit everyone, go in their apartment. We do a physical inspection of their apartment. If they don't have good housekeeping skills, we can give them warning, get them assistance, try to make sure that they are able to keep their apartment up and clean. We do that on an annual basis on every single unit.

CHAIRMAN LORENZINI: All right, good, thank you. Why don't you have a seat please?

COMMISSIONER GREEN: Before you go, I have one more question to ask.

I missed your answer to how are you going to limit it to four people? Is it just the building code or would you put it in a lease agreement?

MR. KOENIG: So, any person who lives in the unit has to be on the lease, so we will know who is living there and their name has to be on the lease. They have to qualify --

COMMISSIONER GREEN: So, therefore, you know who's there and then you can limit it by who's on the lease?

MR. KOENIG: Correct.

COMMISSIONER GREEN: You said you'd limit it to four?

MR. KOENIG: Correct.

COMMISSIONER GREEN: Thank you.

MR. HUBBARD: Could we have a motion to extend beyond 10:00 p.m.?

COMMISSIONER GREEN: I make a motion to extend beyond 10:00 o'clock.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Okay, thank you. With that, we'll have the public hearing portion now. So, I'll start on your right, my left side. Anybody on the left side who would like to come up and make a comment or a question? Yes. So, you raised your hand first, why don't you come forward? I'm sorry, does somebody in the front row want to say something? Yes, we'll try to go row by row, I'm sorry about that.

Would you please state your name and spell it?

QUESTIONS FROM AUDIENCE

MS. FOX: Sure, Laura Fox, L-a-u-r-a F-o-x. I'm just listening to the questions that are all great questions about such a project. This is an apartment building for people who live, I'm a parent of a person with a disability. When I go, I need to know that they have a place and they have neighbors and that they're supported. They're not like, we don't know who's going to live next door to us in our own home. We don't know if they have diabetes and they're in a wheelchair and need help. We don't know if, the word that no one will say, is mentally ill and they suffer from depression.

Mental illness I think is kind of like a looming thing behind here when I'm hearing about the daycare and all that. Everybody here is super selected, we don't know who any of our next-door neighbors are. We already have all the same community, all this community that would benefit from here are already our neighbors. They are just neighbors who need a little more help.

I don't think that, if you're next-door neighbor in your, you know, lovely home in Arlington Heights, you know, you try to be a good neighbor to everybody and we don't get along the best with everybody. But having a disability for your entire life doesn't mean that you're going to be a bad neighbor or you have to worry about your children. Matter of fact, the opposite, I have seen nursing homes where the seniors, and there's daycare there, and there are disabled people in a nursing home. They have many different kinds of disabilities, all the things we're talking about. They actually go play with the children and they have a loving, wonderful, respectful

relationship that help both communities and they become good neighbors to each other, both the seniors and disabled people, mental, physical, and these children, they light up their faces, singing, you know, just doing everyday things.

I don't feel that having a disability is anything for people to be afraid of or that anybody needs to be running. Also, mental disability can run from anything from depression to schizophrenia, somebody who's very ill. Like somebody who has schizophrenia will not fit in here, they cannot take care of themselves most likely. That isn't the type of disability that's going to make it in here. When you're talking about income and disability, you also have to be able to take care of yourself with supports. Somebody who's really seriously ill who would be a danger to anybody is not going to qualify for that. They would be a problem as my next-door neighbor also. I don't get to stem them up.

These people are so, have gone through a lot to be able to earn, to get one of these so few spots, to be able to afford to live in a caring situation where they can get support, a ride to the doctor because they need a ride to the doctor. Those kinds of supports are why we have supportive housing. There is such a huge, huge need. I can't imagine it being vacant. I know perpetual is an awful long word, but there are thousands of people and there are people living in their cars we don't know about and they're disabled. You just can't tell, I'm just saying I don't feel that judgment should be there about being next door to a daycare.

The need is so great because a lot of the people that are going to qualify here, they're going to be older and their parents are aging out and can't take care of them anymore. I think being a good neighbor is being accepting of people with disabilities no matter what they are because I don't ask my next-door neighbor what disability do you have. But I might ask how can I help you. I just wanted to make that point, thank you.

(Applause.)

CHAIRMAN LORENZINI: Any other ladies in this row? Yes, sir. Sir, you right there, would you like to come up? Please state your name and spell it.

MR. EVERDING: Hi, my name is Mark Everding, spelled E-v-e-r-d-i-n-g, Mark with a k. It's always amazing when I come to these hearings, I admire you so much for sticking it out and fighting it out for Arlington Heights. So, thank you.

I'm here on behalf of my mom and my late dad. They own that daycare center that's right next door. So, I'm just going to share with you my story a little bit. I'm not much of a public speaker, I get a little nervous in front of people. But I'll do the best I can so if you'll bear with me, I'll get through all this.

I care very much about the poor. I work with Habitat For Humanity. I give them a lot of money actually and I work on houses. I care about the mentally ill. I have friends that struggle, I pray for them, my wife works with them. We think we're good neighbors, I think you made a good point. But there is a time and a place to do things properly and I want to talk about that and I want to share with you some of my skepticism about some things that have been said because of what's happened to me.

We have deep roots in Arlington Heights. My dad was a concrete man and he was alive in 2010. He bought that property for his retirement. So, that's what mom and dad lived on. The last time this came up, he'd had a stroke. Every time I went in the rehab center, he'd ask me, what's going on with the, he always called it Children's World because that's what was in there when he first bought that property. So, what's going on with Children's World, Mark? It was very stressful for him. So, we'd talk about it.

Now, my mom is a widow and I don't really, I try to keep her

knowledge of what's going on to a minimum frankly. A lot of people said you need to bring her here tonight to put a face on it. I wouldn't do that to my mom, that's not going to happen.

So, we have deep roots here. Dad poured a lot of concrete in Arlington Heights. He actually selected, on Hintz Road, there's a little church Arlington Countryside Chapel, he selected that site for the church. He signed the mortgage because the church couldn't get a loan, with a number of men, not just him signed the mortgage.

My wife, that's where I met my wife, at that church, she grew up across the street there from Hintz Road in a little subdivision and went to Buffalo Grove High School. My oldest son moved to Arlington Heights, that's where he bought his first house. My two grandkids were born in Arlington Heights.

We care about Arlington Heights. The reason dad selected Arlington Heights is because of people like you that sit on the zoning board. The building inspectors were tough in Arlington Heights. If he was off three inches when he was laying a foundation, they made him move it. He did and he respected it. That's why he selected Arlington Heights for his investment. That's what he did.

So, I feel a little bit like a John Wayne movie where the widow is getting run off of the property by some pretty slick people. So, we get the non-profit person who I've never met before who stands up here and says but we don't really own it. There's a profit company that owns it but we have a piece of it. So, we put a nice face on this, but let me tell you how it really works in the real world and what happened to us.

Back in 2010 when that property, when that zoning was proposed to be changed, nobody told us. They came before the board here and they told you that everybody liked it. They went and visited the manager of Kinder Care, the manager or site manager, and they said would you care if that was built? She said I wouldn't care, it would not bother me at all. But she didn't have anything in it, she didn't make any of the decisions at Kinder Care. Then I found out about it from a friend who said, you know what, your property, there's a big controversy next door, and I came to the Trustee meeting. Everybody got to have their say, all right, and some of those people came up in front here and spoke for many, many minutes. Then they said Mr. Everding, you can wait at the end of the line and you can have three minutes. At 1:00 a.m. in 2010 I got to have my three minutes.

This is what I said. I said mark my words, Kinder Care is not fighting this for a reason, they're going to walk away. They're just going to walk away. Three months later, they walked away. That property was empty. It's a \$50,000 a year tax bill.

My dad asked me every time I visited him what are we going to do? \$50,000 a year in taxes, no income, what are we going to do? So, my brother who is here with me and I, we scoured around, we looked for, in 2010, we looked for a daycare center that would move in. We found one. Problem was they couldn't afford it. So, we cut the rent, we cut the rent severely. We cut it almost in half. You know what, they couldn't pay it, they got behind. They didn't have enough students. They built that business student by student working very, very, very hard.

I don't know who this gentleman spoke to, but I can tell you we spoke to them this week and they said we are totally against this. We didn't tell them we were against it, we asked them whether they were, they said we're totally against this. That's what they told us.

So, there we are in 2010 with an empty building. We get somebody in there and they can't pay the rent. Then guess what? They can't pay the taxes either. It's triple that lease, they can't pay their part. So, we scramble, we do, we push, we pull, we make it all

work, it comes together, we pay my mom's bills, and we get that business up and running. Now, they have critical mass and they can pay their rent.

They paid back all their stuff, all the money that they owed us and they even paid their tax bill that we had to cover for them. So, finally, and this is just in the last six months they've gotten caught up, and then we get notice, we're going to do it again. We're going to do it again. Guess what, they don't mind, okay.

But here is an interesting fact for you. When we're scrambling to build that business, a for-profit company contacted us and said we want to buy that property as if it were empty. We don't want to pay for the building, we want to pay pennies on the dollar and we want to combine it with the property next door so we can put a home there for the disabled. So, they ran us out of business, and then they came to us and they said we want to buy it pennies on the dollar.

That's what happened. That's the fact. So, here we are today. We've got a for-profit company that's unbeknownst to who they are that owns the majority of the project. We've got a non-profit that wants to operate it, and nobody is talking to me. They all have my phone number, they called me when they wanted to buy the property pennies on the dollar. They called me a lot. Nobody showed me that they wanted to put a smoking pavilion next to the playground of a childcare place. They didn't ask me if I had any ideas about how we could make it work.

I care a lot about poor people. I care a lot about the disabled. I lived with my cousin with cerebral palsy, severe cerebral palsy for six months taking care of him. But they didn't care to call me. What they did, they did go visit that property under cover as if they were going to put people in the school and found out about it and dug around. That's when they tried to call me and put pennies on the dollar. Guess what, they did it again. They did it just recently, they went back in there under cover poking around. They want to know why I'm skeptical.

The last time they came for us and they said we're going to do disabled, and then they said no, we're going to put mentally ill there. The story kept changing. Then they said, well, we're not going to be high density, we're only going to be able to put 32 bedrooms in there this time. Last time it was 30. I don't know what to believe.

We haven't seen what the acceptance criteria is to move in. I don't know how you could vote on something like that if you can't see the criteria. I think there's a way to work it out. I wish I could trust somebody and they'd come talk to me. But I don't trust them.

So, we're making it work now. They're making their rent, it's still below the rent that we were getting previous. So, I guess the bottom line here is until somebody can sit down with me and cooperate in a trustworthy manner and tell me who owns that property, who owns this situation, what the criteria are that they're actually going to allow people into the unit, and they talk to me about putting some barriers between the properties, they talk to me about not putting a smoking area next to the kids' school, I am going to fight it.

I'm going to fight it, because if I don't they'll put that building up and the lease will move. They will move and I'll have another empty building. Then instead of having an empty lot that you guys don't like, you'll have a full lot that I owe \$50,000 a year on with a building on it with nobody in it. That's just not right.

So, I would strongly oppose the rezoning until somebody can sit down with us and I hope you guys will stick up for the little guy here. Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, the gentleman in the third row.

Please state your name and spell your last name.

MR. BURNS: Scott B-u-r-n-s, Burns. I just moved in the building in Wheeling, I don't know if you know about that one. It's low income. I have all the answers, you know, a lot of answers, I won't have everything but, you know, first of all, I had a grandma, I lived with her since I was 15. We lived down the street. I went over there to help her. In '09, she got dementia and she put out, made me put out chips and food for people that weren't there and danced with her. I got some dementia and some other issues. Nowhere to go after that.

I went to a program. They got me not permanent housing but they teach you how to cook, clean, community integration. I finally got, they got me a permanent. So, here I am with them. It's 30 percent of my income. I'm now working for Mariano's. A lot of people there, they have to be on their meds. There is a management company down there. There's a case-worker that comes in. She sat down with me right away. There are some groups going on.

These people are a little more functioning than somebody else. You look at doctor's offices, you see them all up and down the street, you know, little clinics and everything. You know, come on in, see a doctor. Well, this is more, you know, they have doctors, not doctors, case-workers. Let's see, there's, you know, a council that meets. They set up activities. They have a van to take them to groups. Their doctor, some people might have their own doctor; if not, the case-worker will help you get into a program. They come to my apartment, do checkups. Different organizations do it their own way.

Let's see. Institution, you want to know if it's an institution. Well, it's a big thing, you've got a nursing home and then you've got an apartment. You want to know why it's not institutional for zoning? Probably because you have doctors there, case-workers. But they're not going to be there, they're there most of the day. I don't know how to explain it but, it's hard to explain, you know, rules and stuff. So, if it was an institution, it would be a nursing home, they would be there all the time.

So, how do you put somebody who's renting an apartment, and then there are case-workers there as needed, so it's sort of both. It's an apartment with a doctor downstairs in some offices. So, that would probably, does that explain it better?

COMMISSIONER GREEN: No, I think you're missing the point. Institutional is a zoning classification. It has nothing to do with anything else except what can go in that area under that classification of zoning. I understand what an institution is.

MR. BURNS: Yes, okay.

COMMISSIONER GREEN: But this is not it. This is not the definition, this is our zoning ordinances.

MR. BURNS: Maybe it's something that's away from medical because, yes, because --

COMMISSIONER GREEN: No, what you're trying to define here is not what we're talking about.

MR. BURNS: Right, okay. Maybe that's it then. I understand totally.

So, that's pretty much, you know, the people there, they know what, they're trying, they're trying. That's all I know. Some of them are battered women, they've got little kids. The bus comes and picks them up, takes them to school and they come right home. Some of them, you know, are blind, there's a couple of blind guys in my building. So, just you know, they're all different people, different disabled, but they are pretty much functioning. You're not going to let somebody in, they do screen you very good. You have to have a diagnosis that you're on meds and, you know, if you're blind, I have migraines, severe migraines also, so I have

to have doctor's, you know, so I mean, you know, they make sure. So, that's about everything I know. So, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on that side of the room? Yes, sir. Please state your name and spell your last name please.

MR. HELLNER: Of course. Good evening. My name is Mark Hellner, H-e-l-l-n-e-r. I'm here really in three capacities, the least important might be that I'm chairman of the Housing Commission here in the Village of Arlington Heights and I have been for the last three years. So, I guess until maybe next Tuesday I think, I'm chairman through then, that's my last meeting as chair because I age out. I've been on the Housing Commission for a number of years and we obviously support this because it easily meets the criteria with respect to affordable housing. But the more important point is that this is the first and only permanently supportive affordable housing for the entire complex that's come before us the entire time I've been on the Housing Commission.

The affordable ordinance went into effect, or guidelines went into effect I think in 2011 maybe. As was said earlier, this building would only require two affordable units. To make it 100 percent affordable is an opportunity that this Village should not pass up under any circumstance. 100 percent affordable for disability neutral housing is a no brainer from my perspective.

The second hat I'm wearing tonight is that I'm the executive director and senior counselor for the Center for Disability and Elder Law. We provide free legal services to essentially 3,000 clients a year here in Cook County. I could fill this building up with current clients so fast that you wouldn't believe it. It would be very easy. All of our clients are either senior citizens or people with disabilities and low income. We don't charge anything for our services. We are a small part of the legal community that serves people with disabilities or low income, but we could easily fill this building up overnight.

Third reason I'm here is that I happen to be the parent of a disabled child. He is low functioning, and for him to have a place to live in a building like this at some point, I mean he's too young to be considering that, but he can live in a building like this with a caretaker which was one of the options that Mr. Koenig talked about. You shouldn't overlook that possibility because what's historically happened in Illinois is people with disabilities have been institutionalized at a rate that exceeds that of any state in the United States. Under consent decrees, the state has been de-institutionalizing people and closing facilities as you probably know.

This would be a tremendous boost to Arlington Heights' reputation for being good neighbors. Good neighbors take care of each other. They accommodate people with differences just as Ms. Fox mentioned earlier. I live the disability world in my work life, I live the disability world in my home life, and I would love to have disability next door to me. I would be happy to see that. I just hope that you think of it from that perspective.

Micro-managing this building and some of the questions that have been posed in my opinion are inappropriate, truly inappropriate. If I were here tonight asking for an approval of a 16-unit apartment building, many of the questions asked about client vetting and about what you're going to do for maintenance, apartment inspections and so on, I'm pretty sure would not have been asked. So, think about why you ask those questions and relate it to two things in my opinion. I don't know which it is, and I'm not trying to criticize you, I just want you to think about it, because I live this world. On a daily basis, I have to deal with people who don't understand the world of low income and disability, let alone the juxtaposition of those two points.

Approximately 47 percent of the disabled population is low income, even though the numbers you typically see are lower than that, that's because they have extra expenses. They have to hire caretakers, they have to hire transportation, they don't drive, they don't have driver's licenses. They have extra medication and extra equipment. All of those things factor into that daily life. Many of us don't have to deal with those issues.

So, just think about whether the questions you ask relate to income or relate to disability and whether you would have asked those questions if we had been saying we simply want to build a 16-unit. When I say we, I'm not part of this project in any way, but if I were here as a developer and I want to build a 16-unit building with two bedrooms per apartment, whether some of those questions would have been posed. If you come to the conclusion as I have that those questions were motivated by issues of disability or issues of low income, then think about whether you should have not asked them at all. I strongly, strongly recommend that you support this really, really impressive proposal. I think it will be a feather in the cap of the Village of Arlington Heights if you do. Thank you.

CHAIRMAN LORENZINI: You did say you're the current chairman of the Housing Commission?

MR. HELLNER: Housing Commission.

CHAIRMAN LORENZINI: For Arlington Heights?

MR. HELLNER: For Arlington Heights.

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER GREEN: Then you're not supposed to be speaking here tonight, you understand that?

MR. HELLNER: I'm here as a citizen. I am a taxpayer, I'm a citizen, I said I came here with three hats.

COMMISSIONER GREEN: You should have left the chairman of the Housing Commission out of it.

MR. HELLNER: Well, I don't think so, sir.

COMMISSIONER GREEN: Because there's ethics thing, we got slapped with it before.

MR. HELLNER: Well, if I owe an apology for violating --

COMMISSIONER GREEN: One commissioner does not go before another commission to do what you did tonight.

MR. HELLNER: What I said, what I said in all due respect was this. We have never seen anyone to come before the Housing Commission in my tenure where 100 percent of the units would be affordable. I didn't speak on behalf of the Commission, I spoke as a factual basis. It's also factual that I'm the chair of the Housing Commission for I guess another week. I think my last meeting is either next Tuesday or perhaps --

COMMISSIONER GREEN: That's fine, Mark. But I'm saying, it's on the record here, we'll let the Trustees decide.

MR. HELLNER: It's on the record. If you want to criticize me --

COMMISSIONER GREEN: They came down on myself years ago for this very thing.

MR. HELLNER: Well, and if I've done something wrong, fine.

COMMISSIONER GREEN: I guess you missed the memo on that.

MR. HELLNER: Okay, fine. But I am not going to withdraw any of my comments. I think they were all appropriate. Thank you for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else on that side of the room? Okay, let's go to this side of the room.

(Applause.)

CHAIRMAN LORENZINI: Come forward, sir, please state your name and spell it.

MR. JOHLER: Robby Johler, R-o-b-b-y J-o-h-l-e-r. I own the building across the street at 125 West Boeger. So, I just have a couple of comments, nothing related to the use of the building, just simply some things to point out for you guys to consider with this development.

COMMISSIONER ENNES: What building do you own?

MR. JOHLER: 125 West Boeger. It's directly to the south, right there, yes.

So, I worked with the Village for about a year to get some parking restrictions put in front of our building due to the accessibility for us to help us out. I've got big semis that have to pull in, so the Village worked with me and they got that done for me and I appreciate that. So, I just don't want that to really change because it's going to affect my business as far as if the parking situation is going to change.

Mr. Sigalos and Mr. Green mentioned about how they're putting four people in each unit, now we're talking about 64 cars. Highly unlikely, right? But you know, I'm just saying that street parking is already heavy on that street, very heavy. That was one item.

Also, the infrastructure needs to get looked at I think as far as the storm sewer capabilities for this project. We flood pretty severely under a one-inch rainfall. We get a heavy amount of rain or standing water in the bend on Boeger up to say two-foot of standing water approximately in a one-inch rainfall. So, it seems as though the infrastructure may already be a little burdened on that street. So, one other thing to look at, and I'm just throwing these comments out there for you guys to consider. Those are my comments.

CHAIRMAN LORENZINI: Thank you. Anybody else from the first row? Second row, anybody? Anybody in the third row? Okay, yes, ma'am, in the back. Please state your name and spell it for the court reporter.

MS. TAYLOR: Hi, my name is Laurie Taylor, L-a-u-r-i-e T-a-y-l-o-r. So, one comment, and I'm removing all of the emotion out of this, is there is literally another place that was built and just opened up this year one mile to the east as the crow flies. It is in another town called Wheeling. I'd like to know how that business model is running because they have adequate parking but I read in the newspaper how they were all occupied. Every time I pass by over there, there's not many lights on, so I'm not quite sure. I'd like to know how their business model is running, how the business model as practice in Mount Prospect is running, and how those two places would run over here at Heart's Place I guess it's called or whatever.

I think the Village deserves to be able to see the business case for all those places, plus, you know, there's transportation provided by Wheeling Township. You're absolutely right, Wheeling Township provides transportation also for the other place in Wheeling called Field Haven. I'm also glad to hear that property tax would be paid because it's one of the other things that we're doing research on. Over there in that neighborhood, it is TIFs and everything else, that seemed to be quite abundant in the other suburbs and stuff. So, that's all, I just wanted to know.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir. Sure, come forward.

MR. HORWITZ: Hello, my name is Craig Horwitz, 883 Stone Bridge. Good evening. I live in the neighborhood near tonight's Heart's Place proposal, and I have been part of

numerous public hearings, Plat & Sub, neighborhood meetings, and Trustees votes over the 25 years I have lived in my home.

Seven years ago, on April 28th, 2010, I was part of the process of a project that went before this Village, almost identical to tonight's Heart's Place. It was called Boeger Place. It was supposed to have 30 units, 36 beds by the way according to the notes I have. Tonight's Petitioner is to have 16 units but 32 beds, but then I read up to 64 people. Now, I doubt that that's possible but let's get the numbers straight.

This is the same project to me that was turned down in 2010 to me in every way. Heart's Place is to have a similar mission to Boeger Place according to what I read, subsidized rent with residents that have conditions such as, and if I'm not absolutely correct on this I apologize, I'm just reading, mental disabilities, physical disabilities, developmental disadvantages, victims of domestic violence, and some residents are probably going to go on medication.

That night, the Trustees, you not the Trustees but the Commissioners, voted with the exception of Commissioner Drost. I don't know why he didn't vote. He voted before a different petition that night but he didn't vote on the Boeger Place. Tonight you have six of the same Commissioners from then, three new people, and I'm hoping that tonight this Commission doesn't make the same mistake again.

After the Plan Commission voted on April 17th, the Trustees voted to not approve the project. To me they did the right thing. They noted that the variances were too extreme. The other reason, while they would never admit it, because it was raised, that Boeger Place did not fit the neighborhood, and in specific did not benefit its direct neighbor Kinder Care. As some of you know, and you heard Mark Everding comment, shortly after that vote, Kinder Care who was a testifier that night chose not to re-lease.

Now, that night, Kinder Care's attorney Todd Rowley testified. This is what's in the minutes. He said he's a lawyer and he represents the Kinder Care facility that is adjacent to the property. Kinder Care objects to the development for two reasons. First, this is really a zoning mess, this would be spot zoning. It does not conform with the surrounding properties, it does not conform with the Village plan. Also, the hodgepodge of variances that the developers requested establishes just how out of use this suggested use is with the surrounding uses. This was not, there was not effective notice to property owners. We respectfully ask you to deny that petition.

Now, you know the rest of the history. What I was curious about tonight though was when Mr. Koenig kept talking about this as residential. But of course the proposal says institutional, except Mr. Koenig said there won't be any case-workers on site, there won't be any medical staff on site. So, I'm kind of curious why this Village has this noted as institutional. I don't know.

Shortly after the Village Board did not approve Boeger's Place, the landowners filed a lawsuit which in 2012 a federal judge, Milton Shay, ruled that the court found no direct evidence of intentional discrimination. The court ruled that Arlington Heights can maintain their zoning laws even if FHA, ADA or rehabilitation acts are involved. The court supported what this Village did in 2010 and 2012. That's the good news.

What the bad news is you heard Mr. Everding speak, and I didn't know what I was going to say, I wrote this this afternoon, was that after Kinder Care left he had a building empty. Now, I don't know how many people on this Commission own a business or started a business. I own a business, I've started four, and I can tell you how difficult it is to grow

anything, especially a business.

The Everdings searched, as you heard, for years for somebody to go into that project. Clearly, the reason they had to find another daycare center is because of the design of the building. It was designed as a school. How often do you see a restaurant turn into an apartment building? You don't. It stays generally what it was designed to be unless you want to put an awful lot of money in it. But clearly if you go into that building today versus what it was years ago, they have invested thousands of dollars, somebody did, in amenities. It's beautiful in there.

Now it's seven years later with the same project, and I wonder. Albert Einstein once said the definition of insanity is doing the same thing over and over and expecting a different result. Ladies and gentlemen, this is not about zoning and variances to me. This is not about parking spaces or height or anything. This is about doing the right thing for the neighborhood and protecting a business that's suffered enough. Arlington Heights's tag line is sea of good neighbors. That's terrific. Arlington Heights has 16.6 square miles of space. Somewhere there's got to be a better site, a better neighborhood fit.

Commissioners, Albert Einstein was right. Making the same mistake twice is insane. I hope for the good of the neighborhood and the evidence, that this Village does the right thing this time. By the way, do you have any questions of me?

CHAIRMAN LORENZINI: You keep referring to a mistake, what mistake?

MR. HORWITZ: That you approve this and then the Trustees, first your recommendation --

CHAIRMAN LORENZINI: Okay, I just want to be clear. All right, thank you.

MR. HORWITZ: Yes. Thank you.

CHAIRMAN LORENZINI: Anybody else have any comments, questions? Yes, please come forward. State your name and spell it please.

MR. DINNERMAN: Sure. Bob Dinnerman, D-i-n-n-e-r-m-a-n. First, I'm a little confused. I've been kind of confused tonight regarding this whole issue about residential versus institutional. I understand that Mr. Koenig pushing for a residential, Mr. Hubbard is representing that it should be institutional. It seems to me there's quite a big difference between the two, and that's something I wasn't aware of until tonight that there is this discrepancy.

Institutional seems to me to be something that's very special, a special purpose; residential, more general. Anyway, in reading Mr. Hubbard's document prepared tonight to the Plan Commission, this one section really struck me, under the compatibility to adjacent properties. Let me just read this one little section here.

Staff's understanding is that child sex offenders would be prohibited from residing within this facility due to its proximity to Buffalo Grove High School and the daycare facility to the west. Then it continues, when a similar PSH development was proposed to this property in 2010, a condition of approval was added that prohibited tenancy from people with criminal/felony background. Per counsel, it is not recommended that a similar condition be added to this development as it may be discriminatory to a protected class. Prohibitions for felony convictions are only acceptable if the housing provider can prove that it's necessary to achieve a substantial, legitimate, nondiscriminatory interest. The Petitioner has stated that they will require all applicants to undergo criminal background checks, and criminal history may render an applicant ineligible for housing.

Well, that's the part that struck me. First, there is a desire to not recommend that criminal felony background or people with a background like that be ineligible

because of a discrimination against a protected class. But still this seems to be very vague now, a criminal history may render an application ineligible.

Now, I'm supportive of supportive housing, I am. The location, the site to me is completely inappropriate being near of course the daycare, not to mention the high school within 500 feet. I've lived in this area for 25 years. There are kids walking to and from the school daily all around the area. I am concerned that students will be, I'm looking at the image up there right now, students will be walking around maybe to and from school or hanging around the area in the future if not now, we're talking about years from now, and if this should be constructed and built, the kids may be hanging out the area where residents of this potential facility may interact and that may be fine. But then again, there's a concern of safety.

Some tenants may have conditions or situations where there might be a security or safety issue with the kids, either to the kids or actually from the kids. I mean some kids can be, you know, kind of cruel, they take advantage of some people with some disabilities or whatever, that would be terrible. That would be absolutely terrible.

Now, I'm just bringing up this because I'm only trying to protect in the future potential problems. It's very close to a high school, a major conglomeration of young people. The daycare center is right up against it, right next to it. Now, that is what I really believe is so inappropriate for this to be near because this property is too small and too confined. I understand institutional really requires two acres and there's a variance that they request to reduce it.

Two acres, how was that established? Was that established because there needed to be space for an institutional type facility? You know, I mean that number came up, but this property is much smaller, it's too small and it's right up against these two facilities that are very, very concerning. So, there were several issues in this document that concerned me but this is the major one. I just wanted to go right to it.

The other main thing in my mind is regarding staff or lack thereof on the facility. Mr. Koenig was talking about two staff members only during normal business hours as needed, I'm not sure what that means, between 9:00 and 5:00. But still we're talking about potentially an institutional facility, an institutional facility in my mind would require I would think 24-7-365 staff of some type, either medical or security or something other than just a manager and maintenance. It's just something that's common sense you would think because of the potential nature of security concerns. Now, I understand that financially it may be just too expensive to hire people to say there 24-7-365, but I'm sorry, in this type of situation I would think that would be necessary.

So, just to summarize, the kids from the high school to and from, the daycare center right next to it, and the lack of staff. I understand the need for supportive housing and I'm all for that. This is simply not the proper site for it. Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, sir? State your name and spell it please.

MR. CRIDER: I'm sorry to keep you so late. My name is Greg, last name is Crider, C-r-i-d-e-r. I'm vice president of Lake Shore Glass & Mirror in Chicago. I understand all the discussions we've had about code violations and variations. I deal with architects all day long, I understand Mr. Green's comments. I've listened to all the people who talked back here. I don't know everything about what they're saying but I do know how to run a business.

We do \$12 or \$18 million a year. In fact, my company did all the glass glazing in this building with Turner Construction and FGM Architects. The point I want to

make that I think is very important is when you realize what I'm hearing a lot that's going around right now is that these people that are going to be living in this building are, I'm going to use the word, are nuts or bizarre or weird or something like that. We're not weird, okay. Believe me I know personally because I've suffered from depression and bipolar disease for the last 18 years.

I'm very lucky, I have good insurance. I have a good family. I get help that I need. A lot of these people moving into these buildings, they don't get the help. They don't have second chances. This is it for them. So, this is just not some kind of game, this is like an obligation we have to society. We need to give these people a second chance.

Whether this is the right site, the right conditions, I don't know. You know, that's up for you folks to decide and hopefully this will all work out. But I think the most important thing to realize here is what we're going to do for society. We're not talking about a bunch of people running around, taking down the taxes and lowering the prices of homes.

I live in Palatine, Illinois, I have a big house with high taxes, the whole nine yards, and I might be concerned, too, I guess. I understand. But I think we need to keep the issue in mind of what we're doing and why are we doing it. That's all.

CHAIRMAN LORENZINI: Thank you, sir. Anybody else who would like to make a comment? Yes, sir. Please state your name and spell it please.

MR. BRADY: Good evening. My name is Hugh Brady, H-u-g-h, last name Brady, B-r-a-d-y. I'm the co-president of the Housing Task Force which is a community group which is working to increase the supply of housing in our area for people with mental illnesses and other disabilities. I would just like to suggest to you that this is actually a good location.

When we were working on a project in Palatine, which eventually was approved, we met with then state senator Matt Murphy and explained what we were trying to do. He said this is a wonderful project, everybody will be in favor of it until they find out where it is. Any neighborhood where you put a building like this, there will be some neighbors who will come out and complain.

As I said, I think it's a good location next to a daycare center because if there are parents there, working parents, they need to have accessible daycare. What could be more convenient for them than to have a daycare center right next door?

I would also suggest that it is good that it's near a high school. I taught at Cooper Middle School in Buffalo Grove for 38 years and, or 34 years, and I knew the people at the high school because I taught eighth grade and the teachers, or the administrators would come over to handle the eighth grade registration for high school. So, I was talking to Tricia Dean who at that time was the dean and I said some of the people in the neighborhood are concerned about that there might be people with mental illness in these environments. I said but there's kids at Cooper that have had mental illnesses, that every year one or two kids from our team would be missing and I would run to the school nurse because, you know, the kid's got a flu or strep or something. No, he's in the psych ward down in Alexian. The kid would be gone two weeks or maybe three weeks and we'd have a discharge meeting to figure out how to integrate the student back into the school. She said I know we have students at Buffalo Grove High School now that have mental illnesses. Then she said, and I think there's probably faculty members that have mental illnesses, that I know of a couple. Then she said, and heaven knows we have parents with mental illnesses.

So, mental illness is all around. The fact that a building like this would be close to a high school would be very advantageous to the residents. They could go see plays. They could have gone to see the Expressions but I guess they're fading out. They could go see

basketball games and football games. So, I hope that when you consider the location that you consider that this is actually a good place. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else in the audience? Yes, sir. No, I'm sorry, you already spoke. Yes, thank you. Okay, if there is nothing else, we'll close the public hearing portion and go back to the Commissioners for final questions and deliberations. Commissioner Cherwin, would you like to start again?

COMMISSIONER CHERWIN: I guess the question was raised by a member of the public to Mr. Hubbard about the infrastructure. Well, I guess two issues on infrastructure. One is the potential for flooding and I guess the stormwater, possibly sanitary, and then the other one, the Petitioner addressed infrastructure constraints on the layout of the site. Can you speak to any of those?

MR. HUBBARD: Yes. Let's see if I can pull up their engineering. Yes, they're doing a rather large underground storage vault for stormwater, and they're installing two kind of lines to collect that stormwater in inlets that go throughout the site. So, it will comply with all MWRD regulations and actually may have a beneficial effect on stormwater runoff instead of what it currently does, draining off the site, it will be captured and stored underground.

COMMISSIONER CHERWIN: As far as the reverse configuration of the building so that it doesn't butt up against the adjacent property and flip-flopping it, you said there were several constraints in terms of that layout. Could you speak to those at all or why would that be?

MR. HUBBARD: I'm not familiar with --

COMMISSIONER CHERWIN: I believe Mr. Koenig had said, because we had put, with the layout of the building was on the westerly part and the parking was on the right, on the east, and said that putting it on the other side of the property was constrained for some reason. I couldn't understand why it was.

MR. HUBBARD: Yes, maybe he can speak to those. I mean if you see here, they are doing a rather large, I believe it's as sanitary sewer that's going to run down along the side of the property on the west and then the underground storage on the east. Maybe he can clarify what he meant.

MR. KOENIG: According to the engineer who is much, much smarter than I am about this, the way they explained it to me, the way that the current infrastructures built there now, that if we were to flip the building, there would be a problem with where we were to dig the vault that's going to hold the water underneath and be that detention basin, and the need to move a major line which comes sort of through the middle diagonally through the site. It opens up a whole new can of worms, it creates some new problems for redesigning and engineering the infrastructure on the site.

COMMISSIONER CHERWIN: Okay, and I think there was a question also from the public about the ownership of the property and the non-profit or profit nature of it. I think maybe just a quick explanation? I realize if you're getting, you're getting low income housing tax credits for this, correct?

MR. KOENIG: We're going to be applying for that financing source, yes, sir.

COMMISSIONER CHERWIN: So, that would essentially, that would cover, how much of your developing cost would be covered by that subsidy?

MR. KOENIG: So, on the development side, that covers typically around 70 percent or so of the overall development costs. So, we have to put together a few other sources of funds to make the entire development package work together. So, the structure is set, the way

that we have the ownership, it's set up in a partnership with this particular development. So, we are in partnership with a for-profit developer. It's a model that we've used on a lot of other developments with other developers, not just this one with UP Development. We have partnered with lots of other developers.

There is a reason that they partner with us. One is that we have community connections. We work with a lot of social service agencies. Two, it's our mission to do this as an organization, so we're really in it for the long haul. Number three, it helps us get access to those particular funding sources. There's a preference if we are involved in the project.

COMMISSIONER CHERWIN: I guess, Sam, one more question then. One of the residents had brought up about a 100 percent facility in Wheeling and I guess the characteristics and the use of that. Is that anything that you're --

MR. HUBBARD: That was completed I believe towards the end of 2016, so we did look kind of briefly at that. But there wasn't a lot of comparative data because it was just recently opened. I know it's fully leased. I know they did do some parking counts there to verify that, you know, it's fully leased, it still doesn't have a disparate impact on parking. But beyond that, I mean that's kind of what we know.

COMMISSIONER CHERWIN: I'll defer to my colleagues here. Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I want to just make it perfectly clear that I fully understand and support the need for supportive housing. I don't really see what much has changed with this project from what we had before us in 2010. The site is still the site, it's too small. I'm very concerned about what it does to the neighboring property, to the Everdings, the high school nearby. So, again, I at this time am not supportive. That's all I have.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Okay, there's a lot of reference to a smoking area. Can you come back up? There was reference to the gazebo as smoking area. Is this a designated smoking area?

MR. KOENIG: Not specifically. It's an outdoor seating area.

COMMISSIONER DAWSON: Can you make it non-smoking?

MR. KOENIG: Outside?

COMMISSIONER DAWSON: It's a good point. You don't want a smoking area next to a child's playground.

MR. KOENIG: I think part of, as I think Sam explained, the reason the gazebo is located where it is relative to the northwest orientation of that site is that it's closer to the building. It's not, if it was farther north on the site, it would actually be directly across from the playground or the outside open areas for the children. So, it was purposely placed by the building so it isn't directly accessing where the children are outside playing.

COMMISSIONER DAWSON: But if there was a smoking problem, you could still restrict smoking in that area?

MR. KOENIG: I think we could if there was a desire to do that, sure.

COMMISSIONER DAWSON: You certainly could --

MR. KOENIG: Sure, I mean there's going to be a fence there, obviously the smoke is going to go to the fence.

COMMISSIONER DAWSON: -- on your property where the smoking area is, right? Okay.

Sam, I'm looking at the institutional classification and I have to agree. I

don't understand why this is institutional. They're not under anyone's control. The definition of institutional says that they have to be under supervision and control of the institutional organization. All they have is a property manager on site. No one is controlling these individuals.

So, I don't understand why it's being registered as institutional. So, if it was in fact the R-5 zoning, wouldn't most of these variations not be required?

MR. HUBBARD: Relative to lot size, it would be a smaller variation. Relative to density, I believe they would need density variations in the R-5. If it was R-6, maybe no, I don't think they would need any density variations. But R-5, I believe you can only get maybe 10 or 11 units I would say.

COMMISSIONER DAWSON: Because I'm looking through this and if you take that out, the institutional, and you go into a complying residential zoning, the variances that they're asking for are very minor. There is not anything in my opinion that they're asking for that we wouldn't up on this board have less of a concern about. They want a variance for a gazebo, they want to waive traffic study. You know, they're not asking for extreme variances if we weren't putting it into that institutional classification which I have to agree I don't think we're appropriately classifying it.

I also pulled up quickly when someone mentioned the lawsuit and there was a really interesting specific statement stated in the summary of that lawsuit that said, that the court said that had we asked for 16 units, that would have been different than 30. So, I wondered if that was why, part of it I thought, well, that's really interesting because we are asking for 16 units. So, I haven't had time to fully read the case, there was a direct mention that 16 units might be a different story under the judge's opinion.

So, I think we do have to look into the fact that we might be misclassifying it here, that the institutional zoning might not be appropriate, and that should this be, if this was a residential, a different classification, then I have to agree with whoever, the Petitioner or the individual who stood up that said that these questions that I'm hearing up here would actually not be asked in any other type of housing situation.

I stated this in 2010, that we have a family member who suffers from bipolar disorder. He lives in the, well, he used to live in the basement of their home. They moved their home because they wanted him to be able to live on a second story. He works, he lives with his family, and it was a huge burden on our family of what was going to happen when his parents pass away. My children have been around him, my family has been around him. He holds a job, he is a citizen, and the fact that this unit, this development is allowing mentally ill is why most of these questions are being asked. If we were saying no mentally ill was allowed, it would be a senior citizen housing, these questions wouldn't be being asked.

You know, so it's extremely upsetting to me that while people are trying to hide behind nondiscriminatory statements, they're extremely inflammatory and discriminating and personal to me, because this is a situation that's in my family. So, I don't, you know, looking through the zoning classification, looking through the variances, I think to myself that if 16 units were allowed under a different zoning classification and that's what you were coming here to me, in my experience on the eight years I've been on this board, right, 2008-2009, somewhere around when I came aboard, we're not asking for anything here that this board would have had a problem with if we weren't talking about mentally individuals.

We're not only mentally ill housing here, there's other individuals that are going to be staying here. The individual who lives in Wheeling stated that there's children in their building. Exactly. This is, you know, as I said, I don't understand why this is such, people

have such a wrong impression of what mentally ill means. You can tell I'm very upset.

In relation to the daycare situation, I do, I have to admit that does make the story different to me. The impact on your business, it does make me, set me on think about it from that perspective. I do think that we're talking about 2010 and I do commercial real estate in my business and I know what the commercial real estate business was like in 2010. So, they vacated, but there may have been other reasons associated with that. It was vacant for years because of the economy. There are many reasons for that.

Now, the petitioner for the current daycare isn't here so I can't, you say they don't want it, you say they don't mind it. I can't make a decision, they're not here. I would think if they don't want it, they would be here. It's very surprising to me that they're not here. But regardless, I can't do a he-said-she-said at the moment because they're not here to speak for themselves.

I agree with, my children went to daycare in the Lutheran Home which has seniors disabled which some of them are suffering from dementia and other items. My children and I dealt with these and I chose that facility because they were there. That's why I sent my kids there. So, I have a much different perspective on this than I think many people do.

I'm very concerned about the flooding, that was going to flip me completely because flooding is a problem in Arlington Heights. I mean this is going to add flooding if this is a bad location. But then we've got the underground storm detention, so as we have heard many times up here, sometimes that improves the situation. So, that could be a bonus to the area.

The only other question I did want to touch on was the street parking because that was another issue that was raised, and that would be also concerning if we're going to have overflow parking. We don't have any type of study, parking study, number of cars study in any of the other facilities that you operate to show how many cars to units?

MR. KOENIG: We do.

MR. HUBBARD: Yes.

COMMISSIONER DAWSON: Can you speak to that? Because I think that when you're talking about potentially four individuals per unit, that's including maybe children, you know, who wouldn't be driving.

MR. HUBBARD: So, they did provide parking counts at some of their other facilities. They also included some statistics from 2010. But under Staff's analysis, the number of parking spaces needed, the parking demand so to speak, there's going to be a surplus of parking even though they are meeting code requirements. We're fairly confident that parking is not going to be an issue. I think the Petitioner can likely speak to other developments that they operate that, you know, are similar. That's their experience.

COMMISSIONER DAWSON: The area, given its proximity to public transportation, given its proximity, I wish people that are new to the board could benefit from the numerous individuals that stood here back in 2010 and discussed how much they rely on public transportation, how this location was actually ideal for them because they don't drive. They can walk to McDonald's and they can walk to the bus. They need to be here and not in the middle of a residential community or somewhere else that wouldn't have as much access to public transportation. That's why this is an actually ideal location for this facility.

I understand that people will be concerned about sending their children to a daycare. I don't believe that you stating it here and making those concerns is in any way trying to shed your own belief system. You're just talking about the nature of parents. So,

that does give me definite cause because of the existing daycare facility. But other than that issue and other than the flooding issue which seemed to have been resolved to me, I see this as an absolutely ideal location and I think anyone who is raising concerns relating to this, I have concerns about where that's truly stemming from. I don't feel that my vote was a mistake back in 2010.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: A question and then a couple of comments.

Sam, if this were just an apartment, you wouldn't need to reclassify this area as institutional, is that correct?

MR. HUBBARD: Right. It would probably be reclassified as moderate density multi-family residential.

COMMISSIONER JENSEN: R-5 or R-6?

MR. HUBBARD: Right, yes.

COMMISSIONER JENSEN: Would it need to have one acre?

MR. HUBBARD: Depending on the zoning district, yes, it would depend. I mean if we're talking multifamily, you know, depending on number of units, it all depends.

COMMISSIONER JENSEN: Okay, well, I tend to agree with nearly everything that Commissioner Dawson said. I think what we've got here, we've got some confused things going on. The Petitioner wants affordable care for disabled people so that they can be self sufficient. There are two objections that I've heard, one is economic. I'm very sympathetic to Mr. Everding's situation, it is unfortunate that his father built a highly specialized building that doesn't have a wide group of people for whom it could be leased. It's unfortunate that it was under an economic downturn. I don't think the situation is quite that bad, but I don't think that society has to, you know, forever make decisions based around a decision that was really kind of limiting. He's got a piece of property that's hard to lease under almost any circumstances as long as he wants to keep it as a school. I feel very sympathetic to his situation but I don't see how it really bears on this petition quite frankly.

The other thing that we've heard is, and I'll say it a little more bluntly than Susan, we are saying people are not only disabled but because they're disabled we think they're dangerous, and we don't want to be around them. Well, I think that is sort of misguided. When I first moved into Arlington Heights almost 35 years ago, my children went to Berkeley School which was main-streaming disabled children. My daughters are now 40 and 43, it's the best thing that happened to them. Quite frankly, they need to see that not everybody is a perfect individual with great mental health and no disabilities. So, I can't be too sympathetic to the arguments against doing this and I'm in support of it.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Yes, I pretty reiterate Commissioner Dawson and Commissioner Jensen, I wish there was some forum where you could bring the parents together with people such as the gentleman who talked from the Wheeling location, that they could get a better understanding that these are really neighbors who are currently living right next door to you. I feel for your economic situation, but some way we've got to get over the stigma of when we say mentally ill we immediately jump to the extreme that somebody is going to go over that daycare facility and hurt children. I just don't think that is the case here given your long history in managing properties and owning developments and the people who you've represented and the gentlemen who came to speak here tonight.

So, I agree also that I think we could reconsider the zoning here. I

also don't see an apartment building where people occasionally come in to support the residents as institutional. So, I am supportive of this development.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Mr. Koenig, just a couple of quick questions just to clarify one point. This evening, if I understood you correctly, you indicated that, just a couple of minutes ago, you indicated that if a tenant wasn't paying the rent, you would begin eviction proceedings.

MR. KOENIG: Correct.

COMMISSIONER ENNES: From reading the Plat & Subcommittee notes, I recall a response from you that non-payment of rent was not grounds for eviction nor for the non-continuation of a lease. Those seem to be in direct conflict.

MR. KOENIG: I don't think that's true. I don't know where you saw that and I apologize. I don't know what that's related to, but that's actually not correct if that was written down somewhere inappropriately.

COMMISSIONER ENNES: That's what I recall from my notes. I'm not going to go dig back for it, so. Sam, was there a neighborhood meeting for this proposal at all?

MR. HUBBARD: Yes, there was.

COMMISSIONER ENNES: So, how could the childcare property owner not have been invited to that?

MR. HUBBARD: I guess I would ask the Petitioner. I believe that they sent notice to all properties within 250 feet. So, I don't know if I heard that there was no notice. I thought he said he got a letter and it was happening all again.

MR. KOENIG: Do you want me to respond just real quick to that? So, we used the notice, we got the notification information on who all the owners were and we used that prior to the notice that was sent out for this meeting to do an invitation to that particular community meeting. So, that was sent out to that group. I don't know how it works with ownership versus management of that center. So, I personally went, I mean contacted the management of that center, reached out to them, went in, sat down and talked with them, asked to pass along my contact information and asked to reach out. I didn't know how to reach that owner but I definitely passed that information along and made it available that I was available to respond if he should, you know, make contact with him to get information from them. Before this gentleman leaves this evening, he's going to have my card and we're going to find a way to sit down and talk.

CHAIRMAN LORENZINI: That has happened before where the operator would get the notice and the owner didn't.

COMMISSIONER ENNES: But that may be something that we want to get something done correctly for the future. As far as the zoning issue, I don't think it's quite as simple of an issue as to is this residential or is this institutional. This is a facility that has offices that have a proposal for providing support services to people who live there. It's not just a rental or a residential property.

COMMISSIONER DAWSON: He said they're not providing the support. He said it was support.

MR. KOENIG: We're making space available for that to happen. So, that's what makes it supportive housing is we're proactively making that space available.

COMMISSIONER DAWSON: It's just like having a meeting room --

MR. KOENIG: Yes, there is not a case-worker sitting in that office doing that service. There's space available for that to happen if it's necessary.

COMMISSIONER ENNES: If you weren't providing support services for this, would you be getting any subsidy from the state of Illinois?

MR. KOENIG: If we weren't providing supportive services?

COMMISSIONER ENNES: Support services to these people. These people are people who need, and I totally support the need and satisfying that need in this community, I just don't think this is the right location for it as I did in 2010. But you are providing support services for these people, these are people who do, from time to time, require support services. That's the whole purpose of this proposal in this facility.

MR. KOENIG: The idea is to proactively create an environment for people that have disabilities, whether it's a veteran who is disabled and needs a place to stay that's affordable, somebody who is blind, that's sight-impaired that needs a place that physically is able to help that, if someone is hearing-impaired, they can have that ability. If someone is in a wheelchair, they have the ability. So, in addition, whether they have a mental illness or whether they have a developmental disorder, because we tend to focus on certain categories that we have in our mind, the idea is it's available to that range of folks. As they have a particular need to provide those services, it's proactively making sure they get access to them rather than having it be an afterthought, rather than ignoring the fact that someone needs that.

COMMISSIONER ENNES: Which is why it should be institutional because you'll be providing support services for people who need the support services to be able to live independently. You work with them, you've indicated that.

MR. KOENIG: When residents need that, we're going to make sure they get access to it. If they don't need it at the time, we're not going to force them.

COMMISSIONER ENNES: This is not just an apartment.

COMMISSIONER DAWSON: Can you clarify that though? I think he's saying that they connect you to the services, they're making a phone call. I don't think they're providing the services. Or under the control of the existing --

COMMISSIONER GREEN: If somebody wasn't there, who would do that?

COMMISSIONER ENNES: You have employees who are working part time between this and other facilities, right?

MR. KOENIG: I have property managers who work between this and other facilities, not case-workers. That's why I mentioned the fact that we work with the Wings program that work with women with children, they're going to be entrusted, they'll have people working there. Northwest Compass works with, may work with residents who are there. Clearbrook may work with residents who are there. Thresholds may work with residents. Catholic Charities may work with residents. I mean there's Access Living may work with residents who have physical disabilities, that range of disabilities and linking with those organizations, those are the organizations that are providing services to the individuals as they need them.

We're saying proactively they can live in the building but where are they going to get access? They may go to a clubhouse and have services there. They may go to the case manager's office and have services there. We're making space available on site so that they can do that and make it available there if it's needed and that's the best way to do it. It's really being proactive about that.

COMMISSIONER GREEN: You're facilitating the ability to get help, so that's your role. But it's still not a normal --

COMMISSIONER DAWSON: Facilitation isn't supervision or control.

COMMISSIONER GREEN: It's not a regular apartment building because

of --

MR. KOENIG: We're trying to go above and beyond that.

COMMISSIONER ENNES: Which is good, it's needed. To imply that, we all have different backgrounds. We all have perceptions become reality. With the case of all of the childcare subscribers to the facility that just up and left in 2010, if people have concerns, they left whether they were right or wrong. But we do, we all gather our experience from different backgrounds and values.

We all know people that have mental disabilities. I have a partner whose wife suffered from it for years. I have neighbors who have it. It's something that we need to provide the support service for. But I don't believe this is the right location.

COMMISSIONER JENSEN: Terry, can I follow-up because I want to clarify a point you've raised? Since I'm the one who raised the question in Plat & Sub and you did answer it as Commissioner Ennes indicated. I asked what would happen if someone who had a job signed a lease and then on the course of the tenancy lost their job and could not find another job. You responded that the point of the development was to provide a permanent supportive housing environment. He, being you, said the leases were renewed on a year-to-year basis and a resident that lost their job could ask for an adjustment of their rent based on their income with no job. You said a resident with no job would not be at risk of not being able to renew their lease once it was up for renewal.

I then asked, well, how could the development financially solvent if multiple tenants lost their jobs and had no income? You responded that the rental voucher amount could change to cover the gap in rental income if the resident had no income. So, I think that Commissioner Ennes did capture the essence of what you said. So, I need to get a little clarification.

MR. KOENIG: Thank you for clarifying that now. I do remember talking about that. I was not answering in your example that you gave. I apologize for not answering on the way that the example was given. If a tenant is just not paying the rent, our policy you're just not paying your rent, you owe \$50, you owe \$800, you owe \$1,200. If you're just not paying the rent, you get an eviction notice, you go to court, you get evicted.

If a tenant loses their job, if they lose that source of income that they have, if they work with us to adjust what their rental amount is, then we'll be willing to work with them. That may be a nuanced answer that I'm giving. But I was answering the question about they're just not going to pay their rent just because they don't want to pay the rent. That's a different case than working with us because they have a situation that changes their amount of income.

COMMISSIONER JENSEN: Thank you for the clarification.

MR. KOENIG: I apologize for making that confusing.

COMMISSIONER JENSEN: It wasn't making much sense, the two disparities. Thank you for clarifying.

COMMISSIONER ENNES: Thanks.

MR. KOENIG: Some of it is intent, the answer related to that.

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I think we're missing the point here. I think there seems to be two camps that thinks that if you're not in favor of the project, you're against the supportive housing, and that's not true at all. I think that this supportive housing thing is a good

thing in the right location. I don't think that we should accept this housing knowing what happened in 2010 to the immediate property to the west was not good. It's borderline criminal in my mind what happened.

So, it's not like after the Village turned them down that the daycare came back. They left, they were gone. Just the threat of them being there was enough to put them out of business.

So, if you're going to have this housing, I said it before, get the housing in the right location, get the right site, and you're going to have a wonderful project. Whatever you think I'm saying here tonight, I am in favor of the neighborhood. We're the city of good neighbors. For almost 20 years on this Commission, we have forced new people on the block coming into a neighborhood to change their plans, to flip the plans, to put 16-foot walls around so the guy who has been there for 20 years won't be disturbed by the new property. So, this is the new guy on the block and he has a track record that gives him an F minus from 2010.

So, why are we doing this again? We should not be doing it to that individual again, I don't care what kind of building he has. If there wasn't a project in 2010, you probably still have Kinder Care there and he'd be making money. This is not difficult to understand.

COMMISSIONER JENSEN: We don't know any of that --

COMMISSIONER GREEN: I know we don't, but you can't assume that it would have gone another way. The whole problem here is people with mental disabilities, like it or not, are perceived by some, mothers and daycare, to be potentially dangerous. Whether that's true or not, you don't know and I'm not going to say. But that's what drove his business into the ground, and it was nothing else but that. That's the only change that's happened in the past seven years.

So, as a city of good neighbors, we should be looking out for the neighbors and that's it. I can't support this even though it's a great idea. I said get the property, get the proper thing. When they hauled me into court to give a deposition in 2012, I said the same thing. I said I'm not against anything, I can have an opinion if I wanted to but I'm not against anything. I'm all in favor of it.

Find the right location and you have a wonderful project. That was the end of my four-hour deposition because what can you say? Find the right property, you got a wonderful project, and there is none of this. If it fits the neighborhood, it's great, you're in, it works. The concepts are there, the money is there, the Village is behind it, the Plan Commission is behind it, everybody is behind it. Not here. That's all I have to say.

CHAIRMAN LORENZINI: Thank you. Mr. Everding, could you come back up please? So, I'm trying to figure out the timing of all this. So, Kinder Care was there, they had a viable, ongoing operation.

MR. EVERDING: Yes, we were told it was one of their most profitable locations.

CHAIRMAN LORENZINI: Then the proposal for the other center came forth and it got rejected.

MR. EVERDING: That's right.

CHAIRMAN LORENZINI: When did Kinder Care close? Before or after the rejection?

MR. EVERDING: After the rejection, but --

CHAIRMAN LORENZINI: How much longer?

MR. EVERDING: A couple of months. But there was a lot of controversy around that and it was very unknown as to whether, they were trying to get another hearing, before they filed the lawsuit they were trying to get another hearing with the Trustees. So, there was a lot of controversy around whether that was going to take place or not.

CHAIRMAN LORENZINI: Wait, before what lawsuit? Whose lawsuit?

MR. EVERDING: I was just told there was a lawsuit --

CHAIRMAN LORENZINI: Not Kinder Care, it wasn't Kinder Care?

MR. EVERDING: Exactly, it wasn't Kinder Care. But Kinder Care was trying to determine if they were going to stay or not based on the stability of whether that facility was going to be next to them.

CHAIRMAN LORENZINI: Okay, so even though --

MR. EVERDING: So, with all that swirling controversy, they decided to leave.

CHAIRMAN LORENZINI: Got you. Okay, that clarifies it. So, even though the project was rejected, it was still potentially viable so --

MR. EVERDING: Very much in play still in our minds and in their minds, yes.

CHAIRMAN LORENZINI: Okay, all right. Thank you. So, I'm kind of sorry that Mr. Hellner left. Normally I don't think I have to explain myself, but in this case I will. I asked certain questions because, you ask it more as an informational thing than a prejudicial thing. I myself also have a sibling who suffers both mental and disability issues, and actually I'll be spending Friday taking that person back and forth to the doctor. But actually she's probably got the best mind in the family. She's got a better memory than any of the other siblings in the family. So, I certainly know that just because you have mental issues it doesn't make you dangerous. She is also fortunate enough as the -- said, he has the support and the financial backing to take care of himself, so does my sibling. But other people aren't as fortunate, so there is definitely a need and good part of this project.

On the other hand, you know, a project, one of the other things we look at, when a project shouldn't affect the neighbors. We certainly seemed to have been affecting the daycare business the last time around. So, I'm kind of torn between those two issues.

Sam, the Village eventually fought in court and spent a lot of time and money fighting against it. To me this project seems very similar. I did vote for it last time. But it seems very similar, so why is the Village backing it this time as opposed to, they fought it last time?

MR. HUBBARD: Staff recommended approval last time. The Plan Commission, I think it was a very close vote, five to four vote. You had recommended approval. The Village Board ultimately denied it. I think there was a lawsuit as a result of that.

CHAIRMAN LORENZINI: So, the Village Board denied it. So, we don't know if they're going to approve this or not. I would have thought someone would have run it by them before it went to --

MR. HUBBARD: Well, they did go to early review and the minutes were in the packet. I mean --

CHAIRMAN LORENZINI: So, why is this being zoned institutional rather than residential?

MR. HUBBARD: Staff felt that it met the definition of care facility-intermediate, which is defined as a facility which provides on a regular basis health-related care and services to individuals who do not require the degree of care and treatment that a hospital or

a skilled nursing facility is designated to provide but who, because of their mental and physical condition, require care and services which can be made available to them only through institutional facilities such as these. So, we felt it met that definition. That definition is only a permitted use in the I district. So, that's why we felt I zoning was appropriate.

CHAIRMAN LORENZINI: Why wouldn't you go residential?

MR. HUBBARD: Because there are services provided here on a regular basis to the residents within.

CHAIRMAN LORENZINI: The services are just recommendations to other agencies, right?

MR. HUBBARD: No, the agencies will come to this facility and they'll provide counseling, they will provide, you know, employment help, they will provide whatever it is that's --

COMMISSIONER JENSEN: But Sam, they're not the Petitioner.

COMMISSIONER DAWSON: Right.

COMMISSIONER JENSEN: They're not the Petitioner. They provide services. What if you were in just a regular apartment and you got 10 people that have bipolar disorder and they have visitations from different providers? The owner of the apartment has nothing to do with that. So, they are not the Petitioner. I'm not even, I don't even --

MR. HUBBARD: When you have a facility that's specifically designed to provide those services, that's what we felt --

COMMISSIONER JENSEN: This isn't designed to provide the services. It's specifically to be a place for people with disabilities to rent.

COMMISSIONER SIGALOS: No, I disagree. I disagree.

MR. HUBBARD: It's an apartment that's a supportive housing, it's --

COMMISSIONER SIGALOS: The letter from UP Development very clearly states in there that they will provide case managers and service providers at the site during business hours. Now he's saying they're not going to.

COMMISSIONER JENSEN: Well, are they the --

MR. HUBBARD: There's two people involved here. There's the --

COMMISSIONER SIGALOS: That's in our packet.

COMMISSIONER JENSEN: I read both of those, but who is the Petitioner?

MR. HUBBARD: There is the Housing Opportunity Development Corporation and that's Mr. Richard Koenig. There's his partner in developing that's Up Development. Then they're going to be coordinating with various service providers to give referrals for these people with disabilities so that they can come in and they have space within the facility. It's a permanent supportive housing development. I mean they provide support.

COMMISSIONER SIGALOS: But that's not what they're saying, Sam. They're saying they're going to have somebody on site during business hours. That's very clear in their February 10th letter. So, now they're saying they're not going to.

MR. HUBBARD: Well, they're going to coordinate with all their --

COMMISSIONER SIGALOS: Where does it say in there?

COMMISSIONER DAWSON: I don't think they meant they're providing case managers. They said case managers will be present as needed.

COMMISSIONER SIGALOS: It doesn't say that, it says during business hours.

COMMISSIONER DAWSON: Right, as needed.

COMMISSIONER SIGALOS: It doesn't say as needed.

COMMISSIONER DAWSON: It doesn't mean that they're providing them, they're just going to be there.

COMMISSIONER SIGALOS: The words as needed aren't in here.

COMMISSIONER DAWSON: Well, it's in the --

COMMISSIONER SIGALOS: In the Staff report?

COMMISSIONER DAWSON: Yes.

COMMISSIONER SIGALOS: Not in their letter. I'm talking about the letter from the developer.

COMMISSIONER DAWSON: Okay.

COMMISSIONER SIGALOS: So, you're contradicting yourself.

MR. HUBBARD: I mean maybe it was a poorly worded description, I don't know.

COMMISSIONER SIGALOS: I'm just saying that they're contradicting themselves. They're saying one thing in the letter and saying something different tonight.

MR. KOENIG: The issue regarding people receiving case management services, no one is forced to receive case management, no one is required to, and no one is going to sit there 24-7 making sure they need that. No one is going to sit there from 9:00 to 5:00 making sure that people get access to services. It's on an individual, each person determination.

COMMISSIONER SIGALOS: That's not what your letter says. That's not what your letter says. Read your letter.

MR. KOENIG: But that's the typical working hours when people are available, that's when the management would typically be available unless there's emergency hours after that.

COMMISSIONER JENSEN: John, could you tell us where? I'd like to see what section you're referring to.

COMMISSIONER SIGALOS: It was --

COMMISSIONER DAWSON: Which one is it?

COMMISSIONER SIGALOS: It was a letter --

MR. HUBBARD: The project narrative maybe?

COMMISSIONER JENSEN: Well, there's a letter from February 10th.

COMMISSIONER DAWSON: Written justification?

COMMISSIONER SIGALOS: No, it might have been the project narrative correspondence.

COMMISSIONER DAWSON: Project narrative? I think it's in the --

COMMISSIONER SIGALOS: No, no.

COMMISSIONER DAWSON: Oh, no, okay. It's the wrong --

COMMISSIONER SIGALOS: It's dated February 10th.

COMMISSIONER JENSEN: Right, I've got the February 10th.

COMMISSIONER DAWSON: Okay, where is it? Yes, that's it. Isn't it?

(Pause.)

COMMISSIONER GREEN: Here. Here, right here. It's in paragraph three. Yes, management staff, maintenance staff, case managers and service providers will be present at the site during business hours to provide management, maintenance and supportive social services as needed. It's highlighted in yellow on mine.

COMMISSIONER DAWSON: Yes, but in the one above it, it says they're

going to be coordinating with, I know I saw somewhere that they're going to be coordinating with.

COMMISSIONER GREEN: Okay, then I didn't just read that?

COMMISSIONER DAWSON: No, you did just read it. But that's not how I interpreted it. I interpreted it as they're going to be --

COMMISSIONER GREEN: I just read what's there. I don't have to interpret anything, it's right there in yellow.

COMMISSIONER DAWSON: Yes, I'm reading it, too.

MR. KOENIG: The question asked was about security measures. The question asked wasn't about case management service provision. So, the issue we were trying to address was the issue of security and people being available on site, people being around. We talked about what was there and who wasn't available. The question wasn't how often we provided case management, it was how often case management would be there in response to security. That's how we were addressing the security issues, that there will be people around the building.

COMMISSIONER GREEN: Yes, why is it zoned institutional was the question.

COMMISSIONER JENSEN: I'm with Sue. I don't read it that way. They don't say that they will provide it.

COMMISSIONER DAWSON: I don't read it that way, no. It just says that they are going to be there. I don't think it conflicts at all with what the Staff report was. Perhaps part of my issues because this was the same back in 2010, they were quite clear, there will be no on site services provided. They will have facilitate if someone needs assistance to make a phone call, to work with these other agencies. They're facilitating, they're not controlling, they're not supervising, none of that. The individuals who are living there aren't at that level. They are primarily independent, but they need help from time to time.

CHAIRMAN LORENZINI: Could I ask Mr. Everding to come back up once more? Several times when you were talking, you kept on kind of mentioning, and maybe I was trying to read into it something that's not there. But you kind of mentioned you'd be okay with this if somebody would come talk to you. Come talk to you about what? What were you getting at?

MR. EVERDING: So, I agree with almost everything that's said by everybody on the board. I very much appreciate Ms. Dawson saying that, you know, not painting me with a brush that says, you know, I don't appreciate the difficulties with being mentally ill. I spend a lot of time trying to help people. So, I think that, as been stated by I think everybody on the board, this project is necessary and is a good thing. You've just got to find the right location for it.

So, based on what I know and frankly I've said this very clearly to you earlier, my trust factor in these folks is very, very low.

CHAIRMAN LORENZINI: Why is that?

MR. EVERDING: Because of the way that they've treated us. When they want to find me, they can find me. When they don't want to find me, they'd say they can't find me. They know, they have my phone number. They have my address. When they say, when they come up here and they say, well, you know, we used this one list and you just weren't on that list and that's why you didn't get invited --

CHAIRMAN LORENZINI: But if they had talked to you before this meeting and fully filled you in, would you have changed your attitude or your opinion?

MR. EVERDING: Well, I have a seven-year history with these people. So, a five-minute meeting isn't going to fix a seven-year history with these people. But I would have liked to, I would like to find a way to make it work. I would like to see, and all the double talk, I mean you guys are doing it right here, you're saying, look, you're saying one thing and you're saying another thing, it makes me very nervous. So, I'd like to see the double talk, the double speak get out of this.

Let's have a real discussion, let's have an honest discussion about it. I'd love to see that happen. But I would like to know what criteria there are of the people. So, someone said on the board, you know what, these people aren't going to be at that level, they're not going to be at that level. How do we know that? I don't know what level these people are going to be at.

CHAIRMAN LORENZINI: Well, but I mean, to be quite honest, there are a lot of very prejudicial people when they hear --

MR. EVERDING: I agree. I was --

CHAIRMAN LORENZINI: All I'm saying is no matter what they tell you, and you may be saying that's fine with it, there's still going to be customers out there that no matter what, they're going to have the same feelings.

MR. EVERDING: Absolutely. Absolutely.

CHAIRMAN LORENZINI: So, I don't know what them explaining to you what the level of acceptance is going to help, how that's going to help your business at all.

MR. EVERDING: Well, I don't know that it would either. But I certainly would want to listen.

COMMISSIONER JENSEN: I'm really confused here because there's a 34-page document that's in our packet that those are the tenant selection plan criteria. It's 34 pages. Now, I don't know why that wasn't made widely available, but it goes through in great detail who and how they select, who they're going to allow in.

MR. EVERDING: But what was presented, the first slide that I think you showed said you'd like to see that.

MR. HUBBARD: They've provided a tenant selection plan, it's just kind of a blank template. They haven't filled it out that has, you know, they haven't clarified, you know, different items within the tenant selection plan. So, it's just a blank copy that, you know, could be filled out at that point.

COMMISSIONER JENSEN: So, then we need to ask Mr. Koenig, do you actually have a tenant selection plan with detail on it that you use when you screen people?

MR. KOENIG: So, the tenant selection plan is a form document provided by our primary funding source. It's got the Illinois Housing Development Authority, that's typically the primary funding source that we use to fund this. It's a form document, we put the name of the project on it, the title of the project and the address, all that information. Then there are a few things that we can select when we go to the waiting list, different ideas, different options that they allow us to select.

So, we provided that standard form as part of our application packet because we haven't gone through that process of filling it out yet because we haven't been approved for that funding source yet. Every project that we have --

COMMISSIONER JENSEN: But you do screening for other facilities that you have.

MR. KOENIG: Every single building that we have has that tenant selection

plan filled out for that specific development with the specific requirements of that building.

COMMISSIONER JENSEN: Is there a huge variation between one facility that's up and running versus another?

MR. KOENIG: They're very similar because of the form of the selection plan. You can only, you only have so many choices.

COMMISSIONER JENSEN: I just didn't want the thought that there is no criteria whatsoever and it's just a mystery to everybody how people get selected. Eventually, my question, that you do have some fairly significant number of criteria that have to be met and I assume you apply that fairly and, you know, appropriately.

MR. KOENIG: Right. We follow that selection plan that's made. We gave you the generic version because it's a document that's out there and we will fill that out when we need to get that done and get that turned in.

COMMISSIONER JENSEN: Well, if you are taking this before the Board, it might be a good idea to fill that out before even prospectively so that at least people, you would say this is our selection criteria.

MR. HUBBARD: It's a condition of approval this evening that they have a draft format filled out before the Village Board.

CHAIRMAN LORENZINI: Mr. Everding, I've got one more question for you. So, I'll just cut to the chase. You mentioned after all this went down and the property was vacant, they offered you pennies on the dollar.

MR. EVERDING: Yes.

CHAIRMAN LORENZINI: Are you saying that if someone gave you a good offer you would sell out?

MR. EVERDING: It's my mom's property. The purpose of that property is for her to have a retirement and be able to pay her bills. That's the purpose of that property, okay. I don't know what a fair price is, I wouldn't know how to stand here and tell you that. But the purpose of the property is that. So, if we can fulfill that purpose in another way, I would be open to that.

CHAIRMAN LORENZINI: But right now the only way you can really see, sorry to put words in your mouth, but the way you see it is just to have a viable business that has monthly income?

MR. EVERDING: Yes, I don't know how else to do that. I don't know how to have a viable business next to what's been proposed. I just want to say, as I listened to it, the selection criteria, I heard a lot of double speak. I want to see this. It's like, well, we've got this template but we can't really show it to you. Somehow the whole thing continues to be.

CHAIRMAN LORENZINI: Seven years ago, I still remember the night very clearly, no matter what their criteria says, people have certain expectations, it's not going to change.

MR. EVERDING: Agreed, agreed.

CHAIRMAN LORENZINI: Because at that meeting seven years ago, the first people that came forward were all about, well, these crazy people are going to kill our kids.

MR. EVERDING: Yes.

CHAIRMAN LORENZINI: Then they started listening to what they said. Then they come back and said, well, we should protect the people from the kids. So, I mean people have certain perceptions, you're not going to change that.

MR. EVERDING: I agree. That's why I was so thankful to Ms. Dawson that

she did not classify me in that group. Because I reject that, but our society, that's where we live today. The reality is if that facility goes in there, we're going to have an empty building.

CHAIRMAN LORENZINI: All right, thank you. Any other questions, comments? Recommendations?

COMMISSIONER CHERWIN: I would just comment that, you know, I said before but speakers from the public had mentioned, you know, maybe there were other issues here and not so much just the land use, but I mean I'm looking at it from a land use perspective and I keep drawing comparisons to on Arlington Heights Road, you know, when we were taking such a drastic, when I look at a change, they come to us, you know, for some of these exceptions and when you're going outside the Comprehensive Plan, you're going to change the Comprehensive Plan, you're going to make these major zoning changes, that's why we're here tonight, I keep drawing comparisons to when we were looking at a medical building they wanted to change to, ironically, a daycare facility, so it was going the other way around. I gave a lot of weight to the adjacent property owners because they had, you know, invested in those properties with a certain expectation of the adjacent use. It was such a drastic change in the use that they were very concerned about what would happen to those values and the quality in those houses given this drastic zoning change.

That's why we notify adjacent owners because we do have to give some deference to those owners and the impact it has when we're changing what the expectation would be in an existing state. So, I think that's the comparison I keep drawing. That's why I struggle with this particular use and this particular space given the effect it's obviously had in the market it's already dictated based on previous conduct, that it does have an effect on the adjacent property.

COMMISSIONER JENSEN: If I could, I'd like to ask Commissioner Green to help us here a little bit, it might clarify some things. What would you consider to be the two or three principal things that they should be looking for in the appropriate property?

COMMISSIONER GREEN: I think all the variations would go away if the site was big enough, so there would be no variations at all.

COMMISSIONER JENSEN: So, they have a four-acre piece of property.

COMMISSIONER GREEN: Or two-acre.

COMMISSIONER JENSEN: Or two-acre, whatever, you'd have no problem with this even though it's right next door to a daycare?

COMMISSIONER GREEN: No, that's not what they said. I said if they got rid of the variations on a two-acre piece, there would be no variations, okay, and that piece should not be next to this use of the daycare. It has nothing to do with who they're helping or whether we need it or any of that. It has nothing to do with it.

COMMISSIONER JENSEN: Okay, so it's size and the adjacent property?

COMMISSIONER GREEN: That would take care of the zoning issues. That would clear up all the zoning issues. If they had a two-acre piece in 2010, all those zoning variations would have gone away, or most of them.

COMMISSIONER JENSEN: Okay, that's one criteria.

COMMISSIONER GREEN: That's one criteria. My big problem with this is what's next door and the history of what happened in 2010. I don't know why it wouldn't happen again, and I don't think it's right to take the chance that it won't happen again. That's my feeling. So, understand where I'm coming from, these are great projects, and I keep telling you, find the right site. It's a shoo-in.

COMMISSIONER DAWSON: I just don't know that we can absolutely draw the conclusion that this is what caused the vacancy. I know that may sound ridiculous to some, you can stop laughing now, Bruce --

COMMISSIONER GREEN: You just said it might sound ridiculous and I disagree.

COMMISSIONER DAWSON: Well, again I'm just reminding you of what 2010 was. The number of vacancies in 2010 were worse than we had seen in many, many, many years. People were vacating premises right and left. Kinder Care is not here to speak to that. We don't know --

COMMISSIONER GREEN: But they're on record of what they said.

COMMISSIONER DAWSON: No, we're on record that they were bothered, yes, by this facility going in next door. They came to that meeting. But we cannot say that the reason that another tenant couldn't come in there was because of this facility. We cannot say that because we don't know the reason for the vacancy at that period of time.

COMMISSIONER GREEN: That's true, there's a million possibilities.

COMMISSIONER DAWSON: We also don't know because it never let it get that far. We don't know if the daycare would have gone under because of this facility being next door, because Kinder Care made the decision and moved. We don't actually know, none of us know the ramifications of this business in that spot. You're making assumptions. I don't know that they are wild assumptions, I'm not saying that at all. But I am saying that you are making --

COMMISSIONER GREEN: But you see what I'm saying --

COMMISSIONER DAWSON: I'm still speaking by the way, what I'm saying is that you are making assumptions in a facility --

COMMISSIONER GREEN: No, don't say what I'm saying. You speak for yourself, not for me.

COMMISSIONER DAWSON: You are making assumptions in a facility, and what I'm saying is that I cannot make any assumptions at this time because I do not know the impact it will have on this facility.

COMMISSIONER GREEN: Okay, I refuse to make an emotional decision here tonight. I'm making the financial monetary decision.

COMMISSIONER DAWSON: You sound very emotional.

COMMISSIONER GREEN: It is because everybody is putting the emotion into this. In the past, I've used the old K-Mart analogy. Let's pretend this was not a supportive housing project next door. Let's present it's a K-Mart and all these variations that they want, would you want a K-Mart next to your daycare or something? In other words, take the emotion out of it and just deal with what happened to the guy. I believe the man, I do 100 percent. I don't know why he would come here and lie about it.

COMMISSIONER DAWSON: I'm not saying he's lying. I never said he was lying.

COMMISSIONER GREEN: That's what I think, you're not going to change my mind here on this and so I wish we would stop because I want to go home.

COMMISSIONER JENSEN: We're trying to clarify this.

COMMISSIONER DAWSON: Do we have to extend past midnight, Sam? We're at midnight. Don't we have to do another motion to extend past midnight?

CHAIRMAN LORENZINI: Do we have a motion to extend it?

COMMISSIONER DAWSON: I'll move to extend.

CHAIRMAN LORENZINI: Second?

MR. HORWITZ: Would you like to read the testimony of --

CHAIRMAN LORENZINI: Excuse me, the public hearing is done.

MR. HORWITZ: But your Commissioner seems to not remember.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Why don't we take a five-minute break? I need to take a break.

(Off the record.)

CHAIRMAN LORENZINI: Why don't we get started again? I think we've had our five minutes and more. So, let me just say believe it or not, this isn't the hardest part of the job going to midnight. The hardest part of the job is closing the public portion because there's always more ideas, there's always more data, there's always more information.

COMMISSIONER DAWSON: Don't we need the Petitioner? The Petitioner is not back yet.

COMMISSIONER GREEN: Let's vote.

COMMISSIONER WARSKOW: He's outside with --

COMMISSIONER DAWSON: Yes, should we let him know?

(Pause.)

CHAIRMAN LORENZINI: Anyways, as I was saying, the hardest part of these hearings is closing the public portion because there's always more information, you get more things to say, more good ideas. But if we don't close it, well, the meeting will never end. It's only fair because once we close it, it's closed. So, we've done it in all of our other hearings and we plan to keep the record going here.

So, anyways, any more questions, concerns, deliberations, motions?

COMMISSIONER DAWSON: I just wanted to clarify my comments because it seems that this is what the individual in the audience is very upset about. What I said was we know what Kinder Care said. But what we don't know is what would have happened if they had stayed. What we don't know is what would happen if this facility came in. So, there was an indication from the audience that I don't know what Kinder Care said. I do, I know that they left, but I don't know what would have happened if they had stayed and I don't think we should be making assumptions of what would happen since we have absolutely no actual evidence in front of us what would actually happen if this facility opened with this place next door. That's all, just to clarify that comment.

CHAIRMAN LORENZINI: Let me make a suggestion. Why don't we just go down one by one and not make an argument or recommendation or anything but just give our current opinion. I'll start.

My opinion is I think this is a wonderful project and I think this does a lot of great things for the community. On the other hand, anything we do is not supposed to hurt the neighbors and at least it appears it definitely hurt one of the neighbors last time. That's kind of where I'm standing right now. Anybody else?

COMMISSIONER SIGALOS: Yes, I'd like to make it very clear. I'm in full support of supportive housing, but again this is not different than it was in 2010 and it's just the wrong location. To have the history of what it did to the neighboring property owner, I don't want to see it repeated again. So, again I'd support it if it was the right location, and this is the wrong location.

CHAIRMAN LORENZINI: Who wants to go next?

COMMISSIONER GREEN: I'll go to just remove any doubt. This supportive housing, 16 units, will affect 16 families and that's a good thing. Those 16 families could be just as happy in another location. The daycare to the west would also be happy at the same time. So, the only way to make two parties happy at the same time is take the one away who's not there yet and put it somewhere else. So, great project, bad location. I am not in favor of it at this location.

COMMISSIONER WARSKOW: I guess I can speak next because I'll just kind of comment on that, that to me this is a NIMBY project. If you're not familiar with that terminology, it's not in my backyard. So, I feel that even if we found somewhere where we didn't need this many variations, somebody else would come up with a reason for why it couldn't be located there.

CHAIRMAN LORENZINI: Next?

COMMISSIONER DAWSON: I'll speak to again I don't feel that we have actual evidence of what would happen if this facility moves in. We know that Kinder Care moved. We also know that the economy was much different then, and we do not know if that was the only reason why Kinder Care moved. We do not know if another facility could not have moved in at that time because vacancies were impossible to fill at that time and they were possible to fill for years. About the time when they found a new tenant was about the time properties started filling again. So, I have a hard time making that conclusion.

I think that other than the concerns that the daycare, which I do understand because parents do act in my opinion unreasonably sometimes in what they would say is in the best interests of their children, and I'm not by my comments trying to say that I don't believe that this will impact the business, I think it very well may impact the business, but I don't think it will put the business out of business and I think that they can recover from maybe an impact. Where was I going with this? Oh, my God, it's late. I think that the location itself is actually perfect for the type of individual that's moving into this facility, being close to public transportation, being close to all of the restaurants, the Aldi. I think it is in fact actually a perfect location for this.

I think it's a great project and I'm very glad that they've come back. I also want to point out that it's been 10 years and to me the same agreement of find a better location, and they've clearly come back, or maybe seven years, it's been a long time and they still haven't been able to find another place, so they went back to this place and looked at it again and thought maybe they can make it work. I think the fact that it's been that long, that parcel of land has been vacant for a very long period of time. It clearly doesn't have much marketability. This is a very viable building for this parcel of land and I am in favor of the project.

CHAIRMAN LORENZINI: Jay, Terry or Lynn, anybody want to go next?

COMMISSIONER CHERWIN: Yes, I mean there are a lot of good aspects to the site for this use. But it's a balance between the immediate effect against the existing uses. I don't know if a reconfiguration of the site would ameliorate those effects to the adjacent property owner, but right now it seems like that's where I'm leaning for the existing use, the incompatibility.

COMMISSIONER JENSEN: These decisions where you've got these competing interests where you really can't make everybody happy are very tough. I guess I'm probably more where Commissioner Dawson is. So, I would probably be in favor.

COMMISSIONER ENNES: I've stated my position, it hasn't changed from this. I think it's an institutional use and I think it's a great project as well. But other than that, it's an inappropriate project for this location.

CHAIRMAN LORENZINI: Any more discussion or anybody want to make a motion?

(Pause.)

COMMISSIONER DAWSON: I would make, I think someone needs to make, clearly by going through the numbers we know where the vote is going to go. So, there's no point in me making the motion because then we'll just have to do it twice. So, could someone else make the motion please?

COMMISSIONER GREEN: Okay. I'll make the motion.

A motion to recommend to the Village Board of Trustees denial of PC#17-004, a Rezoning from B-1 Limited Retail Business District and B-2 General Business District to I Institutional; a Preliminary Planned Unit Development (PUD) to allow the construction of a two-story 16-unit supportive housing development; an Amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional; a Preliminary Plat of Resubdivision to consolidate the two lots into one lot; a Variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres; a Variation to Chapter 28, Section 5.1-8.1.A, Location, to waive the requirement that property up to four acres and zoned institutional shall have frontage on a street classified at least as a collector on the Arlington Heights Thoroughfare Plan; a Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet; a Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard; a Variation to Chapter 28, Section 11.7(B), Loading Requirements, to waive the requirement for a loading berth on the subject property; and a Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: The second was Commissioner?

COMMISSIONER DAWSON: Jensen.

CHAIRMAN LORENZINI: Jensen.

denial? COMMISSIONER GREEN: So, just to be clear, if you vote yes, that's for

COMMISSIONER JENSEN: Yes, that is correct.

COMMISSIONER DAWSON: And if you vote no, you're against denial.

COMMISSIONER GREEN: All right.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: No.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: No.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: No.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: No. Four and four.

COMMISSIONER DAWSON: Whoa, look at you.

MR. HUBBARD: Four and four, so the motion to deny does not pass.

COMMISSIONER DAWSON: If we do a motion to approve, that won't pass either.

MR. HUBBARD: Well, typically, when there's a tie vote, if a motion doesn't pass, then the recommendation, the opposite recommendation goes forward.

COMMISSIONER DAWSON: Oh, then awesome.

MR. HUBBARD: I believe, but we'll have to check on counsel on that. Either that would be the option or it would move forward with no recommendation.

COMMISSIONER DAWSON: I think that's probably where you're at.

COMMISSIONER GREEN: It's a no recommendation.

COMMISSIONER DAWSON: It's a no recommendation. But you can move forward, even if we had approved denial, they can still move forward.

COMMISSIONER GREEN: Doesn't make any difference, right.

MR. HUBBARD: Right, it still would move forward.

COMMISSIONER DAWSON: Right.

COMMISSIONER JENSEN: Well, they'll know what the vote was in reading the minutes. So, it is essentially without a recommendation, I agree with that.

COMMISSIONER DAWSON: Yes.

CHAIRMAN LORENZINI: Okay, so I guess we're done with this. So, the next step, Sam, is they go to the Village Trustees?

MR. HUBBARD: To the Village Board. We're tentatively targeting May 15th. It's going to be subject to availability and scheduling. I'm happy to go over that with you already. It may be pushed back. We'll find out the next week or so.

CHAIRMAN LORENZINI: Okay, thank you all for staying this late. Appreciate your attendance. Do we have any other business?

COMMISSIONER DAWSON: I make the motion to adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Adjourned.

(Whereupon, the public hearing on the above petition was adjourned at 12:23 p.m.)



Item: Lexington Heritage - 3216-3240 N. Arlington Heights Rd. - PC#16-021

Department: Planning & Community Development Department

Requested Action

1. A Final Plat of Resubdivision.
2. A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

Variations Identified

- Multiple Variations previously approved as part of Preliminary PUD.

Recommendation

Staff has reviewed the proposed request and determined the Final Plat of Subdivision and PUD plans are in substantial compliance with the preliminary approvals. Staff recommends approval of the following actions:

1. A Final Plat of Resubdivision.
2. A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

This approval shall be subject to the following conditions:

1. The Petitioner shall comply all conditions of approval as outlined within Ordinance 16-057, as well as all Federal, State, and Village Codes, Regulations and Policies.

ATTACHMENTS:

Description

Staff Report
Final Engineering Plans (1 of 2)
Final Engineering Plans (2 of 2)
Final Landscape Plans
Final Plat of Subdivision
Guest Parking Analysis
Department Comments - Round 1
Petitioner Response to Department

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits
Correspondence

Comments - Round 1
Department Comments - Round 2
Petitioner Response to Department
Comments - Round 2
Department Comments - Round 3
Petitioner Response to Department
Comments - Round 3

Correspondence
Correspondence
Correspondence
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 14, 2016
Date Prepared: June 9, 2016
Project Title: Lexington Heritage Townhomes
Address: 3216-3240 N. Old Arlington Heights Rd.

BACKGROUND INFORMATION

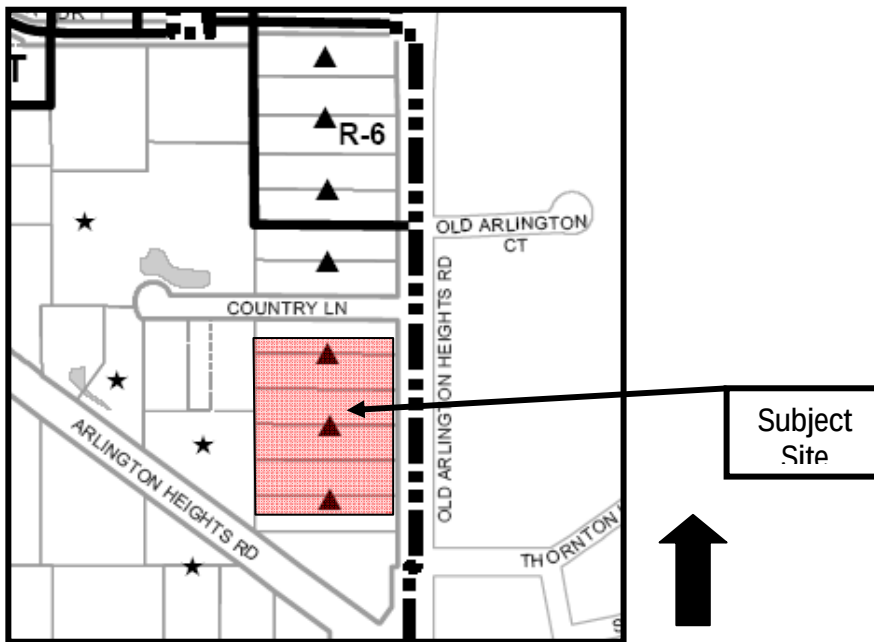
Petitioner: Bill Rotolo – Lexington Homes
Address: 1731 North Marcey Street, Suite 200
 Chicago, IL 60614
Existing Zoning: M-1, Research, Development and Manufacturing District

Requested Action:

- A Final Plat of Resubdivision.
- A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

Variations Identified:

- Multiple Variations previously approved as part of Preliminary PUD.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mgf., Warehouse
South	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mgf., Warehouse
East	The Village of Buffalo Grove; Mill Creek Condominiums		
West	M-1, Research, Development and Manufacturing	Single-Story, Multi-Tenant Office Buildings	R&D, Mgf., Warehouse

Project Summary:

On December 5, 2016, the Village Board approved Ordinances 16-056 and 16-057, which granted the following approvals:

- A rezoning from M-1, Research Development and Light Manufacturing to R-6, Multi-Family Dwelling District
- An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Research & Development, Manufacturing and Warehouse to Moderate Density Multi-Family.
- A Preliminary Plat of Resubdivision.
- A Preliminary PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.
- Repeal Ordinance 92-059 and 92-060 relative to the Old Arlington Heights Overlay Zone.
- Multiple Variations.

The approvals granted were subject to the eight conditions as outlined below:

1. Approval of Final Plat of Subdivision and Final PUD.
2. The internal roadway network and all underground utilities (water, sanitary, storm) shall be privately owned and maintained by the Homeowners Association.
3. The Petitioner shall comply with the September 6, 2016 motion of the Housing Commission to provide a fee in lieu of for affordable housing (\$2,500 for each unit in the development) to be paid at the time of building permit.
4. The Petitioner shall comply with the October 4, 2016 motion of the Design Commission.
5. No fence shall be allowed in the area between the townhome buildings and Old Arlington Heights Road and no fence shall be constructed in the area between the townhome buildings and Country Lane.
6. Construction of all off-site public improvements as required per IDOT approval.
7. Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
8. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

The petitioner has now finalized their engineering plans and plat of subdivision and would like to proceed with Final PUD and Final Plat of Subdivision approval.

Review of Final Plans

Staff has reviewed the final engineering plans, landscape plans, and Plat of Subdivision. Based on this review, staff has determined that all documents are in substantial compliance with the previously approved preliminary PUD and preliminary Plat of Subdivision. However, certain minor modifications to the plans have been made as outlined below:

Garage Size

In order to comply with building code requirements, the size of the garage within each unit has increased slightly, which increased the footprint of the townhome buildings and consequently increased the size of the individual townhome lots on the plat of subdivision. The building footprint for each of the rear loaded townhome units increased by one foot in width per unit, which resulted in a one foot increase in the platted lot width for each townhome. On the front loaded townhome units, the building length increased by nine inches, which resulted in a nine inch increase in the platted lot depth for these townhomes. These changes resulted in minor adjustments to the landscape plan, but the layout of the internal roads, sidewalks, guest parking areas, and other site elements remained unchanged. Due to the minor extent of these adjustments, the changes were considered in substantial compliance with the approved preliminary plans.

Front Entryways

Based on comments at the Plan Commission hearing on November 9, 2016, slight modifications to the servicewalks leading from the buildings to the street were made on buildings 1 and 2. The servicewalks for multiple units were

combined so that each unit did not have their own separate servicewalk and staircase leading to the street, which helped to improve the appearance of multiple stairways leading down to the street. This change was also considered minor and within substantial compliance with the approved preliminary plans.

Guest Parking

Based on commentary at the Village Board meeting on November 21, 2016, the petitioner examined the possibility of adding additional guest parking spaces on the subject property. Given that street parking will be available on Country Lane and that each townhome will have two interior garage spaces with additional space on the driveway to park two additional cars, the petitioner believes that the number of guest parking spaces will be adequate. Attached is a letter outlining the guest parking areas.

RECOMMENDATION

Staff has reviewed the proposed request and determined the Final Plat of Subdivision and PUD plans are in substantial compliance with the preliminary approvals. Staff recommends approval of the following actions:

- A Final Plat of Resubdivision.
- A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

This approval shall be subject to the following conditions:

1. The Petitioner shall comply all conditions of approval as outlined within Ordinance 16-057, as well as all Federal, State, and Village Codes, Regulations and Policies.

_____, June 9, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

062-066586
 LICENSED
 PROFESSIONAL
 ENGINEER
 OF
 STATE OF ILLINOIS

EXPIRES 11-30-17

Definition of Terms:

a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted to prepare the Plans and Specifications.

b. "Engineer" shall mean Haeger Engineering, LLC.

c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.

d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Plans and Specifications.

e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.

2. The Specifications governing this project are as follows:

a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.

b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any IDOT Standard Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.

c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.

d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Soil Erosion and Sedimentation Control", latest edition.

e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the Illinois Supplement to the MUTCD, and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.

f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.

g. General Notes and Specifications contained herein or elsewhere as a separate document.

If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.

3. Contract Documents:

a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.

b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents with all prepared conditions, codes, and requirements affecting the Contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.

c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. The Engineer's Plans and Specifications are accessible to the Contractor. The work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by Test Services, Inc. on 05/01/2016 dated May 6, 2016, to become familiar with the subsurface soil conditions for the site. Copies of all soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The investigation necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.

4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Contractor and the Engineer make no representation or warranty thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.

5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract Documents, the Contractor shall be responsible for the Contractor's and additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.

6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

Haeger Engineering, LLC
100 East State Street
Schamburg, IL 60173
847-394-6600
Job Number: #16-003
12/19/2016

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:

a. Village of Arlington Heights

b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)

c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division

d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities

e. Illinois Department of Transportation (IDOT)

8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall provide the necessary bonding and bonds as required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as may be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.

9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If work is performed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.

10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies, as well as all of their respective agents, employees, agents, and Engineers from and against all losses, claims, damages, suits, actions, judgments, recoveries, and judgments of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.

11. The construction shall be under the general supervision and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.

12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and is not a guarantee of the actual location of the utilities. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact the Utility Agency for the location of the utilities. The Contractor shall contact the Village of Chicago - Digger (312-744-7000) and the Village/City Public Works Department for utility locations at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locations at least 48 hours, excluding weekends and holidays, before digging.

13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of work by Others. The Contractor shall allow for their own investigation as necessary to determine the location, nature, and location of all utility lines and related appearances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance, then the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.

14. The Contractor will be required to cooperate with all utility companies involved in connection with the

removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall be responsible for the removal of any utility lines or facilities within the proposed pavement, curbs, walks, etc., for utility companies to run their proposed utility lines.

Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appearances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning the utility lines that fall within the scope of proposed construction. The Contractor shall be responsible for installing the replacement all cables, manholes, conduits, or other related underground utilities. The Contractor desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appearances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.

No extra compensation will be allowed by the Contractor for any expense incurred for complying with the above provisions. The Contractor shall be responsible for any damage to the property because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on the project be uninterrupted, is the cause of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been corrected. The Contractor shall be responsible for any damage to the property because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on the project be uninterrupted, is the cause of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off side-drainage and the flow from any drainage ways, field lines, storm sewers or other drainage facilities. If any side-drainage or field line is disturbed, the Contractor shall restore the original condition or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field line should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any drainage facility is disturbed. The Contractor shall be responsible for any damage to the property because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on the project be uninterrupted, is the cause of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter from the Florida Department of Environmental Protection (FDEP) and the Florida Department of Agriculture and Forestry (FAS). The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the project during construction. The Contractor shall be responsible for obtaining all necessary permits, certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.

No other activities, disturbance or fill shall occur within the limits of natural resources such as bogs, bays, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their construction activities to avoid or minimize disturbance to the natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, the Contractor shall be responsible for identifying and protecting them. If the Contractor is disturbed during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall be responsible for implementing the measures.

The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage as a result of Contractor action, or lack of action, is proven.

The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is responsible for restoring the original condition or better of any areas or locations suspected of containing protected species or other resources. If the Contractor is disturbed during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall be responsible for implementing the measures.

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The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is responsible for restoring the original condition or better of any areas or locations suspected of containing protected species or other resources. If the Contractor is disturbed during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall be responsible for implementing the measures.

The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage as a result of Contractor action, or lack of action, is proven.

The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is responsible for restoring the original condition or better of any areas or locations suspected of containing protected species or other resources. If the Contractor is disturbed during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall be responsible for implementing the measures.

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The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is responsible for restoring the original condition or better of any areas or locations suspected of containing protected species or other resources. If the Contractor is disturbed during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall be responsible for implementing the measures.

The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas

All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and adjacent areas, removal of existing vegetation, removal of existing structures, removal of existing replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil spread and seeding.

Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer. The Contractor shall be responsible for verifying the quantities and calculations. The Contractor in determining the scope of the completed project, it is the responsibility of the Contractor to determine all material quantities and approve themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or warranty regarding earthwork quantities. The Contractor shall be responsible for obtaining a duly verified engineering design, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.

The Contractor shall be responsible for obtaining the necessary permits. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner and shall include payment for expenses incurred by the Contractor resulting from adverse soil and ground water conditions.

The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.

The Contractor shall be responsible for operations to be supervised and inspected by a qualified Geotechnical/Soils Engineer or the designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and the Geotechnical/Soils Engineer.

A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.

Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall be located away from the project area and shall be protected by erosion control measures.

Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of

Refer to Sewer and Water Main General Notes for additional requirements.

Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the plans:

- a. **2. Ductile Iron Chloride (PVC) Pipe** conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ANSI D3212 and F477.
- b. **Ductile Iron Pipe (DIP)**, Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be smooth-bore in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

Where water main quality pipe and joints are required to meet the water main protection sections of the Sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the plans:

- a. **2. Ductile Iron Chloride (PVC) Pipe** conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ANSI D3139 and F477.
- b. **Ductile Iron Pipe (DIP)**, Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be smooth-bore in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of the structure. All manhole top slabs shall be cast in place to meet Standard Detail 020201 monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and operating restrictions, where a precast reinforced concrete flat top slab section shall be provided in accordance with Standard Detail 020201. Concrete adjusting rings shall be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in

GENERAL NOTES & SPECIFICATIONS FINAL ENGINEERING PLANS LEXINGTON HERITAGE ARLINGTON HEIGHTS, ILLINOIS		HE HAEGER ENGINEERING consulting engineers • land surveyors 100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608 Illinois Professional Design Firm License No. 184-003192 www.haegerengineering.com		VHJ Comments 06/02/2017 1 01/09/2017	No. 3 Date 06/02/2017 Revision 1
Project Manager:	TJB	Engineer:	DJV	Date:	12/19/2016
Project No.	16-003	Sheet	C2.0		

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.

2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:

- a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that Class III in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
- b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
- c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
- d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:

- a. Reinforced Concrete Arch Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
- b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
- c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
- d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:

- a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
- b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
- c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.

5. All structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert low lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/H5-20 loading requirement. Catch Basins shall have the sume depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.

6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center, and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.

7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.

8. Closed lid storm structures and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.

9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.

10. Curb and gutter shall be Neenah 3501-TL or TR on slopes and Neenah 3501-P in sag areas, or approved equal.

11. Yard area drain structures shall be Nylotap inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.

12. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate at another flared end section in place in accordance with IDOT Standard 542308 for circular concrete pipe and IDOT Standard 542308 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.

13. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.

14. Cleanouts shall be provided in locations shown on the Plans as required by the Jurisdictional Agency.

15. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.

16. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.

17. Elevations of structures located in curb and gutter are flow line elevations.

18. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.

2. Water Main Pipe shall be constructed from the following material as specified on the Plans:

- a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
- b. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.

4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/H5-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.

5. Valve vaults shall have an inside diameter of sixty (60) inches and seventy-two (72) inches for pressure connections.

6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.

7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.

8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.

9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:

- a. Ductile Iron Pipe (DIP): AWWA C600.
- b. Polyvinyl Chloride (PVC) Pipe: AWWA C900.
- c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ½ degrees or greater, etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be placed in place of Porting Cement Concrete.

11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Luk retaining glands or Field Lok gasket in casings, between fittings and at grade changes.

12. All bolts and nuts shall be stainless steel.

13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.

14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.

15. All water valves, fire hydrants, b-boxes, compact stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.

16. Valves shall be non-rising stem type and shall be closed by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.

17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notification shall be given to the Owner of the water main and shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.

18. Water Main and related appenances shall be tested in accordance with the following:

- a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C500, and in accordance with applicable Jurisdictional Agency requirements.
- b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.

19. After completion of the water main testing, the water mains and related appenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- 1. Horizontal Separation:
 - a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
 - b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
 - c. If it is impossible to obtain proper horizontal and vertical separation as described in items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- 2. Vertical Separation:
 - a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
 - b. Where conditions exist that the minimum vertical separation set forth in Item 2a cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
 - i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the minimum distance from the water main to the sewer is at least ten (10) feet.
 - ii. The water main shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
 - c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of sixteen (16) inches or more shall be provided and the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
- 3. The horizontal and vertical separation between water service lines and sewers or related sewer service should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
- 4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
- 5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
- 6. Water mains shall be separated from any existing sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
- 7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
- 8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements the casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.

2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.

3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb and gutter as applicable.

4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.

5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.

6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 443 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.

7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.

8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 442001, latest revision.

9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.

10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.

11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.

12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.

13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.

14. The Contractor shall cut and install all exposed edges of all existing and proposed pavement as proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.

15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, and concrete shall be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.

16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not paved by the Contractor shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.

17. Prior to installation of the aggregate base course:

- a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
- b. The subgrade shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
- c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.

18. Prior to the installation of the binder course:

- a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
- b. The aggregate base course shall be clean and dry.
- c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
- d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
- e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.

19. Prior to the installation of the surface course:

- a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
- b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
- c. Structures within pavement shall be adjusted to final surface grade.
- d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
- e. The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.

20. Pavement marking/stripping:

- a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
- b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
- c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
- d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
- e. Pavement markings shall be uniform and have clean, straight edges.
- f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
- g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.

21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground and wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.

22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.

23. Raised reflective markings shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.

24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.

25. All pavements, curbs, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- 1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately require a minimum of one (1) acre or more the provisions of the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
- 2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the "Illinois Urban Manual", latest edition, and the "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition. The Owner, together with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certification, training, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
- 3. All erosion control measures shall be installed prior to any demolition, earth moving activities or other disturbance.
- 4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along all area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
- 5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any grading or grading activities.
- 6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
- 7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing into adjacent property.

- 8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of construction and by sod or other vegetation within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
- 9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
- 10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
- 11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
- 12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures and equipment within thirty (30) days.
- 13. If disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
- 14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).

15. All storm sewers, drainage structures, catch basin sumps, and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.

16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active construction.

17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The Contractor shall use siltation control fence spaced in place to prevent siltation of all drainage structures.

18. The Contractor shall water the site as, as required during dry weather to control dust.

19. Erosion Control Maintenance and Repairing Notes:

- a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.

b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.

d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.

e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.

20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.

21. The Contractor shall be responsible for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).

22. The work shall be done in accordance with the following typical Construction Sequencing:

- a. Installation of them soil erosion and sediment control (SE/SC) measures:
 - 1. Selective vegetation removal for silt fence installation
 - 2. Silt fence installation
 - 3. Construction fencing around areas not to be disturbed
- b. Stabilized construction entrances
- c. Construct sediment trapping devices (sediment traps, basins, etc.)
- d. Construct detention facilities and outlet control structure with restrictor.
- e. Strip and stockpile topsoil and mass grade the site
- f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
- g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
- h. Permanently stabilize detention basins with seed and erosion control blanket
- i. Temporarily stabilize all areas including lots that have reached temporary grade
- j. Install roadways, parking areas, etc.
- k. Final grade and permanently stabilize all culout areas with topsoil and seed
- l. Install structures and grade individual lots
- m. Permanently stabilize site with topsoil and seed
- n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD NOTES

REFERENCED SPECIFICATIONS

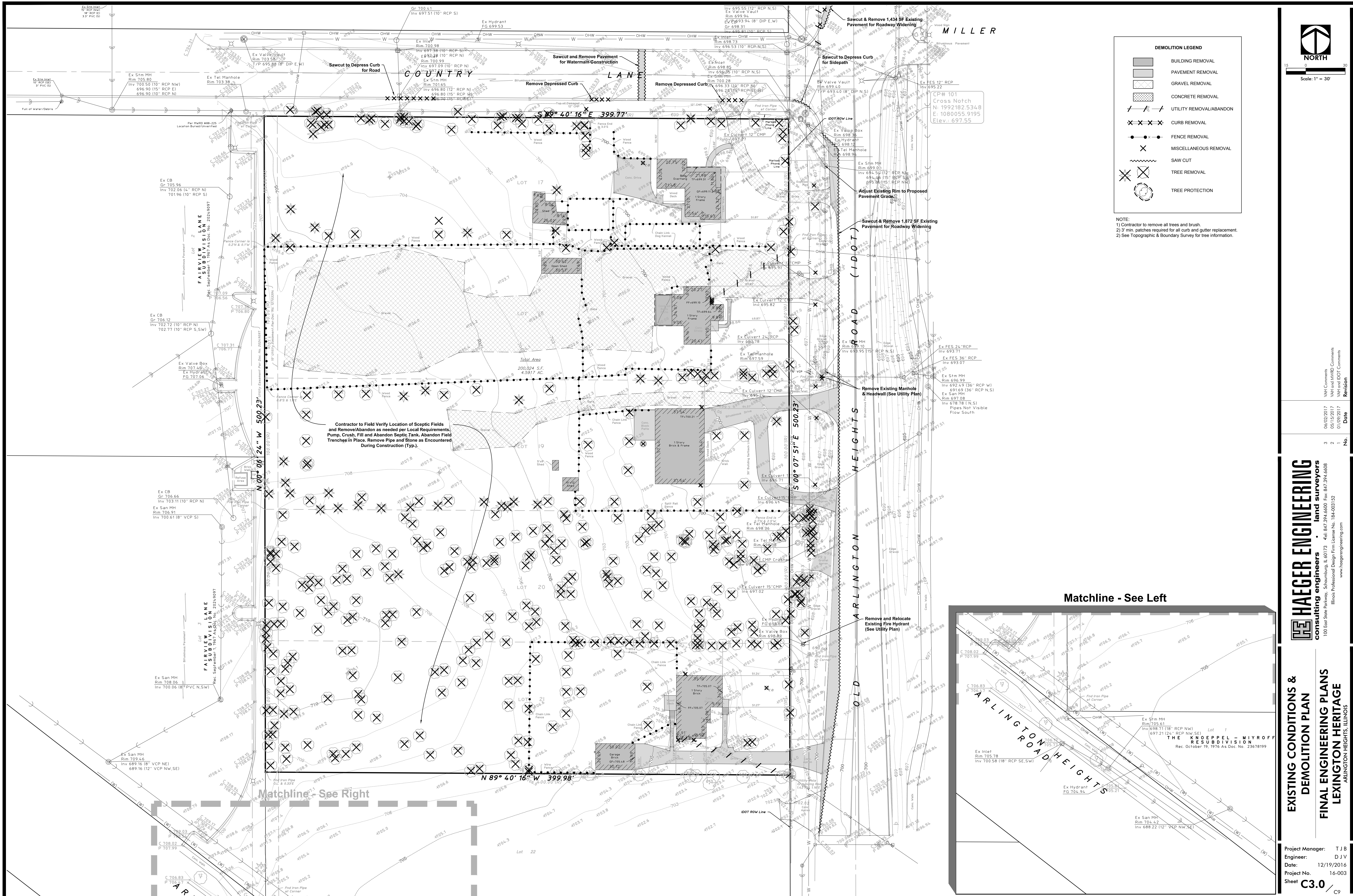
- 1. All construction shall be in accordance with the applicable sections of the following, except as modified hereon or on the Plans:
 - a. Standard specifications for road and bridge construction (latest edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except sanitary sewer and water main construction;
 - b. Standard specifications for water and sewer main construction in Illinois, latest edition (SSWS) for sanitary sewer and water main construction;
 - c. The Village of Arlington Heights engineering department and public must be notified at least 24 hours prior to the start of construction and prior to each phase of work. contractor shall determine items requiring inspection prior to start of construction or each work phase.
 - d. The Metropolitan Water Reclamation District of greater Chicago (MWRD) watershed management ordinance and technical guidance manual;
 - e. In case of conflict between the applicable ordinances noted, the more stringent shall take precedence and shall control all construction.

NOTIFICATIONS

- 1. The MWRD local sewer systems section field office must be notified at least two (2) working days prior to the commencement of any work (call 708-588-4055).
- 2. The Village of Arlington Heights engineering department and public must be notified at least 24 hours prior to the start of construction and prior to each phase of work. contractor shall determine items requiring inspection prior to start of construction or each work phase.
- 3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in any way with the proposed construction, the Contractor shall immediately notify the engineer so that the conflict can be resolved. call j.u.l.i.e. at 1-800-892-0123.

GENERAL NOTES

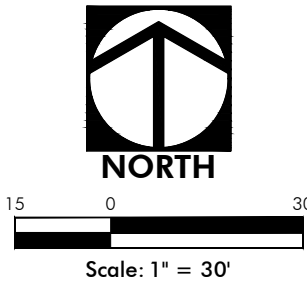
- 1. All elevations shown on plans reference the North American Vertical Datum of 1988 (NAVD88).
- 2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
- 3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involving the construction, installation, or testing of this work on the project.
- 4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
- 5. The location of various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
- 6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
- 7. Material and compaction testing shall be performed in accordance with the requirements of the municipality and/or MWRD and owner.
- 8. The underground contractor shall



DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL/ABANDON
- CURB REMOVAL
- FENCE REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL
- TREE PROTECTION

NOTE:
1) Contractor to remove all trees and brush.
2) 3' min. patches required for all curb and gutter replacement.
3) See Topographic & Boundary Survey for tree information.

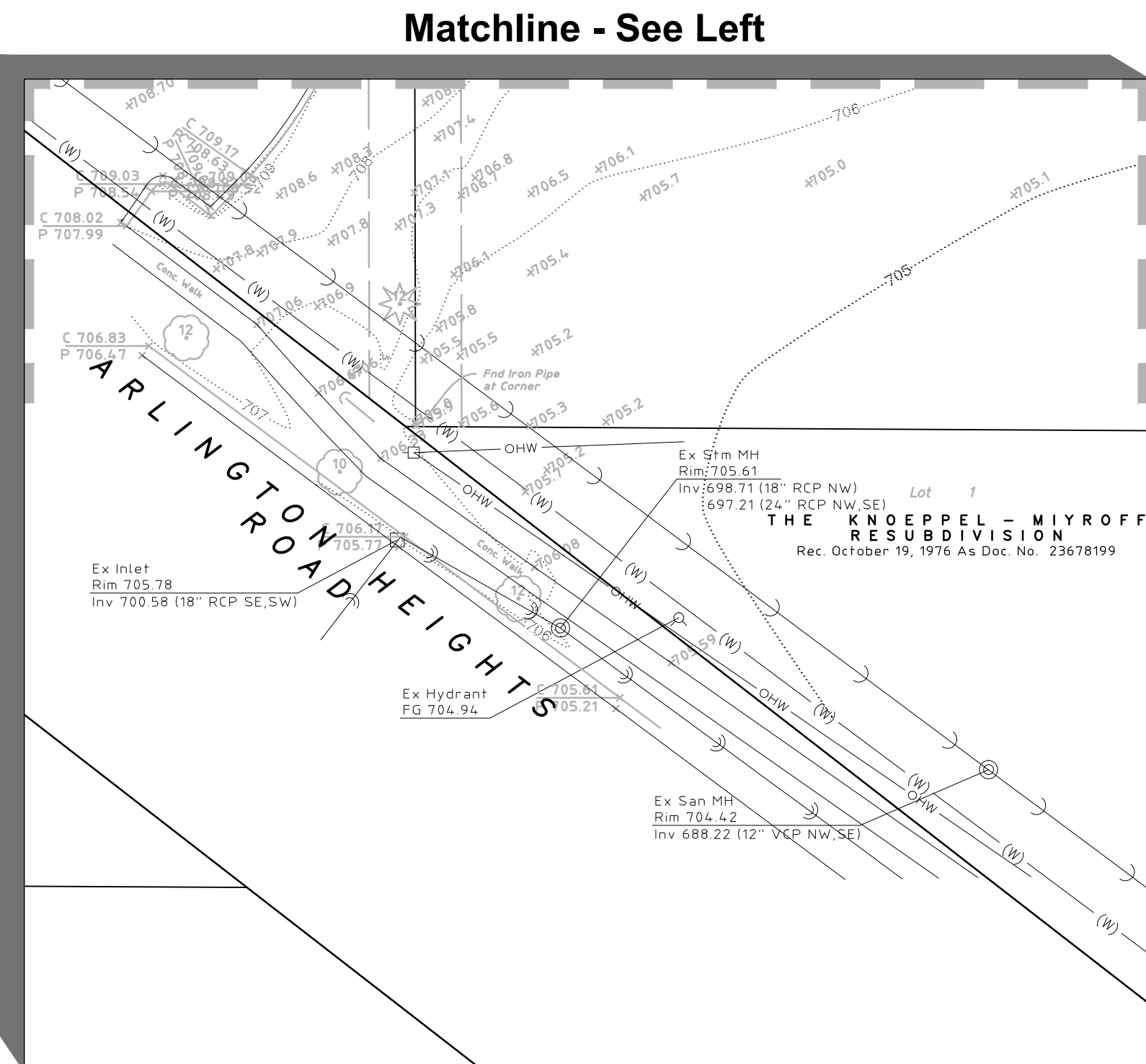


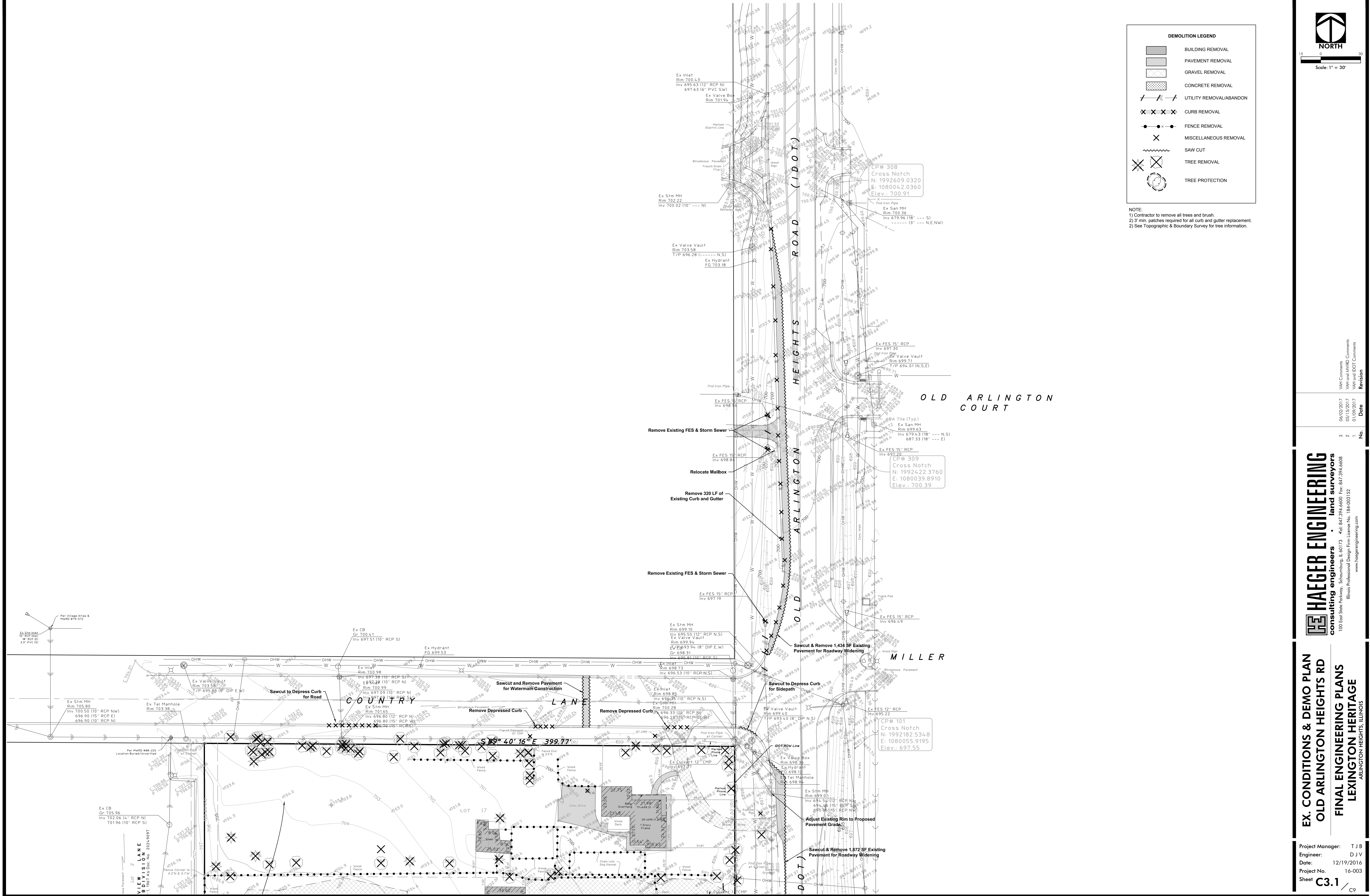
No.	Date	Revision
3	06/02/2017	VAT Comments
2	05/15/2017	VAT and AWRD Comments
1	01/09/2017	VAT and IDOT Comments

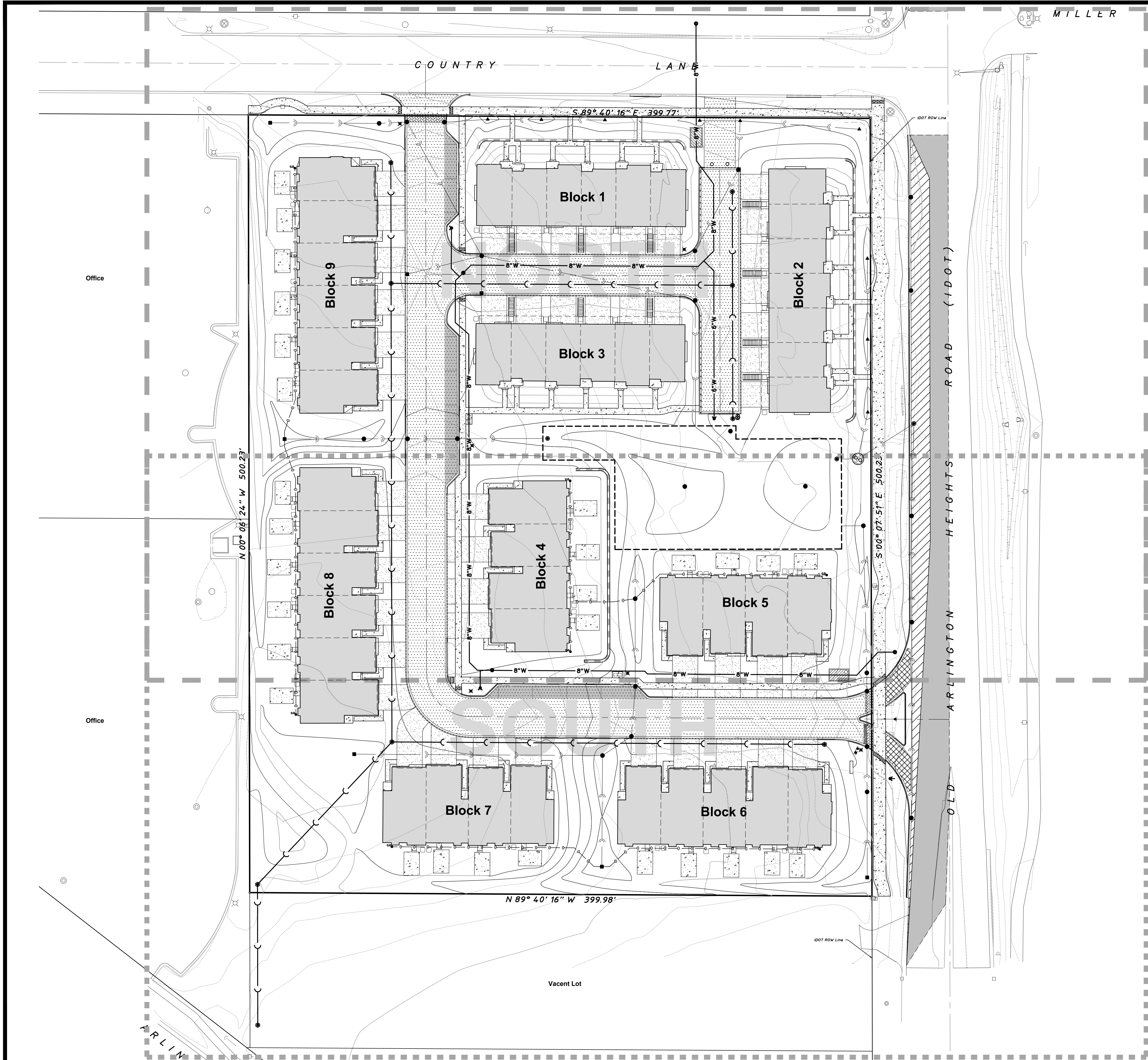
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EXISTING CONDITIONS & DEMOLITION PLAN
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C3.0**







DETENTION SUMMARY OVERVIEW

Project: Lexington Heritage	Prepared: JLB
Location: Arlington Heights, IL	Reviewed: LAR
Project #: 16003	Date: 5/15/2017
A. Hydraulic Site Data:	
Site Area	4.59 Ac
Arlington Heights Release Rate per Acre	0.18 CFS/Ac
Arlington Heights Allowable Release Rate	0.83 CFS
MWRD Release Rate per Acre	0.30 CFS/Ac
MWRD Allowable Release Rate	1.38 CFS
Site Unrestricted Release Rate (Q=GA) 1-9.55	0.33 CFS
Site Restricted Release Rate	0.83 CFS
Site HNL (High Water Level)	700.00
Seasonal High Groundwater Elevation	692.00
Detention Vault Capacity	53,406 CF
Detention Vault Height	5.00 Ft
Restrictor Elevation	694.25
Restrictor Size	3.63 Inches
Restrictor Type	Orifice w/ Hood

B. Coverage Summary:

	Sq. Ft	Acres	%	C - Factor	CN
EXISTING Impervious Area	40,513	0.930	20%	0.95	98.0
EXISTING Pervious Area	159,511	3.660	80%	0.50	74.0
EXISTING Total	200,024	4.592		0.59	78.9
	Sq. Ft	Acres	%	C - Factor	CN
PROPOSED Impervious Area	109,958	2.524	55%	0.95	98.0
PROPOSED Pervious Area	90,066	2.068	45%	0.50	74.0
PROPOSED Total	200,024	4.592		0.75	87.2
	Sq. Ft	Acres	%	C - Factor	CN
ONSITE TRIB Impervious Area	109,430	2.512	55%	0.95	98.0
ONSITE TRIB Pervious Area	98,019	2.023	45%	0.50	74.0
ONSITE TRIB Total	197,449	4.533		0.75	87.3
	Sq. Ft	Acres	%	C - Factor	CN
UNRESTRICTED Impervious Area	528	0.012	20%	0.95	98.0
UNRESTRICTED Pervious Area	2,947	0.067	80%	0.50	74.0
UNRESTRICTED Total	2,575	0.059		0.59	78.9
	Sq. Ft	Acres	%	C - Factor	CN
OFFSITE Impervious Area	0	0.000	0%	0.95	98.0
OFFSITE Pervious Area	4,030	0.093	100%	0.50	74.0
OFFSITE TRIBUTARY Total	4,030	0.093		0.50	74.0
TOTAL TRIBUTARY		4.625			87.0

C. Volume Control:

	Impervious Area (Acres)	Infiltration Rainfall	Infiltration Volume Req. (CF)	Infiltration Volume Req. (Ac-Ft)
Required				
Per MWRD WMO	2.52	0.083	9,163	0.210
Proposed				Net Volume (Ac-Ft)
Detention Vault Bottom (Per Storm Trap)				0.210

D. Detention:

	Storage (Ac-Ft)
Required	
by Arlington Heights (per Detention Storage Spreadsheet)	1.217
by MWRD (per Nomograph)	0.968
Proposed	Storage (Ac-Ft)
Vault Capacity - See Exhibit 2.1 (MWRD Vol Crnt = MWRD Detention)	1.226
MWRD Detention Provided (Above Volume Control)	1.016

SITE DATA TABLE

Site Area 4.59 AC 200,024 SF

Zoning Classification

Proposed Zoning R-6 (PUD)

Density Units Units/Ac

Total Units Provided 48 10.45

3 Bedroom 42

2 Bedroom 6

2 Story Townhome 29

Mews Townhome 19

Lot Area 2BR (SF) 3BR (SF) Total (SF)

R-6 (Min. per Type) 2,500 3,500

Required Total 15,000 147,000 162,000

Proposed Total 200,024

R-6 Setbacks Front (Ft) Rear (Ft) Side-Int (Ft) Side-Ext (Ft)

Required - Mews 30 NA NA 20

Proposed - Mews 30 NA NA 25

Required - T.H. 26 31 41 20

Proposed - T.H. 26 31 31 25

Front Yard : Country Lane

Rear Yard : South Property Line

Side Interior : West Property Line

Side Exterior : Old Arlington Heights Rd

Parking Spaces Spaces / Unit

Guest (Onsite) 10 0.21:1

Country Lane (Offsite) 16 0.38:1

Driveway 96 2:1

Garage 96 2:1

TOTAL 218 4.54:1

Coverage Area (SF) Area (Ac) Area (%)

Impervious 109,958 2.52 55.0%

Buildings (w/ Stoop) 54,806 1.26 27.4%

Pavement - Road 29,679 0.68 14.8%

Pavement - Driveway 15,400 0.35 7.7%

Sidewalk / Patio 10,073 0.23 5.0%

Pervious 90,067 2.07 45.0%

TOTAL 200,024 4.59

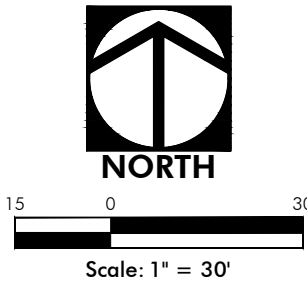
Floor Area Area (SF) F.A.R (%)

Total 100,210 50.1%

Notes:

1) Trash storage area's to be located within individual garages

2) Bedroom mix shown is an estimate and subject to change



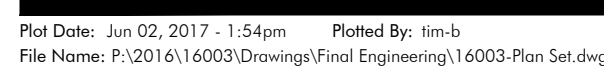
Date	Revision
06/02/2017	VAT Comments
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01/09/2017	VAT and IDOT Comments

No.	Date	Revision
3		
2		
1		

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OVERALL SITE IMPROVEMENT PLAN
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet C4.0 / C9

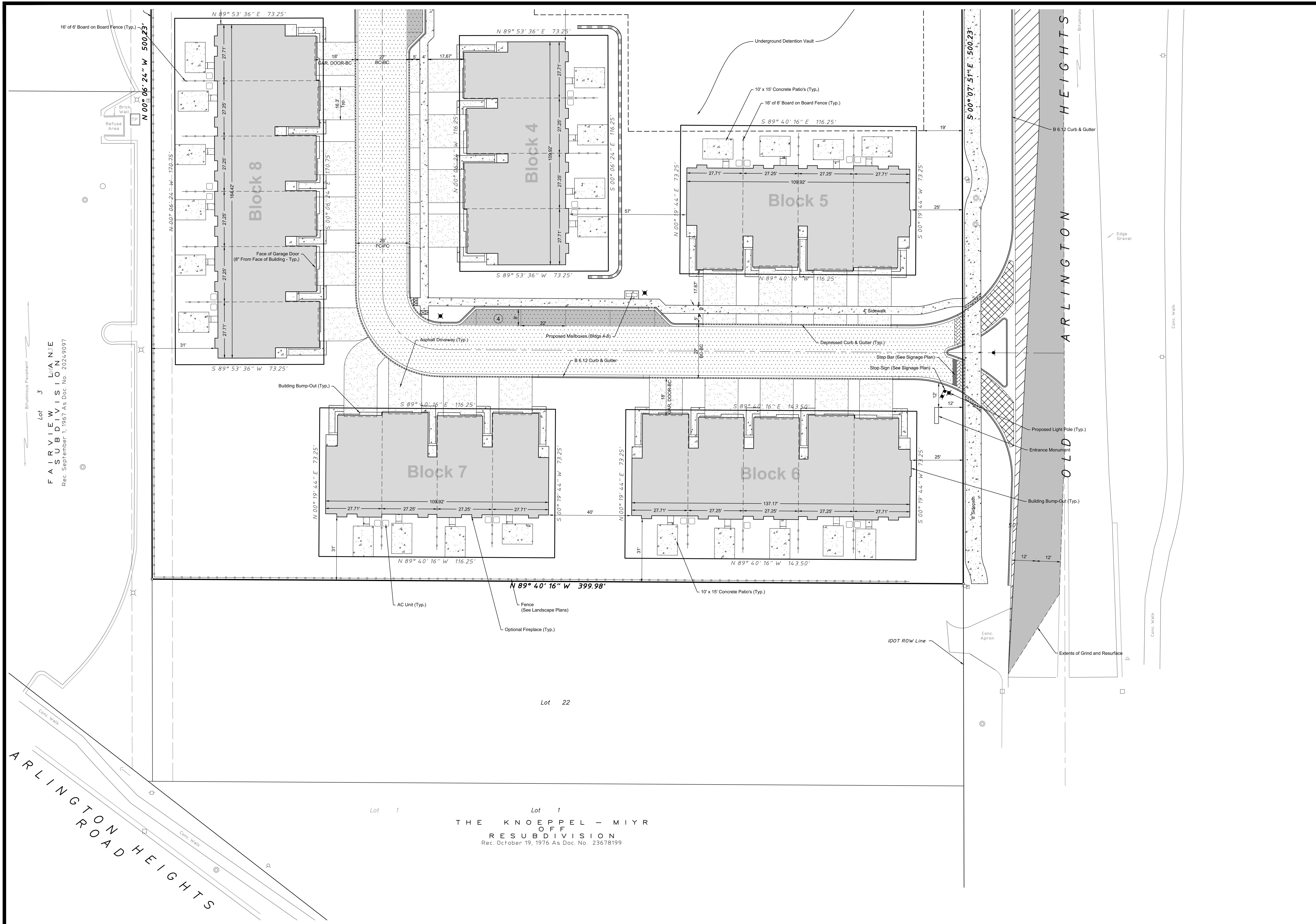


Revision	Comments
2017	V&H Comments
2017	V&H and KWRD Comments
2017	V&H and DDOT Comments

**GEOMETRY & PAVING
PLAN - NORTH**

**FINAL ENGINEERING PLANS
LEXINGTON HERITAGE**
ARLINGTON HEIGHTS, ILLINOIS

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GEOMETRY & PAVING
PLAN - SOUTH

FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C5.1** / C9

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06/02/2017
05/15/2017
01/09/2017

VAT Comments
VAT and AWRD Comments
VAT and IDOT Comments

Date
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Revision

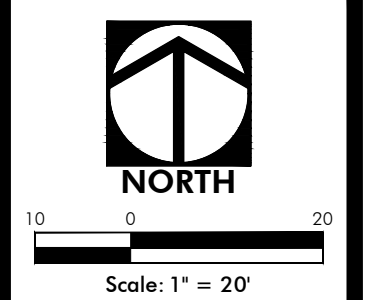
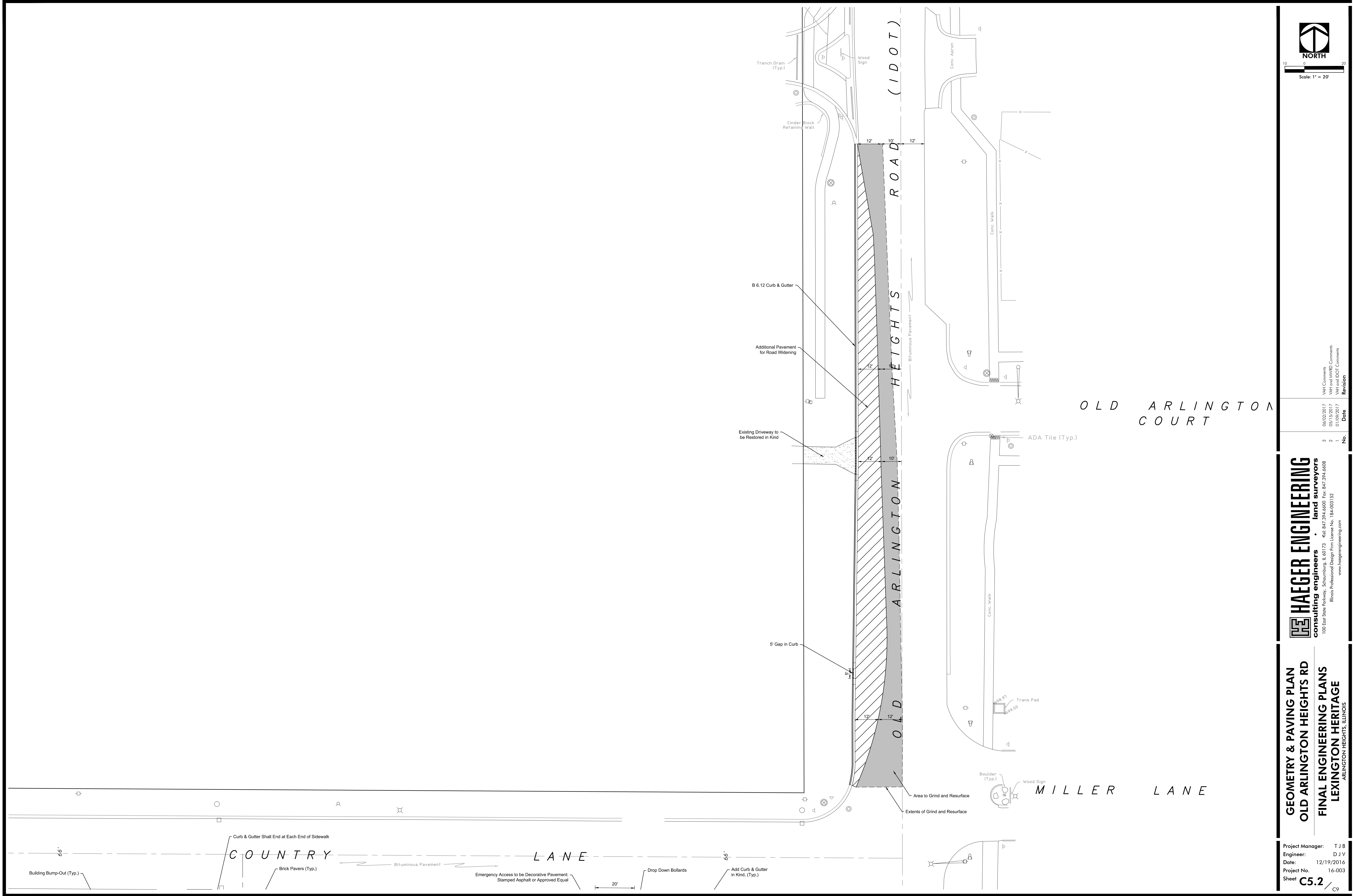
NORTH

Scale: 1" = 20'

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20

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File Name: P:\2016\16003\Drawings\Final Engineering\16003-Plan Set.dwg



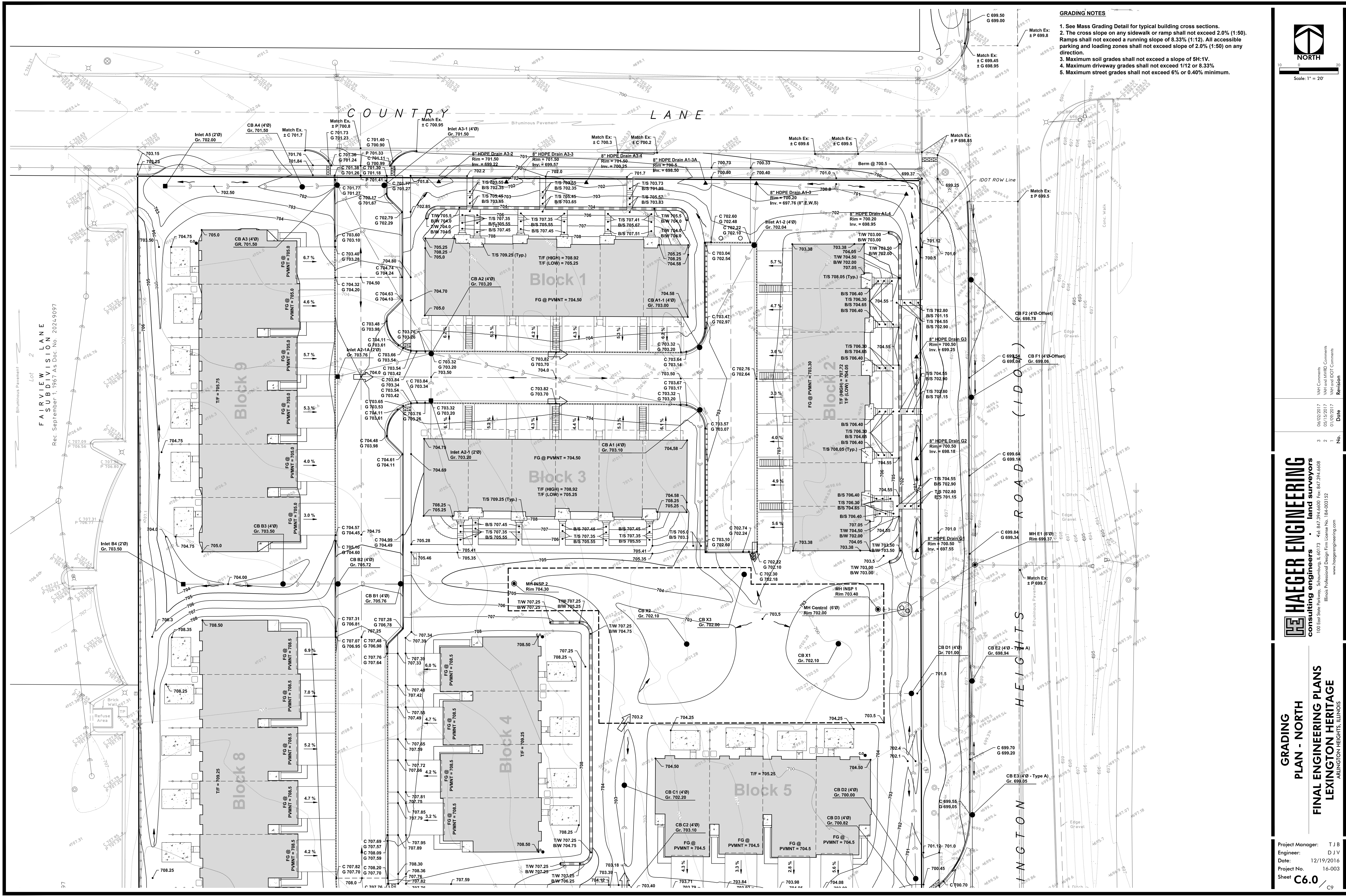
Revision	Date	No.
06/02/2017	05/15/2017	3
01/09/2017		2
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Revision	Date	No.
06/02/2017	05/15/2017	3
01/09/2017		2
		1

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GEOMETRY & PAVING PLAN
OLD ARLINGTON HEIGHTS RD
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C5.2** / C9



- GRADING NOTES**
1. See Mass Grading Detail for typical building cross sections.
 2. The cross slope on any sidewalk or ramp shall not exceed 2.0% (1:50). Ramps shall not exceed a running slope of 8.33% (1:12). All accessible parking and loading zones shall not exceed slope of 2.0% (1:50) on any direction.
 3. Maximum soil grades shall not exceed a slope of 5H:1V.
 4. Maximum driveway grades shall not exceed 1/12 or 8.33%.
 5. Maximum street grades shall not exceed 6% or 0.40% minimum.

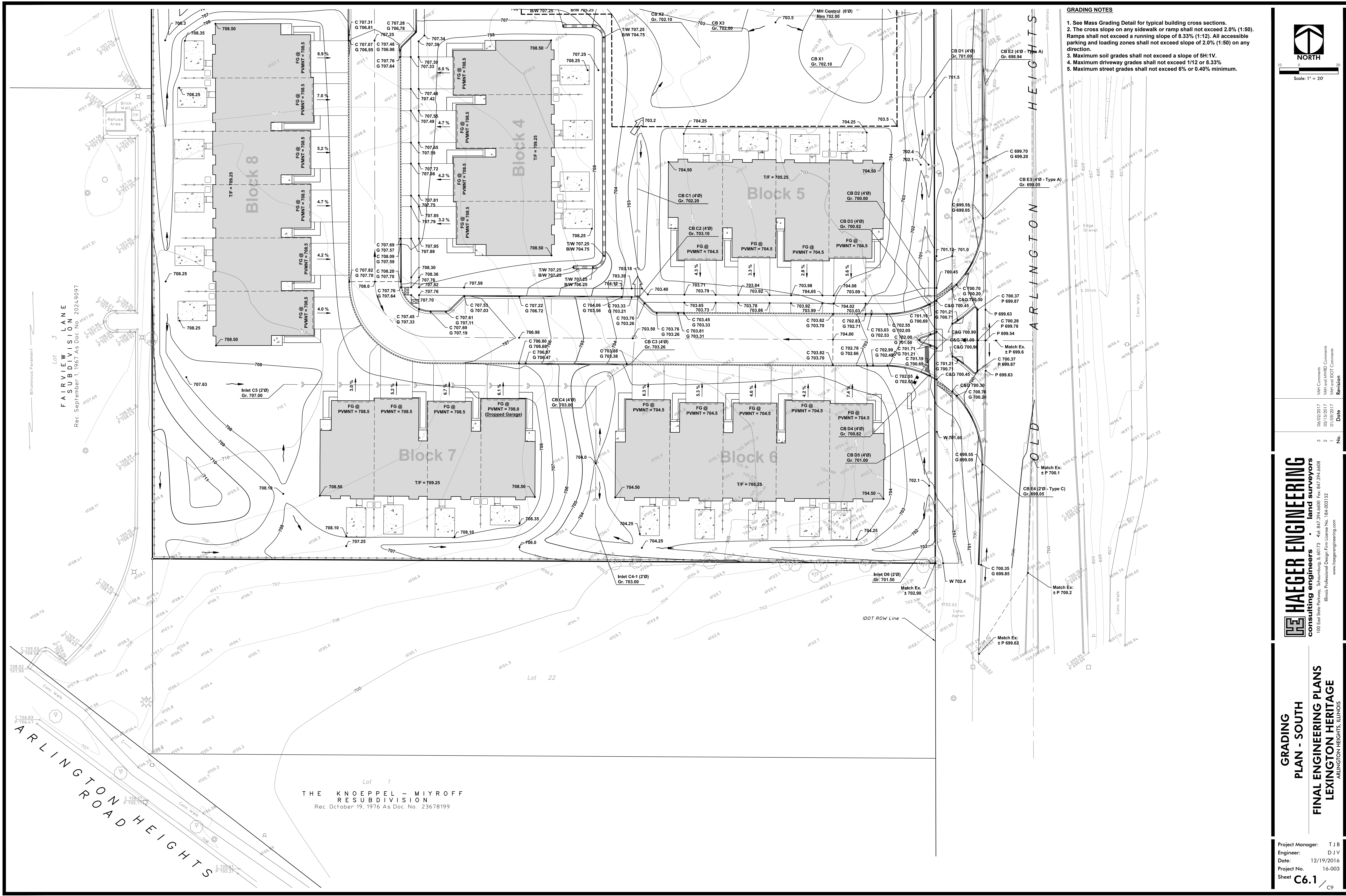


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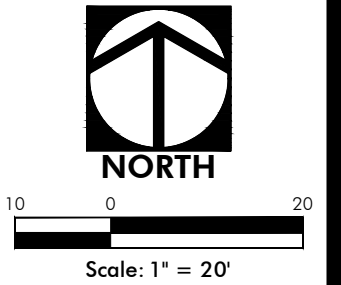
GRADING
PLAN - NORTH
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: J.B. Engineer
Engineer: D.J.V.
Date: 12/19/2016
Project No. 16-003
Sheet **C6.0**

No.	Date	Revision
3	06/02/2017	VAH Comments
2	05/15/2017	VAH and AWRD Comments
1	01/09/2017	VAH and IDOT Comments



- GRADING NOTES
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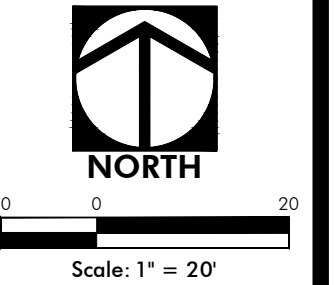


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GRADING
PLAN - SOUTH
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C6.1**

No.	Date	Revision
3	06/02/2017	V&H Comments
2	05/15/2017	V&H and AWRD Comments
1	01/09/2017	V&H and IDOT Comments



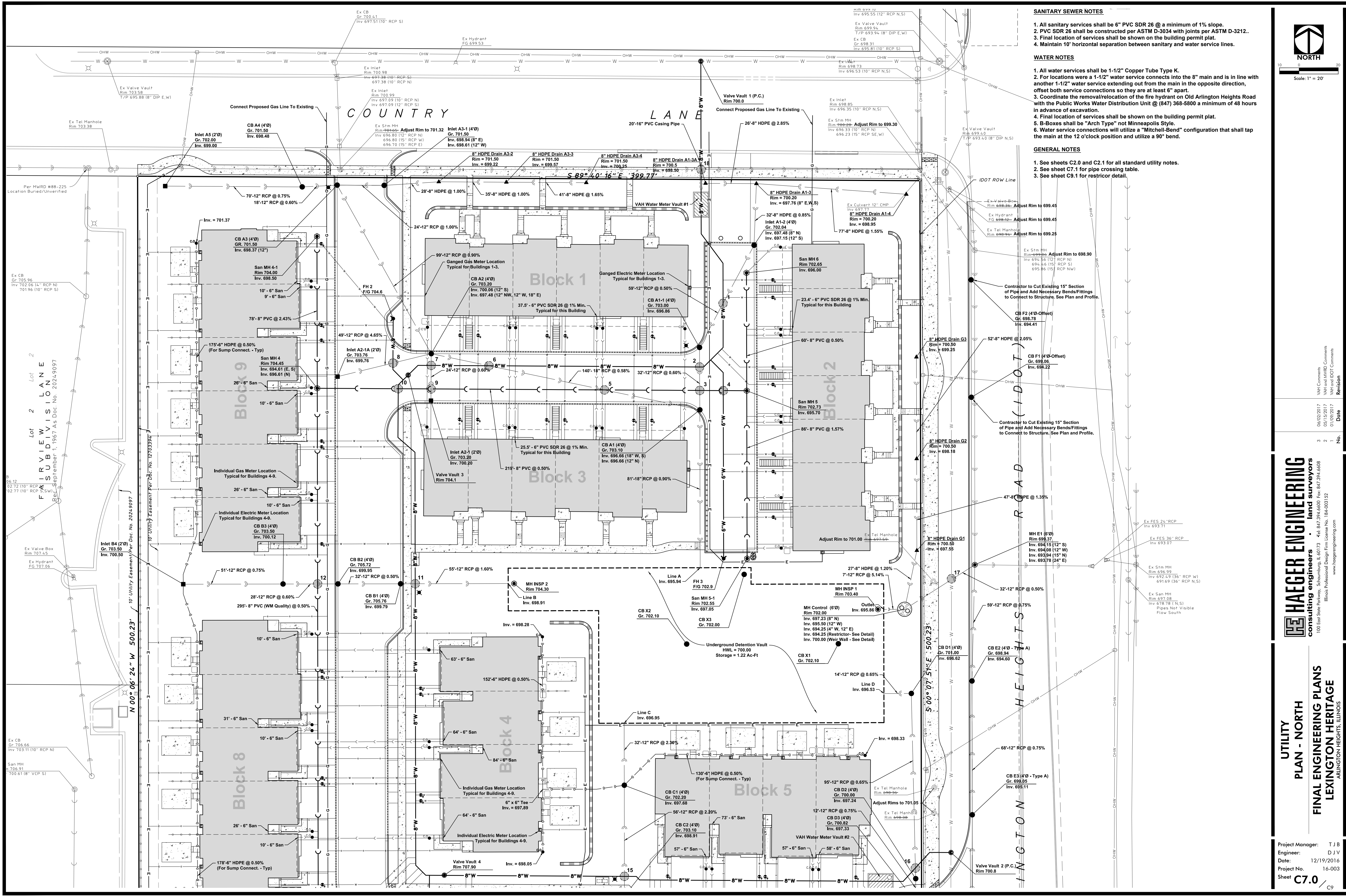
Revision	Date	No.
1	01/09/2017	1
2	05/15/2017	2
3	06/02/2017	3

VAH Comments
VAH and KWRD Comments
VAH and IDOT Comments

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GRADING PLAN
OLD ARLINGTON HEIGHTS RD
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C6.2** / C9



SANITARY SEWER NOTES

- 1. All sanitary services shall be 6" PVC SDR 26 @ a minimum of 1% slope.
- 2. PVC SDR 26 shall be constructed per ASTM D-3034 with joints per ASTM D-3212.
- 3. Final location of services shall be shown on the building permit plat.
- 4. Maintain 10' horizontal separation between sanitary and water service lines.

WATER NOTES

- 1. All water services shall be 1-1/2" Copper Tube Type K.
- 2. For locations where a 1-1/2" water service connects into the 8" main and is in line with another 1-1/2" water service extending out from the main in the opposite direction, offset both service connections so they are at least 6" apart.
- 3. Coordinate the removal/relocation of the fire hydrant on Old Arlington Heights Road with the Public Works Water Distribution Unit @ (847) 368-5800 a minimum of 48 hours in advance of excavation.
- 4. Final location of services shall be shown on the building permit plat.
- 5. B-Boxes shall be "Arch Type" not Minneapolis Style.
- 6. Water service connections will utilize a "Mitchell-Bend" configuration that shall tap the main at the 12 o'clock position and utilize a 90° bend.

GENERAL NOTES

- 1. See sheets C2.0 and C2.1 for all standard utility notes.
- 2. See sheet C7.1 for pipe crossing table.
- 3. See sheet C9.1 for restrictor detail.

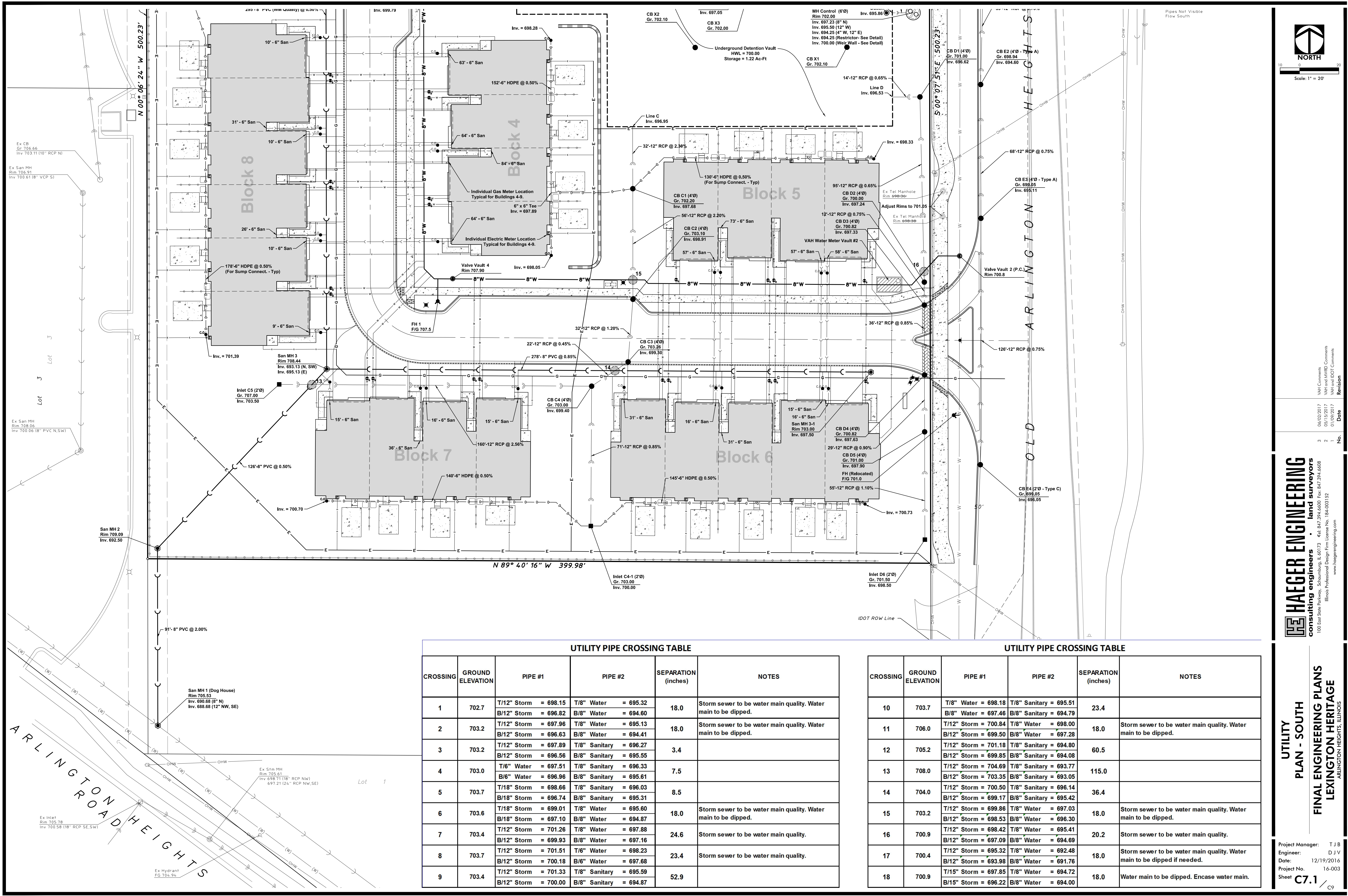


Scale: 1" = 20'

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UTILITY
PLAN - NORTH
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C7.0**

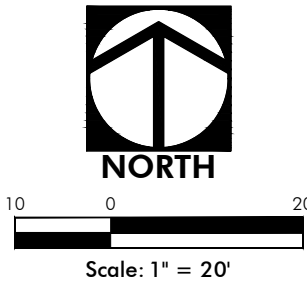
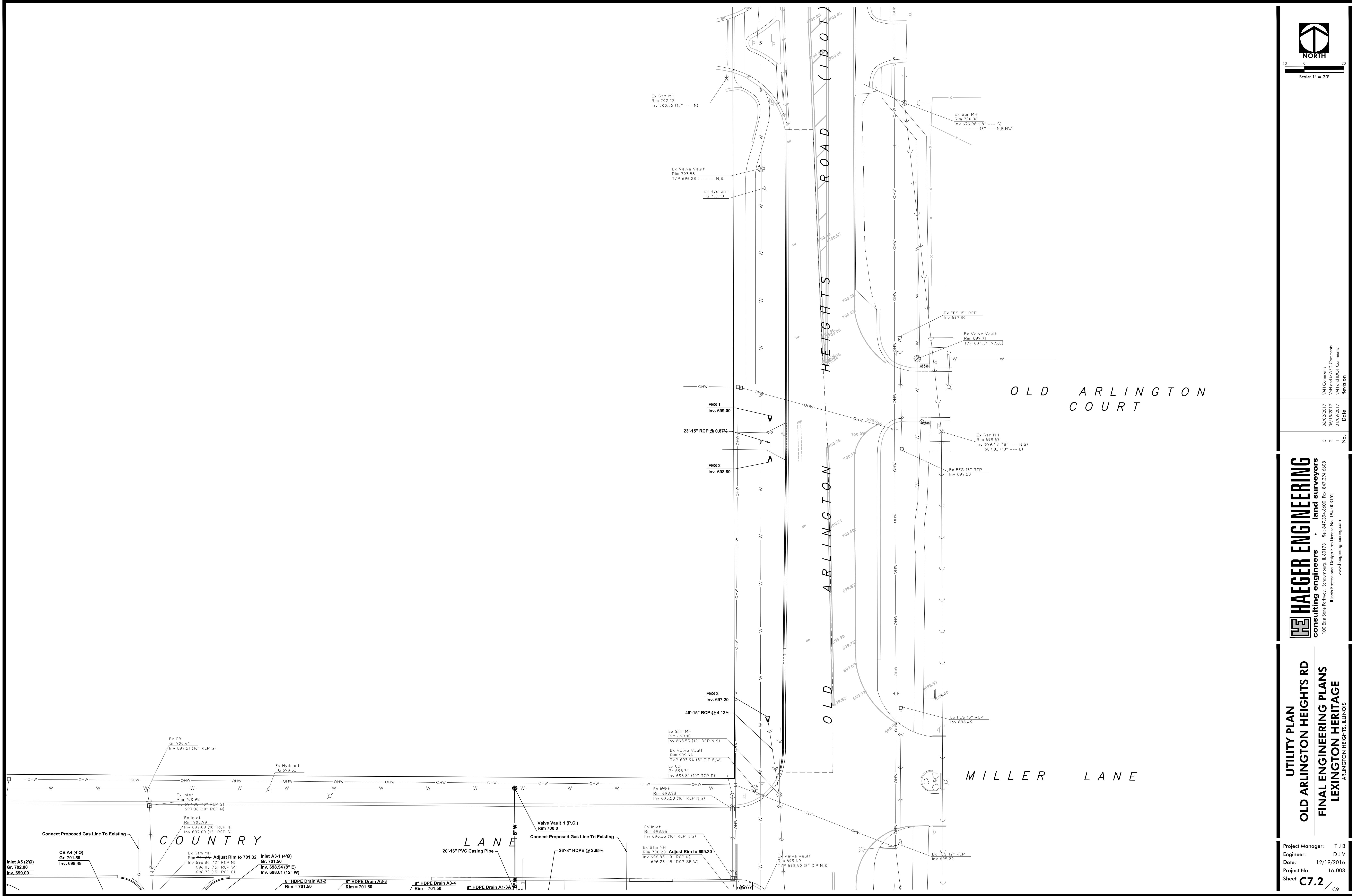


UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
1	702.7	T/12" Storm = 698.15	T/8" Water = 695.32	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 696.82	B/8" Water = 694.60		
2	703.2	T/12" Storm = 697.96	T/8" Water = 695.13	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 696.63	B/8" Water = 694.41		
3	703.2	T/12" Storm = 697.89	T/8" Sanitary = 696.27	3.4	
		B/12" Storm = 696.56	B/8" Sanitary = 695.55		
4	703.0	T/6" Water = 697.51	T/8" Sanitary = 696.33	7.5	
		B/6" Water = 696.96	B/8" Sanitary = 695.61		
5	703.7	T/18" Storm = 698.66	T/8" Sanitary = 696.03	8.5	
		B/18" Storm = 696.74	B/8" Sanitary = 695.31		
6	703.6	T/18" Storm = 699.01	T/8" Water = 695.60	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/18" Storm = 697.10	B/8" Water = 694.87		
7	703.4	T/12" Storm = 701.26	T/8" Water = 697.88	24.6	Storm sewer to be water main quality.
		B/12" Storm = 699.93	B/8" Water = 697.16		
8	703.7	T/12" Storm = 701.51	T/6" Water = 698.23	23.4	Storm sewer to be water main quality.
		B/12" Storm = 700.18	B/6" Water = 697.68		
9	703.4	T/12" Storm = 701.33	T/8" Sanitary = 695.59	52.9	
		B/12" Storm = 700.00	B/8" Sanitary = 694.87		

UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
10	703.7	T/8" Water = 698.18	T/8" Sanitary = 695.51	23.4	
		B/8" Water = 697.46	B/8" Sanitary = 694.79		
11	706.0	T/12" Storm = 700.84	T/8" Water = 698.00	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 699.50	B/8" Water = 697.28		
12	705.2	T/12" Storm = 701.18	T/8" Sanitary = 694.80	60.5	
		B/12" Storm = 699.85	B/8" Sanitary = 694.08		
13	708.0	T/12" Storm = 704.69	T/8" Sanitary = 693.77	115.0	
		B/12" Storm = 703.35	B/8" Sanitary = 693.05		
14	704.0	T/12" Storm = 700.50	T/8" Sanitary = 696.14	36.4	
		B/12" Storm = 699.17	B/8" Sanitary = 695.42		
15	703.2	T/12" Storm = 699.86	T/8" Water = 697.03	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 698.53	B/8" Water = 696.30		
16	700.9	T/12" Storm = 698.42	T/8" Water = 695.41	20.2	Storm sewer to be water main quality.
		B/12" Storm = 697.09	B/8" Water = 694.69		
17	700.4	T/12" Storm = 695.32	T/8" Water = 692.48	18.0	Storm sewer to be water main quality. Water main to be dipped if needed.
		B/12" Storm = 693.98	B/8" Water = 691.76		
18	700.9	T/15" Storm = 697.85	T/8" Water = 694.72	18.0	Water main to be dipped. Encase water main.
		B/15" Storm = 696.22	B/8" Water = 694.00		

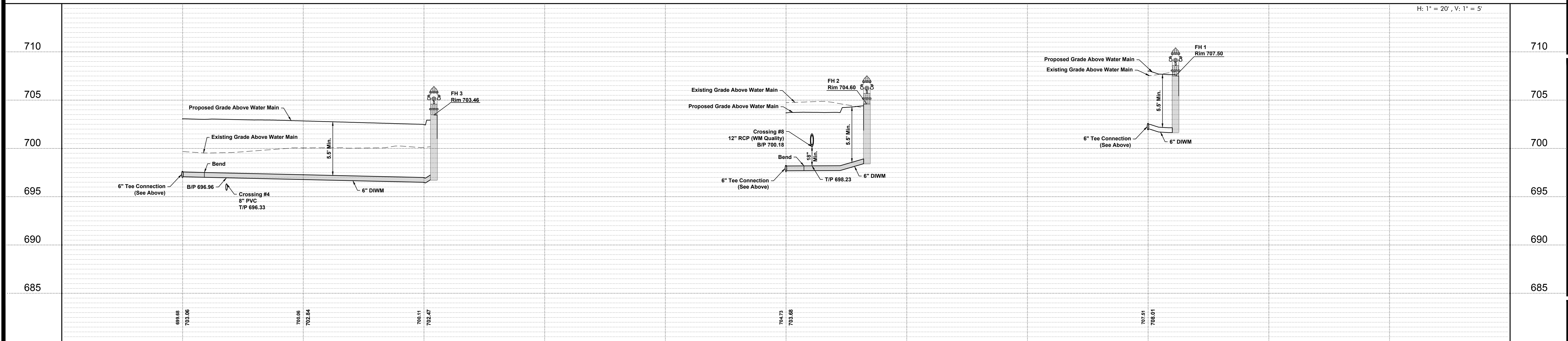
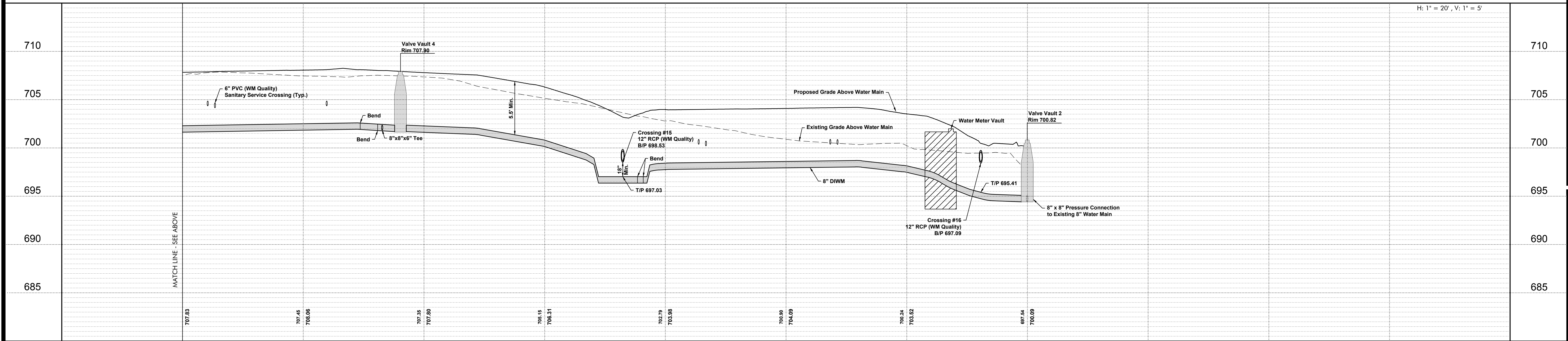
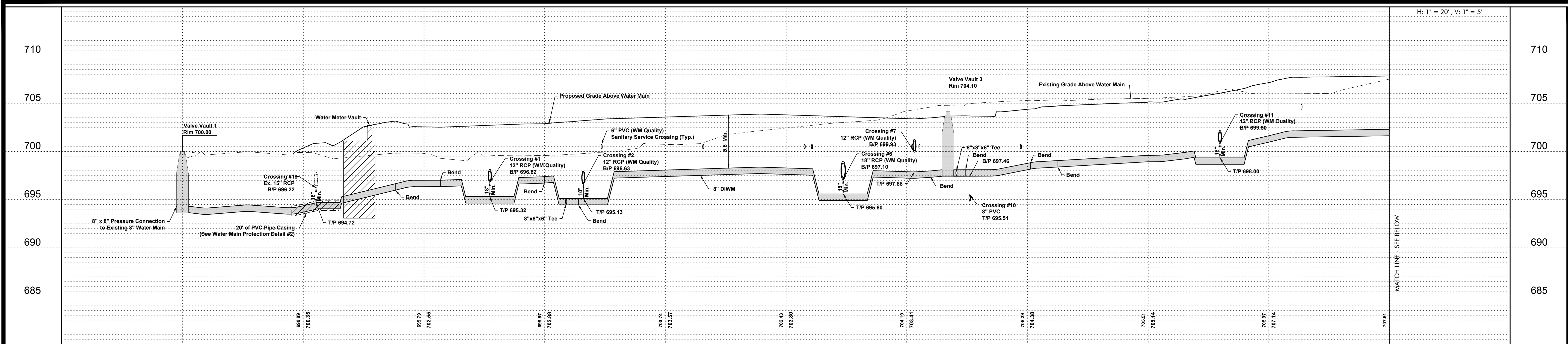


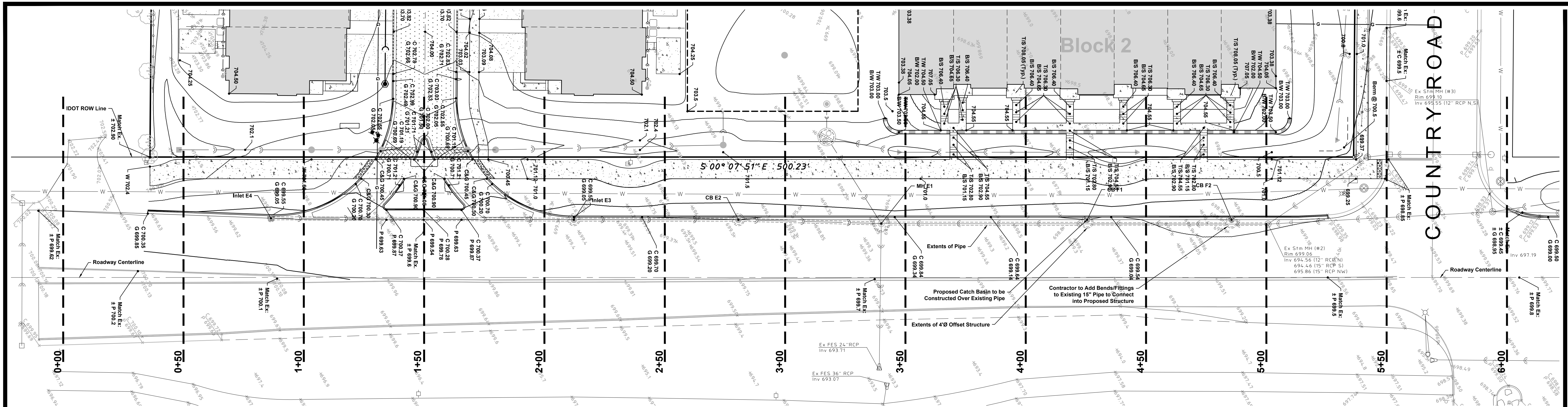
No.	Date	Revision
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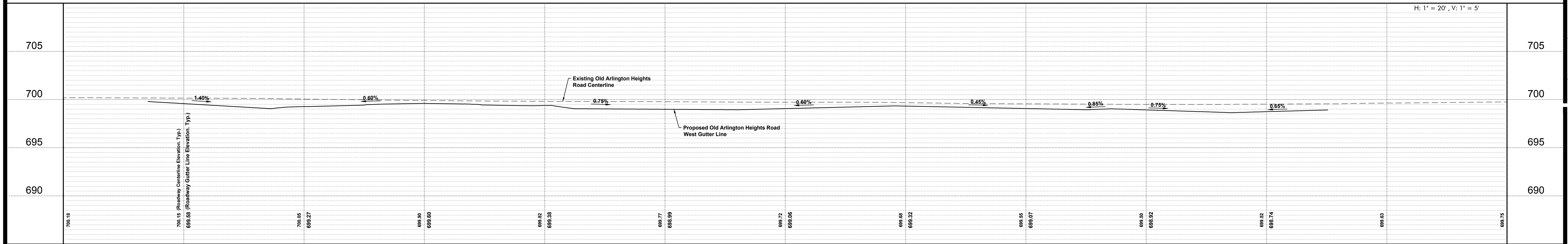
UTILITY PLAN
OLD ARLINGTON HEIGHTS RD
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	TJB
Engineer:	DJV
Date:	12/19/2016
Project No.	16-003
Sheet	C7.2 / C9

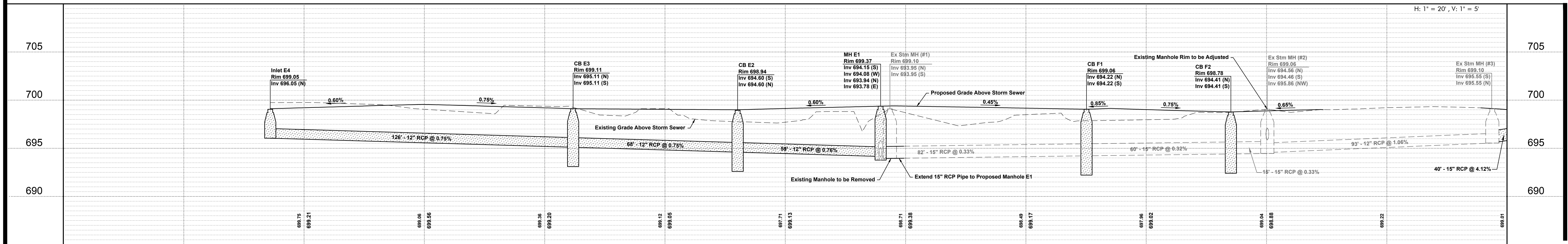




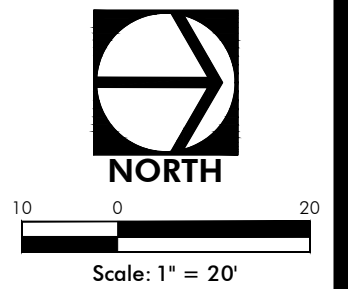
OLD ARLINGTON HEIGHTS ROAD - PLAN VIEW



OLD ARLINGTON HEIGHTS ROAD
GUTTER & ROADWAY CENTERLINE PROFILE



STORM SEWER PROFILE

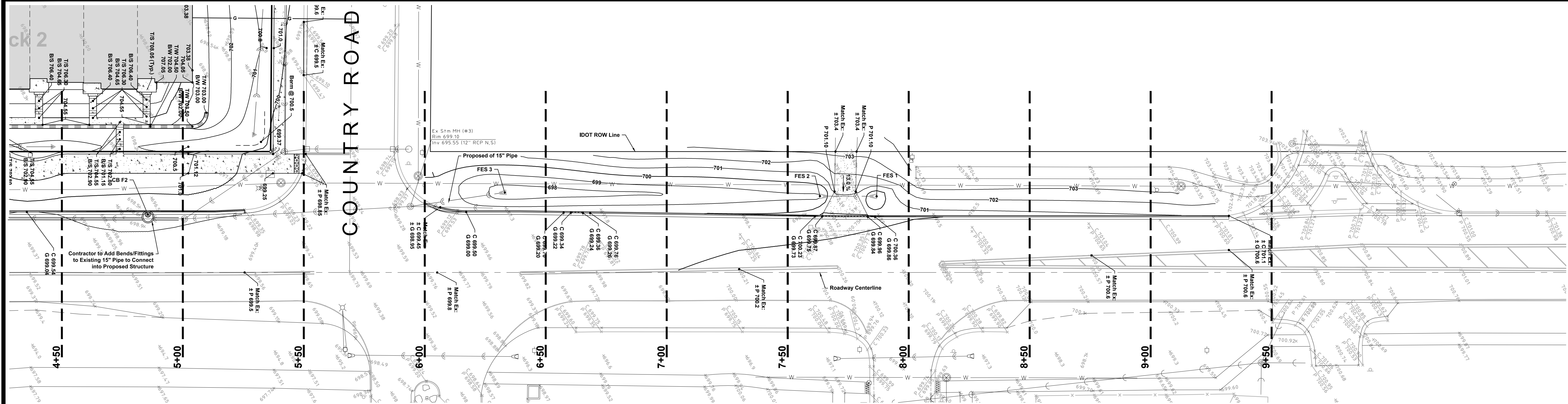


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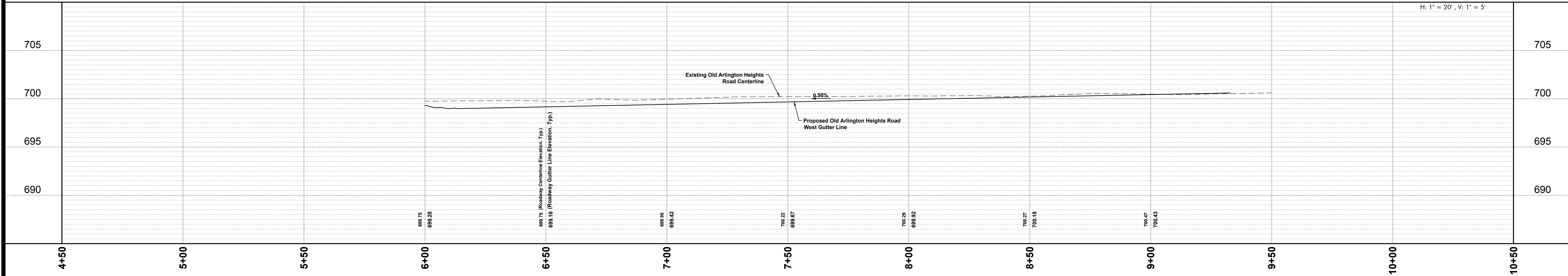
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**STORM SEWER, GUTTER &
ROADWAY CENTERLINE PROFILES**
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C8.2** / C9



OLD ARLINGTON HEIGHTS ROAD - PLAN VIEW



OLD ARLINGTON HEIGHTS ROAD
GUTTER & ROADWAY CENTERLINE PROFILE

Scale: 1" = 20'

No.	Date	Revision
3	06/02/2017	VAH Comments
2	05/15/2017	VAH and AWRD Comments
1	01/09/2017	VAH and IDOT Comments

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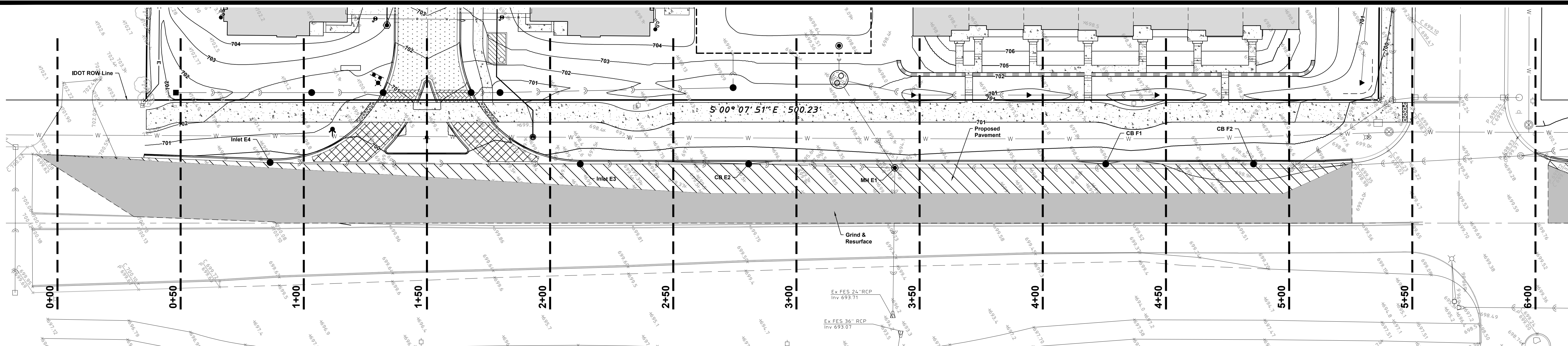
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**GUTTER & ROADWAY
CENTERLINE PROFILES**

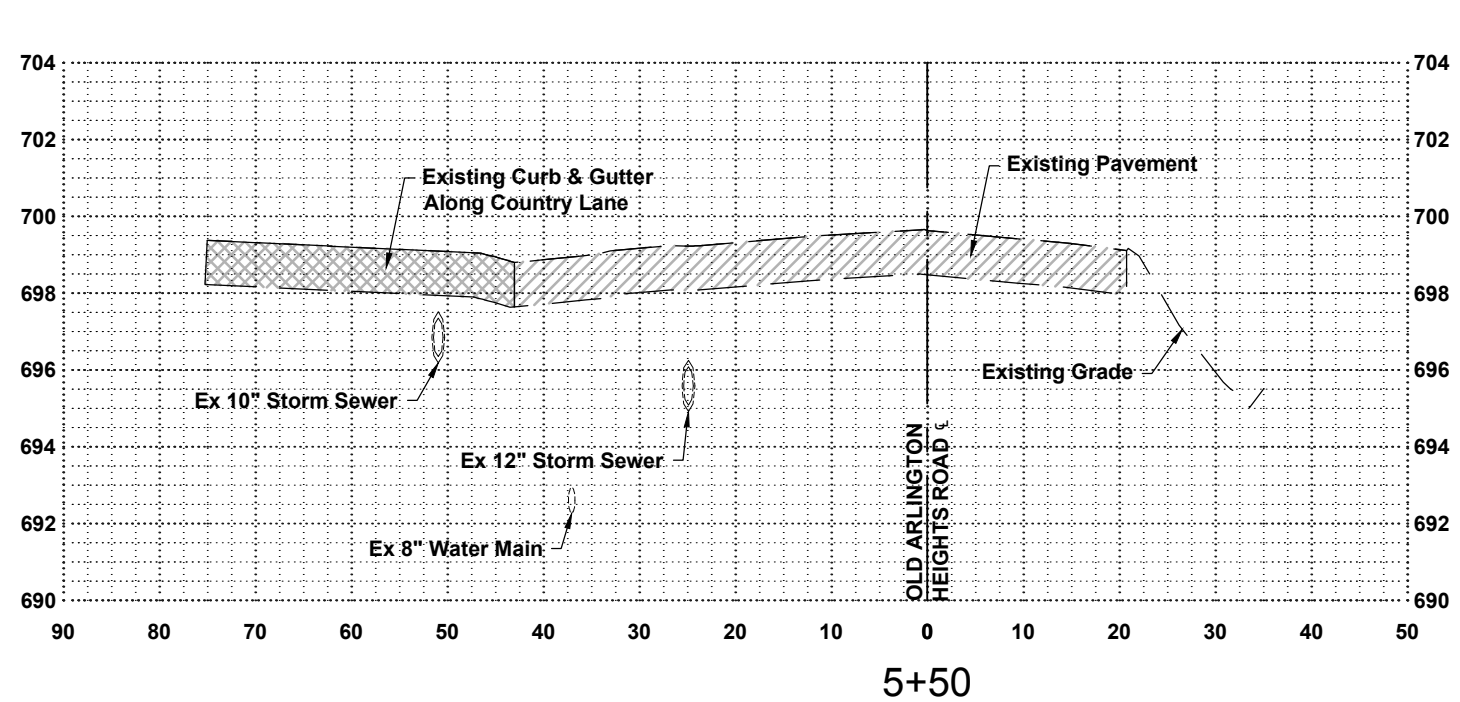
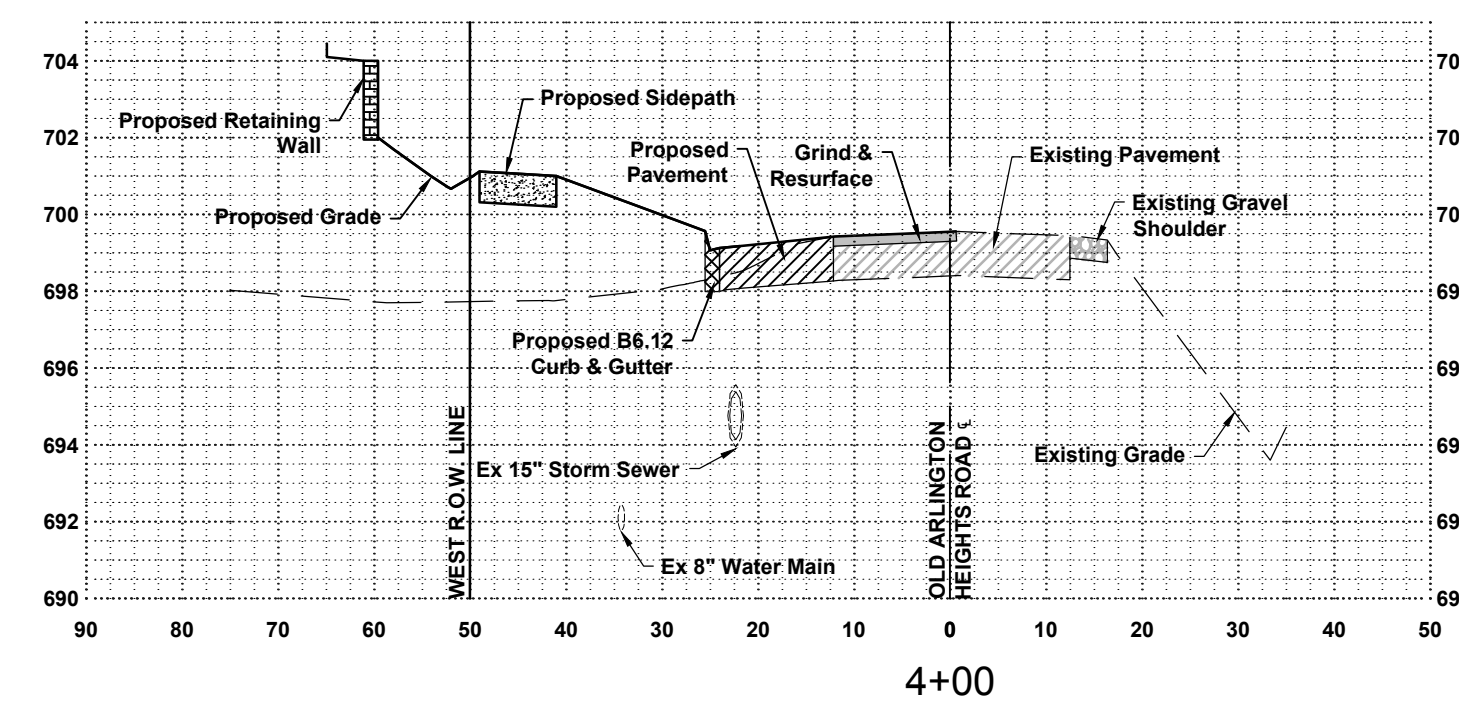
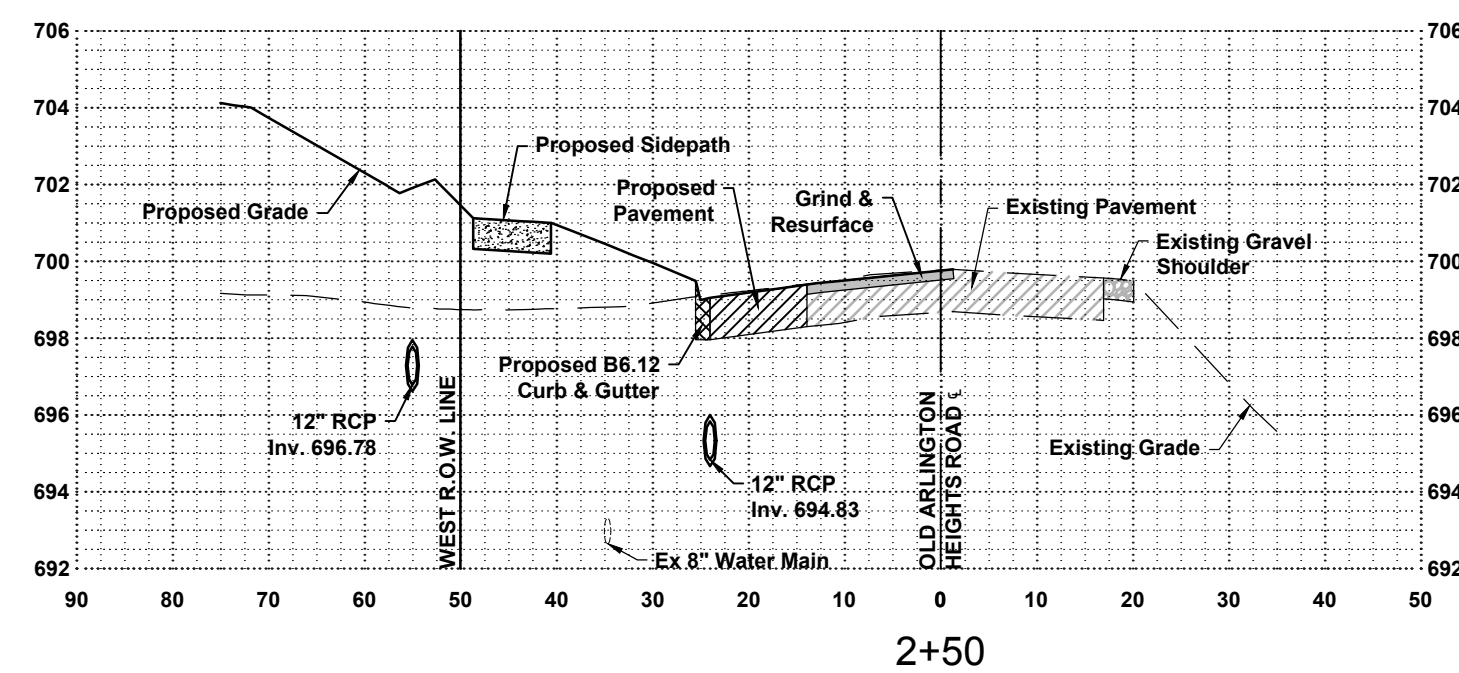
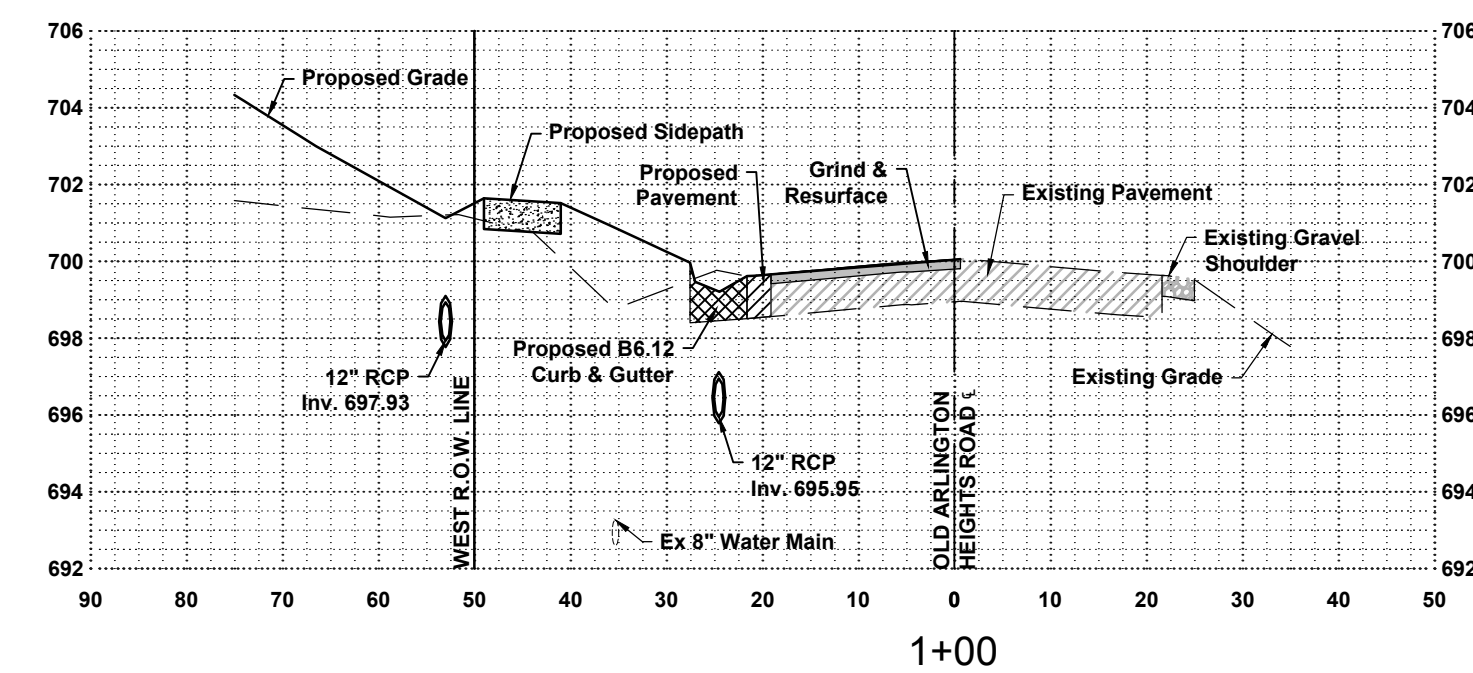
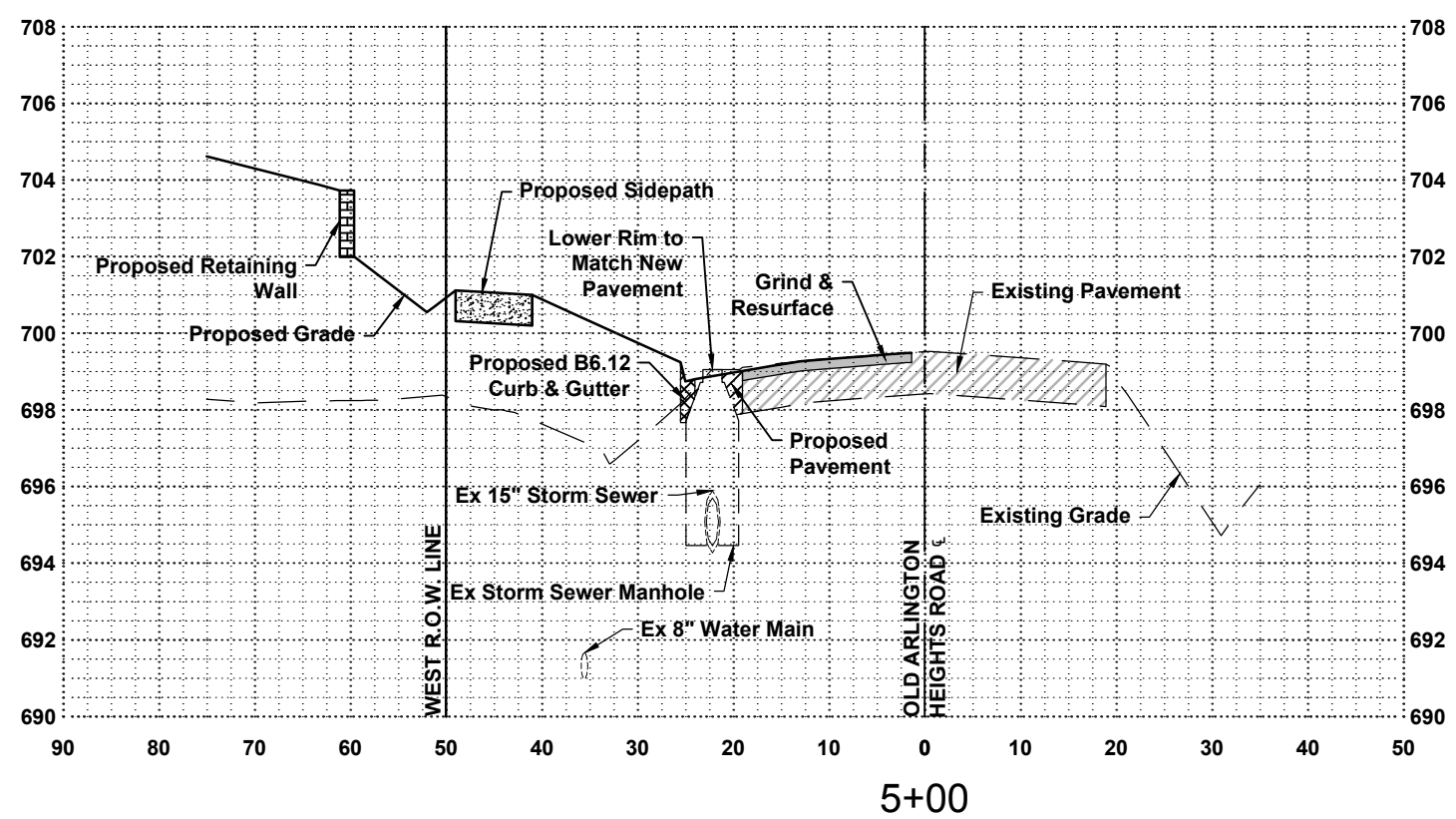
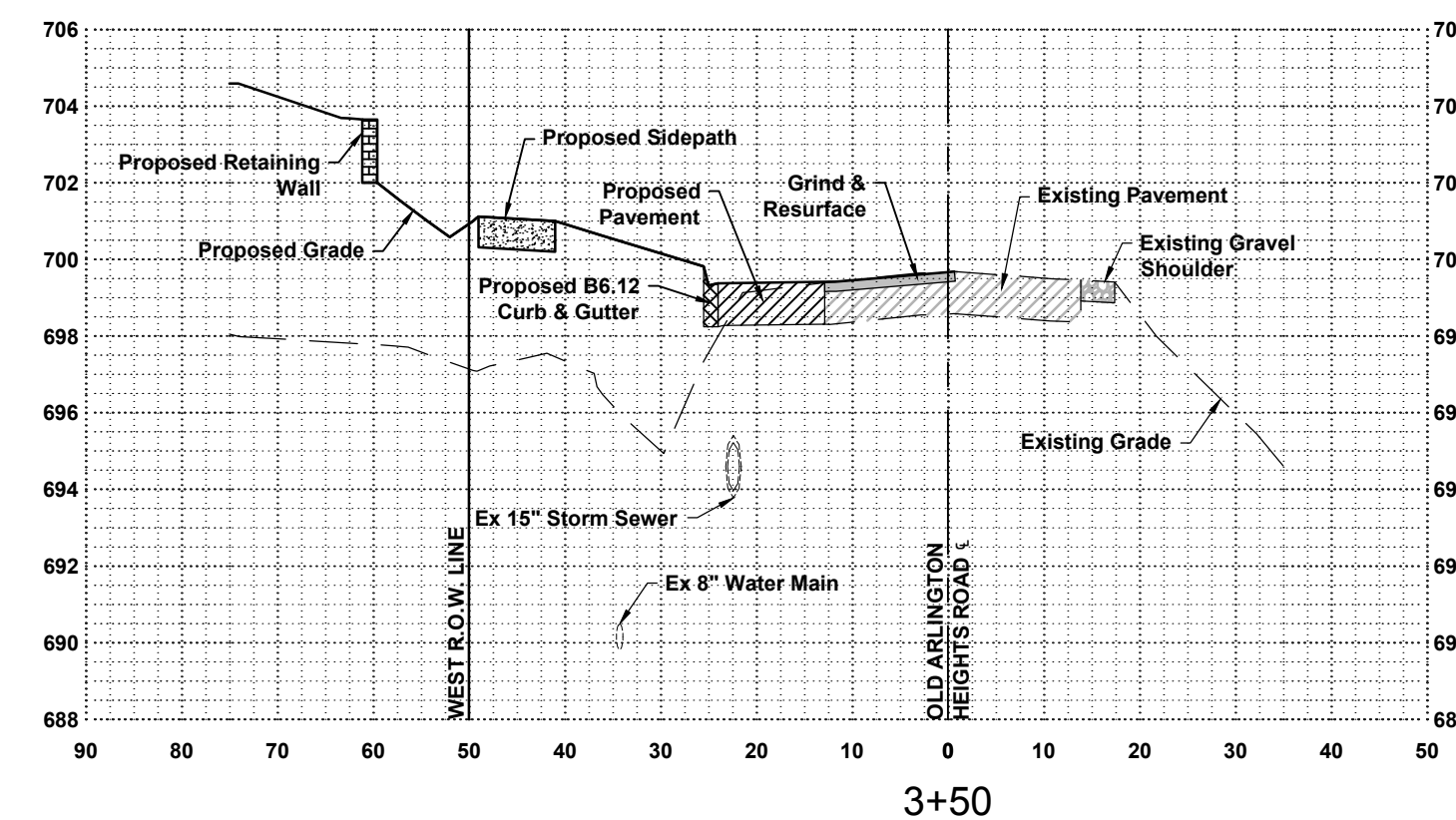
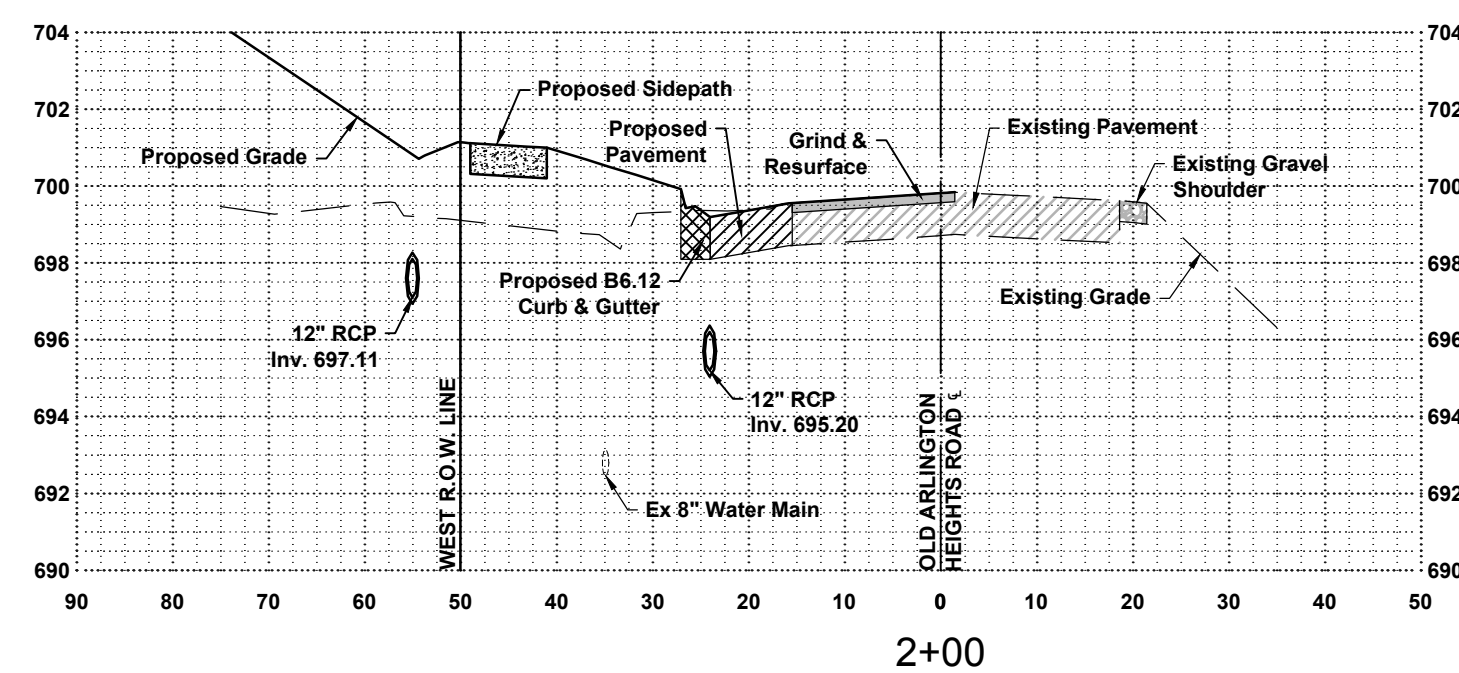
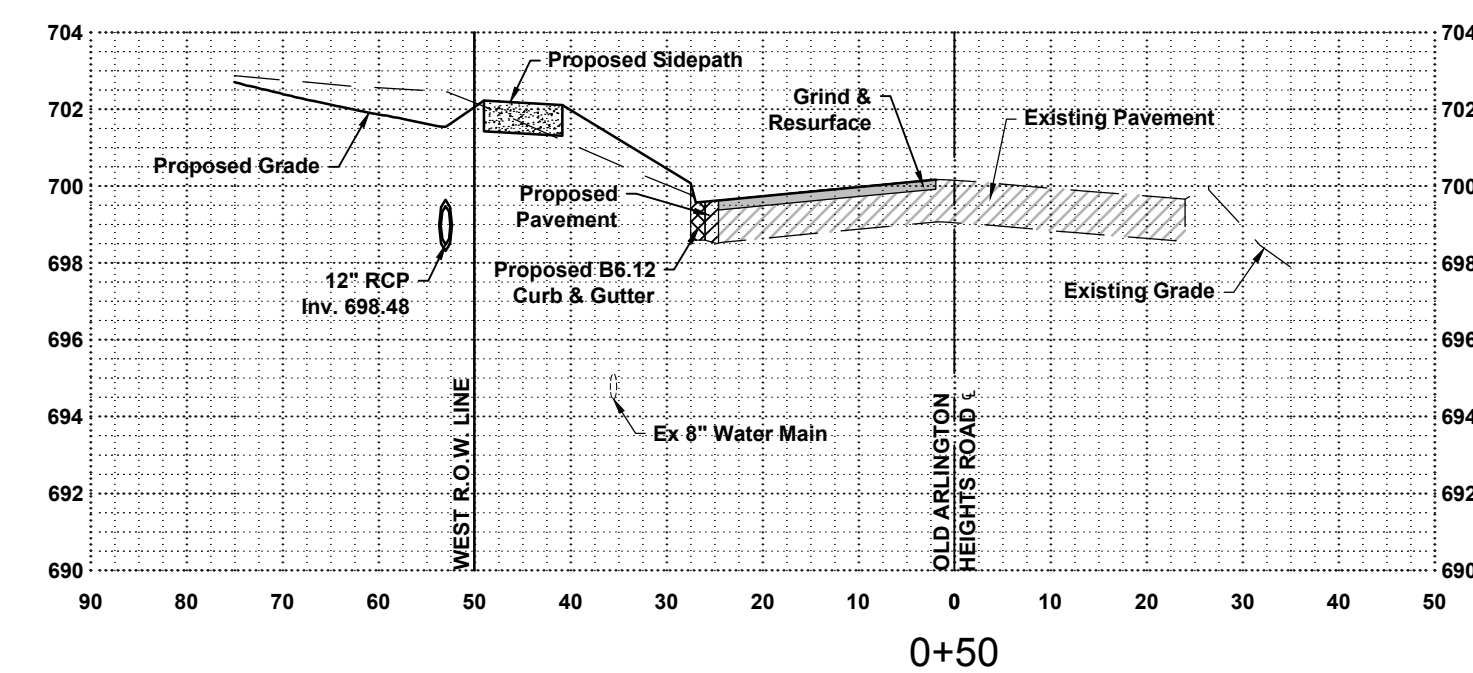
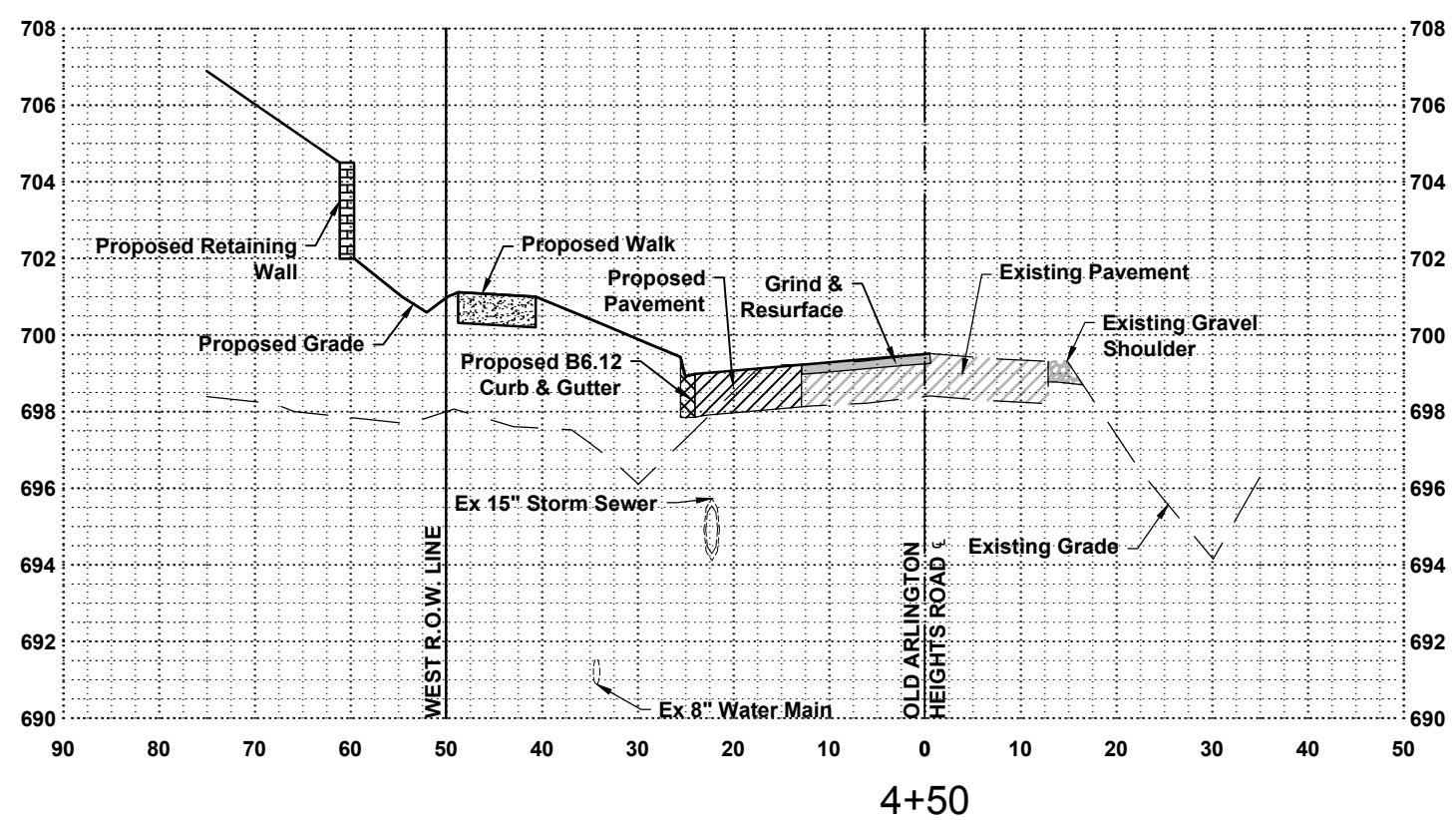
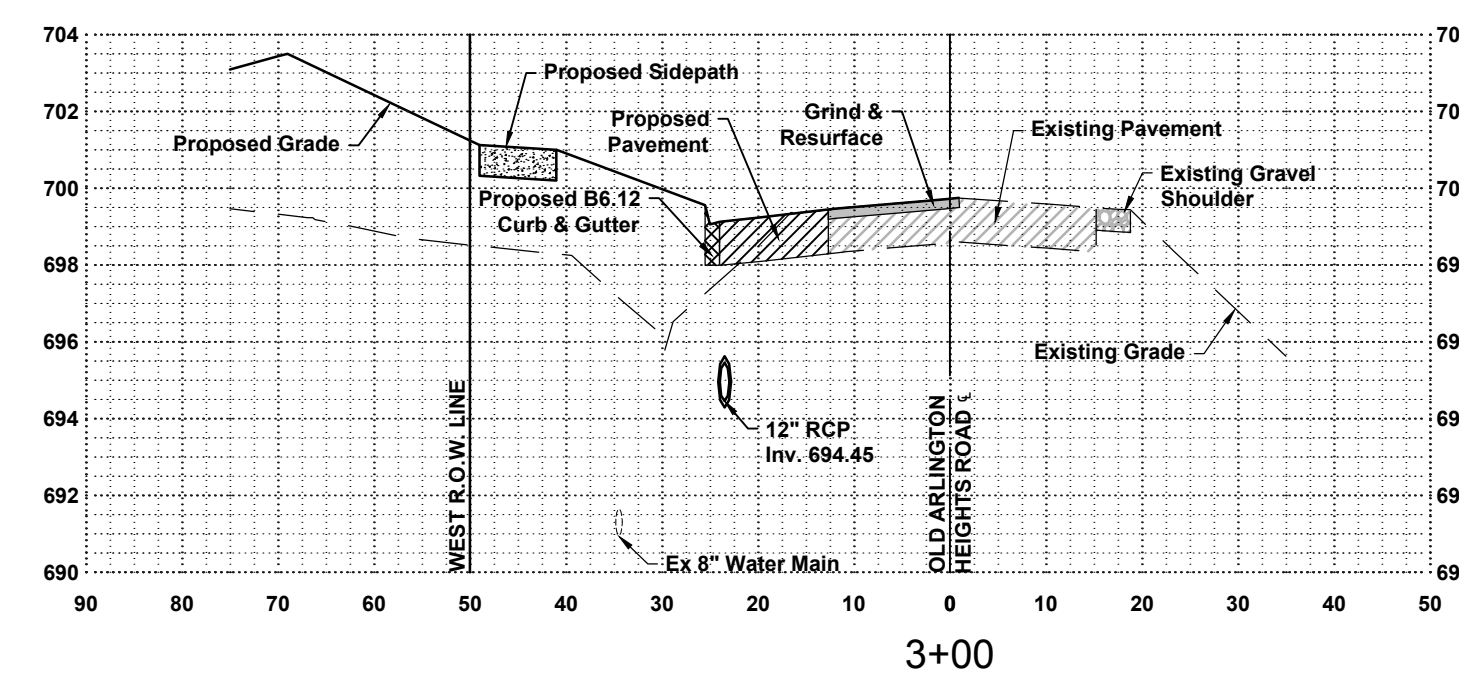
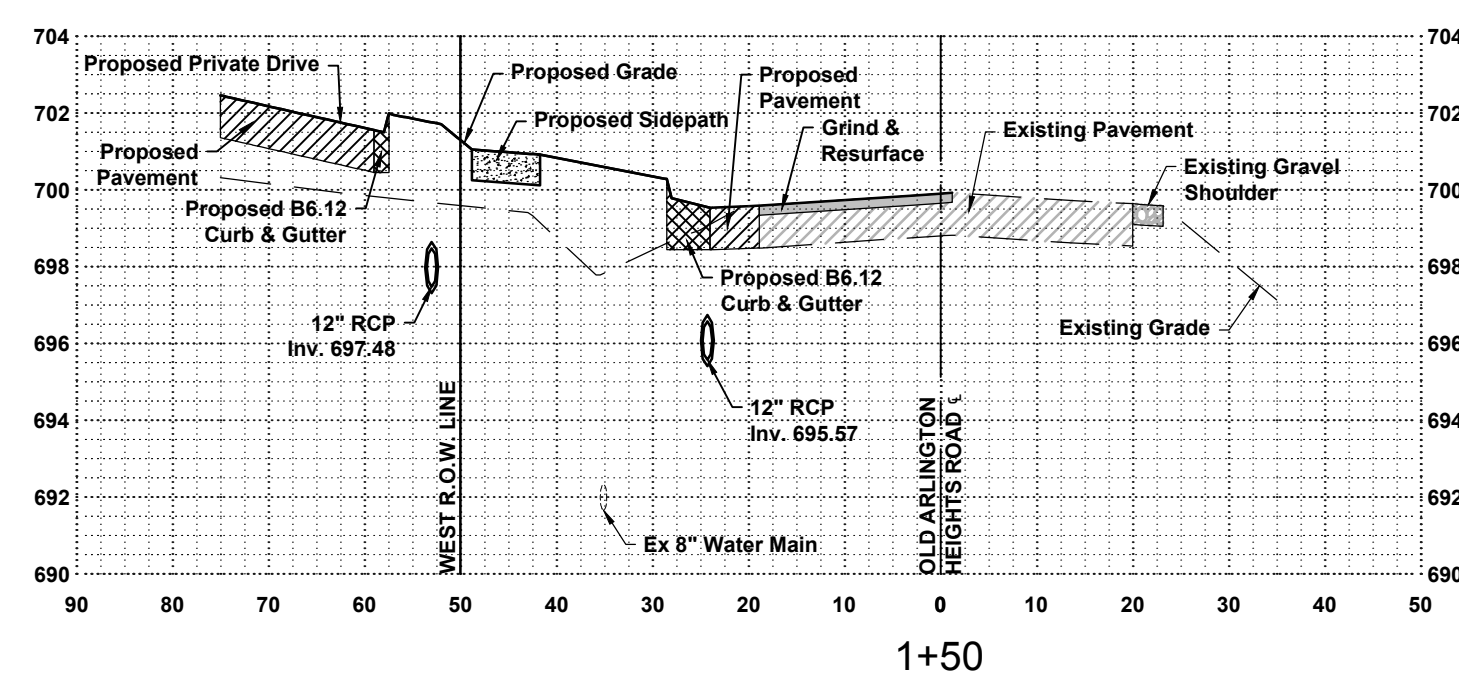
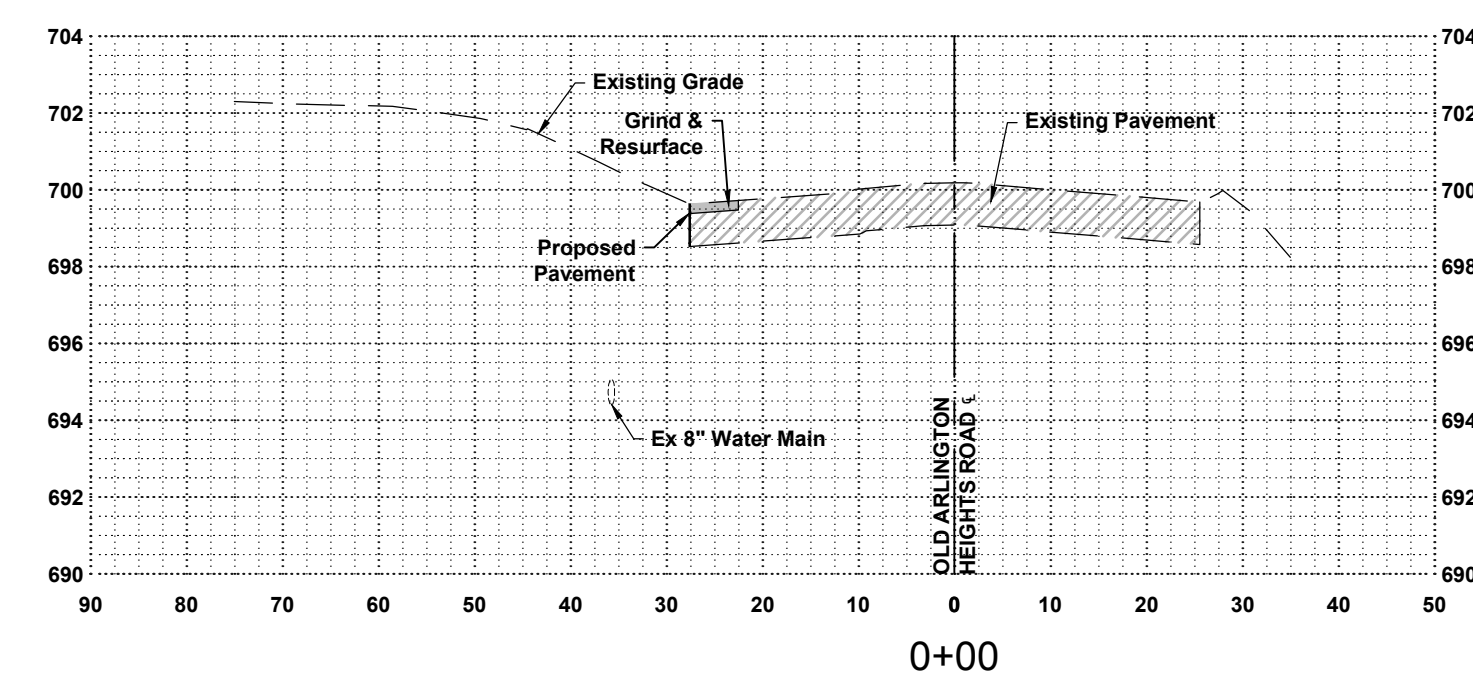
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C8.3**

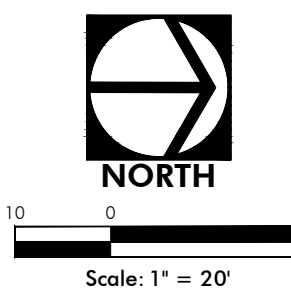
Plot Date: Jun 02, 2017 - 1:56pm Plotted By: itm-b
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OLD ARLINGTON HEIGHTS ROAD - PLAN VIEW
1.5% Walk Slope - 1.5% Min Road Cross Slope - 0.5% Min Gutter Slope



OLD ARLINGTON HEIGHTS ROAD CROSS SECTIONS
H: 1" = 20', V: 1" = 5'

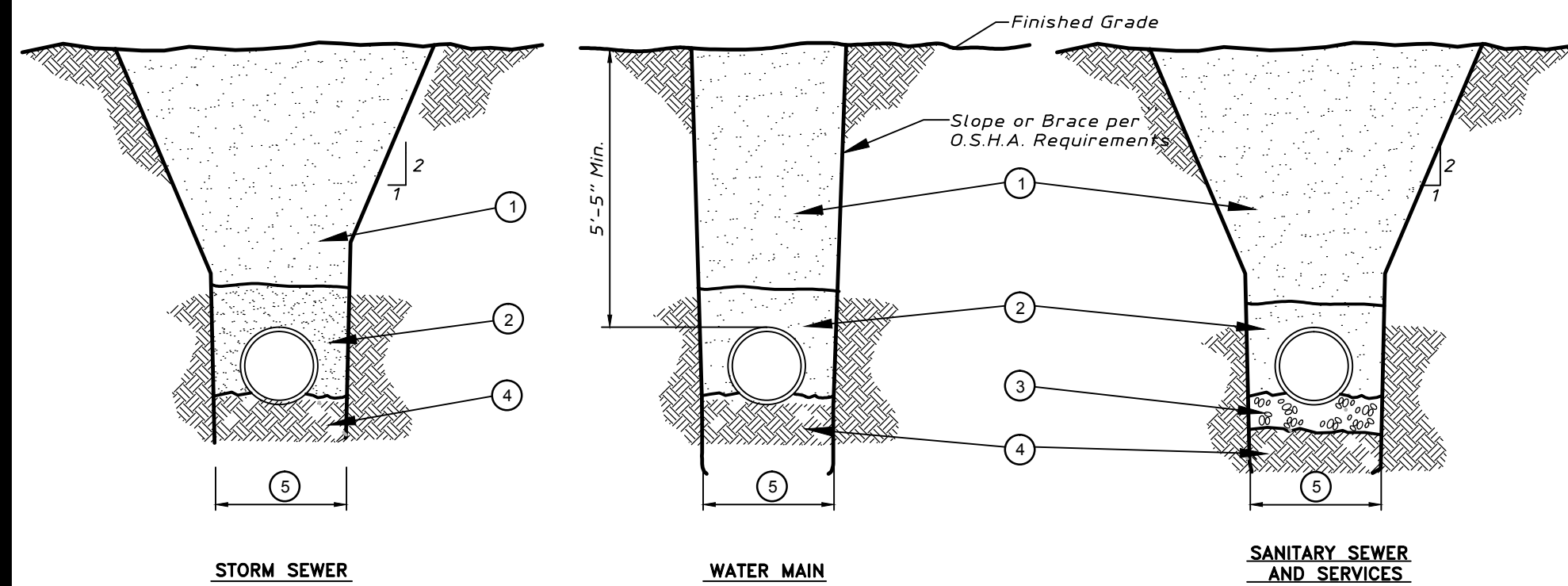


Date	Revision
06/02/2017	1
05/15/2017	2
01/09/2017	3

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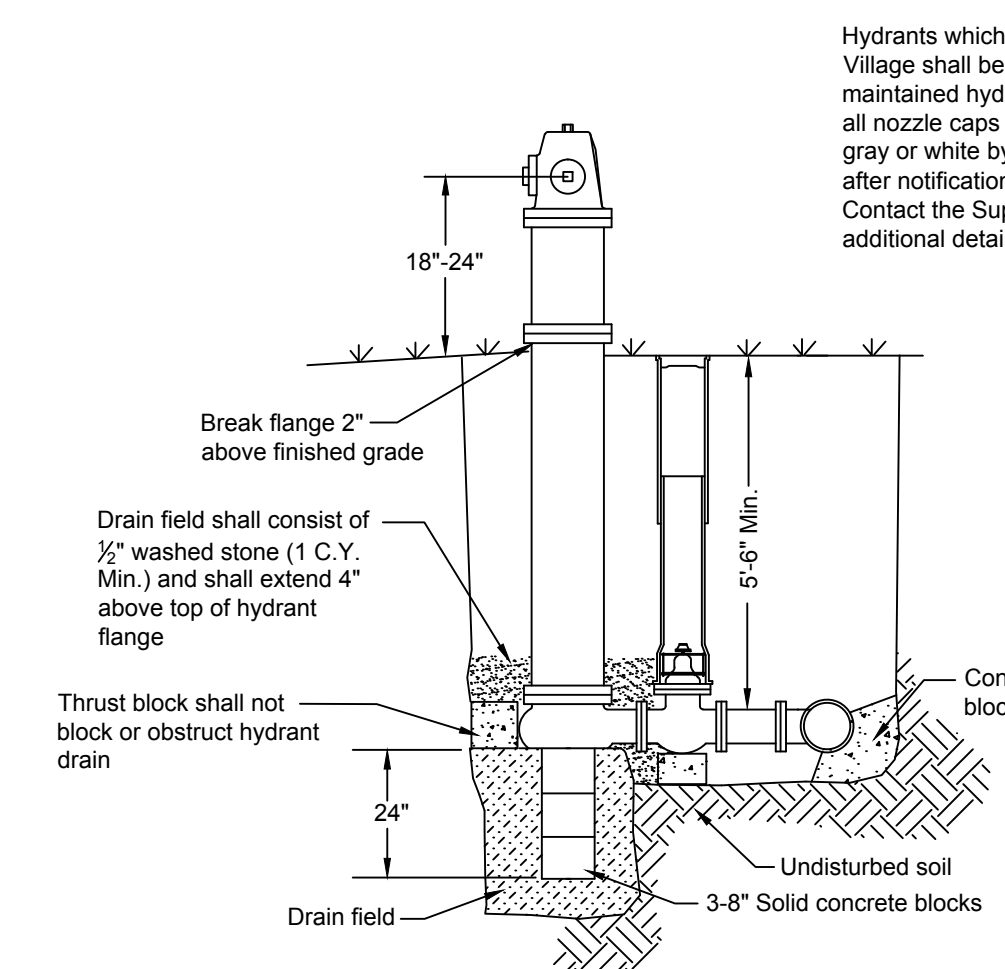
OLD ARLINGTON HEIGHTS ROAD
CROSS SECTIONS
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C8.4**



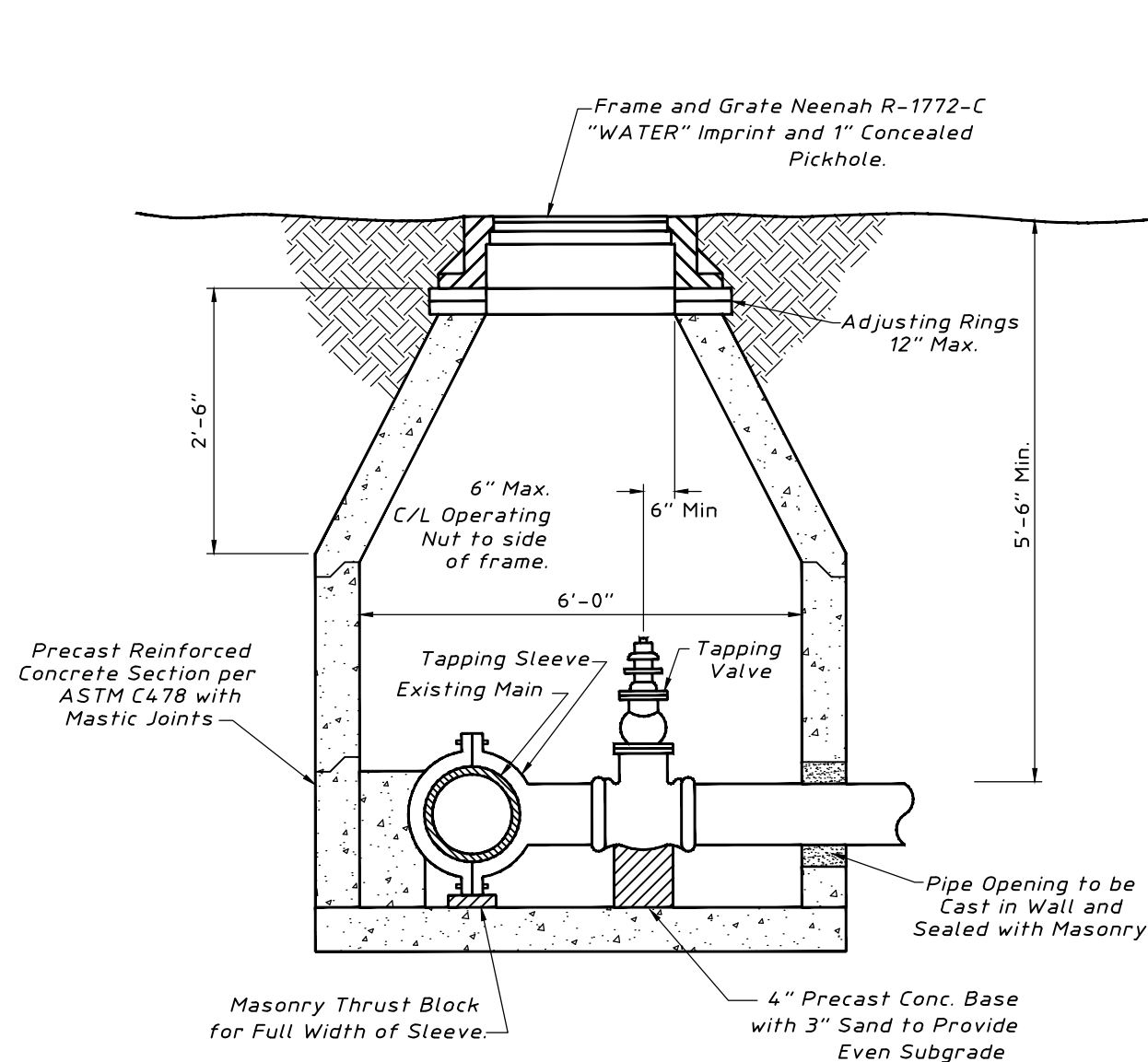
- CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
- SANITARY SEWER (PVC DUCTILE IRON)**
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1" (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
- WATER MAIN**
Compacted granular material CA 6 to 12" above top of pipe (Bedding Material = 1/4" to 1" (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
- STORM SEWER**
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1" (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
- 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1" (also see note 1 below).
- Unsuitable material to be removed where directed by Engineer and replaced with suitable material and compacted.
- Trench Width - Pipe O.D. + 24" Minimum
Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

TYPICAL TRENCH CROSS SECTION

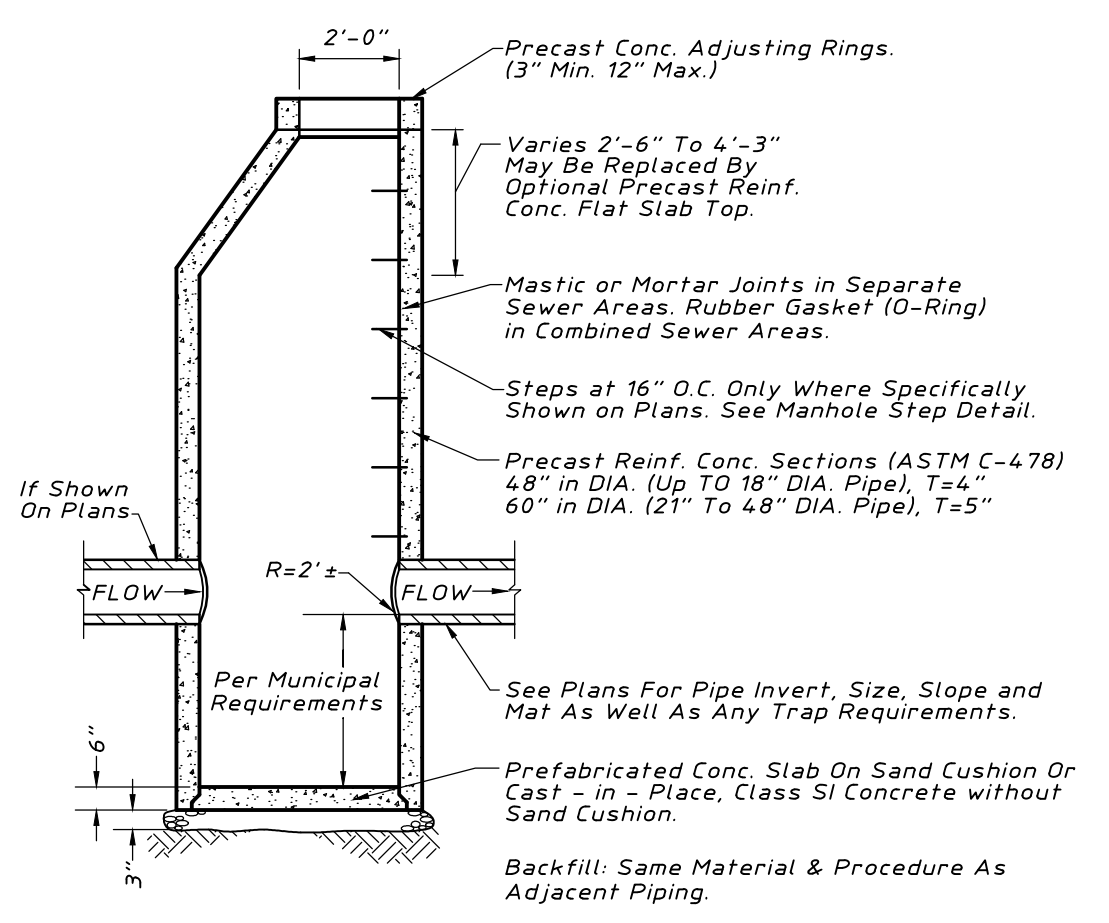


FIRE HYDRANT

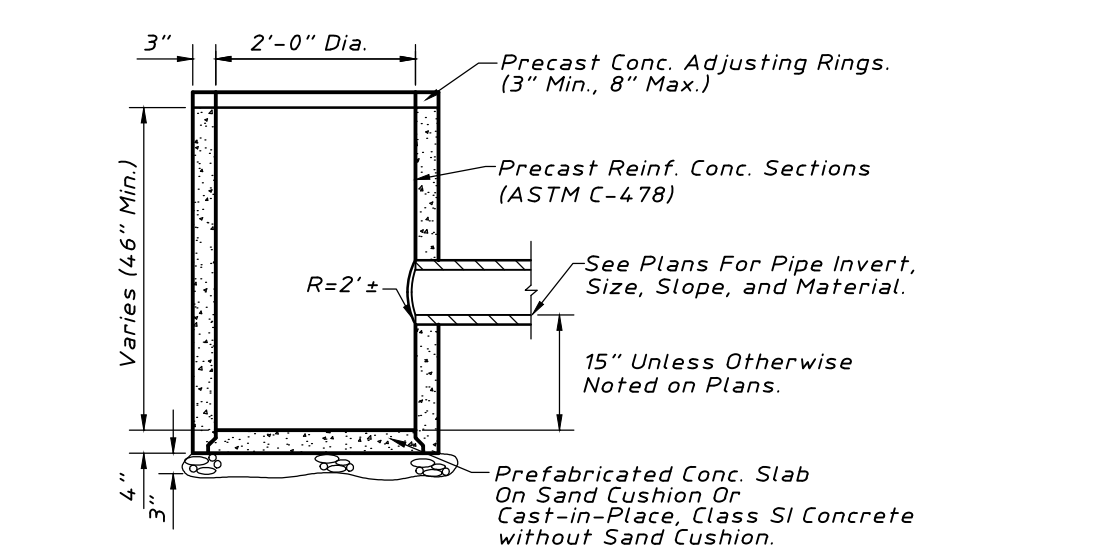
Fire hydrants shall meet AWWA C-502 and be Traverse City Iron Works, East Jordan 5 br, or approved equal with one 5 1/4" valve opening, two 2 1/2" hose nozzles and one 5" pumper nozzle. Threads shall conform with national standard specifications. Each hydrant shall be equipped with an auxiliary resilient seal gate valve complete with roadway box, Tyler 6850 series, Item 6850-S. Fire hydrants must have their discharge at least 18" but not more than 24" from the surface of the adjacent ground. Hydrants shall be installed no closer than 3 feet and no more than 8 feet from the back of curb or edge of pavement to the 5" steamer nut. No barriers, trees, bushes, walls or other obstacles which may hide or impede the use of a fire hydrant shall be installed, maintained, constructed, or enlarged, within 48" of a fire hydrant.



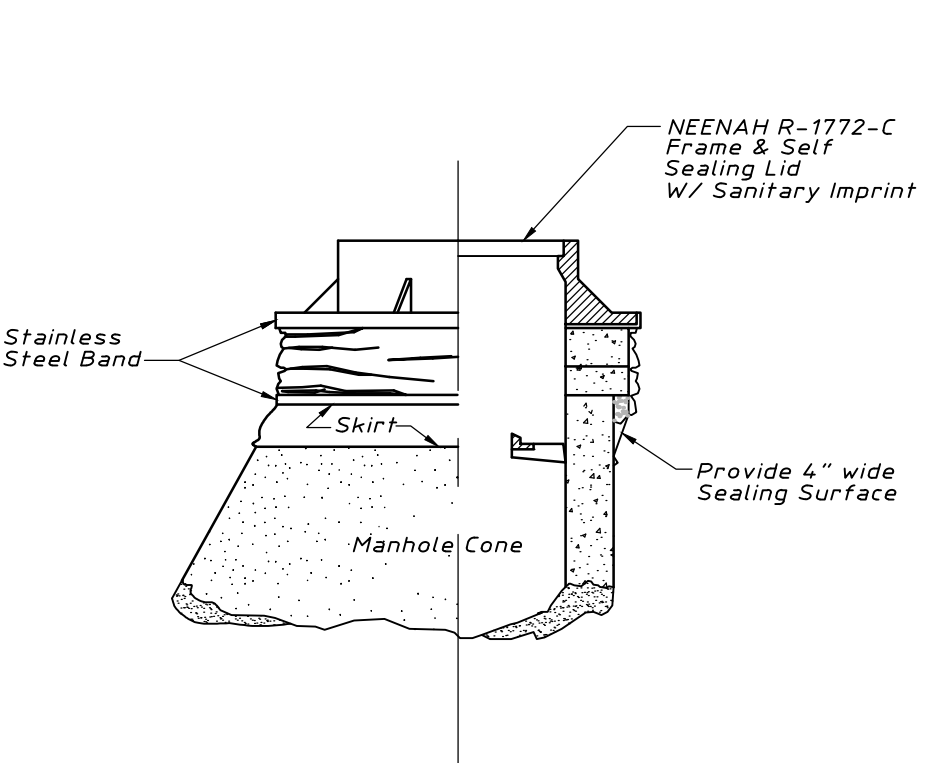
PRESSURE CONNECTION VAULT



CATCH BASIN - TYPE A



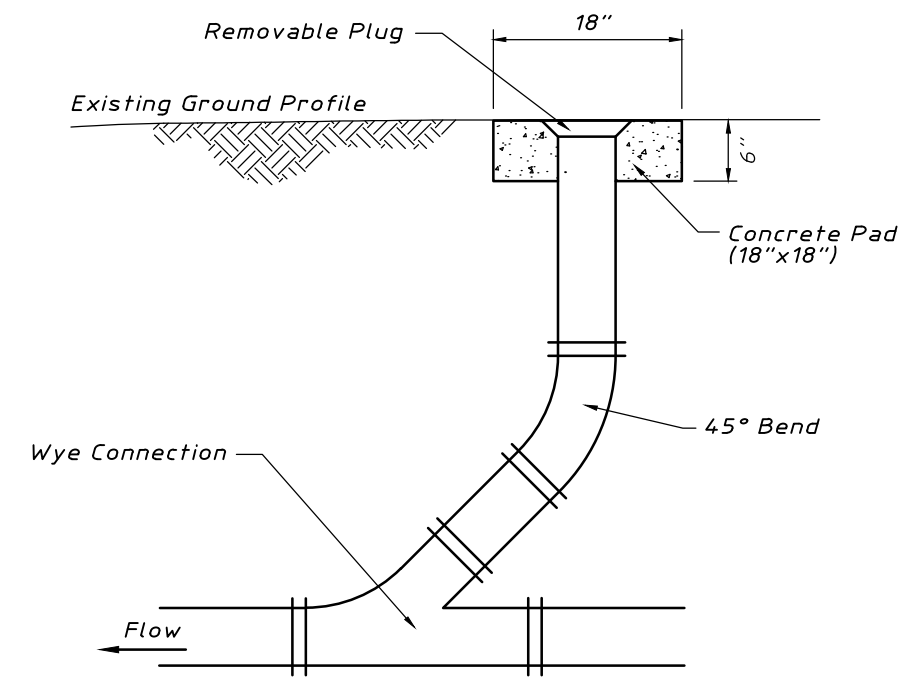
CATCH BASIN - TYPE C



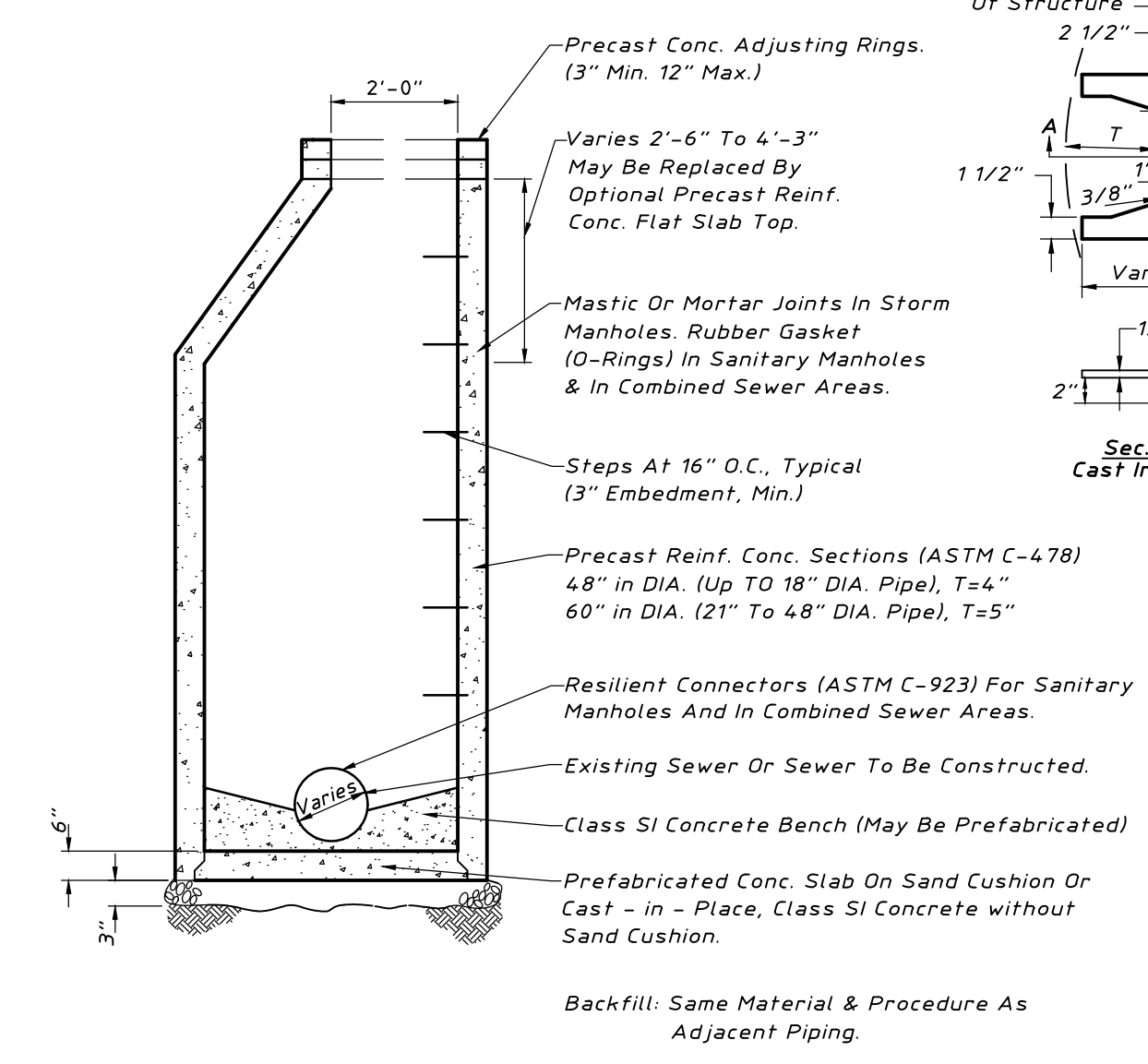
NOTES:

- Chimney Seals shall be installed on all Sanitary Sewerage System Manholes
- "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
- Chimney Seals shall be installed in accordance with the manufacturer's instructions.

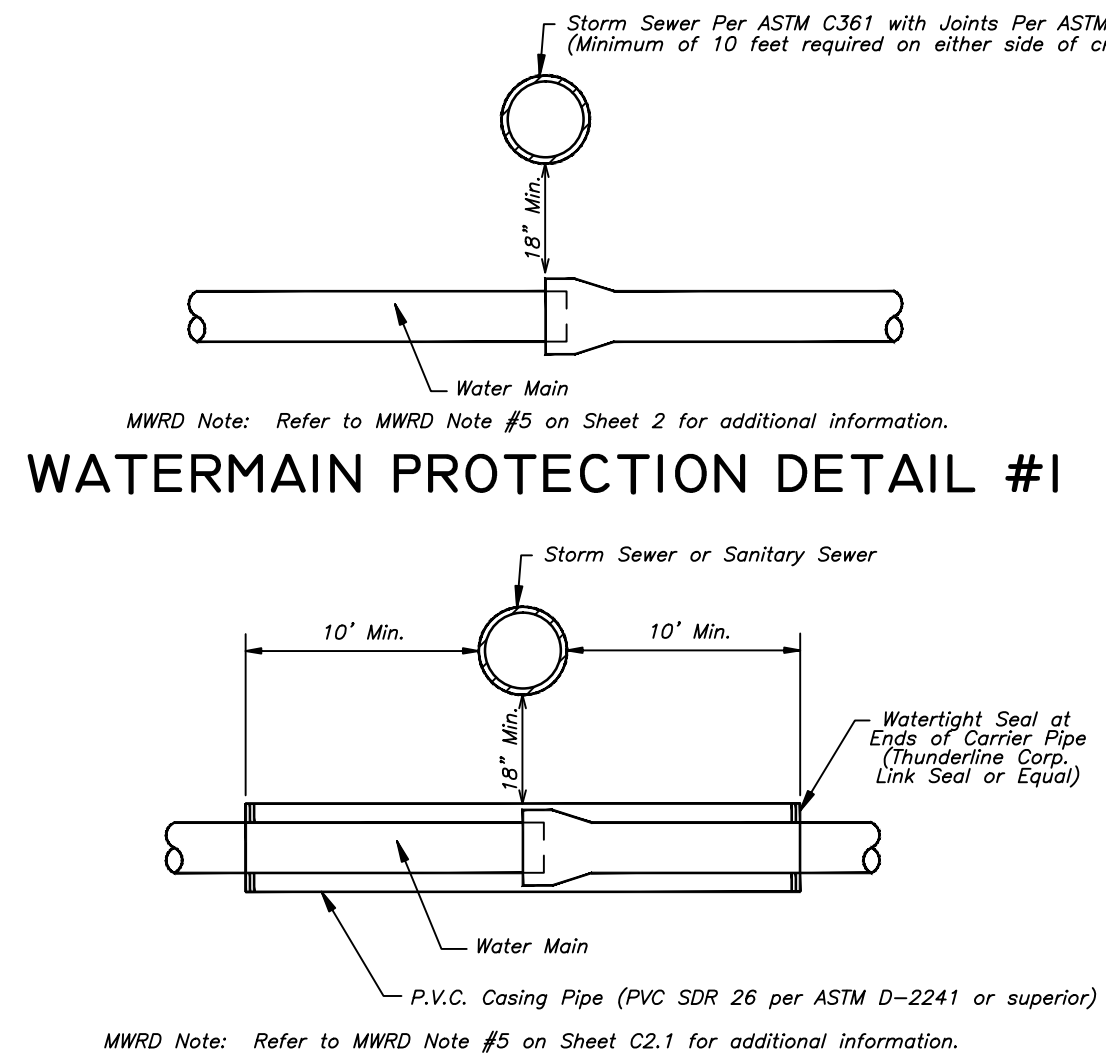
TYPICAL SANITARY MANHOLE



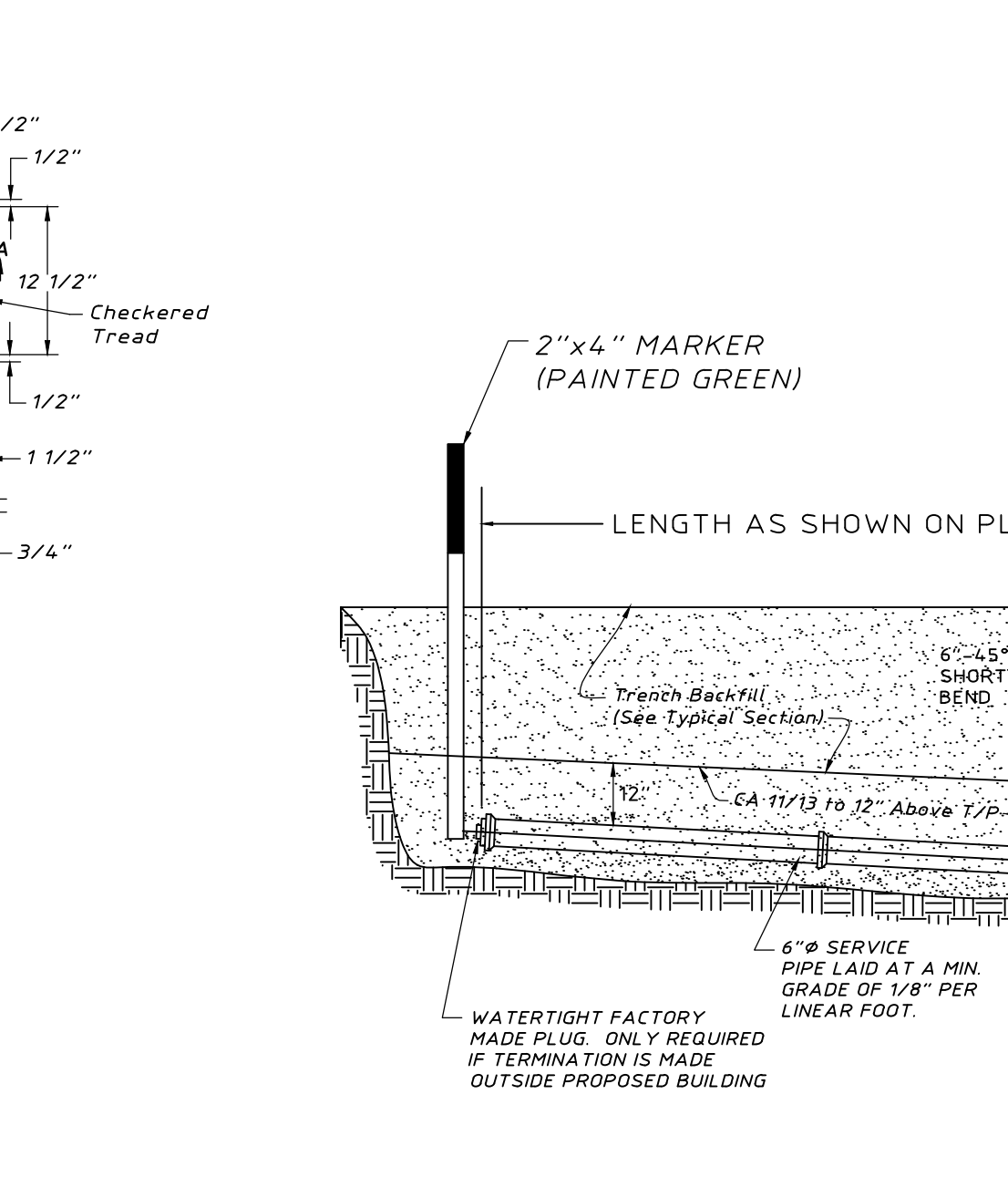
CLEANOUT DETAIL



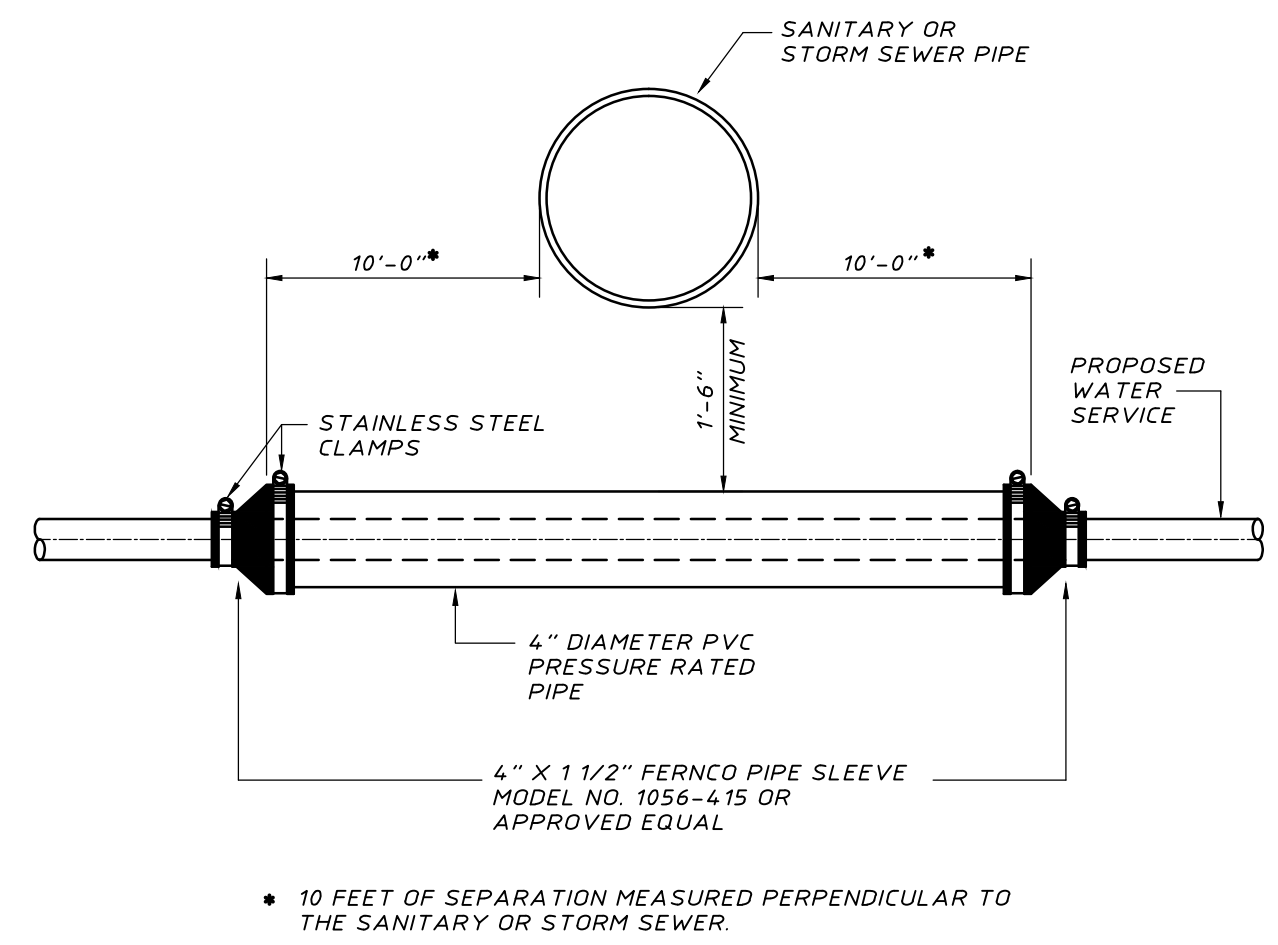
MANHOLE - TYPE A



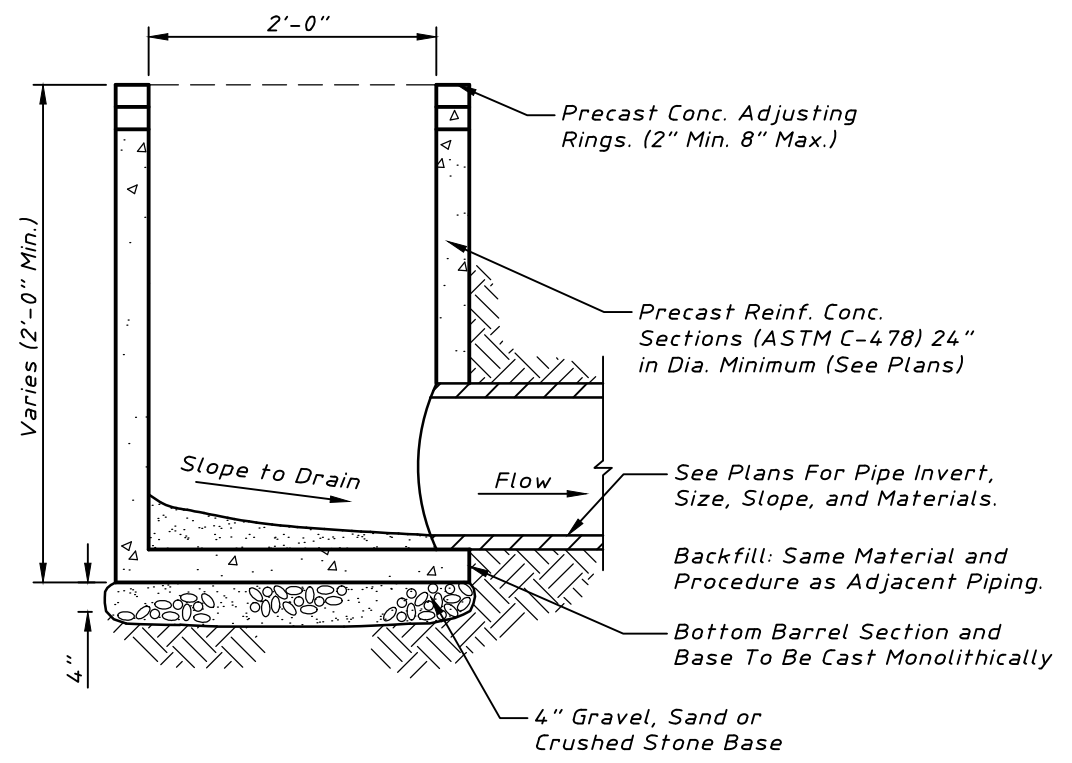
WATERMAIN PROTECTION DETAIL #1



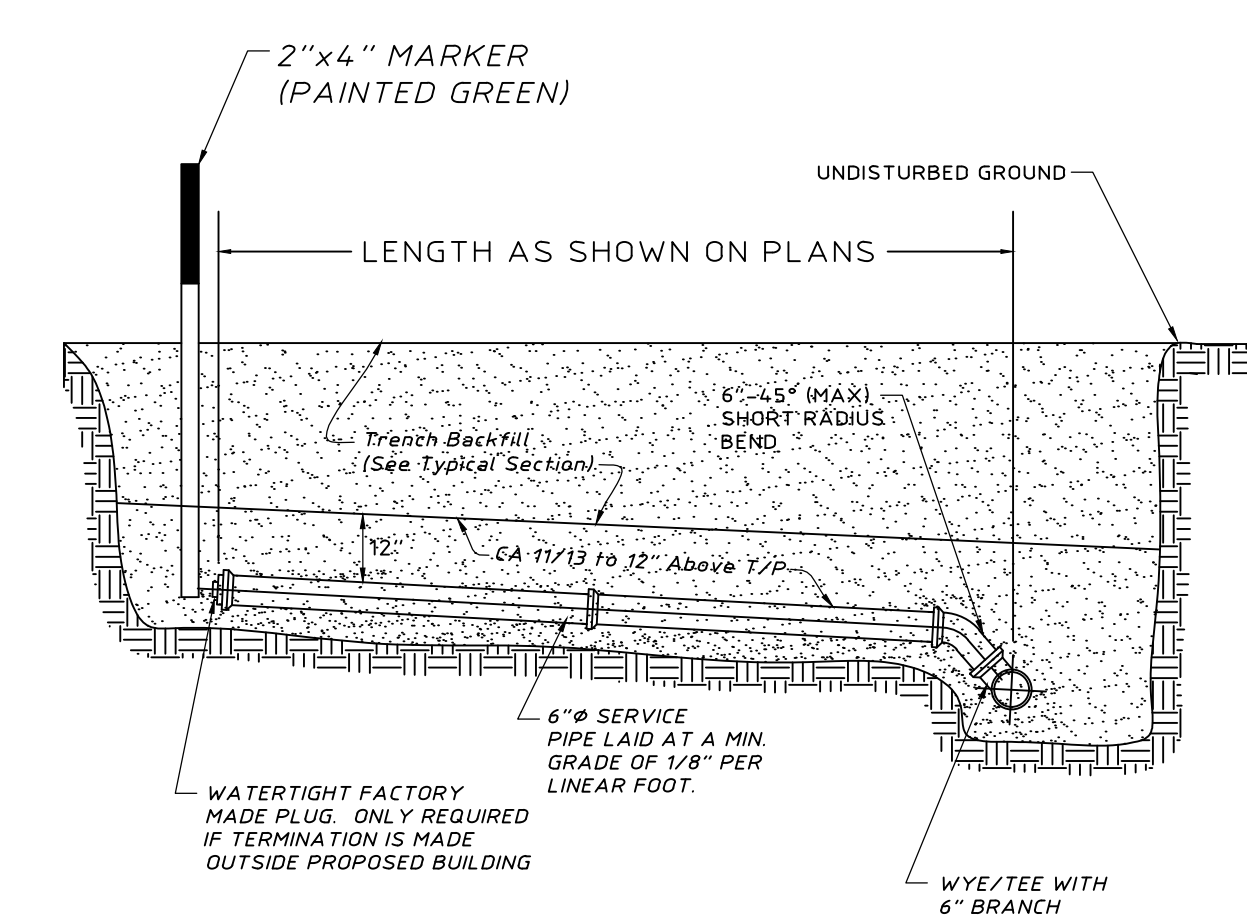
WATERMAIN PROTECTION DETAIL #2



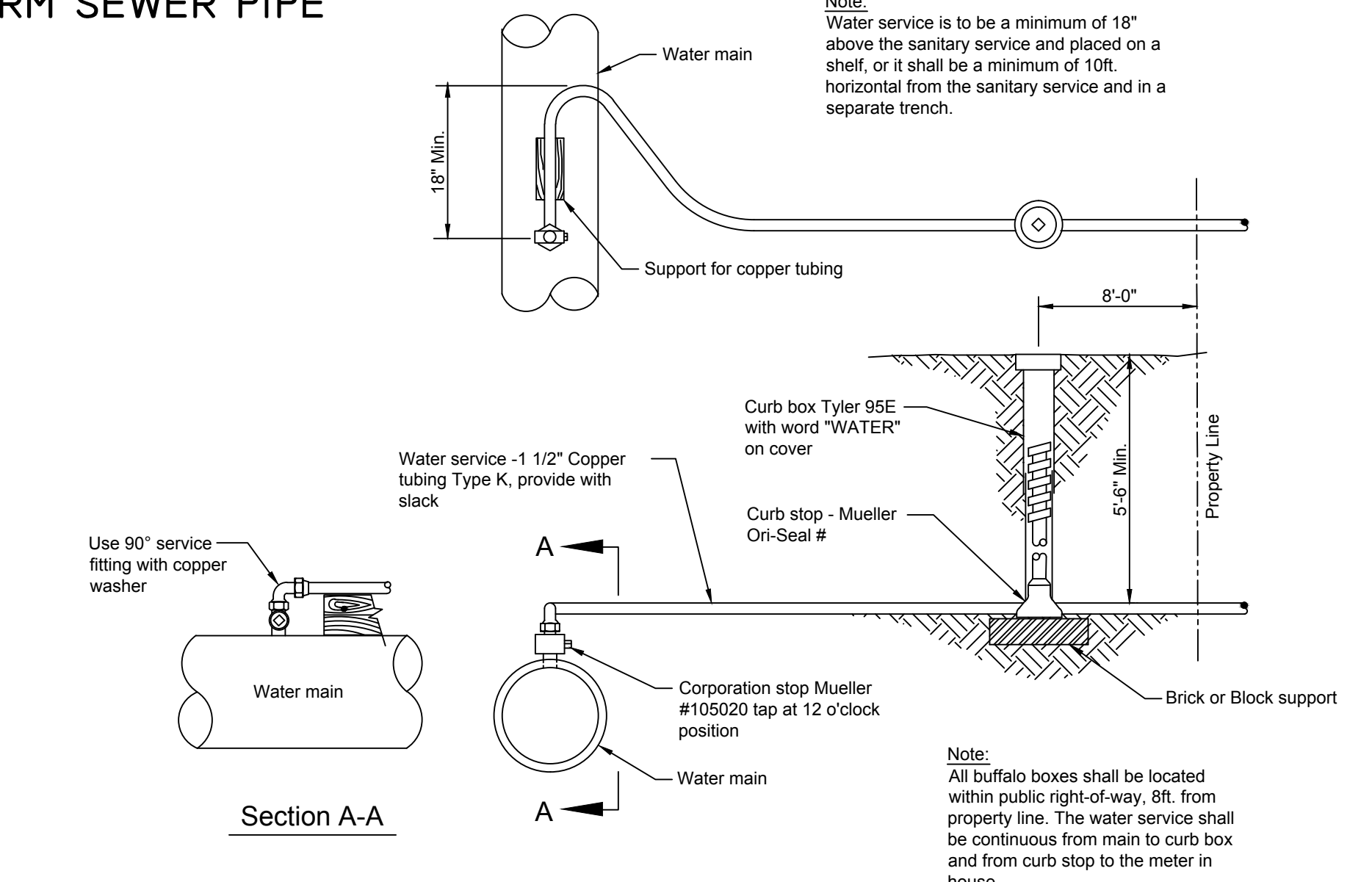
PROPOSED WATER SERVICE BELOW SANITARY OR STORM SEWER PIPE



INLET - TYPE A



SANITARY SEWER SERVICE CONNECTION



TYPICAL 1-1/2" DOMESTIC WATER SERVICE

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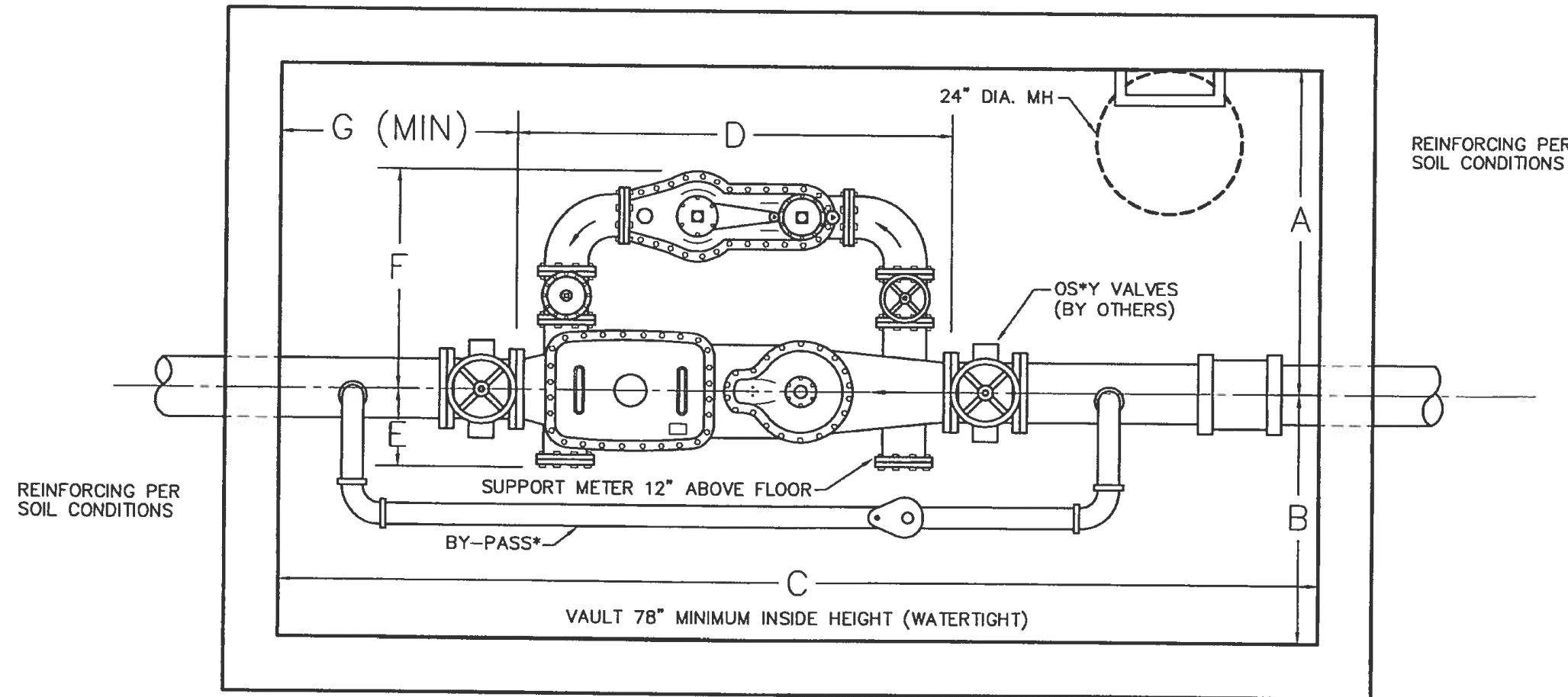
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TYPICAL DETAILS

FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C9.0**

SIZE	A"	B"	B*"	C"	D"	E"	F"	G"	G*"	* WITH BY-PASS
4"	42	18	30	120	33	7 $\frac{1}{8}$	21 $\frac{7}{8}$	24	36	
6"	48	24	36	120	45	8 $\frac{1}{4}$	26 $\frac{3}{4}$	24	42	
8"	54	30	36	144	53	10 $\frac{3}{8}$	32 $\frac{5}{8}$	24	42	
10"	60	36	42	180	68	13 $\frac{1}{2}$	42	30	54	

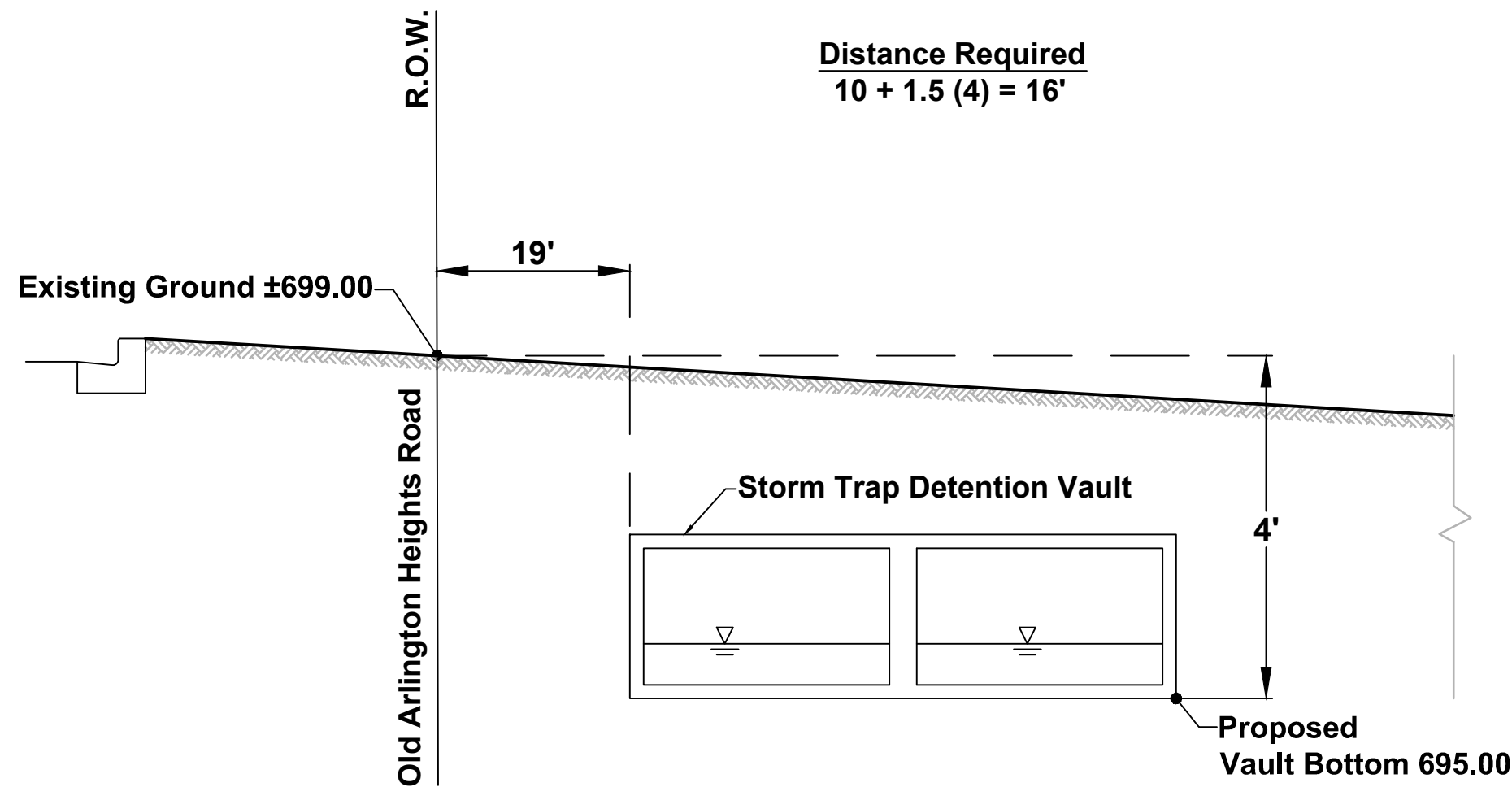


WATER METER VAULT DETAIL

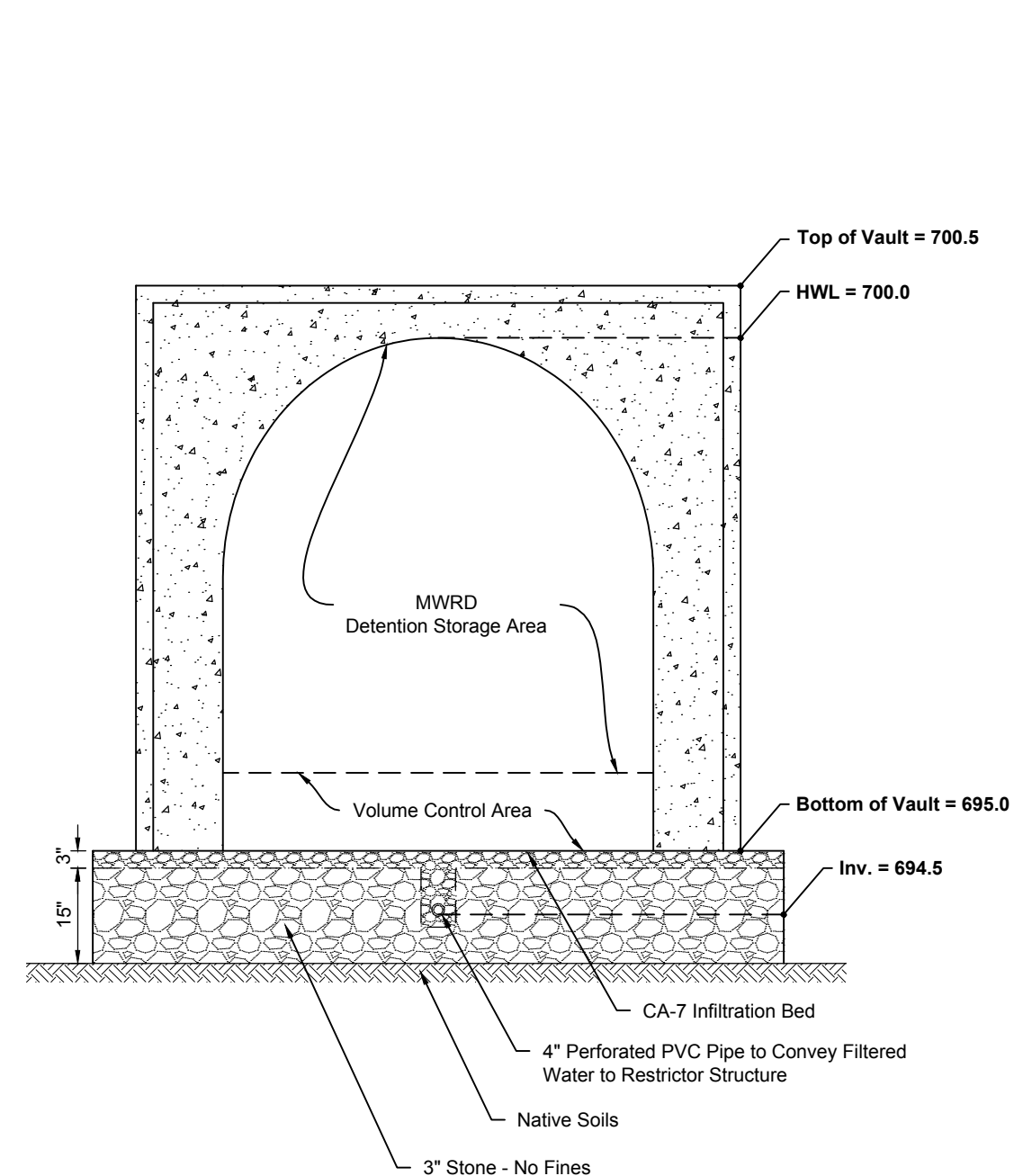
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PUBLIC WORKS
WATER UTILITY OPERATIONS

Drawn By: CW3
Checked By: RBH
Date: 8/2/2007

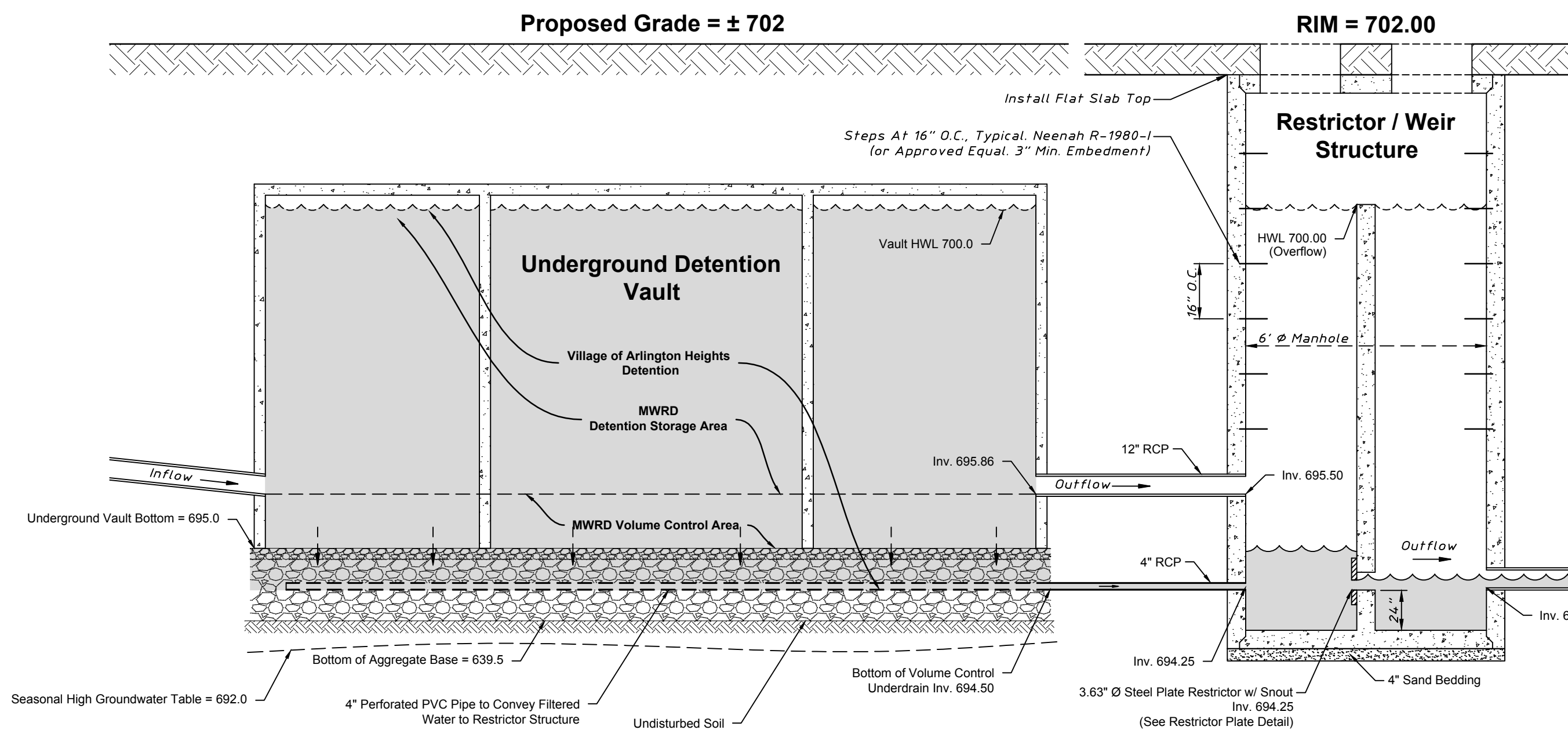
* CALL V.A.H. WATER SUPT. (847-368-5800) FOR BY-PASS INFORMATION



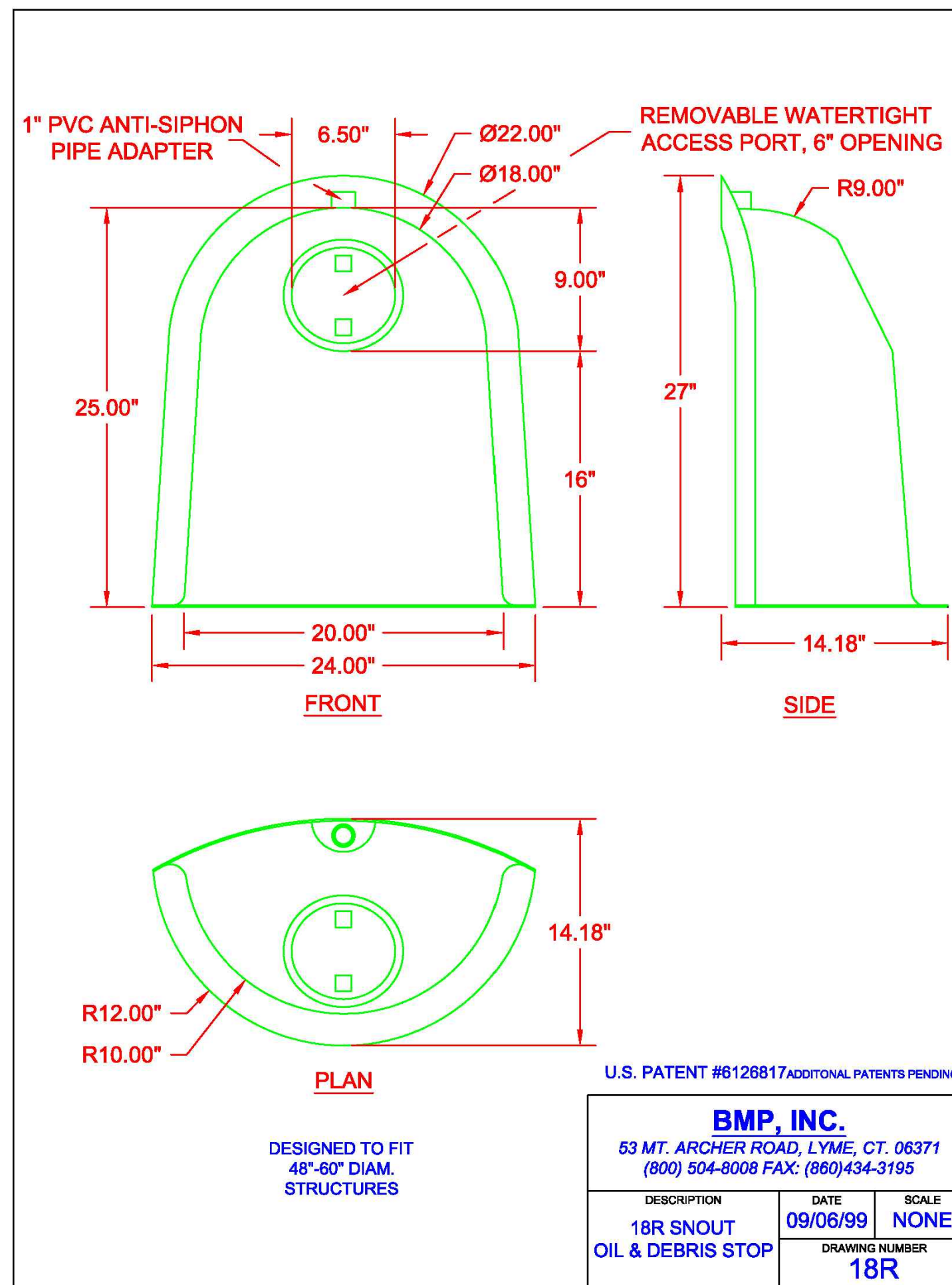
BERM LAW - CASE VII



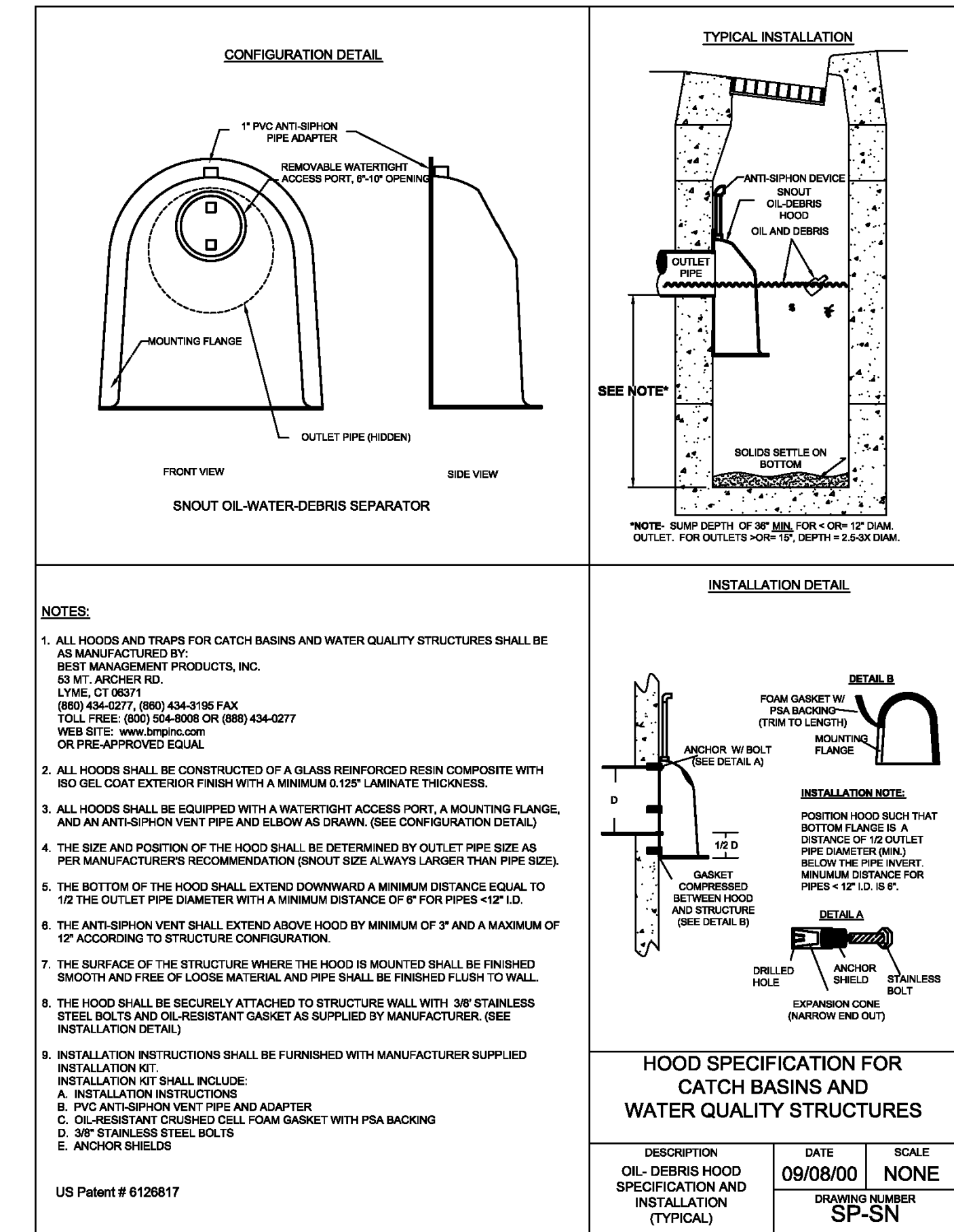
UNDERGROUND DETENTION VAULT (INDIVIDUAL UNIT)



UNDERGROUND DETENTION & RESTRICTOR STRUCTURE DETAIL N.T.S.

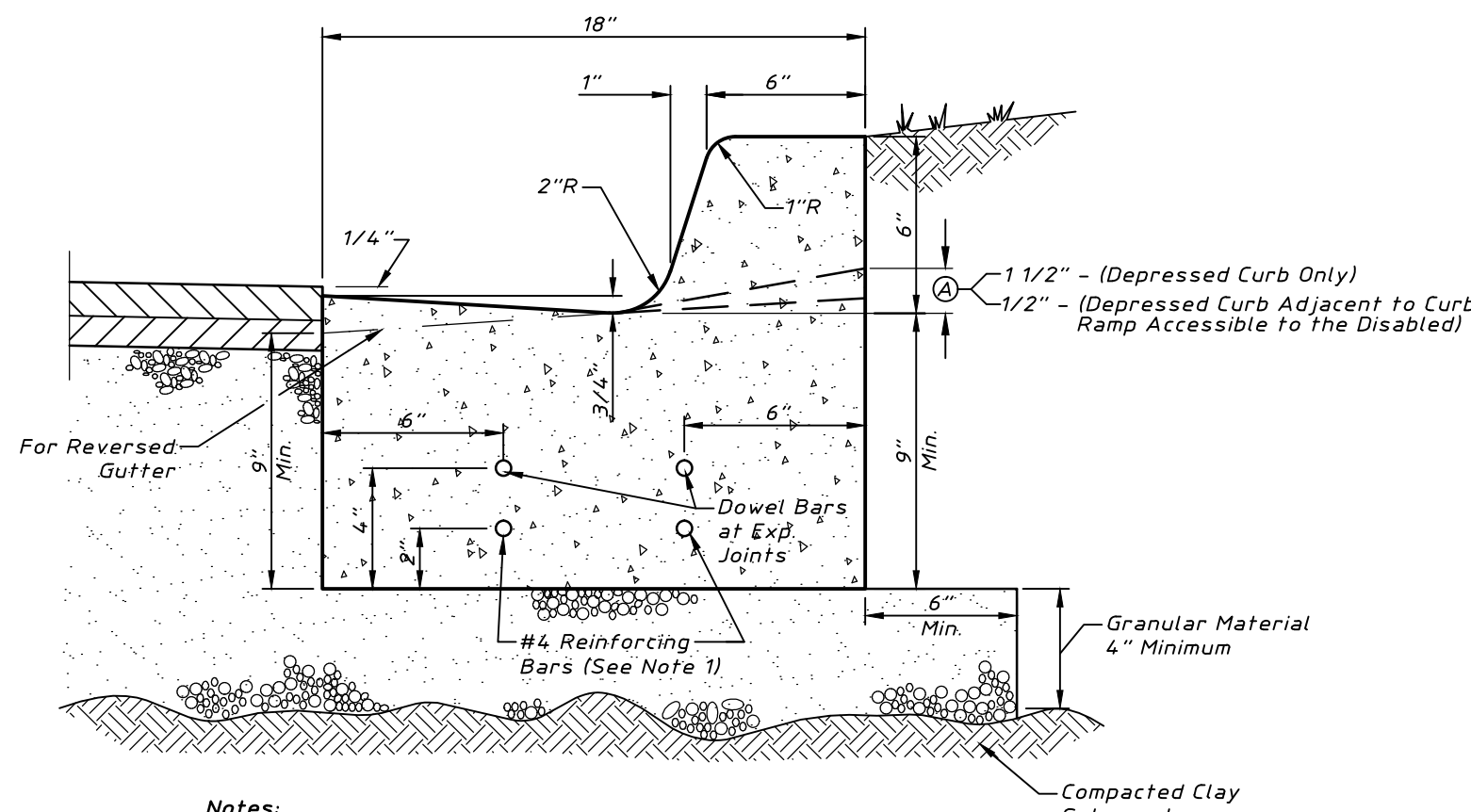


SNOUT OIL & DEBRIS STOP



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
DRAWING NUMBER		SP-SN



2. Use two #4 bars for 10 feet on either side of all utility trenches.
3. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed concrete expansion joint material and a galvanized steel reinforcement and shall be provided with two 1-1/4", 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched spot which provides a minimum of 1" expansion.
4. Maximum contraction (control) joint spacing shall be 20'.
5. Flag thickness shall be as proposed, ready or 9" minimum.
6. Use plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

Notes:

- Existing Sanitary or Combined Sewer must be 15" diameter or larger for "dog house" manhole use.
- Integral pour for base and bench. (No precast base)
- All poured-in-place concrete must be 4000 psi non-shrink conc. External drop connection must be provided if invert of connecting sewer is 24" or more above the invert of outlet. (See separate MWRD Standard Drop detail.)
- Manhole diameter minimum 60" - increases based on the existing sewer diameter.
- Concrete bonding agent must be applied to all interfaces of precast concrete surfaces with poured-in-place concrete.
- A curved internal arch form must be used during collar concrete fill. No brick, masonry, or debris to be used in place of consolidated concrete.
- Debris must not be allowed to enter the sewer system at any time during construction.
- All dimensions noted are minimum allowed.
- The structure must not be backfilled for a minimum of 24 hours after construction.
- Pumping in lieu of "dog house" manhole upon on Engineer and Inspector approval.

SECTION A-A

SECTION B-B

"DOG HOUSE" MANHOLE

ALTERNATIVE FOR NEW MH CONSTRUCTION ON / CONNECTION TO EXISTING LIVE SEWERS

HYDROTASTIC INTER-ESTIMATED
DISTRICT OF CHICAGO
ENGINEERING DEPARTMENT
84-28 SOCIAL SERVICES

1. Concrete shall have a compressive strength of 3,000 psi @ 28 days, contain 4% min. - 6% max. air entrainment; and be placed with a 3.50 - 4.50 slump in accordance with ACI 301.
2. Reinforcing steel rods shall conform to ASTM A615, Grade 60.
3. Anchor bolts shall conform to ASTM A193, Grade B8N, Type 316 stainless steel.
4. A 3 CBU configuration is depicted under "Multiple Unit". A 2 or 4 CBU configuration may be used as long as they are arranged in groups such that the overall dimension of the concrete base does not exceed 192 inches.

Existing bases built to MM0-018-92 specifications may be used if the concrete base is undamaged. The concrete base depth has been decreased from the 12 inches required in MM0-018-92 to the current requirement of 8 inches. All other concrete bases must meet the minimum specifications provided below.

- WARNING:** Any unused, existing anchor bolts must be cut flush to the level of the concrete surface.

WARNING: Any unused, existing anchor bolts must be cut flush to the level of the concrete surface.

- Expansion anchor bolts must be installed in accordance with the manufacturer's instructions. Replace

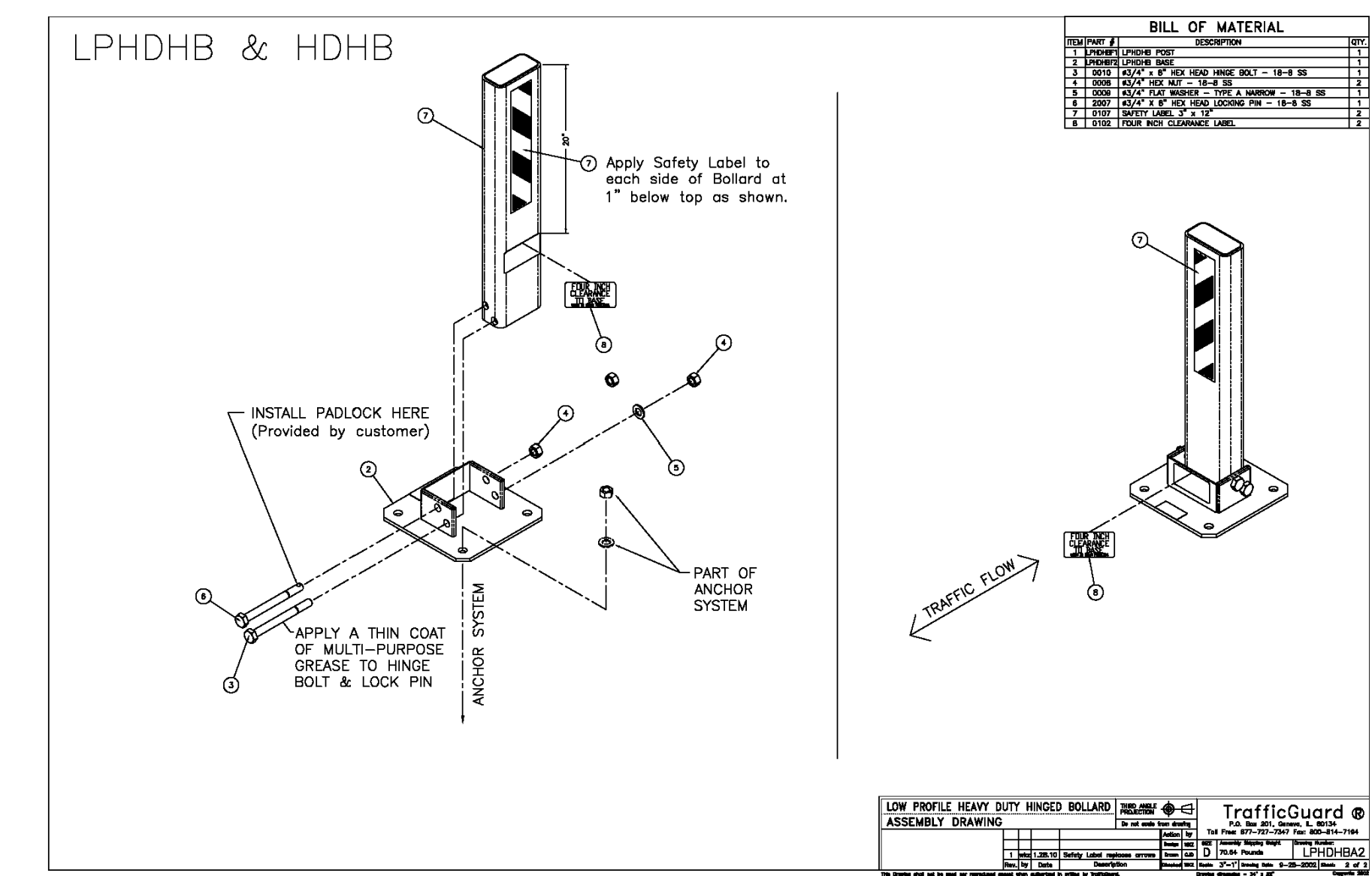
Recommended replacement expansion anchor bolts are as follows:

a) Hilti Kwik Bolt II (www.us.hilti.com) - 1/2 inch diameter x 5-1/2

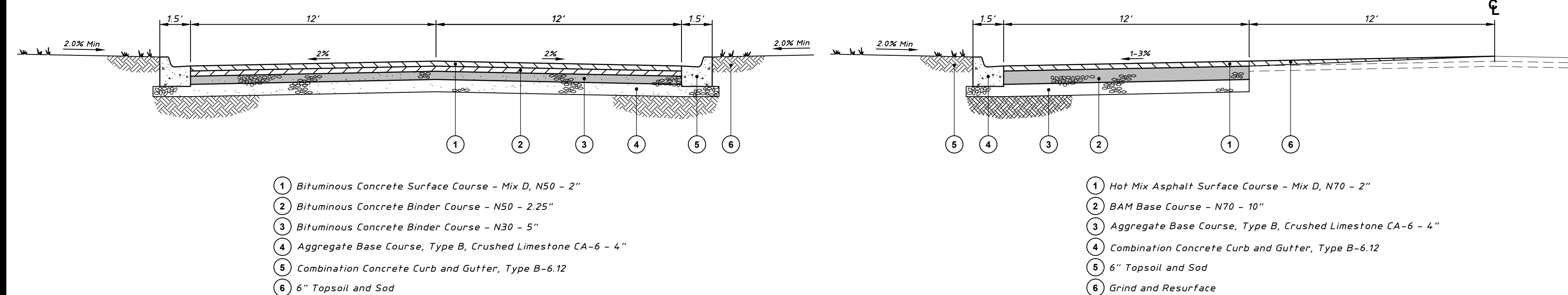
- Galvanized, catalog number: 000-453-696**
KB II 12-512, stainless steel, catalog number: 000-454-744
Ensure that the minimum embedment in concrete is at least 3-1/2 inches.
- b.) **ITW Ramsef Redhead Trubolt (www.ramsef-redhead.com)**
Galvanized, 1/2 inch diameter x 7 inches overall length; catalog number: WS-1270G
Ensure that the minimum embedment in concrete is at least 4-1/8 inches.

- c.) *Rawl Stud* (www.rawl.com)
Galvanized, 1/2 inch diameter x 5-1/2 inches overall length; catalog number: 7724
Ensure that the minimum embedment in concrete is at least 4 inches.

- 3.) If the concrete is damaged, replacement of the foundation pad is required.



(NOT TO SCALE)



SEGMENTAL BLOCK RETAINING WALL

Top of Wall Grade
Cap Unit
Keystone / Segmental Block Unit in accordance with structural engineering design by others
Granular Fill in accordance with structural engineering design by others
Toe of Wall Grade
Existing Ground Slope
Gravel Leveling Pad (typ)
Leveling pad in accordance with structural engineering design by others
Geogrid in accordance with structural engineering design by others
Drain Tile and Filter Fabric

NOTES:

1. Wall shall be constructed in accordance with the specification guidelines of the selected manufacturer. Contractor shall submit shop drawings to the engineer for approval prior to construction. Drawings must be signed & sealed by a registered structural engineer.
2. This Detail Does Not Account For Extreme Vehicle Impact and is typical only.
3. Color to be determined by Architect.
4. Copy the City of Park Ridge on all Shop Drawings.

EXPANSION JOINT
Poured Sealant 1/4"
3/4" Space At 50' Interval, Max.

CONTROL JOINT
Tooled Control Joint 5/16"

5' Public Walk / 8' Sidepath
15% Cross Slope
3" Min.
5" (6" through driveways)
4" - CA 6 Sub-base, Type B
5" - Portland Cement Concrete, Class Sl, Broom Finish

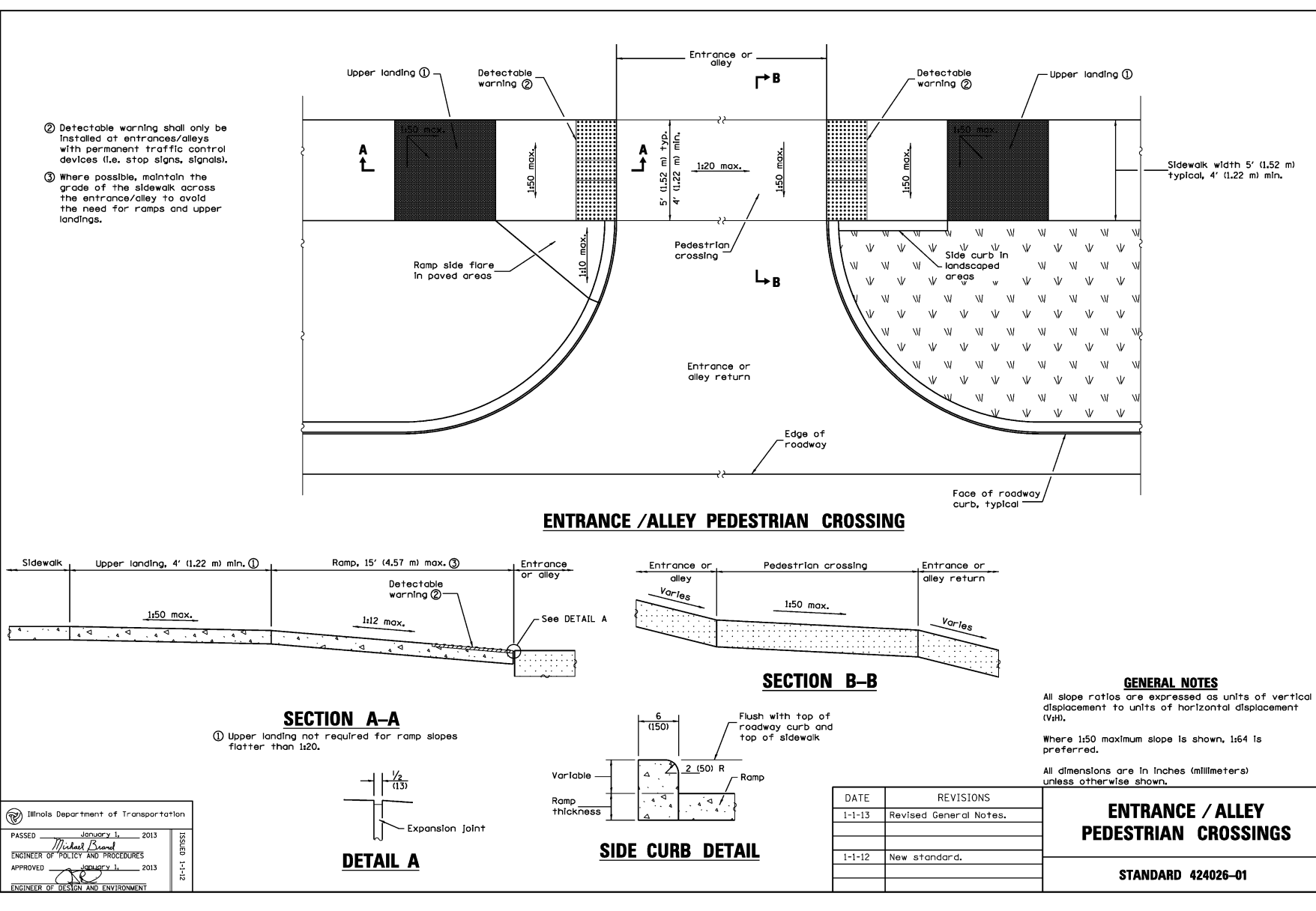
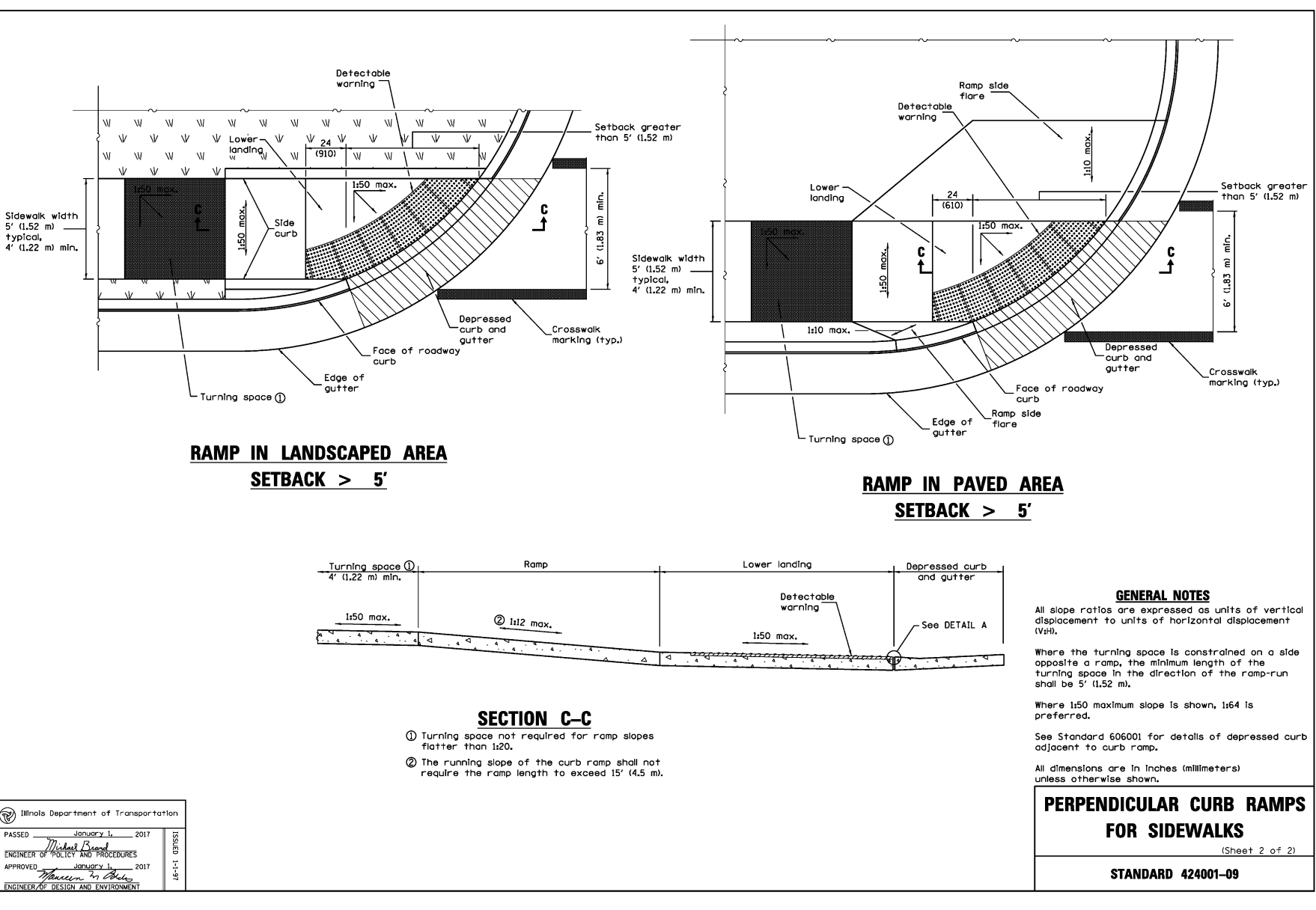
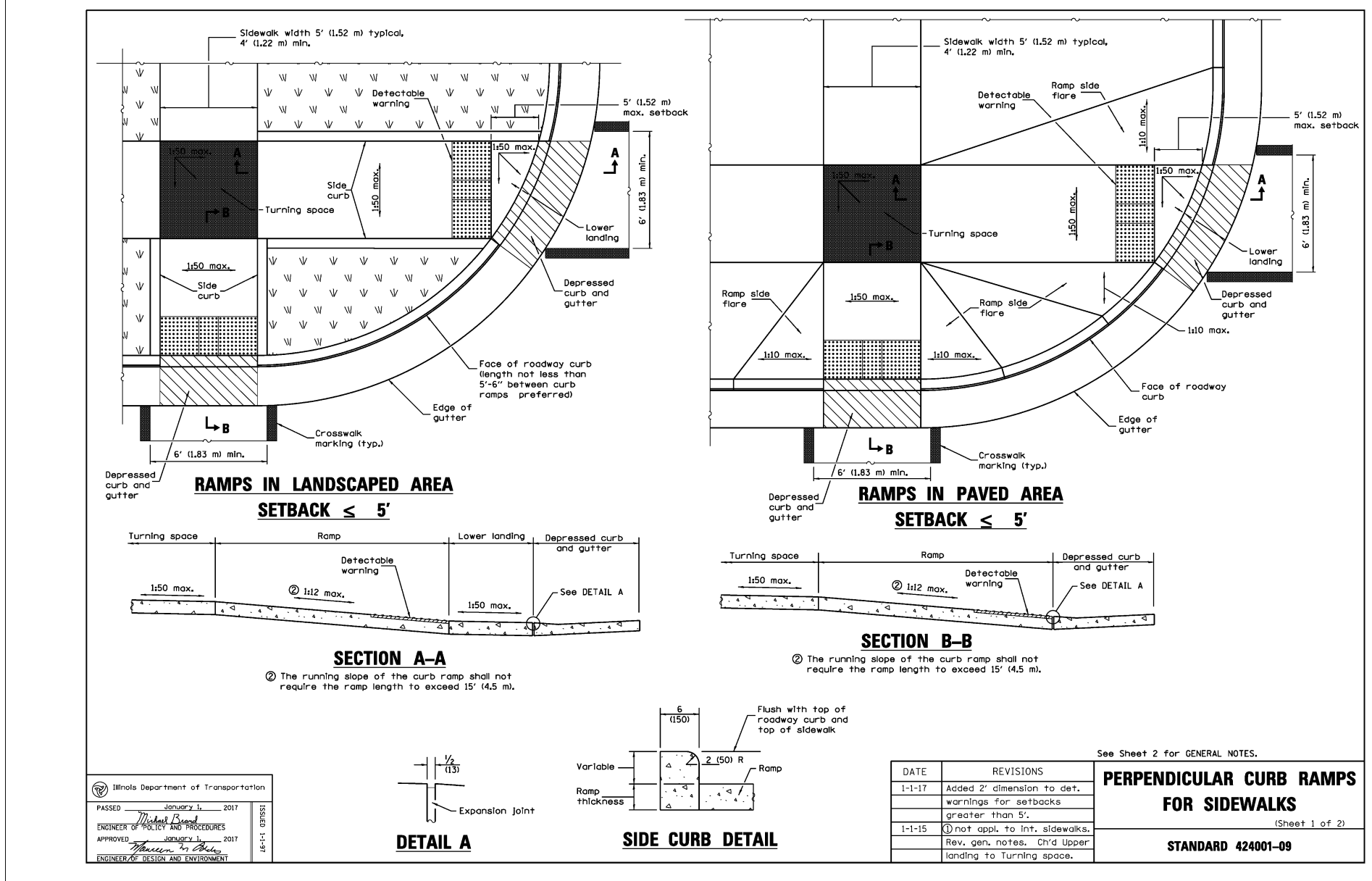
NOTE:
Sidewalks shall be 8" P.C.C. within Roadway Locations. See Geometry Sheet 5.1 for more details.

PORTLAND CEMENT CONC. SIDEWALK / SIDEPATH

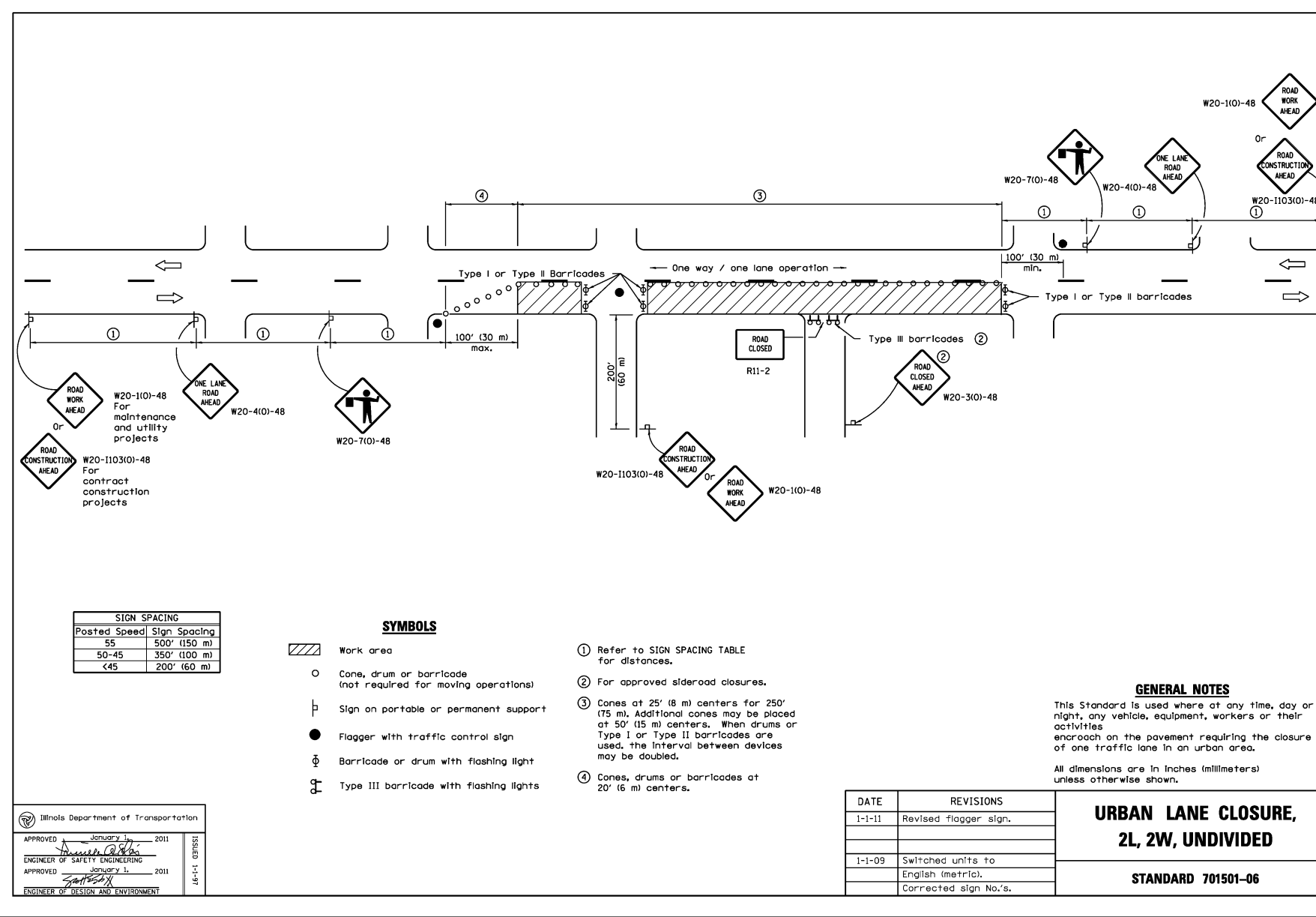
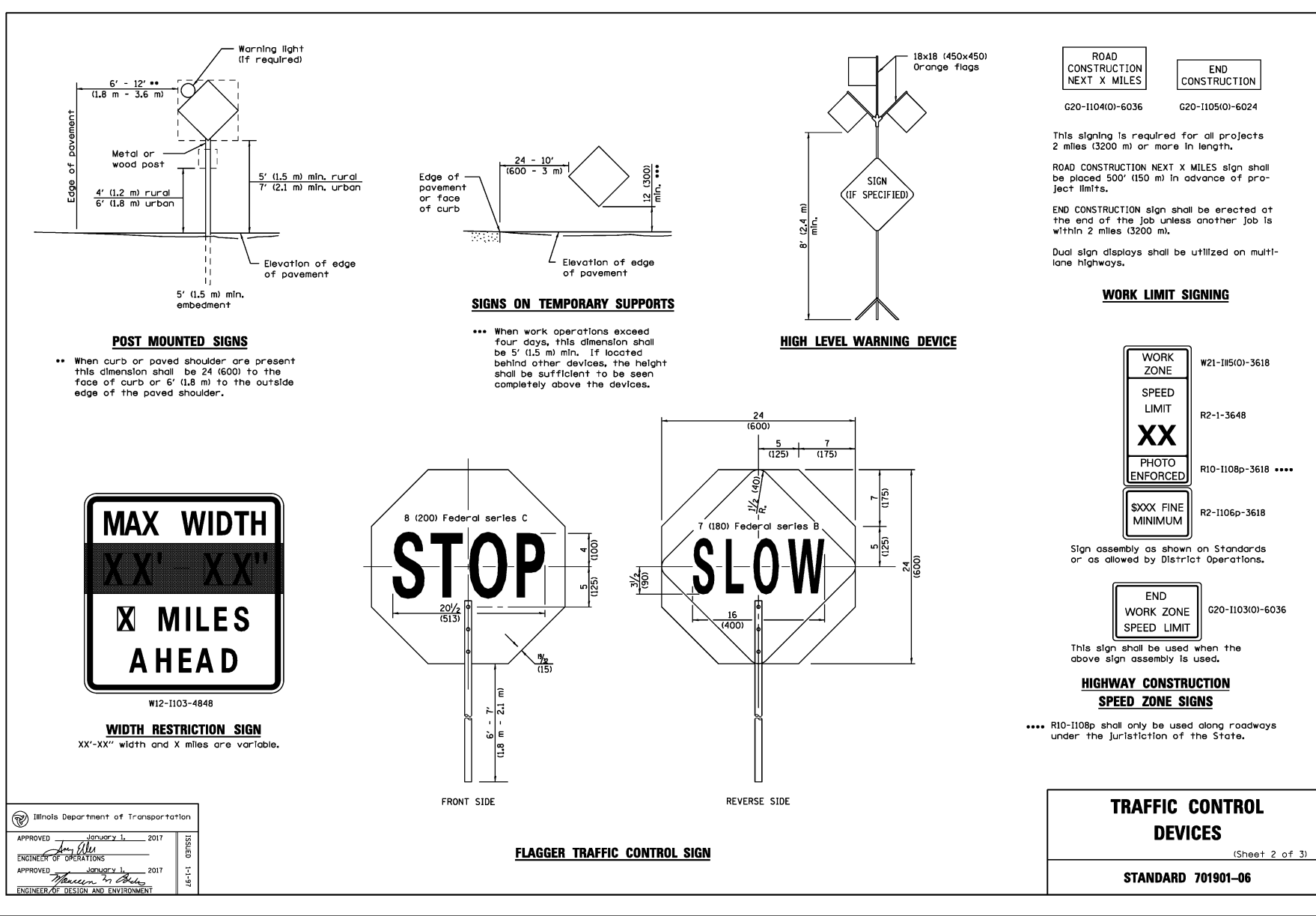
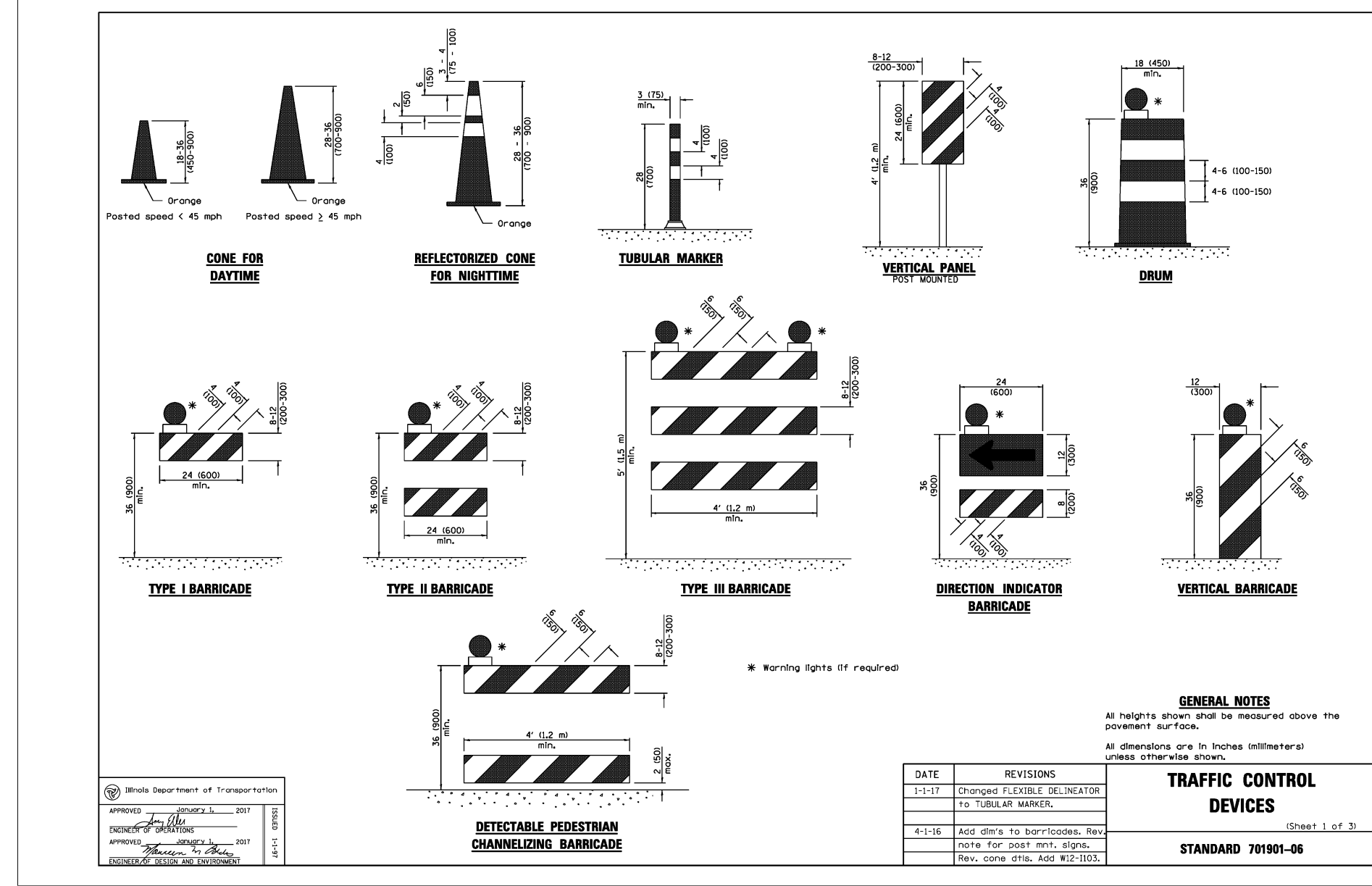
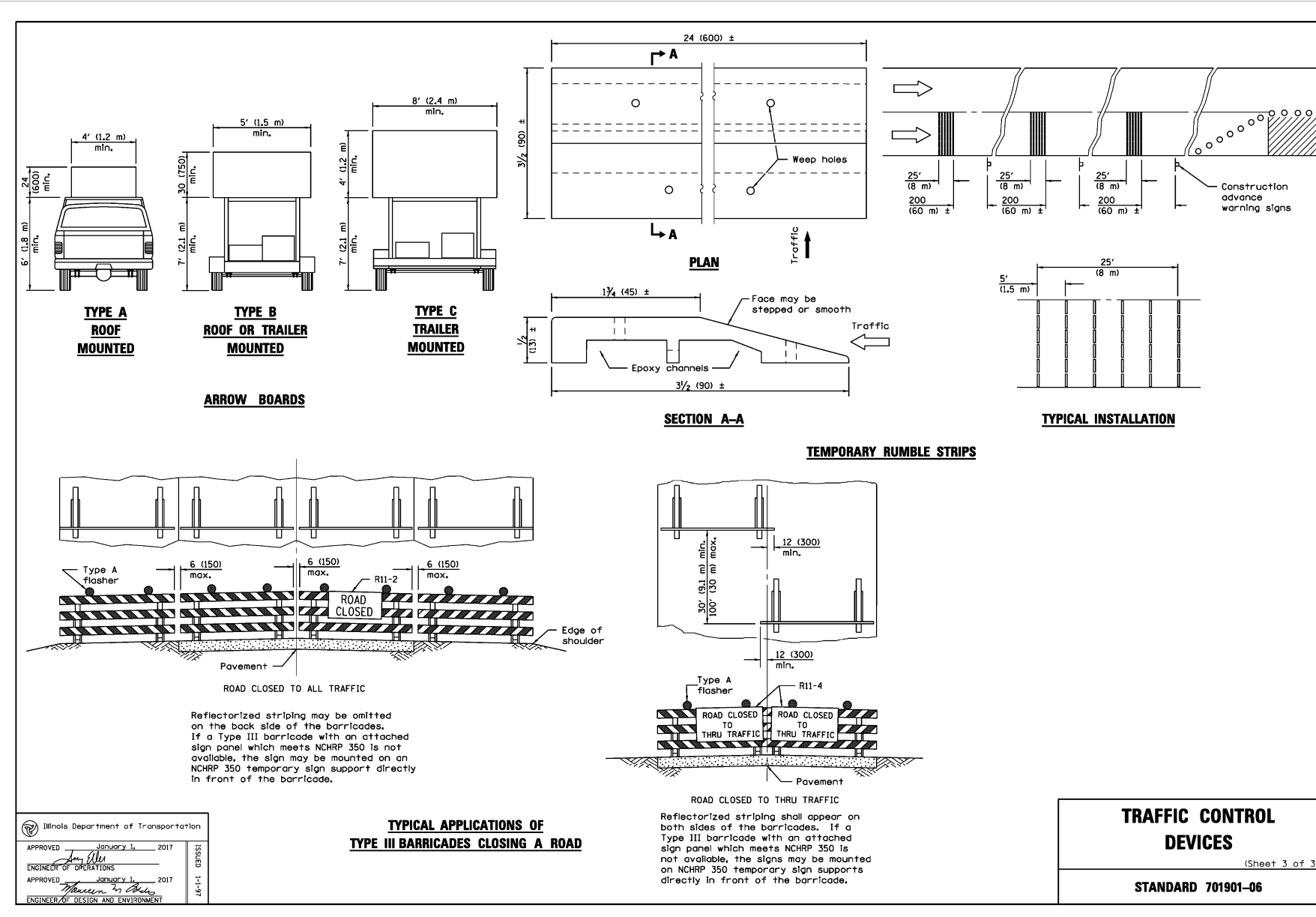
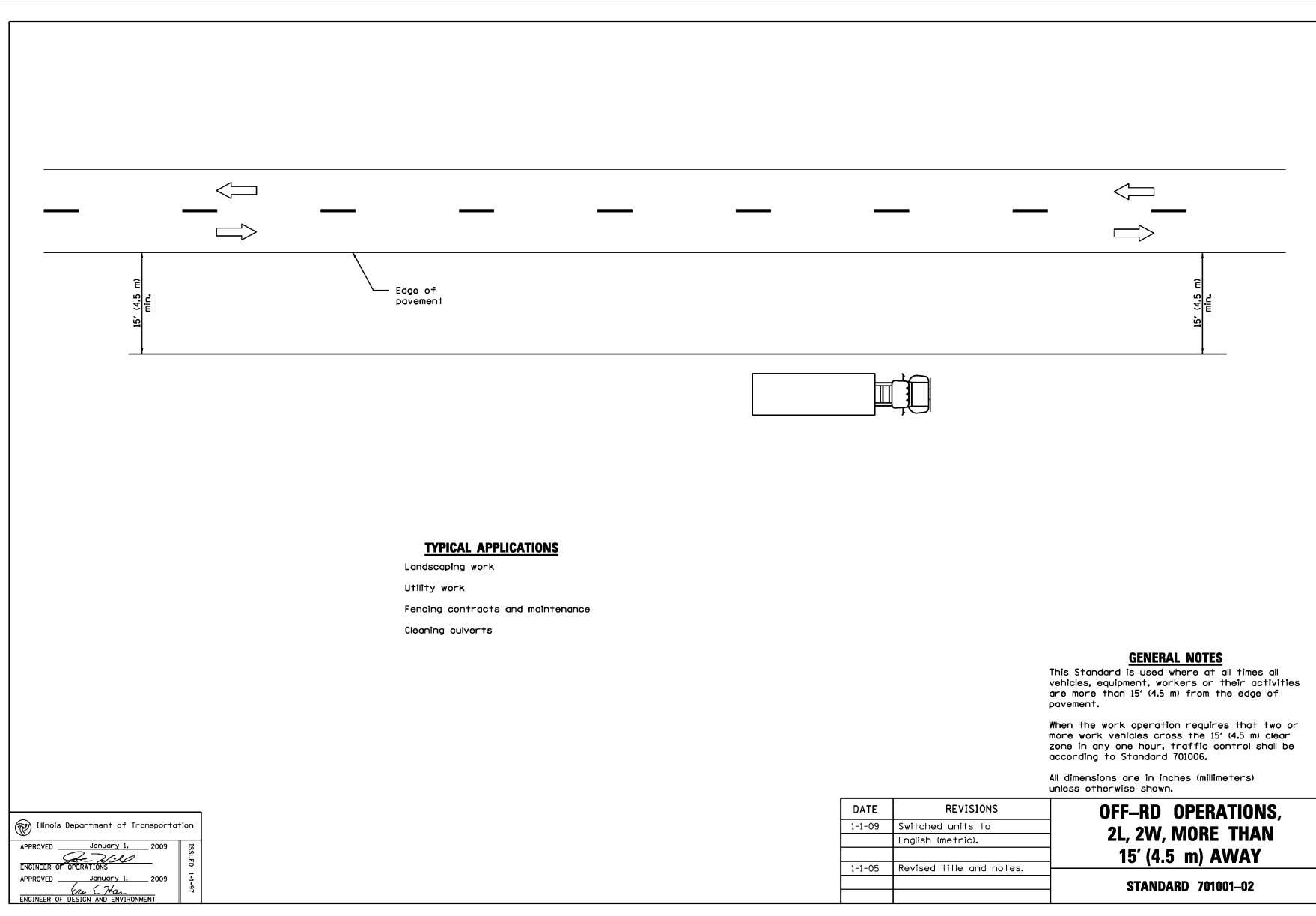
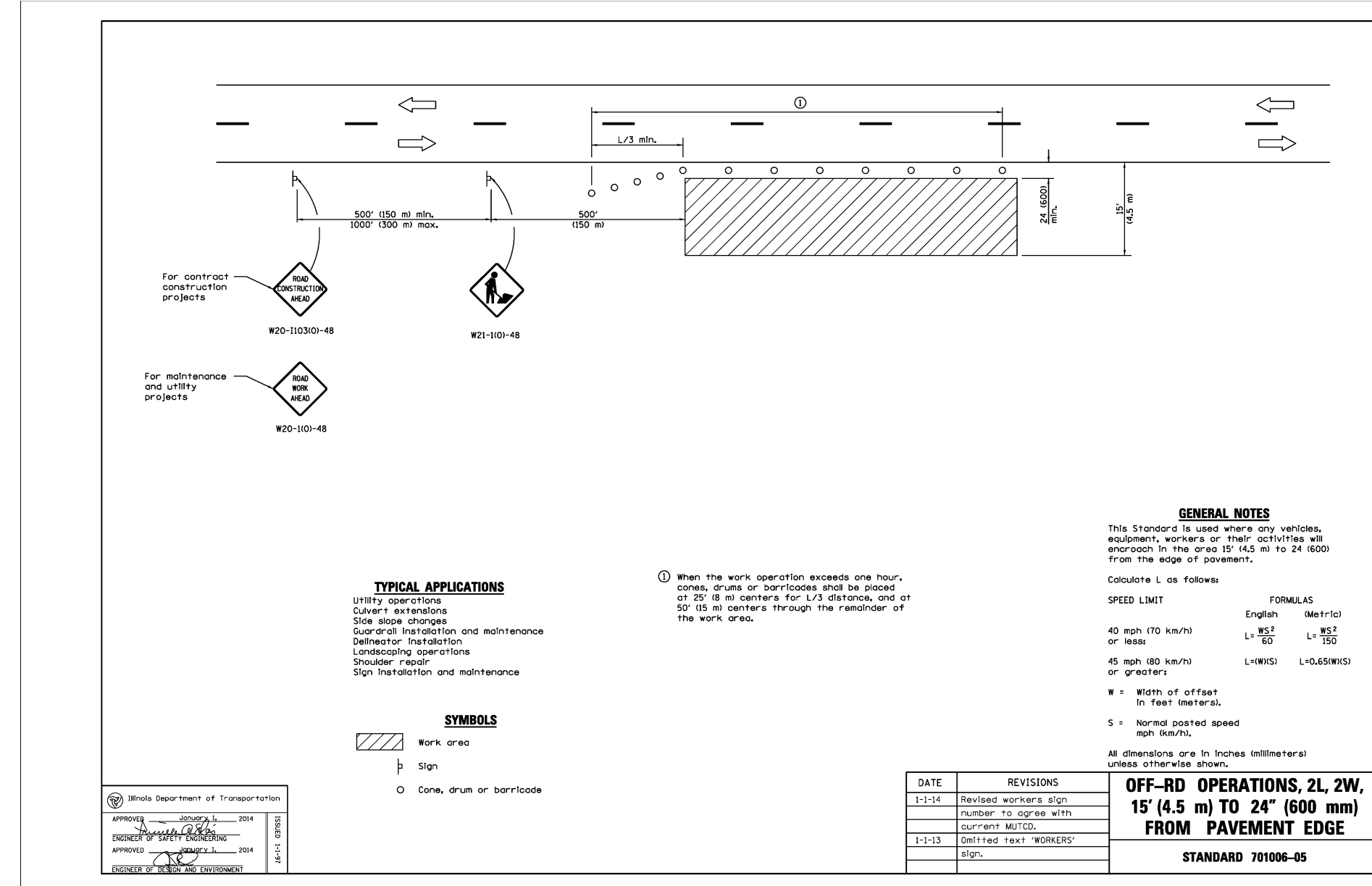
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consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haengerengineering.com

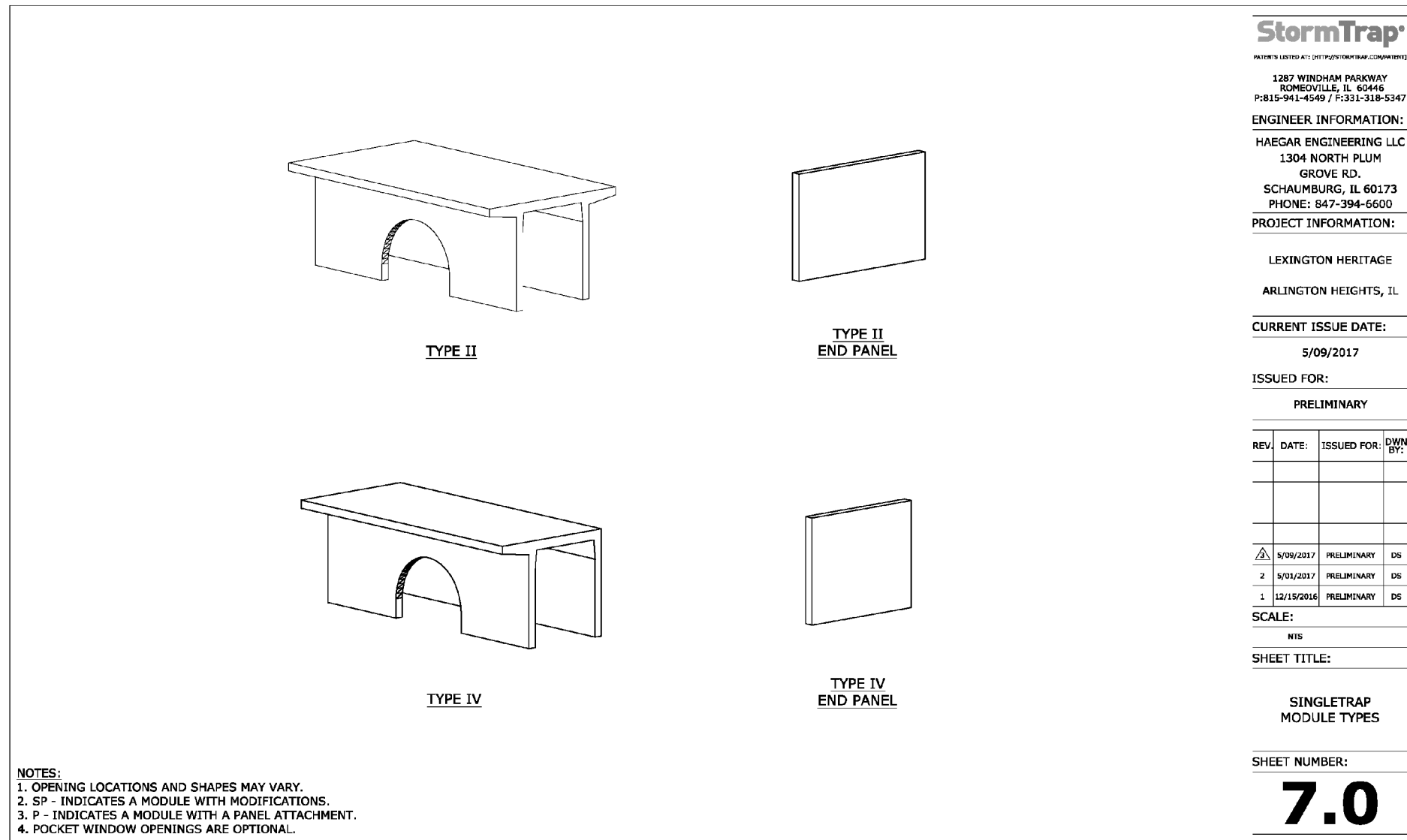
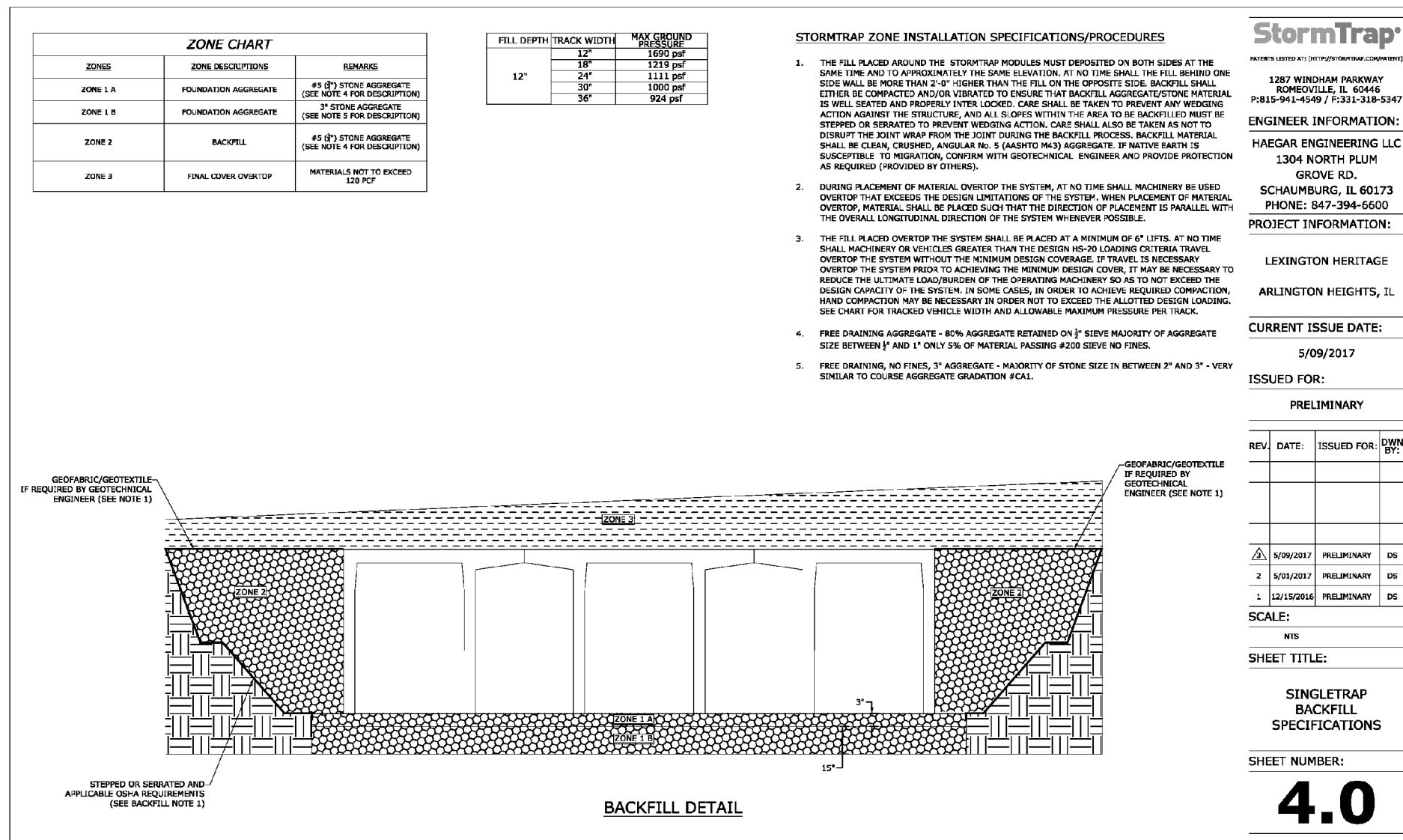
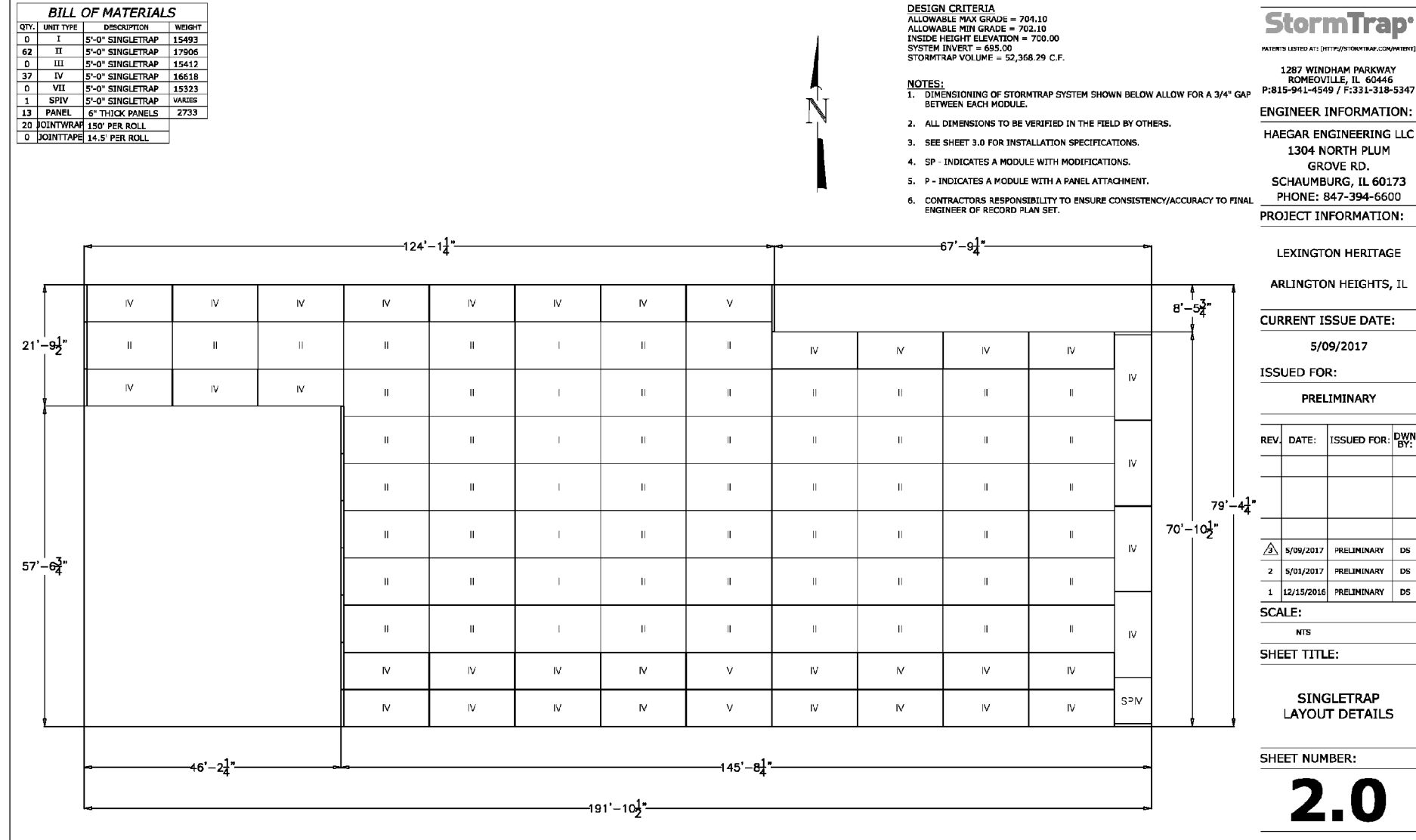
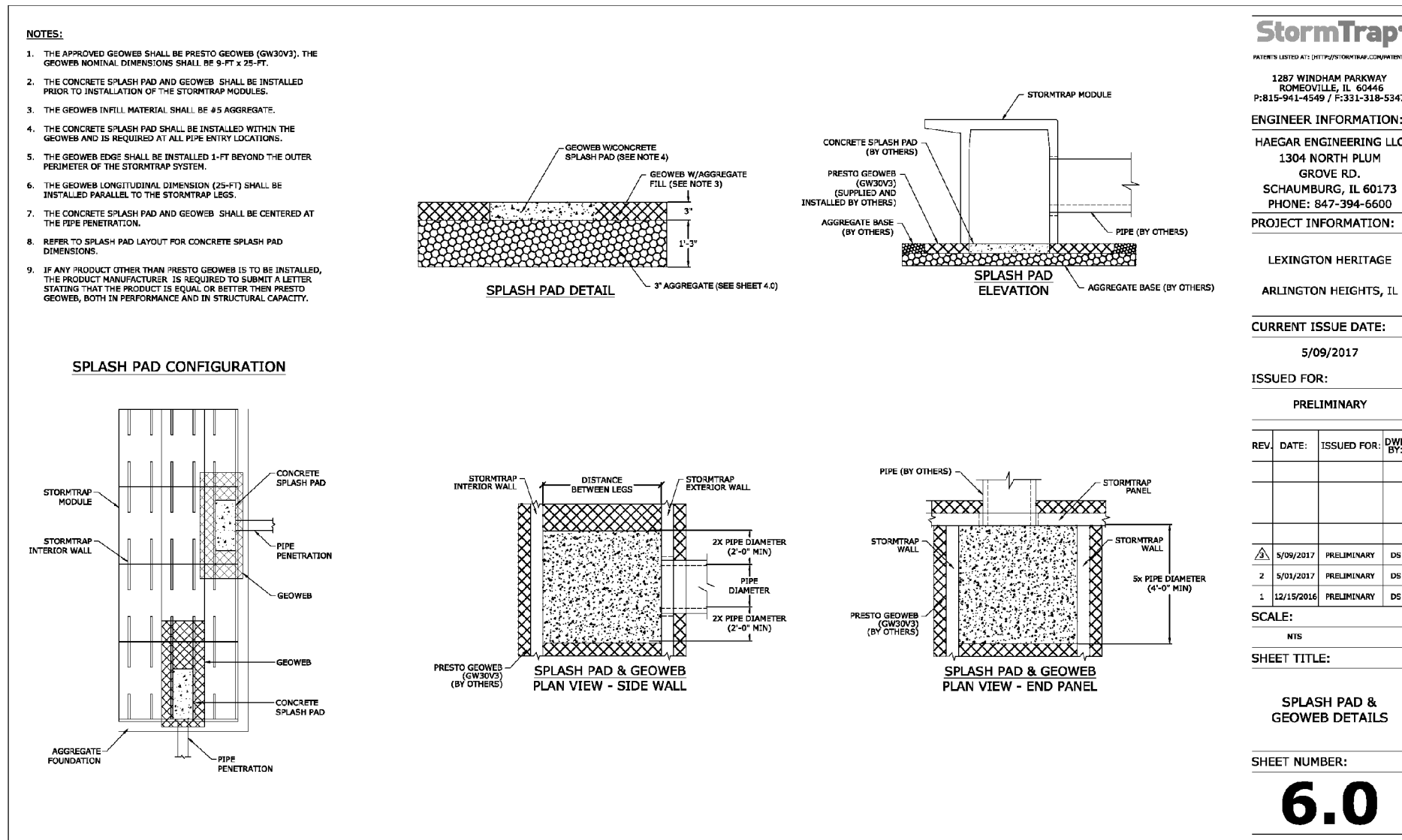
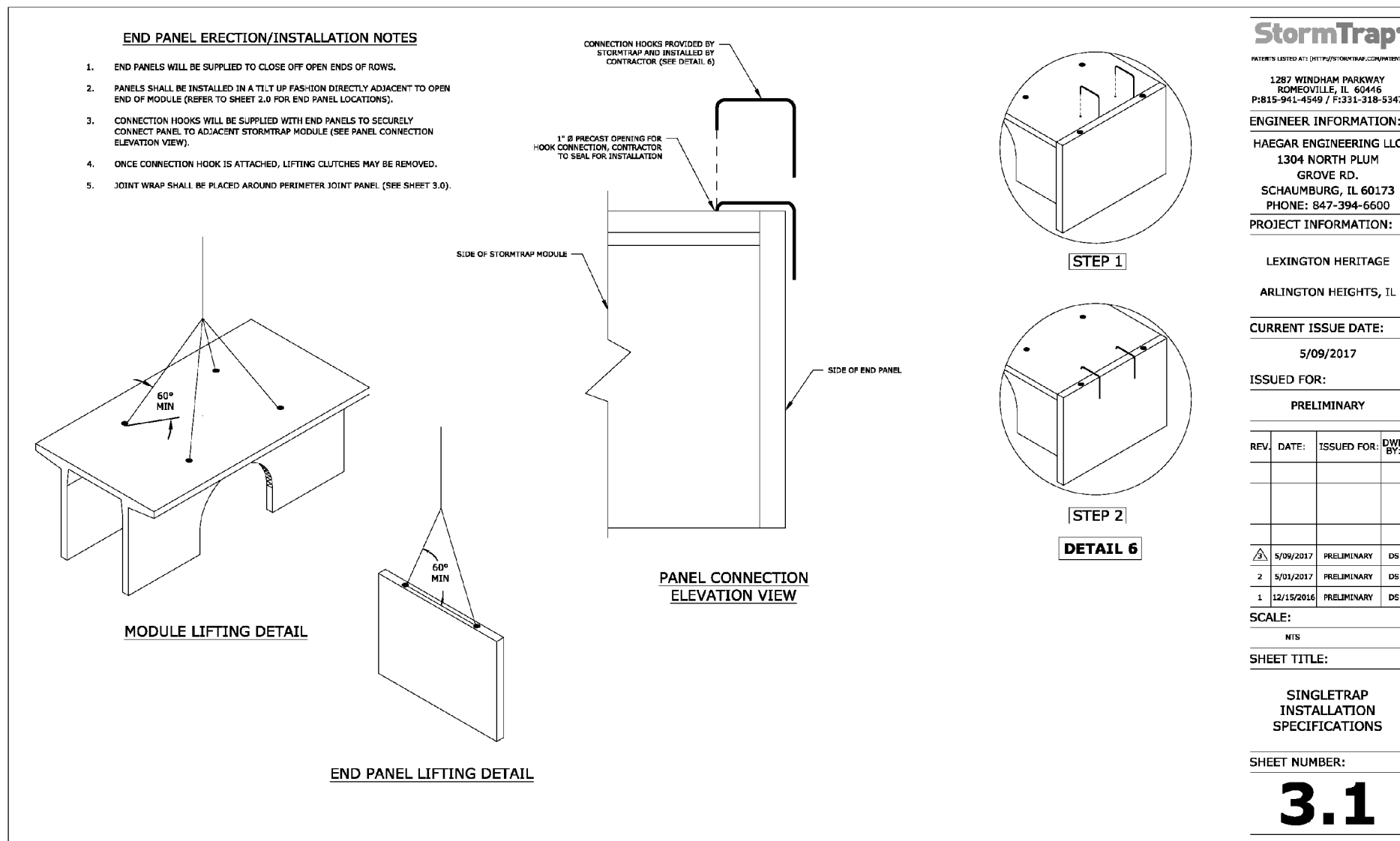
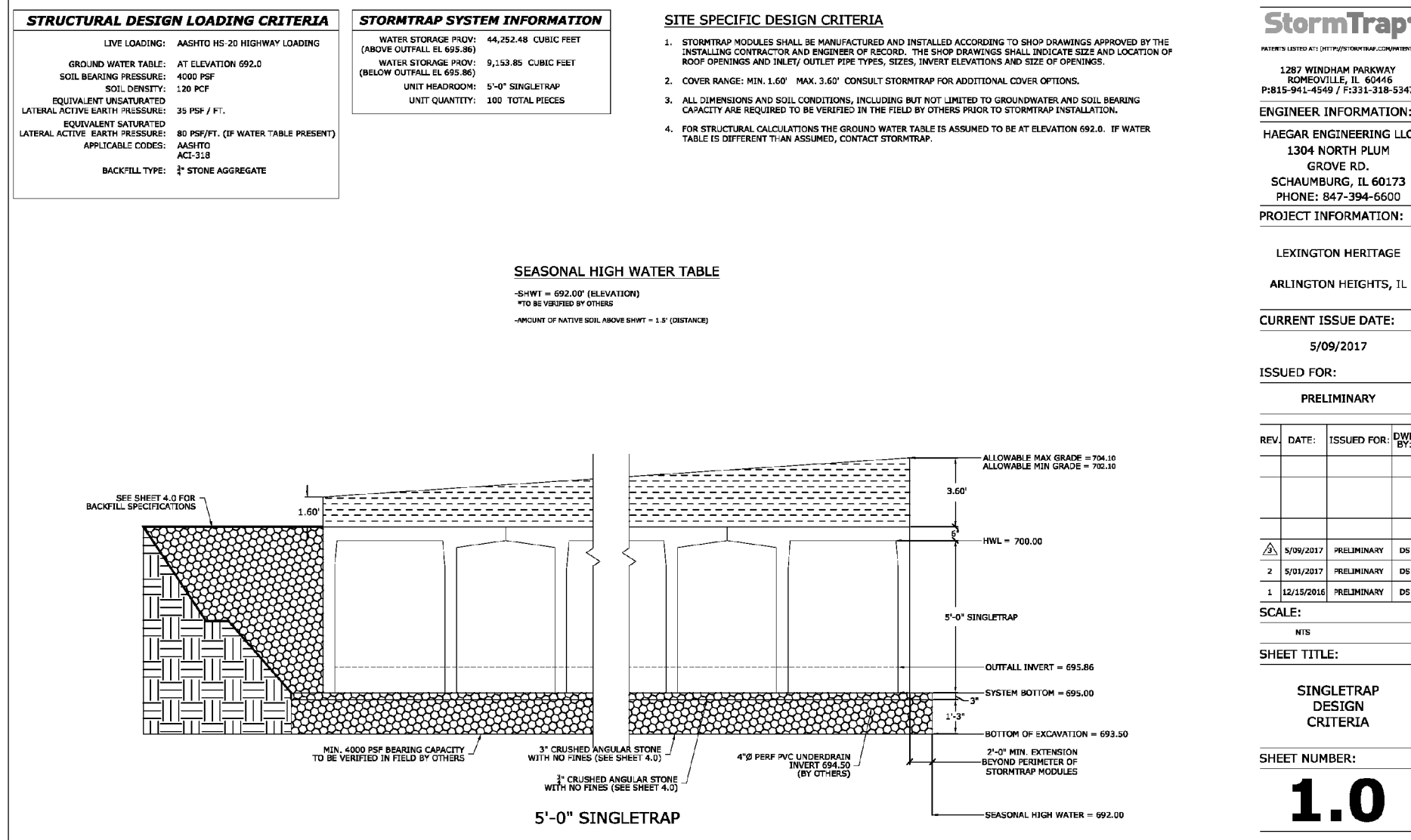
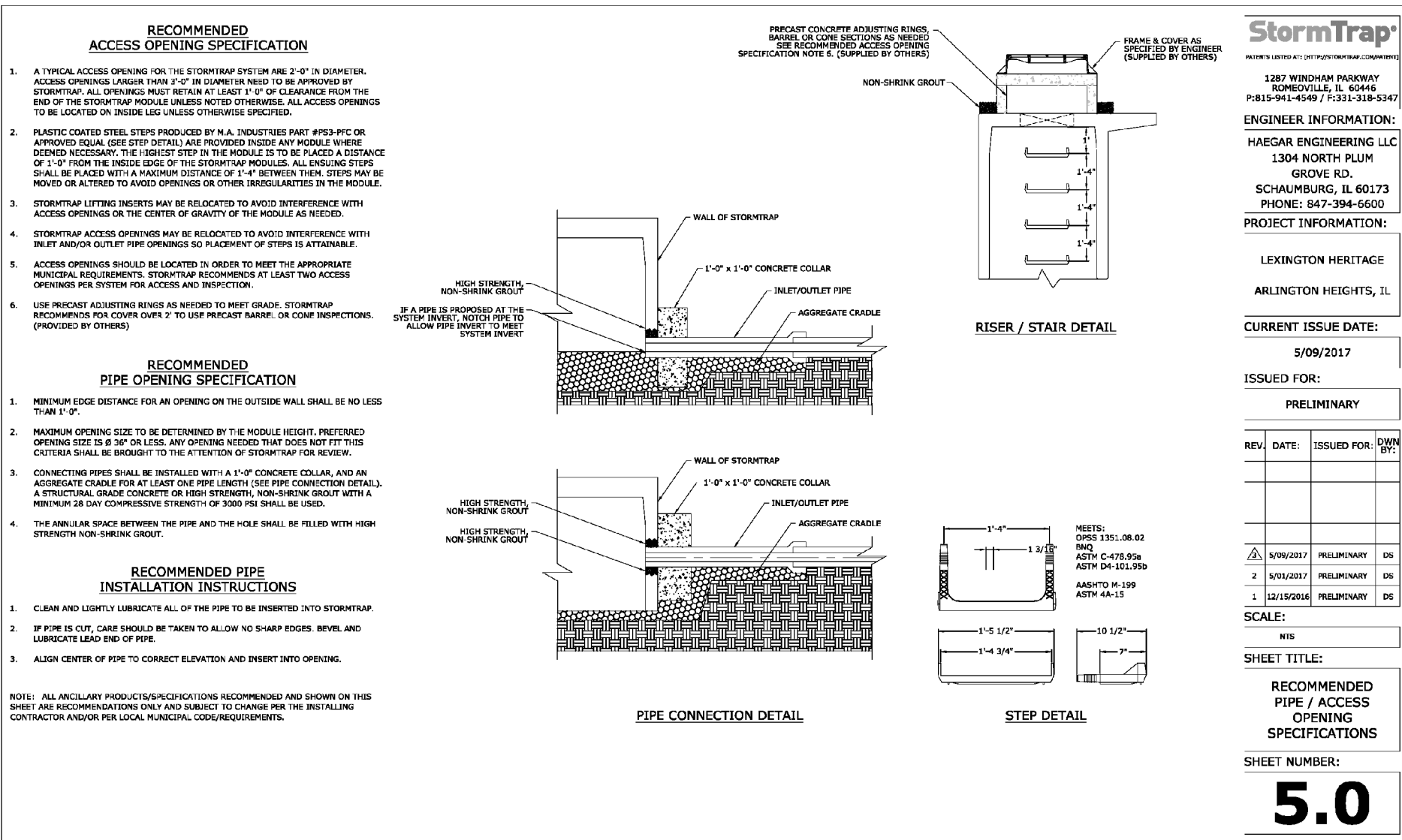
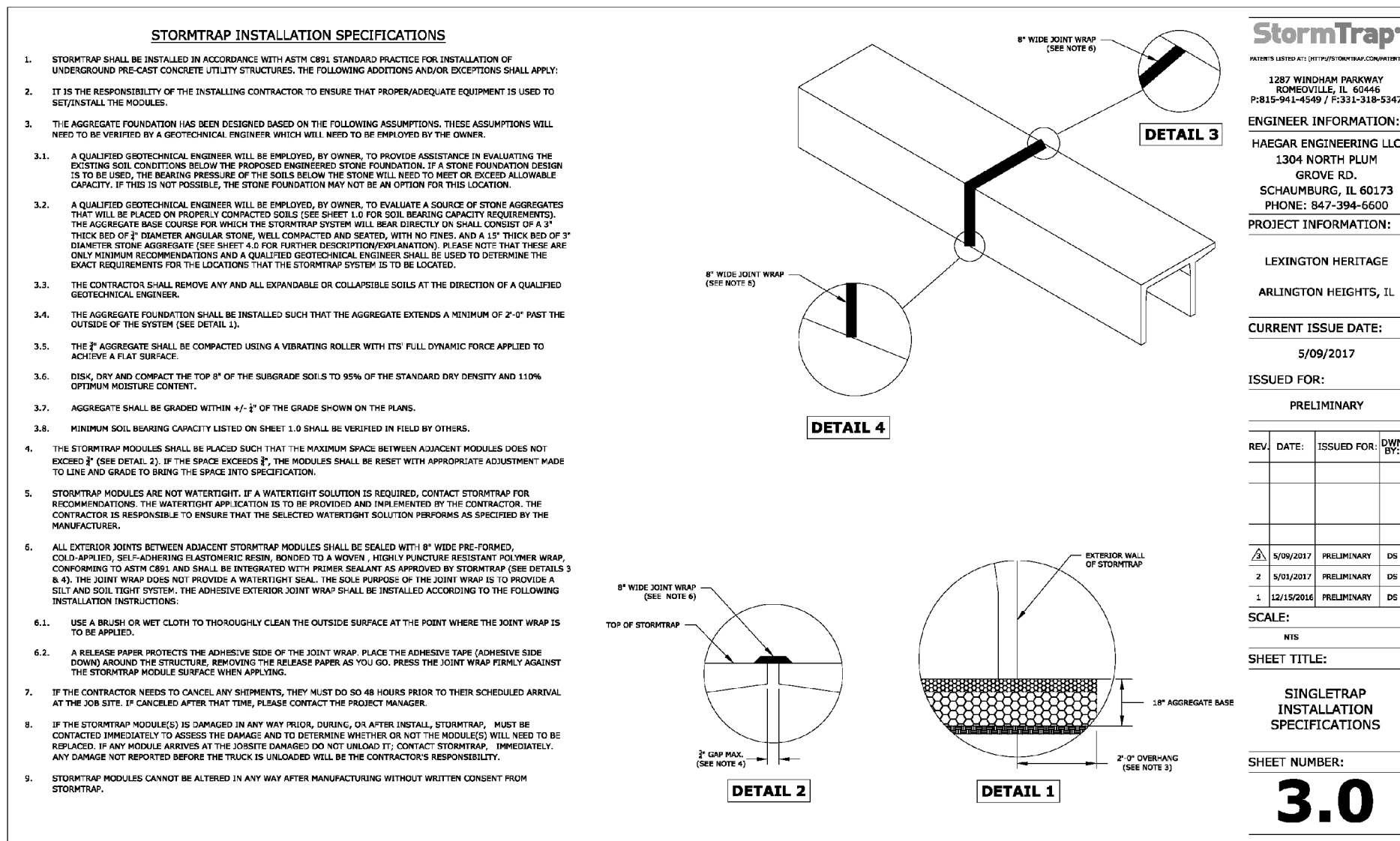
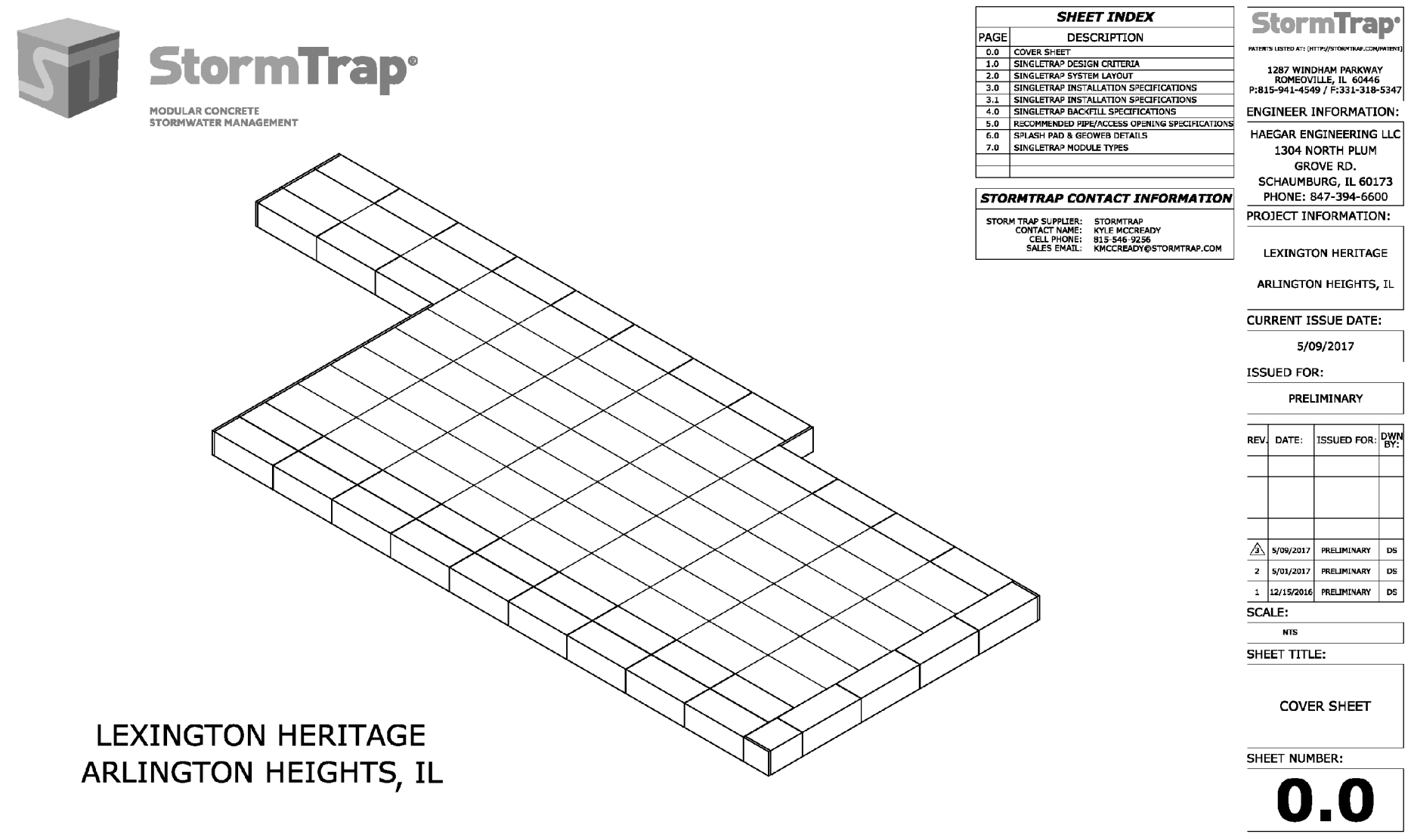
**TYPICAL
DETAILS**

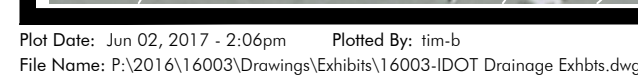
Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C9.2** /



*Note:
Side curb shall not be utilized for this site. Contractor to grade landscape area down to curb/walk elevations.



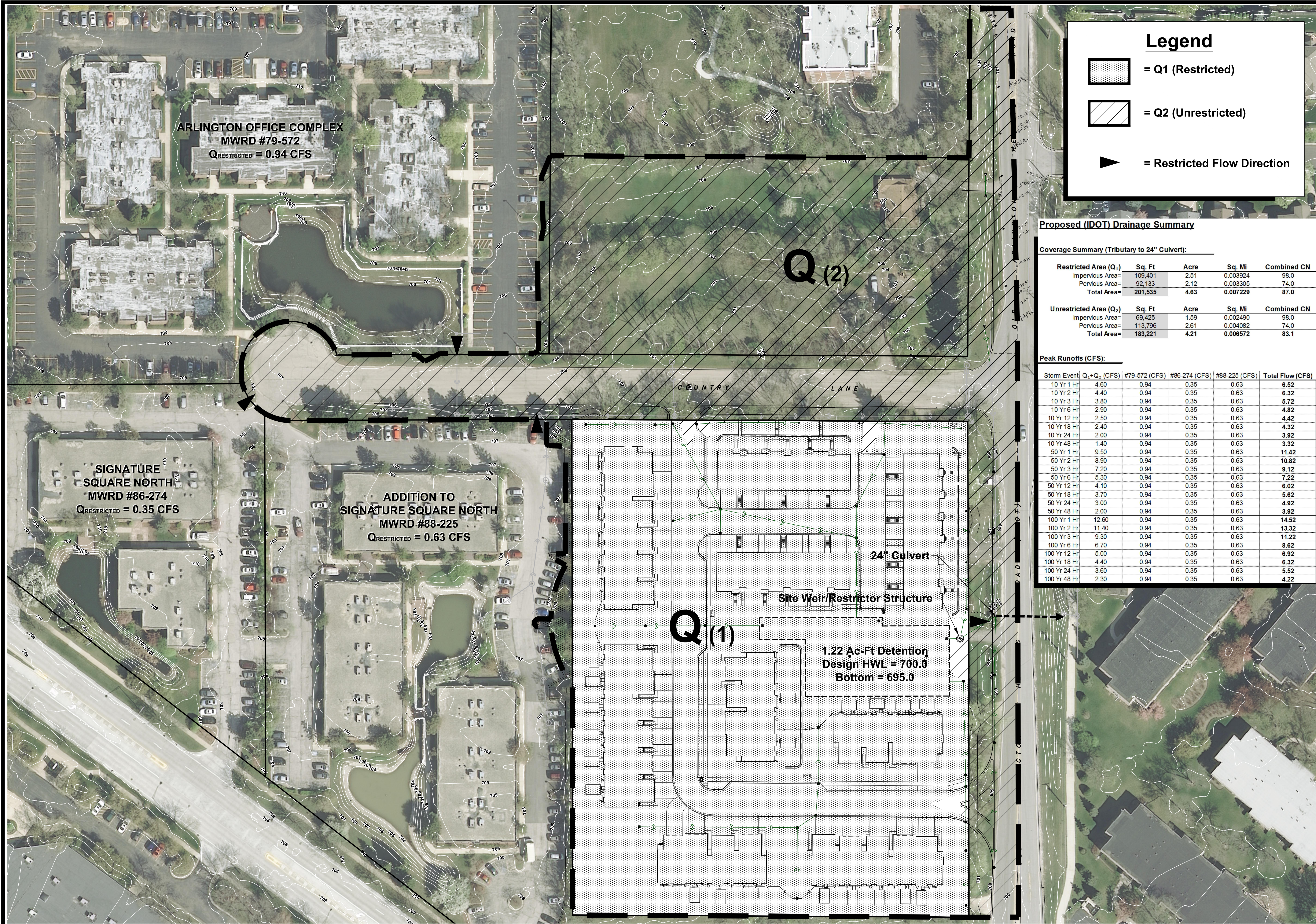




**EXISTING (IDOT)
DRAINAGE EXHIBIT**

**LEXINGTON HERITAGE
LEXINGTON HOMES, LLC**
ARLINGTON HEIGHTS, IL

Project Manager: TJB
Engineer: DJV
Date: 1/6/2017
Project No. 16003
Sheet **Ex 1.0** / 5



Legend

= Q1 (Restricted)

= Q2 (Unrestricted)

= Restricted Flow Direction

Proposed (IDOT) Drainage Summary

Coverage Summary (Tributary to 24" Culvert):				
Restricted Area (Q ₁)	Sq. Ft	Acre	Sq. Mi	Combined CN
Impervious Area=	109,401	2.51	0.003924	98.0
Pervious Area=	92,133	2.12	0.003305	74.0
Total Area=	201,535	4.63	0.007229	87.0
Unrestricted Area (Q ₂)	Sq. Ft	Acre	Sq. Mi	Combined CN
Impervious Area=	69,425	1.59	0.002490	98.0
Pervious Area=	113,796	2.61	0.004082	74.0
Total Area=	183,221	4.21	0.006572	83.1

Storm Event	Q ₁ +Q ₂ (CFS)	#79-572 (CFS)	#86-274 (CFS)	#88-225 (CFS)	Total Flow (CFS)
10 Yr 1 Hr	4.60	0.94	0.35	0.63	6.52
10 Yr 2 Hr	4.40	0.94	0.35	0.63	6.32
10 Yr 3 Hr	3.80	0.94	0.35	0.63	5.72
10 Yr 6 Hr	2.90	0.94	0.35	0.63	4.82
10 Yr 12 Hr	2.50	0.94	0.35	0.63	4.42
10 Yr 18 Hr	2.40	0.94	0.35	0.63	4.32
10 Yr 24 Hr	2.00	0.94	0.35	0.63	3.92
10 Yr 48 Hr	1.40	0.94	0.35	0.63	3.32
50 Yr 1 Hr	9.50	0.94	0.35	0.63	11.42
50 Yr 2 Hr	8.90	0.94	0.35	0.63	10.82
50 Yr 3 Hr	7.20	0.94	0.35	0.63	9.12
50 Yr 6 Hr	5.30	0.94	0.35	0.63	7.22
50 Yr 12 Hr	4.10	0.94	0.35	0.63	6.02
50 Yr 18 Hr	3.70	0.94	0.35	0.63	5.62
50 Yr 24 Hr	3.00	0.94	0.35	0.63	4.92
50 Yr 48 Hr	2.00	0.94	0.35	0.63	3.92
100 Yr 1 Hr	12.60	0.94	0.35	0.63	14.52
100 Yr 2 Hr	11.40	0.94	0.35	0.63	13.32
100 Yr 3 Hr	9.30	0.94	0.35	0.63	11.22
100 Yr 6 Hr	6.70	0.94	0.35	0.63	8.62
100 Yr 12 Hr	5.00	0.94	0.35	0.63	6.92
100 Yr 18 Hr	4.40	0.94	0.35	0.63	6.32
100 Yr 24 Hr	3.60	0.94	0.35	0.63	5.52
100 Yr 48 Hr	2.30	0.94	0.35	0.63	4.22

NORTH

Scale: 1" = 40'

PROPOSED (IDOT)
DRAINAGE EXHIBIT

LEXINGTON HERITAGE
LEXINGTON HOMES, LLC

ARLINGTON HEIGHTS, IL

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

Project Manager: TJB
Engineer: DJV
Date: 1/6/2017
Project No. 16003
Sheet Ex 1.1

Per IDOT Review
Revision
Date
No.
1



Scale: 1" = 30'

Per MWRD Comment Letter
Revision

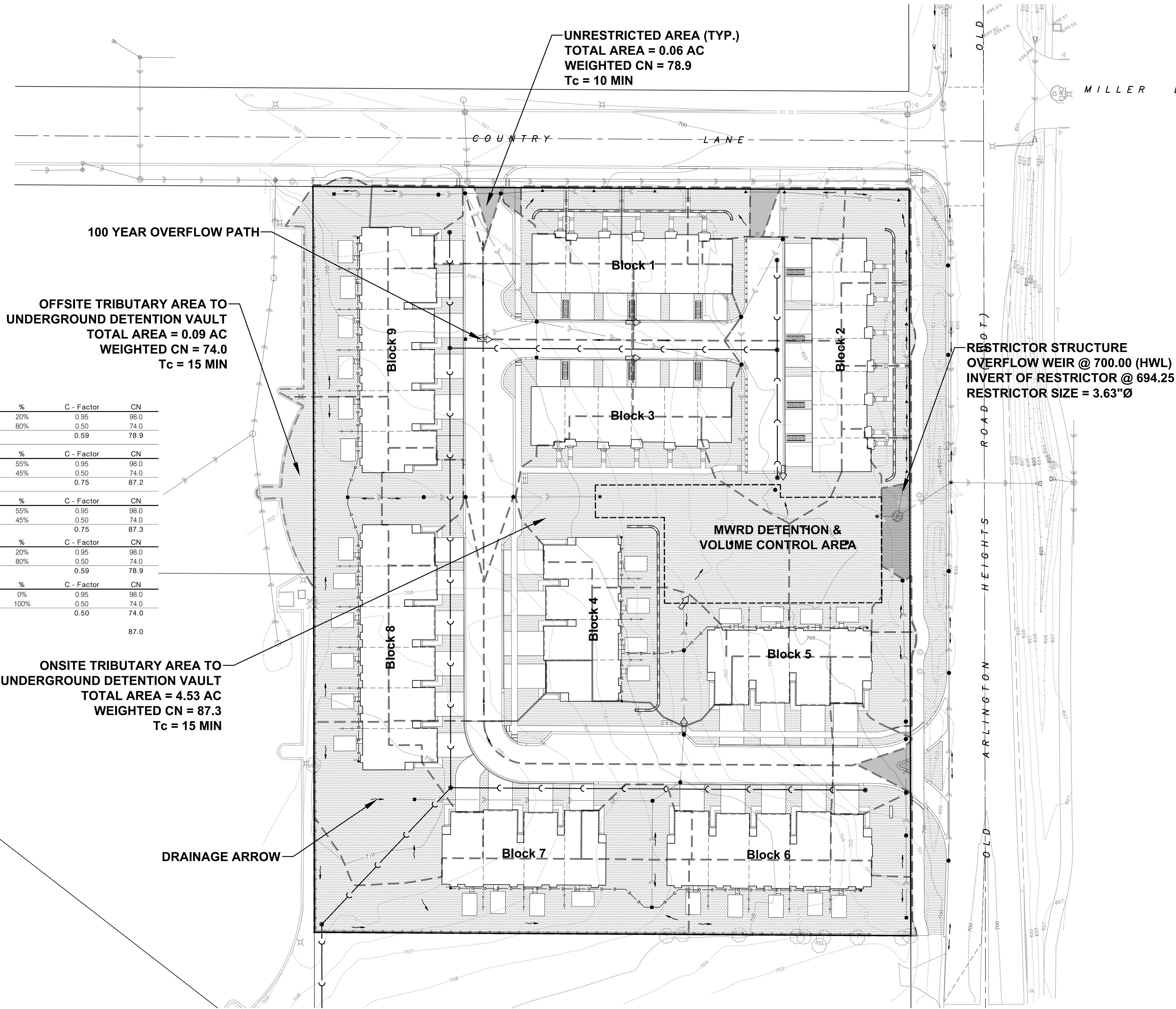
Date

No.

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Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

MWRD DRAINAGE EXHIBIT
LEXINGTON HERITAGE MULTIFAMILY TOWNHOMES
ARLINGTON HEIGHTS, IL

Project Manager: TJB
Engineer: TJB
Date: 01/02/2017
Project No. 16003
Sheet **Ex 2.0**



UNRESTRICTED AREA (TYP.)
TOTAL AREA = 0.06 AC
WEIGHTED CN = 78.9
Tc = 10 MIN

OFFSITE TRIBUTARY AREA TO
UNDERGROUND DETENTION VAULT
TOTAL AREA = 0.09 AC
WEIGHTED CN = 74.0
Tc = 15 MIN

RESTRICTOR STRUCTURE
OVERFLOW WEIR @ 700.00 (HWL)
INVERT OF RESTRICTOR @ 694.25
RESTRICTOR SIZE = 3.63'Ø

MWRD DETENTION &
VOLUME CONTROL AREA

ONSITE TRIBUTARY AREA TO
UNDERGROUND DETENTION VAULT
TOTAL AREA = 4.53 AC
WEIGHTED CN = 87.3
Tc = 15 MIN

B. Coverage Summary:

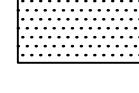
	Sq. Ft	Acre	%	C - Factor	CN
EXISTING Impervious Area=	40,513	0.930	20%	0.95	98.0
EXISTING Pervious Area=	159,511	3.662	80%	0.50	74.0
EXISTING Total=	200,024	4.592		0.59	78.9
	Sq. Ft	Acre	%	C - Factor	CN
PROPOSED Impervious Area=	109,958	2.524	55%	0.95	98.0
PROPOSED Pervious Area=	90,066	2.068	45%	0.50	74.0
PROPOSED Total=	200,024	4.592		0.75	87.2
	Sq. Ft	Acre	%	C - Factor	CN
ONSITE TRIB Impervious Area=	109,430	2.512	55%	0.95	98.0
ONSITE TRIB Pervious Area=	88,019	2.021	45%	0.50	74.0
ONSITE TRIB Total=	197,449	4.533		0.75	87.3
	Sq. Ft	Acre	%	C - Factor	CN
UNRESTRICT Impervious Area=	528	0.012	20%	0.95	98.0
UNRESTRICT Pervious Area=	2,047	0.047	80%	0.50	74.0
UNRESTRICTED Total=	2,575	0.059		0.59	78.9
	Sq. Ft	Acre	%	C - Factor	CN
OFFSITE Impervious Area=	0	0.000	0%	0.95	98.0
OFFSITE Pervious Area=	4,030	0.093	100%	0.50	74.0
OFFSITE TRIBUTARY Total=	4,030	0.093		0.50	74.0
TOTAL TRIBUTARY =		4.625			87.0

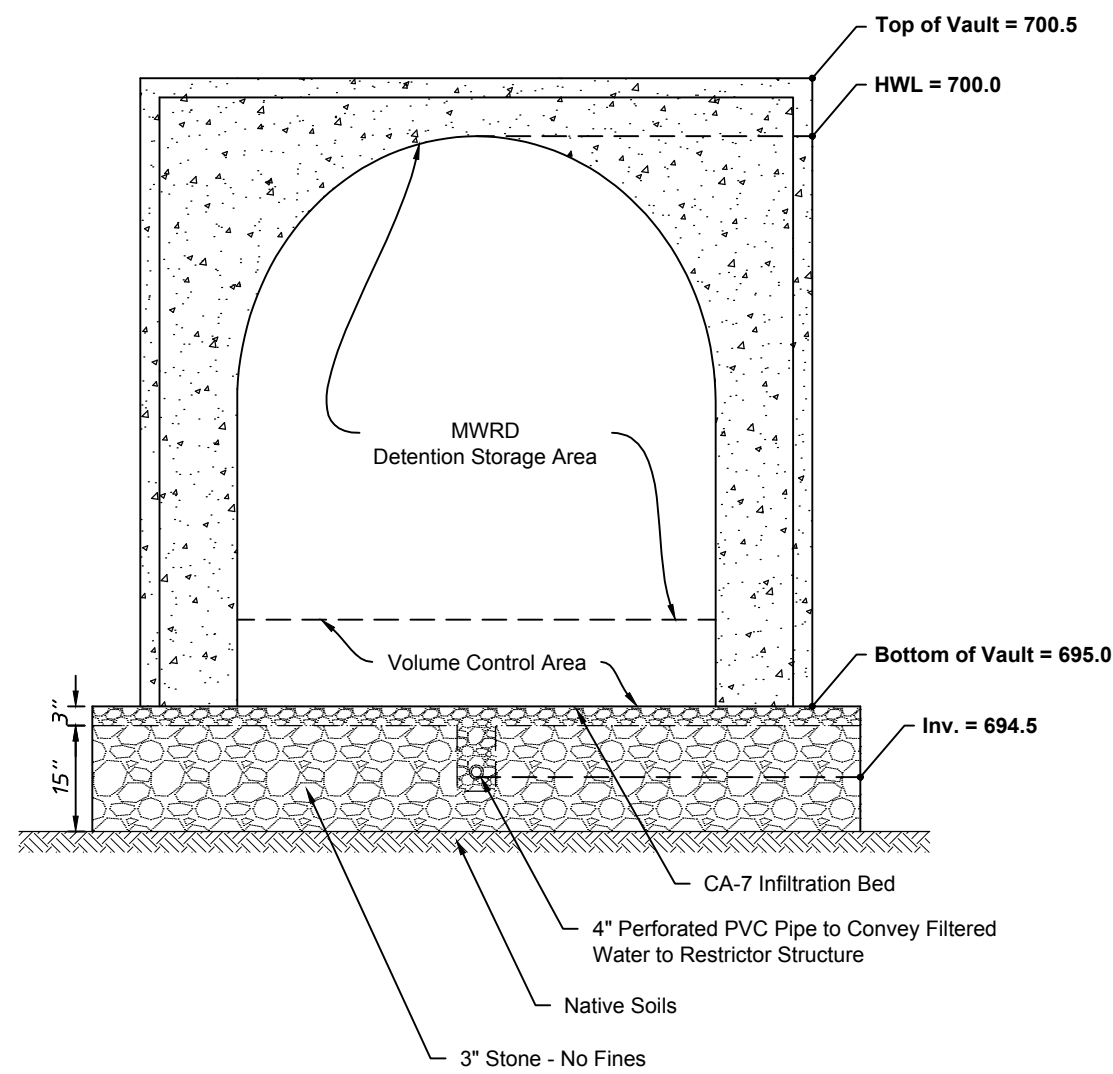
- NOTES:
- 1) For detailed stormwater information concerning this site, please see Engineering Report & Calculations.
 - 2) For detailed information concerning the underground detention vault, please see Underground Detention & Restrictor / Overflow / Outfall Detail within Final Engineering Plans.

LEGEND

 Tributary to Detention Vault

 Unrestricted Area

 Pervious Area



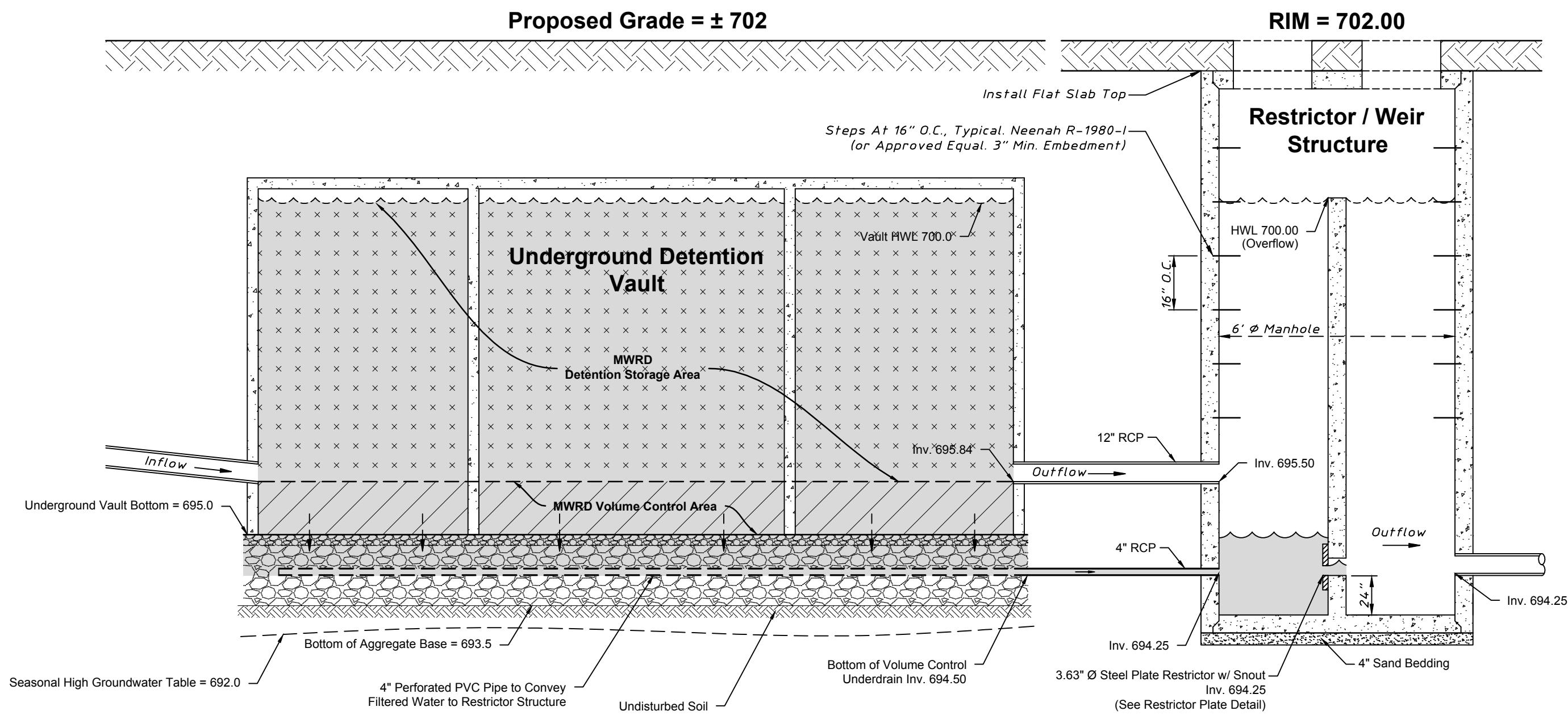
UNDERGROUND DETENTION VAULT
(INDIVIDUAL UNIT)
N.T.S.

POND:	MWRD VC Area	DATE:	5/12/2017
JOB NO.:	16003	SHGW TABLE:	692.0
PROJECT:	Lexington Heritage	MIN. V.C. ELEV:	695

Elevation (ft)	Area (ft ²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)
BOTTOM OF BIO RETENTION					
695.00	10,679	0.245			0.000
695.86	10,679	0.245	0.245	0.21	0.211
TOP OF BIO RETENTION / CLEAR WATER					

Volume Type	Porosity	MWRD Factor	Media Volumes	Storage Volumes
Surface Storage	1	1	0.211	0.211
Soil Media Mix	0.25	0.5	0.000	0.000
Coarse Agg. (Above Invert)	0.36	0.5	0.000	0.000
Coarse Agg. (Below Invert)	0.36	1	0.000	0.000

Total Volume: 0.21 (Ac-Ft)
Total MWRD Volume: 0.21 (Ac-Ft)



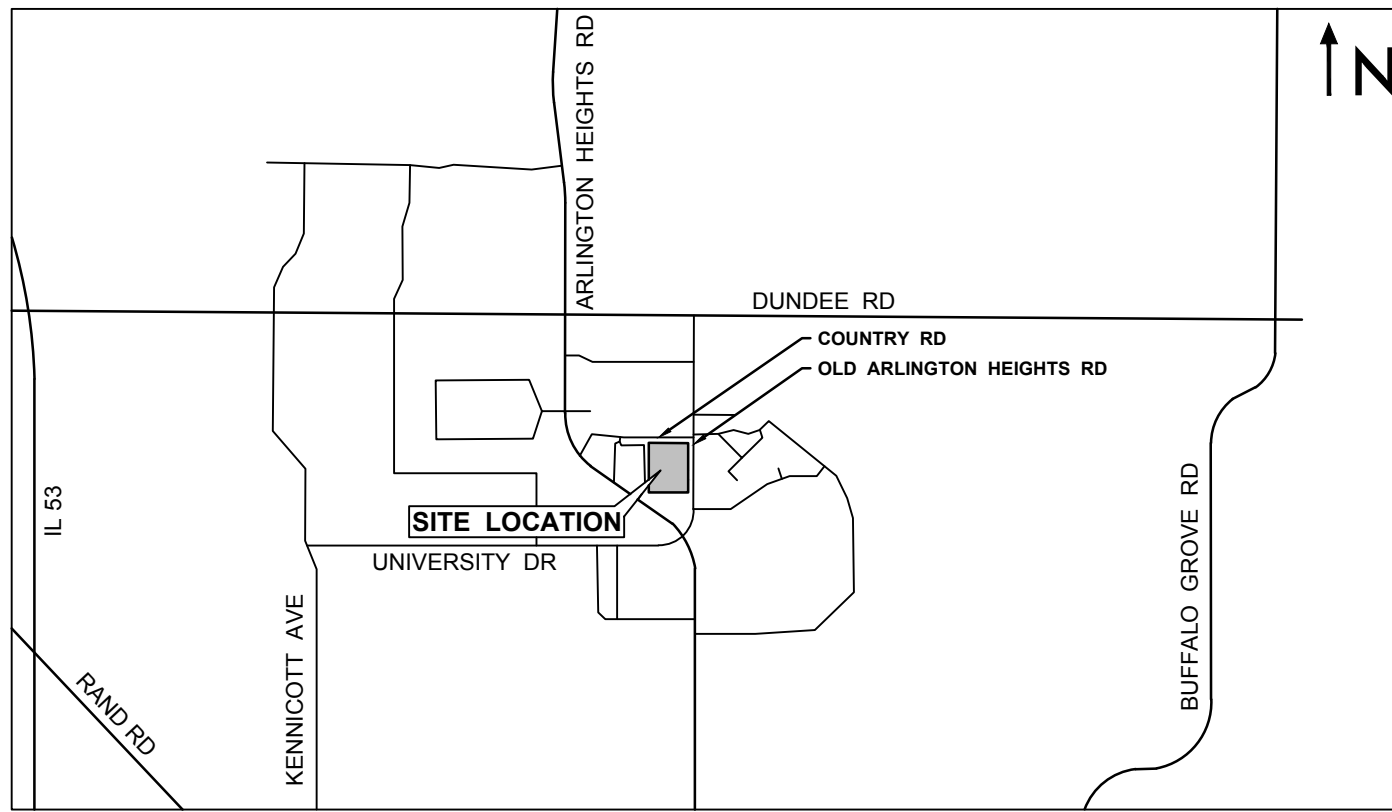
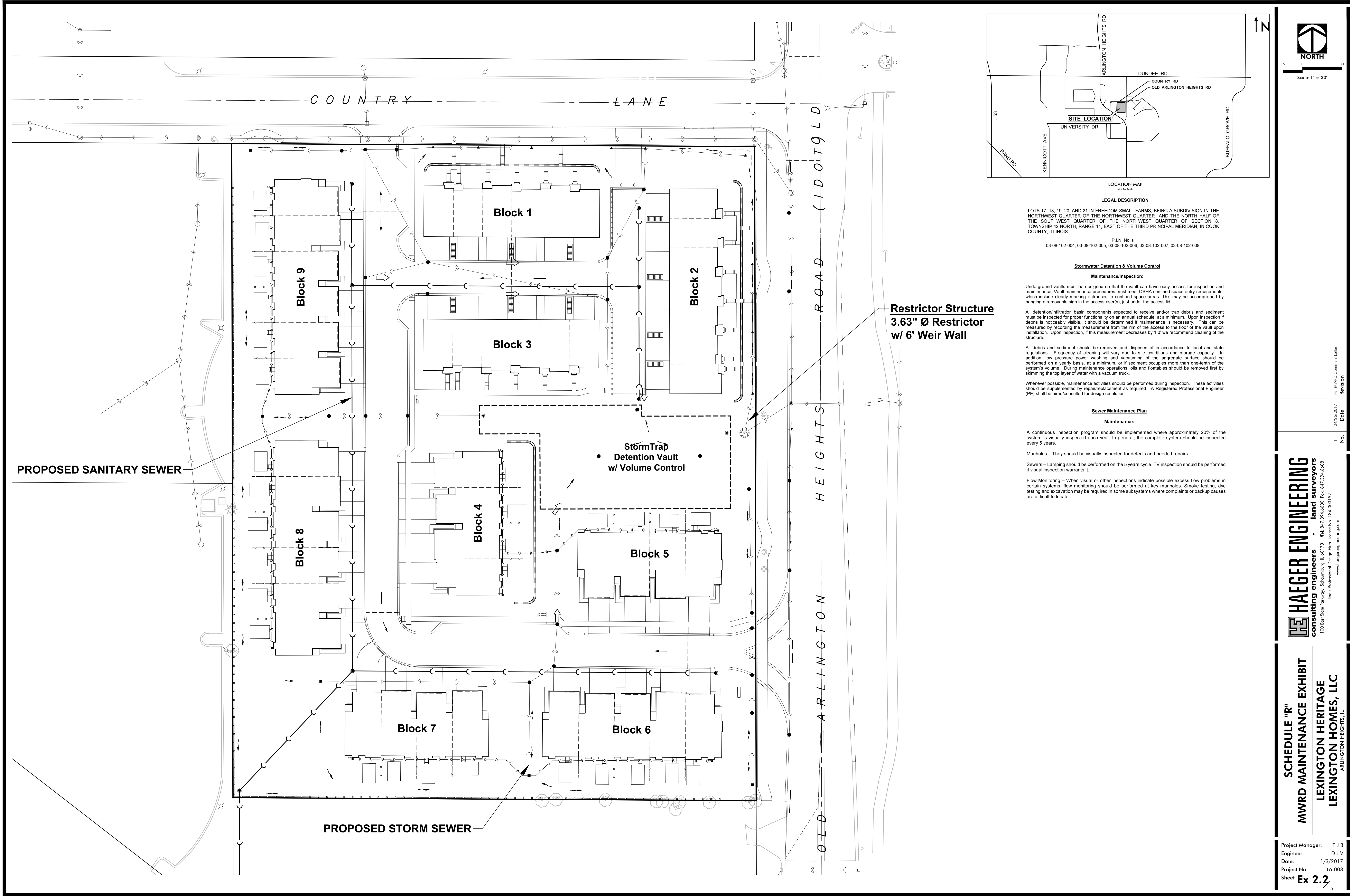
UNDERGROUND DETENTION &
RESTRICTOR / OVERFLOW / OUTFALL DETAIL
N.T.S.

POND:	Det. Vault	Side Slopes	5 Vertical
JOB NO.:	16003		0 Horizontal
PROJECT:	Lexington Heritage		
FILE:			
DATE:	5/12/2017		

Elevation (ft)	Area (ft ²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)
695.00	10,679	0.245	0.245	0.12	0.000
695.50	10,679	0.245	0.245	0.12	0.123
696.00	10,679	0.245	0.245	0.12	0.245
696.50	10,679	0.245	0.245	0.12	0.368
697.00	10,679	0.245	0.245	0.12	0.490
697.50	10,679	0.245	0.245	0.12	0.613
698.00	10,679	0.245	0.245	0.12	0.736
698.50	10,679	0.245	0.245	0.12	0.858
699.00	10,679	0.245	0.245	0.12	0.981
699.50	10,679	0.245	0.245	0.12	1.103
700.00	10,679	0.245	0.245	0.12	1.226

Gross Detention Vault Area (SF) : 11,993
Detention Vault Usable Area : 89%
Net Detention Vault Area (SF) : 10,679

LEGEND	
	MWRD VOLUME CONTROL
	MWRD DETENTION
	ARLINGTON HEIGHTS DETENTION



LEGAL DESCRIPTION
LOTS 17, 18, 19, 20, AND 21 IN FREEDOM SMALL FARMS, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. No.'s
03-08-102-004, 03-08-102-005, 03-08-102-006, 03-08-102-007, 03-08-102-008

Stormwater Detention & Volume Control

Maintenance/Inspection:

Underground vaults must be designed so that the vault can have easy access for inspection and maintenance. Vault maintenance procedures must meet OSHA confined space entry requirements, which include clearly marking entrances to confined space areas. This may be accomplished by hanging a removable sign in the access riser(s), just under the access lid.

All detention/infiltration basin components expected to receive and/or trap debris and sediment must be inspected for proper functionality on an annual schedule, at a minimum. Upon inspection if debris is noticeably visible, it should be determined if maintenance is necessary. This can be measured by recording the measurement from the rim of the access to the floor of the vault upon installation. Upon inspection, if this measurement decreases by 1.0 we recommend cleaning of the structure.

All debris and sediment should be removed and disposed of in accordance to local and state regulations. Frequency of cleaning will vary due to site conditions and storage capacity. In addition, low pressure power washing and vacuuming of the aggregate surface should be performed on a yearly basis, at a minimum, or if sediment occupies more than one-tenth of the system's volume. During maintenance operations, oils and floatables should be removed first by skimming the top layer of water with a vacuum truck.

Whenever possible, maintenance activities should be performed during inspection. These activities should be supplemented by repair/replacement as required. A Registered Professional Engineer (PE) shall be hired/consulted for design resolution.

Sewer Maintenance Plan

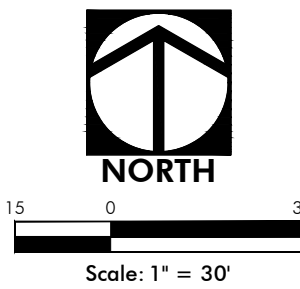
Maintenance:

A continuous inspection program should be implemented where approximately 20% of the system is visually inspected each year. In general, the complete system should be inspected every 5 years.

Manholes – They should be visually inspected for defects and needed repairs.

Sewers – Lamping should be performed on the 5 years cycle. TV inspection should be performed if visual inspection warrants it.

Flow Monitoring – When visual or other inspections indicate possible excess flow problems in certain systems, flow monitoring should be performed at key manholes. Smoke testing, dye testing and excavation may be required in some subsystems where complaints or backup causes are difficult to locate.



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SCHEDULE "R"
MWRD MAINTENANCE EXHIBIT
LEXINGTON HERITAGE
LEXINGTON HOMES, LLC
ARLINGTON HEIGHTS, IL

Project Manager: TJB
Engineer: DJV
Date: 1/3/2017
Project No. 16-003
Sheet **Ex 2.2**

LEXINGTON HERITAGE
PHOTOMETRIC PLAN

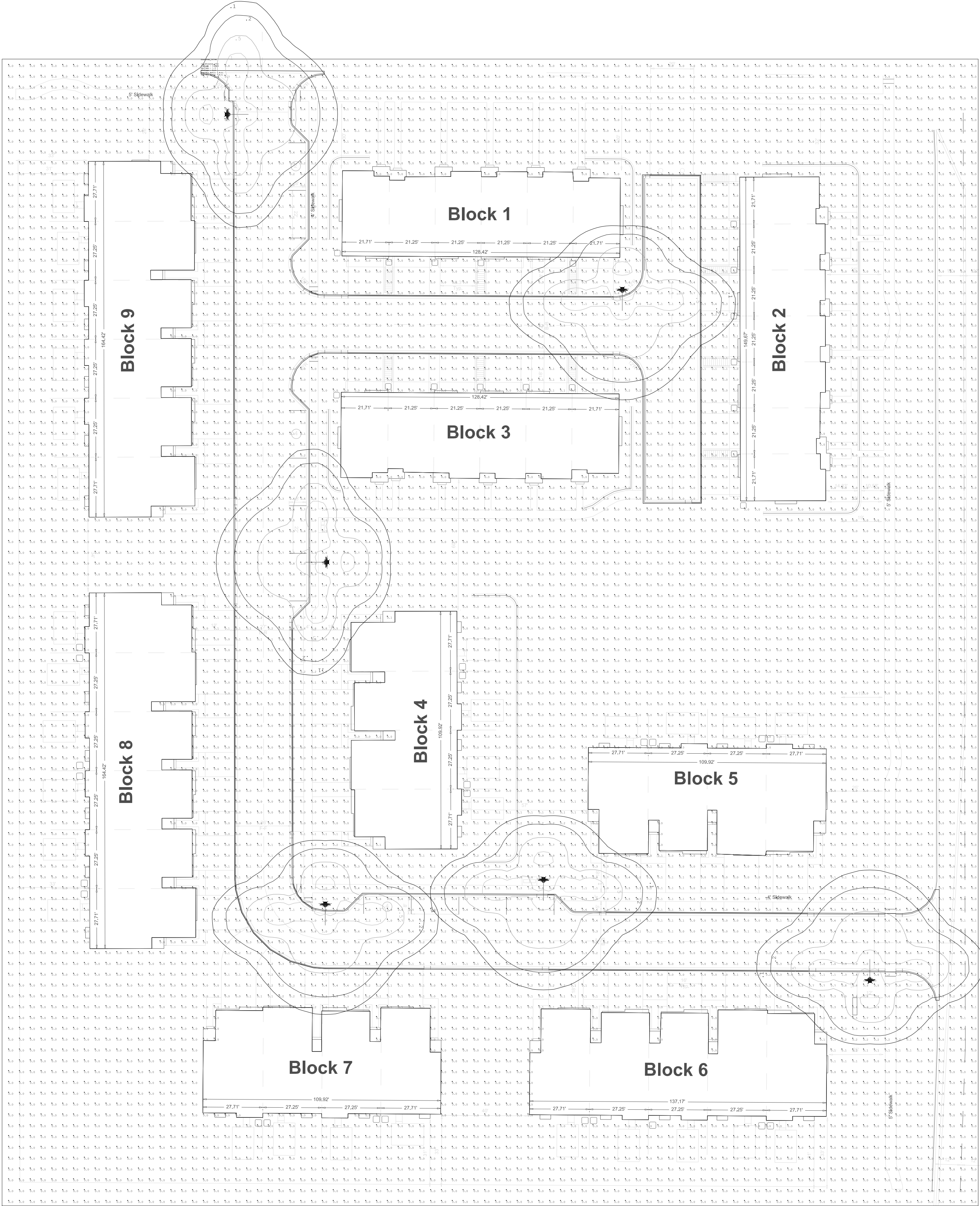
SCALE: 1" = 30'

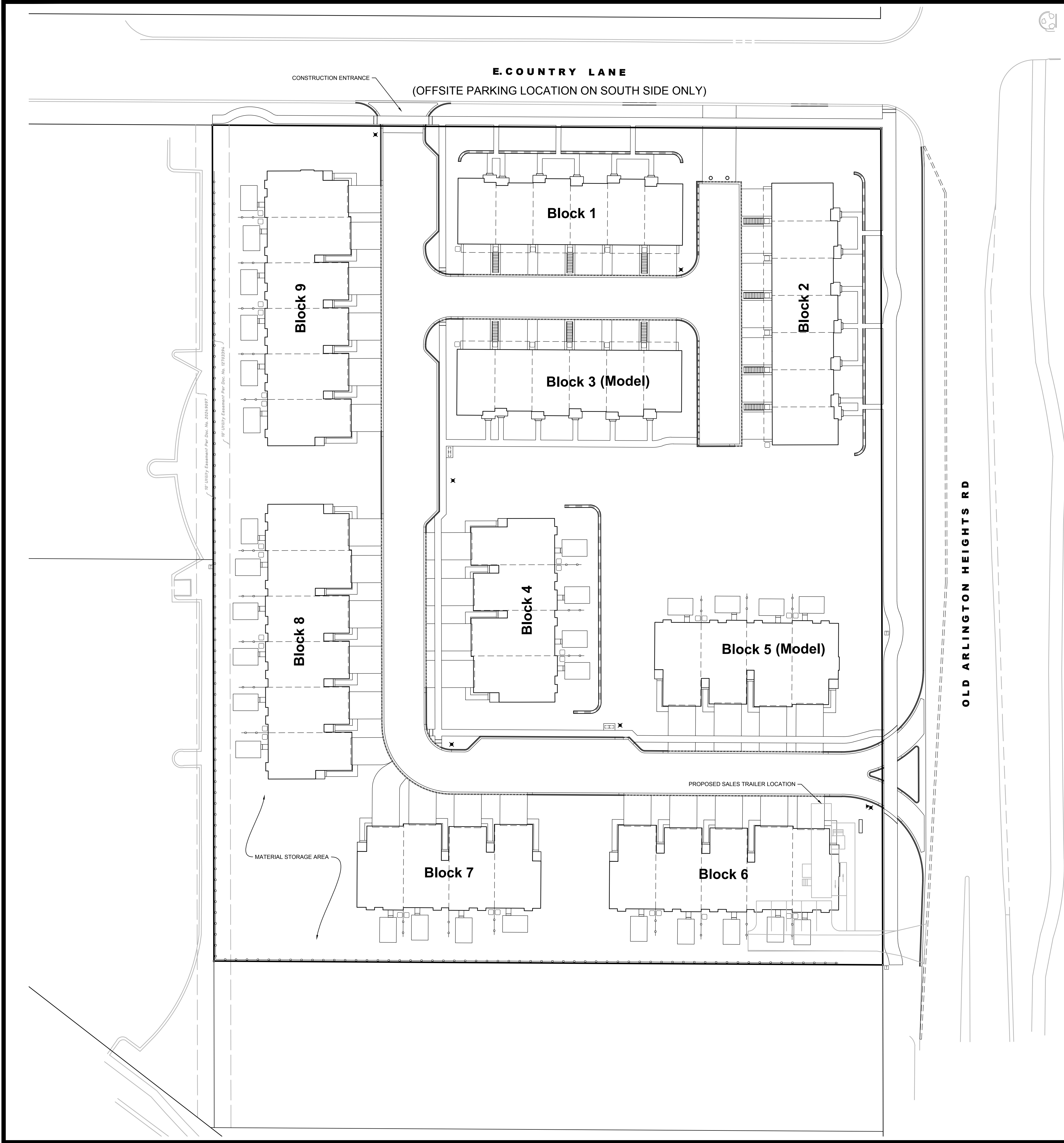
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Graylake, Illinois 60030
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02/01/2017





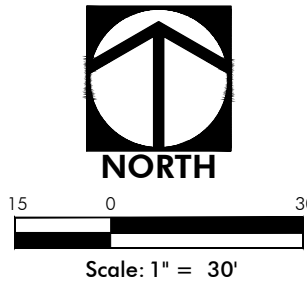
Construction Phasing

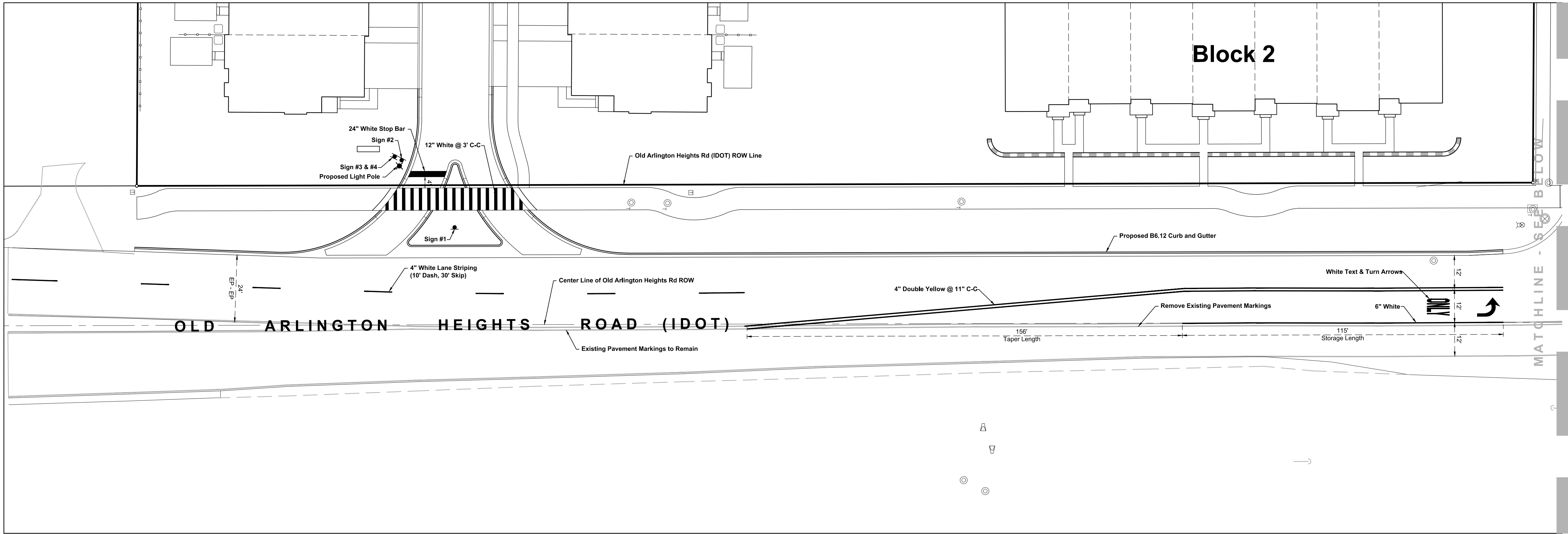
Project: Lexington Heritage
Location: Arlington Heights
Project #: 16-003

Prepared: TJB
Reviewed: TJB
Date: 12/19/2016

SUMMARY OF PHASES					
Phase	Description	Type of Vehicle	Est. Workers	Phase Begin	Phase End
1	Demolition Phase	B, BD, E, DT	5-10	7/15/2017	8/15/2017
2	Earthwork Phase	B, BD, DT, G, E	5-10	8/15/2017	9/15/2017
3	Underground Utility Phase	B, BH, DT, E	5-10	9/1/2017	10/15/2017
4	Onsite Roadway Construction Phase	AG, AP, BH, CT, G	5-10	10/15/2017	11/1/2017
5	Offsite Roadway Construction Phase	AG, AP, BH, CT, G	5-10	9/15/2017	10/15/2017
6	Building Construction Phase	B, BH, DT, E	20-30	9/15/2017	9/15/2019
7	Landscaping Phase	B, BH	5-10	4/15/2018	11/15/2019

Legend AG = Asphalt Grinder AP = Asphalt Paver B = Bobcat
BD = Bulldozer BH = Backhoe CT = Concrete Truck
DT = Dump Truck E = Excavator G = Grader

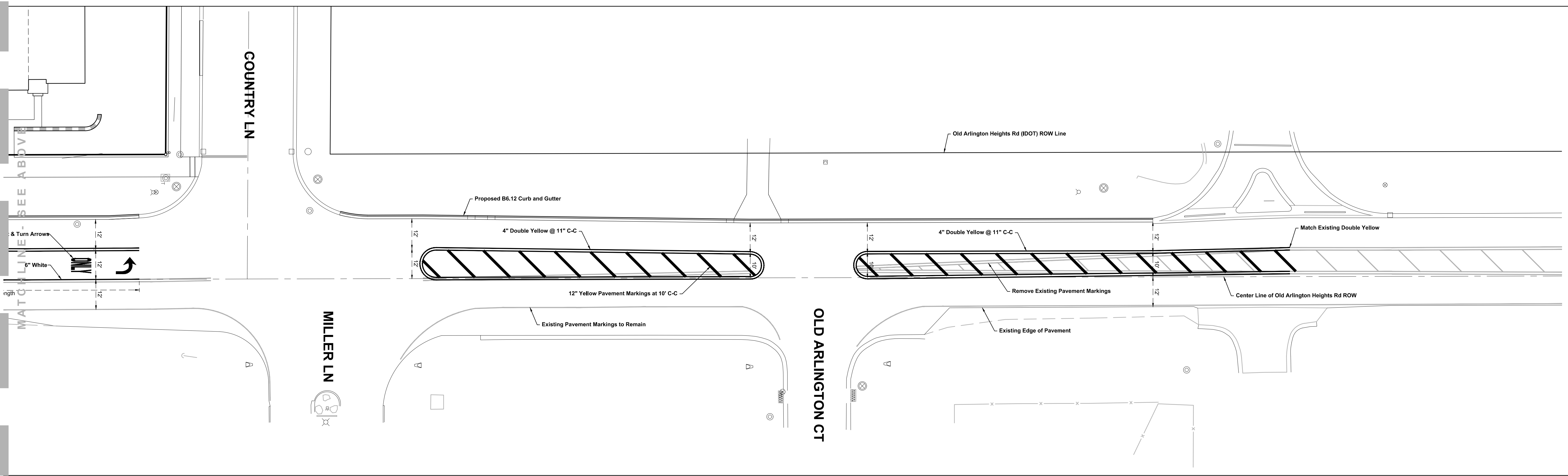




SIGNAGE LEGEND			
1		R 3-2	36" x 36"
2		R 1-1	30" x 30"
3		R 3-5R	24" x 30"
4		R 5-1	30" x 30"

Pavement Marking Note:
Pavement markings on HMA shall be thermoplastic. Pavement markings on concrete shall be polyurea.

Lane Closure Note:
All lane closures shall be coordinated with the Village of Arlington Heights prior to closing.



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STRIPING AND SIGNAGE EXHIBIT
LEXINGTON HERITAGE
LEXINGTON HOMES, LLC
ARLINGTON HEIGHTS, IL

Project Manager: T J B
Engineer: T J B
Date: 5/24/2017
Project No. 16-003
Sheet **EX 5.0**

LEXINGTON HERITAGE
STORM WATER POLLUTION PREVENTION PLAN
SECTION 8 TOWNSHIP 42 NORTH RANGE 11 EAST
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

CONTACTS:

VILLAGE OF ARLINGTON HEIGHTS

33 S Arlington Heights Rd
Arlington Heights, IL 60005
Tel: 847-368-5000

OWNER / DEVELOPER / SUBDIVIDER:

Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL
Tel: 847-875-8289
Fax: 773-60-0301

CIVIL ENGINEER / LAND SURVEYOR:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

LAND PLANNER

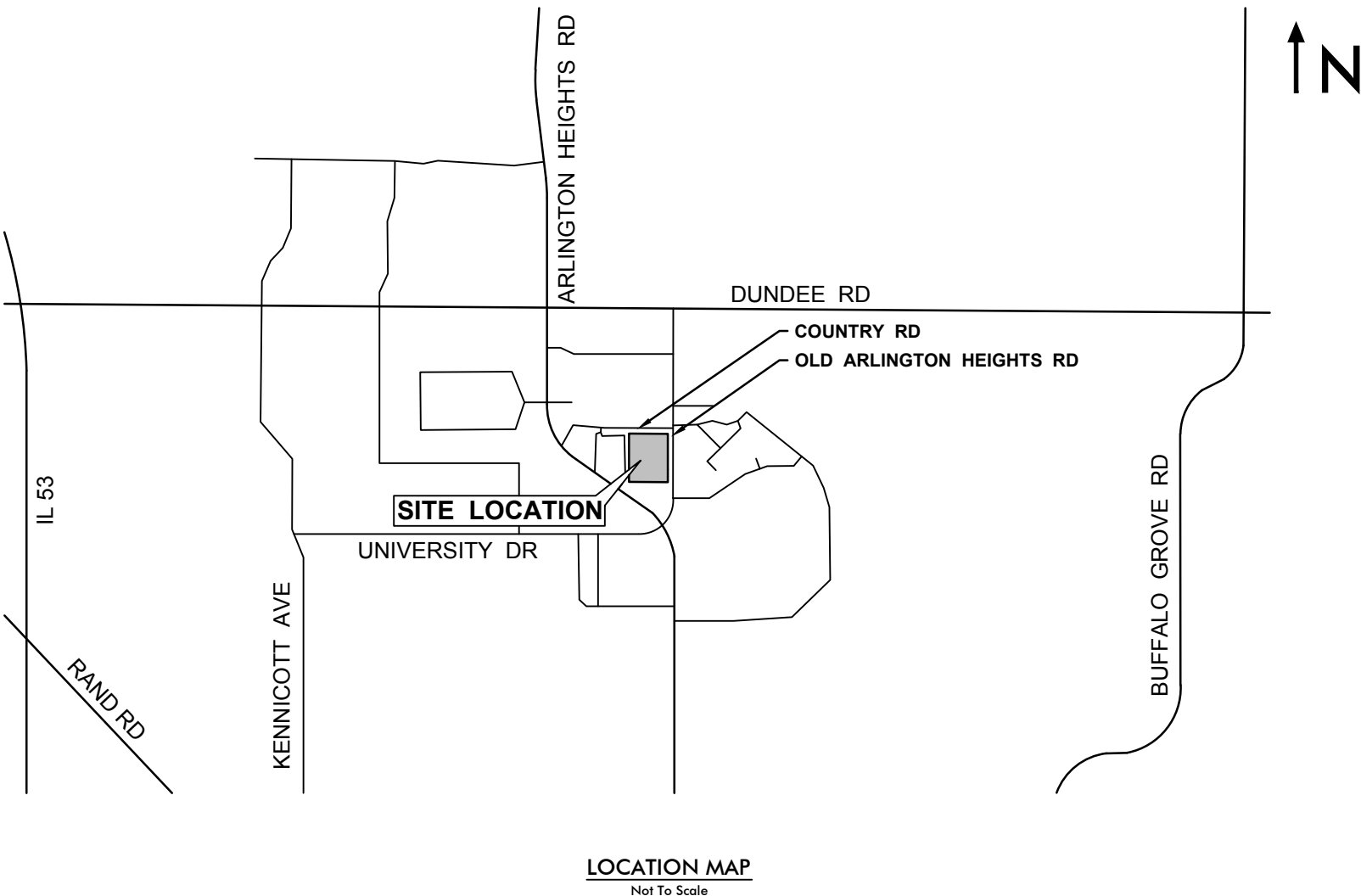
JENLand LLC
P.O. Box 4397
Oak Park, IL 60304
Tel: 708-848-4350

LANDSCAPE ARCHITECT

Krogstad Land Design Limited
519 Pembroke Court N.
Crystal Lake, IL 60014
Tel: 815-529-1511

TRAFFIC CONSULTANT

KLOA, Inc.
9575 W. Higgins Road
Rosemont, IL 60018
Tel: 815-518-9990



Benchmark
Site Benchmark
CP # 101 (See Survey)
Description: Cross Notch
Elevation: 697.55 NAVD 88 (Geoid 12A)

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1	SWPPP TITLE SHEET
EC2	SWPPP GENERAL NOTES AND SPECIFICATIONS
EC3	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4	SWPPP TYPICAL DETAILS



Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



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SWPPP TITLE SHEET

LEXINGTON HERITAGE SWPPP PLAN

ARLINGTON HEIGHTS, ILLINOIS

Project Manager: T J B

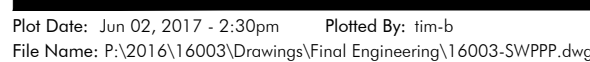
Engineer: D J V

Date: 12/16/2016

Project No. 16-003

Sheet EC1

No.	Date	Revision
1	05/15/2017	Per Village & MWED Comment Letter



Soil Protection Chart

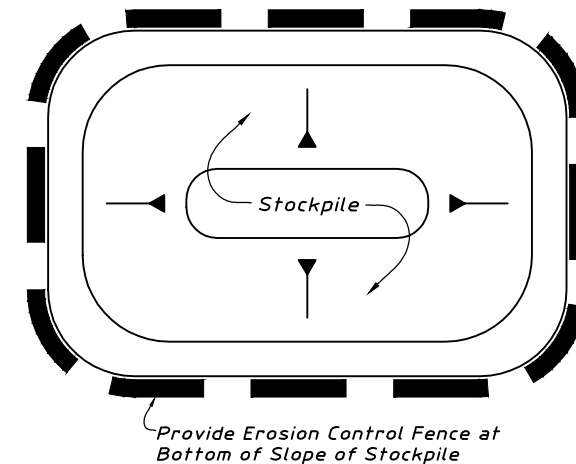
Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*	→		
Dormant Seeding	B	→									B	→
Temporary Seeding			C			D				→		
Sodding			E**							→		
Mulching	F	→										

- A KENTUCKY BLUEGRASS
90 LBS/AC MIXED WITH
PERENNIAL RYEGRASS
30 LBS/AC
- B KENTUCKY BLUEGRASS
135 LBS/AC MIXED WITH
PERENNIAL RYEGRASS
45 LBS/AC + 2 TONS
STRAW MULCH PER AC
- C SPRING OATS 100 LBS/AC
- D WHEAT OR CEREAL RYE
150 LBS/AC
- E SOD
- F STRAW MULCH 2 TONS/AC

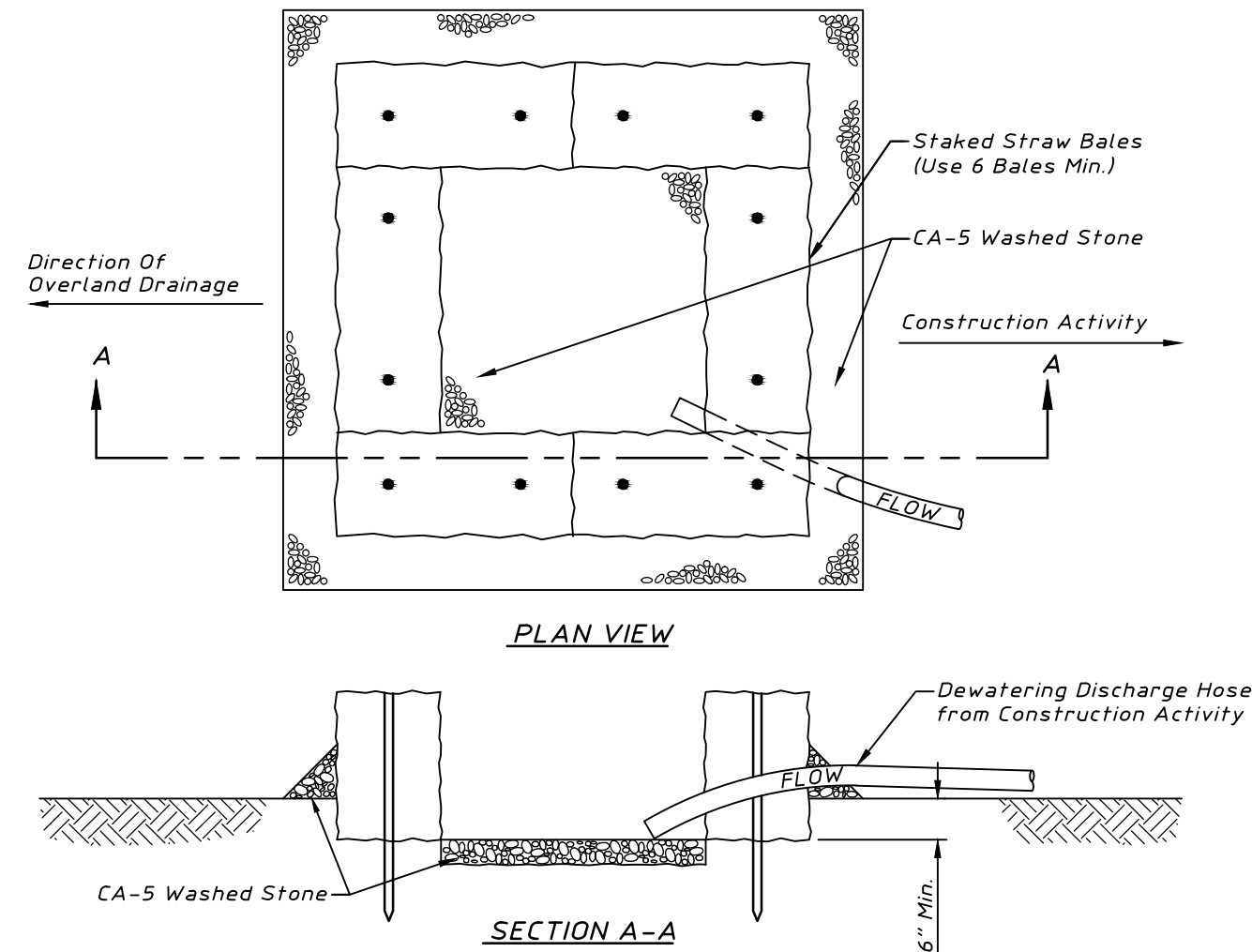
- * IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
- ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES - DITCH CHECKS - EROSION CONTROL FENCE - SEDIMENT BASIN - STABILIZED CONSTRUCTION ENTRANCE - TEMPORARY SHALES - SPECIFIED STORM SEWER LINES	=====	=====		
2. GRADE SITE/STOCKPILE TOPSOIL	=====			
3. INSTALL STORMWATER MANAGEMENT MEASURES - STORM SEWER - SEDIMENT TRAP (INLET PROTECTION) - DITCH SHALES	=====	=====		
4. TEMPORARY VEGETATIVE STABILIZATION - CONTROL MEASURES - TEMPORARY SEEDING - MULCHING			=====	
5. INSTALL ROAD SUBGRADE - AGGREGATE COVER			=====	
6. SITE CONSTRUCTION WORK - CURB AND GUTTER - PAVING (WALKS & BIKEPATHS)			=====	
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS - TEMPORARY SEEDING				=====
8. SURFACE ROADS - PAVING			=====	
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS - PERMANENT SEEDING - SODDING				=====
10. INSTALL PERMANENT LANDSCAPING				=====
11. PERFORM CONTINUING MAINTENANCE	=====	=====	=====	=====



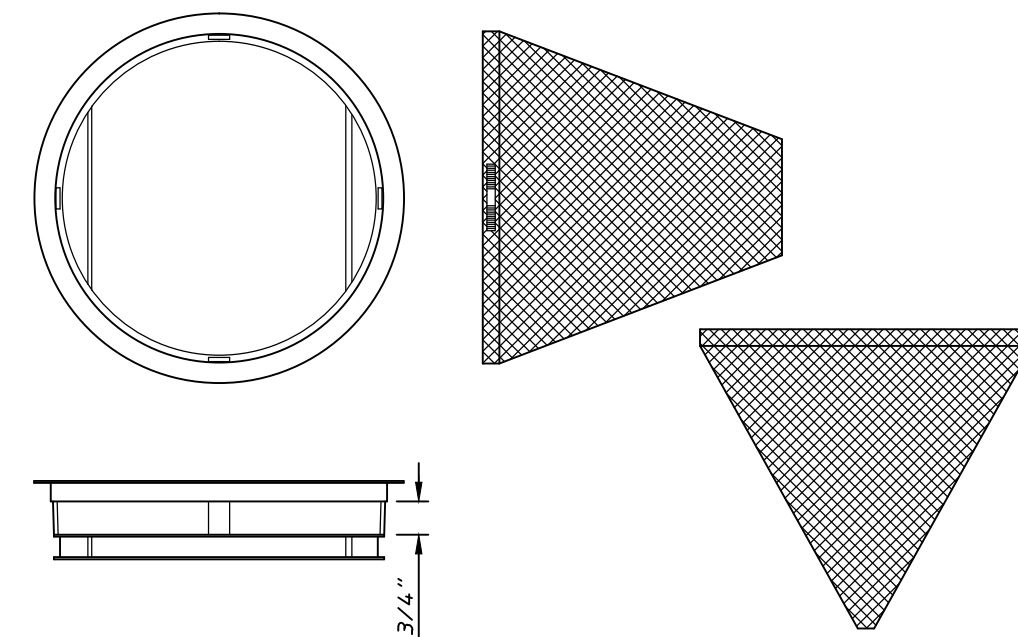
TEMPORARY STOCKPILE PROTECTION DETAIL



NOTES:

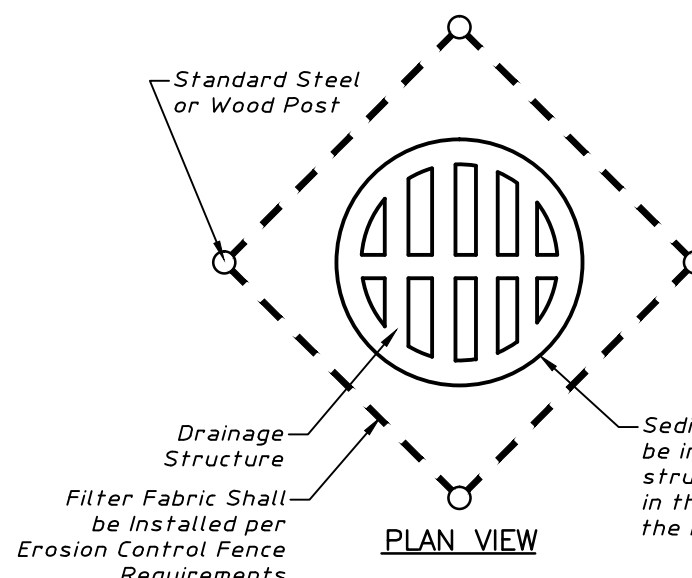
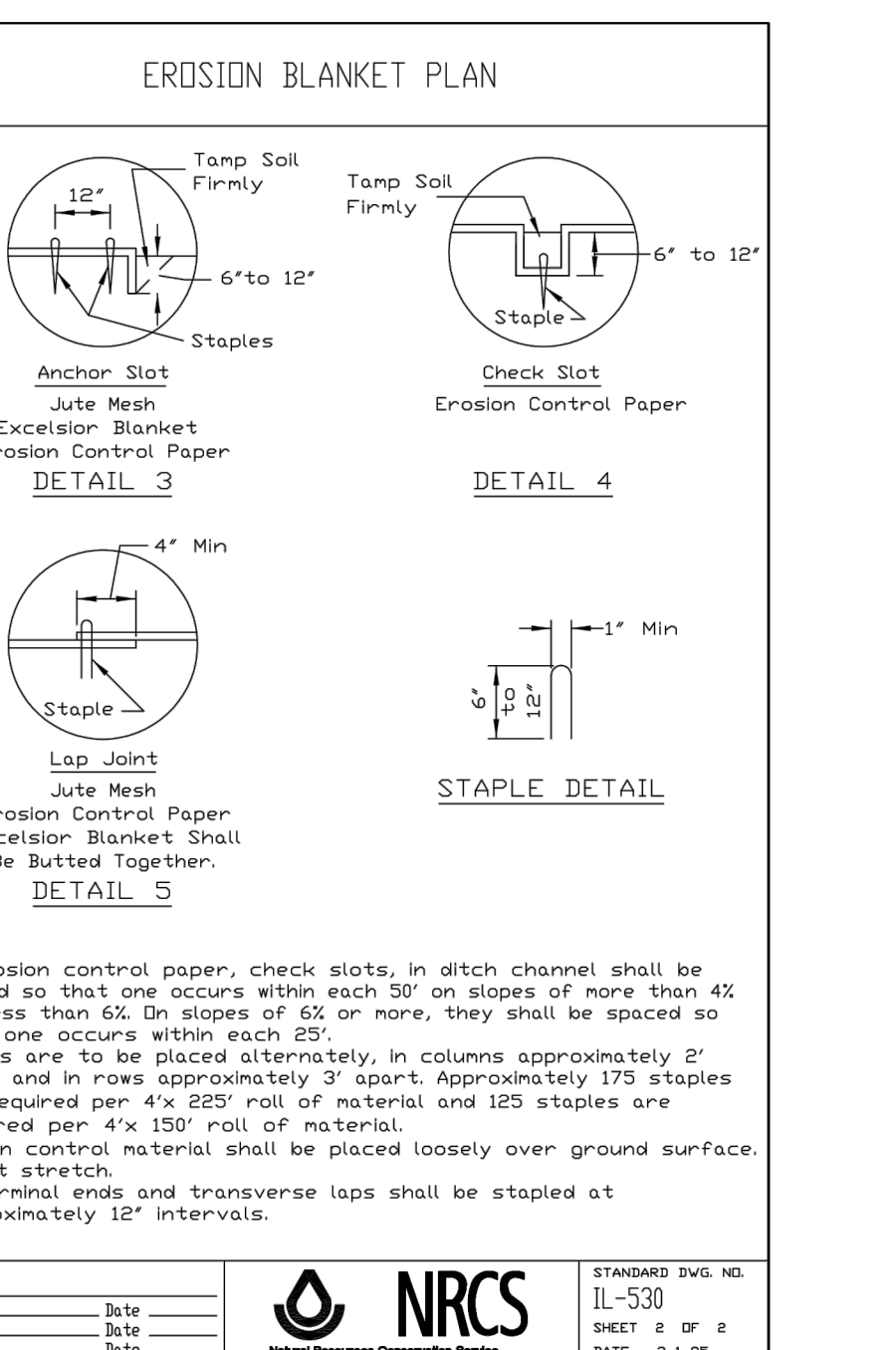
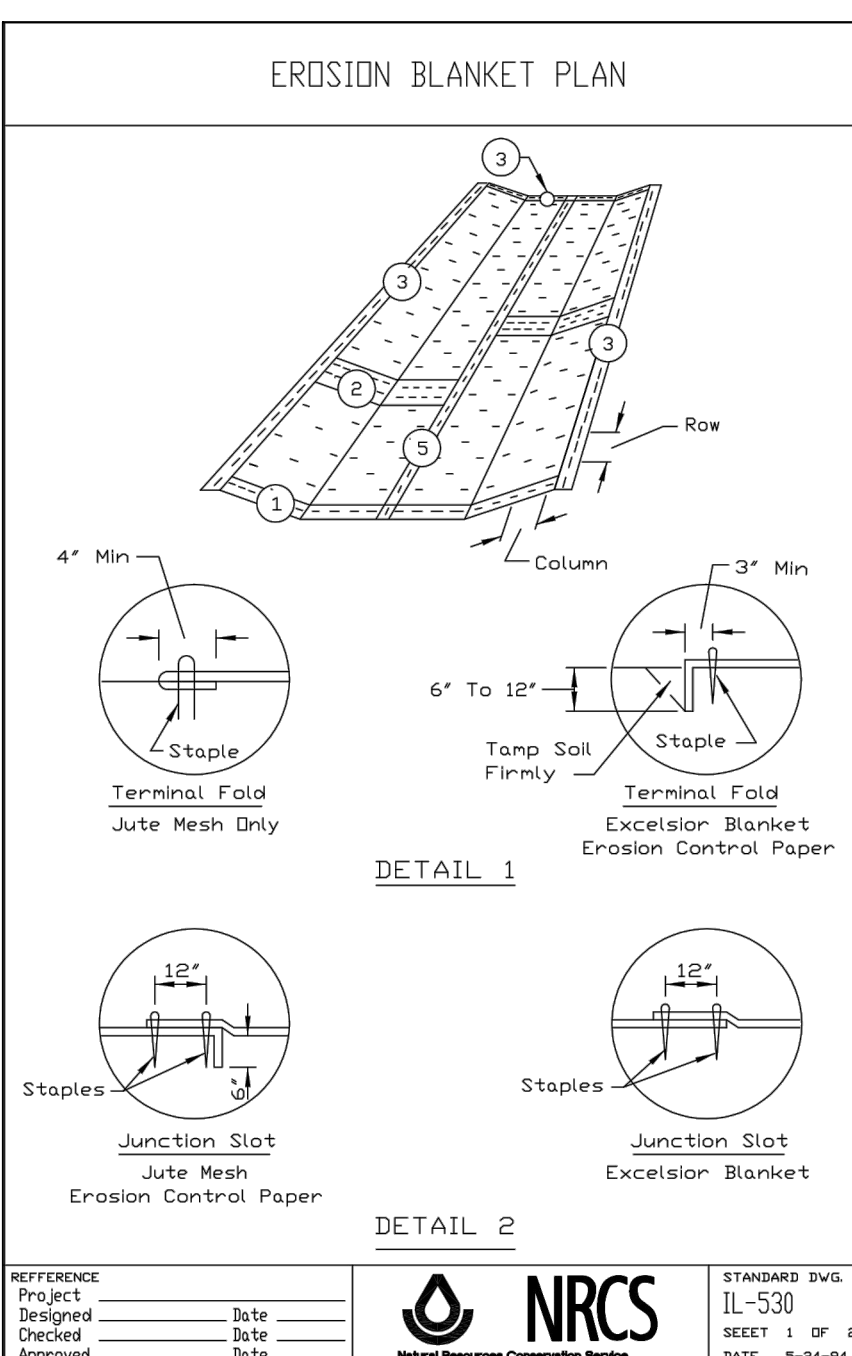
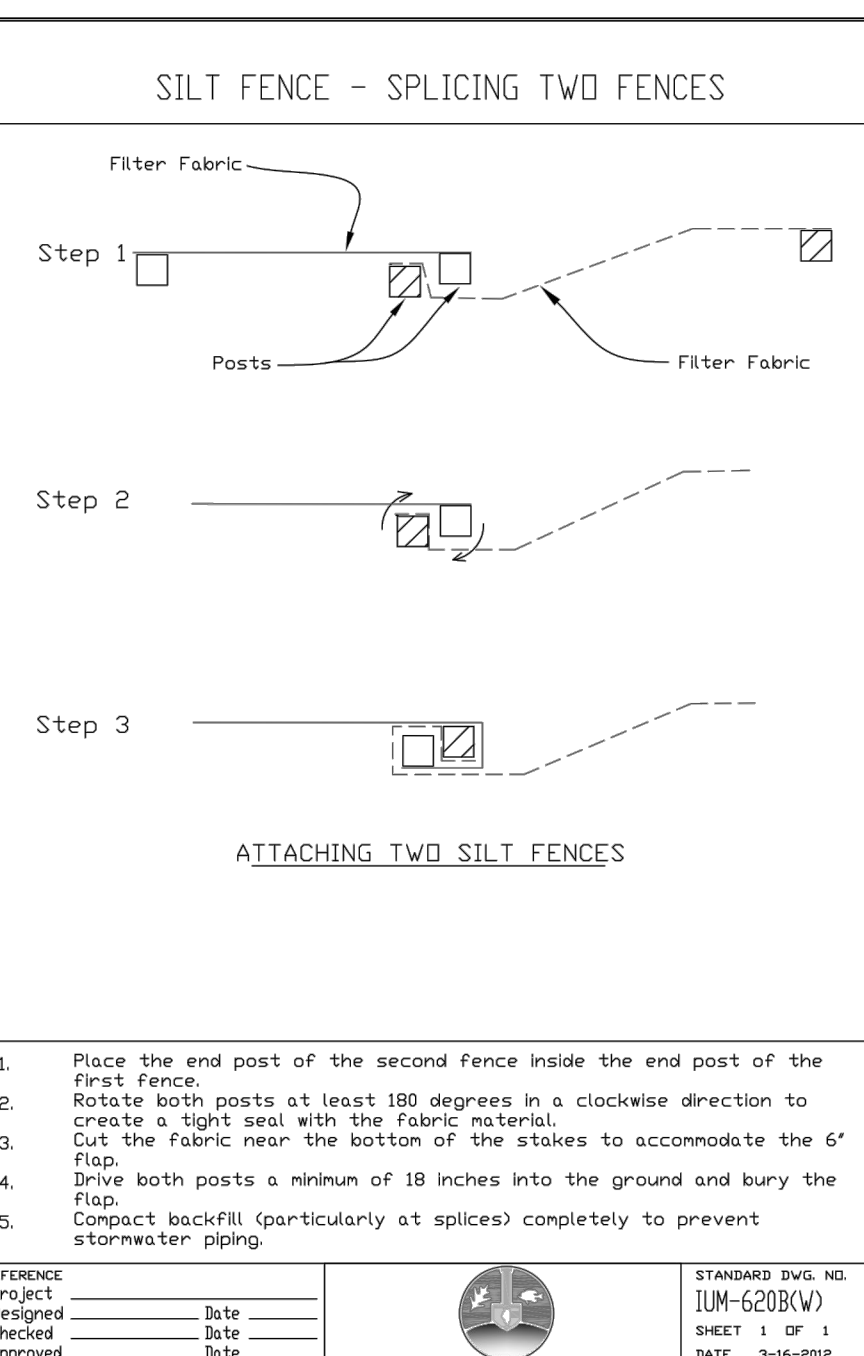
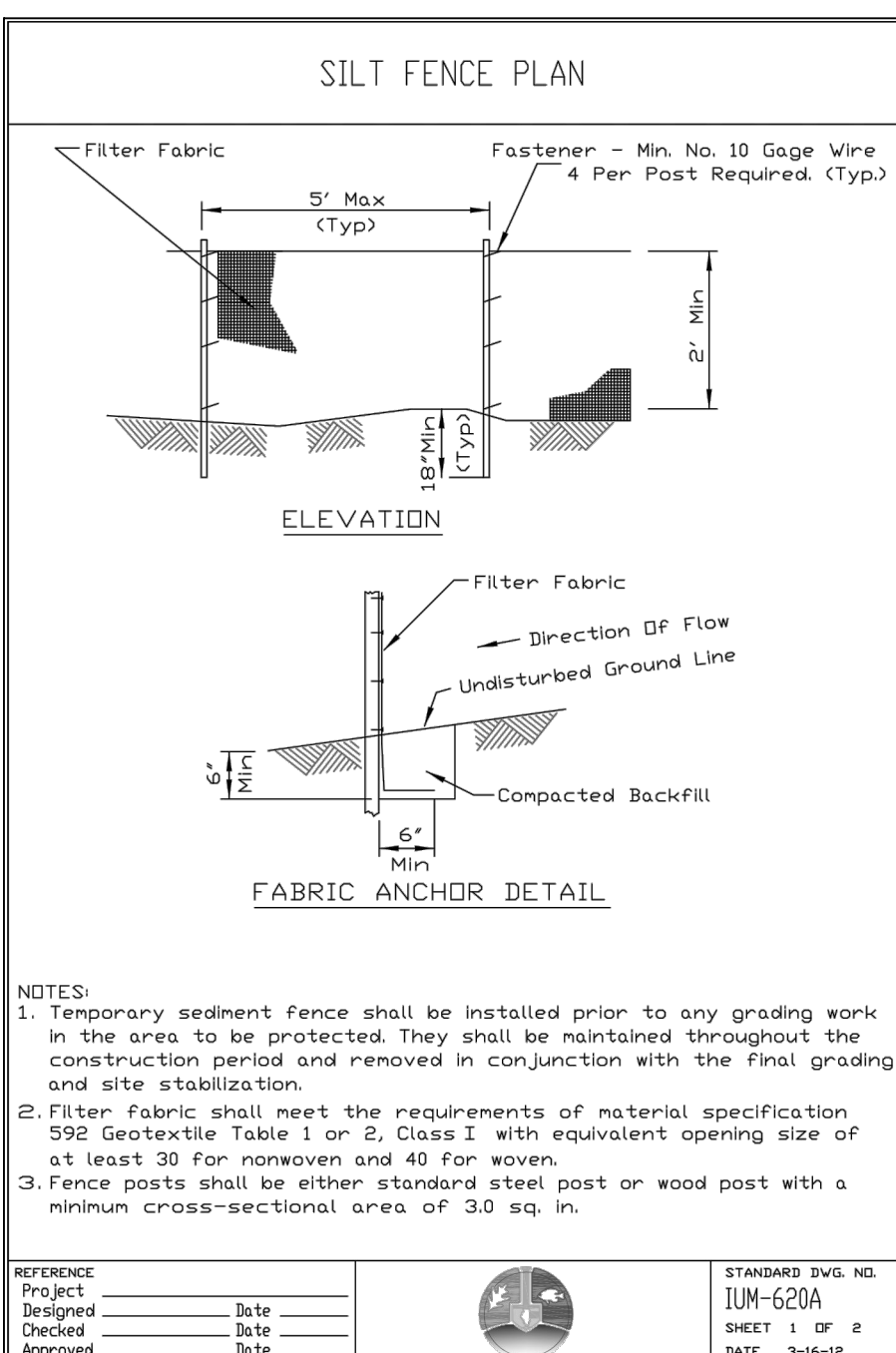
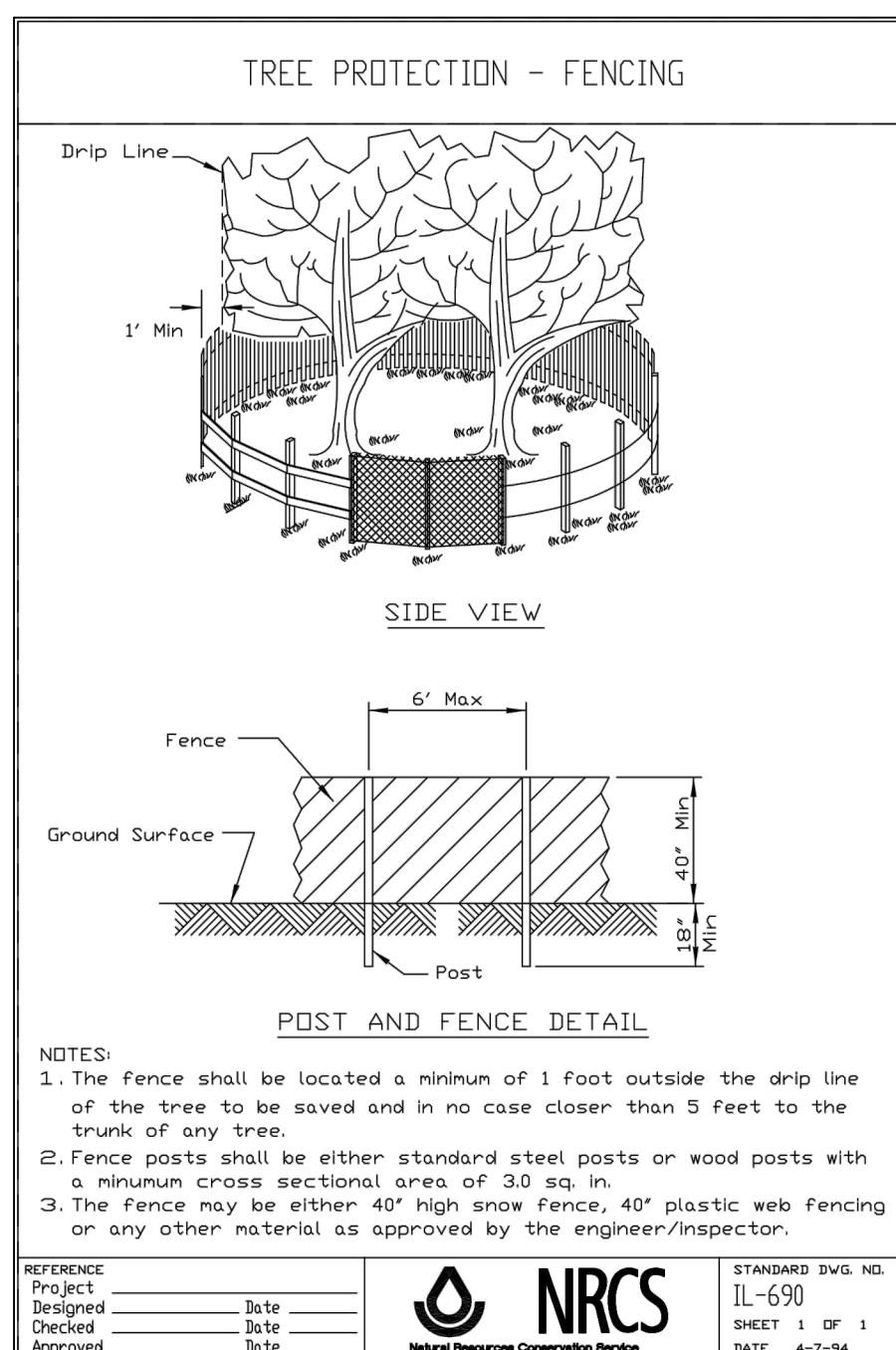
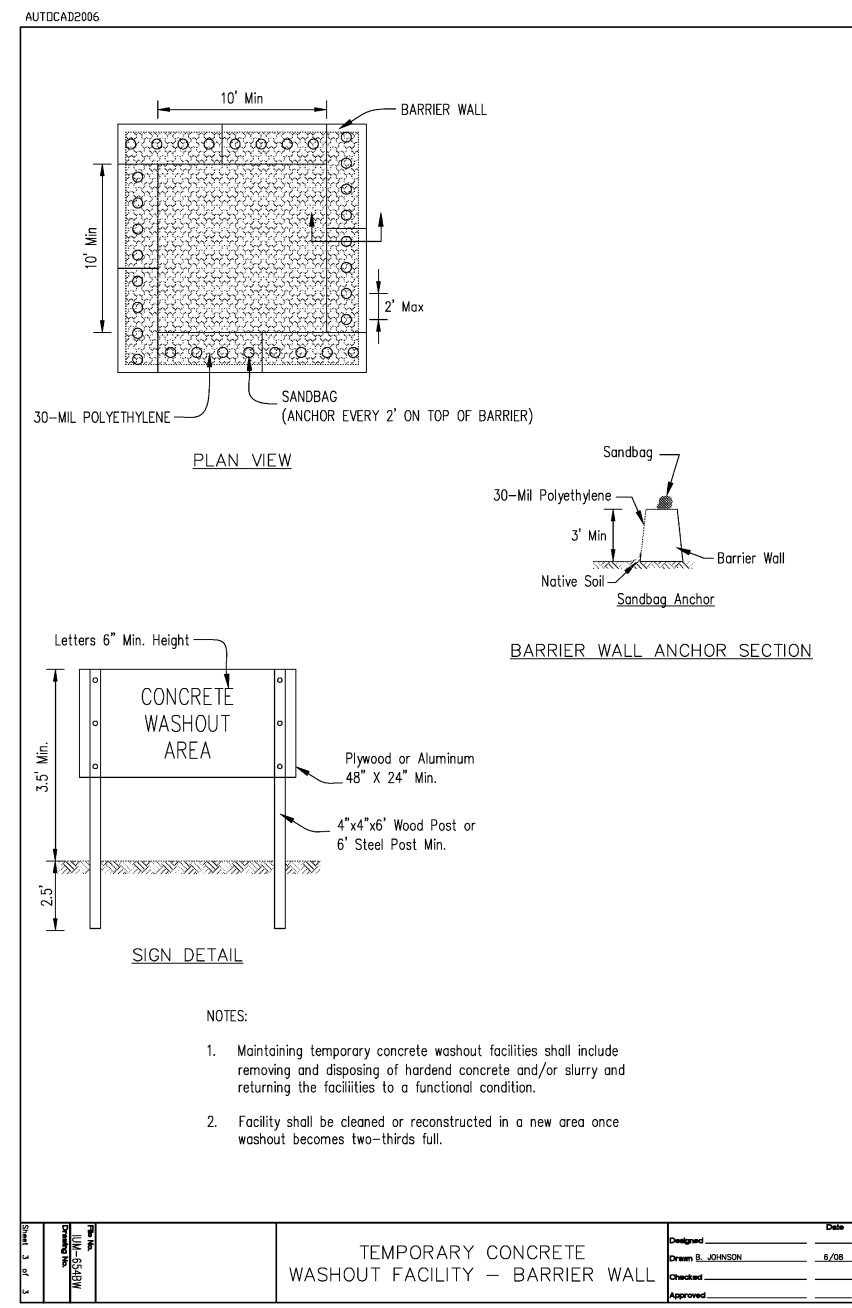
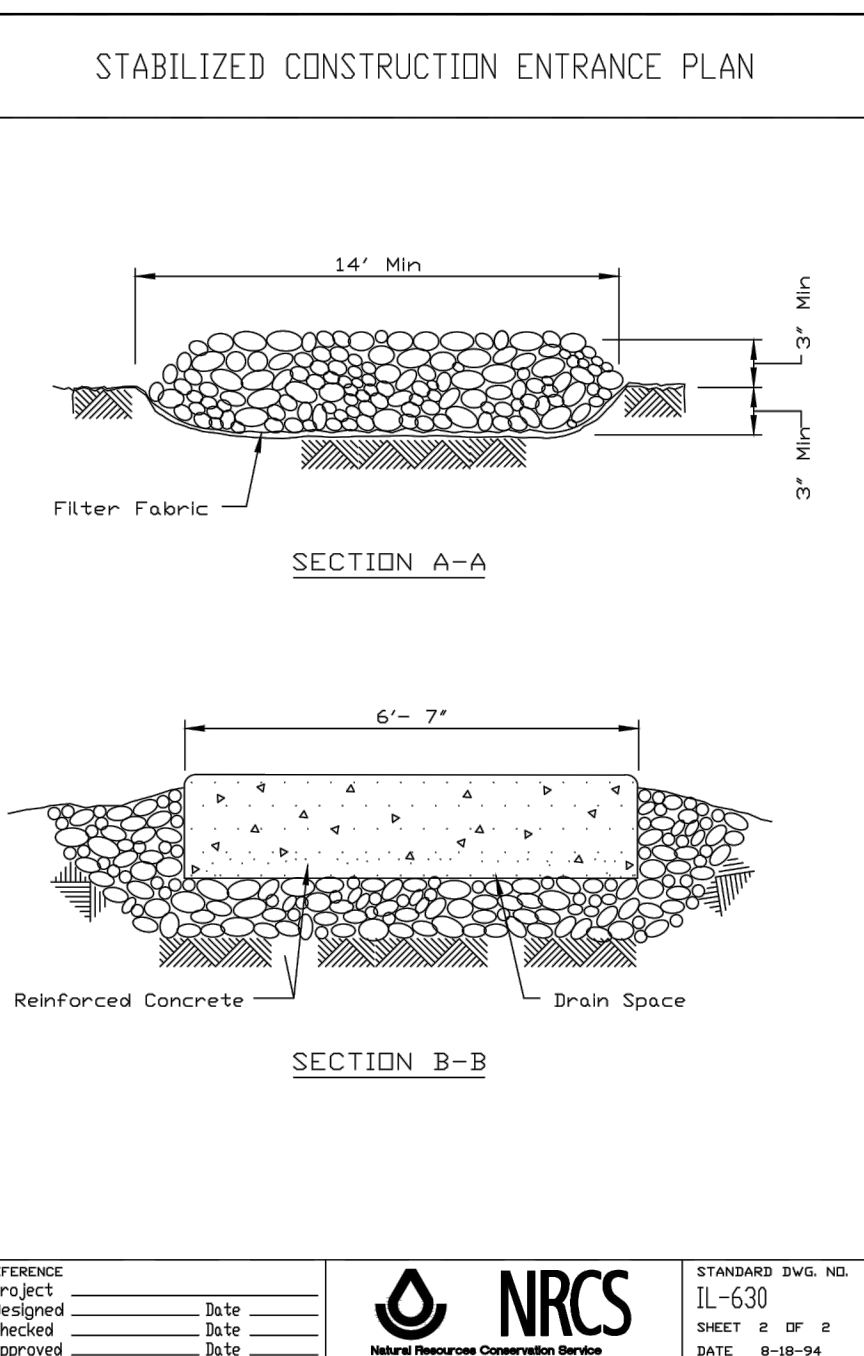
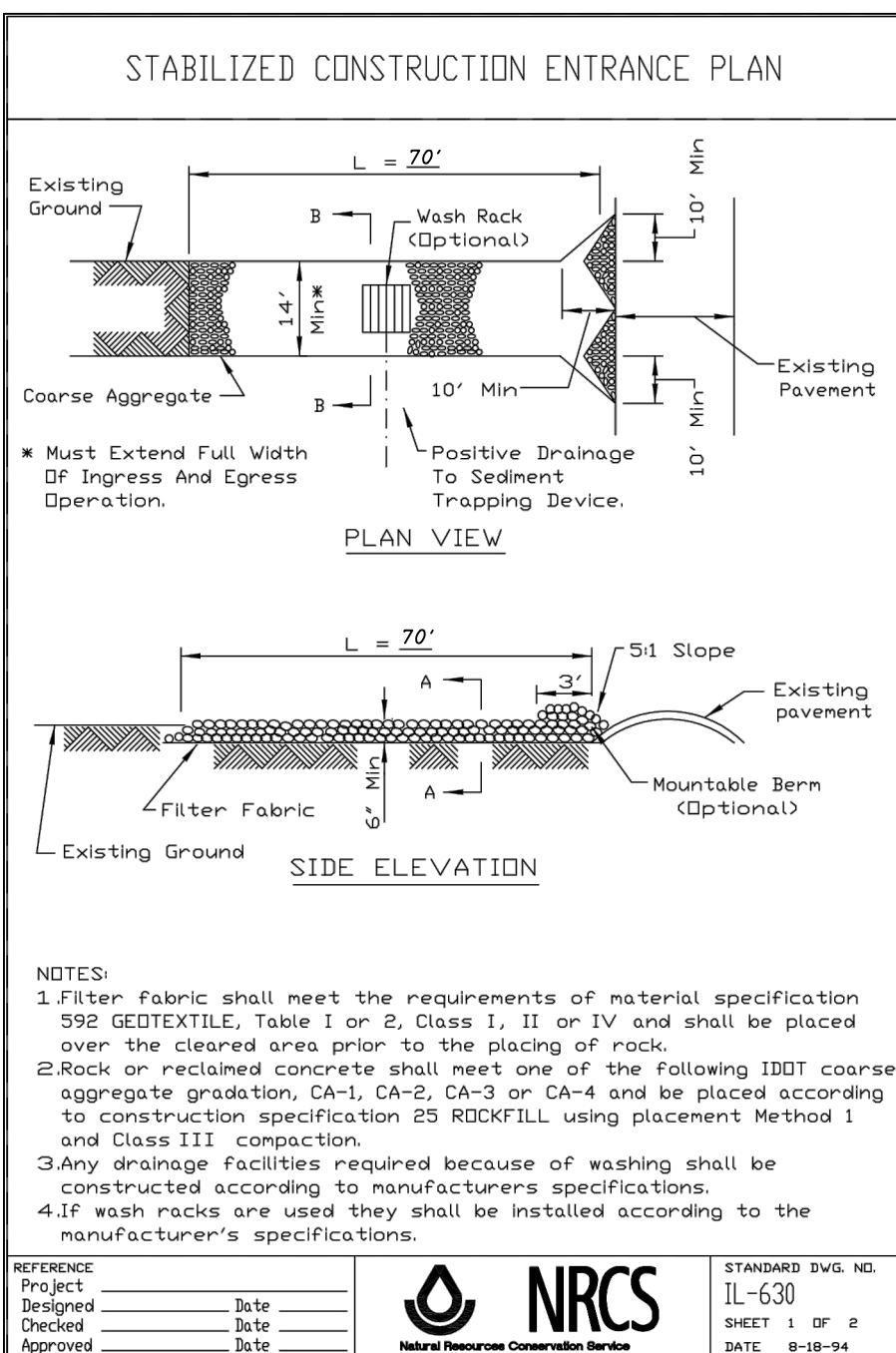
- All dewatering from construction activities shall discharge into sedimentation trap.
- Sedimentation shall be removed and trap restored to its original dimensions when the sediment has accumulated to a depth of 6".
- The sediment trap shall be removed and the area restored to its original condition once construction dewatering has ceased.

SEDIMENTATION TRAP FOR CONSTRUCTION ACTIVITY DEWATERING

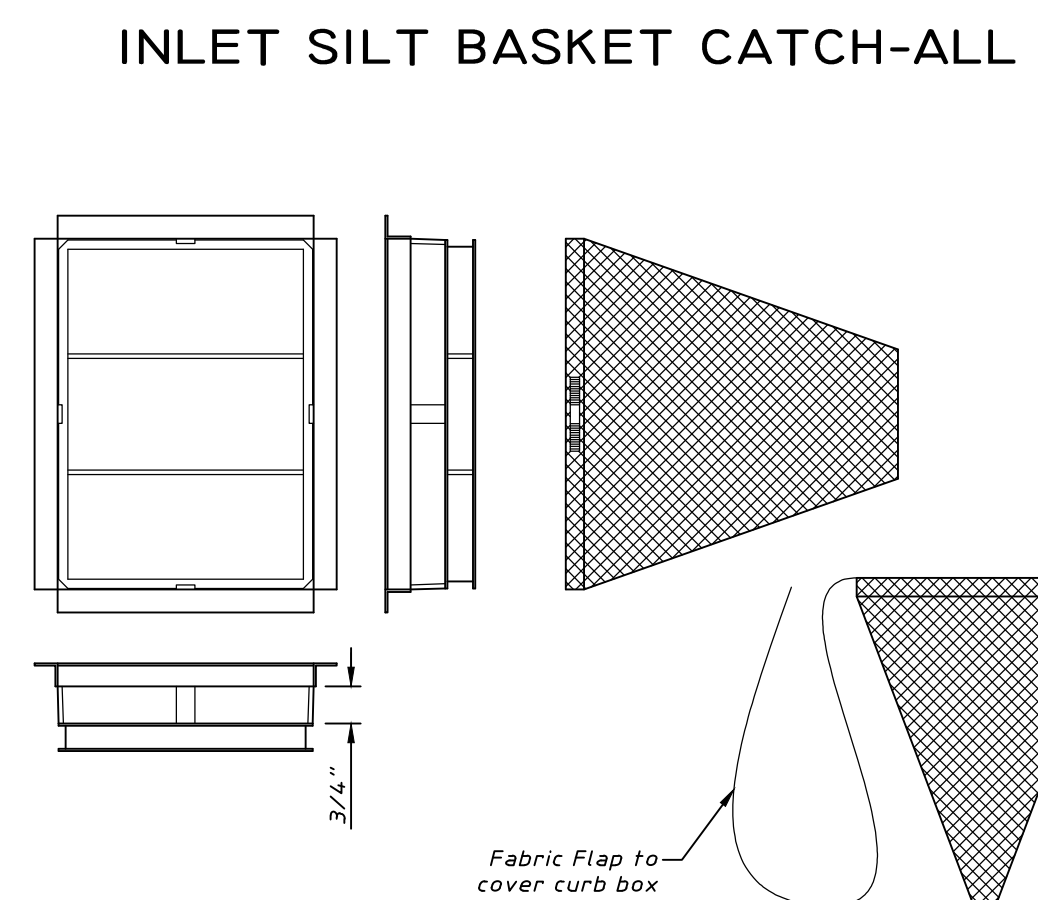


GENERAL NOTES:

- FRAME:** Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.
- SEDIMENT BAG:** Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket catch-all or an inlet silt basket catch-all inserted prior to construction.



INLET PROTECTION DETAIL (ILLINOIS URBAN MANUAL DETAIL 860)



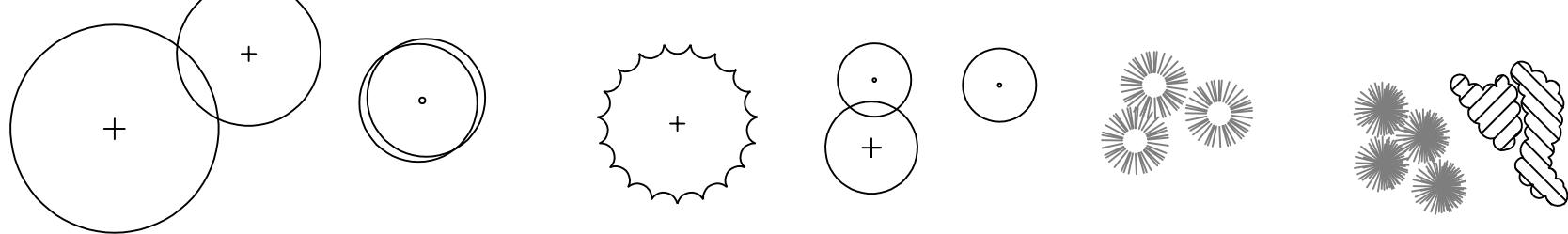
GENERAL NOTES:

- FRAME:** Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.
- SEDIMENT BAG:** Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket catch-all or an inlet silt basket catch-all inserted prior to construction.

CURB SILT BASKET CATCH-ALL

GENERAL NOTES

- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- FINE GRADE, FERTILIZE AND SO/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
- FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- ENSURE ALL TREES ARE 35 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN EXISTING AND PROPOSED TREES.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION TO BE PRESERVED.
- A TREE FEE OF \$ 4.00 PER LINEAL FOOT OF FRONTAGE IS REQUIRED AT THE TIME OF PERMIT ALONG WITH A LANDSCAPE COMPLIANCE BOND THAT IS 30% OF THE ESTIMATED LANDSCAPE COSTS.
- PLANTS SHALL BE ADJUSTED AS NEEDED TO FULLY SCREEN ALL MECHANICAL UNITS.
- FINAL LANDSCAPE PLAN, BASED ON FINAL SITE PLAN AND ENGINEERING, SHALL SUBSTANTIALLY CONFORM TO THIS PLAN.



PLANT MATERIAL KEY

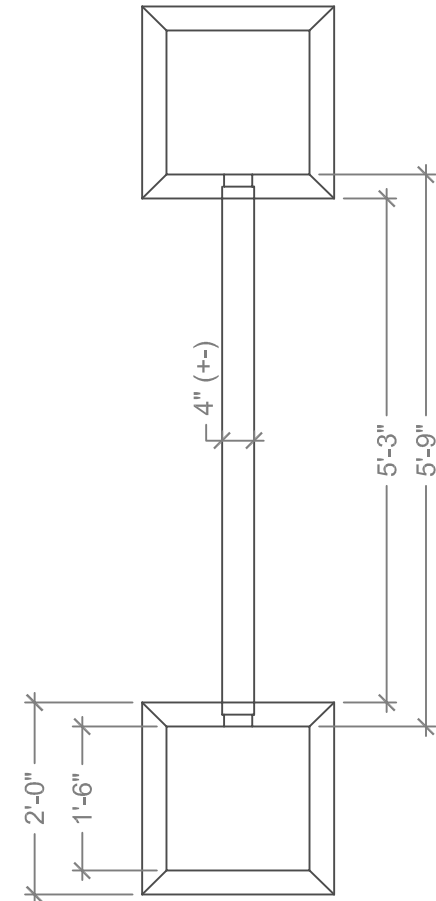
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHADE TREES					
AF	7	Acer freemanii	Autumn Blaze Maple	4"	
AM	6	Acer miyabe 'Morton'	State Street Maple	4"	
CO	8	Celtis occidentalis	Common Hackberry	4"	
GB	3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4"	
GD	13	Ginkgo biloba 'Princeton Sentry'	Espresso Kentucky Coffeetree	4"	
LT	8	Liriodendron tulipifera	Tulip Tree	4"	
PC	6	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	4"	Spring Dig
QB	8	Quercus bicolor	Swamp White Oak	4"	Spring Dig
QR	5	Quercus rubra	Red Oak	4"	
TC	9	Tilia cordata 'Greenspire'	Greenspire Linden	4"	
ORNAMENTAL TREES					
BN	6	Betula nigra	River Birch	6'	Spring Dig
MP	7	Malus 'Prairie Fire'	Prairie Fire Crabapple	6'	Natural Form
MT	13	Malus sargentii 'Tina'	Tina Flowering Crabapple	5'	Natural Form
EVERGREEN TREES					
PA	6	Picea abies	Norway Spruce	6'	Natural Form
PF	13	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'	Natural Form
PO	10	Picea omarika	Serbian Spruce	6'	Natural Form
PM	8	Pseudotsuga menziesii	Douglas Fir	6'	Natural Form
TO	47	Thuja occidentalis 'Technii'	Mission Arborvitae	6'	Sheared
DECIDUOUS SHRUBS					
EA	23	Eunymnus alatus 'compactum'	Compact Burning Bush	30"	3' O.C.
EE	149	Eunymnus 'Emerald galei'	Emerald Galei Eunymnus	3 Gal.	3' O.C.
FI	18	Forsythia 'Sunrise'	Sunrise Forsythia	36"	4' O.C.
RA	52	Rhus aromatica 'Gro-low'	Gro-low Sumac	18"	3' O.C.
RI	96	Ribes alpinum	Alpine Currant	18"	3' O.C.
RK	59	Rosa 'Knock-Out'	Knock-Out Rose	18"	3' O.C.
VC	62	Viburnum carlesii 'compactum'	Compact Koreanspice Viburnum	30"	4' O.C.
VD	81	Viburnum dentatum	Arrowwood Viburnum	36"	4' O.C.
EVERGREEN SHRUBS					
BM	30	Buxus sempervirens 'Green Mountain'	Green Mountain Boxwood	24"	
TM	138	Taxus media 'densiformis'	Dense Yew	24"	
PERENNIALS, AND ORNAMENTAL GRASSES					
CK	152	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
HC	227	Heuchera 'Coral Bells'	Caramel Coral Bells	1 Gal.	18" O.C.
HJ	284	Hosta 'June'	June Hosta	1 Gal.	18" O.C.
HM	99	Hakonechloa macra 'All Gold'	All Gold Japanese Hakone Grass	1 Gal.	18" O.C.
HS	192	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal.	18" O.C.
PH	66	Pennisetum alopecuroides 'Hamein'	Dwarf Fountain Grass	1 Gal.	36" O.C.
PL	12	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.	36" O.C.
RG	177	Rudbeckia 'Goldsturm'	Black-eyed Susan	1 Gal.	18" O.C.
SN	156	Salvia nemorosa 'May Night'	May Night Salvia	1 Gal.	18" O.C.
SS	200	Schizachyrium scoparium	Little Bluestem	1 Gal.	18" O.C.
MISCELLANEOUS MATERIALS					
8,386		Kentucky Bluegrass Blend Sod	S.Y.		
217		Shredded Hardwood Mulch	C.Y.		
840		6' Solid Dog Eared Fence	l.f.		

Trees listed above shall be considered as replacement for existing trees to be removed

GENERAL MONUMENT NOTES

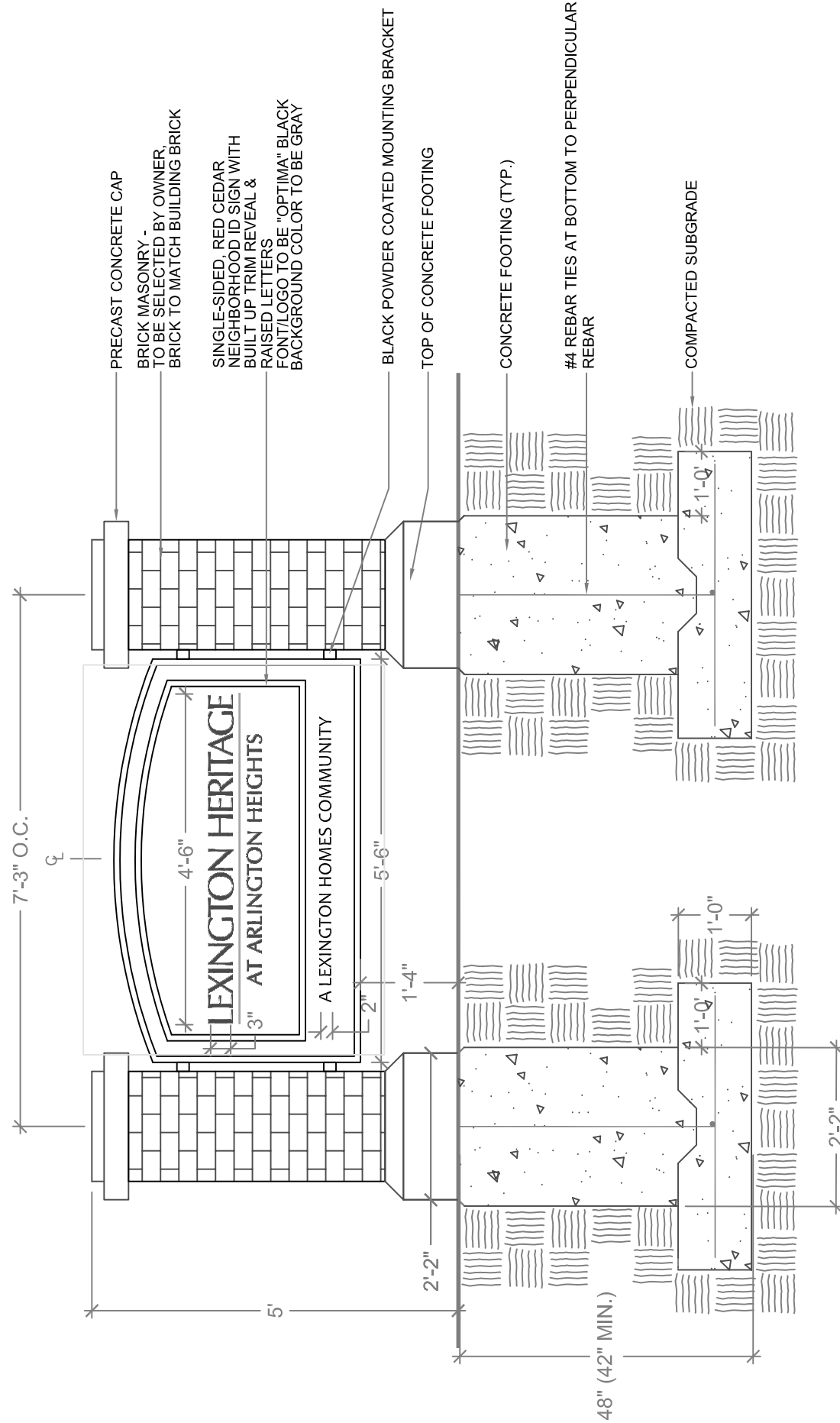
Construction Shop Drawings of Signs and Pillars shall be prepared and submitted at time of building permit application. Medallion and Signage logo and copy,color of Cultured Stone and construction details shall be provided as part of the Shop Drawings.

Location of Sign may be adjusted in field based on as-built location of utilities



ENTRANCE MONUMENT SIGN-PLAN VIEW

SCALE: 1/2" = 1.0'



ENTRANCE MONUMENT SIGN-FRONT ELEVATION

SCALE: 1/2" = 1.0'

REVISIONS		DATE	December 15, 2016
REV.	5/15/17		
REV. (Sign)	5/26/17		
REV. (Paver Note)	5/31/17		
PROJECT		LEX1611	
DRAWN		KTK	
CHECKED		KTK	
SHEET NO.		2 of 3	

LEXINGTON HERITAGE
ARLINGTON HEIGHTS, IL
FINAL LANDSCAPE PLAN

P.I.N. No. 03-08-102-004
03-08-102-005
03-08-102-006
03-08-102-007
03-08-102-008

MAIL PLAT TO:
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

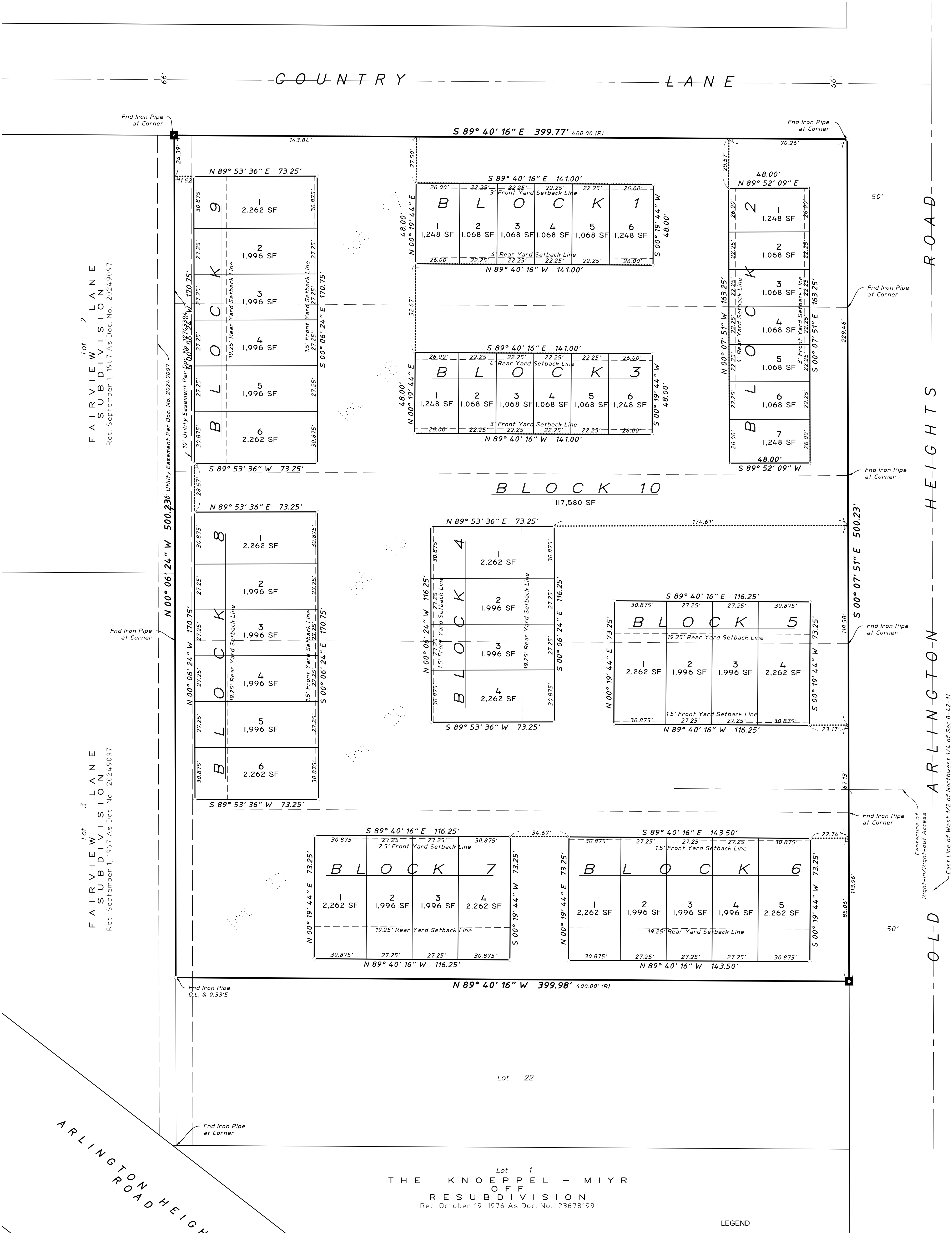
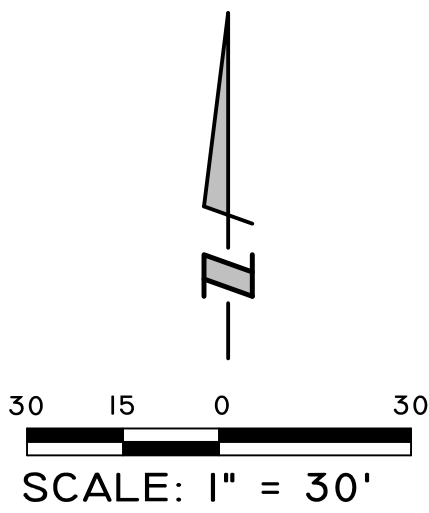
FINAL PLAT OF SUBDIVISION

OF

LEXINGTON HERITAGE

BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SHEET 1 OF 2



VEHICULAR ACCESS NOTES:

1. THERE SHALL BE, AT MOST, ONE (1) RESTRICTED RIGHT-IN/RIGHT-OUT VEHICULAR ACCESS POINT TO OLD ARLINGTON HEIGHTS ROAD FROM BLOCK 10 AS SHOWN HEREON.
2. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

- LEGEND
- Concrete Monument
 - Subdivision or Block Corners, Set or Found as Noted
 - Indicates Right Angle
 - Underlying Subdivision Lot No.
 - LOT 1
 - New Subdivision Lot No.
 - Underlying Lot Lines
 - New Lot Lines
 - Boundary Line
 - Record
 - Measured

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

P.I.N. No. 03-08-102-004
03-08-102-005
03-08-102-006
03-08-102-007
03-08-102-008

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT OF SUBDIVISION

OF

LEXINGTON HERITAGE

SHEET 2 OF 2

BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THE UNDERSIGNED, 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 LEXINGTON HERITAGE, 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. BLOCK 10, AS SHOWN ON THIS PLAT AND 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.

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____, 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. INVALIDATION 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.

THIS IS TO FURTHER CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND HEREIN DESCRIBED IS WITHIN THE FOLLOWING SCHOOL DISTRICTS:

- ELEMENTARY SCHOOL DISTRICT NO. 21
- TOWNSHIP HIGH SCHOOL DISTRICT NO. 214
- HARPER COMMUNITY COLLEGE DISTRICT 512

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20 ____.

BY: _____

TITLE: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ____.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES: _____ (SEAL)

STORM WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR THAT IF THE SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PROCEDURES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

BY: _____ DATE: _____
ILLINOIS PROFESSIONAL ENGINEER
NO. 062-066586

BY: _____ DATE: _____
OWNER

INGRESS EGRESS EASEMENT PROVISIONS

A PERMANENT EASEMENT ACROSS BLOCK 10 SHOWN HEREON, BUT NOT WITHIN THE BUILDINGS, IS HEREBY GRANTED TO THE PURPOSE OF INGRESS AND EGRESS OF VEHICLES AND PEDESTRIAN TRAFFIC ACROSS THE PROPERTY IN THIS SUBDIVISION FOR THE USE AND BENEFIT OF THE OWNERS, OCCUPANTS AND INVITEES OF BLOCKS 1-9 SHOWN HEREON.

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

_____, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D. 20____, AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____, AS DOCUMENT NO. _____, HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY: _____ ATTEST: _____
ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AND _____ OF _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

BLANKET PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND NATURAL GAS AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH),

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

COMCAST

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

WIDE OPEN WEST INTERNET CABLE

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

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, TELEVISION, SOUNDS AND SIGNALS, NATURAL GAS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF BLOCK 10 PROPERTY SHOWN WITHIN. 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, AND 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 OR UNDER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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 GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

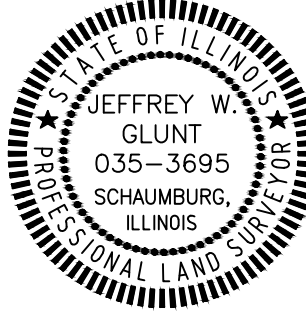
PUBLIC UTILITY EASEMENTS PROVIDED, SHALL BE FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINES, LINES FOR ANY CABLE TELEVISION FRANCHISE GRANTED BY THE CITY, AND OTHER MUNICIPAL USES.

ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

Anthony J. Quigley, P.E.
Region One Engineer

SPACE RESERVED FOR COUNTY CLERK'S STAMP



EXPIRES 11-30-18

SPACE RESERVED FOR COUNTY RECORDER'S STAMP

VILLAGE CERTIFICATE

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 _____, A.D. 20 ____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____, A.D. 20 ____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR ON _____, A.D. 20 ____.

APPROVED BY THE DIRECTOR OF ENGINEERING ON _____, A.D. 20 ____.

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

BY: _____
JEFFREY W. GLUNT
IL. PROF. LAND SURVEYOR NO. 35-3695
LICENSE EXPIRES 11/30/2018 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 16, 2016 THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF AND THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOTS 17, 18, 19, 20 AND 21 IN FREEDOM SMALL FARMS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING AN AREA OF 4.592 ACRES MORE OR LESS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IRON PIPES, (OR REBARS WITH PLASTIC CAPS), AND CONCRETE MONUMENTS HAVE BEEN SET AT CORNERS IN ACCORDANCE WITH CURRENT STATE STATUTES AND VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.

I DO HEREBY FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND ALSO THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0063J, DATED AUGUST 19, 2008, PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

SCHAUMBURG, ILLINOIS _____ MAY 24, 2017

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

PLAT PREPARED FOR:

LEXINGTON HOMES
1731 N. MARCEY ST.
SUITE 200
CHICAGO, IL 60614

SUBMITTED BY

VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

SEND NEW TAX BILL TO:

LEXINGTON HERITAGE LLC
1731 N. MARCEY ST. SUITE 200
CHICAGO, IL 60614

Revised: May 24, 2017
Revised: May 18, 2017
Revised: May 15, 2017
Prepared December 16, 2016 by

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

VIA UPS GROUND

January 10, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: **Parking Accessibility Letter – Lexington Heritage**
 Response to Interoffice Memorandum
 Haeger File No.: 16-003

Sam,

Per your request, we have provided a separate letter along with a parking exhibit in order to respond to a parking concern raised in your 12/28/2016 review of the Lexington Heritage plans.

We understand that parking capacity is a concern for the Village. The included exhibit was created to illustrate the additional parking available along E. Country Lane. As you will notice we have identified 16 available spaces adjacent to the site, additional spaces are also available further west along Country Lane. It is our hope that this exhibit helps to alleviate the parking concern addressed in your letter. If after review of this exhibit additional onsite parking is still required, we would be happy to coordinate a revision of the site plane with you. As of now, no additional onsite spaces have been proposed since the developer feels adequate overflow parking is available along Country Lane.

Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC

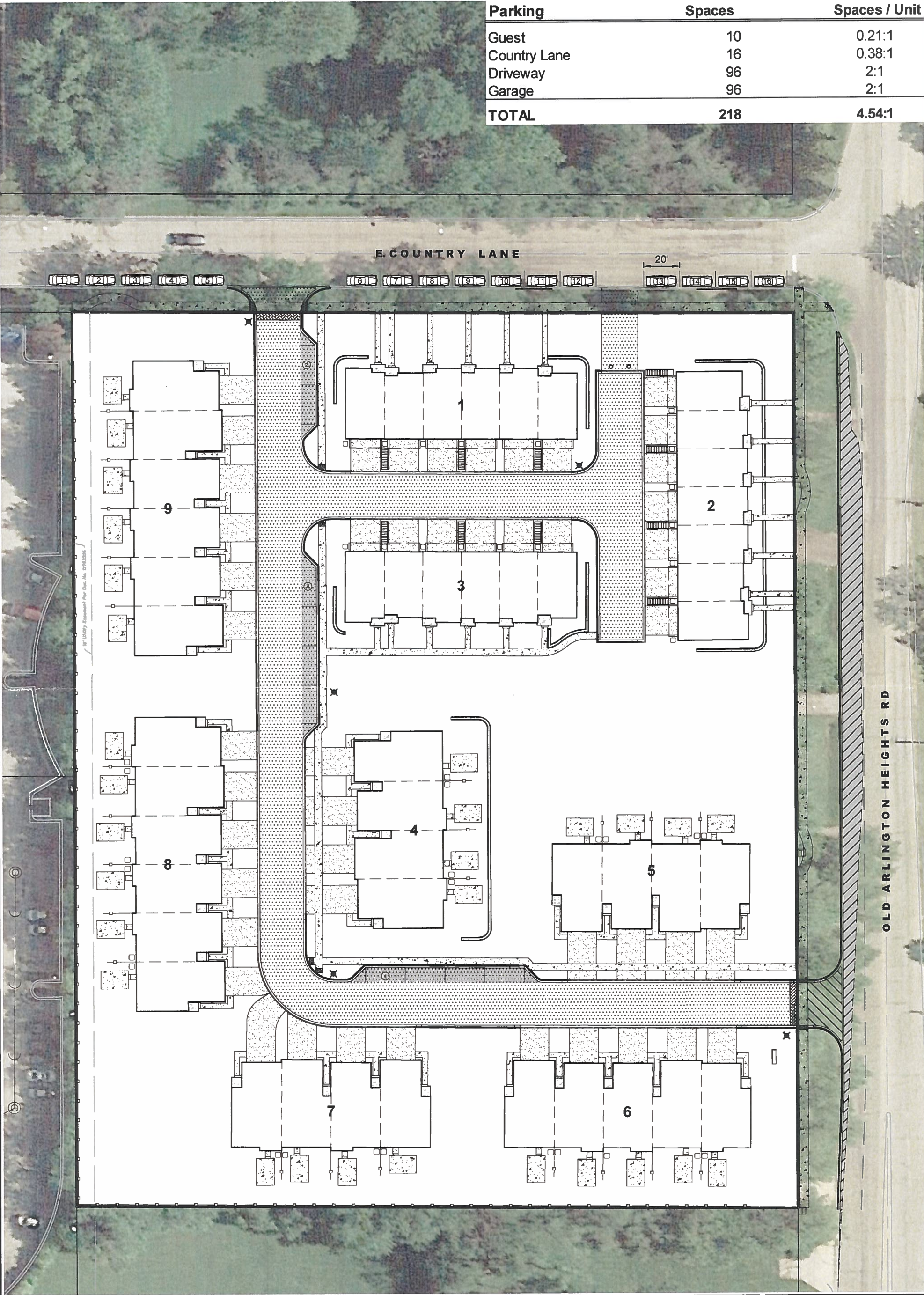


Timothy J. Burda, P.E.
Project Manager

RECEIVED
FEB 08 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plot Date: Jan 05, 2017 - 3:14pm Plotted By: tjb
File Name: F:\2016\16003\Lexington\16003 Offsite Parking Exhibit.dwg

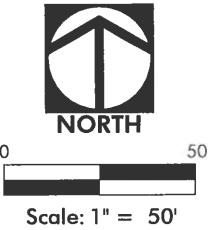
Parking	Spaces	Spaces / Unit
Guest	10	0.21:1
Country Lane	16	0.38:1
Driveway	96	2:1
Garage	96	2:1
TOTAL	218	4.54:1



**OFFSITE
PARKING EXHIBIT**

**LEXINGTON HERITAGE
LEXINGTON HOMES, LLC**
ARLINGTON HEIGHTS, IL

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com



Project Manager: TJB
Engineer: TJB
Date: 01/09/2016
Project No. 16003
Sheet 1 / 1

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: December 29, 2016

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
FINAL Round 1

With regard to the proposed final plat of subdivision, I have the following comments:

- 1) Water services originating at the water main for opposite sides of the street must be offset on the water main.
- 2) Coordinate the removal/relocation of the fire hydrant on Old Arlington Heights Road with the Public Works Water Distribution Unit @ (847)368-5800 a minimum of 48 hours in advance of excavation.
- 3) Proposed hydrants don't require a 2' spool piece between the hydrant and auxiliary valve, the MJ Valve can be connected directly to the MJ shoe on the hydrant.
- 4) B-Boxes must be relocated within the ROW next to curb (within 2'). Any conflicting utilities that will hinder future maintenance should be relocated. Water main may need to be shifted closer to ROW in some circumstances.
- 5) Make sure all water service lines have b-boxes, one is not illustrated for Block 9.
- 6) Water isolation valves will need to be installed (within vaults) for future maintenance (minimize outages). Recommended locations are;
 - a. Between Block 2 & 3
 - b. Between Block 3 & 9
 - c. Between Block 4 & 7
- 7) Offset sanitary services and cleanouts so they don't conflict with entry stairs.
- 8) Are the downspouts and sump pumps going to be connected to the proposed storm collection lines? If so, please provide connection locations on the utility plans.
- 9) Pavement widening on Old Arlington Heights Road shall have surface layer consistent width through the length of the development. (In other words, grind the surface of the triangular section of the existing pavement.)

- 10) All proposed retaining walls over 30" shall be protected with decorative fencing. Proposed fence shall have logical termini and shall be approved by the Village prior to installation.
- 11) Show that decorative pavement at stop signs has same structural number as heavy duty roadway.
- 12) Previous comments requested decorative pavement for emergency access drive.

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

LF

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Final Plat of Subdivision, Final PUD, Re-Zone
Round 4

40. The Engineer's Estimate of Construction Cost has been received. A separate estimate of cost for public improvements must be provided (see Round 1 Comment #12 dated 8-25-16). Once provided, a letter will be prepared outlining the required Engineering fees and deposits.
41. The submittal did not include the Onsite Utility Maintenance Agreement. This document (template provided in Round 1 on 8-25-16) must be completed before any approval is granted.
42. The submittal did not include any provisions for public street lighting as required in Round 1 Comment #12 dated 8-25-16.
43. Detention calculations are acceptable.
44. The Owner's Certificate on the Final Plat of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on Item "n" on the attached Final Plat of Subdivision Checklist.
45. Why are there references to the "Annexed Plat" in both the Owner's Certificate and the Village Collector's Certificate?

 BY  12/22/16
James J. Massarelli, P.E. Date
Director of Engineering

Attachment: Final Plat of Subdivision Checklist (3 pages)

RECEIVED
DEC 27 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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:

NEED

"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. Invalidation 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 .

Planning & Community Development Dept. Review

December 28, 2016



REVIEW ROUND 1

Project: 3216 – 3240 N. Old Arlington Heights Road
Lexington Heritage Townhomes

Case Number: PC 16-021

General:

1. Per the discussion at the Village Board meeting approving the Preliminary PUD, additional guest parking was to be added. Please provide additional guest parking areas as requested by the Village Board. As a result of these new guest parking spaces, corresponding changes will likely be required to the detention calculations, EOPC, and landscape plan.
2. There are three measurements shown along the eastern property boundary of the Final Plat of Subdivision (229.46', 68', and 84.64'). It appears that a fourth measurement (between 68' and 229.46') is missing. Additionally, the 229.46' measurement was shown as 229.62' on the preliminary plat and it is unclear what (or why) there is slight difference in this measurement. Please clarify.
3. Please provide a full sized copy of the photometric plan as the foot-candle values on the 11" x 17" copy were not legible. Additionally, please be sure that the photometric plan includes foot-candle values along the perimeter property lines.
4. The southern terminus of the public sidewalk proposed along Old Arlington Heights Road appears to lead directly into an existing utility pole and telephone pedestal. The sidewalk in this location should begin to jog so that it does not interfere with this infrastructure.
5. Have any changes been made to the proposed Declaration of Covenants, Condition, and Restrictions? If so, please provide a final copy.

Prepared by:

SAM J. [Signature]

VIA UPS GROUND

February 8, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Final Submittal Review – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Final Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Final Plat of Subdivision
- One (1) 8.5x11 copy of the EOPCC for Public Improvements
- One (1) 8.5x11 copy of B-Box Location Photo's
- One (1) 8.5x11 copy of Cleanout Location Photo's
- One (1) 8.5x11 copy of the Onsite Utility Maintenance Agreement
- One (1) 8.5x11 copy of the Parking Availability Letter & one (1) copy of the 11x17 Parking Exhibit

The attached plans have been revised per the comments in your second review letter dated 12/29/2016. The original review comments are shown in *italics*, with our responses immediately below in **bold text**.

Public Works Department

1. *Water services originating at the water main for opposite sides of the street must be offset on the water main.*

We have added note #2 under "Water Notes" to address this concern.

2. *Coordinate the removal/relocation of the fire hydrant on Old Arlington Heights Road with the Public Works Water Distribution Unit @ (847) 368-5800 a minimum of 48 hours in advance of excavation.*

We have added note #3 under "Water Notes" to address this concern.

3. *Proposed hydrants don't require a 2' spool piece between the hydrant and auxiliary valve, the MJ Valve can be connected directly to the MJ shoe on the hydrant.*

The detail shown on sheet C9.0 now indicates that the 2' spool piece is not required.

4. *B-Boxes must be relocated within the ROW next to curb (within 2'). Any conflicting utilities that will hinder future maintenance should be relocated. Water main may need to be shifted closer to ROW in some circumstances.*

No ROW is being proposed within this subdivision and all the watermain onsite shall be private. Generally speaking, B-Boxes have been located about 6' away from the building in order to maintain uniformity. In some cases, the watermain is located 10-15' from the building and in order to keep the B-Box in-between the main

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FEB 08 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



and unit we have designed them to be 6' away from the building. Please see the attached pictures for locations of B-Boxes on a similar project.

5. *Make sure all water services lines have b-boxes, one is not illustrated for Block 9.*

The plans now show a B-box for each unit.

6. *Water isolation valves will need to be installed (within vaults) for future maintenance (minimize outages). Recommended locations are between Block 2 & 3, 3 & 9, and 4 & 7.*

Isolation valves 3 & 4 have been added to the plans in order to allow for approximately 2/3 of the units to have access to water during any given shutdown event.

7. *Offset sanitary services and cleanouts so they don't conflict with entry stairs.*

The sanitary services have been placed in-between the AC unit and building in order to avoid placement within the adjacent driveway. The sanitary line depth will be at least 3.5' and will avoid the concrete foundation of the stairs. The height of the stairs will allow for access to the clean outs. Please see the attached picture for the locations of the clean out on a similar project.

8. *Are the downspouts and sump pumps going to be connected to the proposed storm collection lines? If so, please provide connection locations on the utility plans.*

Buildings 4-9 will have sump pumps, and those lines will be connected to the proposed 6" HDPE pipe shown on the plans. Buildings 1-3 will not have sump pumps. The downspouts for all buildings shall splash on grade and not be connected to a storm sewer.

9. *Pavement widening on Old Arlington Heights Road shall have surface layer consistent width through the length of the development. (In other words, grind the surface of the triangular section of the existing pavement.)*

The Old Arlington Heights Rd pavement detail on sheet C9.2, note #7, calls out a butt joint that shall grind the existing pavement.

10. *All proposed retaining walls over 30" shall be protected with decorative fencing. Proposed fence shall have logical termini and shall be approved by the Village prior to installation.*

At this time no retaining walls exceed 30". If a wall exceeds 30", a fence shall be added.

11. *Show that decorative pavement at stop signs has same structural number as heavy duty roadway.*

Structural pavement calculations have been included in the Engineering Report.

12. *Previous comments requested decorative pavement for emergency access drive.*

The plans now call out the emergency access to have decorative pavement.

Engineering Department

40. *The Engineer's Estimate of Construction Cost has been received. A separate estimate of cost for public improvements must be provided. Once provided, a letter will be prepared outlining the required Engineering fees and deposits.*

A separate estimate for public improvements has been included. Please note that the originally submitted EOPCC includes the public improvements as well.



41. *The submittal did not include the Onsite Utility Maintenance Agreement. This document must be completed before any approval is granted.*

The Agreement has been signed and included in this submittal.

42. *The submittal did include any provisions for public street lighting as required in Round 1 comment #12 dated 8-25-16.*

According to our discussions with Mike Pagones, Lexington will be paying a fee-in-lieu for the light poles requiring to be placed within the public right of way. The amount of light poles required within the public ROW has been determined by Tom Ponsot. According to an email from Tom Ponsot on 1/17/2017, he believes 3 poles would be needed for this development.

43. *Detention calculations are acceptable.*

Noted.

44. *The Owner's certification on the Final Plat of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on item "n" on the attached Final Plat of Subdivision Checklist.*

Changes have been made in order to conform the Plat to Village standards.

45. *Why are the references to the "Annexed Plat" in both the Owner's Certificate and the Village Collector's Certificate?*

Changes have been made in order to conform the Plat to Village standards.

46. *(n) A deed of dedication in the form set forth in Section 29-217 (a).*

Changes have been made in order to conform the Plat to Village standards.

Planning & Community Development

1. *Per the discussion at the Village Board meeting approving the Preliminary PUD, additional guest parking was to be added. Please provide additional guest parking areas as requested by the Village Board. As a result of these new guest parking spaces, corresponding changes will likely be required to the detention calculations, EOPC, and landscape plan.*

We have included a separate letter that addresses this comment within our submittal.

2. *There are three measurements shown along the eastern property boundary of the Final Plat of Subdivision (229.46', 68', and 84.64'). It appears that a fourth measurement (between 68' and 229.46') is missing. Additionally, the 229.46' measurement was shown as 229.62' on the preliminary plat and it is unclear what (or why) there is slight difference in this measurement. Please clarify.*

We have added the forth measurement. As for the 2" difference in measurements, the previous plat had an outdated measurement label that was not updated until a check was made on our final plat submittal. The current dimensions are correct.



3. *Please provide a full sized copy of the photometric plan as the foot-candle values on the 11x17 copy were not legible. Additionally, please be sure that the photometric plan includes foot-candle values along the perimeter property lines.*

A full sized copy of the photometric plan has been included within the plan set.

4. *The southern terminus of the public sidewalk proposed along Old Arlington Heights Road appears to lead directly into an existing utility pole and telephone pedestal. The sidewalk in this location should begin to jog so that it does not interfere with this infrastructure.*

The plans now show the beginning of a jog to avoid the light pole, as in other locations.

5. *Have any changes been made to the proposed Declaration of Covenants, Condition, and Restrictions? If so, please provide a final copy.*

Lexington is in the process of updating the proposed document. When the revisions are complete, they will provide a copy for the Village.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC

Timothy J. Burda, P.E.
Project Manager



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: Lexington Heritage
3216-3240 N Old Arlington Heights Rd
Final Plat of Subdivision and Final PUD

PC#: 16-021 - Round 2

Date: February 22, 2017

Sam:

I have reviewed the response documents submitted for the above referenced project and have one final comment: Addresses to be determined.

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: February 21, 2017

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
Round 2

With regard to the proposed final plat of subdivision, I have the following comments:

- 1) B-boxes must be relocated closer to the curb. Future realignment will prove difficult as currently proposed.
- 2) Relocate sanitary service cleanouts so they are more easily assessable.

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

LF

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Final Plat of Subdivision, Final PUD, Re-Zone
Round 5

- 46. The responses made by the petitioner to comments #40, 41, 43 & 45 are acceptable.
- 47. The response made by the petitioner to comment #42 is acceptable. A fee-in-lieu of public street lighting will be collected for the required 3 light poles at \$11,000.00 per pole for a total fee of \$33,000.00. This will be documented in the fee letter.
- 48. The response made by the petitioner to comment #44 is not acceptable. As previously mentioned, the Owner's Certificate on the Final Plat of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on Item "n" on the attached Final Plat of Subdivision Checklist.
- 49. Show the building setback lines on the final plat.
- 50. There is an "Ingress Egress Easement Provision" shown and a "Public Emergency Access Easement Provision" shown. Please remove the "Public Emergency Access Easement Provision."
- 51. There are two (2) Village Collector certificates shown. Please remove one. The IDOT District Engineer is not John Fortmann any more. Please update this certificate.
- 52. Update the Engineering Report & Calculations to discuss the 4.25" restrictor shown on the plans. The current report dated 12-15-16 specifies a 3.63" restrictor.


James J. Massarelli, P.E. 2-13-17
Director of Engineering Date



Planning & Community Development Dept. Review

February 21, 2017

REVIEW ROUND 2 – Final PUD and Plat of Subdivision

Project: 3216 – 3240 N. Old Arlington Heights Road
Lexington Heritage Townhomes

Case Number: PC 16-021

General:

6. Your responses to comments #2 - #4 are acceptable.
7. Your response to comment #1 is noted. Staff's original comment still stands as the additional guest parking has not been added. When this project moves forward to the Village Board for final approval, staff can present your response to comment #1 as your rationale for why the guest parking was not added.
8. Your response to comment #5 is noted. Section 9.5-3.1(j) of the Zoning Code requires the submission of the final version of the Covenants, Conditions, and Restrictions for the proposed PUD.
9. Section 9.5-3.1(k) of the Zoning Code requires the submission of a detailed Construction Phasing and Staging Plan. This plan needs to include, but shall not be limited to, the following information: anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, and the location of material storage.
10. The building setbacks on each lot (setbacks of the building to the lot lines not to the boundary lines) as shown on the Preliminary Plat of Subdivision have been removed. Please revise the Plat to add the required building setbacks to each lot.
11. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. Once the required changes have been made to the Plat of Subdivision, staff will review the revised document and assign a Plan Commission hearing date. At that point you can print the Final Plat on mylar and begin obtaining the required signatures.

Prepared by:

SAM J. KUBARKI

VIA UPS GROUND

May 16, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Final Submittal Review – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

RECEIVED
MAY 17 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Final Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Final Plat of Subdivision
- Four (4) 24x36 & (4) 11x17 sets of Landscape Plans
- One (1) 24x36 copy of the Construction Phasing and Staging Plan
- One (1) 8.5x11 Declaration of Covenants
- One (1) 8.5x11 Engineering Report
- One (1) Complete MWRD Submittal
- One (1) Complete IEPA Water Submittal

The attached plans have been revised per the comments in your second review letter dated 02/22/2017. The original review comments are shown in *italics*, with our responses immediately below in **bold text**.

Public Works Department

1. *B-boxes must be relocated closer to the curb. Future realignment will prove difficult as currently proposed.*

The B-Boxes have been re-located per our 5/2/2017 meeting with Public Works. An "Arch Type" B-Box has also been called out within the water utility notes on the Utility Plan.

2. *Relocate sanitary service cleanouts so they are more easily assessable.*

Sanitary sewer service clean outs have been relocated from underneath the stairs.

Engineering Department

48. *The response made by the petitioner to comment #44 is not acceptable. As previously mentioned, the Owner's certificate on the Final Plan of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on Item "n" on the attached Final Plat of Subdivision Checklist.*

Changes have been made in order to conform the Plat to Village standards.

49. *Show the building setback lines on the final plat.*

The building setback lines are now showing.



50. There is an "Ingress Egress Easement Provision" shown and a "Public Emergency Access Easement Provision" shown. Please remove the "Public Emergency Access Easement Provision."

The "Public Emergency Access Easement Provision" has been removed.

51. There are two (2) Village Collector certificates shown. Please remove one. The IDOT District Engineer is not John Fortmann anymore. Please update this certificate.

We have updated the Plat of Subdivision accordingly.

52. Update the Engineering Report & Calculations to discuss the 4.25" restrictor shown on the plans. The current report dated 12-15-16 specifies a 3.63" restrictor.

The report and plans now show a 3.63" restrictor. The larger 4.25" restrictor was previously provided to account for the additional offsite area that was being used as "trade off" for the MWRD. We no longer need this "trade off" area since we are now detaining 99% of the site.

Planning & Community Development

1. Your response to comment #1 is noted. Staff's original comment still stands as the additional guest parking has not been added. When this project moves forward to the Village Board for final approval, staff can present your response to comment #1 as your rationale for why the guest parking was not added.

Noted.

2. Your response to comment #5 is noted. Section 9.5-3.1(i) of the Zoning Code requires the submission of the final version of the Covenants, Conditions, and Restrictions for the proposed PUD.

The current version of the Declaration and Covenants have been included in this submittal.

3. Section 9.5-3.1(k) of the Zoning Code requires the submission of a detailed Construction Phasing and Staging Plan. This plan needs to include, but shall not be limited to, the following information: anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type of construction vehicles per phase and where they will be staged, and the location of the material storage.

We have included a copy of this plan within this submittal for your review.

4. The building setbacks on each lot (setbacks of the building to the lot lines not to the boundary lines) as shown on the Preliminary Plat of Subdivision have been removed. Please revise the Plat to add the required building setbacks to each lot.

The building setback lines are now showing.

5. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. Once the required changes have been made to the Plat of Subdivision, staff will review the revised document and assign a Plan Commission hearing date. At that point you can print the Final Plat on mylar and begin obtaining the required signatures.

Noted. Lexington intends to circulate the Plat of Subdivision for signatures after the Village has reviewed and approved our most recent revision.

Sam Hubbard Email

1. *We will need to evaluate any changes to the landscape plan to determine substantial conformance to the original approval, and any changes to the photometrics (if applicable)*

The Landscape Plans have been included in this submittal. The Photometric Plan has not been altered substantially.

2. *Were there changes to any other site elements outside of the buildings? Such as to the roadway network? Driveways (other than to shift to accommodate the altered townhome location)? Sidewalks? Location of lights? Etc.*

The following changes have been made:

- a. The detention Vault shape was revised due to the building shift
- b. The retaining walls along the sides building 1 - 3 have been removed
- c. The 18ft driveway length requirement is now being measured to the garage door instead of building face.

3. *What is the maximum height of both retaining walls?*

The maximum height of the retaining walls will be 30".

4. *Will the spacing between buildings 1/3 and 2 building 2 conform to the minimum 50' spacing requirement even if the bay window option is included on the end units of buildings 1/3?*

With the current bay window option shown on the plans, the building spacing does not violate the 50' minimum required.

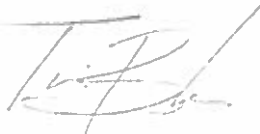
5. *Please confirm what the following item is....mailbox?*

The following item is a mailbox.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC



Timothy J. Burda, P.E.
Project Manager

RECEIVED
MAY 17 2017
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: May 25, 2017

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
Round 3

With regard to the proposed final plat of subdivision, I have the following comments:

- 1) Water service connections will utilize a "Mitchell-Bend" configuration. This taps the main at the 12 o'clock position and utilizes a 90 degree bend.
- 2) A spool piece between the auxiliary valve and hydrant is not necessary. Connect the auxiliary valve via flange to the flange of the hydrant.
- 3) VAHPW would like a set of construction civil plans for our records.
- 4) Otherwise, the proposed construction is acceptable from the Public Works perspective.

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

LF

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Final Plat of Subdivision, Final PUD, Re-Zone
Round 6

53. The responses made by the petitioner to comments #48-52 are acceptable.
54. On the Final Plat of Subdivision, there is a signature block for the Village of Arlington Heights within the Blanket Public Utility Easement Provisions. Please remove this signature block.
55. Note: The internal water mains after the meters will be owned and maintained by the homeowners association. The Village will own and maintain the water meters and vaults and the existing public water mains exterior to the site. The Village will own and maintain the new 8" sanitary sewer from the new San MH#1 up to and including San MH#2 within the existing public utility easement. The rest of the internal sanitary sewer system will be maintained by the homeowners association. The new storm sewer system, including the stormwater detention vault, the restrictor structure, and the outfall pipe connecting to the IDOT sewer on Old Arlington Heights Road at MH E1 will be owned and maintained by the homeowners association. The new storm sewers on Old Arlington Heights Road, including MH E1, will be owned and maintained by IDOT.
56. Sheet C5.0: Revise the Paving Legend for asphalt driveway thickness to 2-1/2" compacted depth asphalt surface. Change the proposed sidepath from asphalt to concrete, matching the specification for public sidewalk, maintaining the 8' width. Change the PCC Sidewalk detail on Sheet C9.2 to reflect the 8' sidepath width and the 8" thickness through driveways.
57. Paving Legend on Sheet C5.0 shows different pavement cross section for Old Arlington Heights Road than the cross section detail shown on Sheet C9.2. Please coordinate to meet IDOT specifications.
58. Water service lines must be 1-1/2" minimum diameter, per Village Code. Revise notes on Sheet C7.0. Revise the water service connection detail shown on Sheet C9.0 using the Village's detail provided via e-mail.
59. Revise the fire hydrant detail shown on Sheet C9.0 using the Village's detail provided via e-mail.

 FOR J.J.M. 5-18-17
James J. Massarelli, P.E. Date
Director of Engineering



Planning & Community Development Dept. Review

May 23, 2017

REVIEW ROUND 3 – Final PUD and Plat of Subdivision

Project: 3216 – 3240 N. Old Arlington Heights Road
Lexington Heritage Townhomes

Case Number: PC 16-021

General:

12. Your responses to comments #6 - #8 and comment #11 are acceptable.
13. Your response to comment #9 is noted. However, the Construction Phasing and Staging plan did not include information on if road/lane closures will be taking place. Please provide this information, and if road/lane closures will be taking place, please outline the closure plan, including information on approximate duration of closure and estimated date of expected closures.
14. Your response to comment #10 is noted. Please revise the building setbacks as per the email to Tim Burda dated 5/23/17.
15. Two copies of the photometric Plan were included in the latest submittal. The plans appeared almost identical, however, the footcandle values on one plan were slightly larger than on the other. Please clarify why two Photometric Plans were submitted.
16. Please note that electronic copies of all final documents will be required no less than 1 week prior to the Plan Commission meeting where this item is scheduled to appear for Final PUD and Subdivision approval.

Prepared by:

SAM BURDA

Lexington Heritage
3216-3234 N. Old Arlington Heights Road
PC 16-021
May 24, 2017

Landscape Issues

- 1) Per the design approval, specialty paving must be provided at the entry drives as identified on the engineering plans.
- 2) A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.
- 3) All mechanical units must be fully screened.

VIA UPS GROUND

June 2, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Final Submittal Review – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Final Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Landscape Plans
- One (1) 24x36 signed mylar Plat of Subdivision
- One (1) 8.5x11 Bond and Checks

The attached plans have been revised per the comments in your second review letter dated 05/25/2017. The original review comments are shown in *italics*, with our responses immediately below in **bold** text.

Public Works Department

1. *Water service connections will utilize a "Mitchell-Bend" configuration. This taps the main at the 12 o'clock position and utilizes a 90-degree bend.*

Water note #6 located on Sheet 7.0 has been added to address this.

2. *A spool piece between the auxiliary valve and hydrant is not necessary. Connect the auxiliary valve via flange to the flange of the hydrant.*

We have replaced our fire hydrant detail with the Villages.

3. *VAHPW would like a set of construction civil plans for our records.*

4 sets are included within this submittal, if you require an additional set, please let us know.

4. *Otherwise, the proposed construction is acceptable from the public works perspective.*

Noted.

PLAN COMMISSION PC #16-021

53. *The responses made by the petitioner to comments #48-52 are acceptable.*

Noted.



54. *On the Final Plat of Subdivision, there is a signature block for the Village of Arlington Heights within the Blanket Public Utility Easement Provisions. Please remove this signature block.*

The signature block has been removed.

55. *Note: The internal water mains after the meters will be owned and maintained by the homeowners' association. The Village will own and maintain the new 8" sanitary sewer from the new San MH#1 up to and including MH#2 within the existing public utility easement. The rest of the internal sanitary sewer system will be maintained by the homeowners' association. The new storm sewer system, including the stormwater detention vault, the restrictor structure, and the outfall pipe connecting to the IDOT sewer on Old Arlington Heights Road at MH E1 will be owned and maintained by the homeowners' association. The new storm sewers on Old Arlington Heights Road, including MH E1, will be owned and maintained by IDOT.*

This has been noted.

56. *Sheet C5.0: Revise the Paving Legend for asphalt driveway thickness to 2-1/2" compacted depth asphalt surface. Change the proposed sidepath from asphalt to concrete, matching the specification for public sidewalk, maintaining the 8' width. Change the PCC Sidewalk detail on Sheet 9.2 to reflect the 8' sidepath width and the 8" thickness through driveways.*

The driveway thickness has been revised to 2.5" within the legend. The sidepath has been revised to concrete. The PCC sidewalk detail has been revised accordingly.

57. *Paving Legend on Sheet C5.0 shows different pavement cross section for Old Arlington Heights Road than the cross-section detail shown on Sheet C9.2. Please coordinate to meet IDOT specifications.*

The pavement cross sections are now the same.

58. *Water service lines must be 1-1/2" minimum diameter, per Village Code. Revise notes on Sheet C7.0. Revise the water service connection detail shown on Sheet C9.0 using the Village's detail provided via e-mail.*

The note has been revised and our detail replaced with the Village's

59. *Revise the fire hydrant detail shown on Sheet C9.0 using the Village's detail provided via e-mail.*

We have replaced our fire hydrant detail with the Villages.

Planning & Community Development

12. *Your responses to comments #6 - #8 and comment #11 area acceptable.*

Noted.

13. *Your response to comment #9 is noted. However, the construction Phasing and Staging plan did not include information on if road/lane closures will be taking place. Please provide this information, and if road/lane closures will be taking place, please outline the closure plan, including information on approximate duration of closure and estimated date of expected closures.*

As information becomes available from the contractor, we shall coordinate lane closures with the Village prior to closure. A note has also been placed on Sheet C5.0 & Striping and Signage Plan to address this.



14. *Your response to comment #10 is noted. Please revise the building setbacks as per the email to Tim Burda dated 5/23/17.*

The Plat of subdivision has been revised accordingly.

15. *Two copies of the photometric Plan were included in the latest submittal. The plans appeared almost identical, however, the footcandle values on one plan were slightly larger than the other. Please clarify why two Photometric Plans were submitted.*

Our photometric consultant has informed us that the slight difference in plans is based on a Light Loss Factor (LLF) being 0.9 for initial use and 0.675 for maintained use.

16. *Please note that electronic copies of all final documents will be required no less than 1 week prior to the Plan Commission meeting where this item is scheduled to appear for the Final PUD and Subdivision approval.*

An electronic copy of this submittal shall be made at the same time.

Landscape Issues

1. *Per the design approval, specialty paving must be provided at the entry drives as identified on the engineering plans.*

Karl Krogstad Response: A note has been added to the plan to see Engineering plans for pavement treatment.

2. *A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.*

Karl Krogstad Response: This has been stated on sheet 2, note 19. Payment will be the responsibility of the builder.

3. *All mechanical units must be fully screened.*

Karl Krogstad Response: This has been stated on sheet 2, note 20, and at several locations on sheet 1.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC

Timothy J. Burda, P.E.
Project Manager